



Houston County Board of Commissioners Meeting

Warner Robins, Georgia

January 22, 2019

6:00 P.M.

HOUSTON COUNTY COMMISSIONERS MEETING
Warner Robins, Georgia
January 22, 2019
6:00 P.M.

Call to Order

Turn Off Cell Phones

Invocation - Chairman Stalnaker

Pledge of Allegiance - 2nd Lt. Jessica Serd, USAF

Recognition of Employee Service (30 Years): Sgt. Guy Fussell

Approval of Minutes from January 8, 2019

New Business:

1. Right-of-Way Abandonment (Sandy Run Drive) - Commissioner Walker
2. Abandonment Deed (Raul & Mary Ann Paniagua) - Commissioner McMichael
3. Board Appointments (Library Board) - Commissioner Thomson
4. Approval of Bills - Commissioner Robinson

Public Comments

Commissioner Comments

Motion for Adjournment

The owners of the property abutting a portion of the county right-of-way known as Sandy Run Drive in the Sandy Valley Subdivision requested by application for said portion of right of way to be abandoned by the County. Pursuant to O.C.G.A. § 32-7-2(b)(1) the adjoining property owner was notified and a public notice of intent to abandon has been advertised in the Houston Home Journal once a week for two weeks.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

The Board of Commissioners to sign the Resolution Abandoning a portion of Sandy Run Drive in the Sandy Valley Subdivision described as follows:

All that tract or parcel of land, situate lying and being in Land Lot 191 of the Tenth Land District, Houston County, Georgia, being known and designated as all of that portion of Sandy Run Drive lying east of Lot 13, Additional No. 1, Sandy Valley Subdivision, as shown by a plat of survey recorded in Plat Book 8, Page 307, Clerk’s Office, Houston Superior Court. The said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

That portion of the right-of-way described above begins at the southeast corner of said Lot 13 and runs two hundred fifty feet (250’) North 3 degrees, 05 minutes West to a point and corner; thence North 86 degrees 55 minutes East for fifty feet (50’) to a point and corner; thence South 3 degrees 05 minutes East for two hundred fifty feet (250’) to a point and corner; thence South 86 degrees 55 minutes West for fifty feet (50’) to the point of beginning of the property herein described. Reference is also made to Plat Book 27, Page 132, Clerk’s Office, Houston Superior Court.

RECEIVED

JAN 2 2019

HOUSTON COUNTY ENVIRONMENTAL HEALTH DEPT



Houston County Abandonment of Easement/Right-of-Way Request Form

Please provide the following information. Attach a \$25.00 check payable to Houston County Commissioners and six (6) copies of a plat that identifies the easement/right-of-way you wish the County to abandon. Return this form to the Commissioner's Office for processing. If you're requesting the County to abandon public right-of-way, you will be responsible for drafting the appropriate quitclaim deed. The County will record all deeds and plats with the Clerk's office.

1. Name: Andrew Paniagua
Address: 3230 Landing Parkway
North Charleston S.C. 29405
Phone Number: (843) 276-0853

2. Location and Description of Property:
Right of way to be Abandoned is located at the northern end
of Sandy Run Dr. (As shown on the attachment)

3. Reason for Request:
The reason for the request is to locate a home on lot
at the end of Sandy Run Dr. where only right-of-way
exists.

For Office Use Only

Department	Approve	Deny	Signature/Comments
Inspections/P&Z	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>
Environmental Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>
Engineering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>
Roads & Bridges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>
Fire/E911	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>
Attorney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>

Please review by 1/03/19. Scheduled for Jan 8, 2019 agenda.



