

**HARRIS COUNTY BOARD OF COMMISSIONERS  
WORK SESSION  
COMPREHENSIVE PLAN UPDATE  
VISION STATEMENT**

July 17, 2018

5:00 PM

Board Members Present: J. Harry Lange, Susan Andrews, Martha Chewning, Becky Langston, Jim Woods. Staff Present: Randy Dowling, County Manager; Nancy D. McMichael, County Clerk.

Facilitator: Rick Morris (RVRC), Allison Slocumb (RVRC) and William Griggs (RVRC)

Committee Members Present: Brian Williams, Alan Feagin, Colin Martin, Jack McClung, Gary Jones, Morgan Marlowe, Wayne Harbert, Will Cliatt, Randy Phillips.

Others Present: John Britt, John Henson, Julie Quigley, Lynda Dawson, Mike Stewart, Rob Grant, Andrew Zuerner, Tim Edgar, Jim Furin, Lynn Sanders, Scott Moye, Bobby Haralson

**CALL TO ORDER.** Chairman Lange called the meeting to order and said the purpose was to have a Comp Plan Update committee meeting, with comments from the committee members and then from others later in the meeting. He then turned the meeting over to Rick Morris, with the RVRC, to facilitate the meeting.

Using a Powerpoint presentation, Mr. Morris showed and reviewed the proposed Vision statement. Suggestions were made as to improvement, either by additions or deletions to same, as well as to the review of various goals and policies regarding housing, natural & cultural resources, land use, community facilities, transportation, economic development, and intergovernmental. Discussion was based on five questions (what does your community look like, what would you like to see change, how would the community go about making that change, what kind of community do you want to create, and what would success look like). Responses included:

- ▶ it has to be a balancing act
- ▶ have a sense of place
- ▶ environmentally oriented (greenspace)
- ▶ accommodate growth without losing the County's identification
- ▶ don't get too involved in trends
- ▶ cannot and should not stop growth but "ride herd" on it
- ▶ growth will occur on the interstate out of West Point
- ▶ do not over estimate growth pattern
- ▶ Pine Mountain Valley created as a rural community
- ▶ don't become like Coweta or Fayette County which are over developed
- ▶ be careful about landowners' rights
- ▶ balance rooftops
- ▶ have a regional growth plan
- ▶ balance land uses
- ▶ as long as the minimum lot size if two acres there is not much choice for development
- ▶ there is no plan - just organized chaos
- ▶ build on brownfields to help keep character of services
- ▶ need a timeline for completion of developments, to hold people accountable
- ▶ property rights have to be considered
- ▶ higher density with water and sewer infrastructure where it makes sense
- ▶ medical facilities to address the needs of aging population
- ▶ consider SPLOST as funding for infrastructure
- ▶ update the Zoning Ordinance
- ▶ address needs, rather than wants, in future SPLOSTs
- ▶ green industry
- ▶ buffering greater than 100' near streams
- ▶ basic utilities for growth, to include broadband, which controls retail growth
- ▶ quality affordable housing is needed
- ▶ pick and choose where infrastructure will be most effective
- ▶ rural is defined as less than 100 people/square mile
- ▶ define "service" (community facilities)
- ▶ define "transportation system" (transportation)
- ▶ define "good fit" (economic development)
- ▶ add intergovernmental to vision statement
- ▶ info should be distributed in advance of committee meetings

With committee meetings, comments may be restricted from people who are not part of the appointed committee.

**ADJOURNMENT**

**MINUTES APPROVAL.** The motion to approve was made during Regular Session of August 7, 2018, by Commissioner Chewning, seconded by Commissioner Woods, and passed unanimously.