

**HARRIS COUNTY PLANNING COMMISSION
REGULAR SESSION**

September 20, 2023

7:00 PM

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

1. **CALL TO ORDER.** Chairman Gene Weldon called the meeting to order.
2. **MINUTES.** The motion to approve the minutes of the July 19, 2023 Regular Session was made by Mrs. Langston, seconded by Mr. Hutcherson, and passed unanimously.
3. **OLD BUSINESS**

A. **Decisions by Board of Commissioners of August 1, 2023**

- (1) 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).

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

- a) The proposed quantity of on-site parking shall be determined and designed parking areas delineated and designed to meet applicable County standards; and
- b) Illumination and noise associated with events shall not extend beyond the property in such a way as to constitute a nuisance to residences in the vicinity.

Chairman Weldon recessed the meeting until the public hearings are held at 7:02 p.m.

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

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

- A. **Explanation of Public Hearing.** Chairman Weldon explained the procedures involved for the Public Hearing.
- B. **Harris County Board of Commissioners to amend the text of the Unified Development Code, Articles 2, 3, 4, 5, 11 and 12.** Chairman Gene Weldon called the Public Hearing to order and introduced the proposed application. Lee Walton, Consultant, appeared before the Commission to provide information and to respond to questions. Mr. Walton advised that the text amendment was being brought forward for their consideration since there have been issues that have been discovered since the adoption of the Unified Development Code and that some of the proposed amendments are due to HB 1405 which made changes to the State Zoning Procedures Law. Mr. Walton reviewed proposed amendments and advised that the Article 2 amendments were revisions to the Principal Use Table; that Article 3 amendments were due to a numbering error; that Articles 4 and 5 were clarifications; and that the remainder was due to HB 1405.

Mrs. Langston asked that there be a clarification related to the division of property for heirs. Mr. Walton stated that he will need to take a closer look at that also and that it may be possible to make a clarification without a text amendment.

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 7:49 p.m.

A motion to approve the amendments to the text of the Unified Development Code, Articles 2, 3, 4, 5, 11 and 12 with an additional amendment to 501.03(a)(1) by deleting “specific purpose of building a permanent residence for” and adding “personal use of” in its place was made by Mrs. Langston, seconded by Mr. Lloyd, 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 7:50 p.m.

Gene Weldon, Chairman

Andrea R. Dzioba, Recording Secretary