Overview



Legend

- Parcels
- Roads

Parcel ID	00076B 030000	Owner	PANIAGUA RAUL T	Last 2 Sales			
Class Code	Residential		PANIAGUA MARY ANN	Date	Price	Reason	Qual
Taxing District	County		112 SANDY RUN DRIVE	8/19/1987	\$9500	LM	Q
	County		WARNER ROBINS GA 31088	10/18/1984	\$7500	LM	Q
Acres	1	Physical Address	SANDY RUN DR				
		Assessed Value	Value \$12000				
		Land Value	Value \$12000				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 12/11/2018
 Last Data Uploaded: 12/11/2018 6:04:46 AM

AULTMAN & THAMES ——— Byron, Georgia 31008

BOOK 688 PAGE 71



STATE OF GEORGIA

WARRANTY DEED

COUNTY

THIS INDENTURE, Made the 18th day of October, in the year one thousand nine hundred and eighty-four

Between HELEN B. PEED f/k/a HELEN H. BROOKS of the County of Taylor and State of Georgia as party or parties of the first part, hereinafter called Grantor, and BOBBY G. KNIGHT

of the County of Houston and State of Georgia as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Other Valuable Considerations and TEN (\$10.00) DOLLARS

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all the following described property:

All that tract or parcel of land situate, lying and being in Land Lot 191 of the Tenth Land District of Houston County, Georgia, known and designated as Lot 13, Addition No. 1, Sandy Valley Subdivision according to a plat of survey of said subdivision prepared by Theodore W. Waddle, Surveyor, a copy of which is of record in Map Book 8, Page 307, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

Georgia, Houston County
Real Estate Transfer Tax
Paid \$ 7.50
Date OCT 22 1984
Carolyn V. Sullivan
Clerk Superior Court

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of the said Grantee forever, IN FEE SIMPLE.

AND THE SAID Grantor for Grantor's heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Notary Public, State of Georgia
Witness

HELEN B. PEED f/k/a HELEN H. BROOKS (Seal)
(Seal)
(Seal)

Recorded OCT 22 1984
Carolyn V. Sullivan, Clerk

**A RESOLUTION OF ROAD ABANDONMENT
BY THE
BOARD OF COMMISSIONERS
OF
HOUSTON COUNTY, GEORGIA**

WHEREAS, Raul Paniagua and Mary Ann Paniagua, have requested that a portion of the existing right of way located within Warner Robins, Georgia identified as a portion of Sandy Run Drive lying in Land Lot 191 of the Tenth Land District of Houston County, Georgia, adjacent to Lot 13, Sandy Valley Subdivision be abandoned; and

WHEREAS, there exist a 50' right of way designated as Sandy Run Drive in Sandy Valley Subdivision of the City of Warner Robins adjacent to Lot 13 that has ceased to be used by the public to the extent that no substantial public purpose is served by that certain portion of right of way;

WHEREAS, a legal description and with referenced plats of survey of the above-referenced right of way is attached hereto as Exhibit "A"; and

WHEREAS, Section 32-7-2(b)(1) of the Official Code of Georgia Annotated authorizes a County to abandon a section of the County road system which has for any reason ceased to be used by the public to the extent that no substantial public purpose is served by it, or because its removal from the County road system is otherwise in the best public interest, after notice to property owners located thereon; and

WHEREAS said Section 32-7-2(b)(1) of the Official Code of Georgia Annotated provides that upon the certification by the County, recorded in its minutes, accompanied by a plat or sketch, after notice to property owners located thereon, the County may declare that section of road to no longer be a part of the County road system, and the rights of the public in and to the section of road as a public road shall cease; and

WHEREAS pursuant to Section 32-7-2(b)(1) of the Official Code of Georgia Annotated notice had been provided to all of the owners of property adjacent to the right of way to be abandoned; and

WHEREAS, notice of the public hearing for the abandonment of the proposed sections of right of way were duly published within the County legal organ once a week for two weeks; and

WHEREAS, a public hearing was held on January 22, 2019 at the appointed time; and

WHEREAS, Raul Paniagua and Mary Ann Paniagua, the owners of property that abuts the referenced right of way sought to be abandoned, has requested the action which is the subject of this Resolution. All property owners have had actual notice of the proposed abandonment described herein, and no other legitimate objections thereto have been made.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners, and it is hereby resolved by the authority of the same, as follows:

1. It is certified that the removal of the portion of right of way within Warner Robins, Georgia as shown on the attached legal description and surveys (see Exhibit "A") from the County road system is in the best public interest.
2. That the abandonment of said right of way herein described be and is approved.
3. That the best interest of Houston County would be served by the conveyance of said property to the abutting property owners so that they may be subject to taxation by Houston County.
4. That deed of abandonment be executed by the Chairman of the Board of Commissioners conveying interest in said portion of right of way within Warner Robins, Georgia designated as Sandy Run Drive in Land Lot 191 of the Tenth Land District of Houston County, Georgia, in Sandy Valley Subdivision, as shown on the attached legal description and surveys (see Exhibit "A") to the property owners, their assigns, transferees and successors in interest.

