

HARRIS COUNTY PLANNING COMMISSION REGULAR SESSION

October 19, 2022

7:00 PM

Members Present: John Britt (left meeting at 8:41 p.m.), 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; Lee Walton, Consultant, Wood LLC.

1. **CALL TO ORDER.** Chairman Britt called the meeting to order.
2. **MINUTES.** The motion to approve the minutes of the September 21, 2022 Regular Session was made by Mr. Harris, seconded by Mr. Brent, and passed unanimously.
3. **OLD BUSINESS**
 - A. **Decisions by Board of Commissioners of October 4, 2022**
 - (1) 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.

Motion to the application passed with four in favor (Grant, Langston, Andrews, Irions), none opposed, and one abstention (Zuerner).
4. **NEW BUSINESS**
 - A. **Preliminary Plat (Renewal) - Mulberry Crossing - Section 3 (37 Lots); Location - Intersection of GA Hwy 315 & Hoody Hudson Road, Fortson, GA; Developer - Edgar Hughston Builder, Inc.** Chairman Britt introduced the Preliminary Plat (Renewal). A motion to approve this Preliminary Plat (Renewal) - Mulberry Crossing - Section 3 (37 Lots); Location - Intersection of GA Hwy 315 & Hoody Hudson Road, Fortson, GA was made by Mr. Brent, seconded by Mr. Harris, and passed unanimously.
 - B. **Preliminary Plat (Renewal) - SteeleCreek - Section 5 (39 Lots); Zoned R-1 (Low Density Residential); Location - End of Boxwood Court in SteeleCreek Section 4, Midland, GA- Edgar Hughston Builder, Inc.** Chairman Britt introduced the Preliminary Plat (Renewal). A motion to approve this Preliminary Plat (Renewal) - SteeleCreek - Section 5 (39 Lots); Location - End of Boxwood Court in SteeleCreek Section 4, Midland, GA was made by Mr. Lloyd, seconded by Mr. Brent, and passed unanimously.
5. **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 Pure Blue Real Estate, LLC, to rezone 16.84 acres of a 41.84-acre parcel, on Map 035, Parcels 002C and 002D, Land Lot 133, Land District 20th; Rezoning from A-1 (Agricultural/Forestry) to M-1 (Light Manufacturing). Current use is undeveloped/wooded; proposed use is for an expansion to the existing bottling plant; property located at 3120 GA Hwy 116, Hamilton, GA.** Chairman Britt called the Public Hearing to order and introduced the proposed application. Mr. Edward Callaway appeared before the Commission to provide information related to Pure Blue Real Estate, LLC, its operations and to respond to questions. Mr. Callaway responded to questions from the Planning Commission related to the building, whether there was a stormwater pond, regarding noise, hours of operations, and trucks. Chairman Britt asked if anyone wished to speak in favor of this application.

David Childers, citizen who lives on Grantham Road, stated that he isn't opposing it; that he lives on the east side of the business; and they have been a good neighbor for 20 years but that he has concerns with noise, lights and lights from the trucks. Mr. Childers has been having conversations with Mr. Callaway about his concerns also.

Chairman Britt asked if anyone wished to speak in opposition to this application.

David Bill, citizen who lives on Rhodes Drive, stated that he is concerned with traffic on Hwy 116; that the driveway is on the aquifer, about increased traffic and whether a geographical study had been performed.

Mr. Callaway advised that he is certain that he can work on a solution for the light issue but is not sure what he will be able to do about the noise like that from the reverse alarms on the trucks.

There being no additional speakers Chairman Britt closed the Public Hearing and asked that the Impact Sheets be completed. A motion to recommend approval of the Application of Pure Blue Real Estate, LLC, to rezone 16.84 acres of a 41.84-acre parcel, on Map 035, Parcels 002C and 002D, Land Lot 133, Land District 20th; Rezoning from A-1 (Agricultural/Forestry) to M-1 (Light Manufacturing). Current use is undeveloped/wooded; proposed use is for an expansion to the existing bottling plant; property located at 3120 GA Hwy 116, Hamilton, GA was made by Mr. Lloyd with conditions (1. Combine 3 parcels into one and 2. install buffer along eastern grade), seconded by Mr. Brent, and passed unanimously.

