

HARRIS COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
September 3, 2019
7:00 P.M.

Commissioners Present: Becky Langston, Susan Andrews, Rob Grant, J. Harry Lange, Andrew Zuerner.
Staff Present: Randy Dowling, County Manager; John Taylor, County Attorney; Nancy D. McMichael, County Clerk.

1. **CALL TO ORDER.** Chairman Langston called the Regular Session to order.
2. **PLEDGE OF ALLEGIANCE.** Chairman Langston led those in attendance in the Pledge of Allegiance.
3. **MINUTES.** The motion to approve the minutes of the August 20, 2019, Regular Session, was made by Commissioner Lange, seconded by Commissioner Andrews, and passed unanimously.
4. **APPEARANCE OF CITIZENS**
 - A. **Jim Woods: Impact Fees.** Jim Woods, citizen and former Commissioner, appeared before the Commission and said that impact fees should be considered by the Board to increase revenue to cover costs associated with County-provided services.
5. **OLD BUSINESS**
 - A. **Agreement: Trivinity Health Services - Silver Sneakers Program.** Chairman Langston said this agreement had been discussed during a previous meeting with action tabled until revisions could be made. Stephen Waskey, Recreation Director, said that the Silver Sneakers program is for senior citizens who are on Medicare whereby their insurance pays for their admission to the Community Center. John Taylor, County Attorney, said that the agreement had been revised from a legal aspect to better reflect his concerns for the County and that he is satisfied with same. In response to questions, Mr. Waskey said that while this agreement pays the Community Center fee, it does not cover any costs associated with any programs; that the admission fees would be paid to the County once a month; and that if the County stops charging admission fees to citizens, then the Silver Sneakers program would also stop, but that fees for out of county visitors would continue. Following discussion, the motion to approve this agreement was made by Commissioner Lange, seconded by Commissioner Andrews, and passed unanimously. (Document can be found in "Contracts & Agreements" file as C&A #19-31.)
6. **COUNTY MANAGER**
 - A. **Project Updates.** Randy Dowling, County Manager, reviewed various projects, as follows:
 - (1) **County-wide Email System.** Bid specs are being prepared.
 - (2) **Replacement Telephone System for Courthouse, Commissioners' Office, and Community Development.** Bid specs are being prepared.
 - (3) **Restriping of 18 County Roads.** Awarded during the August 20 meeting; and completion expected by November 30, 2019.
 - (4) **Community Center Pool Equipment.** Bid specs being prepared to modernize and upgrade.
 - (5) **Ellerslie Park Chipping & Grinding.** Project is underway; of the 27,500 CY of debris, about 10,500 CY has been chipped and transported out of the County; and project should be completed by late October.
 - (6) **Rails to Trails.** Phase I of the project, from downtown Pine Mountain to the intersection of US 27 and SR 18 (354), is underway. Bids for Phase II & III, which will continue the trail to behind the Mountain Creek Inn, opened on August 27, and are to be on the September 17 or October 1 meeting for consideration by the Board. Commissioner Grant suggested that coordination

with the Harris County Chamber of Commerce occurs regarding a ribbon cutting at the completion of Phase I, and Mr. Dowling said that he would get in touch with the Chamber.

7. **COUNTY ATTORNEY**. John Taylor, County Attorney, had no business to discuss with the Board this evening.

8. **PUBLIC HEARINGS @ 7:30 PM**

A. **Conflict of Interest Forms**. The Conflict of Interest forms were completed at the request of Chairman Langston.

B. **Explanation of Public Hearing Procedures**. Chairman Langston explained the Public Hearing procedures to include individuals in favor of or in opposition will be allowed to speak; that speakers will be given three (3) minutes; comments are to be directed to the Board; no other topics to be addressed; speakers are to be respectful, orderly, and hold applause; disruptive attendees may be removed; speakers are to provide their name, address and how far they live from the subject development; and the Board will ask questions of the applicant, who will have unlimited time in which to respond and to make his presentation.

