

**HARRIS COUNTY BOARD OF COMMISSIONERS**  
**REGULAR SESSION**

September 21, 2021

6:30 P.M.

Commissioners Present: Andrew Zuerner, Susan Andrews, Rob Grant, Bobby Irions, Becky Langston.  
Staff Present: Randy Dowling, County Manager; Russell Britt, County Attorney; Nancy D. McMichael, County Clerk.

1. **CALL TO ORDER.** Chairman Zuerner called the Regular Session to order.
2. **PLEDGE OF ALLEGIANCE.** Chairman Zuerner led those in attendance in the Pledge of Allegiance.
3. **MINUTES.** The motion to approve the minutes of the September 7, 2021 Regular Session was made by Commissioner Langston, seconded by Chairman Zuerner, and passed unanimously.
4. **OLD BUSINESS**
  - A. **Decision: Special Use Permit Application of Kiersten Lurer (PM&A) for Verizon Wireless for a Wireless Tower as an ancillary use on a 100' x 100' compound on 231.9 acres of property located on Map 042, Parcel 070, Land Lot 121, Land District 20, on the east side of Grantham Road approximately 1,035' south of GA Highway 116, Hamilton, and zoned A-1 (Agricultural & Forestry).** Chairman Zuerner said the Public Hearing for this matter was held and closed on August 3, 2021, with action tabled to this meeting in order for Verizon to provide more data and information, and that no further comments will be received, except from the applicant. Kiersten Lurer, applicant for Verizon, appeared before the Board and said that Verizon will agree to the conditions recommended by the Planning Commission (on July 21); that the additional data proving the need and other information is proprietary information which Verizon does not want in the public record; and Verizon engineers are not present to answer questions. Discussion among the Board included that having the tower will benefit a commercial business in the area as well as citizens; that the tower may be able to help with the internet needs of some, but not all, citizens; that this application is not about broadband/internet but if this is the right place for a tower; that the Board has to look at what's the best interest of the citizens and neighborhood; and that Verizon's application meets all the County's requirements for a wireless tower. In response to a questions, Ms. Lurer confirmed that Verizon agrees with the conditions made by the Planning Commission. The motion to approve this Special Use Permit application was made by Chairman Zuerner and included the conditions, as recommended by the Planning Commission, of (1) that there be no lights on the tower, (2) that power going to the tower is to be underground, and (3) that the tower is limited to the 100' x 100' compound on the property. The motion was seconded by Commissioner Langston, and passed with three in favor (Zuerner, Langston, Grant) and two opposed (Andrews, Irions).
  - B. **Northwest Harris VFD & Flat Shoals Fire District.** Commissioner Grant said that he wasn't present during the September 7 meeting during which this issue regarding fire coverage of citizens in the northwest section of the County was discussed and because he lives in that general area, he would like to briefly discuss same. Curt Pechloff, Northwest Harris VFD Chief, and Bryon Hawkins, former Chief, were in attendance at the meeting. Discussion included that ISO considers the Flat Shoals fire district active even though the Flat Shoals VFD has been defunct for 20 years; that the fire districts needs to be redrawn; that input from the Council of Fire Chiefs will be needed; and that before anything is done, ISO needs to be made aware of that Flat Shoals VFD has "gone dark"; and that the Board will further discuss this issue during their next Planning Retreat, which should be at the end of the month or early next month.
5. **NEW BUSINESS**
  - A. **Financial Statements: June & July 2021.** The motion to approve the June and July 2021 financial statements was made by Commissioner Langston, seconded by Commissioner Grant, and passed unanimously.
  - B. **Appointment: Board of Health.** Chairman Zuerner said that it has been recommended by the Board of Health that Dr. Rod M. Duraski, who practices medicine at Wellstar Family Medicine (former Clements Clinic), be appointed to

complete the term of Dr. Martha Clements, who recently passed away, and whose term expires December 31, 2023. The motion to appoint Dr. Duraski to the Board of Health to fill the vacancy and complete the term of Dr. Clements, which expires December 31, 2023, was made by Commissioner Grant, seconded by Commissioner Langston, and passed unanimously.

6. **COUNTY MANAGER**

A. **Project Updates**. Randy Dowling, County Manager, reviewed various projects, as follows:

- (1) UDC/Land Use Codes. On schedule to file application by September 13, first reading on October 20, and second reading on November 2 to be effective November 16.
- (2) Prison Roof Replacement. Pre-bid held September 10, bid opens September 30 with Board consideration on October 19.
- (3) LMIG 2022. List approved September 7 and submitted to GDOT for approval, after which the County's allocation should be forthcoming.
- (4) Man O'War Railroad Recreation Trail, Phase IV (aka Rails to Trails). Project is ongoing, should be completed by early December 2021; the railroad bridge over US 27 is close to being finished, but the road may be closed every night this week, and possibly a night or two next week, from 10 PM to 6 AM.
- (5) Man O'War Railroad Recreation Trail, Phase V (aka Rails to Trails). Design and survey work have begun.
- (6) Airport Apron Rejuvenation. Bid opens September 23 with Board consideration on October 5.
- (7) Airport 5-Year CIP. Airport Committee has discussed and recommended approval with Board consideration on October 5.
- (8) Federal ARP Funds Projects. Discussed during tonight's Work Session with consensus regarding minor changes and the proposed projects.
- (9) Impact Fee Study. Methodology report has been completed, reviewed by the Advisory Committee on September 14, will be provided to the Board for discussion on October 5.
- (10) Quarterly Planning Retreat. Being planned for late September or early October, as soon as the lodge at Ellerslie Park is completed.
- (11) County Record Storage and Elections Office Relocation. Movement of records and the Elections Office is underway pending completion of improvements to the storage room and the Elections offices. In response to a question, Mr. Dowling said that it is anticipated that the Elections office can relocate by the end of September.
- (12) Single Family Home Permits. In response to a question from the Board, Brian Williams, Community Development Director, said that building permits are holding steady.

9. **COUNTY ATTORNEY**. Russell Britt, County Attorney, said he had no business to bring before the Board this evening.

10. **ADJOURNMENT**. There being no further business to discuss, motion to adjourn was made by Commissioner Langston, seconded by Chairman Zuerner, and passed unanimously.

---

Andrew Zuerner, Chairman

Attest:

---

Nancy D. McMichael, County Clerk