

HARRIS COUNTY PLANNING COMMISSION REGULAR SESSION

December 15, 2021

7:00 PM

Members Present: John Britt, John Brent, Paul Dasher, Wayne Harbert, Mark Harris, Gene Weldon. Members Absent: Chance Carlisle. 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 17, 2021, Regular Session was made by Mr. Weldon, seconded by Mr. Harbert, and passed unanimously.
3. **PUBLIC HEARING @ 7:15 PM.**
 - A. **Explanation of Public Hearing.** Chairman Britt explained the procedures involved for the Public Hearing.
 - B. **Applications of Edgar Hughston Builder, Inc.** Chairman Britt said that tonight there are two (2) rezoning applications pertaining adjoining properties for development by the same company, that both applications will be read, the hearing process will proceed, and the Commission will vote on each of the two rezoning applications.
 - (1) Application of Edgar Hughston Builder, Inc., to rezone 314.55 acres on Map 033, Parcel 027, Land Lot 10, Land District 19, from A-1 (Agricultural/Forestry) to R-1 (Single Family Residential), present use timber, proposed use single residential homes; property located on north side of Mountain Hill Road & west of I-185, Fortson
 - (2) Application of Edgar Hughston Builder, Inc., to rezone 67.78 acres on Map 033, Parcel 017, Land Lot 9, Land District 19, from A-1 (Agricultural/Forestry) to R-1 (Single Family Residential), present use timber, proposed use single residential homes; property located on north side of Mountain Hill Road & west of I-185, Fortson

Tyler Findley, representing Edgar Hughston Builder, Inc., appeared before the Commission and said that both applications total over 382 acres; that they plan to have 96 lots with an average of 2.9 acre lot size; that the minimum lot size will be 2 acres and the largest will be 21.4 acres; that the proposed design is based on the wetlands. In response to questions, Mr. Findley said that there is nothing planned for conservation space; that it's a conventional neighborhood; that road frontage will be a minimum of 150'; that they will be staying out of any flood plains; that they do not anticipate any permit mitigation; that only four lots are planned to access Mountain Hill Road; and that any driveway across Huling Road will be in such a manner that it will not create an intersection.

There being no further questions or comments, Chairman Britt asked if anyone wished to speak in favor of the application.

Edgar Hughston, owner of Edgar Hughston Builder, Inc., appeared before the Commission and said that to clarify, the properties are actually owned by the same family but are in the names of two different companies; that the company went through two or three designs before choosing the proposed design; that traffic issues shouldn't be too great having three separate entrances into the subdivision.

There being no further comments in favor, Chairman Britt asked if anyone wished to speak in opposition.

John McMullen, citizen who lives nearby, appeared before the Commission and said that 96 houses will impact the lifestyle in the areas to include traffic, schools, etc., on Mountain Hill Road; that it will have an effect on Mulberry Creek; and that he would like the property to remain agricultural.

Robert Bessinger, citizen who lives on Motes Way, appeared before the Commission and said that the subject property is basically in his backyard; that once this property and other nearby property is built out there won't be a way to get onto SR 315; that the development will impact fishing in the creek; and that he would like the property to remain agricultural.

Kelly Smith, citizen who lives in the area, appeared before the Commission and said that a moratorium should be put on any new development; and that Harris County needs to remain rural.

George Clark, citizen who lives on SR 103, appeared before Commission and said that the property should not be rezoned; that it is not known how the Grove is going to impact the area; that he does not think more development is needed until something is done about how it will effect the schools, the Sheriff's Office, the water system, etc.; and that the whole "package" should be considered in rezoning.

Harry Bannister, citizen who lives on Kennon Road, appeared before the Commission and said that the same families own another 350 acres on Kennon Road; that traffic already comes down Kennon Road, which is narrow, to avoid the increasing traffic on SR 315; and that he is opposed to the rezoning.

Jody Harris, citizen who lives nearby, appeared before the Commission and said that the County needs to be preserved; that he doesn't want the County to become like Columbus, but that is exactly what is going on with this rezoning; that traffic will increase and impact the County's resources; that builders should be told to build in Columbus; that we need to save our land and vote no to the rezoning.

There being no further comments in opposition, Chairman Britt asked Mr. Findley and Mr. Hughston for any rebuttal comments.

Mr. Findley said he had no comments, but would answer any questions. In response to questions, Mr. Findley said that this will be a neighborhood that the County is looking for; that many of the lots will be 4 to 10 acres; that the homes will probably be in the \$400,000 to \$500,000 range; that the cul-de-sacs should be standard to allow the turning around of buses; that they are not far enough into the design to determine accel/decel lanes; and that traffic noise from the interstate can be heard from the property.

Brian Williams, Community Development Director, reminded the Commission that this hearing is regarding the rezoning of the property, not the layout of the property plat(s).

There being no further comments, Chairman Britt closed the Public Hearing and asked that the two Impact Sheets (one for each of the two applications) be completed.

Chairman Britt asked for a motion regarding the rezoning of the 314.55 acres. The motion to recommend approval was made by Mr. Harbert and seconded by Chairman Britt. Mr. Brent asked that the motion be amended to require that all lots have a minimum of two acres outside the flood plain(s). Mr. Harbert amended his motion and Chairman Britt amended his second to reflect such. The motion to recommend approval and that all lots have a minimum of two acres outside the flood plain(s) passed unanimously.

Chairman Britt asked for a motion regarding the rezoning of the 67.78 acres. The motion to recommend approval was made by Mr. Harbert with the condition that all lots have a minimum of two acres outside the flood plain(s), seconded by Mr. Brent, and passed unanimously.

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

John Britt, Chairman

Nancy McMichael, Recording Secretary