

HARRIS COUNTY PLANNING COMMISSION REGULAR SESSION

January 16, 2019
7:00 PM

Board Members Present: John Britt, John Brent, Chance Carlisle, Chris Lintner, Matthew Newberry, Ken Napier.
Board Members Absent: Chad Kimbrough. 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 December 19, 2018 Regular Session was made by Mr. Napier, seconded by Mr. Brent, and passed with five in favor (Napier, Brent, Britt, Lintner, Newberry), no opposition, and one abstention (Carlisle, who was not in attendance during the December meeting).
3. **ORGANIZATION OF COMMISSION.** The motion to reappoint John Britt as Chairman, Chad Kimbrough as Vice-Chairman, and Chris Lintner as Secretary was made by Mr. Carlisle, seconded by Mr. Newberry, and passed unanimously.
4. **DECISIONS BY BOARD OF COMMISSIONERS**
 - A. **Sign Ordinance Adoption.** Chairman Britt said that the Board of Commissioners approved and adopted the sign ordinance on January 15.
5. **NEW BUSINESS**
 - A. **Preliminary & Final Plats Schedule 2019.** The motion to approve the Preliminary & Final Plats schedule for 2019 was made by Mr. Brent, seconded by Mr. Carlisle, and passed unanimously.
 - B. **Preliminary Plat: Hudson Meadows Subdivision, 34 Lots; Edgar Hughston Builder, Inc., Developer.** Jack Hughston, representing Edgar Hughston Builder, appeared before the Commission but had no comments regarding the preliminary plat. In response to questions from the Commission, Mr. Hughston said there are 13 lots off Hoody Hudson Road; that the topography and wetlands prevent an interior road; that the easement across lot #28 will not be disturbed. Discussion included that the lot depth is seven times the width; the length of the cul-de-sac is excessive and far exceeds the length limitation in the ordinance; and that while the lot size meets the minimum required, the design criteria has not been met. Chairman Britt tabled action on this Preliminary Plat to the February meeting.
5. **PUBLIC HEARINGS @ 7:15 PM**
 - A. **Explanation of Public Hearings.** Chairman Britt explained the procedures for the scheduled Public Hearings.
 - B. **Application of Shannon Y. Boykin for Special Use Permit for Commercial Kennel - Boarding, on 5.0 acres of Land Lot 41, Land District 21, Map 069, Parcel 006A001; property located at 384 Harold Williams Road, Hamilton, and zoned A-1 (Agricultural/Forestry).** Chairman Britt called the Public Hearing to order and read the specifics of the application. Shannon Y. Boykin, applicant, appeared before the Commission and said she has three 8 x 10 cages behind her house; that she currently has a permit for training, but many customers request that she keep their dogs to train them, which will require boarding and is requesting that she be allowed to board dogs in addition to training them. Discussion included that there have been no complaints regarding the training of dogs and that once the boarding permit is approved, the Georgia Department of Agriculture will regulate the kennel. Chairman Britt asked if anyone wished to speak in favor of or in opposition to this Special Use Permit. There being none, he closed the Public Hearing and asked for a motion. The motion to recommend approval of this Special Use Permit for a Commercial Kennel - Boarding was made by Mr. Carlisle, seconded by Mr. Newberry, and passed unanimously.

- C. **Application of Donald Bowles to Rezone 25.139 acres of Land Lots 135 & 144, Land District 19, Map 015, Parcel 002B, from A-1 (Agricultural/Forestry) to R-1 (Single Family Residential); current use timber; proposed use residential; property located on Terry Lane.** Chairman Britt called the Public Hearing to order and read the specifics of the application. Donald Bowles, applicant, appeared before the Commission and said that he is planning to have 12 lots, each being two-plus acres, with all accessing Terry Lane or Old River Road; that he does not plan to construct any roads; and that he does not plan to clear-cut the property, but do selective cutting. In response to questions, Mr. Bowles said there are two small creeks on the property, and will probably be avoided; and that Terry Lane has a 50' right of way. Discussion included that County records show Terry Lane as having a 60' right of way and some plats even show 80', and that there is concern with lots being 140' wide at the road and 700' deep.

There being no further questions or comments, Chairman Britt asked if anyone wished to speak in favor of this rezoning application. There being none, he asked if anyone wished to speak in opposition.

Rich Boyd, citizen who lives on Old River Road, appeared before the Commission and said that he has lived in the area 30 years; that while he is not opposed to development, he is opposed to the size of the lots; that most of the lots in the area are five to eight acres; and that smaller lots will detract from what attracts people to the area - the beauty, agriculture, and wildlife.

Will Jones, citizen who lives on Old River Road, appeared before the Commission and said that the County is rural in nature; that most of the property in the area is more than 5 acres; and that he is concerned about the smaller lots.

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

In rebuttal, Mr. Bowles said he has met the minimum lot size; that while Terry Lane does not have a cul-de-sac, it does have a dead end; and that there is a power line easement that runs east to west across many of the lots and he wants the homes behind that easement. Discussion included that the Comprehensive Plan includes this area as having larger lots.

There being no further questions or comments, Chairman Britt closed the Public Hearing and asked for a motion. Following more discussion by the Commission, Mr. Brent made the motion to approve the rezoning with the condition that lots have a width to length ratio of one to four. There was no second and more discussion followed, after which Mr. Brent withdrew his motion. Mr. Carlisle then made the motion to approve this rezoning with the condition that the width to length ratio of the lots not exceed one to five. The motion was seconded by Mr. Brent and passed unanimously.

- D. **Application of William A. Gordy, Sr. to amend Rezoning Conditions on 11.615 acres of Land Lot 27, Land District 17, Map 085, Part of Parcel 11B, regarding specific property uses; properly located on GA Hwy 85 at Twin Lakes Road, Waverly Hall, and zoned C-4 (Highway Commercial).** Chairman Britt said that the applicant nor a representative was present and tabled the hearing until the next appropriate date following advertisement of same.

6. **ADJOURNMENT.** There being no further business, the motion to adjourn was made by Mr. Carlisle, seconded by Mr. Brent, and passed unanimously.

John Britt, Chairman

Prepared by:

Nancy McMichael, Recording Secretary