

**HARRIS COUNTY PLANNING COMMISSION  
REGULAR SESSION**

March 20, 2019  
7:00 PM

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

1. **CALL TO ORDER.** Chairman Britt called the meeting to order
2. **MINUTES.** The motion to approve the minutes of the February 20, 2019 Regular Session was made by Mr. Carlisle, seconded by Mr. Kimbrough, and passed unanimously
3. **DECISIONS BY BOARD OF COMMISSIONERS**
  - A. **Application of William A. Gordy, Sr., to amend Rezoning Conditions on 10.548 acres on Land Lot 275, Land District 17, Map 085, Part of Parcel 11C and all of Parcel 11D, regarding specific property uses; property located on GA Hwy 85 at Twin Lakes Road, Waverly Hall, and zoned C-4 (Highway Commercial).** The motion to amend the zoning conditions to those shown on the preliminary layout presented with the application was made by Commissioner Andrews, seconded by Commissioner Zuerner, and passed unanimously.
4. **OLD 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 action on this plat had been tabled from the February 20 meeting due to concern regarding as to when the additional access road to SR 315 is required. He said he had reviewed the condition of the Board of Commissioners regarding the road and there was no indication as to when the road must be constructed. Therefore, he made the motion to approve this Preliminary Plat. The motion was seconded by Mr. Kimbrough. John Taylor, County Attorney, said that with the road being shown in Section Six and Seven on the plat, it meets the condition placed on the property by the Board of Commissioners. The motion passed unanimously.
5. **NEW BUSINESS**
  - A. **Final Plat: Abberly Lakes Subdivision, Phase 2; 22 lots; McKee, LLC, Developer.** Stephen Ginn, representing McKee, LLC, appeared before the Commission and in response to a question from Chairman Britt said he had no comment regarding the plat. Brian Williams, Community Development Director, confirmed there had been no changes from the Preliminary Plat. Following discussion, the motion to approve this Final Plat was made by Mr. Kimbrough, seconded by Mr. Napier, and passed unanimously.
  - B. **Appeal of Charles McCann of Administrative Disapproval: Division of 1.75 acre Lot into Two Smaller Lots on a Private Easement at the end of Sturges Road (Map 017B Parcel 011).** Charles McCann, owner, and Laura Benz, of Benz Law Group, appeared before the Commissioner. Ms. Benz explained the reasons for the appeal to include the division of the parcel into two smaller lots (of 0.90 acres each) would be similar in size to many of the lots on Sturges Road; that two adjacent property owners submitted letters in support of the division; that Mr. McCann desires to build two homes, one on each of the smaller lots; and that Mr. McCann proposes to be environmentally friendly by situating the homes so that as many of the trees six inches and greater in diameter remain on the property. In response to questions, Mr. McCann said that the

soils test has indicated it could support up to seven bedrooms; that the Health Department has indicated it would approve the two septic systems if the division of the lot is approved; and that the water table will not be affected by the septic systems. Discussion included concern regarding the water table and septic systems, to which Mr. McCann responded. Following discussion, the motion to uphold the disapproval of the division of the parcel into two smaller lots was made by Mr. Brent. Discussion included environmental concerns, overriding staff recommendations, and proximity of the septic systems to Lake Harding. The motion to disapprove was seconded by Chairman Britt and passed unanimously.

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

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John Britt, Chairman

Prepared by:

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Nancy McMichael, Recording Secretary