

**HARRIS COUNTY PLANNING COMMISSION  
REGULAR SESSION**

December 16, 2020  
7:00 PM

Members Present: John Britt, Chris Lintner, Paul Dasher, Bobby Irions, Gene Weldon. Member Present (via phone due to COVID-19): John Brent (late). Member Absent: Chance Carlisle. Staff Present: Brian Williams, Community Development Director. 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 November 18, 2020, Regular Session was made by Mr. Irions, seconded by Mr. Dasher, and passed unanimously.
3. **OLD BUSINESS**
  - A. **Decisions by Board of Commissioners of December 1, 2020**
    - (1) Application of James Kevin Conley to amend the zoning conditions on 5.599 acres of Map 017, Parcel 005, Land Lots 15 & 28, Land District 19, to allow outdoor RV and boat storage in addition to the current storage building; located at 5815 GA Highway 219, Fortson. Decision: Unanimous approval with the condition that outside storage must be at least 100' from the front property line.
4. **NEW BUSINESS**
  - A. **Preliminary and Final Plats Schedule for 2021.** The motion to approve the 2021 schedule for preliminary and final plats was made by Mr. Irions, seconded by Mr. Lintner, and passed unanimously.
  - B. **Preliminary Plat: James Creek Subdivison; 29 Lots, zoned R-1, 3/10 of a mile west of the intersection of James Road & Fortson Road; Edgar Hughston Builder, Inc., Developer.** Edgar Hughston, of Edgar Hughston Builder, Inc., appeared before the Commission and said he is requesting approval of this Preliminary Plat. Mr. Hughston said that the number of lots has reduced from 30 to 29 and there is a possibility of reducing by one more; that all lots are 2+ acres; that all lots have at least 125' of road frontage, except the flag lot. In response to questions, Mr. Hughston said that the development will not be in two phases; that there is a possibility of there not being a flag lot; that the cul-de-sac radius will be appropriate for school buses; that lot #24 does allow for a home site; that there will be a "round about" midway the length of the road to allow for buses and trucks to turn around without having to go all the way to the cul-de-sac; and the flag lot currently has 60' of road frontage. The motion to approve this Preliminary Plat was made by Mr. Weldon, seconded by Mr. Lintner, and passed with a vote of four in favor (Weldon, Lintner, Britt, Dasher) and two opposed (Brent, Irions).
5. **PUBLIC HEARING @ 7:15 PM**
  - A. **Explanation of Public Hearing.** Chairman Britt explained the Public Hearing procedures.
  - B. **Application of Mary Jane Link to rezone 47.59 acres on Map 047, Parcel 001B, Land Lot 82, Land District 18; from R-1 (Single Family Residential) to A-1 (Agricultural & Forestry); current use timberland, wildlife habitat and conservation; proposed use timberland, wildlife habitat and conservation; property located on Grey Rock Road in Midland about 7/10 of a mile west of the intersection of Grey Rock Road & East Bon Acre Road.** Chairman Britt called the Public Hearing to order and read the specifics of the application. Mary Jane Link, applicant, appeared before the Commission and said that the subject

property is adjacent farm, which is in conservation and zoned A-1; that they purchased the subject property to protect their farm. In response to questions, Ms. Link said that the Georgia/Alabama Land Trust is the third party in the conservation easement; that the five-acre cutout is part of the conservation easement; that nothing can be built on the conservation easement. There being no one in attendance in favor of or in opposition to this application, Chairman Britt closed the Public Hearing and asked that the Impact Sheets be completed. The motion to approve this rezoning application was made by Mr. Irions, seconded by Mr. Weldon, and passed unanimously.

C. **Application of Rebecca I. Pullen to rezone 10.00 acres on Map 047, Parcel 001B 002, Land Lots 79 & 82, Land District 18; from R-1 (Single Family Residential) to A-1 (Agricultural & Forestry); current use undeveloped, livestock and conservation; proposed use livestock, equine and conservation; property located on Grey Rock Road in Midland about 6/10 of a mile west of the intersection of Grey Rock Road & East Bon Acre Road.** Chairman Britt called the Public Hearing to order and read the specifics of the application. Rebecca Pullen, applicant, appeared before the Commission and said that the rezoning is for the purpose of constructing a barn and for a few horses. In response to questions, Ms. Pullen said that the property is in a 10-year conservation use; that the barn would not be used for boarding purposes, but only for personal use. There being no one in attendance in favor of or in opposition to this application, Chairman Britt closed the Public Hearing and asked that the Impact Sheets be completed. The motion to approve this rezoning application was made by Mr. Irions, seconded by Mr. Weldon, and passed unanimously.

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

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John Britt, Chairman

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Nancy McMichael, Recording Secretary  
from notes taken by Brian Williams,  
Community Development Director