

HARRIS COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
 October 2, 2018
 7:00 P.M.

Commissioners Present: J. Harry Lange, Susan Andrews, Martha Chewing, Becky Langston, Jim Woods. Staff Present: Randy Dowling, County Manager; Mark DeGennaro, Acting County Attorney in the absence of John Taylor, County Attorney; Nancy D. McMichael, County Clerk.

1. **CALL TO ORDER.** Chairman Lange called the Regular Session to order.
2. **PLEDGE OF ALLEGIANCE.** At the request of Chairman Lange, Joey Loudermilk, Juvenile Court Judge and former County Commissioner, led those in attendance in the Pledge of Allegiance.
3. **MINUTES.** The motion to approve the minutes of the September 18, 2018 Regular Session, the September 18, 2018 Comprehensive Plan Update Work Session, and the September 26, 2018 Planning Session, was made by Commissioner Chewing and seconded by Commissioner Woods, and passed unanimously.
4. **OLD BUSINESS**
 - A. **Holland Drive.** Commissioner Langston said that there is nothing new to report regarding Holland Drive.
5. **NEW BUSINESS**
 - A. **Belva Dorsey: Enrichment Services Program Update.** Chairman Lange said that Ms. Dorsey was unable to be in attendance.
 - B. **Bid Award: Airport Entrance/Access Road & Budget Amendment #3.** Randy Dowling, County Manager, said that bid were requested for the paving of the Airport entrance road and that three bids were received, on September 18, as follows:

Company	Base Bid	Option #1	Total Bid
Piedmont Paving, Newnan, GA	\$ 435,848.74	\$ 4,019.00	\$ 439,867.74
Cline Service Corp, Columbus, GA	\$ 448,517.50	\$ 2,910.00	\$ 451,427.50
Southeastern Site Dev., Newnan, GA	\$ 470,091.45	\$ 3,854.50	\$ 473,945.95

Mr. Dowling said that the bids had been reviewed and evaluated by Pond & Company, airport consultants, who have recommended the award be made to Piedmont Paving in the amount of \$439,867.74. He also said that the project has been budgeted in the Airport Fund using TSPLOST funds in the amount of \$325,000; that the overage of \$114,876.74 will also come from TSPLOST funds; and that Hugh Weaver and Christine Schultz, of Pond & Company, were in attendance to respond to questions. In response to a question from the Board, Mr. Weaver said that the current road is gravel, which is picked up by tires and inadvertently transferred onto the tarmac, which can cause damage to airplane propellers. The motion to award the bid to Piedmont Paving in the amount of \$439,867.74 and to authorize the County Manager and County Clerk to execute the necessary contract documents, was made by Commissioner Woods, seconded by Commissioner Andrews, and passed unanimously. (This resulted in Budget Amendment #3.)

- C. **Agreement: Pond & Company Task Order #8 for Airport Road Construction Phase Services.** Randy Dowling, County Manager, said that Pond & Company had submitted a proposal in the amount of \$44,948 to supervise the construction phase of the Airport road project (see item B above) to ensure the road is built to design specifications, answer construction questions, and review and approve pay requests related to same. He also said that funding is budgeted using TSPLOST funds. The motion to approve Task Order #8 was made by Commissioner Chewing, seconded by Commissioner Woods, and passed unanimously. (Document can be found in "Contracts & Agreements" file as C&A #18-30.)
- D. **Airport CIP Revision for Master Plan (aka ALP): Pond & Company.** Hugh Weaver and Christine Schultz presented the revised CIP (Capital Improvements Plan) for the Airport to take the place of the version included in the recently approved Master Plan/ALP. Comments included that the County had advanced funds for several projects at the Airport and are now owed \$633,681 in reimbursement from GDOT and FAA; that reimbursement comes through the annual

\$150,000 allotment for general aviation airports; and that the total is subject to change depending on whether or not the County moves forward with other projects.

