

Houston County Commissioners Meeting
June 5, 2018
Perry, Georgia

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday May 15, 2018 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners Walker, Thomson, Robinson and McMichael present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Director of Personnel Ken Carter, Fire/HEMA Chief Jimmy Williams, Director of Purchasing Mark Baker, Chief Building Inspector Tim Andrews, Chief Tax Appraiser James Moore, Houston County Library Director Sara Paulk, Perry City Councilman Randall Walker, Perry City Manager Lee Gilmour, Flint Energies VP of Cooperative Communications Marian McLemore, Lt. Tommy Spires, Environmental Health County Manager Christine Buffington, North Central Health District Director of Environmental Health Carla Coley, Georgia Power Area Manager Scott Cox, Walton and Becky Wood, Ansel Peck, and James Erdmanczyk.

Commissioner Robinson gave the invocation.

CMSgt. Gary Hart, USAF led the audience in the Pledge of Allegiance and then detailed his 23-year military career. He came to Robins in April of this year from Offutt AFB, NE and currently serves as the 78th Air Base Wing Command Chief advising the commanders and their staff on matters concerning the effective utilization, training, education and combat readiness for airman. His background is in telecommunications and he likened his duties as compared to a human resources manager. He has served stateside installations in Texas, Mississippi, Nevada, and Nebraska; and overseas at Osan Air Base in Korea, Ramstein Air Base in Germany and Al Udeid Air Base in Qatar. His wife Patricia, who also serves and has 20 years in security forces achieving the rank of Master Sergeant, accompanied him to the meeting. They have three children ages 4, 8 and 13.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the May 15, 2018 meeting.

Chief Building Inspector Tim Andrews presented for Public Hearing, with a unanimous recommendation for approval from Planning & Zoning, Re-Zoning Application #2167 for Mike Reece.

Mr. McMichael asked if the issues with the water and septic service had been sorted out.

Mr. Andrews replied that the applicant has obtained a permit to rehab an existing well and there is an existing septic tank.

Chairman Stalnaker asked if all the infrastructure requirements for supporting a commercial lot had been satisfied.

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Mr. Andrews replied that the lot has access from Hwy. 41, an existing private well and septic system.

Chairman Stalnaker inquired whether there had been any communication with GDOT regarding access from Hwy. 41.

Mr. Andrews indicated that the applicant, Mr. Reece, has been in contact with GDOT.

Mr. Thomson asked if the driveway was asphalted.

Mr. Andrews stated that some type of hard surface was present.

Mr. Thomson asked if the lot had 150 feet of frontage on Hwy. 41.

Mr. Andrews replied that it did. He also indicated that there was a shared driveway between several lots and that the structure on this lot had been destroyed by fire about four years ago.

Chairman Stalnaker asked if there was a 10-foot easement for all three properties serving as the shared driveway.

Mr. Andrews commented that it was not an easement but rather a strip owned by the neighboring property owner.

Chairman Stalnaker stated that the applicant will need to communicate back with GDOT and asked that Mr. Andrews communicate with GDOT concerning future similar issues.

Chairman Stalnaker opened a Public Hearing.

Applicant Mike Reece spoke in favor of the application and indicated that a representative with GDOT confirmed that he would be able to modify the existing driveway as access to the property. He indicated that his intended use of the lot if rezoned to commercial would be for a used car sales lot with approximately 20 cars at a time. He also indicated that he plans to move a 12 x 50 structure that has two offices and a handicap accessible bathroom to the site. Although there is an existing well on the property he would prefer to drill a new well and have the existing septic system pumped and then inspected by the Environmental Health Department. He indicated that he will not do any extensive wash down of vehicles but may simply spray them off occasionally with a water hose and will do no mechanic work on site to any vehicle. Mr. Reece indicated that he does not wish to annex into the City of Perry and that correspondence from Director of Community Development Bryan Wood indicated that he could not receive city water without annexing.

Chairman Stalnaker asked whether fire protection services had been considered.

Director of Operations Robbie Dunbar stated that the nearest County hydrant is up the road at the First Christian Church of Perry.

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Mr. Jerald Ethridge, 2011 Hwy. 41, Perry stated that he is not necessarily opposed to the rezoning but that he has concerns over the ten-foot shared driveway between his and Mr. Reece's property not being wide enough for two cars to pass each other.

Perry City Manager Lee Gilmour spoke in opposition to the re-zoning not in relation to the land use but rather because city water is available to Mr. Reece's property. Because the property is changing from residential to commercial and this falls within Perry's Service Delivery area Mr. Reece should be required to annex into the City and receive municipal water. He asked that the Board deny the re-zoning application on this basis.

Chairman Stalnaker remarked that he agrees with the Service Delivery area issue and also has concerns over the fire protection services.

Mr. Gilmour stated that the City was surprised by the Environmental Health Departments decision concerning use of the well.

North Central Health District Director of Environmental Health Carla Coley stated that the existing well could be rehabbed or a new well drilled and that the septic system could be inspected for use after it was pumped out. The Environmental Health Departments position is that although City water is available they cannot force Mr. Reece to annex and therefore they rule that the City water services are not accessible to him. She stated that she has an opinion from the state attorney supporting that decision.

Mr. Thomson stated that he would like to see a site plan for the property before voting and that there were multiple issues at play, concerning the adequacy of facilities and services, that need resolution before approving a commercial zoning.

Mr. McMichael agreed with Mr. Thomson on all points.

As there were no further comments the Public Hearing was closed and the meeting continued.

Motion by Mr. Walker, second by Ms. Robinson to approve the re-zoning with the stipulation that the driveway must meet GDOT requirements for ingress / egress.

Mr. McMichael and Mr. Thomson voted against the re-zoning leaving a 2 – 2 vote.

Chairman Stalnaker voted against.

With a final vote of 3 – 2, Re-Zoning Application #2167 submitted by Mike Reece was denied.

County Attorney Tom Hall 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. These

restrictive covenants are superior to any action taken by the Board of Commissioners. The actions taken by the Board will not change any provision within the covenant that prohibits any commercial or business activity.

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Chief Building Inspector Tim Andrews presented for Public Hearing Special Exception Applications #2171 thru #2177, #2179, #2180, #2182 and #2183. Mr. Andrews further explained that the applicant for #2172 has formally withdrawn his application.

Chairman Stalnaker opened the meeting for a Public Hearing.

#2171 - Applicant was present. There was no opposition.

#2172 - Withdrawn by applicant.

#2173 - Applicant was present. There was no opposition.

#2174 - Applicant was not present. There was no opposition.

#2175 - Applicant was present.

Ronnie Hornsby, 112 Harbour Town Ct, Kathleen stated that he had been asked by other residents in the Heather subdivision to be a spokesman for those in opposition to the application. He spoke of the subdivision's covenants, the lack of support for her endeavor by the majority of the homeowners, the Section 95 requirements and whether or not she would abide by them, diminished property values and safety concerns in the community. He remarked that it would be much more preferable for her to find a commercial office space from which to conduct her business.

Chairman Stalnaker asked if there were any other known home occupation businesses in the neighborhood.

Mr. Andrews replied that there were not any approved since the County began the formal process concerning home occupations but that he was not sure if there were any administratively approved before the County initiated that process about ten years ago.

Chairman Stalnaker clarified that there is no change in the zoning if a home occupation is approved and that the applicant could only operate this specific business if granted the exception. If the applicant is approved and then violates any of the Section 95 provisions then the County staff would investigate and bring a recommendation to the Board for revocation if deemed necessary.

The applicant, Ms. Rosemary Molly Townsend, spoke in favor of the application.

Chairman Stalnaker asked if Ms. Townsend could simply use the event center that she plans to hold the events at as a business address.

Mr. Andrews stated that she must have an actual address, either her home or a commercial location, to obtain a business license.

Ms. Townsend addressed the concern about controlling increased traffic in the neighborhood by saying that no applicant would have any reason to come to her house. She also stated that her covenants do allow for a home office for administrative purposes only but that the Home Owners Association did not believe she would utilize her home for just the office only.

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Chairman Stalnaker commented that although neighborhood opposition is a concern that there is no provision in the County's regulations that gives weight to heavy opposition to an application as long as it meets the Section 95 requirements.

#2176 - Applicant was present. There was no opposition.

#2177 - Applicant was present. There was no opposition.

#2179 - Applicant was present. There was no opposition.

#2180 - Applicant was present. There was no opposition.

#2182 - Applicant was present. There was no opposition.

#2183 - Applicant was present. There was no opposition.

As there were no further comments the Public Hearing was closed and the meeting continued.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve the following applications to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report and Section 71.1.3 (17) of Comprehensive Land Development Regulations on Applications #2182 and #2183:

#2171	Neal Montgomery	Aerial mapping
#2173	Vann Maner	Consulting
#2174	Jose Benjume	Landscaping
#2175	Rosemary Molly Townsend	Educational
#2176	Nathan Fisher	Clearing and grading
#2177	Dianne L. Blair	Mobile home hardship
#2179	Karena Zaloudek	Home maintenance & repair
#2180	Kaitlyn McLeod	Hair & makeup artist
#2182	Monica Kinnebrew	Special events facility
#2183	Kelly Moore	Special events facility

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Mr. Andrews gave each applicant approved for a home occupation instruction on the next step of the process which is obtaining their occupational business license from the Commissioner's office.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve the reappointment of the following:

Mike Mathis	Region V EMS Board	07/01/2018 – 06/30/2021
Richard Thompson	Adjustments & Appeals Board	07/01/2018 – 06/30/2021
Delmar Davis	DFACS Board	07/01/2018 – 06/30/2023

Mr. Thomson presented a request for authorization to withdraw the County's two objections filed with the Georgia Department of Community Affairs on an annexation request from the City of Warner Robins.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to authorize the withdraw of the County's two objections filed with the Georgia Department of Community Affairs (first objection filed April 18, 2018 and the second objection filed May 16, 2018) regarding the City of Warner Robins two requests for annexation (first request received April 5, 2018 and the second request received on May 3, 2018) for Tax Parcels 000510 36A000 and 000510 36B000, property located at the corner of Lake Joy Road and Duskmoores Drive, said property is more particularly described as follows:

All that tract or parcel of land situate, lying and being in Land Lot 125 of the Tenth (10th) Land District of Houston County, Georgia, being known and designated as Parcel "A" and Parcel "B", containing 16.2 acres more or less, Weatherby Plantation Subdivision, Phase 2, according to a plat of survey prepared by Waddle & Company, dated December 1, 2004, being of record in Plat Book 64, Page 27, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference thereto for all purposes.

Mr. Thomson presented a request from Director of Operations Robbie Dunbar authorizing him to enter into a professional services agreement with SP Design Group for architectural design of the proposed Lake Joy Road Fire Station #5.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve entering into a professional services agreement with SP Design Group of Macon for architectural design of the proposed Lake Joy Road Fire Station #5 facility. Based upon a GMP (Guaranteed Maximum Price) of \$2,000,000 the maximum fee for the program and design services is \$125,580.

Mr. McMichael presented a request from the Purchasing Department for approval of a bid for the purchase of eight new SUVs to be used in the newly created School Resource Officer Division of the Sheriff's Department. Staff

recommends award to low bidder O.C. Welch Ford-Lincoln-Mercury for eight Ford Police Interceptor Utility SUV's.

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Chairman Stalnaker recognized Director of Purchasing Mark Baker who explained that Capt. Harlowe had actually found the eight vehicles through his contacts and that they were in stock ready to be delivered.

Chairman Stalnaker explained that the Board of Education will reimburse the County for the vehicles and equipment needed to outfit the school resource officers.

Mr. Thomson commended Dr. Scott for providing the funding for the SRO program that will provide an officer for every middle and high school in the County. The County will provide eight officers while the City of Warner Robins will provide four and the City of Perry three.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the award of eight new 2017 Ford Police Interceptor Utility SUVs for use in the Sheriff's Department School Resource Officer Division from O.C. Welch Ford-Lincoln-Mercury of Hardeeville, SC at a unit cost of \$25,650 or a total cost of \$205,200. The Comptroller is authorized to make the necessary budget adjustment to the FY18 budget. The Houston County Board of Education will reimburse the total amount for this purchase.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$2,882,789.62.

Chairman Stalnaker opened the meeting for Public Comments.

Houston County Library Director Sara Paulk passed out the schedule for the Summer children's programs and thanked the Board for all their support.

Walton Wood, 426 Sandefur Road, Kathleen asked that the Board of Commissioners keep in mind the procedure that they followed objecting to the proposed annexation at Lake Joy Road and Duskmoore Drive. He remarked that this procedure can and should be used in the future if necessary in relation to other requests. He also commented on the recently defeated T-SPLOST and the effort made by certain individuals by way of signage to support that anti T-SPLOST program.

There being no further comments the meeting continued.

Chairman Stalnaker opened the meeting for Commissioners Comments.

Chairman Stalnaker announced that the Commissioners will hold a called meeting at 5:00 p.m. on Tuesday, June 12, 2018 in the Commissioners Board Room of the County Annex Building in Warner Robins, Georgia to hear public comments concerning the proposed FY2019 budget, and that the Board intends to formally adopt the FY2019 Budget at its regularly scheduled meeting at 6:00 p.m. on Tuesday, June 19, 2018 in the Commissioners Board Room of the County

Annex Building in Warner Robins, Georgia. He remarked that the budget as proposed is currently balanced with no tax increase. He also stated that the proposed budget includes a 2% COLA but that there will be no funds for new positions. Staff has been directed to build a comprehensive plan that will help prioritize additional

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positions that will be needed in the next five years or so. He thanked Director of Administration Barry Holland and each Commissioner for their efforts during the budget process.

Mr. McMichael remarked that the County's pension plan is fully funded and that there are no proposed cuts to employee benefits.

Mr. Thomson commented that the proposed 2% COLA would mean that employees have received a 20.5% cumulative increase over the last ten years or so.

Mr. Walker remarked that the County remains very conservative regarding fiscal matters and credited employees, department heads, elected officials and constitutional officers for our success.

Motion to Adjourn by Mr. Walker, second by Mr. Thomson and carried unanimously by all. Meeting adjourned.

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner

