

**HARRIS COUNTY BOARD OF COMMISSIONERS**  
**REGULAR SESSION**  
Commission Chamber, Room 223, Harris County Courthouse  
Tuesday, September 6, 2022  
6:30 p.m.

Commissioners Present: Andrew Zuerner, Becky Langston, Bobby Irions, Susan Andrews.  
Commissioners Absent: Rob Grant. Staff Present: Randy Dowling, County Manager; Andrea Dzioba,  
County Clerk; Brian Williams, Community Development Director.

1. **CALL TO ORDER.** Chairman Zuerner called the Regular Session to order.
2. **INVOCATION / PLEDGE OF ALLEGIANCE.** Commissioner Andrews gave the invocation. Chairman Zuerner led those in attendance in the Pledge of Allegiance.
3. **MINUTES.** The motion to approve the minutes of the August 9, 2022 Special Called Meeting and Legislative Dinner and the August 16, 2022 Regular Session was made by Commissioner Andrews, seconded by Chairman Zuerner and passed unanimously.
4. **PRESENTATION - Harris County Little League - Certificates of Recognition.** Chairman Zuerner and the Board of Commissioners presented Certificates of Recognition were presented to the coaches and players of the 2022 District 8 Champion teams of 12U Baseball (won State and placed 3<sup>rd</sup> in region), 11U Baseball (finished 2<sup>nd</sup> in State), 12U Softball (placed 3<sup>rd</sup> in State), and 10U Softball (won State and placed 3<sup>rd</sup> in region).
5. **APPEARANCE OF CITIZENS**
  - A. **Blake Alford - Emergency services provided to West Point.** Mr. Blake Alford was not present at the meeting.
  - B. **Stacey Baker - Chickens (free range), uncontained dogs, and easement damage/land locking.** Ms. Stacey Baker was not present at the meeting.
6. **OLD BUSINESS**
  - A. **Request Filing of Application of Board of Commissioners to Amend the County Code of Ordinances - Appendix A (Zoning Ordinance), Articles I-X; Appendix B (Subdivisions), Articles I-XX; Chapter 4 (Planning and Development), Articles I, II, III, IV, V, VIII, IX; Chapter 5 (Public Safety, Health & Sanitation), Article IV; Chapter 7 (Water, Sewage & Utilities), Article I; and other associated sections of the Code of Ordinances intended to be incorporated into the Unified Development Code (UDC).** Commissioner Andrews informed the Board that the map that was originally provided was only a representation of parcels of 30 acres and under and that Brian Williams has now completed the map and that there are a lot more parcels included than there were the other evening. She further advised that she now supports that minor subdivision lot section under Article 5 states 1/2 instead of the 1/3 now listed. Community Development Director Brian Williams advised that a minor subdivision is 3 lots or less. Discussion was held related to minor subdivisions; the modification related to zoning districts allowing Volunteer Fire Departments without a Special Use Permit; and hearing/cross-examination language from Article 11.  
  
The motion to restart the process and prepare an application for a text amendment with the revisions recommended to Article 2, Article 5, Article 11 and Article 13 to the original document was made by Commissioner Andrews, seconded by Commissioner Irions and passed with three in favor (Zuerner, Irions, Andrews) and one opposed (Langston).
7. **NEW BUSINESS**
8. **COUNTY MANAGER**
  - A. **Project Updates.** Randy Dowling, County Manager, reviewed various projects, as follows:
    - (1) **Website Update/Refresh.** New website is up and content is being added daily.
    - (2) **UDC/Land Use Codes.** As decided this evening, the process will be continued.

- (3) New EMS/VFD Facility at NWHBP. Construction expected to start soon.
- (4) New Playgrounds for Moultrie Park and Community Center. Bids have been opened and will be considered by the Board on September 20, 2022.
- (5) Replace Aged Dehumidification System at Community Center. This project is on bid and bid opening will be held on September 22, 2022.
- (6) Ellerslie Park Future Development. This project has begun and our in-house crew is beginning to build the pavilion with restrooms.
- (7) Man O'War Railroad Recreation Trail, Phase V (aka Rails to Trails). A ribbon cutting is set for mid-October.
- (8) Man O' War Railroad Recreation Trail, Phase VI. This project should be bid out in Fall of this year and completed in approximately one year from now.
- (9) Update the 2017 Tusa Evaluation Study. A copy of the report has been provided to the Board. Tusa will give a presentation to the Board on September 20, 2022 and will address questions or concerns.
- (10) Rejuvenate Airport's Apron/Taxiways. The project is almost completed.
- (11) New Water Works Administrative Office. This project is coming out of the ground now and is expected to be finished in early 2023.
- (12) Hadley Road Water Line Project Phase II. This project is out on bid and the bid opening is October 6, 2022. It will be considered by the Board at the second meeting in October.
- (13) Upgrade U.S. 27 Water Line. This project is going out for bid in October and Board consideration in November and project should begin in October of 2023 after delivery of materials.
- (14) Courthouse Renovations, Phase I. This project is expected to start on October 3<sup>rd</sup>. This project should be complete in late Summer 2023.
- (15) Realignment of Mountain Hill Road. The realignment is being designed and surveyed right now.

In response to a question from the Board, County Manager Randy Dowling informed the Board that the County has not heard from the cities related to the LOST renegotiations. County Attorney Russell Britt was on the telephone and informed the Board that he has reached out but has not heard back from Mr. Watkins. Mr. Britt advised that he hopes to hear from him soon.

9. **COUNTY ATTORNEY**

A. **RESOLUTION. A Resolution Establishing a Moratorium on the Acceptance of Any Applications Related to Planned Unit Developments; to Repeal Conflicting Resolutions; to Provide for Severability; and to Provide for an Effective Date.** Chairman Zuerner introduced the resolution that would establish a moratorium on Planned Unit Developments (PUD). County Attorney Russell Britt advised that this resolution indicates a 180 days for a moratorium but they could consider a longer or shorter time period. The motion to approve the resolution establishing a moratorium on the acceptance of any applications related to Planned Unit Developments for the 180-day period (until March 5, 2023) was made by Commissioner Irions, seconded by Commissioner Andrews and passed with three in favor (Zuerner, Irions, Andrews) and one opposed (Langston).

10. **PUBLIC HEARINGS AT 7:00 P.M.**

A. **Application of Robert and Dorothy Clifton to rezone 6.64 acres of an 8.423-acre parcel, on Map 055, Parcel 070, on Land Lots 73 & 74, Land District 3; Rezoning from C-3 (Neighborhood Commercial) to A-1 (Agricultural/Forestry). Current use is weddings and parties; proposed use is for a private residence; property located at 777 Butts Mill Road, Pine Mountain, GA.** The Board was informed that the applicant had withdrawn their application. The motion to approve acceptance of the withdrawal of the application was made by Commissioner Langston, seconded by Chairman Zuerner and passed unanimously.

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

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Andrew Zuerner, Chairman

Attest:

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Andrea Dzioba, County Clerk