

**HARRIS COUNTY PLANNING COMMISSION  
REGULAR SESSION**

August 17, 2022  
7:00 PM

Members Present: John Britt, Mark Harris, Paul Dasher, Tommy Hutcherson, Jarrod Lloyd. Members Absent: John Brent, Gene Weldon. 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 July 20, 2022 Regular Session was made by Mr. Dasher, seconded by Mr. Hutcherson, and passed unanimously.
3. **NEW BUSINESS**
4. **PUBLIC HEARINGS at 7:15 p.m.**
  - A. **Explanation of Public Hearing.** Chairman Britt explained the procedures involved for the Public Hearing.
  - B. **Application of Robert and Dorothy Clifton to rezone 6.64 acres of an 8.423-acre parcel, on Map 055, Parcel 070, on Land Lots 73 & 74, Land District 3; Rezoning from C-3 (Neighborhood Commercial) to A-1 (Agricultural/Forestry). Current use is weddings and parties; proposed use is for a private residence; property located at 777 Butts Mill Road, Pine Mountain, GA.** Brian Williams, Community Development Director, informed the Planning Commission that the application has been withdrawn. A motion to approve the withdrawal of the Application Robert and Dorothy Clifton to rezone 6.64 acres of an 8.423-acre parcel, on Map 055, Parcel 070, on Land Lots 73 & 74, Land District 3; Rezoning from C-3 (Neighborhood Commercial) to A-1 (Agricultural/Forestry). Current use is weddings and parties; proposed use is for a private residence; property located at 777 Butts Mill Road, Pine Mountain, GA was made by Mr. Harris, seconded by Mr. Hutcherson, and unanimously.
  - C. **Application of Jeff Collins, Rochester & Associates, LLC, to rezone 16.81 acres of an 18.46 acre parcel, on Map 073, Parcels 057 & 058, Land District 3; Rezoning from R-1 (Low Density Residential) to PUD (Planned Unit Development). Current use is undeveloped/campus housing; proposed use is for additional campus housing; property located at the southeast intersection of US Highway 27 & GA Highway 354, Pine Mountain, GA.** Chairman Britt called the Public Hearing to order and introduced the proposed application.

Mr. Patrick Davis, Chick-fil-A Development, provided an overview of the request to rezone the property and their desired development of the property. He discussed that they planned to have 12 single-story cottages that would house mostly adults but could also be families; that there would be a vegetation buffer along the Man O' War Recreation Trail; that people might live there year-round or just for certain semesters; and that it would be developed all at once in October or November of 2023 if approved. Mr. Davis responded to questions from the Planning Commission and related to the topography and retention/detention ponds.

Joe Piga, citizen who lives on Viburnum Way, advised that he was concerned about the construction phase and working hours.

Rita Piedmont, citizen who lives on Triple Creek Pass, wanted to know about a construction entrance.

Bert Perryman, citizen who lives on Triple Creek Pass, stated that he wants to have faith and confidence; wondered whether there were hardscape and other plans; that he was concerned with drainage; and that he would like to see an artist rendering of the project.

Ken Brantley, citizen who lives on Mayapple Court, stated concerns about losing his view of the trees; drainage as he receives water from the current pond; and that rain causes a lot of runoff and who would be responsible for corrections in drainage.

There being no further comments or questions from the Commission, Vice Chairman Brent closed the public hearing. A motion to recommend approval of the Application of Jeff Collins, Rochester & Associates, LLC, to rezone 16.81 acres of an 18.46 acre parcel, on Map 073, Parcels 057 & 058, Land District 3; Rezoning from R-1 (Low Density Residential) to PUD (Planned Unit Development). Current use is undeveloped/campus housing; proposed use is for additional campus housing; property located at the southeast intersection of US Highway 27 & GA Highway 354, Pine Mountain, GA was made by Mr. Harris, seconded by Mr. Lloyd, and unanimously.

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

---

John Britt, Chairman

---

Andrea R. Dzioba, Recording Secretary