

**HARRIS COUNTY BOARD OF COMMISSIONERS  
PLANNING SESSION**

May 8, 2019

4:30 PM

Conference Room, Commissioners' Office

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

**CALL TO ORDER.** Chairman Langston called the meeting to order.

**Board of Education: Roger Couch & Justin Finney.** Roger Couch, School Superintendent, and Justin Finney appeared before the Board to discuss the plans of the Board of Education regarding the new Middle School, which will be located behind the current High School, with access off Mobley Road.

**Zoning Ordinance & Subdivision Regulations: Revision.** Commissioner Andrews said that she since the Comprehensive Plan Update has been completed, a timeline regarding the review and update of the Zoning Ordinance and Subdivision Regulations, and the implementation of same is needed. Discussion included hiring a professional company to revise/update the ordinances and to hire a full-time or out-sourced Planner to coordinate same and then to continue as the County's Planner. Funding for these items has been included in the proposed FY19/20 budget.

**Travel Policy.** Chairman Langston said that she would like to see the reimbursement for meals to be on a per diem, rather than per meal, basis and that receipts would be required for such reimbursement. Mrs. McMichael said that in addition to including that change, she had included other suggestions to better clarify various parts of the travel policy. She asked that the Board review the document and let her know of their changes/concerns so that the document can be properly drafted and adopted by the Board.

**Classification & Compensation Study by Carl Vinson Institute of Georgia (CVIOG).** Randy Dowling, County Manager, brought the Board up to date on the cost involved for the Classification & Compensation study, to include that the cost is \$26,750 and the study would not begin until February 2020 and be completed July 2020. Based on a previous motion and vote (on March 19, 2019) to engage CVIOG to perform the study, Mr. Dowling will execute and return the proposal to CVIOG to get the process moving forward.

**Lot Size: Zoning Ordinance.** Discussion took place about possibly changing the minimum lot size (from 2 acres), to allow smaller lot sizes in the southern portion of the county, below SR 315, and larger lots in the northern section, and that this is to be addressed during the Zoning Ordinance revision.

**Agri-Center: Fees for Use of Arena and Shelter.** Discussion included that fees are needed for rental of the arena and shelter on the Agri-Center property with consensus to charge a daily fee of \$30 for the arena, \$15 for the shelter, or \$40 for both, and to require certificates of insurance naming the County as an additional insured. The appropriate document setting out the fees will be provided to the Board for action during a Regular Meeting.

**Fireworks on County Property.** Discussion included that although fireworks are permitted in Georgia, state law does not permit such within any park, historic site, recreational area, or other property owned or operated or under the control of a governing authority except pursuant to the issuance of the special use permit, and that John Taylor, County Attorney, will determine whether the special use permit is the same as that as in the Zoning Ordinance or another method.

**Emergency Management Ordinance.** Mrs. McMichael said that the draft ordinance had been provided to the municipalities for their review and comment, per consensus of the Board during the January planning session; that the municipalities have responded with no objections; that the ordinance does not require public hearings, but does require two readings before the Board; and that the readings will soon be scheduled.

**Hotel/Motel Tax Use.** Discussion included the concern on how the hotel/motel tax is being used; the lack of required reports from the Harris County Chamber of Commerce; and the need to clarify certain hotel/motel tax use.

**Short Term Vacation Rental (STVR) and Related Uses.** Discussion included the need to have an ordinance to address the STVR and related uses (VRBO, AirBNB) in the County. Chairman Langston said she had received an ordinance regarding same from another county, which she will forward to Mrs. McMichael for use in finishing a draft ordinance.

**Soccer Field Lights.** Discussion included the possibility of a proposal from the Soccer Association for lighting the Soccer Fields with donated lights, for which the Soccer Association would pay for the installation.

**Lake Lots.** Discussion included that Georgia Power will be increasing its fees on the lake lots owned by Georgia Power but leased to homeowners.

**Airport Consultant.** Discussion included the State requirement to request proposals for airport consultants every five years and that such is to be undertaken early next year.

**ADJOURNMENT**