

HARRIS COUNTY PLANNING COMMISSION REGULAR SESSION

February 15, 2023
7:00 PM

Members Present: Mark Harris, Tommy Hutcherson, Nancy McMichael, Paul Dasher, Jarrod Lloyd. Members Absent: Gene Weldon, Becky Langston. Staff Present: Brian Williams, Community Development Director; Andrea Dzioba, Recording Secretary; Meagan Matechak, Consultant.

1. **CALL TO ORDER.** Brian Williams called the meeting to order.
2. **MINUTES.** The motion to approve the minutes of the December 21, 2022 Regular Session was made by Mr. Hutcherson, seconded by Mr. Lloyd, and passed with four in favor (Harris, Hutcherson, Dasher, Lloyd) and one absence (McMichael).
3. **ORGANIZATION OF COMMISSION**
 - A. **Election of Chairman, Vice-Chairman, and Secretary.** Mr. Williams advised that elections are necessary for the three positions.
 - (1) **Chairman.** The motion to appoint Gene Weldon as Chairman was made by Mr. Harris, seconded by Mr. Lloyd and Mr. Dasher, and passed unanimously.
 - (2) **Vice Chairman.** The motion to appoint Nancy McMichael as Vice-Chairman was made by Mr. Harris, seconded by Mr. Lloyd, and passed unanimously.
 - (3) **Secretary.** The motion to appoint Mark Harris as Secretary was made by Mrs. McMichael, seconded by Mr. Dasher, and passed unanimously.
4. **NEW BUSINESS**
 - A. **Adoption of the 2023 “Preliminary and Final Plats” Schedule.** The motion to approve the adoption of the 2023 “Preliminary and Final Plats” schedule was made by Vice-Chair McMichael, seconded by Mr. Harris, and passed unanimously.
 - B. **Preliminary Plat - The Orchard (29 Lots); Location - East end of Georgia Street, Pine Mountain, GA; Developer - BC Stone Homes.** Vice-Chair McMichael introduced the Preliminary Plat. The motion to approve this Preliminary Plat - The Orchard (29 Lots); Location - East end of Georgia Street, Pine Mountain was made by Mr. Harris, seconded by Mr. Hutcherson, and passed with four in favor (Harris, Hutcherson, Dasher, McMichael) and one absence (Lloyd).
 - C. **Final Plat: Mulberry Crossing - Section 3; Zoned - R-1 (Low Density Residential); Land Lots 37, 38, and 47 ~19th Land District; 34 Residential Lots (127.61 +/- acres); Developer - Edgar Hughston Builder, Inc.** Vice-Chair McMichael introduced the Final Plat. Mr. Tyler Findley, representing Edgar Hughston Builder, Inc., was available if there were any questions. A motion to approve this Final Plat: Mulberry Crossing - Section 3; Zoned - R-1 (Low Density Residential); Land Lots 37, 38 and 47 ~19th Land District; 34 Residential Lots (127.61 +/- acres) was made by Mr. Harris, seconded by Mr. Hutcherson, and passed unanimously.
5. **PUBLIC HEARING at 7:15 p.m.**
 - A. **Explanation of Public Hearing.** Vice-Chair McMichael explained the procedures involved for the Public Hearing.

B. Application of Greystone Land, LLC, to rezone 51.2 acres of a 942.07-acre parcel, on Map 048, part of Parcel 012, Land Lots 145 & 146, Land District 18th; Rezoning from A-1 (Agricultural/Forestry) to M-2 (Heavy Manufacturing); Current use is vacant/timberland; proposed use is for a borrow pit; property located approximately 7/10 of a mile southwest of the intersection of GA Hwy 27 and Holland Road, Cataula, GA.

Vice-Chair McMichael called the Public Hearing to order and introduced the proposed application. Mr. Mark Strozier representing Greystone Land, LLC appeared before the Commission to provide information related to the proposed use of the property and to respond to questions. Mr. Strozier responded to questions from the Planning Commission. He advised that he didn't know yet who would be purchasing soil/dirt and that it could be multiple buyers; that they would use the borrow pit for as long as needed; that they were trying to lower the hill top; that the land will be left usable; that operations would be as needed; that there would be one or two tractors on-site; that the area was not visible from the road; that excavators would load the trucks; and that they would not go below grade as they want to leave the property usable.

Vice-Chair McMichael asked if anyone wished to speak in favor of this application. There being none, Vice-Chair McMichael asked if anyone wished to speak in opposition to this application.

Bill Czukor, 402 Preston Ct, inquired as to whether the property would be limited to a dirt pit; whether there would be blasting; and whether there was a hard-packed road for emergency vehicles.

