

**HARRIS COUNTY PLANNING COMMISSION  
REGULAR SESSION**

September 21, 2022

7:00 PM

Members Present: John Britt, Mark Harris, Tommy Hutcherson, Jarrod Lloyd, John Brent, Gene Weldon. Members Absent: Paul Dasher. 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 August 17, 2022 Regular Session was made by Mr. Harris, seconded by Mr. Hutcherson, and passed with five in favor (Britt, Brent, Hutcherson, Harris, Lloyd), no opposition, and one abstention (Weldon).
3. **NEW BUSINESS**
  - A. **Final Plat: Replat of Lot 601 for Kenneth and Deborah Nicholson; Zoned - R-1 (Low Density Residential); Part of Land Lot 160 ~18th Land District; 3 Lots (55.32 +/- acres); Developer - Kenneth and Deborah Nicholson.** Mr. Joseph Nicholson, son of Applicants Kenneth and Deborah Nicholson, appeared before the Commission to respond to questions. A motion to recommend approval of the Final Plat: Replat of Lot 602, Zoned R-1 (Low Density Residential; Part of Land Lot 160 ~ 18<sup>th</sup> Land District; 3 Lots (55.32 +/- acres) was made by Mr. Weldon, seconded by Mr. Lloyd and Mr. Harris, and passed unanimously.
4. **PUBLIC HEARING at 7:15 p.m.**
  - A. **Explanation of Public Hearing.** Chairman Britt explained the procedures involved for the Public Hearing.
  - B. **Application of Tower Rock Raceway LLC to rezone 3.98 acres of an 8.48-acre parcel, on Map 071A, part of Parcel 016, Land Lot 216, Land District 21; Rezoning from A-1 (Agricultural/Forestry) to M-1 (Light Manufacturing). Current use is undeveloped/wooded; proposed use is for expanding the wood storage yard and a parking lot; property located adjacent to 2312 D Street, Pine Mountain Valley, GA.** Chairman Britt called the Public Hearing to order and introduced the proposed application. Mr. Chance Carlisle appeared before the Commission to respond to questions. Mr. Carlisle responded to questions from the Planning Commission related to the letter from Roosevelt Church and the fence located between the properties. Chairman Britt asked if anyone wished to speak in favor of or in opposition to this application. There being none, he closed the Public Hearing and asked that the Impact Sheets be completed. A motion to recommend approval of the Application of Tower Rock Raceway LLC, to rezone 3.98 acres of an 8.48-acre parcel, on Map 071A, part of Parcel 016, Land Lot 216, Land District 21; Rezoning from A-1 (Agricultural/Forestry) to M-1 (Light Manufacturing); current use is undeveloped/wooded; proposed use is for expanding the wood storage yard and a parking lot; property located adjacent to 2312 D Street, Pine Mountain Valley, GA was made by Mr. Lloyd, seconded by Mr. Harris, and passed unanimously.

5. **ADJOURNMENT**. There being no further business to discuss, the motion to adjourn was made by Mr. Weldon, seconded by Mr. Brent, and passed unanimously. Meeting adjourned at 7:26 p.m.

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John Britt, Chairman

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Andrea R. Dzioba, Recording Secretary