

Houston County Commissioners Meeting
October 7, 2014
Perry, Georgia

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday, October 7, 2014 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 Personnel Ken Carter, Chief Building Inspector Tim Andrews, Purchasing Agent Mark Baker, Fire/HEMA Chief Jimmy Williams, Walton Wood, Angie Gheesling-Executive Director Houston County Development Authority, Jade Morey-Project Manager Houston County Development Authority, Sara Paulk-Houston County Library System Director, Jim Taylor-Robins Regional Chamber of Commerce and Houston County Attorney Tom Hall.

Chairman Stalnaker led the audience in the Invocation.

Jeff Chandler, former Sergeant United States Air Force, led the audience in the Pledge of Allegiance and then detailed his military career. Jeff grew up in Warner Robins and graduated from Northside High School. He enlisted in January of 1984 and spent seven years in service as a chapel management specialist. He also served as a security police augmentee. He served a tour with NATO in Oslo, Norway administering to the countries of Denmark, Finland, Holland and Sweden. He remarked that after returning from his overseas assignment and setting foot back on American soil he experienced an immediate feeling of peace, safety and security. Upon leaving the service he returned to Warner Robins and now works for the Houston County Water Department as the Utilities Service Manager.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously to approve the minutes from the meeting of September 16, 2014.

Chairman Stalnaker made a blanket statement for the benefit of all applicants for Special Exceptions for home occupations that even if the Board of Commissioners approves an application, neighborhood covenants may still impose certain restrictions upon or against home occupation businesses. The Board of Commissioners does not enforce these covenants.

Chief Building Inspector Tim Andrews presented Special Exception Application #1818 submitted by Venis Glover. Mr. Andrews stated that the application was originally tabled at the September 2, 2014 Board meeting and sent back to Zoning & Appeals because the applicant was not present at the original hearing. The Zoning and Appeals Board held a second hearing on September 22, 2014 and now recommends unanimous approval. However, the applicant has since formally requested that the application be withdrawn. Chairman Stalnaker asked Mr. Andrews what the timeframe would be if she wanted to reapply in the future. Mr. Andrews stated that it would be one year from the date of the application. Chairman Stalnaker asked Mr. Andrews to write a letter to the applicant explaining this timeframe.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously to concur with Ms. Venis Glover's request to withdraw Special Exception Application #1818.

Chief Building Inspector Tim Andrews presented Re-Zoning Application #1827 submitted by A & E Golf. Mr. Andrews stated that the applicant has requested that the Board table this application and send it back to Planning & Zoning so additional information may be presented. Chairman Stalnaker explained to both the applicant and to the members of the audience who are opposed to the rezoning application what the process would be if the Board sent it back to Planning & Zoning.

Mr. Andrews explained that the County would not have to re-advertise but that he would change the signs to reflect the new public hearing date.

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Motion by Mr. Walker, second by Mr. McMichael and carried unanimously to table Re-Zoning Application #1827 submitted by A & E Golf and send back to Planning & Zoning for reconsideration.

Chief Building Inspector Tim Andrews presented Special Exception Application #1825 submitted by Phillip Tedders. The property is located at 367 Moss Oaks Road, Perry, Georgia, and is more specifically described as LL 32, 9th Land District of Houston County, Georgia, Tract 1 as shown on a plat for James D. Wigley, consisting of 2.93 acres. Existing use is R-AG residential. Proposed use is a Special Exception for a Home Occupation for a Mealworms and Beneficial Nematodes business with no change in zoning. Mr. Andrews explained that the nematodes would be sold to bee keepers so that they could be introduced in the hives thereby helping to eradicate a certain type of beetle. He stated that the application complies with Section 95 of the Comprehensive Land Development Regulations and that the Board of Zoning & Appeals recommends unanimous approval subject to no signage, no customers to the home, the product will be produced in a building on the property, and the products will be mailed to the customers.

Chairman Stalnaker then opened a public hearing on Special Exception Application #1825.

