

**Houston County Commissioners Meeting  
November 6, 2012  
Perry, Georgia**

The Houston County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday, November 6, 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, HEMA/Fire Chief Jimmy Williams, Director of Personnel Ken Carter, Chief Building Inspector Tim Andrews, Purchasing Agent Mark Baker, Peggy Bledsoe, Mayor John Harley, Walton and Becky Wood, James Ermeraczyh and County Attorney Mike Long.

Commissioner Robinson led the audience in the Invocation.

Mr. Robert Tavalero, retired MSgt-United States Air Force, led the audience in the Pledge of Allegiance and then shared his 22 years of experiences in the Air Force. Mr. Tavalero began his career in aircraft maintenance and then transitioned to the logistics field. During his tour of duty he served both stateside and overseas in Europe, the Middle East and Asia. He earned the Bronze Star in combat in Iraq. Upon retiring from service, Mr. Tavalero worked for military contractors in such places as Qatar, Iraq and Afghanistan. His wife Kim works for the Houston County Superior Court as the Criminal Case Manager. They have one daughter. Mr. Tavalero described his active duty experience as a fruitful career and an incredible life.

Chairman Stalnaker presented a Resolution of Appreciation to Mrs. Peggy Bledsoe in honor of her retirement as Houston County's Extension Office Coordinator. Peggy has served for 24 years as Coordinator and 37 years overall with the University of Georgia Cooperative Extension. Chairman Stalnaker presented Mrs. Bledsoe with retirement gifts on behalf of the Board of Commissioners and the citizens of Houston County.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously to approve the minutes of October 16, 2012.

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

Chief Building Inspector Tim Andrews presented Special Exception Application #1673 submitted by Donna Timmons for a Home Occupation for a Barber & Animal Clipper Sharpening Business. The property is located at 352 Pitts Road, Hawkinsville, Georgia, and is more specifically described as LL 11 & 32 in the 13th Land District of Houston County, Lot 2 of Pinefield Plantation Subdivision, consisting of 2.71 acres. Existing use is residential, R-AG zoning. Proposed use is a Special Exception for a Home Occupation for a Barber & Animal Clipper Sharpening Business with no change in zoning. The Zoning and Appeals Board unanimously recommends approval of Application #1673.

Chairman Stalnaker then opened a public hearing on Special Exception Application #1673.

Chairman Stalnaker inquired whether all Section 95 Requirements had been met. Mr. Andrews replied yes.

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Ms. Donna Timmons, proponent, was present, but had nothing else to add.

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 #1673.

Chief Building Inspector Tim Andrews presented Special Exception Application #1674 submitted by Jesse Boone. The property is located at 204 Williams Circle, Elko, Georgia, and is more specifically described as LL 308, 14<sup>th</sup> Land District of Houston County, Georgia, Tract 17 on a Plat of Survey for Professional Auctioneers, Inc., consisting of 5.6 acres. Existing use is residential, R-AG zoning. Proposed use is a Special Exception for a Home Occupation T-shirt Printing Business with no change in zoning. The Zoning and Appeals Board recommends unanimous approval of Application #1674.

Chairman Stalnaker then opened a public hearing on Special Exception Application #1674.

Mr. Andrews stated that Mr. Boone's business would be internet-based only and that he had been operating this business for over 20 years, but had been at another location (in Warner Robins).

Mr. Thomson inquired whether Williams Circle had been paved yet. Mr. Andrews replied yes.

Mr. Jesse Boone, proponent, was present and stated that he had been in the T-shirt business since 1991 and that he also works on Robins Air Force Base.

Mr. Walker inquired where his clientele base came from. Mr. Boone stated that it was mostly by word of mouth.

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 #1674.

