

**HARRIS COUNTY PLANNING COMMISSION
REGULAR SESSION**

June 21, 2023
7:00 PM

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

1. **CALL TO ORDER.** Secretary Mark Harris called the meeting to order.
2. **MINUTES.** The motion to approve the minutes of the May 17, 2023 Regular Session was made by Mrs. Langston, seconded by Mr. Lloyd, and passed unanimously.

3. **OLD BUSINESS**

A. **Decisions by Board of Commissioners of June 6, 2023**

- (1) Application of Jon Haralson, to rezone a 2.73-acre parcel, located on Map 060, Parcel 042, Land Lot 62, Land District 21st; Rezoning from A-1 (Agricultural/Forestry) to C-4 (Highway Commercial); Current use is vacant property; proposed use is for a wildlife rehabilitation business; property located at 303 Hudson Mill Road, Hamilton, GA.

Motion to approve the application to rezone a 2.73-acre parcel, located at 303 Hudson Mill Road, Hamilton, GA, from A-1 (Agricultural/Forestry) to C-4 (Highway Commercial) unanimously approved with conditions as recommended by the Planning Commission and Staff as follows: that the property be used for wildlife rehabilitation and conservation efforts as stated on the application; and that the property maintain a visual vegetative buffer along the property line adjacent to all neighboring properties to the extent possible as well as construct or install any privacy fencing around the proposed kennels and existing shed as provided in the submitted plan.

4. **NEW BUSINESS**

- A. **Final Plat: The Orchards at Mulberry Grove Subdivision - Plat 2; CUPD (Community Unit Planned Development); Land Lots 49 and 74~19th Land District; 50 Residential lots (44.81 +/- acres); SMB Land, LLC.** Chris Rogers, Engineering Manager at Barrett-Simpson, Inc., appeared before the Commission to provide information and to respond to questions. Discussion included that there was a preliminary plat renewal last year; that the open space would remain green open space; and that there will be a turn lane off of GA Hwy 315. Mrs. Langston requested that Brian Williams, Community Development Director, confirm that the 100 ft buffer is correct and should not have been 120 ft.

A brief recess began at 7:06 p.m. so that Mr. Williams could obtain the answer to Mrs. Langston's inquiry. The meeting was reconvened at 7:11 p.m. Mr. Williams confirmed that the 100 ft buffer is correct and that the 100 ft buffer is what was shown prior.

A motion to approve the Final Plat: The Orchards at Mulberry Grove Subdivision - Plat 2; CUPD (Community Unit Planned Development); Land Lots 49 and 74~19th Land District; 50 Residential Lots (44.81 +/- acres); SMB Land, LLC was made by Mr. Lloyd, seconded by Mr. Hutcherson, and passed unanimously.

5. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Mrs. Langston, seconded by Mr. Hutcherson, and passed unanimously. The meeting was adjourned at 7:13 p.m.

Gene Weldon, Chairman

Andrea R. Dzioba, Recording Secretary