

**HARRIS COUNTY PLANNING COMMISSION  
REGULAR SESSION**

November 17, 2021

7:00 PM

Members Present: John Britt, John Brent, Paul Dasher, Wayne Harbert, Mark Harris. Members Absent: Chance Carlisle, Gene Weldon. 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 October 20, 2021, Regular Session was made by Mr. Harbert, seconded by Mr. Brent, and passed with four in favor (Harbert, Brent, Britt, Harris), no opposition, and one abstention (Dasher, who was absent during the October meeting).
3. **OLD BUSINESS**
  - A. **Decisions by Board of Commissioners of September 21, 2021**
    - (1) Application of Charles A & Pamela L Carlisle to Rezone 2.10 acres of a 6.28 acre parcel on Map 062B, Parcel 073, Land Lot 212, Land District 18, from C-4 (Highway Commercial) to A-1 (Agricultural/Forestry), current use vacant field, proposed use to build home; property located at 870 Grant Road, Cataula. Decision: Unanimous approval.
    - (2) Application of Board of Commissioners to Amend the County Code of Ordinances - Appendix A (Zoning Ordinance), Articles I-X; Appendix B (Subdivisions), Articles I-XX; Chapter 4 (Planning and Development), Articles I, II, III, IV, V, VIII, IX; Chapter 5 (Public Safety, Health & Sanitation), Article IV; Chapter 7 (Water, Sewage & Utilities), Article I; and other associated sections of the Code of Ordinances intended to be incorporated into the Unified Development Code (UDC). Decision: Unanimous disapproval.
4. **NEW BUSINESS**
  - A. **Final Plat: Fortson Creek Subdivision; 11 Lots; Terry Lane & Old River Road, Fortson; Donald Bowles, Inc., Developer.** Anthony Slaughter, representing Donald Bowles, Inc., appeared before the Commission to respond to questions. Discussion included that the only lot with a driveway on Old River Road is Lot #11. There being no further questions or comments, the motion to approve this Final Plat was made by Mr. Harbert, seconded by Mr. Brent, and passed unanimously.
  - B. **Preliminary Plat Renewal: The Orchards at Mulberry Grove, Plat 2; 58 Lots; South of GA Hwy 315 & Mountain Hill Road intersection, Fortson; Mulberry Grove Development Company, LLC, Developer.** Blake Rice, representing Mulberry Grove Development Company, appeared before the Commission to respond to questions. Discussion included that the number of lots has reduced to 58; that the location of Oak Hill Road should be indicated on the Final Plat; that the wetlands bank being used is unknown at this time; that the roads in this phase will connect, where appropriate, to those in phase 1; that some of the open areas will be graded while others will remain wooded; and that the HOA will maintain the open space areas. There being no further questions or comments, the motion to approve this Preliminary Plat was made by Mr. Brent, seconded by Mr. Harbert, and passed unanimously.

- C. **Preliminary Plat Renewal: The Orchards at Mulberry Grove, Plat 3; 172 Lots; South of GA Hwy 315 & Mountain Hill Road intersection, Fortson; SMB Land, LLC, Developer.** Blake Rice, representing SMB Land, LLC, appeared before the Commission to respond to questions. Discussion included that the roads in this phase will connect to those in phases 1 and 2; that they are trying to get ahead of the game at this point because the Corps of Engineers are behind in approvals; that wetlands are delineated; that the sewer will be parallel to the creek to GA Hwy 315 and will connect in at two places and will be inside the curb; that water lines will be about 5 feet off the curb; that there will be grass between the sidewalks and the curb; that the amenities are easily accessible; and that these lots are slightly larger than in the previous phase(s) because the larger lots are going faster than the smaller lots. There being no further questions or comments, the motion to approve this Preliminary Plat was made by Mr. Brent, seconded by Mr. Harbert, and passed unanimously.
- D. **Preliminary Plat: The Willows at Piedmont; 4 Lots; southeast of Hopewell Church Road & Piedmont Lake Road intersection, Pine Mountain; BC Stone Homes, Developer.** Blake Rice, representing BC Stone Homes, and Bryan Stone, of BC Stone Homes, appeared before the Commission to respond to questions. Discussion included that the 4 “mini farm” lots; that 3 of the lots, while having a 50' access to Piedmont Lake Road, will share a 21' driveway access; that there will be no access off Hopewell Church Road; that the HOA for this section will maintain the driveway access; that there will not be lighting along the driveway; that the driveway is not a public access road and will only serve the lots; and the driveway will be 6" concrete and will be shown on the Final Plat. There being no further questions or comments, the motion to approve this Preliminary Plat was made by Mr. Harbert, seconded by Mr. Dasher, and passed unanimously.
5. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Mr. Brent, seconded by Mr. Harbert, and passed unanimously.

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John Britt, Chairman

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Nancy McMichael, Recording Secretary