

**HOUSTON COUNTY COMMISSIONERS MEETING**  
**Perry, Georgia**  
**August 1, 2017**  
**9:00 A.M.**

**Call to Order**

**Turn Off Cell Phones**

**Invocation** - Commissioner Robinson

**Pledge of Allegiance** - Cpl. Chuck Hadden, US Marines (ret.)

**Recognition of Retiring Perry-Houston County Airport Manager**

**Recognition of 30-year Anniversary - Personnel**

**Approval of Minutes from July 18, 2017 & July 25, 2017**

**New Business:**

1. Second Reading & Public Hearing of Amendment to Soil Erosion, Sedimentation and Pollution Control Ordinance - County Attorney / Commissioner Walker
2. Rezoning Application #2099 and #2100 (BL Farms, LLC) - Commissioner Walker
3. Rezoning Application #2102 (Teramore Development, LLC) - Commissioner Walker
4. Public Hearing on Special Exception Applications #2101 and #2103 - Commissioner McMichael
5. Board Appointments (Development Authority) - Commissioner Robinson
6. De-Annexation Request (Livingston) - Commissioner Robinson
7. Memorandum of Understanding (Library/Board of Regents) - Commissioner Thomson
8. Land Purchase (Fire Department) - Commissioner Thomson
9. Approval of Truck Rebuild (Landfill) - Commissioner McMichael
10. Approval of Bills - Commissioner McMichael

**Public Comments**

**Commissioner Comments**

**Motion for Adjournment**

# 1

County Attorney Tom Hall will conduct a second reading of an amendment to the Houston County Code of Ordinances Chapter – 30 Environment; Article – III Erosion and Sedimentation Control to be replaced with a new Article III titled Soil Erosion, Sedimentation And Pollution Control Ordinance.

The first reading of this proposed amendment to the Houston County Code of Ordinances was held at the July 18, 2017 Houston County Board of Commissioners meeting.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**an amendment to the Houston County Code of Ordinances by replacing the current Chapter – 30 Environment; Article III – Erosion and Sedimentation Control with a new Article III titled Soil Erosion, Sedimentation and Pollution Control Ordinance as outlined in the attached Exhibit “A”.**

Public hearing on Re-Zoning Applications #2099 and #2100 submitted by BSL Farms, LLC (Marlan Nichols) for a 300 acre tract located at the back of Statham's Landing as well as a smaller adjacent 24 acre tract. Present zoning on both properties is PUD vacant land. Proposed zoning is R-AG Residential Agricultural. Planning & Zoning recommends approval of both applications with Mr. Garrard abstaining.

**Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to**

- approve**
- disapprove**
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**Re-Zoning Applications #2099 and #2100 submitted by BSL Farms, LLC.**

Public hearing on Re-Zoning Application #2102 submitted by Teramore Development, LLC (Chris F. West) for a 1.49 acre tract located in Haynesville near the intersection of Hwy. 341 and the Golden Isles Parkway (next to the convenience store). Present zoning is R-AG Residential Agricultural. Proposed zoning is C-2 General Commercial. Planning & Zoning recommends approval with Dr. Holcomb abstaining.

**Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to**

- approve**
- disapprove**
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**Re-Zoning Application #2102 submitted by Teramore Development, LLC.**

**Zoning & Appeals  
Recommendation**

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		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>
#2101 - Michael Giles	Construction	Unanimous	X	
#2103 - James & Stacy Oliver	Consulting	Unanimous	X	

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

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the following applications to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report:

#2101 - Michael Giles	Construction
#2103 - James & Stacy Oliver	Consulting

Board Appointments (Houston County Development Authority)

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

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**reappointments for six year terms to the Houston County Development Authority as follows:**

**Joe Richardson      8/10/17 thru 8/09/23**

**Ben Hulbert        8/10/17 thru 8/09/23**

**Marian L. Fraley    8/10/17 thru 8/09/23**

The County has received a request by the land owner of property located between Booth Road and Russell Parkway west of Wellborn Road for de-annexation of property, being of tax parcel 0W0750 094000 , containing 11.50 acres, more particularly described as follows and depicted in in Exhibit "A", attached hereto and by reference made a part hereof:

**All that tract or parcel of land situate, lying and being in Land Lot 221, of the Fifth Land District of Houston County Georgia, being known and designated as that certain 11.5 acres as shown on a Property Survey of a portion of Livingston Property prepared by Theodore W. Waddle, Jr., Georgia Registered Land Surveyor No. 2139 on February 11, 2016, a copy of which is attached hereto as Exhibit "A", and incorporated herein for all purposes.**

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

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**the de-annexation of the property and authorize the signing of the appropriate resolution to be sent to the City of Warner Robins.**

The Perry Branch of the Library is in need of an HVAC system replacement for the older portion of the building. We had previously designated SPLOST funds to pay for this project but Library Director Sara Paulk has been able to secure state funding up to \$42,500 toward the project. This Memorandum of Understanding between the Board of Trustees of the Houston County Library System and the Board of Commissioner's sets forth the conditions by which the state funds, through the Board of Regents of the University System of Georgia, will be reimbursed to the County. The project was estimated at \$85,000 total. The County will pay all of the invoices on the project and then once \$42,500 has been expended by the County the State will begin reimbursing on the next \$42,500.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

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**Chairman Stalnaker to sign a Memorandum of Understanding with the Board of Trustees of the Houston County Public Library concerning the HVAC repair/replacement project at the Perry Branch of the Houston County Library System in which the Board of Regents of the University System of Georgia pledges a minimum of \$42,500 in funds for the project.**



A suitable property, owned by Cordelia Jewell Hayward, has been located in the same general vicinity of the current Lake Joy Fire Station for the future construction of a replacement station. The purchase price of the property is \$191,000.00.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

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**the Chairman to sign the sales contract to purchase the land located on Lake Joy Road from Cordelia Jewell Hayward in the amount of \$191,000.00. Funds for the purchase of the property will come from the Fire Fund Reserve. The land is more particular described as follows:**

**All that tract or parcel of land situate, lying and being in Land Lot 136 of the Tenth Land District of Houston County, Georgia, being known and designated as that certain 13.87 acres according to a plat of survey for Jerry L. Hayward and Hugh J. Lester prepared by Richard L. Jones, Surveyor on October 13, 1982, a copy of said plat being of record in Plat Book 25, Page 47, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.**

**Also:**

**All that tract or parcel of land situate, lying and being in Land Lot 137 of the Tenth Land District of Houston County, Georgia, being known and designated as Parcel "1-A", comprising 10.00 acres, more or less, according to a plat of survey prepared by Story Surveying Company on February 14, 1978, a copy of said plat being of record in Plat Book 21, Page 36, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.**

Public Works staff is recommending a complete power train rebuild on one of the two articulated dump trucks utilized in daily operations at the Landfill. This 2006 model truck has over 20,000 hours of service on it. The rebuild will give the machine a 3-year or 5,000 hour warranty.

**Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to**

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**award of a power train rebuild for one CAT-740 Articulated Dump Truck at the Landfill to Yancey Brothers of Macon in the amount of \$263,849.10. The work will be funded by Solid Waste capital funds.**

**Summary of bills by fund:**

• General Fund (100)	\$
• Emergency 911 Telephone Fund (215)	\$
• Fire District Fund (270)	\$
• 2001 SPLOST Fund (320)	\$
• 2006 SPLOST Fund (320)	\$
• 2012 SPLOST Fund (320)	\$
• Water Fund (505)	\$
• Solid Waste Fund (540)	\$
Total for all Funds	\$

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

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the payment of the bills totaling \$