So Resolved this _____ day of _____, 2019.

**HOUSTON COUNTY
BOARD OF COMMISSIONERS**

Chairman Tommy Stalnaker

Commissioner H. Jay Walker III

Commissioner Tom McMichael

Commissioner Gail Robinson

Commissioner Larry Thomson

Attest: _____
Barry Holland
Director of Administration

EXHIBIT "A"

All that tract or parcel of land, situate lying and being in Land Lot 191 of the Tenth Land District, Houston County, Georgia, being known and designated as all of that portion of Sandy Run Drive lying east of Lot 13, Additional No. 1, Sandy Valley Subdivision, as shown by a plat of survey recorded in Plat Book 8, Page 307, Clerk's Office, Houston Superior Court. The said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

That portion of the right-of-way described above begins at the southeast corner of said Lot 13 and runs two hundred fifty feet (250') North 3 degrees, 05 minutes West to a point and corner; thence North 86 degrees 55 minutes East for fifty feet (50') to a point and corner; thence South 3 degrees 05 minutes East for two hundred fifty feet (250') to a point and corner; thence South 86 degrees 55 minutes West for fifty feet (50') to the point of beginning of the property herein described. Plat Book 27, Page 132, Clerk's Office, Houston Superior Court.

175'

Ed. P.R.S.

25'

22'



Doc ID: 007004970001 Type: PLA
Filed: 01/08/1984 at 10:10:29 AM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 8 Pg 307



EL. 107.5

PERCOLATION TEST HOLE NO. 2
T_z 7.5

EL. 106.0

PERCOLATION TEST HOLE NO. 1
T_z 2

DISPOSAL PIPED

DISTRIBUTION BOY
SEPTIC TANK

EL. 107.5
FPA 1000

EL. 107.5
FPA 1000

EL. 107.5
FPA 1005

EL. 107.5
FPA 1005

50'

50'

50'

EL. 107.5

175'

EL. 108.5

250'

50' STREET

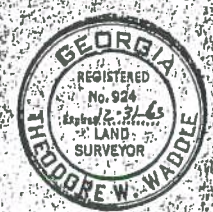
50' R/W

STREET

PROPOSED ASPHALT PAVEMENT

PLOT PLAN

LOT 13, APRILAN MAIL
ANDY VANCEY SUBDIVISION
10th and 1st St. District
Houston, Ga.
Scale: 1" = 10'



