

Houston County Commissioners Meeting
April 2, 2019
Perry, Georgia

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday, April 2, 2019, at the Houston County Courthouse in Perry, Georgia, with Chairman Stalnaker presiding and Commissioners Thomson, Walker, Robinson and McMichael present. Also present were Attorney Tom Hall, Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Director of Personnel Ken Carter, Director of Purchasing Mark Baker, Chief Building Inspector Tim Andrews, Asst. Fire Chief Chris Stoner, Flint Energies VP of Cooperative Communications Marian McLemore, 21st Century Partnership Director of Strategy Dan Rhoades, Advanced Disposal Systems Manager Jeanne Moyer, Advanced Disposal Systems Operations Manager Josh Raugh, Centerville Lions Club representative J.C. Cofield, Walton and Becky Wood, and Ansel Peck.

Commissioner Robinson led the audience in the Invocation.

Major Joshua Wilkerson-Bienick, US Air Force led the audience in the Pledge of Allegiance and then detailed his eleven-year military career. After growing up in Pittsburgh, PA he was commissioned out of college through the ROTC program in 2008. His first assignment was to Keesler AFB in Biloxi, MI where he met his wife an Air Force nurse. While at their next duty assignment to Wright Patterson AFB, OH his wife separated from the service to care for their children. They currently have three children with another on the way. After serving at the Richmond, VA Defense Logistics Agency (DLA) Aviation Headquarters they came to Robins AFB in April of 2018. Still with DLA-Aviation his unit handles and provides consumable parts and supplies for all type of airborne weapons systems. He stated that he chose Robins AFB as his duty assignment because he and his wife find the people warm and inviting and very supportive of the military's mission.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes of the meeting of March 19, 2019.

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.

Chief Building Inspector Tim Andrews presented Special Exception Application numbers 2241 thru 2251.

Chairman Stalnaker closed the regular meeting and opened a Public Hearing.

Applicant #2241 was present. There was no opposition.
Applicant #2242 was present. There was no opposition.
Applicant #2243 was present. There was no opposition.
Applicant #2244 was present. There was no opposition.
Applicant #2245 was present. There was no opposition.
Applicant #2246 was present. There was no opposition.
Applicant #2247 was present. There was no opposition.
Applicant #2248 was present. There was no opposition.
Applicant #2249 was present. There was no opposition.

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Applicant #2250 was not present as the application is recommended for tabling. Applicant #2251 was present. There was no opposition.

As there were no comments Chairman Stalnaker closed the Public Hearing and reopened the Regular Meeting.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to table Application #2250 submitted by John Varnadoe and Lori Fox and return to Zoning & Appeals for reconsideration at their next meeting.

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:

Application #2241	Benjamin & Arwen Gingerich	Baking & Desserts
Application #2242	Sarah Luiggi	T-Shirt/Graphic Design (Online)
Application #2243	Kevin & Lisa Bowen	Special Events Facility
Application #2244	Keith Watson	Landscaping
Application #2245	Mark & Angela Ivory	Private Chef
Application #2246	Gabriel Blackburn	Mobile Welding & Construction
Application #2247	Lisa Hisaw	Floral Designer
Application #2248	Pamela Lincecum	Nail Salon
Application #2249	Chris & Melissa Robinson	Land & Building Inspection
Application #2251	Debra Cooley & Kyah Cooley	Desserts & Candy

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.

Tim Andrews presented Rezoning Application #2238, submitted by David Kalmbach and explained that both Booth Road and Wellborn Road are inside the city limits and that Warner Robins City Engineer Forrest Walker recommends commercial traffic access should only be from Booth Road. The Zoning & Appeals Board agrees with that stipulation and recommends unanimous approval of the application.

Chairman Stalnaker closed the Regular Meeting and opened a Public Hearing.

Jack Hunnicutt, local realtor, representing the applicant was present. There was no opposition.

As there were no comments Chairman Stalnaker closed the Public Hearing and reopened the Regular Meeting.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve Re-Zoning Application #2238 submitted by David Kalmbach with the stipulation that commercial traffic access only from Booth Road.

Mr. Thomson presented a request for the abandonment of section of the Oakley Court temporary cul-de-sac for the next phase of the subdivision.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve the Board of Commissioners signing the Resolution and the Deed of Abandonment abandoning sections of the Oakley Court temporary cul-de-sac described as follows:

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All that tract or parcel of land situate lying and being in Land Lot 54 of the Eleventh Land District of Houston County, Georgia, being known and designated as the "0.09 ACRES" tract and the "0.08 ACRES" tract, on a land survey done by Marty A. McLeod dated March 7, 2018, G.R.L.S. No. 2991.

County Attorney Tom Hall clarified that the resolution included the deed of abandonment so there was no need to have separate motions.

Chairman Stalnaker explained that the developer wished to extend the road into the next phase of the subdivision and therefore the temporary cul-de-sac was no longer required.

Ms. Robinson presented a request from the District Attorney for approval of a Violence Against Women Act (VAWA) Grant.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve Chairman Stalnaker signing and accepting the 2018 Stop Violence against Women (VAWA) Grant (W18-8-020) in the amount of \$50,000.

Ms. Robinson presented a request for approval of a bid on audio/visual and security camera equipment to Micro Technology Consultants, Inc.

Motion by Ms. Robinson, second by Mr. McMichael and carried unanimously by all to approve the award of the CCTV system at the Annex building in the amount of \$12,966; the Video Streaming systems at the Annex Boardroom and the Courthouse Boardroom in the amount of \$6,778; and the Emergency Call Station at the Warner Robins Tax Commissioner's Office in the amount of \$595 to Micro Technology Consultants, Inc. of Warner Robins. HOST Fees will fund the purchase of this equipment.

Chairman Stalnaker commented that these security measures at the Annex building were long overdue and that the Livestreaming cameras for the Boardrooms should be installed by the end of May.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$2,701,514.25.

Chairman Stalnaker opened the meeting for Public Comments.

Ansel Peck, 332 Burns Drive, Warner Robins conveyed to the Board a recent conversation he had with another citizen who was very complimentary of the County's efforts to support small business ventures through the special exceptions for home occupations process.

Dan Rhoades, 21st Century Partnership Director of Strategy, updated the Board on recent developments on the federal level namely the President's proposed budget which included \$750 billion for defense. Locally approximately \$36 million is allocated for the Advanced Battle Management System which would replace the J-Stars program and \$43 million for Phase 3 of the AFRC Consolidated Mission Complex being constructed on Robins AFB. He spoke about four different proposed bills, each one with the potential to exert a positive effect for the military, that should pass.

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Chairman Stalnaker thanked Mr. Rhoades for the update and commented that the former Avondale Mill Road Boeing facility will soon be utilized through a joint venture between Robins AFB, the technical college and the Macon-Bibb Industrial Authority. The college will have classes and training in the facility and Robins AFB will have personnel working in the facility. He commended former Governor Deal and Dr. Ivan Allen of Central Georgia Technical College for their part in the venture.

There being no further comments Chairman Stalnaker closed Public Comments and reopened the Regular Meeting.

Chairman Stalnaker opened the meeting for Commissioners Comments.

Mr. McMichael commented that it was great to see the number of people applying for a business license and thanked Chief Building Inspector Tim Andrews for his efforts assisting those individuals through the process. He also welcomed Mr. Peck back and wished him well during his next upcoming surgery.

Mr. Thomson thanked everyone for coming especially the large number of new small business home occupation applicants.

Ms. Robinson thanked everyone for coming as well and remarked that the home occupations spawned many incubator businesses.

Mr. Walker likewise thanked everyone for attending the meeting and offered his thoughts and prayers for Mr. Peck.

Chairman Stalnaker remarked that the General Assembly was debating some hot issues today and had only until midnight until they adjourned for the year. He reminded everyone of the public hearing set for today at 1:00 p.m. to be held at the Commissioners Boardroom of the courthouse concerning a proposed partial road closure of Henderson Springs Road. He reiterated that no decision would be made at the hearing today but that the Board would allow a two-week period to receive additional written comments on the matter and then the Board would have two weeks to review those comments. The decision will be rendered at the regularly scheduled May 7th Commissioners meeting.

Lastly, Chairman Stalnaker recognized Mr. J.C. Cofield, representing the Centerville Lion's Club, and thanked him for his dedication to the White Cane Days and the club's efforts to save the sight of the needy in our community. Chairman Stalnaker asked Mr. Cofield to come up for a presentation of a resolution just after the meeting was adjourned. Each Board member thanked Mr. Coefield for his dedication to the cause.

Motion to adjourn by Mr. Walker, second by Ms. Robinson and carried unanimously by all. Meeting adjourned.

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner

Houston County Commissioners Meeting
April 2, 2019
Perry, Georgia

The Houston County Board of Commissioners met in special called session at 1:00 p.m. on Tuesday, April 2, 2019, at the Houston County Courthouse in Perry, Georgia, with Chairman Stalnaker presiding and Commissioners Thomson, Walker, Robinson and McMichael present. Also present were Attorney Tom Hall, Director of Administration Barry Holland, Director of Operations Robbie Dunbar, County Engineer Brian Jones, Roads Superintendent Travis McLendon, Community Planner Jake Cox, Chief Building Inspector Tim Andrews, Asst. Fire Chief Chris Stoner and Ansel Peck.

Citizens attending per sign-in sheet: Michael Tinkey, Jerome McGhee, Wes Williams, Shannon Thompson, George Peake, Madeline Maynor, Curtis Whitfield, Jr., Charlie Mae Whitfield, Terrence Whitfield, and Monica Buckles.

Chairman Stalnaker began the meeting by presenting an emergency action item that requires immediate Board action concerning the replacement of two hot water boilers at the Detention Facility. He explained that two of the three boilers are no longer functioning and that the facility is operating on the remaining one. Public Works has obtained three bids for the work and recommends award of the contract to low bidder GHC Mechanical.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to award the boiler replacement project at the Detention Center to GHC Mechanical of Macon, in the amount of \$56,257.72. SPLOST will fund the cost of this project.

After having dispensed of the emergency action, Chairman Stalnaker then stated that this special meeting was called for the purpose of holding a public hearing concerning the requested closing of a portion of Henderson Springs Road. He explained that after hearing all comments today the Commissioners will allow a two-week period to receive any additional written comments on the matter. Then the Commissioners will have a two-week period in which to review all of the comments. A decision will ultimately be rendered at the regularly scheduled May 7, 2019 Commissioners meeting. Before closing the meeting to open the public hearing Chairman Stalnaker asked County Attorney Tom Hall to brief the Board and audience on the particulars of this matter.

Mr. Hall stated that the Commissioners were originally approached by several property owners on Henderson Springs Road about the possibility of closing a portion of the road. They cited certain illegal activity and safety concerns as the reason. On May 31, 2018 the County sent its first letter to all property owners asking them whether they would want the County to consider making Henderson Springs Road a private road closing it to all thru traffic. The results of that survey were 6 in favor, 5 not in favor, and 7 no responses. On August 20, 2018 a second letter was sent in an effort to reach every owner and the results were 8 in favor, 6 not in favor and 5 no responses. The consensus then was that the next logical step would be to hold a public hearing and on March 1, 2019 the first notice announcing the hearing was sent to all property owners with a second notice sent on March 21, 2019. In addition, a block ad was placed in the Houston Home Journal announcing the same.

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Director of Operations Robbie Dunbar then presented a map of the road in question with each property owner annotated at the correct parcel(s) and explained that Henderson Springs Road runs approximately four miles in length beginning at State Route 26 moving south and terminating at County Line Road. He stated that most of the road does not have deeded right of way but rather prescriptive right of way only.

Mr. McMichael asked if people would still enjoy access to the cemetery if a portion of the road was closed.

Mr. Hall explained that under Georgia Law they would still have to be allowed access by way of an easement.

