

**HARRIS COUNTY PLANNING COMMISSION
REGULAR SESSION**

November 18, 2020

7:00 PM

Members Present: John Britt, Chris Lintner, Paul Dasher, Bobby Irions, Gene Weldon, Chance Carlisle. Member Present (via phone due to COVID-19): John Brent. 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. **MINUTES.** The motion to approve the minutes of the October 21, 2020, Regular Session was made by Mr. Irions, seconded by Mr. Lintner, and passed six in favor (Irions, Lintner, Brent, Britt, Dasher, Weldon), no opposition, and one abstention (Carlisle who was not in attendance on October 21).
3. **OLD BUSINESS**
 - A. **Decisions by Board of Commissioners of November 3, 2020**
 - (1) Application of Edgar Hughston Builder, Inc., to rezone 85.83 acres on Map 045, Part of Parcel 014, Land Lots 86 & 115, Land District 9, from A-1 to R-1; current use timberland; proposed use single family homes; property located 3/10 of mile west of intersection of James Road and Fortson Road, Fortson. Decision: Three in favor, one opposed.
4. **NEW BUSINESS**
 - A. **Preliminary Plat Renewal: Mulberry Grove, Pod 1; 56 Lots, zoned CUPD; Mulberry Grove Development Company, Developer.** Chris Rogers, representing Mulberry Grove Development, appeared before the Commission and said the request is to renew the Preliminary Plat that has expired; and that plans are to come back to the Commission in February for Final Plat. The motion to approve this Preliminary Plat Renewal was made by Mr. Carlisle, seconded by Mr. Lintner, and passed unanimously.
 - B. **Final Plat: Mulberry Crossing, Section 1; 11 Lots on 25.10 +/- acres, zoned R1; Edgar Hughston Builder, Inc., Developer.** Edgar Hughston, of Edgar Hughston Builder, Inc., appeared before the Commission and said he is requesting approval of this Final Plat. The motion to approve this Final Plat was made by Mr. Carlisle, seconded by Mr. Brent, and passed unanimously.
5. **PUBLIC HEARING @ 7:15 PM**
 - A. **Explanation of Public Hearing.** Chairman Britt explained the Public Hearing procedures.
 - B. **Application of James Kevin Conley to amend the zoning conditions on 5.599 acres on Map 017, Parcel 005; Land Lots 15 & 28, Land District 19, located at 5815 GA Highway 219, Fortson, to allow outdoor RV and boat storage in addition to the current storage buildings.** Chairman Britt called the Public Hearing to order and read the specifics of the application. Don Tyree, one of the owners of the property, appeared before the Commission and said they would like to amend the current zoning conditions to allow outdoor RV and boat storage. In response to questions, Mr. Tyree said that they could have up to 165 outdoor units; that all will be legally tagged; that they plan to eventually build more storage units; that the outdoor storage will not be multi-level; that there will be security lighting of about 12-14 parking lot lights for the outdoor storage; that the property is fenced; and that the storage area will be graveled. Following discussion, with there being no one in attendance other than the applicant, James Conley, and Mr. Tyree, Chairman Britt closed the Public Hearing and asked for a motion. The motion to

recommend approval of amending the zoning conditions to allow outdoor RV and boat storage with the condition that everything must be at least 100 feet from the front property line, was made by Mr. Linter, seconded by Mr. Irions, and passed unanimously.

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

John Britt, Chairman

Nancy McMichael, Recording Secretary