C. **Application of Brian M. Devine, for Verizon Wireless, for a Special Use Permit for Wireless Tower as an ancillary use, on 87.14 acres of property located at the northwest corner of GA Hwy 18 and Interstate 185, on Map 038, Parcel 033, Land Lots 98, 99 & 107, Land District 3, and zoned A-1 (Agricultural/Forestry)**. Chairman Langston called the Public Hearing to order, read the specifics of the application, and said that it had been recommended for approval by the Planning Commission with the condition that evidence be provided to verify that the tower complies with/meets all federal and state requirements. Leslie Keating, representing Verizon Wireless, appeared before the Board and said that the site of the proposed tower will benefit citizens in the area as well as travelers on Interstate 185; that it is a 180' monopole tower; that there will be room for co-locators on the pole, which will be concrete. Commissioner Grant said he had concerns about the proposed tower providing more coverage for travelers rather than citizens; that it would appear that better coverage could be provided to citizens by relocating the tower to the northeast corner near the Shell station; and he was concerned about the interstate exit being in fall zone. Ms. Keating said that while she can't speak for the engineers regarding relocation, the proposed area is the target area for Verizon and relocation may cause great difficulties. There being no further discussion, Chairman Langston asked if anyone wished to speak in favor of the application.

Gloria Garner, citizen who lives on White Cemetery Road appeared before the Board and said that she lives within a quarter mile of the proposed site and is in favor of the application.

There being no further comments in favor, Chairman Langston asked if anyone wished to speak in opposition. There being none she asked Ms. Keating for any closing comments. Ms. Keating said that Verizon would like to be able to provide better coverage for citizens and for emergency services due to the lack of coverage in the proposed area.

Chairman Langston closed the Public Hearing and asked for a motion. Commissioner Grant made the motion to disapprove the application due to concern about coverage for citizens and possible tower relocation. Ms. Keating asked if action could be tabled in order to consider relocation, to which Commissioner Grant withdrew his motion to disapprove and tabled action until the September 17 meeting.

D. **Application of Grey Rock Development, LLC/David B. Erickson, to Rezone 137.87 acres on LL 80, LD 18, Map 047, Parcel 031, from R-1(Low Density Residential/Single Family) to PRD (Planned Residential Development); current use vacant; proposed use residential homes with commercial out-parcels and green spaces; property located about 2/10 of a mile east of intersection of Grey Rock Road and US Highway 27 (aka Veterans Parkway), Cataula**. Chairman Langston called the Public Hearing to order, read the specifics of the application, said that the Planning Commission had recommended disapproval and that Staff had recommended approval. She again read the procedures for the Public Hearing.

David Erickson, representing Grey Rock Development, LLC, appeared before the Board and said that he resides in Harris County; that the concept plan for the development shows 196 lots with 48 acres of greenspace and 11 acres of commercial; that the build out for the development is 10 years; that an alternate to the concept plan is to move the commercial further west to the Harris County line; that the primary entrance will be off Veterans Parkway (US Highway 27) with a second off Grey Rock Road; that traffic on Grey Rock Road is very light; that an independent traffic study showed the road could withstand up to 11,000 cars per day; that homes will range from \$250,000 to \$350,000; and that regarding the sewer, there will be a lift station in the southwest corner of the property to lift the sewage about 50 feet and then be gravity fed into the Columbus Water Works sewer line. He then reviewed various exhibits he had submitted to the Board to include a copy of the agreement with Columbus Water Works and the County; estimated service delivery costs per household; cost per student; statements from five individuals endorsing the rezoning; issues resulting from the Planning Commission meeting (on 08/20/2019); table of median housing values; home building fiscal impact analysis; traffic count for Grey Rock Road performed by Barrett-Simpson of Phenix City, AL; copy of an article from the Wall Street Journal; copy of a map from the County's Comprehensive Land Use Plan; a copy of page 37 from the County's Comprehensive Land Use Plan; a copy of pages 8 & 9 from the County's Comprehensive Land Use Plan; and a copy of an article from the Columbus Ledger-Enquirer dated March 13, 2007. He continued by requesting approval of his rezoning.

There being no questions from the Board, Chairman Langston asked if anyone wished to speak in favor of the rezoning.

