

HARRIS COUNTY PLANNING COMMISSION
REGULAR SESSION
February 20, 2019
7:00 PM

Board Members Present: John Britt, John Brent, Chance Carlisle, Chris Lintner, Matthew Newberry, Ken Napier, 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 January 16, 2019 Regular Session was made by Mr. Carlisle, seconded by Mr. Lintner, and passed with five in favor (Carlisle, Lintner, Britt, Newberry, Napier), no opposition, and one abstention (Kimbrough, who was not in attendance during the January meeting). (Note: Mr. Brent arrived late to the meeting and, therefore, was not present during the vote.)
3. **DECISIONS BY BOARD OF COMMISSIONERS**
 - A. **Application of Shannon Y. Boykin, for Special Use Permit for Commercial Kennel - Boarding, on 5.00 acres of Land Lot 41, Land District 21, Map 069, Parcel 006A001; current use residential & farming; proposed use commercial kennel - boarding for up to 10 dogs; property located at 384 Harold Williams Road, Hamilton, and zoned A-1 (Agricultural/Forestry).** The motion to approve this Special Use Permit application with the condition to limit the boarding to 10 dogs, was made by Commissioner Grant, seconded by Commissioner Zuerner, and passed unanimously.
 - B. **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, Fortson.** The motion to approve this Rezoning application with the condition that there be a 30-foot buffer, as defined by the Zoning Ordinance, on the west boundary line, was made by Commissioner Lange, seconded by Commissioner Andrews, and passed unanimously.
 - C. **Application of William A. Gordy, Sr., to amend the Zoning Conditions on 11.615 acres of Land Lot 27, Land District 17, Map 085, Part of Parcel 11B, regarding specific property uses; property located on GA Hwy 85 at Twin Lakes Road, Waverly Hall, and zoned C-4 (Highway Commercial).** Public Hearing tabled.
4. **OLD BUSINESS**
 - A. **Preliminary Plat Resubmittal: Hudson Meadows, 34 lots; Edgar Hughston Builder, Inc., Developer.** Chairman Britt said that this plat had been tabled during the January meeting. Mike Moxley, representing Edgar Hughston Builder, appeared before the Commission and said that the number of lots accessing Hoody Hudson Road had been reduced and two of the lots now access from the interior road. Chairman Britt said that some of the lots north of the cul-de-sac had been reconfigured. Discussion included that even though the length of the cul-de-sac exceeds County regulations, allowing such length has been done in other plats. Following discussion, the motion to approve this Preliminary Plat was made by Mr. Newberry, seconded by Mr. Kimbrough, and passed unanimously.
5. **NEW BUSINESS**
 - A. **Preliminary Plat: Ellerslie Place Subdivision, Section Six and Seven; 52 lots; J.P. Thayer Company, Developer.** Anthony Slaughter, representing Moon, Meeks, Mason & Vinson Engineering, on behalf of J. P. Thayer Company, appeared before the Commission. Chairman Britt said that the number of lots for the subdivision increased from 300 to 350, as approved by the Board of Commissioners in 2016, with the condition that an additional access road to Georgia Highway 315 be included. Mr. Slaughter said that it is not economical for the road to extend to SR 315 at this time (in section 6), but that it will be extended in the next section (#7). Following discussion, Chairman Britt tabled action on this Preliminary Plat until the March meeting in order to clarify the issue regarding the road.

6. **PUBLIC HEARINGS @ 7:15 PM**

- A. **Explanation of Public Hearings.** Chairman Britt explained the procedures for the scheduled Public Hearings.
- B. **Application of William A. Gordy, Sr., to amend Rezoning Conditions on 11.615 acres (corrected to 10.548) of Land Lot 27, Land District 17, Map 085, Part of Parcel 11B(corrected to part of 11C and all of 11D), regarding specific property uses; properly located on GA Hwy 85 at Twin Lakes Road, Waverly Hall, and zoned C-4 (Highway Commercial).** Chairman Britt read the specifics of the application and said that the hearing and action had been tabled to this meeting. William A. Gordy, Sr., and Mark Parsley, appeared before the Commission to explain the amendment and to respond to questions. Mr. Gordy said that when the property was rezoned in 2001 the Board of Commissioners included limiting the uses shown on the draft plan, but since that time, plans have changed and he would like to be permitted to utilize the property differently. There being no questions, Chairman Britt asked if anyone wished to speak in favor of or in opposition to the amendment of the rezoning conditions. There being none, Mr. Gordy and Mr. Parsley responded to additional questions from the Commission to include that the property would be used for storing rock, sand and gravel; and that there is a buffer between the property and GA Highway 85, which is GDOT right-of-way. Mr. Parsley said that while his shop is across the street from the subject property, he doesn't have the storage capacity for the rock, sand and gravel, which will be for residential retail sales. There being no further comments or questions, Chairman Britt closed the Public Hearing and asked for a motion. The motion to amend the conditions to those shown on the preliminary layout presented with the application (lot 1 for material storage and lot 2 for retail office and storage) was made by Mr. Carlisle, seconded by Mr. Kimbrough, and passed unanimously.

7. **OTHER**

- A. **PRD Amendment.** In response to a question from Chairman Britt, Mrs. McMichael said that the County Attorney is in the process of reviewing the proposed PRD amendment and will contact him tomorrow as to the status of same.
8. **ADJOURNMENT.** There being no further business, the motion to adjourn was made by Mr. Kimbrough, seconded by Mr. Newberry, and passed unanimously.

John Britt, Chairman

Prepared by:

Nancy McMichael, Recording Secretary