

**HARRIS COUNTY BOARD OF COMMISSIONERS  
PLANNING SESSION**

May 19, 2022

4:30 PM

Board of Commissioner's Office Conference Room  
104 N. College Street, Hamilton

Commissioners Present: Andrew Zuerner, Susan Andrews, Rob Grant, Bobby Irions, Becky Langston. Staff Present: Randy Dowling, County Manager; Russell Britt, County Attorney; Clint Chastain, CFO; Brian Williams, Community Development Director; Lee Walton, Consultant; Andrea Dzioba, County Clerk.

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

**Callaway Tennis Courts - lease, operate, maintain, staff.** Randy Dowling, County Manager, provided an overview of the current conditions of the tennis courts located at Callaway. There are eight (8) clay courts that are playable and two (2) hard courts that are unusable and in disrepair. The hard courts could be revitalized. However, it could cost approximately \$50,000 per court to repair. Callaway is interested in a minimal lease to the County since they plan on closing them as they do not make any money on them. Michelle Fuller, CORTA Board President, talked about the courts and that they could use some maintenance and has a company that helps them with resurfacing. They have asked that company to provide an estimate of what it would cost to resurface the hard courts but has not heard back from them. Ms. Fuller also discussed some options that may be available related to matching grants and that there would be a number of groups that could utilize the courts for tournaments. Discussion included that the schools utilize the Callaway courts for practice and tournaments; that if the courts are closed that several groups, including the local schools, would not have a place to use; that if a lease was contemplated that it would have to be something more like a 10-year lease and not a 2-year lease; and which groups might be interested in utilizing the courts. The Commission informed Randy Dowling that they would be interested in considering a lease for 10 years but not for 2 years. They would like to know what purchase options might be or include in the lease an option to purchase (first right of refusal).

**UDC Discussion: Lee Walton.** Lee Walton, Consultant, advised that the topics to be discussed as provided in his memorandum were the five items that came out of the last UDC discussion to review and come to a consensus. Discussion was held which included reasons why that individuals purchase properties in R-1 instead of A-1 to avoid smells and noises that are sometimes found in A-1; that HOAs will have different rules; individuals desire to have more control over their food sources; allowance for chickens (hens) in R-1; minimum lot sizes in A-1 (major and minor subdivisions); allowance for lots fronting existing public roadways in new major subdivisions; commercial land set-aside in PRD; and UDC revisions to correspond to modified Alcohol Ordinance. The consensus related to hens in R-1 was to allow a maximum of 4 hens on a 2-acre minimum lot size; that hens not allowable in a major subdivision as recognized by Community Development; that hens are kept in a coop or cage structure located in a rear yard and set back a minimum of 30 feet from all property lines; and that the keeping of hens in R-1 be for household use only. The consensus related to minimum lot sizes in R-1 be 2 acres, minimum lot sizes in R-R be 5 acres and, minimum lot sizes in A-1 be 10 acres. The consensus related to allowance for lots fronting existing public roadways in new major subdivisions would be modified to allow up to 2 lots fronting an existing public roadway. The consensus related to commercial land set-aside in PRD would be that a minimum of 10% be designated for commercial development and that development plan amendments require Board of Commissioners approval. The consensus related to UDC revisions regarding the modified Alcohol Ordinance was to add uses to Table 2-1 so that the uses are consistent in both the UDC and the modified Alcohol Ordinance.

**Hotel/Motel Agreement Discussion/Renegotiation.** Charles Sweat (First Peoples Bank), Gloria Boyer, Tourism and Event Manager (Harris County Chamber of Commerce), and Conner Olds, Operations Coordinator (Harris County Chamber of Commerce) made a presentation to the Commissioners that included Explore Harris County; engagement via social media; billboards/promotion; SPLOST vs bed tax; Man O'War Trail Branding; advertising; upcoming Tourism Stronger Together conference and Soil to Soul dinner; goals and objectives; Air DNA; spending budget; their 2022-2023 Tourism Budget; and upcoming plans. The consensus was to discuss with State Representative the desire to increase the hotel/motel tax from 5% to 8%. If it goes through the Legislative process in January and Governor signs it, then it would be effective next June or July.

**Noise Ordinance.** Brian Williams, Community Development Director, advised that there is a current noise ordinance and read the ordinance aloud. Discussion was held related to private functions; decibel meter used previously; ability to enforce in residential areas; Freedom to Farm; barking dogs in subdivisions; jake brakes; and nuisance ordinance in residential areas. Mr. Bradley Parker, citizen who lives on GA Hwy 85, Waverly Hall, addressed the Commissioners with their permission related to his personal experience with noise created by neighbors and provided additional examples of what would be unreasonable noise. The consensus was that Russell Britt, County Attorney, would provide the Commissioners with a summary related to Freedom to Farm.

**LOST Negotiations.** Randy Dowling, County Manager, advised the Commissioners that every 10 years that all counties and cities in Georgia have to negotiate their LOST certificate of distribution among their cities and that negotiations need to be started by July 1st. The plan was to send out a letter tomorrow to the municipalities to begin the LOST negotiations. He reviewed some statistics related to the population of the entities and their current percentage of LOST. The consensus was to send out the letter and that the meeting be held on June 14, 2022 at 5:30 p.m. at the Library.

**Man O'War Railroad Recreation Trail: Phase VI.** Randy Dowling, County Manager, informed the Commissioners that the Man O'War Railroad Recreation Trail Phase VI has been added to the proposed budget and will be funded from the TSPLOST funds. Discussion included that trailheads and parking would need to be discussed and determined.

**Ag Center Master Plan Committee Selection.** Commissioner Andrews introduced the item and provided some background related to the original plan. She suggested that the following individuals be appointed to the Ag Center Master Plan Committee:

Cattleman's Association President - currently Jarrod Hubbard  
Extension Service - Steve Morgan  
Harris County Chamber of Commerce (Tourism) - currently Gloria Boyer  
Sandy Reams  
Jaime Tillman

Randy Dowling suggested that the Recreation Director be included (currently Ashley Marston) and Commissioner Rob Grant suggested that Nancy McMichael be appointed and that she was instrumental in organizing the Pow Wow. Commissioner Andrews volunteered to serve on the committee as a Board of Commissioners representative.

The consensus was that they consider the appointment of the above individuals at the next Board of Commissioners meeting on June 7, 2022.

**ADJOURNMENT.**

The meeting adjourned at 8:39 p.m.