

**Houston County Commissioners Meeting  
November 4, 2025  
Perry, Georgia**

The Houston County Board of Commissioners met in Regular Session at 9:00 a.m. on Tuesday, November 4, 2025, at the Houston County Courthouse in Perry, Georgia. Chairman Perdue presided, and Commissioners Byrd, Gottwals, Robinson, and Talton were present. County Attorney Tom Hall and Director of Operations Brian Jones were also present.

Commissioner Robinson gave the Invocation.

Commissioner Gottwals led those in attendance in the Pledge of Allegiance.

Motion by Mr. Talton, second by Mr. Byrd, and carried unanimously by all to approve the meeting minutes of the October 21, 2025 meeting.

Chief Building Inspector Tim Andrews presented Special Exception Applications #2873, #2883 through #2886 and #2889 through #2890.

Chairman Perdue closed the regular portion of the meeting and opened a Public Hearing.

Applicant #2873 was not present; Mr. Lee Powell spoke in opposition to the application.  
Applicant #2883 was present; there was no opposition.  
Applicant #2884 was present; there was no opposition.  
Applicant #2886 was present; there was no opposition.  
Applicant #2889 was present; there was no opposition.  
Applicant #2890 was present; there was no opposition.

With no further comments, Chairman Perdue closed the Public Hearing and reopened the regular portion of the meeting.

County Attorney Tom Hall made a blanket statement for the benefit of all applicants for Special Exceptions for home occupations: even if the Board of Commissioners approves an application, neighborhood covenants may still impose certain restrictions upon or against home businesses. These restrictive covenants are not superseded by any action the Board of Commissioners takes. The actions taken by the Board will not change any provision within the covenant that prohibits any commercial or business activity.

Motion by Mr. Talton, second by Mr. Gottwals, and carried unanimously by all to approve the following Special Exception Applications to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report:

#2883	Genelle Brown	Dog Food & Treat Business
#2884	Joshua & Gayla Germundsen	Events & Marketing Business
#2886	Chris & Monica Wilson	Freeze-Dried Foods Business
#2889	Javier Rivera	Pressure Washing Business
#2890	Kennedi Ferguson	Esthetician Services Business

And to disapprove the following Special Exception Application:

#2873	Joseph Blake III	Pet Boarding
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Mr. Andrews informed the approved applicants that the next step to obtain their business license was to apply at the Commissioner’s Office.

Chief Building Inspector Tim Andrews presented Rezoning Applications #2887 and #2888, explaining that Application #2887 had requested his item to be Tabled.

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Chairman Perdue closed the regular portion of the meeting and opened a Public Hearing.

Applicant #2887 was not present; there was no opposition.

Applicant #2888 was present; there was no opposition.

There being no comments, Chairman Perdue closed the Public Hearing and reopened the regular portion of the meeting.

Motion by Mr. Talton, second by Mr. Byrd and carried unanimously by all to approve tabling Rezoning Application #2887 at the owners request, and approving Rezoning Application #2888 as recommended by the Houston County Planning Commission.

Mr. Talton presented a request from the City of Warner Robins for annexation of property located at Duskmoore Drive / Lake Joy Road with the recommendation, from the Warner Robins Planning Commission, of a "down-zoning" to the request for R-3 - in effect, they recommended approval of R-1[County] to R-2[City], rather than the requested R-3. Portions of the property that were initially proposed to remain as R-1 upon annexation were approved as such. It was also stipulated that a deceleration lane shall be added for right turns from Lake Joy Road onto Duskmoore Drive.

Chairman Perdue opened the floor for public comments.

Mr. Kris Dekker, and Mr. Dan Swafford spoke against the annexation.

Mr. Brian Braun, with Axis Consulting Engineers and a representative of the developer, spoke in favor of the annexation. He spoke of several requirements for the project that had already been met.

Chairman Perdue and County Attorney Tom Hall spoke on the need of a signed infrastructure agreement.

Chairman Perdue and Mr. Byrd spoke on property owner and community concerns.

Ms. Robinson asked if the road was being annexed with this request.

