

Houston County Commissioners Meeting
September 4, 2018
Warner Robins, Georgia

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday September 4, 2018 at the Houston County Courthouse in Perry Georgia with Chairman Stalnaker presiding and Commissioners McMichael, Walker, Robinson, and Thomson present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland, Director of Operations Robbie Dunbar, Director of Personnel Ken Carter, Chief Building Inspector Tim Andrews, Director of Purchasing Mark Baker, Fire / HEMA Chief Jimmy Williams, Landfill Operator Craig Duke, Flint Energies VP of Cooperative Communications Marian McLemore, Jim Taylor, Ansel Peck and Walton and Becky Wood.

Commissioner Walker gave the invocation.

MSgt. Patricia Hart, USAF led the audience in the Pledge of Allegiance and then detailed her 20-year military career. Originally from a small town in east Texas she joined the Air Force in November of 1998 as a way to see the world and to pay for college. During her career as a military cop she has been stationed in San Antonio, Las Vegas, Germany, Nebraska and now Robins AFB and met her husband CMSgt. Gary Hart who is the 78th Air Base Wing Command Chief at Robins AFB. They have three children ages fourteen, nine and four years old all of which are in Houston County schools.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the meeting of August 21, 2018.

Ms. Robinson presented a request for Abandonment of Right of Way that was tabled at the August 21, 2018 meeting. Public Works staff and the County Attorney have reviewed the request further and recommend denial of the request.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to deny the abandonment of the sixty-foot road right of way (for Sage Meadows Lane) between Lots 7 and 22 in Southfield Plantation, Section 5, Phase1.

Mr. Walker presented Rezoning Application #2197 and explained that the Planning & Zoning Board recommends unanimous approval subject to Section 88-Unpaved Roads of the Comprehensive Land Development Regulations being strictly enforced and an emergency egress access may be required to the unpaved section of Davidson Road.

Mr. Andrews clarified that there was a covenant by which the City of Warner Robins will provide public sewer even though the property is not contiguous to the city limits.

Chairman Stalnaker closed the regular meeting and opened a public hearing.

The applicant, Mr. Oliver Bateman, was in attendance with nothing further to add.

There was no opposition.

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Chairman Stalnaker reiterated the County's concern and sensitivity about any additional attachment to Davidson Road from the development.

There being no further comments Chairman Stalnaker closed the public hearing and reopened the regular meeting.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously by all to approve Rezoning Application #2197 submitted by Oliver Bateman subject to Section 88-Unpaved Roads of the Comprehensive Land Development Regulations being strictly enforced and an emergency egress access may be required to the unpaved section of Davidson Road.

Chief Building Inspector Tim Andrews presented Special Exception Applications #2199 thru #2206.

Chairman Stalnaker closed the regular meeting and opened a public hearing.

Special Exception Application #2199 - Applicant was present.

Mr. Larry Warnock, 303 Smoke Rise Drive, Warner Robins stated that he did not really object to the application but was late to the Zoning & Appeals meeting and therefore missed the presentation of the application and wanted to make sure that certain things were part of the public record. He had concerns about employees of the business possibly reporting to the home and about construction debris or construction materials storage at the home.

Applicant Ricky Wood addressed those concerns stating that his employees would not meet at his home but rather at the job site and that there would be no storage of construction materials or construction debris on the premises.

Special Exception Application #2200 - Applicant was present. There was no opposition.

Special Exception Application #2201 - Applicant was present. There was no opposition.

Special Exception Application #2202 - Applicant was present. There was no opposition.

Special Exception Application #2203 - Applicant was not present. There was no opposition.

Special Exception Application #2204 - Applicant was present. There was no opposition.

Special Exception Application #2205 - Applicant was present. There was no opposition.

Special Exception Application #2206 - Applicant was not present. There was no opposition.

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There being no further comments Chairman Stalnaker closed the public hearing and reopened the regular meeting.

Before the vote, Mr. McMichael asked if there were any objections to Application #2202 for the daycare from the neighbors.

Mr. Andrews replied that there were no objections raised at the Zoning & Appeals meeting.

Mr. Thomson asked if ingress/egress would be an issue at the residence as parents drop-off and pick-up children.

Mr. Andrews replied that the driveway accommodates multiple cars and that Jubilee Circle is open at both ends for good traffic flow.

Applicant Kathleen Ingram confirmed that her driveway is wide enough for two cars side-by-side and at least two deep.

Mr. Walker asked the applicant if she planned on keeping the maximum of six children and if the parents would be all dropping off and picking up at the same time.

Ms. Ingram replied that she intends to keep four or five and that the drop-off and pick-up times would likely be staggered.

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:

#2199	Ricky Wood	Construction / Remodeling
#2200	Mitchell & Dina Marion	Real Estate Investment
#2201	Kathy Duke	T-Shirt Printing
#2202	Joshua & Kathleen Ingram	Daycare
#2203	Joseph Reid	Lawn Care Services
#2204	Shelby Calhoun & Bobby Mines, Jr.	Utility Communications
#2205	Joshua Brown	Technology Consulting
#2206	Rachel Edwards	Seal Coating

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.

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.

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Mr. Walker presented a request from the City of Warner Robins for an 8-inch master water meter to be installed on the south side of the proposed Crestview Road Extension entrance. This master water meter connection to the County's Water System would serve the proposed industrial park customers.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all to approve a request from the City of Warner Robins for a master water meter connection to the Houston County Water System to serve the proposed Crestview Road Extension development (Warner Robins/Peach County Industrial Park) at the current rate of \$1.77 per 1,000 gallons, to be installed on the south side of the proposed Crestview Road Extension entrance. The County reserves the right to terminate service in the event that consumption demands exceed those proposed by the industrial client.

County Attorney Tom Hall conducted a first reading of an amendment to the Houston County Code of Ordinances. To ensure the safety and the proper flow of traffic for the traveling public it is necessary to add Section 62-7 to Chapter 62 – Traffic and Vehicles. This new section will permit the addition of a three-way stop at the intersection of Abercorn Street and Bull Street.

Mr. McMichael remarked that he is glad that this stop sign is being considered.

Chairman Stalnaker commented that a second reading and public hearing will be held at the next Board meeting on September 18th after which action may be taken.

Ms. Robinson presented a request for abandonment of a portion of the Old Windmill Road temporary cul-de-sac in the Windmill at Mossy Lake Subdivision Phase 2 Section 3 due to new development in the subdivision and the extension of the road. Pursuant to O.C.G.A. § 32-7-2(b)(1) the adjoining property owners have been notified and a public notice of intent to abandon was advertised in the Houston Home Journal once a week for two weeks.

Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve the Board of Commissioners signing the Resolution Abandoning a portion of the Old Windmill Road temporary cul-de-sac described as follows:

All that tract or parcel of land, situate lying and being in Land Lot 206 of the Tenth Land District of Houston County, Georgia, being known and designated as Parcel "Q", containing .15 acres, and Parcel "R", containing 619 square feet, on a land survey done by Michael L. Clarke dated August 6, 2018, 2018 G.R.L.S. No. 2865.

Ms. Robinson presented a request for Quit Claim Deeds covering portions of the Old Windmill Road cul-de-sac as they are so small they cannot be used independently, are no longer needed due to the extension of said road in the Windmill at Mossy Lake Subdivision, and having just been abandoned.

Motion by Ms. Robinson, second by Mr. Thomson and carried unanimously by all to approve Chairman Stalnaker signing the Quit Claim Deed to Christian Huddleston Hunt, Peter Gregroy Hunt and Amy Elizabeth Hunt for Parcel "R" of the abandoned portion of right-of-way on the Old Windmill Road cul-de-sac and to sign the Quit Claim Deed to Ed Becham Realty & Appraisals, LLC for Parcel "Q"

of the abandoned portion of right-of-way on the Old Windmill Road cul-de-sac. Both parcels were described in the previous abandonment resolution.

