

HARRIS COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
 December 4, 2018
 7:00 P.M.

Commissioners Present: Susan Andrews, Martha Chewning, Becky Langston, Jim Woods.
 Commissioner Absent: J. Harry Lange (at Newly Elected Commissioners Conference as ACCG President). Staff Present: Randy Dowling, County Manager; John Taylor, County Attorney; Nancy D. McMichael, County Clerk.

1. **CALL TO ORDER.** In the absence of Chairman Lange, Vice-Chairman Andrews called the Regular Session to order.
2. **PLEDGE OF ALLEGIANCE.** At the request of Vice-Chairman Andrews, Commissioner Chewning led those in attendance in the Pledge of Allegiance.
3. **MINUTES.** The motion to approve the minutes of the November 20, 2018 Regular Session, the November 20, 2018 Comprehensive Plan Work Session, the November 26 2018 Special Session for Emergency Operations Plan, and the November 26, 2018 Special Session to meet with Melody Lakes Property Owners, was made by Commissioner Chewning, seconded by Commissioner Woods, and passed unanimously.

4. **COUNTY MANAGER**

- A. **Bid Award: Road Striping 2019.** Randy Dowling, County Manager, said that bids were received for the striping of 33 County roads for a distance of 45.90 linear feet of center-line striping and 73.60 miles of side-line striping, with completion by May 30, 2019, as follows:

COMPANY	TOTAL BID
Peek Pavement Marking, Columbus, GA	\$ 132,217.00
Mid-State Construction & Striping, Perry, GA	\$ 143,052.50
Mid-State Striping, Eatonton, GA	\$ 182,421.00

Mr. Dowling said that the bids have been reviewed, that the amount budgeted in SPLOST 2014 is \$65,000, and the recommendation is to reject all bids and go back out on bid with a less expensive, but GDOT approved, road paint. The motion to reject all bids and go back out on bid as recommended was made by Commissioner Langston and seconded by Commissioner Chewning. Commissioner Woods said that Two Rivers RC&D can stripe roads at a cost of \$315 per linear mile. Nancy McMichael, County Clerk, suggested that Two Rivers be contacted once the bids are received to compare pricing. The motion to reject and rebid passed unanimously.

- B. **Ellerslie Park Roadway Change Order & Budget Amendment #6 for Turn Lane.** Randy Dowling, County Manager, said that the Board awarded the Ellerslie Park internal road construction to Alexander Contracting on September 4 in the amount of \$407,653.30; that at that time it was noted that once the permit for the GDOT required turn lanes was approved and received a change order would be needed from Alexander Contracting; that GDOT has approved the permit and Alexander Contracting has submitted a change order in the amount of \$114,436.40; that if approved, the total cost of the project will increase to \$522,089.70, which is \$72,089.70 over the approved budget, and will result in a budget amendment (#5) for the difference; that the project can be completed by the end of the year or early next year; that the playground equipment for Ellerslie Park is expected next week; and that hopefully the Park could open to the public in January. Discussion included that should the turn lane portion of the project be bid out, it would result in the completion of the project being delayed until sometime in March of next year, with the park opening to the public sometime in April. Following discussion, the motion to approve the change order of \$114,436.40, the budget amendment #6, and to authorize the County Manager and County Clerk to execute the necessary documents was made by Commissioner Woods, seconded by Commissioner Chewning, and passed with three in favor (Woods, Chewning, Andrews) and one opposed (Langston). (Change Order can be found in "Contracts & Agreements" file as C&A #18-36.)

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

- (1) Ellerslie Park Development. Project is in progress, with turn lane approval tonight, total project should be finished by the end of the year or early January, with the park opening scheduled for shortly thereafter.
 - (2) Airport Runway Extension Justification Study. Project is on hold pending review of scope and pricing by GDOT.
 - (3) Airport Runway Remarking and Crack Seal Project. Project is on hold pending review of scope and pricing by GDOT.
 - (4) Comprehensive Master Plan Update. Update is underway; next meeting is scheduled for January 15 at 5:00 PM. Plan must be completed in April and sent to the Georgia Department of Community Affairs for approval by June.
 - (5) Melody Lakes Dam. Review and calculation of Option #7, as proposed by the property owners, is underway.
 - (6) Rails to Trails Project. Project is ongoing with plans to go out on bid in May 2019.
 - (7) Hotel/Motel Tax. The increase from 3% to 5% starts January 1 and all businesses affected by same have been notified.
 - (8) SPLOST & LOST Revenue. October's numbers are down from last month and from the same time last year, probably due to the bad weather in October.
 - (9) Single Family Building Permits. 14 permits were issued in November bringing the total to 101 during the first five months of the fiscal year.
 - (10) Radio System Sharing Agreement. Review still underway and discussion is including the use of radio frequencies.
5. **RECESS REGULAR SESSION**. At 7:15 PM, Vice-Chairman Andrews recessed the meeting until 7:30 PM, at which time the Public Hearings will be held.
 6. **RESUME REGULAR SESSION**. Vice-Chairman called the Regular Session back to order at 7:30 PM.
 7. **PUBLIC HEARINGS @ 7:30 PM**
 - A. **Conflict of Interest Forms**. The forms were completed during the recess.
 - B. **Explanation of Public Hearings**. Vice-Chairman Andrews explained the Public Hearing procedures.
 - C. **Application of Claude G. Scarbrough, III, for Special Use Permit for Commercial Hunting, Fishing & Lodging up to 8 bedrooms, on 464.17 acres of Land Lots 31, 32, 37, 38, 65 & 66, Land District 4, Map 039, Parcels 039 & 046A; current use agricultural, farming, timber and leisure; proposed use commercial hunting and fishing and lodging up to 8 bedrooms; property located at 7729 Hamilton Pleasant Grove Road, Pine Mountain, and zoned CORD (Commercial Outdoor Recreation Development)**. Vice-Chairman Andrews called the Public Hearing to order, read the specifics of the application, and said that the Planning Commission had recommended approval with the same conditions that were attached to the rezoning of the property to CORD, which were (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) 100' undisturbed vegetative buffer around perimeter of property; and that the staff had also recommended approval. She asked if anyone wished to speak in favor of or in opposition to this Special Use Permit application. There being none, she asked Claude Scarbrough, applicant, for comments. Mr. Scarbrough thanked the Board for the opportunity to be able to move forward with his plans. There being no further comments, or comments from the Board, Vice-Chairman Andrews closed the Public Hearing and asked for a motion.

The motion to approve this Special Use Permit application with the same conditions attached to the rezoning of the property, except to clarify that lodging is limited to no more than seven (7) consecutive days per paid guest, was made by Commissioner

Chewning, seconded by Commissioner Woods, and passed unanimously. Therefore, based on the approval, the conditions are as follows: (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) consecutive days per paid guest; (5) no artificial lighting or shooting after dark; and (6) 100' undisturbed vegetative buffer around perimeter of property.

- D. **Application of Claude G. Scarbrough, III, for Special Use Permit for Private Kennel on 2.00 acres of Land Lot 32, Land District 4, Map 039, Part of Parcel 046A; current use agricultural, farming, timber and leisure; proposed use private kennel; property located at 7729 Hamilton Pleasant Grove Road, Pine Mountain, and zoned A-1 (Agricultural/Forestry).** Vice-Chairman Andrews called the Public Hearing to order, read the specifics of the application, and said that both the Planning Commission and Staff had recommended approval of this Special Use Permit application. Claude Scarbrough, applicant, said that having a kennel is necessary for his hunting/fishing/lodging operation. Vice-Chairman Andrews asked if anyone wished to speak in favor of or in opposition to this Special Use Permit application. There being none, and there being no questions from the Board, she closed the Public Hearing and asked for a motion.

The motion to approve this Special Use Permit application for a Private Kennel was made by Commissioner Woods, seconded by Commissioner Chewning, and passed unanimously.

- E. **Application of Harris County Planning Commission to Amend the Text of the Zoning Ordinance, Articles II, IV and V, for the revision of the Sign Ordinance.** Vice-Chairman Andrews called the Public Hearing to order, read the specifics of the application; said that it had been recommended for approval by the Planning Commission; said that two minor changes had been made to include the addition of the definition of Code Enforcement Officer in Section 2.4 and the insertion of "as defined herein" at the end of 2.15.1; and said that the deletion of Article IV of Chapter 6, which is not part of the Zoning Ordinance, will also occur. She asked if anyone in attendance wished to comment on the proposed Sign Ordinance. There being none, she closed the Public Hearing and asked for a motion.

Commissioner Langston said that while she has been pushing to get this Ordinance in place for quite some time, she would like to table action to the second meeting in January in order for the two new Commissioners to be become familiar with same. There were no objections.

8. **COUNTY ATTORNEY.** There was no business for which John Taylor, County Attorney, needed to discuss with the Board.
9. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Commissioner Woods, seconded by Commissioner Langston, and passed unanimously.

Susan Andrews, Vice Chairman

Attest:

Nancy D. McMichael, County Clerk