

**HARRIS COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION**

March 7, 2023

6:30 p.m.

Commissioners Present: Rob Grant, Scott Lightsey, Greg Gantt, Bobby Irions, Susan Andrews. Staff Present: Randy Dowling, County Manager; Russell Britt, County Attorney; Clint Chastain, Chief Financial Officer; Cynthia Nelson, Warden; Jamie Webb, Facility Maintenance Director; Brian Williams, Community Development Director; Lee Walton, Consultant; Andrea Dzioba, County Clerk.

1. **CALL TO ORDER** Chairman Grant called the Regular Session to order at 6:30 p.m.
2. **INVOCATION / PLEDGE OF ALLEGIANCE** Vice-Chair Andrews gave the invocation. Chairman Grant led those in attendance in the Pledge of Allegiance.
3. **MINUTES** The motion to approve the minutes of the February 21, 2023 Regular Session was made by Commissioner Irions, seconded by Vice-Chair Andrews, and passed unanimously.
4. **APPEARANCE OF CITIZENS**

A. **Eric Frazier - Traffic on State Route 315 at new Development.** Mr. Eric Frazier advised the Board that he went to GDOT to express his concerns about the traffic on State Route 315 and felt that since he was one person that it would not make a difference. He advised that there are approximately 1,660 vehicles in the subdivisions in that area; that there are starting to be issue; and hopes that the Board will do everything in their power until the traffic issues are rectified.

5. **OLD BUSINESS**

A. **Impact Fee Reconsideration.** Lee Walton, Consultant, was in attendance to provide information and respond to any questions that the Board might have. Discussion included whether the study would still be relevant or if the process needed to be restarted; that the projections in the documents are still applicable; that two public hearings should be held; that growth and economic estimates factor into projects; that a fee schedule with \$0.00 impact fees could be set; that a work session is proposed to discuss and review all alternatives; that there is a concern that if there were impact fees that it would dissuade commercial businesses; and that citizens seem to want managed growth. County Manager Randy Dowling and County Clerk Andrea Dzioba will work on getting some dates so that a work session can be held.

6. **PUBLIC HEARINGS at 7:00 p.m.**

The Conflict of Interest forms were completed at the request of Chairman Grant. Chairman Grant explained the procedures for the Public Hearing. The Public Hearing and consideration for the Rezoning and the Special Use Permit were held concurrently.

A. **Application of Greystone Land, LLC, to rezone 51.2 acres of a 942.07-acre parcel, on Map 048, part of Parcel 012, Land Lots 145 & 146, Land District 18th; Rezoning from A-1 (Agricultural/Forestry) to M-2 (Heavy Manufacturing); Current use is vacant/timberland; proposed use is for a borrow pit; property located approximately 7/10 of a mile southwest of the intersection of GA Hwy 27 and Holland Road, Cataula, GA.**

Application of Greystone Land, LLC, for a Special Use Permit for a borrow pit on a 51.2-acre parcel located approximately 7/10 of a mile southwest of the intersection of GA Hwy 27 and Holland Road, Cataula, GA; Located on Map 048, part of Parcel 012, Land Lots 145 & 146, Land District 18th, and currently zoned A-1 (Agricultural/Forestry).

Chairman Grant read the information related to the Applications of Greystone Land, LLC for the Rezoning and Special Use Permit. Mark Strozier appeared on behalf of Greystone Land, LLC to respond to questions from the Board.

Mr. Strozier advised that they will only take the hill down and not create a pit; that the dirt plans to be sold for the widening of the highway; that there will not be a hole; that a submission to the County will be made for land disturbance; that approximately 20,000 trucks of dirt are needed; and that they would like Saturday hours also to reduce time during the week.

Discussion included that after complete that land will remain usable; that there are more concerns related to the rezoning and not the special use permit; that the proposed use of the property is simply to sell dirt but that the process for permission is more complicated than it should be; and that conditions can be made on the special use permit.