Chairman Lange recessed this discussion in order to hold the scheduled 7:30 PM Public Hearing

6. **PUBLIC HEARING @ 7:30 PM**

- A. **Conflict of Interest Forms**. The Conflict of Interest forms were completed at the request of Chairman Lange.
- B. **Explanation of Public Hearing**. Chairman Lange explained the procedures involved in the Public Hearing.
- C. **Application of Claude G. Scarbrough, III, to Rezone 466.17 (changed to 464.17 during hearing) acres of property owned by Wildwood Plantation LLC on Land Lots 4, 5, 31, 32, 37, 38, 65 & 66, Land District 4, Map 039, Parcels 039 & 046A, from A-1 (Agricultural & Forestry) to CORD (Commercial Outdoor Recreation Development); current use agricultural, farming, timber and leisure; proposed use recreational hunting, fishing, possibly minimal lodging; property located at 7729 Hamilton Pleasant Grove Road, Pine Mountain**. Chairman Lange called the Public Hearing to order, read the specifics of the application, and said that the Planning Commission had recommend approval with the conditions of: (1) allow commercial hunting and fishing; (2) allow up to six (6) bedrooms for lodging; (3) not allow commercial skeet and trap; and (4) have a 400 foot vegetative buffer around entire perimeter of property; and that Planning Staff had also recommended approval with the conditions of: (1) 100 foot undisturbed vegetative buffer around perimeter of property; and (2) limit to hunting, fishing and minimal lodging as requested.

Claude Scarbrough, applicant, and John Batastini, manager of Wildwood Plantation, appeared before the Board to discuss the application. Comments included that while his family enjoys using the property for their leisure, he would like to open it up for commercial quail hunts and fishing as well as pheasant tower shoots and deer hunting for Wounded Warriors. Mr. Scarbrough gave the history of the use of the property, which included the hunting preserve run by Callaway Gardens, quail hunts run by two others, the purchase of the land by the World Children's Center, and his subsequent purchase of the property. Comments continued with the rezoning has the support from six or seven nearby property owners; that there could be up to 28 hunters for pheasant tower shoots; that only 12 gauge shotguns will be used, except for deer hunts; that the acreage on the application (of 466.17 acres) should be reduced by two acres (to 464.17 acres) to allow for the kennels; that they would like for the 400 foot buffer reduced to 100 feet; that they plan to eventually renovate an old home (currently 3 bedroom/2 bath) for use as lodging for hunters; that meals for hunters would be catered; that they would like for the number of lodging bedrooms increased from six (6) to eight (8) as they plan to eventually construct another structure and most hunts consist of four (4) hunters with one (1) to each bedroom.

In response to questions, it was confirmed that a Special Use Permit is required for the kennels; that they have a barn within the recommended 400 foot buffer; and that although they currently have a 100 yard buffer in some areas, they would prefer that only a 100 foot buffer be required.

There being no further comments or questions, Chairman Lange asked if anyone wished to speak in favor of the rezoning application.

Dickie Fogal, citizen who lives on Georgia Highway 18, appeared before the Board and said that he lives about 2.2 miles from the subject property; that the proposed venture could yield tourism dollars for the County; that he knows the Scarbrough family; and that he is in favor of the rezoning.

Hal Avery, citizen who lives on Avery Road, appeared before the Board and said that he doesn't see how the proposed venture could be a detriment to the County; and that he is in favor of the rezoning.

Richard Stevens, citizen who lives .25 miles from the subject property, appeared before the Board and said that he doesn't have a problem with the rezoning.
Joey Loudermilk, citizen who lives on Mayo Road, appeared before the Board and

said that he has known Mr. Scarbrough for many years; that Mr. Scarbrough is a man of his word; that he has participated in quail hunts on the subject property; and that he recommends approval of the rezoning.

There being no further comments in favor, Chairman Lange asked if anyone wished to speak in opposition.

Debbie Bailey, citizen who currently lives in Cataula but is building a home about a mile from the subject property, appeared before the Board and said that she is not opposed to hunting, but is concerned about hearing constant gun fire relating to skeet and trap shooting, which will cause issues with her dogs, sheep and tranquility of the area.

There being no further comments in opposition, Chairman Lange asked Mr. Scarbrough and Mr. Batastini for rebuttal.

Rebuttal remarks included that the skeet and trap equipment on the property will be used to make sure the hunters know how to use guns, and not for the purpose of commercial skeet and trap events; and that during such time, hunters would shoot an average of two or three times, but no more than four; that there are no future plans to sell the property as it is to be the legacy for Mr. Scarbrough's grandchildren. In response to proposed conditions by Commissioner Woods, Mr. Scarbrough said that he had no issues with limiting lodging to seven (7) days, a 100 foot buffer around the perimeter of the property, no more than 8 lodging bedrooms, and limiting to deer, quail, turkey and pheasant hunts.