Chairman Perdue answered that it was not with this request.

With no more comments the meeting continued.

Motion by Mr. Talton, second by Mr. Byrd, and carried unanimously by all to concur with the annexation of property, containing 8.75 acres, located at Duskmoore Drive/Lake Joy Road known as Tax Parcel 000510 36A000 with the following stipulations:

- The City of Warner Robins signing the infrastructure agreement.
- A water study being done, by the developer, to extend the water system.
- The development cannot cause adjacent land to be inundated with surface or ground water from the low wet areas in the parcels.
- All existing County utilities stay with the County.

Current zoning is County R-1, proposed zoning will be City R-1/R-2.

Mr. Gottwals presented a request from the City of Warner Robins for annexation of property located at Duskmoore Drive/ Lake Joy Road with the stipulation, from the Warner Robins Planning Commission, that no access would be granted to or from Lake Joy Road, and that the property would establish inter-parcel connectivity with property to the south. As part of this request, the planning commission is favorable toward the annexation of Duskmoore Drive.

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Notwithstanding any extra procedure required to achieve this, the Planning Commission was favorable toward the annexation of Duskmoore Drive, as approval of this request would equate to a super majority of the frontage of Duskmoore Drive be City jurisdiction.

Chairman Perdue opened the floor for public comments.

Mr. Kris Dekker, Ms. Maurene Iccaro, and Mr. Dan Swafford spoke against the annexation.

Mr. Brian Braun, with Axis Consulting Engineers and a representative of the developer, spoke in favor of the annexation.

Mr. Talton commented that he would like to see the results of the traffic study before any development begins to see if a traffic light is recommended.

Ms. Robinson, Chairman Perdue and Mr. Gottwals all raised concerns regarding the City C-3 zoning that was requested. They expressed concerns on commercial traffic exiting onto Duskmoore Drive, and about the significant changes that would come to the neighborhood with the introduction of the commercial property so close to existing residential property.

With no more comments the meeting continued.

Motion by Mr. Gottwals, second by Ms. Robinson, and carried unanimously by all to table the annexation of property, containing 7.45 acres, located at Duskmoore Drive/Lake Joy Road known as Tax Parcel 000510 36B000.

Ms. Robinson presented a request from the City of Warner Robins for annexation of property located on Lake Joy Road.

Chairman Perdue opened the floor for public comments.

Mr. Kris Dekker spoke against the annexation

Mr. Brian Braun, with Axis Consulting Engineers and a representative of the developer, spoke in favor of the annexation.

Chairman Perdue, and Ms. Robinson spoke on the City-PDE zoning and what that meant for traffic.

Mr. Gottwals spoke of the owner's rights, and the community's concerns.

With no more comments the meeting continued.

Motion by Ms. Robinson, second by Mr. Byrd, and carried unanimously by all to table the annexation request for property, containing 25.924 acres, on Lake Joy Road known as Tax Parcels 000520 249000, and 000520 250000.

Chairman Perdue closed the meeting for a comfort break.

Chairman Perdue reopened the meeting.

Mr. Byrd presented a request from the City of Warner Robins to annex property on S. Houston Lake Road.

Chairman Perdue opened the floor for public comments.

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There being no comments, the meeting continued.

Motion by Mr. Byrd, second by Mr. Gottwals, and carried unanimously by all to concur with the annexation of property, containing .35 acres, located at 617 S. Houston Lake Road known as Tax Parcel 00075A 078000. Current zoning is County C-2, and the proposed zoning is Warner Robins C-2.

Mr. Byrd presented a request from the City of Warner Robins for annexation of property on Wellborn Road.

Chairman Perdue opened the floor for public comments.

There being no comments the meeting continued.

Motion by Mr. Byrd, second by Ms. Robinson, and carried unanimously by all to concur with the annexation of property, containing 1.54 acres, located on the SW corner of Wellborn Road at Russell Parkway known as Tax Parcel 001220 008000. The current zoning of this property is County C-2 and the proposed zoning is City C-2.