Chairman Grant asked if anyone wished to speak in favor of this application. There being none, Chairman Grant asked if anyone wished to speak in opposition to this application.

Melissa Hill, 1228 Grey Smoke Trail, advised that her property backs up to this property and that she also owns in an LLC an adjacent property. She stated that she does not have an issue with the borrow pit but is more concerned about M-2 zoning allowing a sexually oriented establishment and wondered why that information was left out.

Rodney Skinner, 265 Valley Drive, inquired about how close the property was to Valley Drive as he doesn't want a racket at 7:30 a.m.

Mr. Mark Strozier addressed the Board and advised that there would be no sexually oriented activities and that the property was approximately 3,000 feet from Valley Drive.

Chairman Grant closed the public hearing at 7:49 p.m.

A motion to approve the Application of Greystone Land, LLC, to rezone 51.2 acres of a 942.07-acre parcel, located on Map 048, part of Parcel 012, Land Lots 145 & 146, Land District 18th; Rezoning from A-1 (Agricultural/Forestry) to M-2 (Heavy Manufacturing). Current use is vacant/timberland; proposed use is for a borrow pit; property located approximately 7/10 of a mile southwest of the intersection of GA Hwy 27 and Holland Road, Cataula, GA and the Application of Greystone Land, LLC, for a Special Use Permit for a borrow pit on a 51.2-acre parcel located approximately 7/10 of a mile southwest of the intersection of GA Hwy 27 and Holland Road, Cataula, GA; Located on Map 048, part of Parcel 012, Land Lots 145 & 146, Land District 18th, and currently zoned A-1 (Agricultural/Forestry) with conditions as follows:

1. Grade not to exceed the lowest elevation in the 51.2 acres being rezoned;
2. No blasting;
3. Hours of operation from 8:00 a.m. to 5:30 p.m., Monday through Friday, and from 8:00 a.m. to 12:00 p.m. on Saturday; and
4. Staff recommendations as follows:
 - a. The subject property may only be used as a borrow pit; subject to special use approval for such;
 - b. Maintain the existing wooded buffer at a minimum of 200 feet on all sides of the limits of the borrow pit site;
 - c. Grading, soil removal and other activities associated with the proposed borrow pit shall not change the elevation of the public bike trail that is to be constructed along the abandoned railroad shown on the rezoning exhibit. As such, this rezoning approval is to be approved pending approval of the associated design plans for this property; and

- d. Following completion of removal of material from the borrow pit, as part of its decommissioning the applicant/owner shall be required to implement an approved reclamation plan per State requirements. The reclamation plan shall be prepared by the applicant and approved by Harris County prior to issuance of a land disturbance permit for borrow pit activities.

was made by Chairman Grant, seconded by Commissioner Gantt, and passed unanimously.

7. **NEW BUSINESS**

- A. **Financial Statements - December 2022 and January 2023.** Clint Chastain, Chief Financial Officer, was available to answer any questions. The motion to approve the Financial Statements for December 2022 and January 2023 was made by Vice-Chair Andrews, seconded by Commissioner Lightsey, and passed unanimously.
- B. **Updated Radar List.** Chairman Grant introduced the item and provided background information. The motion to approve the Radar List for Harris County (List Number 1022-145) was made by Commissioner Irions, seconded by Chairman Grant, and passed unanimously.

8. **COUNTY MANAGER**

- A. **Bid Award: Aviation Fuel.** County Manager Randy Dowling provided an overview of the agenda item related to the bid award for Aviation Fuel. Mr. Dowling advised that the bid was prepared and advertised. On February 16, 2023, four (4) bids were received as follows:

	Campbell Oil Co. Elizabethtown, NC Phillips 66 Fuels	Perry Brothers Americus, GA Phillips 66 Fuels	Titan Aviation New Bern, NC Titan Fuels	Epic Fuels Irving, TX Epic Fuels
Cost of Fuel	Gulf Coast Index	Gulf Coast Index	Gulf Coast Index	Epic Rack Rate
Upcharge	\$0.07 per gallon	\$0.075 per gallon	\$0.10 per gallon	\$0.10 per gallon for AVGas and \$0.05 for jet fuel

He stated that the bids were all very close and that Campbell Oil was the lowest, most responsible bidder for this service.