E STREET

STREET RUN DRIVE

50' R/W

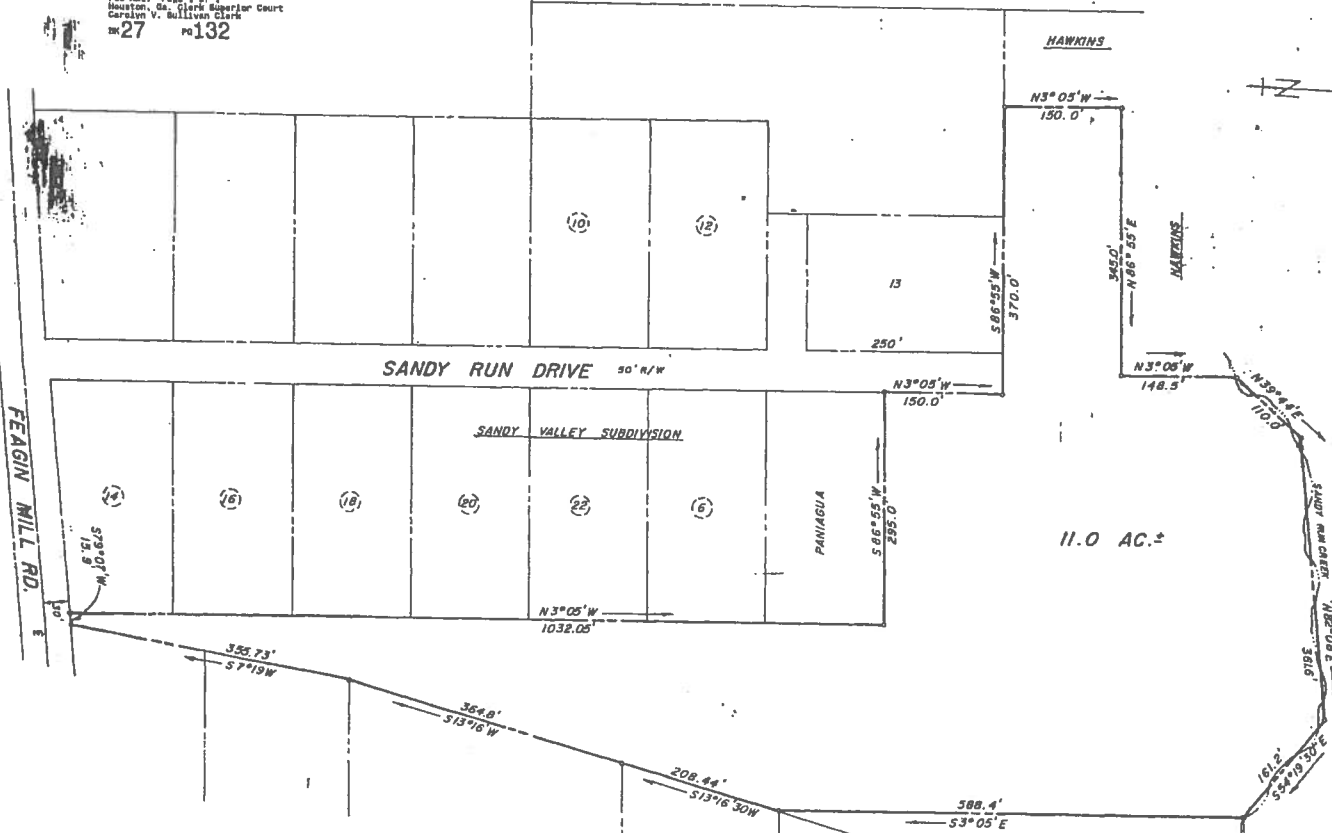
PROPOSED 22' ASPHALT PAVEMENT

Recorded Dec. 19, 1984

27/132

27/132

Doc ID: C0682050001 Type: PLAT
 Filed: 02/18/1984 at 08:48:00 AM
 File No: 132
 Houston, GA, Clerk Superior Court
 Calvin V. Sullivan Clerk
 BK 27 No 132



Pa. H. Lucas

132
 100' x 100' x 100'
 100' x 100' x 100'

"Owner's Certification"
 State of Georgia, County of Houston
 The undersigned certifies that he is the owner of
 the land shown on this plat and acknowledge this plat
 and allotment to be his free act and deed.

Date: 6 Dec 84
 Owner's Name: Mary Ann Paniagua
 6 Dec 84 Raul Paniagua

Approved: [Signature]
 Houston County Planning Commission
 Secretary: [Signature]



In my opinion, this plat is a correct
 representation of the land plotted and
 has been prepared in conformity with
 the minimum standards and
 requirements of law.
 Theodore W. Wardle
 Reg. Land Surveyor

*ALL MEASUREMENTS CALCULATED FROM SURVEY DATA
 IF FOUND TO BE IN VIOLATION WITH THE ACT OF
 6-2-80-1111

MICROFILMED

COMPILED PLAT
 FOR
**RAUL PANIAGUA &
 MARY ANN PANIAGUA**
 IN L.L. 131
 HOUSTON CO.,
 SEPTEMBER 6, 1984
 TENTH DISTRICT
 GEORGIA
 SCALE: 1" = 100'
WADDLE-CLEMENTS & ASSOCIATES
 1000 W. WASHINGTON ST.
 HOUSTON, TEXAS 77002

27/132

A portion of Sandy Run Drive in the Sandy Valley Subdivision having just been abandoned should be conveyed to Raul Paniagua and Mary Ann Paniagua the adjacent property owners. Pursuant to O.C.G.A. § 32-7-2(b)(1) the abandoned portion of Sandy Run Drive has ceased to be used by the public to the extent that no substantial public purpose is served by that certain portion of right-of-way.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign the Deed of Abandonment to Raul Paniagua and Mary Ann Paniagua for the abandoned portion of right-of-way on Sandy Run Drive in the Sandy Valley Subdivision described in the previous abandonment resolution.

After Recording, Return To:
K. Thomas Hall, County Attorney
Charge to Board of Commissioners
Houston County

STATE OF GEORGIA

COUNTY OF HOUSTON

DEED OF ABANDONMENT

THIS DEED, made this _____ day of January, 2019, between **BOARD OF COMMISSIONER OF HOUSTON COUNTY**, a political subdivision of the State of Georgia (hereinafter referred to as "Grantor") and **RAUL PANIAGUA AND MARY ANN PANIAGUA** (hereinafter referred to as "Grantees"), ("Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That the Grantor, for and in consideration of ONE AND NO/100 DOLLARS, and other good and valuable consideration, the receipt and adequacy whereof is acknowledged, has bargained, sold and by these presents does remise, convey and forever QUIT-CLAIM to the Grantees, its successors and assigns, the following described right of way parcel:

All that tract or parcel of land, situate lying and being in Land Lot 191 of the Tenth Land District, Houston County, Georgia, being known and designated as all of that portion of Sandy Run Drive lying east of Lot 13, Additional No. 1, Sandy Valley Subdivision, as shown by a plat of survey recorded in Plat Book 8, Page 307, Clerk's Office, Houston Superior Court. The said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

That portion of the right-of-way described above begins at the southeast corner of said Lot 13 and runs two hundred fifty feet (250') North 3 degrees, 05 minutes West to a point and corner; thence North 86 degrees 55 minutes East for fifty feet (50') to a point and corner; thence South 3 degrees 05 minutes East for two hundred fifty feet (250') to a point and corner; thence

South 86 degrees 55 minutes West for fifty feet (50') to the point of beginning of the property herein described. Reference is also made to Plat Book 27, Page 132, Clerk's Office, Houston Superior Court.

Portion of Sandy Run Drive, Warner Robins, Houston County, GA.

GRANTOR SPECIFICALLY RESERVES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS all existing water, sewer, and other utility easement interests currently enjoyed by Grantor, as well as a perpetual non-exclusive right, privilege and easement for ingress, egress and access in, to, across, over, upon and through the Property for the purpose of providing and maintaining public safety, including but not limited to the providing of fire, police and other emergency services within its jurisdiction.

TO HAVE AND TO HOLD, the said described premises unto the said Grantees, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid-described premises or its appurtenances.

This deed is given pursuant to that certain Resolution by the Board of Commissioners of Houston County, Georgia, duly adopted at a meeting following a public hearing thereon, held on the 22nd day of January, 2019, it being determined that said portion of Road has ceased to be used by the public to the extent that no substantial public purpose is served thereby and that Grantees own the adjoining land to said Road as described herein.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year first above written.

Signed, sealed and delivered
in the presence:

Board of Commissioners of Houston County

Witness

By: _____
Title: Chairman

Notary Public

Attest: _____
Title: Director of Administration

Board Appointments

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the following reappointments:

Library Board:	Jim Newton	2/02/19 thru 6/30/23
	Pamela Yates	2/02/19 thru 6/30/23
	Wilhemenia Jackson Sibley	2/02/19 thru 6/30/23
	Lane Briscoe	2/02/19 thru 6/30/23

Summary of bills by fund:

• General Fund (100)	\$ 587,788.62
• Emergency 911 Telephone Fund (215)	\$ 6,782.95
• Fire District Fund (270)	\$ 941,886.32
• 2001 SPLOST Fund (320)	\$ 0.00
• 2006 SPLOST Fund (320)	\$ 3,000.00
• 2012 SPLOST Fund (320)	\$ 72,262.85
• 2018 SPLOST Fund (320)	\$ 244,878.93
• Water Fund (505)	\$ 190,008.19
• Solid Waste Fund (540)	<u>\$1,130,560.82</u>
Total for all Funds	\$3,177,168.68

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$3,177,168.68