Tim Andrews, Chief Building Inspector, presented Special Exception Application #1675 submitted by Oscar Edge. The property is located at 120 Wessex Drive, Bonaire, Georgia and is more specifically described as LL 43, 11<sup>th</sup> Land District of Houston County, Lot 26, Block "A", Section "1" of Windsor Heights Subdivision, consisting of .44 acres. Existing use is residential, R-1 zoning. Proposed use is a Special Exception for a Home Occupation for an Online Consulting Business with no change in zoning. The Zoning and Appeals Board unanimously recommends approval of Application #1675.

Mr. Andrews stated that his would be an internet business only.

Chairman Stalnaker then opened a public hearing on Special Exception Application #1675.

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Mr. Oscar Edge, proponent, was present, but had nothing else to add.

There was no opposition.

Mr. Walker remarked that considerable effort had been made by Mr. Edge in obtaining signatures from his neighbors on his petition and that they were all in favor of his application.

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

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously to approve Application #1675.

Tim Andrews, Chief Building Inspector, presented Special Exception Application #1676 submitted by Ms. Lynda Barrett. The property is located at 232 Blue Meadow Circle, Kathleen, Georgia and is more specifically described as LL 183, of the 10<sup>th</sup> Land District of Houston County, Lot 17, Block "A", of Blue Meadow Estates Subdivision, consisting of 4.64 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 #1676.

Mr. Andrews stated that the mobile home hardship is being requested due to health related issues. Also, there was a previous mobile home hardship on this property some 15 years ago. One neighbor was present at the Zoning & Appeals meeting, but ultimately had no objection.

Chairman Stalnaker then opened a public hearing on Special Exception Application #1676.

There being no public comments, the hearing was closed.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously to approve Application #1676.

Chief Building Inspector Tim Andrews presented Special Exception Application #1677 submitted by Cathy Styles. The property is located at 309 Holiday Street, Kathleen, Georgia, and is more specifically described as LL 8, in the 11th Land District, of Houston County, Lot 16 of Piney Grove Subdivision, consisting of 1 acre. Existing use is residential, R-AG zoning. Proposed use is a Special Exception for a Home Occupation for a Mobile Home Hardship with no change in zoning. The Zoning and Appeals Board recommends unanimous approval of Application #1677 subject to the Environmental Health Department's approval of the septic tank.

Mr. Andrews stated that the mobile home hardship is being requested due to health related issues. Also, that the Environmental Health Department has already approved the septic system for use.

Chairman Stalnaker then opened a public hearing on Special Exception Application #1677.

Ms. Kwana Anthony of 102 Seminole Trail, Fort Mitchell, Alabama, the applicant's daughter, spoke on behalf of her mother.

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

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Motion by Mr. Walker, second by Ms. Robinson and carried unanimously to approve Application #1677.

Tim Andrews, Chief Building Inspector, presented Special Exception Application #1678 submitted by Sonya Gulliksen. The property is located at 101 Bristol Drive, Warner Robins, Georgia and is more specifically described as LL 110, of the 5<sup>th</sup> Land District of Houston County, Georgia, Lot 1, Block "B", Section No. 1 of Somerset Subdivision, consisting of .44 acres. Existing use is residential, R-MH zoning. Proposed use is a Special Exception for a Home Occupation for a Taxi Service with no change in zoning. The Zoning & Appeals Board unanimously recommends approval of Application #1678 subject to only one vehicle being used for the business

Mr. Andrews stated that both the City of Warner Robins and the City of Perry have similar taxi cab operations as home occupations.

Mr. Walker inquired as to whether there were objections from any of the neighbors at the Zoning & Appeals meeting. Mr. Andrews stated no.

Mr. McMichael inquired whether there would be a limit to the number of vehicles that could be operated from this location. Mr. Andrews stated that Zoning & Appeals Board recommended unanimous approval subject to only one vehicle being used for the business.

Chairman Stalnaker inquired as to whether all Section 95 requirements had been met. Mr. Andrews stated yes.

Mr. Thomson clarified that although the plat of survey showed the applicant living on the corner of Holt Road and Bristol Avenue that Holt Road became Collins Avenue at some point after 1973.