Mr. Mark Strozier addressed the Commission and advised that the road was gravel due to the size of the trucks; that there would be no work hours at night or on Sundays depending on the workload; that they would stop if they hit rock; and that there was no blasting to his knowledge.

There being no additional speakers Vice-Chair McMichael closed the Public Hearing at 7:28 p.m. and asked that the Impact Sheets be completed. A motion to approve the Application of Greystone Land, LLC, to rezone 51.2 acres of a 942.07-acre parcel, located on Map 048, part of Parcel 012, Land Lots 145 & 146, Land District 18th; Rezoning from A-1 (Agricultural/Forestry) to M-2 (Heavy Manufacturing). Current use is vacant/timberland; proposed use is for a borrow pit; property located approximately 7/10 of a mile southwest of the intersection of GA Hwy 27 and Holland Road, Cataula, GA with conditions as follows:

1. Grade not to exceed the lowest elevation in the 51.2 acres being rezoned;
2. No blasting;
3. Hours of operation from 7:30 a.m. to 5:30 p.m.; and
4. Staff recommendations as follows:
 - a. The subject property may only be used as a borrow pit; subject to special use approval for such;
 - b. Maintain the existing wooded buffer at a minimum of 200 feet on all sides of the limits of the borrow pit site;
 - c. Grading, soil removal and other activities associated with the proposed borrow pit shall not change the elevation of the public bike trail that is to be constructed along the abandoned railroad shown on the rezoning exhibit. As such, this rezoning approval is to be approved pending approval of the associated design plans for this property; and
 - d. Following completion of removal of material from the borrow pit, as part of its decommissioning the applicant/owner shall be required to implement an approved reclamation plan per State requirements. The reclamation plan shall be prepared by the applicant and approved by Harris County prior to issuance of a land disturbance permit for borrow pit activities.

was made by Mr. Hutcherson, seconded by Vice-Chair McMichael, and passed with four in favor (Hutcherson, McMichael, Dasher, Lloyd) and one opposed (Harris).

C. Application of Greystone Land, LLC, for a Special Use Permit for a borrow pit on a 51.2-acre parcel located approximately 7/10 of a mile southwest of the intersection of GA Hwy 27 and Holland Road, Cataula, GA; Located on Map 048, part of Parcel 012, Land Lots 145 & 146, Land District 18th, and currently zoned A-1 (Agricultural/Forestry).

Vice-Chair McMichael called the Public Hearing to order and introduced the proposed application. Mr. Mark Strozier representing Greystone Land, LLC appeared before the Commission to respond to questions.

Vice-Chair McMichael asked if anyone wished to speak in favor of this application. There being none, Vice-Chair McMichael asked if anyone wished to speak in opposition to this application. There being no speakers Vice-Chair McMichael closed the Public Hearing at 7:40 p.m. A motion to approve the Application of Greystone Land, LLC, for a Special Use Permit for a borrow pit on a 51.2-acre parcel located approximately 7/10 of a mile southwest of the intersection of GA Hwy 27 and Holland Road, Cataula, GA; Located on Map 048, part of Parcel 012, Land Lots 145 & 146, Land District 18th, and currently zoned A-1 (Agricultural/Forestry) with conditions as follows:

1. Grade not to exceed the lowest elevation in the 51.2 acres being rezoned; 2. No blasting; 3. Hours of operation from 7:30 a.m. to 5:30 p.m., Monday through Friday; and 4. Staff recommendations as follows: a. The subject property may only be used as a borrow pit; subject to special use approval for such; b. Maintain the existing wooded buffer at a minimum of 200 feet on all sides of the limits of the borrow pit site; c. Grading, soil removal and other activities associated with the proposed borrow pit shall not change the elevation of the public bike trail that is to be constructed along the abandoned railroad shown on the rezoning exhibit. As such, this rezoning approval is to be approved pending approval of the associated design plans for this property; and d. Following completion of removal of material from the borrow pit, as part of its decommissioning the applicant/owner shall be required to implement an approved reclamation plan per State requirements. The reclamation plan shall be prepared by the applicant and approved by Harris County prior to issuance of a land disturbance permit for borrow pit activities.

was made by Mr. Hutcherson, seconded by Vice-Chair McMichael, and passed with four in favor (Hutcherson, McMichael, Dasher, Lloyd) and one opposed (Harris).

6. **ADJOURNMENT**. There being no further business to discuss the meeting was adjourned at 7:42 p.m.

Nancy McMichael, Vice-Chair

Andrea R. Dzioba, Recording Secretary