The motion to award the bid to Campbell Oil Co. for airport fuel delivery service of AVGas and jet fuel and authorize the County Manager and County Clerk to execute the necessary documents was made by Commissioner Irions, seconded by Chairman Grant, and passed unanimously.

- B. **Budget Amendment: Prison.** County Manager Randy Dowling provided an overview of the agenda item related to the budget amendment in the amount of \$93,000.00 for the Prison for building repairs and maintenance, inmate food, and inmate clothing. Warden Cynthia Nelson was available to respond to any questions.

The motion to approve Budget Amendment Number 5 in the amount of \$93,000.00 for the Prison was made by Chairman Grant, seconded by Commissioner Irions, and passed unanimously.

- C. **Budget Amendment: Facility Maintenance (Library).** County Manager Randy Dowling provided an overview of the agenda item related to the budget amendment in the amount of \$80,000.00 for Facility Maintenance for the repairs to the Library’s HVAC system to include labor and incidental materials to install four replacement compressors, invert traps, suction line core dryers with bypass liquid line dryers, oil separators, accumulators, oil solenoid valves and screens, and pressure test. Jamie Webb, Facility Maintenance Director, was available to respond to any questions. He advised that it is a complicated system and that the remaining compressors will burn up if repairs are not made.

The motion to approve Budget Amendment Number 6 in the amount of \$80,000.00 for Facility Maintenance for the Library was made by Vice-Chair Andrews, seconded by Chairman Grant, and passed unanimously.

- D. **Georgia Power Easement: 11505 GA Hwy 315 Distribution Line.** County Manager Randy Dowling provided information related to the requested easement from Georgia Power related to the new Water Works Administration Building.

The motion to approve granting the easement to Georgia Power related to the 11505 GA Hwy 315 Distribution Line and authorize the Chairman to execute the necessary documents was made by Commissioner Irions, seconded by Commissioner Gantt, and passed unanimously.

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

- (1) EMS/VFD Facility in NWHBP. Dirt work has begun and the project is starting to come out of the ground.
- (2) Annual LMIG Resurfacing Program. This project has started and should be complete in the next two weeks.
- (3) New Public Works Facility. This project is still in the design phase.
- (4) New Playground at Moultrie Park. The playground for Moultrie Park should be completed this week.
- (5) Dehumidification System at the Community Center. The project is ongoing and is currently in Phase I.
- (6) Ellerslie Park. This project has been ongoing and is almost finished. The playground and southside trails/board walks are complete and the trail head at Central Church Road will be done this week.
- (7) Man O' War Railroad Recreation Trail, Phase VI. The project starts next week.
- (8) New Fire Training Facility. The project will be presented for Board consideration on March 21, 2023.
- (9) Airport Runway Lighting. The project that includes runway lighting, airfield signage, and a wind cone is on bid and the bid opening will be on March 29th.
- (10) Airport AWOS System. The AWOS system is being purchased off of State contract.
- (11) Airport Open House. The Airport along with the Harris County Chamber of Commerce is organizing the May 2023 event.
- (12) New Solid Waste Facility. This project is approximately 95% complete.
- (13) New Water Works Administrative Office. This project is approximately 45% complete and should be done by mid-2023.
- (14) Courthouse Renovations, Phase I. This project is ongoing and is 25% complete on HVAC and 23% complete on all other items.

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

10. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Commissioner Irions, seconded by Vice-Chair Andrews, and passed unanimously. The meeting adjourned at 8:44 p.m.

Rob Grant, Chairman

Attest:

Andrea Dzioba, County Clerk