Ms. Robinson presented a request for approval of a bid for fencing on Flournoy Road that is being relocated to the edge of the new right-of-way.

Motion by Ms. Robinson, second by Mr. Talton, and carried unanimously by all to approve the bid on fencing from Southern Structures Fences of Warner Robins, Georgia in the amount of \$35,424 with a completion time of six weeks. This purchase will be funded by 2006 SPLOST.

Ms. Robinson presented a request from Public Works for approval of a quote for an emergency purchase of a used Model 2021 Caterpillar 826K trash compactor for use in the Landfill.

Motion by Ms. Robinson, second by Mr. Byrd, and carried unanimously by all to approve the quote from Yancey Bros. of Macon, Georgia, in the amount of \$876,571 minus the trade allowance of \$108,000 for a total purchase price of \$768,571 on a used Model 2021 Caterpillar 826K trash compactor. This purchase will be paid from Landfill Capital Funds.

Chairman Perdue advised that this purchase was made on an emergency basis due to a mechanical breakdown of the current compactor. He commended Brian Jones and Terry Dietsch of the Public Works Department for their efforts in maximizing the service life and value of the previous compactor.

Ms. Robinson presented a request to fill the vacant Equipment Operator position at the Landfill.

Motion by Ms. Robinson, second by Mr. Talton, and carried unanimously by all to approve hiring Christian Jackson to fill the vacant Equipment Operator position at the Landfill at a Grade 10 Step B effective November 5, 2025. Personnel staff have reviewed his qualifications, and he meets the criteria for the B step placement.

Mr. Gottwals presented a request to fill the vacant System Administrator 1 position in the MIS Department.

Motion by Mr. Gottwals, second by Ms. Robinson, and carried unanimously by all to approve hiring Daniel Rogers to fill the vacant System Administrator 1 position in the MIS Department at a Grade 22 Step D effective November 5, 2025. Personnel staff have reviewed his qualifications, and he meets the criteria for the D step placement.

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Mr. Gottwals presented a request to fill the vacant Animal Control Officer position in the Animal Services Division.

Motion by Mr. Gottwals, second by Ms. Robinson, and carried unanimously by all to approve hiring Ronald Paige to fill the vacant Animal Control Officer position in the Animal Services Division at a Grade 11 Step C effective November 5, 2025. Personnel staff have reviewed his qualifications, and he meets the criteria for the C step placement.

Chairman Perdue recognized Chief Animal Control officer Alan Smith and asked him to introduce Ronald Paige who was present.

Alan advised that Mr. Paige already has four years of animal control experience and has attained many certifications already related to his job.

Mr. Gottwals presented a request for approval of an addendum to the Employment Contract between the Board of Commissioners of Houston County and Courtney Bridges. Ms. Bridges resigned on September 12, 2025; this addendum authorizes Vickie Wiechec to fulfill the remainder of the contract for court reporting services.

Motion by Mr. Gottwals, second by Mr. Byrd, and carried unanimously by all to approve signing the addendum to the Employee Contract allowing Ms. Vickie Wiechec to provide court reporting services for Judge Amy Smith, with payment instalments of \$5,791.66 monthly for the remainder of the fiscal year term.

Mr. Talton presented a request from Public Works for approval of a bid for a mobile welding unit.

Motion by Mr. Talton, second by Mr. Gottwals, and carried unanimously by all to approve the bid from Sidney Lee Welding Supply, Inc. of Macon, Georgia, in the amount of \$18 681.09 for one new, truck mounted, mobile welding unit to replace a 13-year-old non-functional unit. This purchase will be funded by 2018 SPLOST.

Mr. Talton presented a request for approval of the surplus and disposal of items at the old purchasing supply warehouse.

Motion by Mr. Talton, second by Ms. Robinson, and carried unanimously by all to approve declaring an obsolete chemical mixing station and the desk/table it sits on as surplus and disposing of them.

Mr. Byrd presented a request to surplus a 1992 International dump truck, needing repairs beyond its value, and auction it on GovDeals.

Motion by Mr. Byrd, second by Mr. Talton, and carried unanimously by all to approve declaring a 1992 International 2594 Dump Truck as surplus and placing it on GovDeals for online auction.