Chairman Stalnaker then opened a public hearing on Special Exception Application #1678.

Ms. Sonya Gulliksen, proponent, was present and stated she would like to provide reliable and safe transportation for residents. She indicated she would advertise her business on the vehicle itself and by virtue of business cards.

Mr. Thomson inquired whether the service would require a special license to operate. The applicant indicated all that was required was a valid GA driver's license with no points.

Mr. McMichael inquired as to what insurance was required. The applicant stated she had the required liability insurance.

Chairman Stalnaker inquired as to what hours the service would be operated. The applicant stated that to begin with it would be just during daylight hours.

Mr. Jason Garcia, 101 Bristol Drive, Warner Robins, Georgia spoke in favor and indicated although White Top Cab and Anthony's Taxi both operate in the area, neither are home-based businesses.

Ms. Reba Madden, opponent, of 111 Wakefield Drive, Warner Robins, Georgia objects due to concerns over the nature of a taxi service being operated in a residential neighborhood. Ms. Madden also stated there are already several taxis that operate in the area.

There being no further comments, the hearing was closed.

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Motion by Mr. Walker, second by Mr. McMichael to approve Application #1678. Upon voting, Mr. Walker, Mr. McMichael and Mr. Thomson voted for the Application. Ms. Robinson abstained due to having an interest in the property. The motion was carried.

Motion by Mr. Walker, second by Mr. Thomson and carried unanimously to hire Mr. John Braxton in the position of Maintenance Foreman in the Roads Department at Grade 15, Step F, \$37,003.20 annually, effective November 7, 2012.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously to pay Sergeant Ron Brainard back pay in the amount of \$748.09 to correct an administrative oversight that prevented his salary grade from being adjusted from Corporal's pay to Sergeant's pay on May 4, 2012. Back pay is to be issued for the period of May 15, 2012 to October 16, 2012.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously to authorize Chairman Stalnaker to sign Contract Change Order #1 for the Moody Road Widening project (Phase 2). The increase due to this Change Order is \$134,500.00 making the contract price with Reeves Construction Company \$5,651,998.46 with an increase to the contract time of 64 days for a total of 794 calendar days.

Motion by Mr. Thomson, second by Ms. Robinson and carried unanimously to authorize Chairman Stalnaker to sign Contract Change Order #1 for the Old Perry Road project (Phase 4). The increase due to this Change Order is \$52,584.00 making the contract price with Georgia, Asphalt, Inc. \$1,421,239.35 with no increase to the contract time of 365 calendar days.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously to ratify the emergency purchase of two 2013 Chevrolet Tahoe PPVs from Hardy Chevrolet of Dallas, GA in the amount of \$25,790 each. One vehicle will replace a unit in the Sheriff Department Patrol Division and the other replaces a unit in the Juvenile Division. Funds will be drawn from the 2012 SPLOST for the total of \$51,580.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously to approve the payment of bills totaling \$3,421,698.40.

Chairman Stalnaker then opened the meeting for public comments.

Mr. Walton Wood stated the hiring of Mr. John Braxton in the Roads Department will be an asset to Houston County. Mr. Braxton worked previously for a road contractor that has done work for Houston County and Mr. Wood commended him on the manner in which he conducted himself on that job.

Chairman Stalnaker recognized Mayor John Harley of Centerville. The Chairman also stated over 30,000 early votes had been cast in the elections and it was being predicted that 80% of registered voters would turn out. He also commended the Board of Elections staff and the poll workers for the manner in which they have conducted the election.

Mr. Thomson remarked every day is Houston County employee's appreciation day.

Mr. McMichael urged everyone to please vote.

Mr. Walker expressed his appreciation for Mayor Harley.

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

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Barry Holland  
Director of Administration

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Chairman

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Commissioner

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Commissioner

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Commissioner

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Commissioner