Mr. Phillip Tedders, the applicant, stated that the mealworms and nematodes were harmless to humans, plants, and animals and that their production was exempt from federal regulations.

There was no opposition.

There being no further comments, the hearing was closed.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously to approve Application #1825 subject to no signage, no customers to the home, product will be produced in a building on the property, and the products will be mailed to customers.

Chief Building Inspector Tim Andrews presented Special Exception Application #1826 submitted by Cathy Merchant. The property is located at 192 Wavertree Drive, Warner Robins, Georgia, and is more specifically described as LL 97, 10th Land District of Houston County, Lot 7, Block "B", Phase 5 of Oxton Plantation, consisting of 1.0 acres. Existing use is R-1 residential. Proposed use is a Special Exception for a Home Occupation Low-Voltage Telecommunications business with no change in zoning. Mr. Andrews stated that the application complies with Section 95 of the Comprehensive Land Development Regulations and that the Board of Zoning & Appeals recommends unanimous approval subject to no signage, no customers to the home, and a condition to allow the use of a 6 ft. x 12 ft. trailer for the business. Mr. Andrews explained that the applicant will install networking devices primarily at commercial business locations and that she holds a current Georgia low-voltage license.

Mr. McMichael inquired about the use of the utility trailer. Mr. Andrews explained that the applicant will utilize an enclosed trailer for tools, equipment and materials.

Chairman Stalnaker then opened a public hearing on Special Exception #1826.

Ms. Cathy Merchant, the applicant, was present but had nothing to add.

There was no opposition.

There being no further comments, the hearing was closed.

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Motion by Mr. Walker, second by Ms. Robinson and carried unanimously to approve Application #1826 subject to no signage, no customers to the home, and a condition to allow the use of a 6 ft. x 12 ft. enclosed utility trailer for the business.

Chief Building Inspector Tim Andrews presented Special Exception Application #1828 submitted by Phyllis Ross. The property is located at 330 Brighton Drive, Byron, Georgia and is more specifically described as LL 59, 5th Land District of Houston County, Georgia, Lot 16, Block "K", Section 6, Phase 2 of Bradford Subdivision, consisting of 0.39 acres. Existing use is R-MH residential. Proposed use is for a Special Exception for a home occupation Daycare business with no change in zoning. Mr. Andrews stated that the application complies with Section 95 of the comprehensive Land Development Regulations and that the Board of Zoning & Appeals recommends unanimous approval subject to no outside storage and no more than six children allowed in the daycare. Mr. Andrews explained that the applicant will operate between the hours of 7:00 a.m. and 6:00 p.m. and that her sister will assist her in the operation of the daycare. He also stated that the applicant expects no more than three cars in the morning and three in the evening since her neighborhood is her intended customer base.

Chairman Stalnaker then opened a public hearing on Special Exception #1828.

Ms. Phyllis Ross, the applicant, explained that she lives in a small community with lots of children and that she hopes her daycare can serve as a feeder for the Head Start program helping children to prepare for entering school.

There was no opposition.

Mr. Walker clarified that the applicant would have one sign that will conform to the Section 95 requirements.

There being no further comments, the hearing was closed.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously to approve Application #1828 submitted by Phyllis Ross for a Daycare business subject to no outside storage and no more than six children allowed in the daycare.

Chief Building Inspector Tim Andrews presented Special Exception Application #1829 submitted by Kelvin and Shelia Minor. The property is located at 1818 S. Houston Lake Road, Kathleen, Georgia, and is more specifically described as LL 184, 10th Land District of Houston County, Lot 2, Phase 1 of Walker's Grove Subdivision, consisting of 0.65 acres. Existing use is R-1 residential. Proposed use is a Special Exception for a Home Occupation Janitorial Cleaning business with no change in zoning. Mr. Andrews stated that the application complies with Section 95 of the Comprehensive Land Development Regulations and that the Board of Zoning & Appeals recommends unanimous approval subject to no signage, no customers to the home, and a condition to allow the use of a van for the business that will also serve as storage for all cleaning materials.

Mr. McMichael asked if the cleaning business was residential or commercial or both. Mr. Andrews replied that it would be both.

Chairman Stalnaker then opened a public hearing on Special Exception #1829.

Mr. Kelvin Minor, applicant, was present but did not have additional information.

There was no opposition.

There being no comments, the hearing was closed.

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Motion by Mr. Walker, second by Ms. Robinson and carried unanimously to approve Application #1829 subject to no signage, no customers to the home and the business will use a van which will store all cleaning materials.

Chief Building Inspector Tim Andrews presented Special Exception Application #1831 submitted by Theresa Warren. The property is located at 2882 Hwy. 341 S. Hawkinsville, Georgia, and is more specifically described as LL 14 & 29, 13th Land District of Houston County, Lot 9-B on a plat of survey for Wayne Rogers, consisting of 2.68 acres. Existing use is R-AG residential. Proposed use is a Special Exception for a Home Occupation Customer Service Call Center business with no change in zoning. Mr. Andrews stated that the application complies with Section 95 of the Comprehensive Land Development Regulations and that the Board of Zoning & Appeals recommends unanimous approval subject to no signage and no customers to the home. Mr. Andrews explained that the applicant will utilize a computer and telephone to make reservations for a cruise line and will have no employees.

Chairman Stalnaker then opened a public hearing on Special Exception #1831.

The applicant was not present.

There was no opposition.

Chairman Stalnaker asked Mr. Andrews if the applicant was present at the Zoning & appeals hearing. Mr. Andrews stated that she was present at the hearing.

There being no further comments, the hearing was closed.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously to approve Application #1831 subject to no signage and no customers to the home.

Chief Building Inspector Tim Andrews presented Special Exception Application #1832 submitted by Shawna Quota. The property is located at 306 Antebellum Circle, Warner Robins, Georgia, and is more specifically described as LL 101, 5th Land District of Houston County, Lot 8, Block "A", Section 1 of Antebellum Plateau, consisting of 0.75 acres. Existing use is R-1 residential. Proposed use is a Special Exception for a Home Occupation Photography business with no change in zoning. Mr. Andrews stated that the application complies with Section 95 of the Comprehensive Land Development Regulations and that the Board of Zoning & Appeals recommends unanimous approval subject to no signage and no customers to the home. He also stated that the applicant submitted a petition from her surrounding neighbors that was supportive of her application. Mr. Andrews explained that the applicant will provide photography services at off-site locations and will only edit and electronically transmit the product at the home.

Mr. Walker stated that he personally owns property in the same subdivision as the applicant but it would have no bearing on his decision.

Chairman Stalnaker then opened a public hearing on Special Exception #1832.

Ms. Shawna Quota, the applicant, was present but did not have additional information.

There was no opposition.

There being no comments, the hearing was closed.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously to approve Application #1832 subject to no signage and no customer to the home.

Chief Building Inspector Tim Andrews presented Special Exception Application #1833 submitted by Amy Boselie.

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The property is located at 104 Shamrock Court, Bonaire, Georgia, and is more specifically described as LL 197, 10th Land District of Houston County, Lot 9, Block "D", Section 1, Phase 4 of Shannon Ridge, consisting of 0.30 acres. Existing use is R-2 residential.

Proposed use is a Special Exception for a Home Occupation Landscaping and Irrigation business with no change in zoning. Mr. Andrews stated that the application complies with Section 95 of the Comprehensive Land Development Regulations and that the Board of Zoning & Appeals recommends unanimous approval subject to no signage, no customers to the home, and a condition to allow the use of a 7 ft. x 14 ft. trailer for the business to be stored in the rear yard. Mr. Andrews explained that the applicant will utilize mowers, weed eaters, edgers, and other like equipment for the business.

Mr. Thomson reminded the applicant that storage of materials in the yard would not be acceptable.

Mr. Walker asked if the application had any opposition at the Zoning & Appeals hearing. Mr. Andrews replied that there was none.

Chairman Stalnaker then opened a public hearing on Special Exception #1833.

Ms. Amy Boselie, the applicant, was present but did not have additional information.

There was no opposition.

There being no comments, the hearing was closed.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously to approve Application #1833 subject to no signage, no customers to the home, and a condition to allow the use of a 7 ft. x 14 ft. trailer to be used in the business and stored in the rear yard.

Chairman Stalnaker and Director of Administration Barry Holland conducted the first reading of a proposed ordinance adding Sec. 2-281 'Grant Management' which would provide guidelines for the application and management of grant funds. A second reading and public hearing will be held at the next Board meeting on October 21st after which action may be taken by the Commissioners on this proposed amendment.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously to approve the temporary hire of a Grade 10A Tax/Tag Clerk in the Tax Commissioner's office terminating on March 1, 2015 or upon the return of Ms. Wanda Williamson from medical leave.

Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously to approve the hiring of poll workers for the upcoming November 4, 2014 General/Special Election as follows:

21	Managers	@	\$125.00	\$2,625.00
42	Asst. Mgr.	@	85.00	3,570.00
110	Clerks	@	75.00	8,250.00
150	Training	@	25.00	3,750.00
10	Janitors	@	15.50	155.00
4	Janitors	@	25.00	100.00
214	TS Units	@	3.00	642.00
2	Elections Night Helpers	@	50.00	100.00
2	Supply Pick-up Helpers	@	50.00	100.00

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3	Election Night Check In	@	50.00	150.00
1	Tech	@	125.00	125.00
19	Supply Pick-up/Return Supplies	@	10.00	190.00
22	Cell Phones	@	10.00	<u>220.00</u>
TOTAL				\$19,977.00

Mr. Thomson thanked JoAnn Shipes and her staff for the excellent work that they do. He also implored everyone to get out and vote.

Chairman Stalnaker asked the media to please help broadcast the dates and hours that the polls would be open for early voting:

Board of Elections office (old courthouse) Perry on October 14th-17th (Tuesday – Friday) and October 20th – 31st (Monday – Friday) at 8:00 a.m. – 5:00 p.m. and Saturday, October 25th, from 9:00 a.m. – 4:00 p.m.

Satellite location at the Old Houston Mall (West side of building) Warner Robins on October 20th – 31st (Monday – Friday) at 8:00 a.m. – 5:00 p.m. and Saturday, October 25th from 9:00 a.m. – 4:00 p.m.

Satellite location at the Central Georgia Technical College (Bldg. G) Cohen Walker Drive, Warner Robins on October 20th – 31st (Monday – Friday) at 8:00 a.m. – 5:00 p.m.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously to authorize Chairman Stalnaker to sign the 2014 GEMA-HS Performance Partnership Agreement accepting \$50,063 in grant funds for HEMA.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously to authorize Chairman Stalnaker to sign all documents necessary to accept \$66,193 of federal Victims of Crime Act (VOCA) grant funds from the Prosecuting Attorney’s Council (PAC) of Georgia to be administered by the Solicitor-General for the continuance of the Victim Assistance Program in the Houston County State Court. This position will terminate if, or when, the funding is discontinued or is reduced to a level that is not sufficient to fully fund it.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously to approve Change Order #1 to the Carl Vinson Parkway Phase 3 widening contract with Reeves Construction Company for an additional \$136,062.75 which increases the contract from \$2,894,834.74 to \$3,030,897.49. The contract time will increase by 38 days to a total of 768 calendar days.

Chairman Stalnaker remarked that this is not an added expense to the SPLOST since the City of Centerville will reimburse the entire amount of the change order.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously to approve the award of the water system improvements to serve Pitts Road and Hwy. 26 to Pyles Plumbing & Utility Contractors, Inc. of Macon in the amount of \$79,031. This project is funded by the 2012 SPLOST.

Mr. McMichael remarked that this was part of the Board’s commitment to improve service in the South end of the County.

Chairman Stalnaker recognized Reverend McIntosh of the historic Green Grove Baptist Church which will be served by this improvement along with a number of private residences. Reverend McIntosh explained that the church is experiencing well problems and that this improvement will help alleviate that problem for the 134-year old church.

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Motion by Mr. McMichael, second by Mr. Walker and carried unanimously to approve the award of one new 2015 Ford Fusion S to David Ragan Ford of Perry in the amount of \$18,100. The cost of this vehicle will be reimbursed by DA Hartwig from drug forfeiture funds.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously to approve the award of one used 1990 Heil tanker trailer for use at the Landfill from Truck & Trailer of Macon in the amount of \$22,041.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously to approve the award of three Chevrolet Tahoes for use in the Sheriff's Department to Hardy Chevrolet of Gainesville, GA for the total amount of \$87,881. One vehicle is for the Traffic Division at \$29,859; the other two vehicles are \$29,011 each for the Juvenile Division. SPLOST 2012 will fund the total amount.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously to approve the payment of bills totaling \$3,643,387.21.

Chairman Stalnaker then opened the meeting for public comments.

Sara Paulk, Director of the Houston County Library System, briefed the Board on a Path2College scholarship that was awarded recently to a 6-year old Centerville Library summer reading participant. The child received \$5,529 for her college savings and the Houston County Library system received \$1,529 to support its children's materials and programming. She also stated that the system had received federal STEM (Science-Technology-Engineering-Mathematics) funds of \$15,000 for all three branches. Ms. Paulk also reported that the Perry library renovation and addition project is progressing nicely and thanked the Board for their continued support of the library system.

Chairman Stalnaker confirmed with Ms. Paulk that all aspects of the Perry library renovation and addition project exterior had been voted on and approved by the Library Board. She confirmed this and also stated that the phone system, data and security packages for the project were currently out for bid with Purchasing Agent Mark Baker assisting.

Mr. Walker remarked on the neatness of the Perry job site.

Mr. Thomson remarked that he has heard compliments from several citizens on the neatness of the job site and contributed that to the efforts of the contractor International City Builders.

Chief Jimmy Williams briefed the Board on a recent house fire at 199 Azalea Drive in Bonaire that occurred on September 25th. The house was a total loss and is being investigated as arson. A \$10,000 reward for information leading to the arrest and conviction of the person or persons responsible has been offered. This was a vacant house. Chairman Stalnaker confirmed with Chief Williams that there was no power to the house at the time of the incident that could lead to a fire.

Executive Director of the Houston County Development Authority Angie Gheesling introduced new employee Project Manager Jade Morey to the Board. Ms. Morey will focus on assisting existing industry in Houston County. Ms. Gheesling briefed the Board on several recent expansions of existing industries including Sunbelt Plastics Extrusion in Centerville, EMICC, Inc. (Electric Machinery Industrial Controls Corporation) in Perry, and two more that have not yet been announced, but will bring another \$100 million investment and approximately 200 jobs. Ms. Gheesling also mentioned the new construction for BioLife Plasma Services, which is a subsidiary of Baxter Pharmaceuticals, in Warner Robins.

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The BioLife facility will create 50+ jobs in the healthcare field. In addition, she also briefed the Board on an unnamed international company that is considering Houston County for its first North American site. This company has expressed interest in the County's spec building.

Chairman Stalnaker mentioned the recently completed warehouse expansion at the Frito Lay plant.

There being no further public comments the meeting was continued.

The Chairman then asked for comments from the Commissioners.

Chairman Stalnaker commented that there will be some discussion forthcoming at the next Board meeting concerning blighted areas within Houston County.

There being no further comments from the Commissioners the meeting was continued.

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

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner