

**HARRIS COUNTY PLANNING COMMISSION
REGULAR SESSION**

November 16, 2022

7:00 PM

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

1. **CALL TO ORDER.** Chairman Britt called the meeting to order.
2. **MINUTES.** The motion to approve the minutes of the October 19, 2022 Regular Session was made by Mr. Hutcherson, seconded by Mr. Harris, and passed with three in favor (Hutcherson, Harris, Brent) and two abstentions (Dasher, Britt).

3. **OLD BUSINESS**

A. **Decisions by Board of Commissioners of November 8, 2022**

- (1) 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.

Motion to approve the application passed unanimously with conditions. [1. Combine 3 parcels into one; and 2. Add 20' deep vegetative screening (hollies - that grow 15-20' tall) along length of docking area].

- (2) 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).

Motion to approve the application passed with unanimously.

- (3) 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.

Motion to approve the application with an effective date of April 1, 2023 passed with three in favor (Zuerner, Irions, Andrews) and two opposed (Grant, Langston).

4. **NEW BUSINESS**

- A. **Preliminary Plat (Renewal) - The Orchards at Mulberry Grove - Plat 2 (50 Lots); Location - South of GA Hwy 315 and Mountain Hill Road Intersection, Fortson, Ga.; Developer - SMB Land, LLC.** Chairman Britt introduced the Preliminary Plat (Renewal). Mr. Chris Rogers of Barrett-Simpson, Inc. was available if there were any questions. A motion to approve this Preliminary Plat (Renewal) - The Orchards at Mulberry Grove - Plat 2 (50 Lots); Location - South of GA Hwy 315 and Mountain Hill Road, Fortson, GA was made by Mr. Weldon, seconded by Mr. Brent, and passed unanimously.

- B. **Preliminary Plat (Renewal) - Plat 3 (172 Lots); Location - South of GA Hwy 315 and Mountain Hill Road Intersection, Fortson, Ga.; Developer - SMB Land, LLC.** Chairman Britt introduced the Preliminary Plat (Renewal). Mr. Chris Rogers of Barrett-Simpson, Inc. was available if there were any questions. A motion to approve this Preliminary Plat (Renewal) - The Orchards at Mulberry Grove - Plat 3 (172 Lots); Location - South of GA Hwy 315 and Mountain Hill Road, Fortson, GA was made by Mr. Weldon, seconded by Mr. Brent and Mr. Harris, 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 Matthew and Mary Parker, to rezone 4.00 acres of a 10.00-acre parcel, located on Map 058, Parcel 057, Land Lot 220, Land District 21st; Rezoning from A-1 (Agricultural/Forestry) to C-4 (Highway Commercial). Current use is undeveloped/wooded; proposed use is for a lay down yard for a construction business; property located 750' north of address 15123 and on the west side of US Hwy 27, Hamilton, GA.** Chairman Britt called the Public Hearing to order and introduced the proposed application. Mr. Matthew Parker appeared before the Commission to provide information related to the proposed use of the property, his business, and to respond to questions. Mr. Parker responded to questions from the Planning Commission related to the structures on property, the topography, location, equipment and vehicles expected to be stored, what could be seen from road, vehicle maintenance/oil changes, lighting, and fencing.

Chairman Britt asked if anyone wished to speak in favor of this application. There being none, Chairman Britt asked if anyone wished to speak in opposition to this application.

Brenda Copeland, 15450 Hwy 27, stated that residential properties surround Mr. Parker's property and she prefers to keep it that way.

Alzadie Copeland Grier, 15220 GA Hwy 18, said that her 90-year old uncle's property is adjacent to Mr. Parker's property and that she is concerned about noise from trucks; that the lights will bother her uncle; that there are blind spots along that portion of the road; and concerned with maintenance.

Teressa Lynn Copeland, 215 Bonnie Lane in Fayetteville, stated that she has concerns and opposes a business being located on the property.

Jessie Copeland, 15001 Hwy 27, stated that he was concerned about traffic and accidents in that area. He advised that people don't stop along the road in that area.

LaToya Johnson (speaking on behalf of Willie Smith of 15015 Hwy 27) stated that people should have come to the public hearings for other businesses approved in the past; that she is concerned with a loss of safety and community; that the even center ais an issue with traffic and fireworks; that she has concerns with environmental issues since they have wells; and that she wants to keep the area residential.

Durant Smith, 1864 Gilbert Street in Thomaston, stated that he would like to see the property kept residential; that a stream runs to the lake and has concerns with chemicals; and that he is concerned with traffic accidents.

Delorece Copeland, 8647 Glendevon Ct in Riverdale, stated that she is here in opposition; that the property should be residential; and that rezoning it would be a "disaster for the community."

Mr. Matthew Parker addressed the Commission and advised that the individuals all had valid concerns; that he can't help traffic but he is working with the Georgia Department of Transportation; that he can plant leyland cypress for screening; that he takes the environment seriously; that he isn't trying to upset anyone and is just making a living; that he has requested a permit for a commercial driveway; that some limbs can be removed to help blind spot; that there are only three employees currently - himself, his wife, and his father; and that he has Class B trucks.

There being no additional speakers Chairman Britt closed the Public Hearing and asked that the Impact Sheets be completed. A motion to deny the Application of Matthew and Mary Parker, to rezone 4.00 acres of a 10.00-acre parcel, located on Map 058, Parcel 057, Land Lot 220, Land District 21st; Rezoning from A-1 (Agricultural/Forestry) to C-4 (Highway Commercial). Current use is undeveloped/wooded; proposed use is for a lay down yard for a construction business; property located 750' north of address 15123 and on the west side of US Hwy 27, Hamilton, GA was made by Mr. Harris, seconded by Mr. Hutcherson, and failed with three in favor (Britt, Hutcherson, Harris) and three opposed (Weldon, Brent, Dasher).

A motion to approve the Application of Matthew and Mary Parker, to rezone 4.00 acres of a 10.00-acre parcel, located on Map 058, Parcel 057, Land Lot 220, Land District 21st; Rezoning from A-1 (Agricultural/Forestry) to C-4 (Highway Commercial). Current use is undeveloped/wooded; proposed use is for a lay down yard for a construction business; property located 750' north of address 15123 and on the west side of US Hwy 27, Hamilton, GA with conditions as follows: Zone C-4 only for well drilling business and lay down yard with all lighting facing the earth and shielded was made by Mr. Weldon, seconded by Mr. Brent, and passed with four in favor (Britt, Weldon, Brent, Dasher) and two opposed (Hutcherson, Harris).

C. **Application of BC Stone Homes, LLC, to rezone a 35.92-acre parcel, located on Map 056, Parcel 006, Land Lot 77, Land District 3rd; Rezoning from R-1 (Low Density Residential) to R-1 (Low Density Residential). Current use is undeveloped/wooded; proposed use is for single family residential; property located at the east end of Georgia Street, Pine Mountain, GA.** Chairman Britt called the Public Hearing to order and introduced the proposed application. Mr. Bryan Stone of BC Stone Homes, LC was present to provide information related to the application and to respond to questions.

Chairman Britt asked if anyone wished to speak in favor of this application. There being none, Chairman Britt asked if anyone wished to speak in opposition to this application.

Bob Reddick, 176 Pine Drive, stated that he has lived there for 22 years; that he is concerned with safety; that it is a quiet area with a lot of retired people; that there are neighbors with small children; and that he is concerned with an increase in traffic and drainage in the area.

Mary Mullins, 225 S McDouglad Avenue, said that she is concerned with the increase in population from the new subdivision and the effect that the subdivision might have on the sewer system and water pressure.

Charles Gateley, 205 Pine Drive, stated that he supports Mr. Reddick and Ms. Mullins; that the access is next to his property; that he has lived there for 23 years; that there is a natural water hazard/watershed; and that he is opposed to any access.

There being no additional speakers Chairman Britt closed the Public Hearing and asked that the Impact Sheets be completed.

A motion to approve the Application of BC Stone Homes, LLC, to rezone a 35.92-acre parcel, located on Map 056, Parcel 006, Land Lot 77, Land District 3rd; Rezoning from R-1 (Low Density Residential) to R-1 (Low Density Residential). Current use is undeveloped/wooded; proposed use is for single family residential; property located at the east end of Georgia Street, Pine Mountain, GA contingent upon the City of Pine Mountain annexing the 35.92-acre parcel was made by Mr. Weldon, seconded by Mr. Brent, and passed unanimously.

6. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Mr. Brent, seconded by Mr. Britt, and passed unanimously. Meeting adjourned at 8:47 p.m.

John Britt, Chairman

Andrea R. Dzioba, Recording Secretary