Bill Clayton, citizen who lives on Piedmont Lake Road, about 18 miles from the subject property, appeared before the Board and said that the buffer required for the development will be beneficial; that the majority of the traffic would probably go into Muscogee County; and that he has no issues with the smaller lots.

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

Neal Callahan, citizen who lives on Piedmont Lake Road, about 18 miles from the subject property, appeared before the Board and said that the County's Comprehensive Land Use Plan shows the intent to maintain the rural nature of the County; that citizens don't want this type of development but want commercial; that upon being questioned, Mr. Erickson could not say what kind of commercial would be in the development; and he asked that the Board respect the wishes of the citizens.

Ed Lee, citizen who lives on Hamilton Mulberry Grove Road, about 6 miles from the subject property, appeared before the Board and said that the County does not need to mimic Columbus; that if the County approves the rezoning, it will end up looking like Fort Mitchell with nothing but rental homes; and he asked that the Board disapprove the rezoning.

Steve Melton, citizen who lives on GA Hwy 315, about 11 miles from the subject property, appeared before the Board and said that this type of development gets people upset; and that people here don't want it and they should be heard.

Steve King, citizen who lives on Spring Hill Drive, about 10 miles from the subject property, appeared before the Board and said that he is opposed to the rezoning; that he moved here because of the large and spacious lots; that there will be an impact on schools; and that lift stations usually have problems in 10 years and it will be on the County to maintain.

George Ferris, citizen who lives on Dogwood Trail, about 6 miles from the subject property, appeared before the Board and said that he moved here to get away from Muscogee County and likes the rural character of the County.

Sam Schuler, citizen who lives on Wildwood Plantation Trail, about 7 miles from the subject property, appeared before the Board and said that he encourages the Board to vote no on the rezoning; that he would like the County to remain rural and not bring Muscogee County into Harris; and that the people are opposed to the rezoning.

James Pitz, citizen who lives on Mink Drive, about 1 mile from the subject property, appeared before the Board and said that he doesn't want the County to look like Muscogee County.

Bill Simmons, citizen, appeared before the Board and said that the sewer lift station will fail and when it does, sewage will back up into houses.

Franklin Dillard, citizen who lives on Fox Chase Trail, about 5 miles from the subject property, appeared before the Board and said that the people oppose this rezoning; and that slavery was once legal, but that didn't make it right.

Malinda Ball, citizen who lives on Brown Creek Road, about 20 miles from the subject property, appeared before the Board and said that she is concerned about the sewage to Columbus and the cost for Columbus to take same; that schools will be over crowded; that people like the rural atmosphere of the County and do not want to live there.

Pam Smith, citizen, appeared before the Board and said that it may not cost the County anything initially, but in 10 years, there would be costs; and that 196 houses would equal about 600 more people.

Mr. Satterfield, citizen who lives on Holland Road, about 7 miles from the subject property, appeared before the Board and said that he's lived in the County about 15 years and likes the small town feel and that the rezoning will bring more houses and people into the County and result in more crime.

Patrick Callaway, citizen who lives on GA Hwy 116, about 20 miles from the subject property, appeared before the Board and said that tax-wise, taxes on the homes in the development will not cover the cost per household to educate the children in the development.

JK Robbins, citizen who lives about 2 miles from the subject property, appeared before the Board and said that the public does not want this type of development and they want to keep the County rural.

Lloyd Mewbourne, citizen who lives on Hall drive, about 20 miles from the subject property, appeared before the Board and said that it costs about \$2,246 to educate a child per year.

Leslie Robertson, citizen who lives on South Windsong Court, about 6 miles from the subject property, appeared before the Board and said that she lives in a Dave Erickson neighborhood and that houses continue to have problems.

Lee Ann Farris, citizen who lives on Trammel Mill Road, about 25 miles from the subject property, appeared before the Board and said that she is opposed to the rezoning; that she doesn't want the County to look like Muscogee County; that she is also concerned about first responders and the small lots, the urban sprawl and resulting crime; and she wants to keep the rural atmosphere of the County.

Frank Clouse, citizen who lives on Grey Smoke Trail, about 5 miles from the subject property, appeared before the Board and said that he moved to the county for the rural character; that he is concerned about the increase in traffic in the area; and that the County should remain rural.

Jon Gaboury, citizen who lives on Hudson Mill Road, about 7 miles from the subject property, appeared before the Board and said that the main problem he has is the concept; that the Georgia Constitution, Article I, Section 2, states that government originates with the people, is founded upon their will only, and is instituted solely for the good of the whole, and that public officers are trustees and servants of the people and at all times are amenable to them; and that the people do not want this rezoning.

Robert Cline, citizen who lives on Mustang Trail, about 9 miles from the subject property, appeared before the Board and said that he does not want Dave Erickson to build in the County.

Kevin Boykin, citizen who lives on Old Gate Road, about 1 mile from the subject property, appeared before the Board and said that traffic on Grey Rock Road will increase.

George Clark, citizen who lives on GA Hwy 103, about 20 miles from the subject property, appeared before the Board and said that he is concerned about the increase in traffic; that the vision of the County is the way of life; and that he would like to see the County remain rural.

Hannah McGhee, citizen who lives on Palmetto Creek Lane, about 15 miles from the subject property, appeared before the Board and said that she does not want to see the County turn into another Columbus; that she goes to school at CSU and it takes 30 to 40 minutes to get there and adding more traffic will make it even longer; and that the schools are already over crowded.

Harry Bannister, Jr., citizen who lives on Kennon Road, about 10 miles from the subject property, appeared before the Board and requested that the Board vote no on the rezoning.

Anthony Giordano, citizen who lives on Hickory Hill Drive, about 15 miles from the subject property, appeared before the Board and said that lift stations die; that the Backwater Condos had an issue with its lift station and sewage backed up into the condos; that he would like the County to remain as is; and he requested that the Board vote no on the rezoning.

Charles Hunsacker, citizen who lives on Red Fox Court, about 2 miles from the subject property, appeared before the Board and said that homes on 1/4 acre lots will not produce tax revenue to cover County services; that the sewer lift station is proposed to be next to the playground; that homes will be subject to vibrations and noise from the blasting at the quarry, which is basically across the road; that 83% of the voters (who voted in the most recent election) voted to keep the two-acre minimum lot size; that the Planning Commission voted 5-0 to recommend disapproval of the rezoning; and that as public servants, the Board should listen to the citizens.

Michael Hamby, citizen who lives on White Oak Trail, about 10 miles from the subject property, appeared before the Board and said that he was born and raised in Columbus, which has become a horror story; that he moved to Harris County for the rural area; and requested the Board to vote no.

Linda Rutland, citizen who lives on Cannon Road, about 14 miles from the subject property, appeared before the Board and said that developers develop for their own gain; and she requested the Board not approve the rezoning.

M. Herndon, citizen who lives on Hunter Road, about 8 miles from the subject property, appeared before the Board and said that it doesn't matter how far away someone lives from the property, which affects the County as a whole; and that she has worked in the school system and classrooms are over crowded.

George Moore, citizen who lives about 1.5 miles from the subject property, appeared before the Board and said that the businesses in Columbus will get the tax dollars since the subject property is at the Muscogee County line; that he does not think the road could withstand 11,000 vehicles; and that build out could be done in less than 10 years.

Chad Kessler, citizen who lives on Maggie Way, about 12 miles from the subject property, appeared before the Board and said that he is concerned about the traffic, taxes, the lack of an impact study before breaking ground; that people need to visit homes built by Dave Erickson and tour them, they are built in 30 days and concrete is supposed to cure for 30 days. At this point, John Taylor, County Attorney, gave caution about such comments.

Connie Hamby, citizen who lives on White Oak Trail, about 10 miles from the subject property, appeared before the Board and said that she works for the Post Office and the development will increase the demands for the Post Office; and she requested the Board vote no.

Jim Wooldridge, citizen who lives on Pierce Chapel Road, about 3 miles from the subject property, appeared before the Board and said that he is opposed to the rezoning.

Petra Cook, citizen who lives on Ruth E. Willett Drive, about 10 miles from the subject property, appeared before the Board and said that she moved to the County for her children who are still in school; that the development will bring crime and over crowded schools; and that development should be kept out of the County.

George Averill, citizen who lives on Waterway Drive, about 3 miles from the subject property, appeared before the Board and said that there needs to be businesses in the

County that will employ people who live here; that the County does not need development and turn into Muscogee County; and he requested the Board vote against the rezoning.

Gene Parnell, citizen who lives on Pintail Court, about 4 miles from the subject property, appeared before the Board and said that he came from Fort Mitchell where homes are on small lots and most of which are now rentals; that renters do not take care of their homes; that he moved to Harris County and loves it here; and he requested the Board vote no.

Allen Butcher, citizen who lives on Burnt Log Road, about 17 miles from the subject property, appeared before the Board and said that he is the vice president of the Fall Line Quarry, which is across the road from the proposed development; that the development will be in close proximity to the quarry where blasting is conducted and there is a lot of truck traffic as a result; that they believe the current zoning (R-1) is better suited; and that if the Board does approve, it is requested that the developer be required to notify any property owner of the existence of a quarry operation that conducts blasting and generates truck traffic. He submitted a letter reflecting same to the Board for the record.

Ryan Brown, citizen who lives on Grey Rock Road, about 2 miles from the subject property, appeared before the Board and said that Grey Rock Road is used as a cut-through road and any development would increase the traffic.

Robert Hayes, citizen who lives on Wildwood Plantation Drive, about 7 miles from the subject property, appeared before the Board and said that he is opposed to the rezoning.

Jill Moore, citizen who lives on Old Chimney Drive, about 10 miles from the subject property, appeared before the Board and said that she owns property on Kings Gap Road, where she plans to move, and would not like to see this type of development there; and urged the Board to listen to the people.

Debbie Bolen, citizen who lives on Hunter Road, about 9 miles from the subject property, appeared before the Board and said that she is concerned about first responders; that more people put a greater burden on first responders; and that the Board should vote no.

Josh Allen, citizen who lives on GA Hwy 315, about 6 miles from the subject property, appeared before the Board and said that he is opposed to the rezoning.

John Guerrero, citizen who lives on East Bon Acre Road, about 3 miles from the subject property, appeared before the Board and said that he moved to the County in 1994 for the rural way of life; and that allowing such a development will only bring more traffic to the County.

Meghan Guenther, citizen who lives on Hamilton Mulberry Grove Road, about 7 miles from the subject property, appeared before the Board and said that if approved, more law enforcement, EMS, and firefighters will be needed; that there will be more traffic; that an objective of the Comprehensive Land Use Plan is to keep the County like it is; that developments should not be approved until ordinances are changed; and she urged the Board to disapprove the rezoning.

Bobby Allen, citizen who lives on GA Hwy 315, about 7 miles from the subject property, appeared before the Board and said that the development is not consistent with the Comprehensive Land Use Plan, and he urged the Board to vote no.

Bill Pullen, Jr., citizen who lives on Grey Rock Road, about 1 mile from the subject property, appeared before the Board and said that a traffic count of one day is not an accurate count; that traffic will be a burden for the area; that there is concern about the lift station and the expense to the County; that citizens are opposed to the rezoning; and that it will be a negative impact on the County.

Bill Berry, citizen who lives on Denney Road, about 5 miles from the subject property, appeared before Board and said that traffic on US 27 going to Columbus is high and this will only add to it; that he doesn't want the County to have more areas like Melody Lakes, Mulberry Estates and Pine Lake; and that the rezoning should be disapproved.

Hank Smith, citizen who lives on Hudson Mill Circle, about 10 miles from the subject property, appeared before the Board and said that he moved to the County to get away from traffic, and urged the Board to vote against the rezoning.

Tony Link, citizen who lives on Grey Rock Road, about a quarter mile from the subject property, appeared before the Board and said that a lot has been said that the traffic will increase on Grey Rock Road; that the road is narrow with curves and a hill near the subject property; and that the County should perform an assessment of the road to determine whether or not the road could handle the additional traffic.

