

**HARRIS COUNTY BOARD OF COMMISSIONERS  
APPEAL HEARING AND REGULAR SESSION**

Harris County Courthouse  
102 N. College Street, Room 215,  
Hamilton, GA

**February 17, 2026**

**APPEAL HEARING**

**5:30 p.m.**

Commissioners Present: Susan Andrews, Bobby Irions, Rob Grant, Greg Gantt, Scott Lightsey. Staff Present: Russell Britt, County Attorney; Andrea Dzioba, County Clerk; Anna Stanford, Animal Control Officer. Also in attendance: Michael Elliott, Dog Owner.

1. **CALL TO ORDER.** Chair Andrews called the Appeal Hearing to order at 5:30 p.m. and provided an introduction to the incident and advised that the Board was unable to complete the hearing on January 20, 2026, that they recessed that hearing, and tonight is the continuation of the appeal hearing. Chair Andrews turned the appeal hearing over to County Attorney Russell Britt.
2. **HEARING.** County Attorney Russell Britt stated that he is opening the continued hearing for this dangerous dog designation and that the Animal Control Department presented at the first hearing and the Elliotts' counsel was able to ask Ms. Stanford some questions. Mr. Britt stated that he wanted to attach exhibits A-F as R-4 and would like to also attach the February 3, 2026 letter sent to the Elliotts as R-5 to the record. Mr. Britt confirmed with Mr. Elliott that he is no longer represented by counsel. Mr. Britt advised that Mr. Elliott's counsel was asking Ms. Stanford questions at the last hearing and asked Mr. Elliott if he had any further questions for Ms. Stanford. Mr. Elliott did not have any questions for Anna Stanford, Animal Control Officer. Mr. Britt asked whether the Board had any questions for Animal Control. Hearing none, Mr. Britt informed Mr. Elliott that this was now his opportunity to testify and/or present evidence and that he may do so at this time.

Mr. Elliott stated that he was at the incident and said that his dogs were in his house. He further stated that there were two white dogs at the neighbor's property. County Attorney Russell Britt asked Mr. Elliott if he has any evidence or testimony that he would like to present that might overturn the dangerous dog classification made by Animal Control.

Mr. Britt swore in Michael Elliott and advised that he may proceed. Mr. Elliott stated that he was working in the yard; that his dog was on his property; that he went to close the neighbor's fence; that the neighbor said that his dog bit her; that he didn't see any blood; that the dog was down by the creek with him; and that he never saw any damage that the dog caused.

Mr. Britt asked whether the Board had any questions for Mr. Elliott. There being no further questions, Mr. Britt closed the appeal hearing at 5:39 p.m. and said that the Board can sustain, modify, or overrule the designation made by Animal Control and reviewed definition of a dangerous dog and the requirements and ongoing provisions for owning a dangerous dog. In response to questions from Mr. Britt, Animal Control Officer Anna Stanford advised that the dog has been at Animal Control for 75 days; that the first 10 days which were for quarantine have already been paid; and that the current balance is \$650.00. Mr. Britt stated that based upon the decision of the Board that the County Clerk will provide notice of the decision and effective date of same and that he recommends that Animal Control provide them twenty (20) days from the effective date to comply if the Board sustains and, if not, then the dog would be automatically surrendered to Animal Control at that point.

Commissioner Grant made the motion to affirm the dangerous dog classification of Animal Control. The motion was seconded by Commissioner Lightsey. Commissioner Grant stated that the hearing was put on hold due to the attorney for the Elliotts and it has cost the County time, effort, and money and wanted to know if there was a way to obtain any restitution from that attorney. County Attorney Russell Britt advised that there is no mechanism in the Code of Ordinances and that they were trying to provide the Elliotts with ample opportunity for proper due process. The motion passed unanimously.

3. **ADJOURNMENT.** The appeal hearing adjourned at 5:47 p.m.

## REGULAR SESSION

6:30 p.m.

Commissioners Present: Susan Andrews, Bobby Irions, Rob Grant, Greg Gantt, Scott Lightsey. Staff Present: Russell Britt, County Attorney; Andrea Dzioba, County Clerk; Shalee Mallory, Chief Appraiser; Brian Williams, Community Development Director.

1. **CALL TO ORDER.** Chair Andrews called the Regular Session to order at 6:30 p.m.
2. **INVOCATION / PLEDGE OF ALLEGIANCE** Pastor Ashley Dobbs of Bethany Missionary Baptist Church in Pine Mountain gave the invocation. Commissioner Grant led those in attendance in the Pledge of Allegiance.
3. **MINUTES** The motion to approve the minutes of the February 3, 2026 Regular Session was made by Vice-Chair Irions, seconded by Commissioner Lightsey, and passed unanimously.
4. **CITIZEN COMMENTS**

A. **Victoria Card - Code Enforcement Failures on Permit 2200170 at 177 Terry Lane.** Victoria Card, citizen who lives on Terry Lane, stated that Harris County has failed to enforce building codes; that it has caused a public health and safety issue; that in July of 2022 she purchased what she thought was her retirement home; that she has a structurally failing house with no proper drainage; that she has sent more than fifty emails since March of 2023; that the building department does not enforce; that her home has a monolithic slab and that it has no soil compaction; that the monolithic slab was built below road grade with no drainage; that there is no pipe for the driveway; that the septic system floods; that there are structural foundation cracks; that the septic field floods regularly; that the County withheld an engineering report; that she worries about flooding, septic backup, and further damage; that she has spent thousands on inspections and engineering reports because codes were not enforced; and that she demands emergency remediation, install proper drainage at her driveway, an independent investigation by an outside engineering firm, a moratorium on new permits in wetland flagged areas until the system is fixed, County-funded structural assessment of all affected homes in the subdivision, and full disclosure of all withheld engineering reports and inspection records. Ms. Card stated that the Board has a duty to protect public health and safety and that she will pursue every available legal remedy.

