

**HARRIS COUNTY PLANNING COMMISSION
REGULAR SESSION**

August 19, 2020
7:00 PM

Members Present: John Britt, Chance Carlisle, Chris Lintner, Paul Dasher. Member Present (via phone due to COVID-19): John Brent. Members Absent: Bobby Irions; Matthew Newberry (resigned). Staff Present: Brian Williams, Community Development Director; Nancy McMichael, Recording Secretary. Staff Present (via phone): Anna Johnson, Planner.

1. **CALL TO ORDER.** Chairman Britt called the meeting to order.
2. **ANNOUNCEMENT.** Chairman Britt said that Matthew Newberry had resigned his position on the Planning Commission and that the Board of Commissioners had appointed Gene Weldon to complete Mr. Newberry's term. (Mr. Weldon was in audience and not on the panel since his appointment was made on August 18.)
3. **MINUTES.** The motion to approve the minutes of the July 15, 2020, Regular Session was made by Mr. Carlisle, seconded by Mr. Dasher, and passed unanimously.
3. **DECISIONS BY BOARD OF COMMISSIONERS of August 4, 2020**
 - A. **Application of Harris County Board of Commissioners to Amend the Matrix of the Zoning Ordinance, Article IV, Section, Page CDA:26, to add Winery to the matrix (as #151).** Decision: Unanimous approval.
 - B. **Application of Five Ears Land Co./Elizabeth Ogie for a Special Use Permit for a Group Home for on 175.18 acres on Map 068, Parcel 015, Land Lot 9, Land District 21, located south of intersection of GA Highway 208 and Harold Williams Road, Hamilton; permitted in A-1; property zoned A-1.** Decision: Unanimous disapproval.
4. **NEW BUSINESS**
 - A. **Preliminary Plat: Sawdust Cove Subdivision, 8 Lots; Mountain Drive, Hamilton; Alexander Brothers, Developer.** Buddy Burns, representing the Saunders Family and Alexander Brothers, appeared before the commission and said Gerald Saunders' nickname was Sawdust, hence the name of the subdivision; that each lot will be a lake lot and some property owners may wish to have a barn and horses. Brian Williams, Community Development Director, reminded Mr. Burns that if the lots are lake lots and the owners want a barn, they would need a variance at the appropriate time. In response to questions, Mr. Burns said that they could make changes regarding the driveway access in the curve on Lickskillet Road; and that they would work with the Board of Education on having a turn-around for school buses. The motion to approve this Preliminary Plat was made by Mr. Carlisle, seconded by Mr. Lintner, and passed unanimously.
 - B. **Preliminary Plat Resubmittal: Abberly Lakes, Phase 7, 19 Lots on 58 acres; south end of Abberly Lane, Eilerslie; Edgar Hughston Builder, Inc., Developer.** Jack Hughston, representing Edgar Hughston Builder, appeared before the Commission and said that the plat shows two entrances/exits; that the property is zoned R-1; that Abberly Lane has already been accepted by the County; that the lots average three acres; and that all lots meet the County's requirements. In response to questions, Mr. Hughston confirmed there are two flag lots (of 6.99 acres and 10.85 acres); and that the lots meet County regulations. Discussion included that the lots must be at least 90' at the building line. There being no further comments, the motion to approve this Preliminary Plat was made by Mr. Carlisle, seconded by Mr. Lintner, and passed with four in favor (Carlisle, Lintner, Britt, Dasher) and one opposed (Brent).

C. **Preliminary Plat Resubmittal: Mulberry Crossing, Phases 1, 2 and 3; 92 Lots; intersection of GA Highway 315 and Hoody Hudson Road, Fortson; Edgar Hughston Builder, Inc., Developer.** Jack Hughston, representing Edgar Hughston Builder, appeared before the Commission and said that there are 92 lots averaging 3.17 acres; that all lots meet the County's regulations; that 12 lots face Hoody Hudson Road and 80 are interior lots; that there are two entrances/exits; that the easement shown on the previously submitted plat is not part of this plat and has been sold to another individual. In response to questions, Mr. Hughston said that the water will be on a looped system; that he will add a deed restriction on the final plat prohibiting dual access from lots that front on the two roads; that as a result of the traffic study, a turn lane is not required. Brian Williams, Community Development Director, reminded the Commission that if approved, the plat will be for all three phases but that an individual Final Plat may be submitted for each phase. Discussion included that the plat meets County regulations; and that if a DRA is necessary, it would be determined by the RVRC. There being no further comments, the motion to approve this Preliminary Plat was made by Mr. Carlisle, seconded by Mr. Lintner, and passed with four in favor (Carlisle, Lintner, Britt, Dasher) and one opposed (Brent).

D. **Final Plat: Hudson Meadow Subdivision, Phase One, Section Two; 23 Lots; GA Highway 315 and Hoody Hudson Road, Cataula; Edgar Hughston Builder, Inc., Developer.** Jack Hughston, representing Edgar Hughston Builder, appeared before the Commission and said, in response to a question, that everything has been "checked off". There being no questions, the motion to approve this Final Plat was made by Mr. Lintner, seconded by Mr. Dasher, and passed unanimously.

5. **OTHER.**

A. **Election of Secretary.** Chairman Britt said that due to the resignation of Matthew Newberry, who was Secretary of the Commission, a new Secretary is needed. He then nominated Mr. Carlisle as Secretary. The nomination motion was seconded by Mr. Lintner and passed unanimously.

6. **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