

**HARRIS COUNTY PLANNING COMMISSION  
REGULAR SESSION**

October 17, 2018  
7:00 PM

Board Members Present: John Britt, Chance Carlisle, Chad Kimbrough, Chris Lintner, Matthew Newberry. Board Member Absent: John Brent, Ken Napier. Staff Present: Brian Williams, Community Development Director; Nancy McMichael, Recording Secretary.

1. **CALL TO ORDER.** Chairman Britt called the meeting to order.
2. **MINUTES.** The motion to approve the minutes of the September 19, 2018 Regular Session was made by Mr. Newberry, seconded by Mr. Kimbrough, and passed with four in favor (Newberry, Kimbrough, Britt, Lintner), no opposition, and one abstention (Carlisle, due to not being in attendance on September 19).
3. **OLD BUSINESS**
  - A. **Decisions of Harris County Board Commissioners.** The following action was taken by the Board of Commissioners on October 2, 2018:
    - (1) Application of Claude G. Scarbrough, III, to Rezone 464.17 acres (reduced from 466.17 during meeting) on Land Lots 4, 5, 31, 32, 37, 38, 65 & 66, Land District 4, Map 039, Parcels 039 and 046A, from A-1 (Agricultural & Forestry) to CORD (Commercial Outdoor Recreation Development); current use agricultural, farming, timber and leisure; proposed recreational hunting, fishing, possibly minimal lodging; property located at 7729 Hamilton Pleasant Grove Road, Pine Mountain. Approved rezoning of 464.17 acres to CORD with the conditions of (1) allow commercial hunting and fishing; (2) allow up to eight (8) bedrooms for lodging; (3) not allow commercial skeet and trap; (4) lodging is limited to no more than seven (7) days; (5) no artificial lighting or shooting after dark; and (6) a 100-foot undisturbed vegetative buffer around the perimeter of property.
4. **NEW BUSINESS**
  - A. **Final Plat of four (4) lots on 42.405 +/- acres on McKee Road; MLM Harris Holdings, LLP, Developer; property zoned A-1 (Agricultural/Forestry).** Brian Bartee, representing MLM Harris Holdings, appeared before the Commission and said there have been no changes since the approval of the Preliminary Plat. There being no further comments or questions, the motion to approve this Final Plat was made by Mr. Kimbrough, seconded by Mr. Carlisle, and passed unanimously.
5. **PUBLIC HEARING @ 7:15 PM**
  - A. **Application of Edgar Hughston Builder, Inc., to rezone 83.339 acres of property owned by Campbell J. Johnson, III, Trust, on Land Lot 39, Land District 19, Map 044, Part of Parcel 14, from A-1 (Agricultural & Forestry) to R-1 (Single Family Residential); current use tree farm; proposed use residential subdivision; property located at Georgia Highway 315 and Hoody Hudson Road, Fortson.** Chairman Britt called the Public Hearing to order, read the specifics of the application. Jack Hughston, representing Edgar Hughston Builder, Inc., appeared before the Commission. In response to questions, Mr. Hughston said that the proposed land use complies with the Comprehensive Plan; that all the lots will be two-plus acres; that he expects to have around 30 lots; that he has walked

to flood zone area and found it not wet; and that while there is no conceptual plan of the subdivision, access will be off Hoody Hudson Road but the exact location has not yet been determined. There being no further comments or questions, Chairman Britt asked if anyone wished to speak in favor of this application.

Patricia Riley, citizen who lives on Hoody Hudson Road, appeared before the Commission and said that she is concerned about the easement she has that is on the subject property and provides the telephone/internet connection for her home. Chairman Britt said that the legal aspects of the easement are beyond the scope of the Commission

There being no further concerns or comments in favor, Chairman Britt asked if anyone wished to speak in opposition to the application.

M.L. Riley, citizen who lives on Hoody Hudson Road, appeared before the Commission and said that he is concerned about the increase in traffic and the noise resulting from same; that he moved from the Columbus area many years ago to get away from the traffic, noise and crowds; that he has a natural spring on his property and is concerned about others trespassing on his property; and that he is opposed to the rezoning.

Fred Martin, citizen who lives on Georgia Highway 315, appeared before the Commission and said that his property is separated from the subject property by a driveway; that he would like to know where the subdivision entrance would be located; that he moved to Harris County to get away from Columbus; that the schools are already overcrowded; that he would like the County to stay the way it is; that he would like to see a plan of how the lots will be developed; and that he sees problems with the increase in traffic resulting from the development.

Patricia Riley, citizen who lives on Hoody Hudson Road, appeared before the Commission and said that she moved from Columbus due to health problems, mainly anxiety attacks; and that she is concerned about the natural spring on her property.

There being no further comments in opposition, Chairman Britt asked Mr. Hughston for rebuttal comments.

In rebuttal, Mr. Hughston said that whenever he has 20-plus lots, AT&T comes in and runs high-speed internet to the subdivision; and that a conceptual plan was not provided with the rezoning application as it is not one of the documents that are required.

There being no further comments or questions, Chairman Britt closed the Public Hearing. He said that Brian Williams, Community Development Director, had obtained information regarding school population, and asked Mr. Williams to review same. Mr. Williams said that of the elementary schools (grades pre-K - 4<sup>th</sup> grade), Pine Ridge has two (2) extra classrooms, Mulberry Creek has two (2) extra classrooms, Park has 12 extra classrooms, and New Mountain Hill as seven (7) extra classrooms; that Creekside (5<sup>th</sup> & 6<sup>th</sup> grades) has no extra classrooms; that Carver Middle School (7<sup>th</sup> & 8<sup>th</sup> grades) has lots of room; and that the High School (9<sup>th</sup> - 12<sup>th</sup> grades) is very much above capacity and 19 classrooms short.

The motion to recommend approval of this rezoning application was made by Mr. Carlisle, seconded by Mr. Lintner, and passed unanimously.

## 6. **OTHER**

- A. **Sign Ordinance Status.** Chairman Britt said that the revised Sign Ordinance has been submitted and will have its first reading before the Commission on November 21.

B. **PRD Ordinance Status.** Chairman Britt said that more discussion may be needed regarding the revision to the PRD section of the Zoning Ordinance. Following discussion, Nancy McMichael, Recording Secretary, said that she would send out a final version of the ordinance with no revisions highlighted. Mr. Kimbrough will talk to Pine Mountain officials to get their comments on the document, and Mr. Newberry will talk to Hamilton officials.

7. **ADJOURNMENT.** The motion to adjourn was made by Mr. Kimbrough, seconded by Mr. Linter, and passed unanimously.

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John Britt, Chairman

Prepared by:

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Nancy McMichael, Recording Secretary