

**Houston County Commissioners Meeting
December 4, 2012
Perry, Georgia**

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday, December 4, 2012 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners McMichael, Walker, Thomson and Robinson present. Also present were Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Director of Personnel Ken Carter, Chief Building Inspector Tim Andrews, Purchasing Agent Mark Baker, Mayor John Harley, Councilman Mike Daley, Councilman Paul Shealy, Councilman Mike Brashear, Councilman Mike Davis, Councilwoman Carolyn Robbins, Warner Robins Redevelopment Agency Executive Director Gary Lee, Warner Robins Redevelopment Agency Chairman Randy Meade, Warner Robins Redevelopment Agency Vice-Chairman Doug Hayes, Warner Robins Redevelopment Agency Member Jim Balletto, Attorney Kevin Brown, Middle Georgia Regional Commission Senior Government Services Specialist Chan Layson, Flint Energies Senior Vice-President Jimmy Autry, Walton and Becky Wood, James Erdmanczyh and County Attorney Mike Long.

Commissioner Walker led the audience in the Invocation.

Mr. Jerome Stephens, Sr., retired Sgt-United States Marine Corp., led the audience in the Pledge of Allegiance and then shared his experiences during his 4 years of service. Mr. Stephens was born in Atlanta, but was adopted by the Stephens family in Warner Robins when he was a year old. He graduated from the Pearl Stephens School which is named after his grandmother. After graduation, he began his career in August 1965 and served a tour in Vietnam as a truck driver. He recounted an experience where he was sent out to pick up a team in the field and became lost in the DMZ. He eventually found his way back by using the compass he was issued. Mr. Stephens related that when he returned to the States after the war he literally kissed the ground and thanked God for returning him home safely. He went to school on the GI Bill where he trained as a computer operator. He later took a civil service job on Robins Air Force Base and ultimately retired as the Chief of Transportation and Packaging. He is a 63-year member of the Union Grove Missionary Baptist Church in Warner Robins.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously to approve the minutes of November 20, 2012.

Chief Building Inspector Tim Andrews presented Special Exception Application #1679 submitted by Sean O'Leary for a Home Occupation for an Online Sales Business. The property is located at 105 Timberlea Court, Warner Robins, Georgia, and is more specifically described as LL 255 in the 10th Land District of Houston County, Lot 21, Block "D", Section No. 2, Phase No. 2 of Windsor Forest, consisting of .5 acres. Existing use is residential, R-1 zoning. Proposed use is a Special Exception for a Home Occupation for an Online Sales Business with no change in zoning. The Zoning and Appeals Board unanimously recommends approval of Application #1679.

Mr. Andrews stated that the applicant will be selling socks and hosiery for motorcyclists with product being delivered straight to the customer.

Mr. Walker inquired whether there was any opposition at the Zoning & Appeals meeting. Mr. Andrews replied that there were three residents present, but no objections.

Chairman Stalnaker then opened a public hearing on Special Exception Application #1679.

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Mr. Sean O’Leary, applicant, stated that he will be a wholesaler only and will use a 6 x 8 room in his home as an office.

There was no opposition.

Chairman Stalnaker made a blanket statement for the benefit of all special exception applicants that even if the Board of Commissioners approves an application, neighborhood covenants may still impose certain restrictions upon or against home occupation businesses.

There being no further public comments, the hearing was closed.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously to approve Application #1679.

Chief Building Inspector Tim Andrews presented Special Exception Application #1680 submitted by Cynthia Nerger. The property is located at 1846 Hwy. 247, Kathleen, Georgia, and is more specifically described as LL 88, 12th Land District of Houston County, Georgia, Lot 7, Block “B”, Section 3 of Kovac Farms, consisting of 3.18 acres. Existing use is residential, R-AG zoning. Proposed use is a Special Exception for a Mobile Home Hardship with no change in zoning. The Zoning and Appeals Board recommends unanimous approval of Application #1680.

Mr. Andrews stated that the mobile home hardship is being requested due to health related issues. The property is owned by the applicant’s mother.

Mr. Walker inquired whether there was any opposition at the Zoning & Appeals meeting. Mr. Andrews replied that there was none.

Mr. Thomson inquired about a septic tank. Mr. Andrews stated that there is ample room and proper soil conditions to support a septic tank.

Mr. McMichael clarified that the mobile home may be located at the property during the time that Ms. Nerger requires assistance, but that it would have to be removed after she no longer needs assistance.

Chairman Stalnaker then opened a public hearing on Special Exception Application #1680.

Mr. Richard Nerger, the applicant’s husband, stated that his wife is 27- years old and has been on dialysis for five years and requires assistance from the family on a daily basis.

There was no opposition.

There being no further public comments, the hearing was closed.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously to approve Application #1680.

Tim Andrews, Chief Building Inspector, presented Special Exception Application #1681 submitted by Ms. Tina A. Spees. The property is located at 104 Waterford Court, Bonaire, Georgia and is more specifically described as LL 86, 11th Land District of Houston County, Lot 9, Block “EE”, Section “7” of Waterford South Subdivision, consisting of .64 acres. Existing use is residential, R-1 zoning. Proposed use is a Special Exception for a Home Occupation for a Jewelry Sales Business with no change in zoning. The Zoning and Appeals Board unanimously recommends approval of Application #1681.

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Mr. Andrews stated that the applicant will be selling costume jewelry at craft shows and that she will have a home office only.

Mr. Walker inquired whether there was any opposition at the Zoning & Appeals meeting. Mr. Andrews replied that there was none. Mr. Walker inquired whether any vehicles would be coming to the house. Mr. Andrews replied no.

Chairman Stalnaker then opened a public hearing on Special Exception Application #1681.

Ms. Tina A. Spees, applicant, stated that she will sell at craft shows, church fairs and friend's homes and that she will have a home office only. She will have no deliveries made to the house.

There was no opposition.

There being no further public comments, the hearing was closed.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously to approve Application #1681.

Tim Andrews, Chief Building Inspector, presented Special Exception Application #1682 submitted by Ms. Bridgette A. Morton. The property is located at 243 Hunt Road, Kathleen, Georgia and is more specifically described as LL 155, of the 10th Land District of Houston County, consisting of 5.09 acres. Existing use is residential, R-AG zoning. Proposed use is a Special Exception for a Home Occupation for an Educational/Behavioral Consulting Business with no change in zoning. The Zoning Appeals Board unanimously recommends approval of Application #1682.

Mr. Andrews stated that the applicant will be seeing clients off-site at their homes or other facilities and that she will have a home office only.

Mr. Walker inquired whether there was any opposition at the Zoning & Appeals meeting. Mr. Andrews replied that there was none.

Mr. McMichael clarified that she would not be seeing clients in her home.

Chairman Stalnaker then opened a public hearing on Special Exception Application #1682.

Ms. Bridgette A. Morton, applicant, stated that she will have a home office only and that she had previously owned a house in the City of Warner Robins where she had the same business. She moved to the County after getting married.

There was no opposition.

There being no further public comments, the hearing was closed.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously to approve Application #1682.

Chief Building Inspector Tim Andrews presented Special Exception Application #1683 submitted by Mr. Alvin Jackson. The property is located at 1095 Booth Rd., Warner Robins, Georgia, and is more specifically described as LL 222, in the 5th Land District of Houston County, Lot 96 & 97 of Lynmar Subdivision, consisting of 1.8 acres.

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Existing use is residential, R-4 zoning. Proposed use is a Special Exception for a Home Occupation for a Brick & Cement Masonry Business with no change in zoning. The Zoning and Appeals Board recommends unanimous approval of Application #1683.

Mr. Andrews stated that the applicant will be doing brick and cement masonry work off-site only. He will have a mortar mixer and a ½-ton pick-up truck. He will store the mixer in the back yard when it is not in use.

Mr. Walker inquired whether there was any opposition at the Zoning & Appeals meeting. Mr. Andrews replied that there was none.

Chairman Stalnaker then opened a public hearing on Special Exception Application #1683.

Mr. Alvin Jackson, applicant, stated that he will perform work at job sites only.

Mr. McMichael inquired whether he would have any other equipment. Applicant replied hand tools only. Mr. McMichael also inquired about materials and supplies at the home. Applicant replied that the materials would be delivered directly to the job sites.

Mr. Thomson clarified that there would be no storage of materials at the home.

There was no opposition.

There being no further public comments, the hearing was closed.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously to approve Application #1683.

Tim Andrews, Chief Building Inspector, presented Special Exception Application #1684 submitted by Joe & Donna Catlett. The property is located at 109 Thunder Road, Hawkinsville, Georgia and is more specifically described as LL 10, of the 12th Land District of Houston County, Georgia, consisting of 2.0 acres. Existing use is residential, R-AG zoning. Proposed use is a Special Exception for a Mobile Home Hardship with no change in zoning. The Zoning & Appeals Board unanimously recommends approval of Application #1684.

Mr. Andrews stated that the mobile home hardship is being requested due to health related issues. The property had a previous hardship for Mr. Catlett's parents and therefore the utilities necessary were still present.

Mr. Walker inquired whether there was any opposition at the Zoning & Appeals meeting. Mr. Andrews replied that there was none.

Chairman Stalnaker then opened a public hearing on Special Exception Application #1684.

Mr. Joe Catlett, applicant, spoke in favor and reiterated that the utilities were still located on the property including septic.

There was no opposition.

There being no further comments, the hearing was closed.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously to approve Application #1684.

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Barry Holland, Director of Administration, presented a second reading for an alcohol license application for the retail sale of beer and wine made by Mahendra Patel for the Fastrup convenience store located at 4070 Hwy. 41 N., Warner Robins, Georgia. The building is complete, but the parking lot is not. The parking lot should be completed within two weeks.

Chairman Stalnaker then opened a public hearing on an Alcohol License Application submitted by Mahendra Patel.

Mahendra Patel, applicant, was present.

Chairman Stalnaker inquired whether the building was complete yet. The applicant stated that the building was complete but the parking lot was not. Completion should be within two weeks according to the applicant.

Mr. Walker inquired as to what 'amusement' would be offered since the application described the line of business as "gas, tobacco, beer and wine, amusement, and retail sales of grocery." The applicant replied that legal gaming machines would be installed for customer's use and enjoyment.

There was no opposition.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously to approve an Alcohol License Application submitted by Mahendra Patel representing Swami 4070, Inc. D/B/A the Fastrup, for the retail sale of beer and wine located at 4070 Hwy. 41 N, Warner Robins, Georgia, to be effective upon completion of the building and parking lot.

A Quit Claim Deed on Feagin Mill Road property was presented by County Attorney Mike Long.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously to authorize Chairman Stalnaker to sign a Quit Claim Deed abandoning the following described property:

All those tracts or parcels of land situate, lying and being in Land Lot 226 of the 10th Land District of Houston County, Georgia, being known and designated as Parcel 272 as shown on Drawing No. RW-21 as "PARCEL 272 TRACT 1 REQ'D R/W KC10245" containing 0.012 acre, 542.33 square feet, "PARCEL 272 TRACT 2 REQ'D R/W KC10256" containing 0.008 acre, 348.3 square feet, "PARCEL 272 TRACT 3 REQ'D R/W KC10260" containing 0.001 acre, 37.61 square feet, "PARCEL 272 TRACT 1 REQ'D EASM'T. KC10246" containing 0.020 acre, 887.64 square feet and as "PARCEL 272 TRACT 2 REQ'D EASM'T. KC10257 AND PARCEL 272 TRACT 3 REQ'D EASM'T. KC10261" containing 0.003 acre, 120.81 square feet according to right-of-way plans for Houston County, Georgia Public Works Department Right-of-Way Plans for Feagin Mill Road Improvements Phase 2 (from Houston Lake Road to Moody Road) prepared by Stantec, dated February 21, 2012, on file at the office of the Houston County Public Works, 2018 Kings Chapel Road, Perry, Georgia. Said Right-of-Way plans and the record thereof are incorporated herein by reference for all purposes.

A Quit Claim Deed on property off a relocated portion of Houston Lake Road was presented by County Attorney Mike Long. Mr. Long indicated that the City of Warner Robins had already signed a Quit Claim Deed on this property vacating any and all rights at their Council meeting last night (December 3, 2012).

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously to authorize Chairman Stalnaker to sign a Quit Claim Deed abandoning the following described property:

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All that tract or parcel of land situate, lying and being in Land Lot 162 of the 10th Land District of Houston County, Georgia, being known and designated as that portion of the property described in the right-of-way deed at Deed Book 1677, Page 80, Clerk's Office, Houston Superior Court, more particularly being a triangular portion bounded easterly by the westerly right-of-way of Kathryn Ryals Road and the relocated Houston Lake Road, bounded westerly by the easterly right-of-way of Tucker Road and bounded northerly by the southerly right-of-way of the portion of Tucker Road connecting to Kathryn Ryals Road.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously to approve the following budget adjustments to the FY2012 budget:

Increase Expenditures:

State Court Judge	2300-52.3600 Dues & Fees	\$ 984
DFACS	5410-52.2200 Repairs & Maintenance	<u>\$ 130</u>
	Total	\$1,114

Decrease Expenditures:

Other	1599-57.9000 Contingency	<u>\$1,114</u>
	Total	\$1,114

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously to approve the payment of bills totaling \$8,134,325.91.

Middle Georgia Regional Commission Senior Government Services Specialist Chan Layson, Warner Robins Redevelopment Agency Executive Director Gary Lee and Attorney Kevin Brown made a presentation on Tax Allocation Districts (TAD's).

Mr. Layson explained that as part of the City of Warner Robins 2012 Redevelopment Plan, the establishment of Tax Allocation Districts would serve as a funding mechanism to reinvest the future anticipated property taxes on targeted properties within the blighted area, and that would in turn stimulate new private investment and redevelopment.

Chairman Stalnaker asked for clarification on whether there would be a reduction in taxes on these targeted properties under the Tax Allocation Districts, and also what obligation the County would have in regards to funding. Mr. Layson replied that the property taxes would not be reduced and that the County would have no obligation for funding or support under the Tax Allocation Districts.

There was some discussion relative to both the success stories of existing Tax Allocation Districts and also some that may be considered failures.

Chairman Stalnaker recognized each of the Council members from the City of Warner Robins who were in attendance supporting the Tax Allocation Districts proposal. Councilman Daley spoke briefly in support and mentioned that the targeted area was chosen with the City of Warner Robins, Houston County and Robins Air Force Base in mind, as all would benefit.

Gary Lee recognized the Chairman of the Redevelopment Agency, Randy Meade, and other members present.

Jim Balletto, Redevelopment Agency member, briefed the Board on the efforts to place the F-15 monument on I-75. He stated that certain property issues had been resolved and that planning continues on other issues including site lighting, fencing and future maintenance requirements. He stated that funding for this effort had been secured through the City of Warner Robins, the City of Centerville, State Bank, Flint Energies and three different concrete companies.

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Chairman Stalnaker then opened the meeting for public comments.

Mr. James Erdmanczyh requested that the Board consider recognizing the cheerleaders from local high schools for their accomplishments at state level competitions.

Mr. Walton Wood expressed his concern over the possible Tax Allocation Districts being proposed by the Warner Robins Redevelopment Agency. He had concerns over funding. He also stated that the Robins Air Force Base fence line on Hwy. 247 looked like a dump.

Mr. Jerome Stephens commented that he is writing an autobiography.

Chairman Stalnaker recognized Mayor John Harley of Centerville.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously to adjourn the meeting.

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner