

**PIERCE COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING MINUTES  
TUESDAY, MARCH 5, 2019 AT 6:00 PM**

Commissioners in Attendance

Neal Bennett, Chairman  
Harold Rozier, District 1  
Mike Streat, District 2  
Randy Dixon, District 3  
David Lowman, District 4

Staff in Attendance

Franklin Rozier, County Attorney  
Jason Rubenbauer, County Manager  
Amy Hitt, County Clerk

**CALL TO ORDER** – Chairman Bennett called the meeting to order at 6:00 PM.

**INVOCATION/PLEDGE OF ALLEGIANCE** – Commissioner Randy Dixon gave an invocation and led the pledge of allegiance.

**MINUTES**

February 5, 2019 Regular Meeting Minutes

Commissioner Mike Streat made a motion to approve the minutes from the February 5, 2019 regular meeting. Commissioner Randy Dixon seconded the motion. All voted aye. Motion approved.

**DEPARTMENT HEADS**

1. James Spivey, EMS Director - Presentation of certificates to the recent graduates of the First Responder Class. Mr. Spivey thanked Mr. Ken Herrin for teaching the class. Class was presented certificates – Jeff Bowers, Keith Hayes, Nicole Johnson, Wesley Howard, John Tanner, Scotty Harris, Kyle Moore and Brandon Crawford were in attendance. Those not in attendance were Jeff Bowers Jr., Danny Taylor, Allen Walker, Tyler Stokes, Wallace Tomlinson, and Travis Spivey. These first responders help cover the areas of the county that have the needs and they are a great help to the services. Thank you all for your commitment to save lives.

**GENERAL BUSINESS**

2. County Manager Report. County Manager Jason Rubenbauer reported that revenues are up about.03% but that the tax collections are down. All departments are looking good through the end of January on expenses – better than last year. Fire/EMA - we have

received an extension on the GEMA Irma Grant for 18 months. Pump and ladder testing will take place tomorrow. There is also an extrication class this weekend. The sprinkler system at the courthouse has been repaired. The new Pierce County website is up and running, [www.piercecountyga.gov](http://www.piercecountyga.gov) which matches the county email for employees. You can also follow us on Facebook, Pierce County GA Government. Roads – Sandy Bottom CDBG project is going well. The first TIA project, Ware St widen/resurface will Let April 19 and we are actually the first project in the region. We are also looking to start a widening and resurface project with GDOT for Cason Road. Would like for the Board to start considering having a work session about 7-10 days prior to the regular meeting. We are also working on a planning retreat for the commission, please consider a day/time that will work for you for a 4-hour meeting.

3. Request to approve a request from the Joint Planning Advisory Board to rezone parcel #049-072E consisting of 30.01 acres on St. Johns Church Road & Highway 121 S from (MF) Multi-Family to (AF) Agriculture Forestry. Lindsay Thomas, Zoning Administrator shared the request to rezone from Debra Priest. The plan for the property is to just plant trees. The Planning Board held a public hearing and recommend approval of the rezoning.

Commissioner Randy Dixon made a motion to approve the request to rezone parcel 049-072E consisting of 30.01 acres on St. Johns Church Road and Highway 121 S from MF- to AF (Agriculture Forestry). Commissioner David Lowman seconded the motion. All voted aye. Motion approved.

4. Request approval of request to rename Stovepipe Lane to Hyers Lane. Request to rename the road came from Chris Hyers. Commissioner Lowman asked if the person making the request pays for the signs to be replaced. Chairman Bennett responded yes.

Commissioner David Lowman made a motion to approve the name change of Stovepipe Lane to Hyers Lane. Commissioner Randy Dixon seconded the motion. All voted aye. Motion approved.

5. Request approval of quote for repairs on the chiller at 705 College Avenue.

Commissioner Mike Streat made a motion to approve the quote from Air Management System for \$20,500.00 to repair the chiller. Commissioner Harold Rozier seconded the motion. All voted aye. Motion approved.

6. Request to have Roberts Engineering move forward with the E. Horseshoe, N. Horseshoe and Mershon Road repair and resurfacing project, start the bidding process.

Commissioner David Lowman made a motion to move forward with the E & N Horseshoe Roads and Mershon Rd repair and resurfacing project with Roberts Civil Engineering leading the project. Commissioner Mike Streat seconded the motion. All voted aye. Motion approved.

7. Request to approve a resolution opposing HB302 and SB172 Preemption of Local Building Design Standards. This is a request from ACCG to approve the resolution below as read by County Clerk, Amy Hitt.

A RESOLUTION

Opposing House Bill 302 and Senate Bill 172, Preemption of Local Building Design Standards.

WHEREAS, HB 302 and SB 172 would prohibit local governments from regulating “building design elements” in single or double family dwellings, which could negatively impact economic development efforts and harm competitiveness; and

WHEREAS, appropriate local design standards and land use policies create a diverse, stable, profitable, and sustainable residential development landscape; and

WHEREAS, HB 302 and SB 172 are bills that would undermine self-determination of citizens to establish community standards as illustrated by the following:

\* County and municipal officials are elected in part to make decisions about the look and feel of their communities, which fosters economic development, preserves the character of communities; and

\* Counties and municipalities use design standards to ensure that the property values of surrounding property owners remain protected from incompatible development; and

\* HB 302 and SB 172 would severely erode the ability of all 538 Georgia cities and 159 counties to address unique and community-specific quality of life issues.

WHEREAS, county and municipal governments use building design standards to protect property values, attract high quality builders, and block incompatible development; and

WHEREAS, building design standards assure residents and business owners that their investments will be protected, and that others who come behind them will be equally committed to quality; and

WHEREAS, local governments spend a large amount of resources studying, surveying, crafting, and defining their vision and development strategies, and design standards are an integral part of those endeavors to attract residents, businesses, and the much-coveted trained workforce; and

WHEREAS, development and redevelopment efforts should reflect the community and its vision while simultaneously creating a sense of place; and

WHEREAS, county and municipal government officials are elected to make decisions about the look and feel of their communities, and HB 302 and SB 172 would transfer that power from duly-elected local leaders to outside groups with little to no stake in the future or success of Georgia’s counties and municipalities, including real estate developers and homebuilders; and

WHEREAS, building design standards neither discourage nor favor affordable housing, nor prevent the availability of certain housing types, as supporters of HB 302 and SB 172 purport; and

WHEREAS, local governments should have the ability to provide more affordable housing options without sacrificing their unique character or threatening economic growth; and

WHEREAS, although historic districts are protected in HB 302 and SB 172, which indicates an understanding that standards do in fact make sense, downtown overlays or other similar special zoning districts are not; and

WHEREAS, local governments should be empowered to enforce building design standards to make today's thriving county areas tomorrow's historic districts; and

WHEREAS, by limiting the ability of local governments to enforce building design standards in single or double family dwellings, HB 302 and SB 172 would negatively impact quality-of-life issues, including economic growth and the safety and welfare of the citizens of Georgia and in particular of Pierce County.

NOW, THEREFORE, BE IT RESOLVED BY THE Pierce County Board of Commissioners that this governing body voices its opposition to HB 302 and SB 172, Preemption of Local Building Design Standards.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to each member of the Georgia House of Representatives and Senate representing Pierce County, and made available for distribution to the public and the press.

Commissioner Harold Rozier made a motion to approve the above resolution. Commissioner Mike Streat seconded the motion. All voted aye. Motion approved.

Chairman Neal Bennett adjourned the meeting at 6:29 PM.

#### **ADJOURN**

*There is sometimes a tremendous amount of supplemental information that is provided to the BOC on agenda items. If you would like a copy of supplemental items they can be provided to you upon request after the meeting by calling or emailing Amy Hitt, County Clerk at 912-449-2022, [amy.hitt@piercecountyga.gov](mailto:amy.hitt@piercecountyga.gov).*