- C. **Application of Verizon Wireless (Wendy Doyle, VZW Agent), for a Special Use Permit for a telecommunications facility on an 80' x 80' compound on a 19.26-acre parcel located adjacent to 16474 GA Hwy 116, Hamilton, GA; Located on Map 076, Parcel 001A, Land Lot 206, Land District 21st, and zoned A-1 (Agricultural and Forestry).** Chairman Britt called the Public Hearing to order and introduced the proposed application. Ms. Wendy Doyle, VZW Agent, appeared before the Commission to provide information related to the application of Verizon Wireless for a Special Use Permit for a telecommunications facility and to respond to questions. Ms. Doyle responded to questions from the Planning Commission related to the differences in different types of towers; capacity vs. coverage; that this tower is for coverage; FAA flight plans/approval; the fencing around the property; screening; and the height of the tower. Chairman Britt asked if anyone wished to speak in favor of this application.

Nola Lewis and Mark Lewis, citizens who live on Johnson Mill Road, stated that they have no cell service at all at their home; that AT&T advised that they will be phasing out landlines; that they will need some way to make phone calls from their home; and that the lights on the tower will not bother them at all.

David Bill, citizen who lives on Rhodes Drive, said that he has experienced over 3000 towers start up; that this is a great opportunity; voice vs. data components have been looked into; and that all bases seem to be covered.

Christy Foster Bufford, citizen who lives on GA Hwy 116, wanted to know if there will be wifi; that she is in a "dead" area; and that she doesn't want to have to go to the Library to use wifi.

Harold Culpepper, citizen who lives on H Street, stated that he was in favor of the tower.

Ms. Doyle advised that she wasn't sure about wifi and that will depend on who partners with them and that people would be able to utilize their cell phone as a hotspot for internet.

Chairman Britt asked if anyone wished to speak in opposition to this application. There being no additional speakers Chairman Britt closed the Public Hearing. A motion to recommend approval of the Special Use Permit for a telecommunications facility on an 80' x 80' compound on a 19.26-acre parcel located adjacent to 16474 GA Hwy 116, Hamilton, GA; Located on Map 076, Parcel 001A, Land Lot 206, Land District 21st, and zoned A-1 (Agricultural and Forestry) was made by Mr. Hutcherson, seconded by Mr. Lloyd, and passed unanimously.

Chairman John Britt advised that he was recusing himself from the next item and turned the meeting over to Vice Chair John Brent. Chairman Britt left the meeting at 8:40 p.m.

D. **Application of 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. Lee Walton, consultant, provided background information, reviewed modifications, and was available to respond to questions related to the proposed Ordinance and Final UDC Revisions in the September 2022 Version.

Vice Chairman Brent asked if anyone wished to speak in favor of this application. There being none, he asked if anyone wished to speak in opposition to this proposed ordinance.

Maria Copeland, citizen who lives on Deerfield Drive, advised that she was in favor of or opposed; commented about the process; that follow-up session should have been held so this is a community driven process; and about the gap between hearing the community and addressing the growth and population now.

Gail Ingram, citizen who lives on Barnes Mill Road, posed a question about 2-acre parcel and heirs.

Mr. Walton provided additional information related to minor subdivisions for clarification.

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 as presented was made by Mr. Harris, seconded by Mr. Hutcherson, and passed unanimously.

6. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Mr. Hutcherson, seconded by Mr. Lloyd, and passed unanimously. Meeting adjourned at 9:08 p.m.

John Britt, Chairman

Andrea R. Dzioba, Recording Secretary