### 5. **OLD BUSINESS**

A. **Second Reading: Application of Harris County Board of Commissioners to Amend the Text of the Unified Development Code, Article 3, Section 308.03.** Chair Andrews introduced the second reading of the Application of the Harris County Board of Commissioners to Amend the Text of the Unified Development Code, Article 3, Section 308.03.

The motion to approve the consensus that the Board agreed upon on February 27, 2025 [which removed the language in 308.03 (b)] was made by Commissioner Grant and seconded by Commissioner Lightsey.

Commissioner Lightsey stated that he would like the 2-acre minimum dropped to a 1-acre minimum. Commissioner Grant said that the Board had a consensus a year ago and that they should stick with what they had already agreed upon. Commissioner Gantt advised that he tabled the item so that he could spend time speaking to constituents; that they were in favor of chickens; and that he wants to make a motion to deny. Further discussion included that this is only a change for major subdivisions; that they are only taking one thing out; and that homeowner associations still will override this if a subdivision has one.

A motion to amend the original motion to change the minimum lot size to 1 acre for the main motion was made by Commissioner Lightsey, seconded by Commissioner Irions, and failed with two in favor (Irions, Lightsey) and three opposed (Andrews, Grant, Gantt).

In response to a question from Commissioner Gantt, County Attorney Russell Britt advised that his recommendation would be that if there were substantive changes to the proposed text amendment that they should go back through the process and that for some provisions mentioned that he would recommend be formed for a special use permit and not as changes to zoning.

The original motion to approve the consensus that the Board agreed upon on February 27, 2025 [which removed the language in 308.03 (b)] passed with three in favor (Andrews, Irions, Grant) and two opposed (Gantt, Lightsey).

6. **NEW BUSINESS**

A. **Funding Request for TrueRoll Homestead Verification Services.**

Chair Andrews introduced the funding request from the Board of Tax Assessors too utilize TrueRoll Homestead Verification Services. Chief Appraiser Shalee Mallory advised that TrueRoll would perform an audit of homesteads in Harris County and if able to start now that corrections could be made to the current digest. In response to questions from the Board, Ms. Mallory advised that if the County recovers less than the cost of the TrueRoll contract, TrueRoll will reimburse the difference in the contract cost.

The motion to approve the funding of \$9,650.00 for the contract with TrueRoll was made by Commissioner Gantt, seconded by Vice-Chair Irions, and passed unanimously.

B. **Supplemental Agreement No. 1 for FAA Real Estate Contract.** Chair Andrews advised that the agreement between Harris County and the Federal Aviation Administration expires on September 30, 2026; that the FAA has a continuing need to occupy the leased premises at the Harris County Airport; and that the FAA would like to extend the term for an additional 20-year period, beginning October 1, 2026 through September 30, 2046. The motion to approve the Supplemental Agreement No. 1 for the Federal Aviation Administration (FAA) Real Estate Contract and authorize the Chairman, County Manager, and County Clerk to execute same was made by Commissioner Grant, seconded by Commissioner Lightsey, and passed unanimously.

C. **Request for Tax Refund - Bruce Lisle.** Chair Andrews introduced the request by Bruce Lisle for an \$81.02 refund related to a vehicle that was sold and retitled before the due date of the registration renewal. The motion to approve the \$81.02 refund to Bruce Lisle was made by Vice-Chair Irions, seconded by Commissioner Gantt, and passed with four in favor (Andrews, Irions, Grant, Gantt) and one recusal (Lightsey).

7. **COUNTY MANAGER**

A. **County Manager Correspondence.** Chair Andrews stated County Manager Clark Harrell is not in attendance this evening as he was asked to testify at the Ways and Means Committee in the Legislature today and is traveling back at this time.

8. **COUNTY ATTORNEY**

A. **REQUEST FOR EXECUTIVE SESSION.** County Attorney Russell Britt stated that he had a need for an executive session for litigation

9. **RECESS FOR EXECUTIVE SESSION.** Vice-Chair Irions made the motion to go into Executive Session for litigation at 7:02 p.m. The motion was seconded by Commissioner Grant, and passed unanimously.

10. **RESUME REGULAR SESSION.** The motion to go back into Regular Session was made at 7:32 p.m. by Commissioner Gantt, seconded by Commissioner Lightsey, and passed unanimously.

11. **ADJOURNMENT** There being no further business to discuss, the motion to adjourn was made by Commissioner Grant, seconded by Vice-Chair Irions and Commissioner Lightsey, and passed unanimously. The meeting adjourned at 7:33 p.m.

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Susan Andrews, Chair

Attest:

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Andrea Dzioba, County Clerk