

**HARRIS COUNTY PLANNING COMMISSION
REGULAR SESSION**

July 19, 2023
7:00 PM

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

1. **CALL TO ORDER.** Chairman Gene Weldon called the meeting to order.
2. **MINUTES.** The motion to approve the minutes of the June 21, 2023 Regular Session was made by Mr. Harris, seconded by Mr. Hutcherson, and passed with four in favor (McMichael, Hutcherson, Langston, Harris) and one abstention (Weldon).

Chairman Weldon recessed the meeting until the public hearings are held at 7:15 p.m.

Chairman Weldon called the meeting back into order at 7:15 p.m.

3. **PUBLIC HEARINGS at 7:15 p.m.**

- A. **Explanation of Public Hearing.** Chairman Weldon explained the procedures involved for the Public Hearing.
- B. **Application of The Farm House/McKenzie's Farm House Inc. for a Special Use Permit for a Special Event Facility and Outdoor Wedding Venue on a 4.50-acre parcel located at 469 Farmhouse Road, Ellerslie, GA; Located on Map 080, Parcel 021F, Land Lot 189, Land District 18th, and is zoned C-4 (Highway Commercial District).** Chairman Gene Weldon called the Public Hearing to order and introduced the proposed application. Beckie McKenzie, Applicant, appeared before the Commission to provide information and to respond to questions. Mrs. McKenzie advised that the business started in 1981 and that they are no longer running a regular restaurant. They would like to have special events and provide an outdoor wedding venue.

Mrs. Langston asked why they would have to complete an application for something that she has been doing for forty years and that she doesn't think that the business should have to complete an application. Community Development Director Brian Williams advised that they previously had events under the restaurant and that in C-4 zoning without a restaurant, an SUP is required.

Chairman Weldon 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 application. There were no individuals wishing to speak in opposition.

There being no additional speakers Chairman Weldon closed the Public Hearing at 7:21 p.m. and asked that the Impact Sheets be completed.

A motion to approve the Application of The Farm House/McKenzie's Farm House Inc., for a Special Use Permit for a Special Event Facility and Outdoor Wedding Venue on a 4.50-acre parcel located at 469 Farmhouse Road, Ellerslie, GA; was made by Vice-Chair McMichael, seconded by Mrs. Langston, and passed unanimously

- C. **Application of Bee Smart Building, LLC, to rezone a 1.04-acre parcel, located on Map 056B, Parcel 329, Land Lot 76, Land District 3; Rezoning from C-2 (Commercial) to R-3 (High-Density Residential); Current use is vacant property with timber; proposed use is for Multi-Family Units/Townhouses; property located at 603 West Harris Street, Pine Mountain, GA.** Chairman Gene Weldon called the Public Hearing to order and introduced the proposed application. Ben Simpson, representative for Bee Smart Building, LLC, appeared before the Commission to provide information and to respond to questions. Mr. Simpson provided information to the Commission related

to their plans for the property. He said that they plan to use the property to build some nicer townhouses.

Chairman Weldon 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 application. There were no individuals wishing to speak in opposition.

There being no additional speakers Chairman Weldon closed the Public Hearing at 7:29 p.m. and asked that the Impact Sheets be completed.

A motion to approve the Application of Bee Smart Building, LLC, to rezone a 1.04-acre parcel, located on Map 056B, Parcel 329, Land Lot 76, Land District 3; Rezoning from C-2 (Commercial) to R-3 (High-Density Residential); current use is vacant property with timber; proposed use is for Multi-Family Units/Townhouses; property located at 603 West Harris Street, Pine Mountain, GA was made by Vice-Chair McMichael, seconded by Mr. Hutcherson, and passed unanimously

4. **ADJOURNMENT**. There being no further business to discuss, the motion to adjourn was made by Mrs. McMichael, seconded by Mr. Hutcherson, and passed unanimously. The meeting was adjourned at 7:31 p.m.

Gene Weldon, Chairman

Andrea R. Dzioba, Recording Secretary