

**HARRIS COUNTY PLANNING COMMISSION  
REGULAR SESSION**

March 15, 2023

7:00 PM

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

1. **CALL TO ORDER.** Chairman Gene Weldon called the meeting to order.
2. **MINUTES.** The motion to approve the minutes of the February 15, 2023 Regular Session was made by Vice-Chair McMichael, seconded by Mr. Hutcherson, and passed with three in favor (McMichael, Hutcherson, Weldon) and one abstention (Langston).

3. **OLD BUSINESS**

A. **Decisions by Board of Commissioners of March 7, 2023**

- (1) 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.

Motion to approve the application passed unanimously with the following conditions:

1. Grade not to exceed the lowest elevation in the 51.2 acres being rezoned;
2. No blasting;
3. Hours of operation from 8:00 a.m. to 5:30 p.m., Monday through Friday and 8:00 a.m. to 12:00 p.m. on Saturday; 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.
  - 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.

- (2) 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).

Motion to approve the application passed unanimously with the following conditions:

1. Grade not to exceed the lowest elevation in the 51.2 acres being rezoned;
2. No blasting;
3. Hours of operation from 8:00 a.m. to 5:30 p.m., Monday through Friday and 8:00 a.m. to 12:00 p.m. on Saturday; 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.
  - 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.

4. **PUBLIC HEARING at 7:15 p.m.**

- A. **Explanation of Public Hearing.** Chairman Weldon explained the procedures involved for the Public Hearing.
- B. **Application of Shannon Boykin for a Special Use Permit for an Amendment to the Conditions of the Original Special Use Permit to increase the limit of the number of dogs from 10 dogs to 41-80 dogs on a 5-acre parcel located at 384 Harold Williams Road, Hamilton, GA; Located on Map 069, Parcel 006A001, Land Lot 41, Land District 21, and zoned A-1 (Agricultural/Forestry).** Chairman Gene Weldon called the Public Hearing to order and introduced the proposed application. Shannon Boykin, Applicant, and Jimmy Boykin, the Applicant's husband, appeared before the Commission to provide information and to respond to questions. Shannon and Jimmy Boykin responded to questions from the Planning Commission. They advised that they would like to increase the number of dogs allowed to 41-80 dogs to match their State license; that they do not have any outside dog runs; that they are not changing the size of the facility; that the average no is 27 dogs; and that dog waste currently goes to the landfill but want to have a hatch that goes to their septic system.

Chairman Weldon asked if anyone wished to speak in favor of this application.

Mark Thompson, 1555 Smith Road, stated that he uses them for boarding; thinks that they do a very good job; that he is particular about his animals; that they take good care of his animals; that the building is in very good condition; that doesn't have a single complaint; and that they run a first class facility.

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

Robert Dixon, 500 Winfree Road, stated that he was in opposition but that the applicant has answered most of his concerns; that he wondered if the dogs would always be in at night; and whether there could be zoning conflicts in future due to growth.

Jimmy Boykin, Applicant's husband, advised that no dogs would be outside at night; that the dogs go outside in the morning and in the afternoon; and that no dogs sleep outside ever.

There being no additional speakers Chairman Weldon closed the Public Hearing at 7:31 p.m. and asked that the Impact Sheets be completed. A motion to approve the Application of Shannon Boykin for a Special Use Permit for an Amendment to the Conditions of the Original Special Use Permit to allow an increase to 40 dogs during the day and 30 dogs overnight with the condition that the applicant shall maintain the existing wooded buffer on all sides of the facility site was made by Vice-Chair McMichael, seconded by Mrs. Langston, and failed with two in favor (McMichael, Langston) and two opposed (Weldon, Hutcherson).

After additional discussion, a motion to approve the Application of Shannon Boykin for a Special Use Permit for an Amendment to the Conditions of the Original Special Use Permit to allow an increase to 40 dogs with the condition that the applicant shall maintain the existing wooded buffer on all sides of the facility site was made by Mr. Hutcherson, seconded by Vice-Chair McMichael, and passed unanimously.

5. **ADJOURNMENT**. There being no further business to discuss, the motion to adjourn was made by Mr. Hutcherson, seconded by Mrs. Langston, and passed unanimously. The meeting was adjourned at 7:40 p.m.

---

Gene Weldon, Chairman

---

Andrea R. Dzioba, Recording Secretary