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Mr. Thomson presented a request from the Engineering Department to extend the maintenance bond for one year on The Windmill at Mossy Lake Subdivision Section 2 Phase 2 to give the developer an opportunity to perform the required work in accordance with the Comprehensive Land Development Regulations.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve the extension of the maintenance bond (SunMark Letter of Credit #4023412-1, expiring September 19, 2018) for The Windmill at Mossy Lake Subdivision section 2, Phase 2. If the bond is not extended by September 19, 2018, the County will draw the bond and contract the work.

Mr. Thomson presented a request from the Engineering Department to enter into a professional services agreement with Bryant Engineering to provide construction plans for the proposed E911 center employee parking lot behind the facility.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to approve entering into a professional services agreement with Bryant Engineering of Perry to provide construction plans for the proposed E911 center employee parking lot in the amount of \$12,500 for the initial partial boundary and topographic survey and the construction documents plus construction oversight for the project at a rate of \$300 per site visit and \$100 per hour for material submittals review and approvals. This project is funded by SPLOST 2012 and SPLOST 2018.

Director of Operations Robbie Dunbar clarified that although the proposal included a \$300 per hour rate for construction oversight visits that there should not be any needed on this project.

Mr. Thomson presented an Emergency Repair at 135 Falcon Crest. After the August 7, 2018 approval by the Board for repair contracted with Enviro Trenchless, LLC a heavy rain storm caused the collapse of the drain pipe halfway down the pipe and under the driveway and fence of the residence. On August 23, 2018 Public Works staff contacted the Commissioner's office and requested an emergency repair due to this urgent situation. Lakay Enterprises, Inc. was immediately engaged and instructed to remove and replace that section of collapsed pipe at a cost of \$33,200. The remainder of the pipe will be rehabilitated by Enviro Trenchless after Lakay finishes that work.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously by all to approve the ratification of an emergency contract for repair to the storm drainage pipes at 135 Falcon Crest with Lakay Enterprises, Inc. of Fort Valley for \$33,200. Funds for this project will come from the Stormwater Drainage (4250) budget.

Mr. McMichael presented a request from Public Works for approval of a final adjusting change order to the Old Hawkinsville Road Water System Improvement project.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve Chairman Stalnaker signing Change Order #1 (Final) with Pyles Plumbing & Utility Contractors, Inc. on the Old Hawkinsville Road Water System

Improvement project decreasing the contract amount by \$20,914.50. The original contract price of \$310,342 will decrease to a final total of \$289,427.50.

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Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the appointment of Gary Garrard to another four-year term on the Houston County Planning and Zoning Board beginning September 7, 2018 and expiring September 6, 2022.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills in the amount of \$2,632,618.47.

Chairman Stalnaker then closed the meeting and opened public comments.

There being no public comments, Chairman Stalnaker closed the public comments and reopened the regular meeting.

Chairman Stalnaker then opened the meeting for commissioners' comments.

Mr. McMichael commented that he was glad to be back following his latest procedure.

Mr. Thomson commented that he was glad that Mr. McMichael was back and thanked everyone for coming to the meeting.

Ms. Robinson also thanked everyone for coming and was pleased that Mr. McMichael was back.

Mr. Walker likewise thanked everyone for attending and was glad that Mr. McMichael was back.

Chairman Stalnaker commented that he was also glad Mr. McMichael was doing well and asked everyone to keep the people in Florida, Alabama, Mississippi and Louisiana in the path of Tropical Storm Gordon in our thoughts and prayers. There being no further comments, Chairman Stalnaker reopened the meeting.

Motion to Adjourn by Mr. Walker, second by Mr. McMichael and carried unanimously by all, meeting adjourned.

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner