

**HARRIS COUNTY PLANNING COMMISSION
REGULAR SESSION**

December 18, 2019
7:00 PM

Members Present: John Britt, John Brent, Chance Carlisle, Bobby Irions, Chris Lintner, Matthew Newberry. Member 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 November 20, 2019 Regular Session was made by Mr. Carlisle, seconded by Mr. Newberry, and passed unanimously
3. **DECISIONS BY BOARD OF COMMISSIONERS**
 - A. **Application of Jon Barnes** to Rezone 1.35 acres property located at 6017 GA Hwy 315, Fortson, on Map 045, Parcel 178, Land Lot 48, Land District 19, from C-3 (Neighborhood Commercial) to C-4 (Highway Commercial). Unanimous approval on December 3.
4. **NEW BUSINESS**
 - A. **Preliminary and Final Plats Schedule for 2020.** The motion to approve the 2020 schedule for preliminary and final plats was made by Mr. Lintner, seconded by Mr. Carlisle, and passed unanimously.
 - B. **Preliminary Plat: Chipley Street, Pine Mountain; 9.8 +/- acres; 9 proposed lots; Bee Smart Building, LLC.** Taylor Griffin, representing Bee Smart Building, appeared before the Commission and said the lots will be at least one acre; and the houses will be about 35' wide and 48' long and on city sewer and water. Brian Williams, Community Development Director, said that the Final Plat for this project will also come back to the Planning Commission for approval per the IGA with the Town of Pine Mountain for the County to review and approve plats. The motion to approve this Preliminary Plat was made by Mr. Carlisle, seconded by Mr. Lintner, and passed unanimously.
 - C. **Final Plat: SMADA Family Properties; 23.14 +/- acres; 4 Lots.** Chairman Britt said that because the lots are more than five (5) acres in size, Preliminary Plat approval is not needed. David Adams, of Haralson & Adams Surveying and representing SMADA, appeared before the Commission and said GDOT has given consent for the driveways. Following discussion, the motion to approve this Final Plat was made by Mr. Lintner, seconded by Mr. Newberry, and passed unanimously.
 - D. **Final Plat: Oak Hill Subdivision, Phase One; 113.6 +/- acres; 50 Lots; Edgar Hughston Builder, Inc., Developer.** Edgar Hughston, of Edger Hughston Builder, Inc., appeared before the Commission to respond to questions. In response to questions, Mr. Hughston said that there will be a second phase and that Mt. Olive will extend into the second phase. Following discussion, the motion to approve this Final Plat was made by Mr. Lintner, seconded by Mr. Newberry, and passed unanimously.

5. **PUBLIC HEARING @ 7:15 PM**

- A. **Explanation of Public Hearing.** Chairman Britt explained the procedures for the scheduled Public Hearing.
- B. **Application of Edgar Hughston Builder, Inc., to rezone 299.9 acres on Map 044, Part of Parcel 014, Land Lots 38, 39, 46 & 47, Land District 19, from A-1 (Agricultural & Forestry) to R-1 (Single Family Residential); current use timberland; proposed use single family homes; property located north of GA Highway 315 and west of Hoody Hudson intersection.** Chairman Britt called the Public Hearing to order and read the specifics of the application. Edgar Hughston, representing Edgar Hughston Builder, Inc., and Mike Moxley, of Edgar Hughston Builder, appeared before the Commission. Mr. Hughston said that the conceptual plan submitted with the application shows 96 lots with an average of 3.19 acres/lot. In response to questions, Mr. Hughston said that the conceptual plan may change before the Preliminary Plat is presented to the Commission for approval; that no construction can take place on the two utility easements that run through the property; that there is enough water available for the development; that they will work on having two points of ingress and egress for the development; that Highway 315 is a major roadway across the County; and that lots will be configured based on the topography. There being no further discussion Chairman Britt asked if anyone wished to speak in favor of the rezoning application.

Tricia Riley, citizen who lives adjacent to the subject property; said that she lives closes to the subject property and is not against the development.

Chairman Britt asked if anyone wished to speak in opposition.

George Clark, citizen who lives on Highway 103 in West Point, appeared before the Commission and said that he is not on county water; that traffic is bad on Highway 315 especially around 7:15 in the morning; that each home in the development could result in three additional cars on the road; that he would prefer to see four to five acre lots, rather than two.

Robert Lee, citizen who lives on Hamilton Mulberry Grove Road, appeared before the Commission and said that Highway 315 is very busy in the mornings; that the development could result in 200 more cars on the road; and that an impact study should be performed before a decision is made.

Mr. Carlisle commented that the Commission must apply the rules that are in place to the rezoning; that the Commission does not have the authority to require an impact study.

Meghan Guenther, citizen who lives on Hamilton Mulberry Grove Road, appeared before the Commission and said that approval should not be given until Wood PLC has the opportunity to update the Zoning and other land use ordinances; that a traffic study should be required; that this development will have an impact on the area; and that traffic will only get worse.

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

In rebuttal, Mr. Hughston said that there are many people who don't want change; that Highway 315 is a major corridor across the County; that the subject area is designated for development in the County's long range plan; that people want to move to Harris County and enjoy the two-acre minimum lot size; that Highway 315 is a state road and if traffic gets too bad, the state would have to widen or improve in same way; that an impact study is not required for this type of development; that traffic is just part of progress; and that he wants to build good homes in Harris County.

Chairman Britt closed the Public Hearing and asked that the Impact Sheets be completed.

The motion to recommend denial of this rezoning was made by Mr. Irions, seconded by Mr. Brent, and failed by a vote of two in favor (Irions, Brent) and four opposed (Britt, Carlisle, Lintner, Newberry).

The motion to recommend approval of this rezoning was made by Mr. Newberry and seconded by Mr. Carlisle with the condition that there be two ingress/egress points. Mr. Newberry amended his motion to include the condition of two ingress/egress points, and the motion passed with four in favor (Newberry, Carlisle, Britt, Lintner) and two opposed (Brent, Irions).

6. **OTHER**

A. **School and Housing Permit Study**. Chairman Britt said that he obtained information from the State Department of Education regarding the growth in Harris County schools and from the County Community Development Department regarding housing permits for a 23 year period from 1995 through 2018; that the graph he prepared shows there has been a steady increase of about 79 students per year while housing permits fell from a high of over 400 in 2006 to a low of less than 100 in 2009 and is slowly starting to increase. There was discussion regarding the graph.

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

John Britt, Chairman

Nancy McMichael, Recording Secretary