Mr. Walker asked if the church building was still in existence at the cemetery property and it was confirmed that it no longer existed.

Chairman Stalnaker stated that the road could be cul-de-saced at some point and that the property owners could still enjoy access to their properties beyond that point.

Mr. Dunbar pointed out that easements would have to remain for the existing utilities as well.

Chairman Stalnaker closed the regular meeting and opened the Public Hearing.

Wes Williams, 667 Housers Mill Road, Fort Valley and owner of Promise Land West at 241 Henderson Springs Road, stated that his property has approximately 1800 feet of road frontage and that he would like to see the road paved to the cul-de-sac if the County decided to put it in.

Chairman Stalnaker commented that the County would have to have the deeded right of way for each property before it could be considered for paving.

Mr. Williams indicated that he would be willing to donate his portion of the right of way.

George Peake, 202 Barrett Road, Hawkinsville thought that making the road a private road was a drastic step and was hesitant to support the road closure.

Jerome McGhee, 103 Henderson Springs Road, stated that he has lived there since 1992 and his greatest concern with any type of road closure would be access to the cemetery. He also stated that he would like to have the road paved and would be willing to donate his portion of the right of way.

Monica Buckles, 105 Henderson Springs Road, said that she has family members buried in the cemetery and was concerned about access if the road was closed at any point. She thought it would be very inconvenient to people to have to access the cemetery by traveling down either Elko Road or Highway 41 to County Line Road to reach the cemetery on the southern part of Henderson Springs Road.

Michael Tinkey, 208 Venning Street, Mount Pleasant, SC and owner of timberland on Henderson Springs Road, thanked the Board for the open meeting and public hearing process. He stated that his number one priority is access to the land and thought that any road closure would take away from the property value. He stated that he would also like to see the road paved and would be willing to donate his portion of the right of way.

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Curtis Whitfield, Jr., 14 Gentry Street, Pooler thought that closing the road would be a travesty and that the public needs access to the cemetery.

Shannon Thompson, 205 Hathersage Drive, Kathleen and owner of 20 acres on Henderson Springs Road, stated that he is neither for nor against the road closure but said that he is also willing to donate right of way if the road were to be paved. He asked whether it could still be paved even if certain other landowners on the south end of the road did not donate right of way.

Chairman Stalnaker stated that the road could be paved to a certain point if land owners further down did not donate but that it would be no further than the proposed cul-de-sac. Chairman Stalnaker further stated that it was not feasible that the full four-mile length of Henderson Springs Road could be paved and mentioned that the bridge on this road would need replacement in the near future.

Lt. Col. Thompson asked whether if the road was closed and a certain portion paved would the County still maintain the dirt portion.

Chairman Stalnaker answered that the dirt portion in that scenario would now be private and not County owned or maintained.

Lt. Col. Thompson suggested that perhaps the County could consider paving the road all the way to the cemetery instead of placing the cul-de-sac north of it.

Mr. Tinkey asked whether that scenario would be on the table. Chairman Stalnaker said that it could be considered as one possible solution.

Commissioner Thomson asked where the bridge was located on Henderson Springs Road.

Chairman Stalnaker stated that the bridge was located south of the cemetery and that it would be abandoned if that portion of the road became private.

Mr. McMichael asked the audience members how many of them actually lived on the road.

Mr. Jerome McGhee lives on the road and Lt. Col. Thompson is currently building a house on his property.

Mr. Tinkey inquired as to whether more consideration would be given to the property owners who had more road frontage than others when deciding to close the road or not.

Mr. Hall replied that the amount of road frontage that each property owner held had no bearing on the decision.

Chairman Stalnaker reiterated that there would be a two-week period during which additional written comments could be submitted to the Board of Commissioners office at 200 Carl Vinson Parkway, Warner Robins, GA 31088 after which the Board

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would take another two weeks to review all submitted comments and the comments from this public hearing. A determination will be made at the regularly scheduled Board meeting on May 7th.

There being no further comments Chairman Stalnaker closed the public hearing.

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