Chairman Perdue thanked the Roads and Bridges and Maintenance Shop for taking care of this vehicle for so long and commented it had been with the County for 33 years.

Mr. Byrd presented a request to donate a surplus truck.

Motion by Mr. Byrd, second by Mr. Gottwals, and carried unanimously by all to approve donating a 2007 International L4300 Pro-Patch Truck, declared surplus in the spring, to Pulaski County to be shared with Bleckley County with Pulaski taking the title.



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Chairman Perdue explained that the engine on this vehicle needed significant repair; however, the asphalt patching equipment remained functional. As the vehicle had already been replaced, notification was sent to nearby local governments to determine interest in receiving the truck as a donation. Pulaski County accepted the offer, with the intent to utilize the truck for road patching operations in both Pulaski and Bleckley Counties.

Motion by Mr. Byrd, second by Ms. Robinson, and carried unanimously by all to approve the payment of the bills totaling \$4,074,665.30.

Chairman Perdue opened the floor for Public Comments.

Mr. Thomas Reynolds spoke about his opinions on school taxes, and a roadway contractor. He thanked the Board for their action on the annexations presented, and concluded by saying that he would take Mr. Talton and Mr. Byrd up on their offer of a meeting.

With no further Public Comments Chairman Perdue asked for Commissioner Comments.

Mr. Gottwals thanked everyone for attending the meeting and commented on the great civility that all parties maintained during the meeting.

Commissioner Talton thanked everyone for coming to the meeting and commented on the time that staff and Board members had invested on these agenda items. He concluded by stating that the Board had to stay within its legal parameters regarding annexation requests from the cities.

Mr. Byrd commented on the civility displayed by all attendees and commenters and stated that the Board must balance the rights of the property owner and those existing property owners surrounding proposed rezoning and development. He then gave his congratulations to the 1976 Warner Robins High School Football team for that team's induction into the Georgia High School Hall of Fame and read the following statement into record:

Their 614 offensive points were the third-most all time and made them one of only 11 teams to break the 600-point mark before 2000. Defensively, they were just as, if not more dominant, allowing only 86 points over 13 games and shutting out eight of their opponents. Their most impressive performance came in game nine, when they defeated Jordan 90-0. The 1976 Demons had two Hall of Famers of their own. Linebacker Ron Simmons was a force on defense, accumulating 130 tackles that season. On offense, James Brooks was the engine of the team, rushing for 1,816 yards in 1976 and scoring 70 touchdowns over his career, a school record that still stands today.

He concluded his comments by mentioning the fact that today was election day and encouraged everyone to vote.

Ms. Robinson thanked everyone for attending and commended the participants for the civil and respectful discussions held during the meeting.

Chairman Perdue expressed his pride in the Board for their dedication and the time they invested in understanding development and annexation requests. He also thanked those who provided comments on the annexation and rezoning applications. Chairman Perdue then remarked on the recent change of command ceremony for the Warner Robins Air Logistics Center (ALC), noting that General Eberlan and his wife, Sheri, would be departing for another command, and that General David Miller and his wife, Leeanne, would be assuming leadership of the ALC. He further recognized General Stacy Hawkins, who commands the Air Force Sustainment Center, noting his upcoming retirement and the impact of his service.

Chairman Perdue mentioned that it was Election Day and, anticipating a low voter turnout, encouraged everyone to participate and vote. He also noted that the following Tuesday would be Veterans Day and expressed deep gratitude to all veterans for their service and sacrifice, which have helped make America the nation it is today.

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In closing, Chairman Perdue addressed the ongoing government shutdown and the pause in SNAP benefits, advising that community services and resources are available to assist those affected. He added that the County is making adjustments to water billing to help residents during this time.

Motion by Mr. Talton, second by Mr. Byrd, and carried unanimously by all to approve adjourning the meeting. Meeting adjourned.

Mr. Dunbar does not sign as  
he was not in attendance  
Robbie Dunbar  
Director of Administration

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Chairman

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