

**HARRIS COUNTY PLANNING COMMISSION
REGULAR SESSION**

July 20, 2022
7:00 PM

Members Present: John Britt, John Brent, Gene Weldon, Paul Dasher, Tommy Hutcherson. Members Absent: Mark Harris. Staff Present: Brian Williams, Community Development Director; Andrea Dzioba, Recording Secretary; Meagan Matechak, Consultant, Wood LLC.

1. **CALL TO ORDER.** Chairman Britt called the meeting to order.
2. **MINUTES.** The motion to approve the minutes of the June 15, 2022, Regular Session was made by Mr. Weldon, seconded by Mr. Brent, and passed with four in favor (Britt, Brent, Hutcherson, Weldon) and one abstention (Dasher).
3. **NEW BUSINESS**
 - A. **Final Plat: River Hills Subdivision; Zoned A-1 (Agricultural/Forestry); Part of Land Lot 25 & 26~19th Land District; 7 Lots (91.125 acres); Developer - Saunders Family.**

Buddy Burns, representing the Saunders Family, appeared before the Commission to respond to questions. A motion to recommend approval of the Final Plat: River Hills Subdivision; Zoned A-1 (Agricultural/Forestry); Part of Land Lot 25 & 26~19th Land District; 7 Lots (91.125 acres) was made by Mr. Brent, seconded by Mr. Weldon, and passed with unanimously.

Chairman John Britt announced that he was turning the meeting over to Vice Chair John Brent; that he has decided to not participate in this public hearing; that this is the third time the Board of Commissioners has put this amendment forward; that the previous two times the Planning Commission recommended for approval; that the Board of Commissioners denied their own text amendment two times; and that he has decided that he was not to going to participate in that again. Chairman Britt left the meeting at 7:07 p.m.

4. **PUBLIC HEARINGS at 7:15 p.m.**
 - A. **Explanation of Public Hearing.** Vice Chair Brent explained the procedures involved for the Public Hearing.
 - B. **Ordinance of the Harris County Board of Commissioners to Amend the Harris 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) of Harris County.** Vice Chairman Brent called the Public Hearing to order and introduced the proposed ordinance. Brian Williams, Community Development Director, introduced the item and the Staff-Recommended UDC Revisions for Planning Commission Consideration to Article 2, Article 3, Article 5, and Article 11. There being no questions or comments from the Commission, Vice Chairman Brent asked if anyone wish to speak in favor of this application. There being none, he asked if anyone wished to speak in opposition to this proposed ordinance.

Trent Griffin, citizen who lives on Old Shiloh Road, stated that no one here is for this; that there are good intentions but it isn't the true public's opinion; that the public hasn't really known that this has been going on; and that it should be re-evaluated when the Master Plan is updated.

Ben Simpson, citizen who lives on Pond Street, appeared before the Commission and advised that he echoed his partner's statement.

Taylor Griffin, citizen who lives on Wood Avenue, hopes that everyone has read the document; that it is the largest change in Harris County's history; that he has an issue with the number of driveways allowed on County roads and necessity to build a road; that he isn't against change; and that he wants it to be attainable for all people.

Tyler Findley, represents Hughston Homes, stated that he hopes that they received the letter that was sent; that 90% of County is zoned agricultural; that what is proposed is taking that from a 2-acre minimum to a 10-acre minimum; that it is a 155% increase in lot cost and that can't be passed on in total; that more information can help make better decisions; and that they should rethink and revisit this a couple of years down the road.

Hiawatha Boden, citizen who lives on Jones Circle, that his sons plan on coming home to build a house and needing 10 acres to build a house makes it hard; that he and his family has worked and paid for land all of these years; that land in his family was to be kept for the family; and that they are now being told what they can do with it.

Alzadie Grier, citizen who lives on GA Highway 18, informed the Commission that her father had heired property on Copeland Road; that her family has a lot of heired property and as it is passed down that there is less and less; that retiring people are looking for smaller places; that they are trying to hinder people from coming to Harris County; that the Commissioners don't want to hear from people; and thinks that it is a bad idea.

Carol Dozier stated that all of her family is here; that her family's property has been split up and she needs property split up further; that the 10-acre minimum makes that difficult; that she is a disabled vet; and that people want to come "home."

Mark Lawrence, citizen who lives on Richardson Court, informed the Commission that he doesn't want this to be an issue when he becomes a Commissioner; that he doesn't want to see this happen; that they should wait - maybe 6 months; and asked if they have to do this now.

David Adams, citizen who lives on US Highway 27, stated that the points that people have issue about are the same points; that there is inherent value in property and that this takes away wealth; that most individuals don't know the re-zoning process; and that meetings are to hear opinions but it seems like the decision has been made.

Rhona Bray, citizen who lives on Mountain Creek Drive, stated that the document is complex; that a lot of people don't fully understand; that they need to be the voice; that they don't want to have to come before them to get approval to build a house on 3 acres; and that they don't really know what will happen if they decide to come before them.

Dwight Langston, citizen who lives on Creekside Court, stated that it costs \$400.00 to rezone; that they should not try to sell it; that they are trying to push it through; that they are trying to run builders away; that the thing to do is the right thing; and that they are trying to stop growth in Harris County.

Larry Hardaway, citizen who lives on GA Highway 315, that his parents left him their land; that he wanted to know why they want this; that he doesn't want that for his kids; that he is a retired veteran; that he appreciates the two years of work that was spent but that the people are telling them that they don't want this; and that the majority don't want this.

George Clark, citizen who lives on GA Highway 103, stated that he is missing a lot; that he only saw one meeting where people could attend that was held at the library and people couldn't speak; he has never seen advertising where people could have input; that it is needed to find a better way to get the information out to people; that they have to slow subdivisions down; and that they need treat land owners better.

Vice Chair Brent stated that they are trying to correct contradictions in the current ordinance.

There being no further comments or questions from the Commission, Vice Chairman Brent closed the public hearing. A motion to recommend approval of the Ordinance of the Harris County Board of Commissioners to Amend the Harris 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) of Harris County with Staff-Recommended UDC Revisions as presented was made by Mr. Hutcherson, seconded by Mr. Weldon, and unanimously.

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

John Britt, Chairman

Andrea R. Dzioba, Recording Secretary