David Thornton, citizen who lives on Buckhead Ridge, about 10 miles from the subject property, appeared before the Board and said that smaller lots will over burden the County and the School system; that fire departments won't be able to handle the influx; and that taxes will go up.

Kathy Faircloth, citizen who lives on Hunter Road, about 12 miles from the subject property, appeared before the Board and said that she does not want such a development in the County; that she likes the County the way it is; that it will be too much for the County to handle; and she urged the Board to vote no.

Jason Jackson, citizen who lives on Grey Smoke Trail, about 5 miles from the subject property, appeared before the Board and said that with about 200 houses, traffic is going to be a lot worse than it is.

James Chambers, citizen who lives on Deer Run Drive, about 10 miles from the subject property, appeared before the Board and said that the Board should vote no until studies are performed; and that there should be a way to guarantee that developers will keep their word.

Skip Wyatt, Chief of Ellerslie Volunteer Fire Department and citizen who lives on Saddlebrook Trail, about 10 miles from the subject property, appeared before the Board and said that the closer the houses the more difficult it is for firefighters, and if one house catches fire, others will catch fire as well; and that while he is not against development, such a development will be difficult to maneuver fire trucks and will cause congestion.

Curt Pechloff, citizen who lives on Kingson Street, about 16 miles from the subject property, appeared before the Board and said quarter acre lots are too small; and that traffic will be a concern.

George Kis, citizen who lives on Grey Rock Drive, about 2 miles from the subject property, appeared before the Board and said that he likes the rural nature of the County; that 83% of the voters (who voted in the last election) voted to keep the County rural; that the development will result in the need for more schools and police; that property taxes will go up; that enough is enough, keep the County rural.

Fritz Autenrieth, citizen who lives on White Pine Drive, about 8 miles from the subject property, appeared before the Board and said that he doesn't object to anyone moving to the county, but he is not in favor of the small lots; and he urged the Board to vote no.

Joaquin Maldonado-Beltran, citizen who lives on Pinewood Way, about 25 miles from the subject property, appeared before the Board and said that the development will be an extension of Columbus into Harris County; and that the additional traffic will become a hazard.

Lynda Dawson, citizen who lives on O Street, about 17 miles from the subject property, appeared before the Board and said that she is opposed to the rezoning; that it would put on burden on the Sheriff's Office, Public Works, and other services; and that she is concerned about the number of houses and the limited number of outlets.

Tracy Graves, citizen who lives on Lower Blue Springs Road, about 20 miles from the subject property, appeared before the Board and said that people move to the County for the rural nature; and that if the Planning Commission has a problem with the development, since they recommended disapproval, and the people have a problem with it, then you (the Board) should have a problem with it.

Rachel Elliott, citizen who lives on West Bon Acre Road, about 3 miles from the subject property, appeared before the Board and said that her family has lived in the County about 200 years; that she likes the County the way it is; and she urged the Board to vote no.

Linda Ailstock, citizen who lives on Ginn Lake Road, about 8 miles from the subject property, appeared before the Board and said that she is opposed to the rezoning; that schools are already over crowded; and that she hopes the Board will vote no.

Kathy Kis, citizen who lives on Grey Rock Drive, about 2 miles from the subject property, appeared before the Board and said that she wants the County to remain rural.

Kim Eckert, citizen who lives on GA Hwy 85, about 7 miles from the subject property, appeared before the Board and said that with the traffic there will be an increase in the need for more schools, deputies and EMS.

Debbie Graham, citizen who lives on Voorhees Road, about 10 miles from the subject property, appeared before the Board and said that she likes the way the County is and her way of life; and that she urged the Board to vote no.

At this point, Chairman Langston declared a recess was necessary and called for a 10 minute recess. Upon resuming the Public Hearing, Chairman Langston asked for the next person to speak.

Juan Santos Clavino, citizen who lives on Mountain Hill Road, about 9 miles from the subject property, appeared before the Board and said that the close housing will lead to over crowding; that there will be more traffic; and that the development should stop.

Brad Holloway, citizen who lives on Quail Ridge Drive, about 7 miles from the subject property, appeared before the Board and said that only this year all the school buses now have air conditioning; that adding more kids will bring other issues; that there are only four ambulances in the County now; and that having worked in construction, it won't take 10 years for build out of the development.

Dennis Arntz, citizen who lives on Wildwood Plantation Drive, about 8 miles from the subject property, appeared before the Board and said that he is concerned about emergency services, schools, and taxes; that he does not want to see this area of the County deteriorate and become like Detroit, Chicago, or New York with high crime; and that the citizens do not want high density housing.

Rick St. John, citizen who lives on Grey Rock Drive, about 2 miles from the subject property, appeared before the Board and said that it makes sense to vote no as recommended by the Planning Commission.

Ron Gibson, citizen who lives on Brookside Drive, about 4 miles from the subject property, appeared before the Board and said that he is opposed to the rezoning.

Jennie Eichmann, citizen who lives on Harold Williams Road, about 12 miles from the subject property, appeared before the Board and said that the Board needs to change the PRD (ordinance) so that it will never come up again.

Matt Wooldridge, citizen who lives on Pierce Chapel Road, about 3 miles from the subject property, appeared before the Board and said that his property backs up to the subject property; that regarding the commercial area, there is a high voltage right of way that will probably prevent any commercial from being developed in both Harris and Muscogee counties; that he does not want a high-density development behind his property; and he urged the Board to vote no.

Kevin Peoples, citizen who lives on Goat Rock Road, about 16 miles from the subject property, appeared before the Board and said that he encourages the Board to listen to the people and vote no on the rezoning.

Pam Bettes, citizen who lives on North X Street, about 23 miles from the subject property, appeared before the Board and said that she is concerned about EMS, the increase in traffic, and over crowded schools.

There being no further comments in opposition, Chairman Langston asked Mr. Erickson for rebuttal.

Mr. Erickson, in rebuttal, said that it was nice to hear from so many experts regarding the proposed development; that the development is in agreement with the PRD (ordinance) and the Comprehensive Land Use Plan; and that it's a simple question of whether the property is appropriate for a PRD.

There being no further comments or questions, Chairman Langston closed the Public Hearing. At this point, John Taylor, County Attorney, reminded the Board there are six (6) zoning standards which are to be considered, which are (1) whether the zoning decision will permit a use that is suitable in view of the use and development of adjacent or nearby property; (2) whether the zoning decision will adversely affect the existing use of adjacent or nearby property; (3) whether the property affected by the zoning decision has a reasonable economic use as currently zoned; (4) whether the zoning decision will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; (5) whether the zoning decision conforms with the policy and intent of an adopted land use plan; and (6) whether other conditions exist that affect the use and development of the property in question and support either approval or denial of the zoning decision.

Commissioner Grant said that 17 years ago, he did what the citizens have done tonight - speak against a subdivision development; that he appreciates the citizens who attended tonight's meeting; that he has been asked several times as to "what hat he wears" since he is a coach, a teacher, and a Commissioner, and his response is that he wears a Harris County hat. With that, he made the motion to disapprove the rezoning application. The motion was seconded by Commissioner Lange, and passed unanimously.

9. **OTHER**

A. **Resolution for 90-Day Moratorium on PRD.** Commissioner Lange said that there are issues with the PRD ordinance that need to be worked out. He then made the motion to enact a 90-day moratorium on the acceptance or approval of PRD applications. The motion was seconded by Commissioner Zuerner and passed unanimously.

10. **REQUEST FOR EXECUTIVE SESSION.** Chairman Langston requested an Executive Session for the purpose of discussing a personnel issue.

11. **RECESS FOR EXECUTIVE SESSION.** The motion to go into Executive Session for the purpose of discussing a personnel issue was made at 11:15 PM by Commissioner Lange, seconded by Commissioner Zuerner, and passed unanimously.

11. **RESUME REGULAR SESSION.** The motion to go back into Regular Session was made by Chairman Langston, seconded by Commissioner Lange, and passed unanimously.

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

Becky Langston, Chairman

Attest:

Nancy D. McMichael, County Clerk