There being no further comments or questions, Chairman Lange closed the Public Hearing and asked for a motion.

The motion to approve the rezoning of 464.17 acres to CORD with the conditions of (1) allow commercial hunting and fishing; (2) allow up to eight (8) bedrooms for lodging; (3) not allow commercial skeet and trap; (4) lodging is limited to no more than seven (7) days; (5) no artificial lighting or shooting after dark; and (6) a 100 foot undisturbed vegetative buffer around perimeter of property was made by Commissioner Woods, seconded by Commissioner Chewing, and passed unanimously.

7. **NEW BUSINESS (CONTINUED)**

- D. **Airport CIP Revision for Master Plan (aka ALP): Pond & Company (continued)**. Mr. Weaver, in continuing explanation of the reimbursement of \$633,681 from GDOT, said that each time another project, for which GDOT funding is applicable, is done, the reimbursement would increase and push the actual reimbursement out even farther; that if the County does nothing, it will take about five years for reimbursement, but there is required maintenance that must be accomplished, to include runway remarking and taxiway crackseal. He also said that in addition to the GDOT/FAA funding, there are occasional discretionary funds for which the County could apply. Mrs. Schultz commented that applications for 2020 funding from GDOT are due now. Discussion included that this fiscal year, the runway extension justification study, taxiway crackseal, and runway marking are scheduled, but no projects are scheduled for FY 2020. Following discussion, the motion to approve the revised CIP was made by Commissioner Langston, seconded by Commissioner Andrews, and passed unanimously.

8. **COUNTY MANAGER**

- A. **Project Updates**. Randy Dowling, County Manager, reviewed various projects, as follows:
- (1) **Animal Control Vehicles**. Two (2) F150 pickup trucks have been received and the boxes are scheduled to be delivered this week.
 - (2) **Ambulances**. Two (2) have been ordered and are expected in March 2019.
 - (3) **Prison Security Control Upgrade**. Bids are due October 22 with award expected during the November 6 meeting.
 - (4) **Tractor/Mower for Public Works**. Equipment has been ordered and delivery is expected any day now.

- (5) 911 Generator. Bid specs are being prepared to purchase a replacement back-up generator.
 - (6) LMIG 2019 Roads. Bids open October 9, bid award expected October 16, and project completion by May 2019.
 - (7) Stripping of County Roads. Bids are due November 15 with award expected during the November 20 meeting.
 - (8) Ellerslie Park Driveway Improvement. Bids opened August 30, award was made September 4, pre-construction meeting was held September 14, and project is expected to be completed in time for November 1 opening of the Park.
 - (9) Airport Access Road. Bid award was made during tonight's meeting and project to be completed by the end of 2018.
 - (9) Airport Fuel Vendor. RFP in the process of being drafted.
 - (10) Comprehensive Plan Update. Currently underway with next meeting scheduled for October 16 with completion scheduled by next June.
 - (11) Hotel/Motel Tax Ordinance. New ordinance to increase tax from 3% to 5% was adopted September 18, and all applicable establishments have been notified of the increase, which goes into effect January 1, 2019.
 - (12) Sign Ordinance. Plans are to have the First Reading before the Planning Commission on November 21 and Second Reading and adoption before the Board on December 4.
 - (13) Daesol Stream Reroute. Bid awarded on August 7; work is underway; and project is expected to be completed by the end of December.
 - (14) SPLOST, LOST, TSPLOST. All collections are ahead of schedule.
 - (15) Single Family Building Permits. About 17 permits were issued in September.
 - (16) Solid Waste Tonnage. If tonnage continues to increase it will be necessary to add more routes, more trucks and more personnel to provide the service.
 - (17) Local Preference Policy. Policy is being drafted and expected to be before the Board on October 16.
9. **COUNTY ATTORNEY**. Mark DeGennaro, Acting County Attorney, said he has no business to discuss this evening.
10. **ADJOURNMENT**. There being no further business to discuss, the motion to adjourn was made by Commissioner Langston, seconded by Commissioner Woods, and passed unanimously.

J. Harry Lange, Chairman

Attest:

Nancy D. McMichael, County Clerk