

**HARRIS COUNTY BOARD OF COMMISSIONERS**  
**WORK SESSION**  
**COMPREHENSIVE PLAN UPDATE REVIEW**  
August 21, 2018 - 5:00 PM

Board Members Present: J. Harry Lange, Susan Andrews, Martha Chewing, 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, Colin Martin, Jack McClung, Linda Straub, Morgan Marlowe, Wayne Harbert, Will Cliatt, Randy Phillips, Craig Greenhaw, John Brent, Keith Hammond.

Others Present: Jennine Harvey, Joe Harvey, Tim Edgar, Dickie Fogal, Lynda Dawson, Justin Finney, Scott Moye, Bobby Haralson, Jim Furin, Lynn Sanders, Edgar Hughston.

**CALL TO ORDER.** Chairman Lange called the meeting to order and said the purpose was to have a Comp Plan Update committee meeting, after which a short discussion will occur among committee members.. He then turned the meeting over to Rick Morris, with the RVRC, to facilitate the meeting.

Mr. Morris said that rather than discuss the Land Use element, he wanted to review results from the first three Comp Plan Update meetings that took place in April, June and July. Using a Powerpoint presentation, Mr. Morris showed and reviewed the suggested policies resulting from those meetings. Discussion and comments included:

- ▶ become the first internet ready community in Georgia
- ▶ the Chamber will provide results of a study regarding broadband to Mr. Morris for review
- ▶ definition of “rural” is hard as entities define it the way they want it, so it has to be worked out
- ▶ regarding impact fees, developers already provide the infrastructure and build roads to County standards
- ▶ density depends on size, number of lots, and other variables
- ▶ sidewalks are not good for two acre lots, but perhaps for small lots
- ▶ postal service requires new subdivisions to put in cluster mailboxes
- ▶ impervious surfaces cause more flooding as water has nowhere to go
- ▶ developers must provide four-year bond in connection with deeding new roads to County
- ▶ issues with deeding older roads to County include all property owners are not in favor of doing so, or the developer is out of the picture
- ▶ building permits are not issued unless roads have been turned over to County
- ▶ recreation opportunities for all citizens, not just senior citizens
- ▶ high-density developments require infrastructure (water, sewer, etc.)
- ▶ high-density can more readily occur near or in municipalities, who need to be engaged in discussion
- ▶ developments are market driven as they related to water and sewer
- ▶ many are being attracted to high-density developments (like Sweetbay in Hamilton)
- ▶ lack of infrastructure controls growth
- ▶ high-density development near municipalities will result in the municipality annexing the development
- ▶ two acre lots are insufficient use of land
- ▶ if County were to float bonds to provide infrastructure, it would make the County responsible and liable for repayment of such bonds
- ▶ need benchmarks of acreage needed for land use
- ▶ from comments it appears some are looking to turn the county into an urban area
- ▶ thus far, discussion has centered on a very small portion of the county, acreage wise
- ▶ zoning ordinance, as well as other development related ordinances, are to be updated/revised after the Comp Plan has been finished and is in place
- ▶ input of many sources are needed for developments - preliminary plats are currently sent to 12 or 13 sources (County, School Board, Natural Resources, 911, etc), but only a few comments are received regarding possible impact or issues related to the proposed development
- ▶ there is a process in place for making changes to the Zoning and Subdivision ordinances
- ▶ consider aviation related businesses adjacent to the Airport (can be included in Zoning revision)
- ▶ cooperation and discussion needed among County, School Board and municipalities

General discussion was discontinued for committee members to raise specific topics/questions, which included:

- ▶ market determines growth
- ▶ philosophy and vision dialogue is needed, maybe a committee for such
- ▶ vision of 10 years ago is different from the vision now
- ▶ discussion is still the same regarding growth, only the people have changed
- ▶ County is limited on the water it can get from Columbus Water Works and the Chattahoochee River
- ▶ County’s water treatment plant not capable of treating more water (from the river) than it currently does
- ▶ people move here because of the rural atmosphere, if not careful that will be gone
- ▶ County is diverse - rural, developments, industrial, farm land - we want it all

Philosophy & Vision committee members (volunteered):

Craig Greenhaw, Keith Hammond, Will Cliatt, Wayne Harbert, Edgar Hughston, Scott Moye, Brian Williams, Susan Andrews

Next Comprehensive Plan Update meeting is September 18, from 5:00 to 7:00 PM, in Room 223 of the Courthouse.

**ADJOURNMENT**