

Houston County Commissioners Meeting

Perry, Georgia | April 4, 2023 | 9:00 A.M.

Call to Order

Invocation – Commissioner Talton

Pledge of Allegiance – Commissioner Talton

Military Speaker – Lt. Col. Timothy Breitbach
638th Supply Chain Management Group (SCMG)

Guest Speaker – Valkyrie Anderson
Houston County Family Connections

Approval of Minutes from March 21, 2023

New Business

- 1. Public Hearing on Special Exception Applications – Commissioner Robinson**
- 2. Timber Sale (Landfill) – Commissioner Robinson**
- 3. First Reading of a new Alcohol License – County Administrator Robbie Dunbar**
- 4. Personnel Request (Equipment Operator / Roads & Bridges) – Commissioner Gottwals**
- 5. Personnel Request (Heavy Equipment Operator / Landfill) – Commissioner Gottwals**
- 6. Bid Recommendation (2023 Joint LMIG) – Commissioner Byrd**
- 7. Annexation (City of Warner Robins) – Commissioner Byrd**
- 8. Annexation (City of Warner Robins) – Commissioner Talton**
- 9. Annexation (City of Warner Robins) – Commissioner Talton**
- 10. Approval of Bills – Commissioner Talton**

Public Comments

Commissioner Comments

Motion for Adjournment

1. Public Hearing on Special Exception Applications – Commissioner Robinson

			Recommendation	Vote
#2672	Nicole Groom		Withdrawn	
#2669	Ryan Lawrence	Remodeling Business	Approval	Unanimous
#2670	Monica Duckworth	Internet Sales (Clothing & Access.)	Approval	Unanimous
#2671	Shatasha Mitchell	Virtual Counseling Business	Approval	Unanimous
#2673	Joseph & Erin White IV	Pressure Washing Business	Approval	Unanimous
#2675	Jamie Moates	Durable Medical Equipment Supply Business	Approval	Unanimous
#2676	Samuel Wonnum	Tree Service Business	Approval	Unanimous
#2677	Emonie Lewis	Internet Sales (Used Goods)	Approval	Unanimous
#2678	Anthony Erazo	Landscaping & Cleaning Business	Approval	Unanimous

Motion by _____, second by _____ and carried _____ to

approve disapprove table

the following applications to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report:

#2669	Ryan Lawrence	Remodeling Business
#2670	Monica Duckworth	Internet Sales (Clothing & Accessories)
#2671	Shatasha Mitchell	Virtual Counseling Business
#2673	Joseph & Erin White IV	Pressure Washing Business
#2675	Jamie Moates	Durable Medical Equipment Supply Business
#2676	Samuel Wonnum	Tree Service Business
#2677	Emonie Lewis	Internet Sales (Used Goods)
#2678	Anthony Erazo	Landscaping & Cleaning Business

2. Timber Sale (Landfill) – Commissioner Robinson

Public Works is requesting permission to start the bidding process for clearcutting 39.7 acres for future expansion at the Landfill. Our Consultants, American Forest Management of Charlotte, North Carolina conducted a tract review and recommend the clearcut withing the next 10 – 12 months. Estimated revenue from the sale of the lumber is \$69,475.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

Public Works starting the bidding process for clearcutting 39.7 acres for future expansion at the landfill.



Houston County Public Works

Office

2018 Kings Chapel Road
Perry, Georgia 31069
478-987-4280
FAX 478-988-8007

Brian Jones, PE
Director of Operations

Jordan Kelley
Office Manager

Michael Phillips
Facilities Superintendent

Christopher Stoner
Fire Chief/ EMA Director

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

Terry Dietsch
Utility Director

Memo

To: Brian Jones, Director of Operations

From: Terry Dietsch, Utility Director

Date: February 28, 2023

Re: Timber Sale

American Forest Management and Public Works staff recommend the sale of 39.7 acres to be clearcut for future landfill expansion. Estimated revenue from sale will generate +/- \$1,750 per acre. The sale area was reviewed by Atlantic Coast Consulting, and they concur with the sale for future expansion. I recommend we proceed with the bidding process for the sale of 39.7 acres to be clearcut. A recommendation letter from American Forest Management and Exhibit A are attached.



February 27, 2023

Dear Houston County Board of Commissioners:

American Forest Management, Inc. visited the Houston County Landfill Tract on February 2, 2023, with the purpose of conducting a tract review to determine what, if any, forest management activities are needed in order to keep the forest in a healthy, productive, and sustainable state and and/ or to meet any needs of the Landfill. Our recommendations have been listed below. A map has also been attached showing the proposed activity.

Last year 43.7 acres were clearcut for the creation of a new cell. Based on the trending expansion needs, American Forest Management, Inc. recommends clearcutting +/- 39.7 acres of timber that borders last year's clearcut and part of an existing cell. This proposed area is shown on "Exhibit A". The timing for this timber sale to be completed will be set to 12 months from the date of execution of the timber sale contract. We estimate that this sale will generate +/- \$1,750 per acre.

Estimated revenue from this sale: \$69,475.00.

The management activities listed above should take place within the next 10-12 months. Please feel free to contact us with any questions that you may have. We look forward to working with you on the forest management of this property.

Sincerely,

Jason Alexander
American Forest Management, Inc.
GA Registered Forester #2477

The footer logo features the slogan "WE'RE IN THIS TOGETHER" in a bold, sans-serif font. "WE'RE IN THIS" is in a smaller font size above "TOGETHER", which is significantly larger and bolder. The text is centered between two sets of three horizontal lines on either side.

WE'RE IN THIS
TOGETHER

HOUSTON COUNTY TRACT HC LANDFILL PROPOSED CC 2023

DATE: 2/2/2023

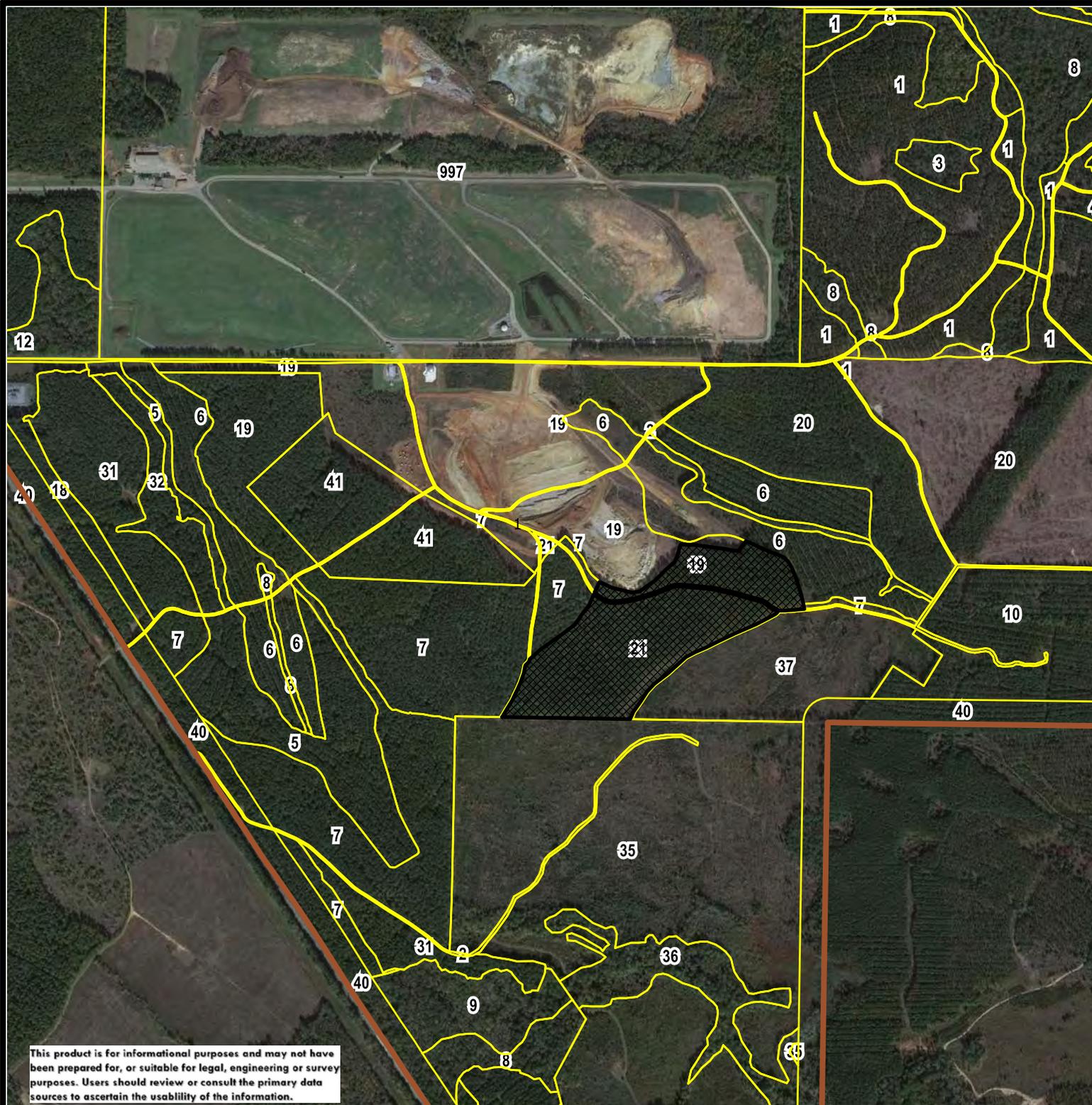
ACTIVITY TYPE: HARVEST
ACTIVITY YEAR: 2023
ACTIVITY ACRES: 39.7
COUNTY: HOUSTON
STATE: GA

American Forest Management, Inc.
www.americanforestmanagement.com

Exhibit A



19 - CLEARCUT - 10.1 ac.
21 - CLEARCUT - 29.6 ac.



This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.



HOUSTON COUNTY TRACT HC LANDFILL PROPOSED CC 2023

DATE: 2/2/2023

ACTIVITY TYPE:HARVEST
ACTIVITY YEAR:2023
ACTIVITY ACRES: 39.7
COUNTY:HOUSTON
STATE:GA

Map Scale 1 in = 1320 ft
Reference Scale 1:15840

American Forest Management, Inc.
www.americanforestmanagement.com

0 660 ft 1320 ft



19 - CLEARCUT - 10.1 ac.
21 - CLEARCUT - 29.6 ac.

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AMERICAN FOREST
MANAGEMENT

HOUSTON COUNTY TRACT HC LANDFILL PROPOSED CC 2023

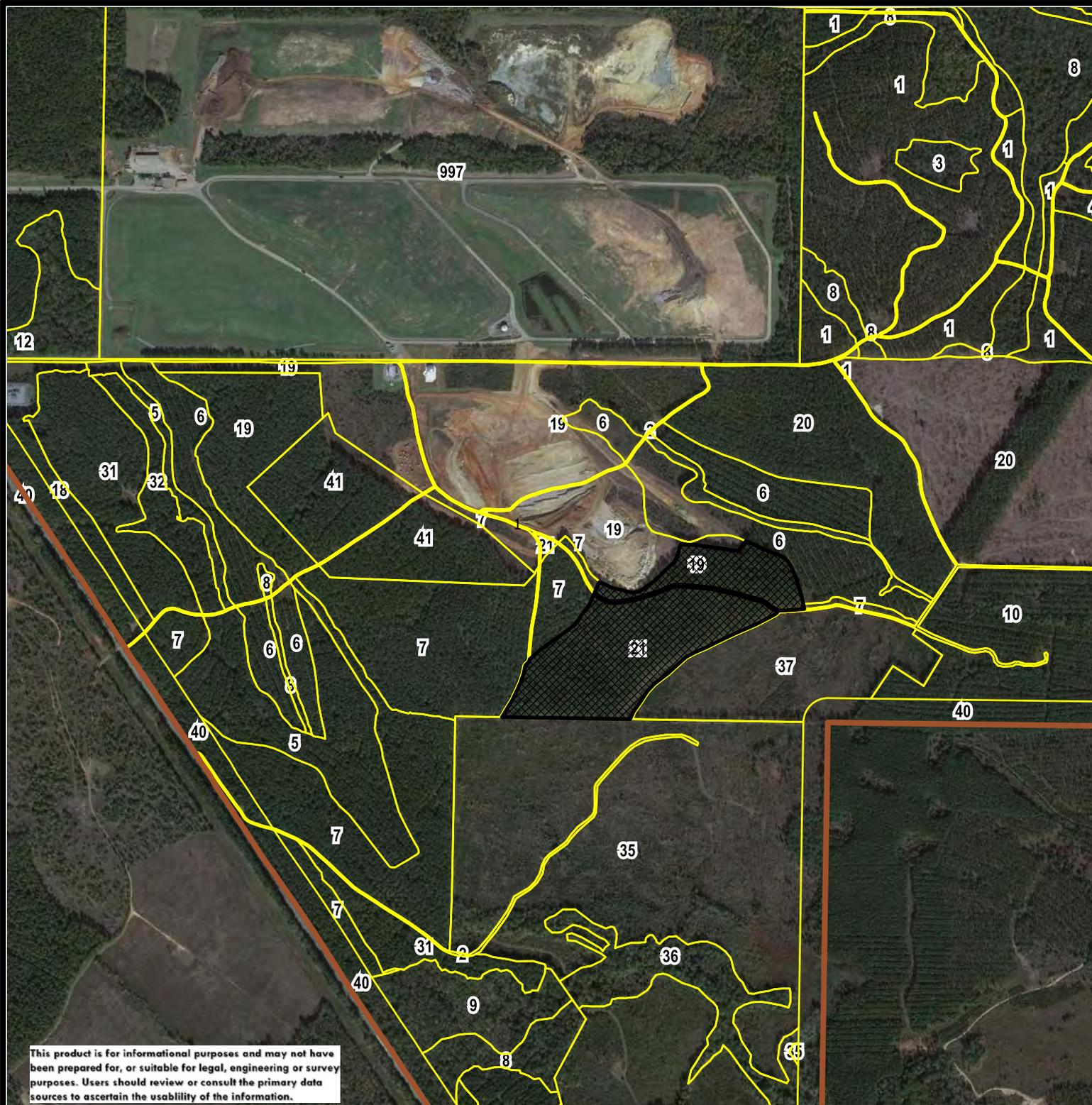
DATE: 2/2/2023

ACTIVITY TYPE: HARVEST
ACTIVITY YEAR: 2023
ACTIVITY ACRES: 39.7
COUNTY: HOUSTON
STATE: GA

American Forest Management, Inc.
www.americanforestmanagement.com



19 - CLEARCUT - 10.1 ac.
21 - CLEARCUT - 29.6 ac.



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3. First Reading of a new Alcohol License – County Administrator Robbie Dunbar



For Office Use Only	
Account # _____	Computer Receipt _____
Fee \$ _____	Notification _____
Category _____	

OCCUPATIONAL TAX APPLICATION FOR UNINCORPORATED HOUSTON COUNTY

I hereby register my business with Houston County at the address below. In doing so, I certify that the information provided below is true and accurate to the best of my knowledge. I understand that this application shall be reviewed by the appropriate county officials and, if complete, shall be processed within three (3) business days. All monies are due and payable once the application is approved.

- Name of Business BONAIRE PACKAGE
- Mailing Address of Business 303 CLIFTON RD
City PERRY State GA Zip Code 31069
- Exact Location of Business (if different from above) 518 GA HWY 247
City BONAIRE State GA Zip Code 31005
- Phone Number 650 1111 Home (\$50) _____ Mobile _____
- Email Address BONAIREPACKAGE@GMAIL.COM
- Full Name of Owner/Manager USSAVAL PATEL
Address 303 CLIFTON RD
City PERRY State GA Zip Code 31069
Phone Number (\$50) 1-741 Home (\$50) _____ Work _____
SSN# _____ Fax ID# _____ Date of Birth 11/11
- Please Describe the Dominant Line of Business PACKAGE STORE

Note: Any person engaged in a profession or business required to be licensed by the State under Title 43, must provide copy of such license with this application.

- Is this business to be operated out of your home? Yes No
Note: If the business is a home occupation, please sign the attached Home Occupation section of this form, indicating your business will abide by the Special Requirements for Home Occupations. If the business is not a home occupation, then the commercial structure must be inspected by the building inspections department (542-2018), the fire department (542-2010) and environmental health (218-2020) before a license will be issued. The applicant is responsible for coordinating these inspections.
- Number of Full-time Employees 2 (include the Owner/Manager)
Number of Part-time Employees 4

10. Are you the owner of the real estate where business is to be located? Yes No
Note: If no, please provide written and notarized authorization from the owner of the real estate.

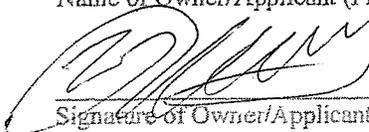
11. If business is a Partnership, please list partner:

12. Full Name of Partner PRATIK J PATEL
Address 303 CLIFTON RD
City PERRY State GA Zip Code 31069
Phone Number (SSO) _____ Home () _____ Work _____
SSN# 2 _____ Tax ID# _____ Date of Birth 2 _____

The applicant hereby certifies that he/she is familiar with the business regulations of Houston County, Georgia as herein defined, and that the granting of an Occupational Tax Certificate (business license) constitutes a privilege that may be revoked as provided in the Code of Ordinances of Houston County, Georgia. The applicant further certifies that he/she understands that the Occupational Tax Certificate for which application is made is for the current year only and that no false or fraudulent statement is made herein to procure the granting of such certificate.

The applicant understands that: (1) all fees are due and payable by February 28 of each year; (2) a tax certificate shall not be issued or a current tax certificate shall be revoked if the business fails to pay personal property taxes to Houston County. Payment of said taxes shall allow said tax certificate to be issued or reinstated; (3) the Occupational Tax Certificate must be clearly posted in the business; and (4) the applicant MUST notify the Commissioner's Office in writing if the business closes or moves its operation to a new address. If you have not responded to (1), (2), or (4) within the time aloud a summons will be issued to appear in Magistrate Court.

UJSAVAL PATEL
Name of Owner/Applicant (Please Print)

 3-13-23
Signature of Owner/Applicant Date

Office Use Only	
Commissioner's Office Recommends:	
Approval <input type="checkbox"/>	Denial <input type="checkbox"/> Sign/Date: _____
Comments: _____	

8. If applicant is applying on behalf of a non-profit organization, as recognized by the Internal Revenue Service, state the following:

N/A

Name of organization _____

Location and date of charter: _____

Applicant's title and duties in organization: _____

Federal I.D. number: _____

Has a federal tax form #990 been filed for said organization for previous years? _____

9. Type of license: (check all that apply)

Retail Consumption Wholesaler Other (specify) _____

Alcohol sold: (check all that apply)

Beer Wine Liquor

Type of business: (check one)

Package Club Non-profit Tavern Restaurant
 Grocery Service Station/Convenience Store Other _____

See Next page

10. Give the distance of the location at which the proposed license would be used (measured in a straight line from the nearest point in the property line of the business location to the nearest property line of the institutions indicated).

- a. Nearest school/college: _____
- b. Nearest church: _____
- c. Nearest public library: _____
- d. Nearest private residence: _____
- e. Nearest business holding alcoholic beverage license: _____

11. List all licenses currently in effect at this location:

License Type	License Number	Trade Name
NONE		

#10



March 16, 2023

RE: 518 Ga Hwy 247, Bonaire, GA 31005

To Whom it may concern:

On March 15, 2023, I made a personal onsite visit to 518 Ga Hwy 247, Bonaire, Ga 31005 and determined that the site complies with the OCGA 3-3-21; that is the building on the site is not within 100 yards of any church building or within 200 yards of any school building, educational building, school grounds, or College campus, or within 100 yards of an alcohol treatment center. Distances were measured by the most direct route of travel on the ground.

It was also determined that the nearest residence is 200+ yards and the nearest Public Library is 6 miles from the building on the site.

Sincerely,

Robert L. Story PLS #1853



12. Have you, the licensee, or any other person having any interest in the business for which this application has been made, ever been detained, arrested, indicted, or convicted for any offense by any state, county, city, federal or foreign officer, or any other governmental authority? () Yes (X) No
If yes, give full details. *Failure to make a full disclosure in response to this question will result in a denial of the application or a revocation of the license. If necessary, attach additional sheets to respond completely.*

13. Has a County Occupational License ever been issued at this location?
() Yes (X) No () Unknown

If yes, complete the following for the previous license:

Business Name _____

Business Address: _____

SSN: _____ Tax ID number _____

State Alcohol License number and year: _____

Date discontinued: _____ Sales Tax number: _____

14. Do you own the property in which this business will be operated?
(X) Yes () No

If yes, attach proof of ownership of property. If no, list below the name and address of the property owner and/or building owner. Attach a copy of the lease agreement.

Name _____ SSN _____

Address _____
(city) (state) (zip code) (county)

15. Has any individual, firm, partnership, or corporation previously applied for a Houston County license in alcoholic beverages and liquor at the address where the business is to be conducted:

Yes No Unknown

If yes, complete the following:

Name _____

Date of application: _____ Disposition _____

16. Name of person(s) to be manager(s) of or with any control over daily affairs of business.

Name UJJAVAL PATEL

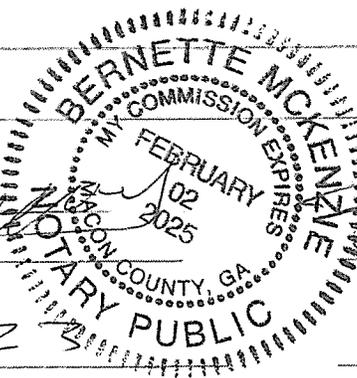
SSN _____ DOB 02/22/1970

Address 303 CLIFTON RD

PERRY GA 31069 HOUSTON
(city) (state) (zip code) (county)

Telephone (800) 512 1412 daytime () _____ evening

Describe position held and detailed amount of control: OWNER - 100%



[Signature] Owner/Applicant [Signature] Notary
3-13-2 Date 02/02/2025 Expiration Date/Seal

FOR OFFICE USE ONLY

Zoning Office Recommends:

Approval Denial Sign/Date _____
Property Zoned _____ Comments: _____

Sheriff's Office Recommends:

Approval Denial Sign/Date _____
Comments: _____

Commissioner's Office Recommends:

Approval Denial
Sign/Date _____
Comments: _____

Fire Department Recommendations:

Approval Denial Sign/Date _____
Comments: _____

Public Notice

The Houston County Commissioners will hold a public hearing on April 4, 2023, at 9:00 a.m. at the Houston County Courthouse in Perry, Georgia for the purpose of hearing objections, if any, to an application filed by Ujja-val Patel for the purpose of selling Beer/Wine retail off premises & Liquor Package Store at 518 Hwy 247 Bonaire, Georgia. All interested parties are invited to attend.

11971

HOUSTON HOME JOURNAL
P.O. BOX 1910
PERRY, GA 31069-1910
478-987-1823

RECEIPT

DATE _____

No. **619019**

RECEIVED FROM Ujjal Patel (Bonaire Package)

\$ 72.00

_____ DOLLARS

FOR RENT

FOR _____

2x3 display ad

ACCOUNT	
PAYMENT	<u>\$100</u>
BAL. DUE	

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM 3/29 TO 3/29

BY K. Crosby Kerr: Crosby

3-11

*the
ive*

(5) days prior to the first reading by the Board of Commissioners.
(Coordinate with the Commissioner's Office for the date, time and location of the public hearing.)

(Public Notice you will put in the Home Journal)
1210 Washington St. Perry, GA

Public Notice

The Houston County Commissioners will hold a public hearing on April 18, 2023, at 5:00 p.m. at the Warner Robins Annex in Warner Robins, Georgia for the purpose of hearing objections, if any, to an application filed by Ujjaval Patel for the purpose of selling Beer/Wine retail off premises & Liquor Package Store at 518 Hwy 247 Bonaire, Georgia. All interested parties are invited to attend.

4. Personnel Request (Equipment Operator / Roads & Bridges) – Commissioner Gottwals

This personnel request is to hire Mr. James Bryant to fill the Equipment Operator position in the Roads & Bridges department. Staff has reviewed Mr. Bryant's qualifications and concurs with the recommendation to hire him at a Grade 10 step C.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the hiring of Mr. James Bryant to fill the vacant Equipment Operator position in the Roads and Bridges department at a Grade 10 step C effective April 5, 2023.



Houston County Personnel Department

Houston County Board of Commissioners
200 Carl Vinson Parkway
Warner Robins, GA 31088
478/542-2005 (Office) 478/542-2118 (Fax)

To: County Commissioners
From: Kenneth Carter, Director of Personnel
Date: March 17, 2023
Re: James Bryant – Equipment Operator

Travis McLendon is requesting to hire James Bryant for the vacant Equipment Operator position in the Roads and Bridges Department. Based on Mr. Bryant's experience, Mr. McLendon is requesting to be hired at Grade 10 (C). I have reviewed his experience and request approval to hire at the 10 (C) step effective April 5, 2023.

5. Personnel Request (Heavy Equipment Operator / Landfill) – Commissioner Gottwals

This personnel request is from Landfill to hire Mr. James Hales to fill the vacant Heavy Equipment Operator position. Staff has reviewed Mr. Hales experience and concurs with the request to hire at a Grade 13 step B.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the hiring of Mr. James Hales to fill the vacant Heavy Equipment Operator position at the Landfill at a grade 13 step B effective April 5, 2023.



Houston County Personnel Department

Houston County Board of Commissioners
200 Carl Vinson Parkway
Warner Robins, GA 31088
478/542-2005 (Office) 478/542-2118 (Fax)

To: County Commissioners
From: Kenneth Carter, Director of Personnel
Date: March 27, 2023
Re: James Hales – Heavy Equipment Operator

Terry Dietsch is requesting to hire James Hales for the vacant Heavy Equipment Operator position at the Landfill. Based on Mr. Hales's experience, Mr. Dietsch is requesting to be hired at Grade 13 (B). I have reviewed his experience and request approval to hire at the 13 (B) step effective April 5, 2023.

6. Bid Recommendation (2023 Joint LMIG) – Commissioner Byrd

At the February 7, 2023, meeting the board approved entering into a Memorandum of Agreement with the cities of Byron, Centerville, Perry and Warner Robins for the purpose of doing a joint bid for 2023 LMIG projects. Bids were requested and Engineering recommend awarding the contract to the low bidder, Reames and Sons Construction, Inc of Valdosta Georgia, in the amount of \$3,025,717.41.

The 2023 LMIG allocation for GDOT for unincorporated Houston County is \$899,637.57. The required 30% matching funds for Houston County are \$269,891.27. This results in a mandatory minimum expenditure of \$1,169,528.84 to take advantage of all grant funds.

Due to a bid coming under what was allotted to Houston County including our match, Houston County will have a shortfall of \$24,297.54 in meeting the required 30% match as required by GDOT LMIG requirements. Houston County Public Works is proposing to add an additional county road to meet the short fall.

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

approve the award of the bid for the 2023 Joint LMIG Road Improvement Project to Reames and Sons Construction Inc., of Valdosta Georgia in the amount of \$3,025,717.41.



Houston County Public Works

MEMORANDUM

Office

2018 Kings Chapel Road
Perry, Georgia 31069
478-987-4280
FAX 478-988-8007

Brian Jones, PE
Director of Operations

Jordan Kelley
Office Manager

Michael Phillips
Facilities Superintendent

Christopher Stoner
Fire Chief/ EMA Director

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

Terry Dietsch
Utility Director

Date: March 13, 2023

To: Houston County Board of Commissioners

From: Ronnie Heald, County Engineer *RJH BJ*

Re: Bid Recommendation for 2023 Joint Local Maintenance Improvement Grant (LMIG) Road Improvement Project

Please consider this request to accept the bid for the above referenced project. Bids were received on Thursday, March 9, 2023. Listed below is a summary of the results:

Bidder	Bid Amount
Reames and Sons Const.	\$3,025,717.41
Reeves Const. Co.	\$3,981,165.30
C.W. Matthews	\$4,534,638.07

Engineering recommends awarding the contract to **Reames and Sons Const.** as the lowest bidder. The bid amount represents a joint bid for LMIG projects for Byron, Centerville, Perry, Warner Robins, and Houston County. The portion of this bid for the unincorporated Houston County roads is **\$1,145,231.30**. This includes resurfacing of 22 Houston County Roads.

The 2023 LMIG allocation for GDOT for unincorporated Houston County is \$899,637.57. The required 30% matching funds for Houston County are \$269,891.27. The results in a mandatory minimum expenditure of \$1,169,528.84 for the 2023 LMIG to take advantage of all grant funds.

Due to a bid coming under what was allotted to Houston County including our match, Houston County will have a shortfall of \$24,297.54 in meeting the required 30% match as required GDOT LMIG requirements. Houston County Public Works is proposing to add an additional county road to meet the short fall.

Houston County 2023 LMIG Resurfacing List

	Road Name	From	To	Length (mile)
1	Alexander Drive	Flournoy Dr	Taylor St	0.11
2	Ashwood Drive	Oakwood Dr	Cedarwood Dr	0.17
3	Azalea Ave	Old Perry Rd	Railroad Ave	0.43
4	Birchwood Drive	Sandlewood Dr	Cedarwood Dr	0.13
5	Brownson Road	SR 96	Dead End	0.20
6	Creekwood Drive	Sandy Run Rd	Dead End	0.17
7	Custer Court	Dead End	Dead End	0.28
8	Durango Pass	Avondale Cir	Santa Fe Trail	0.32
9	E. Railroad Ave	Ellis Road	Dead End	0.18
10	Free Providence Drive	Grovania Rd	Dead End	0.29
11	Johannes Square	Shannon Ridge Dr	Dead End	0.12
12	Leconte St	Dead End	Dead End	0.08
13	Lee Paul Road	Graham Rd	Dead End	1.14
14	Mulberry Street	E. Railroad Ave	Dead End	0.06
15	Old Perry Road	SR 96	Sandy Run Rd	1.24
16	Taylor Street	Alexander Dr.	Gilchrist Dr.	0.32
17	Tipperary Trail	Gateway Dr	Dead End	0.06
18	Toomer Road	Orchard Rd	Macon Co Line	0.53
19	Waterford Court	Waterford Dr	Dead End	0.14
20	Wedgewood Drive	Lenox Dr	Greenview Ct	0.50
21	Westward Point	Moody Rd	Dead End	0.33
22	Williams Way	Westward Pt	Martin Ter	0.09

TOTAL MILES= 6.89

7. Annexation (City of Warner Robins) – Commissioner Byrd

This annexation request from the City of Warner Robins is for property located at 1277 S. Houston Lake Road. The property is contiguous to the Warner Robins city limits and does not create an unincorporated island.

Motion by _____, second by _____ and carried _____ to

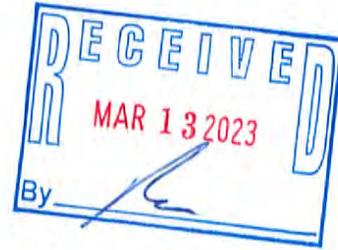
concur

non-concur

with the City of Warner Robins annexation request for property located at 1277 S. Houston Lake Road, containing 1.1 acres, and also known as Tax Parcel 00077D 005000. The property is currently zoned County C-2, and the proposed zoning will be City C-2.

CITY OF WARNER ROBINS
GEORGIA'S INTERNATIONAL CITY - CHARTERED 1943
"A CITY OF CHARACTER"

02/17/2023



Houston County Board of Commissioners
200 Carl Vinson Parkway
Warner Robins, GA 31088

MAYOR
LaRhonda W. Patrick

**MEMBERS OF
COUNCIL**

Post 1
Derek Mack
Post 2
Charlie Bibb
Post 3
Keith Lauritsen
Post 4
Kevin Lashley
Post 5
Clifford Holmes, Jr.
Post 6
Larry Curtis, Jr.

CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

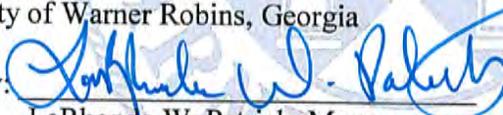
Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins –property totaling 1.1 acres, located at 1277 S. Houston Lake Road, also known as tax parcel, [00077D 005000]

Dear Commissioners:

Notice is hereby given, pursuant to O.C.G.A. §36-36-6, that the City of Warner Robins, Georgia, has accepted a petition for annexation, pursuant to O.C.G.A. §36-36-20, *et seq.* (Article II or 100% Application Method). The owner of this property Debbie Cullars, who has filed a written request for annexation is, As required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A". The present zoning is C-2 [General Commercial District] [County] and the proposed zoning is C-2 [General Commercial District] [City], under the zoning ordinance of the City of Warner Robins.

Respectfully,

City of Warner Robins, Georgia

By: 
LaRhonda W. Patrick, Mayor
For the Mayor and Council

cc: Robbie Dunbar, County Administrator
Julia Mize, City Attorney

700 WATSON BLVD • P.O. Box 8629 • WARNER ROBINS, GEORGIA 31095

(478) 293-1000 • FAX (478) 929-1124 • www.wrga.gov

APPLICATION

Property Owner(s) Name: Debbie Cullars Cellphone: 478-363-5624

Company Name (if applicable): Twelve Oaks Properties Warner Robins, LLC Office Phone: —

Property Owner(s) Address: 417 Browns Crossing Rd NW, Milledgeville, GA 31061

Applicant's Name: Debbie Cullars Cellphone: 478-363-5624

Company Name (if applicable): Twelve Oaks Properties Warner Robins, LLC Office Phone: —

Applicant's Address: 417 Browns Crossing Rd NW, Milledgeville, GA 31061

Property Information

PROPERTY OWNER IS REQUESTING THE ANNEXATION/REZONING PURSUANT TO OCGA § 36-36-21, DF:

ADDRESS/LOCATION: 1277 S. Houston Lake Rd, Bondville, GA

Tract#: _____ Parcel#: 00077D005000 Land Lot(s): 164 Land District#: 10

County: Houston Tax Parcel#: _____ Total Acres: 1.1

Survey Prepared by: _____ Dated _____

Recorded in Plat Book#: _____ Page#: _____

Present Zoning: C2 Requested Zoning: No change requested

The property owner makes application in order to: (Describe in "detail" the reason for annex/rezone):

Develop ^{build} and operate a free-standing fast-casual "Surcheros Fresh Mex" restaurant.

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction: Houston Co.

Is sewer service available? Yes No Jurisdiction: City of Warner Robins

Authorization:

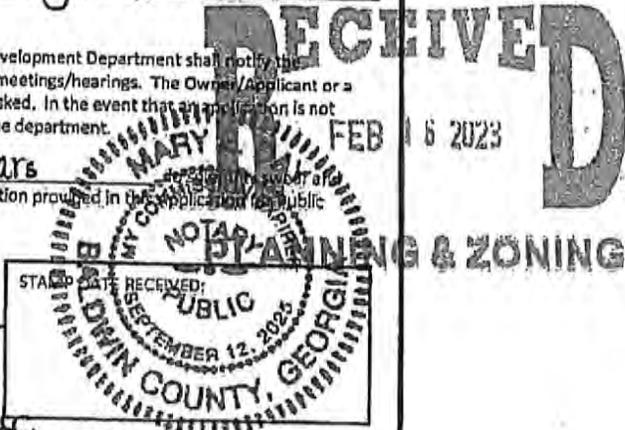
Upon receipt of the completed application package, the Community Development Department shall notify the Owner/Applicant of scheduled date, times, and locations of the public meetings/hearings. The Owner/Applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, Debbie Cullars, do hereby certify that the information provided in this application for public hearing is true and correct and contains no misleading information.

This 13th day of February, 2023

Owner/Applicant Signature: Debbie Cullars

Print Name Debbie Cullars for
Twelve Oaks Properties Warner Robins, LLC





Overview



Legend

-  Parcels
-  Roads

Parcel ID 00077D 005000
 Class Code Commercial
 Taxing District County
 Acres 1.1

Owner FREE DONALD E SR
 1271 S HOUSTON LAKE RD
 WARNER ROBINS, GA 31088

Physical Address 1277 HOUSTON LAKE RD
 Assessed Value Value \$369300
 Land Value Value \$369300
 Improvement Value
 Accessory Value

Last 2 Sales			
Date	Price	Reason	Qual
3/24/1992	23	U	
3/24/1992	19	U	

(Note: Not to be used on legal documents)

Date created: 2/17/2023
 Last Data Uploaded: 2/17/2023 6:37:19 AM

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 GEOSPATIAL

WR-031323-Cullars-1277SHoustonLakeRd

Request received 03/13/2023 – Warner Robins P&Z meeting 3/14/2023 – 45th Day 4/27/2023

Request Received From: Warner Robins

Applicant/Owner(s): Debbie Cullars/Twelve Oaks Properties

Property Location: 1277 S. Houston Lake Road

Parcel ID: Tax Parcel 00077D 005000 (1.1 acres)

Zone Change: Currently County C-2 [General Commercial District] to City of Warner Robins C-2 [General Commercial District]

Debra Presswood – No comments or concerns listed.

Tom Hall – Comments: The property is contiguous to the Warner Robins city limits. The annexation does not create an unincorporated island.

Concerns: Preserve any County utilities.

Chief Stoner – Comments: None

Concerns: None

Tim Andrews – Comments: No comment.

Concerns: No concern.

James Moore – Comments: No comments

Concerns: No concerns

Sheriff Talton – No comments or concerns listed.

Alan Smith – Comments: None

Concerns: None

Public Works

Brian Jones – No comments or concerns listed.

Terry Dietsch – No comments or concerns listed.

Chad Foreman – No comments or concerns listed.

Ronnie Heald – No comments or concerns listed.

Van Herrington – No comments or concerns listed.

Allen Mason – No comments or concerns listed.

Travis McLendon – No comments or concerns listed.

Ken Robinson – No comments or concerns listed.

8. Annexation (City of Warner Robins) – Commissioner Talton

This annexation request from the City of Warner Robins is for property located at 921 Hwy 96. The property is contiguous to the Warner Robins city limits and does not create an unincorporated island.

Motion by _____, second by _____ and carried _____ to

concur

non-concur

with the City of Warner Robins annexation request for property located at 921 Hwy 96, containing 3.41 acres and also known as Tax Parcel #000770 040000. The property is currently zoned County C-1 and the proposed zoning will be City C-2. With the stipulation that any County utilities remain with the County.

CITY OF WARNER ROBINS
GEORGIA'S INTERNATIONAL CITY - CHARTERED 1943
"A CITY OF CHARACTER"

02/17/2023



Houston County Board of Commissioners
200 Carl Vinson Parkway
Warner Robins, GA 31088

MAYOR
LaRhonda W. Patrick

**MEMBERS OF
COUNCIL**

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Larry Curtis, Jr.

CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

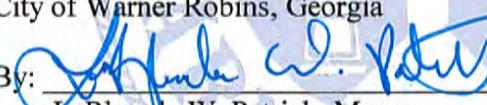
Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – property totaling 3.41 acres, located at 921 Highway 96, also known as tax parcel, [000770 040000]

Dear Commissioners:

Notice is hereby given, pursuant to O.C.G.A. §36-36-6, that the City of Warner Robins, Georgia, has accepted a petition for annexation, pursuant to O.C.G.A. §36-36-20, *et seq.* (Article II or 100% Application Method). The owner of this property Silver Eagle Enterprises, INC., who has filed a written request for annexation is, As required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A". The present zoning is C-1 [Neighborhood Service Commercial District], [County], and the proposed zoning upon annexation is C-2 [General Commercial District], [City], under the zoning ordinance of the City of Warner Robins.

Respectfully,

City of Warner Robins, Georgia

By: 
LaRhonda W. Patrick, Mayor
For the Mayor and Council

cc: Robbie Dunbar, County Administrator
Julia Mize, City Attorney

700 WATSON BLVD • P.O. Box 8629 • WARNER ROBINS, GEORGIA 31095

(478) 293-1000 • FAX (478) 929-1124 • www.wrga.gov

APPLICATION

Property Owner(s) Name: Silver Eagle Enterprises, LLC Cellphone: 478-952-9244

Company Name (if applicable): _____ Office Phone: _____

Property Owner(s) Address: 3421 US HWY 41 N SUITE 2100 C BOX 12 Byron Ga 31008

Applicant's Name: Tom Brightman, President Cellphone: 478-952-9244

Company Name (if applicable): _____ Office Phone: _____

Applicant's Address: Same as above

Property Information

PROPERTY OWNER IS REQUESTING THE ANNEXATION/REZONING PURSUANT TO OCGA § 36-36-21, OF:

ADDRESS/LOCATION: 921 Hwy 96 Warner Robins Ga 31088

Tract#: A Parcel#: _____ Land Lot(s): 157 Land District#: 10

County: Houston Tax Parcel#: 000770 040000 Total Acres: 3.41

Survey Prepared by: Ocmulgee, Inc Dated 8/13/2013

Recorded in Plat Book#: 75 Page#: 85

Present Zoning: C1 Requested Zoning: C2

The property owner makes application in order to: (Describe in "detail" the reason for annex/rezone):

This improvement in zoning will lead to a higher and better use of the property for the owner and Community. A development for office space catering to entrepreneurs and small businesses with Climate controlled storage, much like the successful development at Beau Claire Plaza at 3421 US Hwy 41 North.

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction: Houston County Utilites

Is sewer service available? Yes No Jurisdiction: City of Warner Robins

Authorization:

Upon receipt of the completed application package, the Community Development Department shall notify the Owner/Applicant of scheduled date, times, and locations of the public meetings/hearings. The Owner/Applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

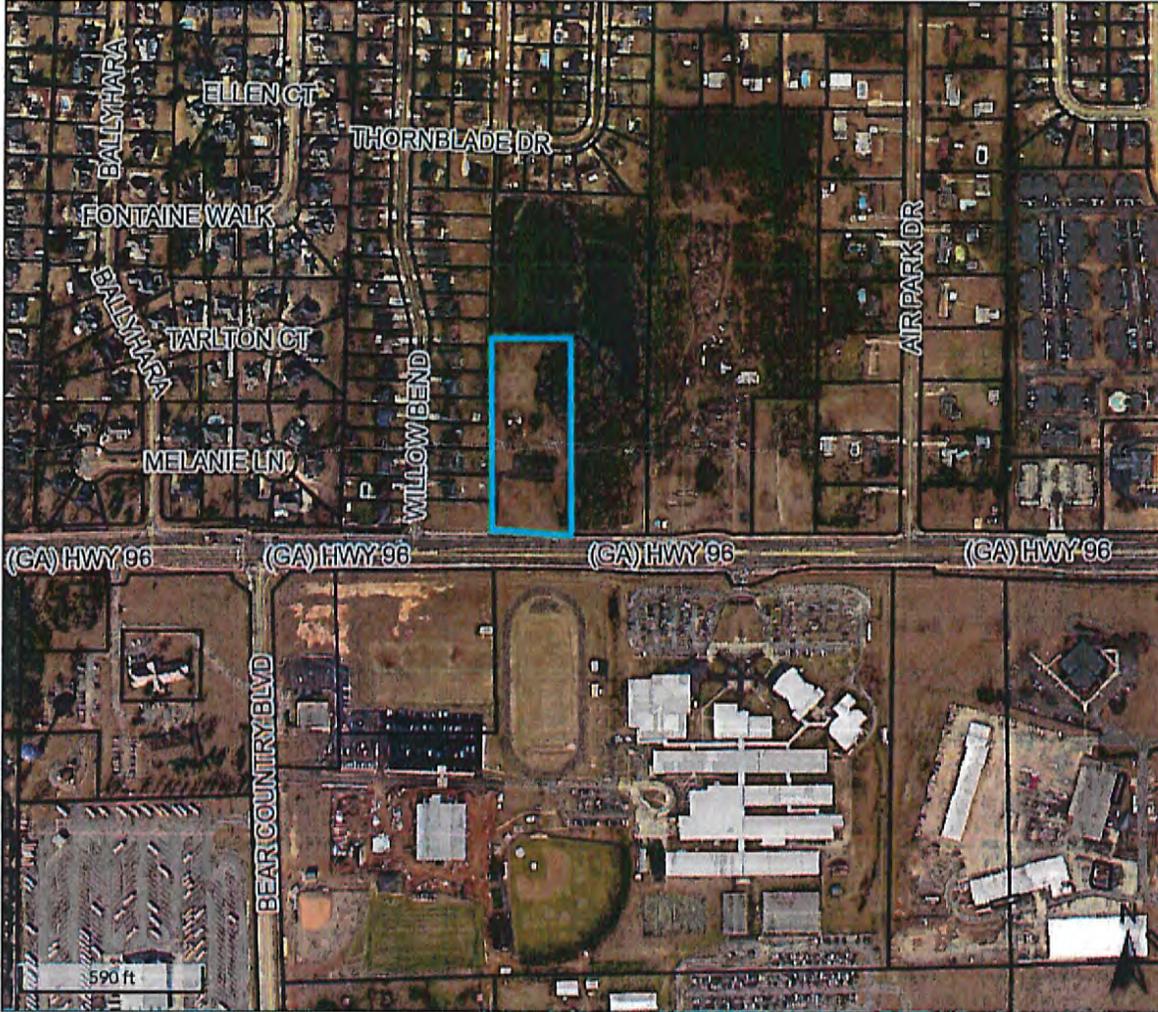
This form is to be executed under oath. I, Tom Brightman, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 27th day of January 20 23

Owner/Applicant Signature Tom Brightman

Print Name Tom Brightman, President

STAMP DATE RECEIVED:



Overview



Legend

- Parcels
- Roads

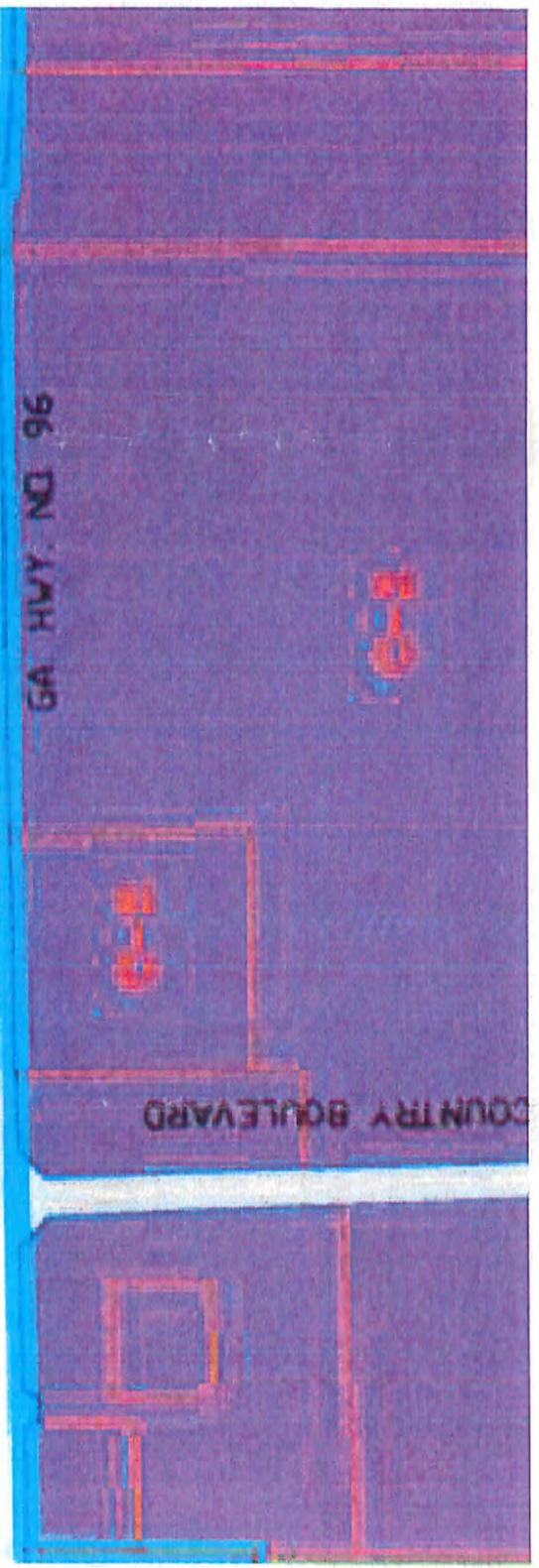
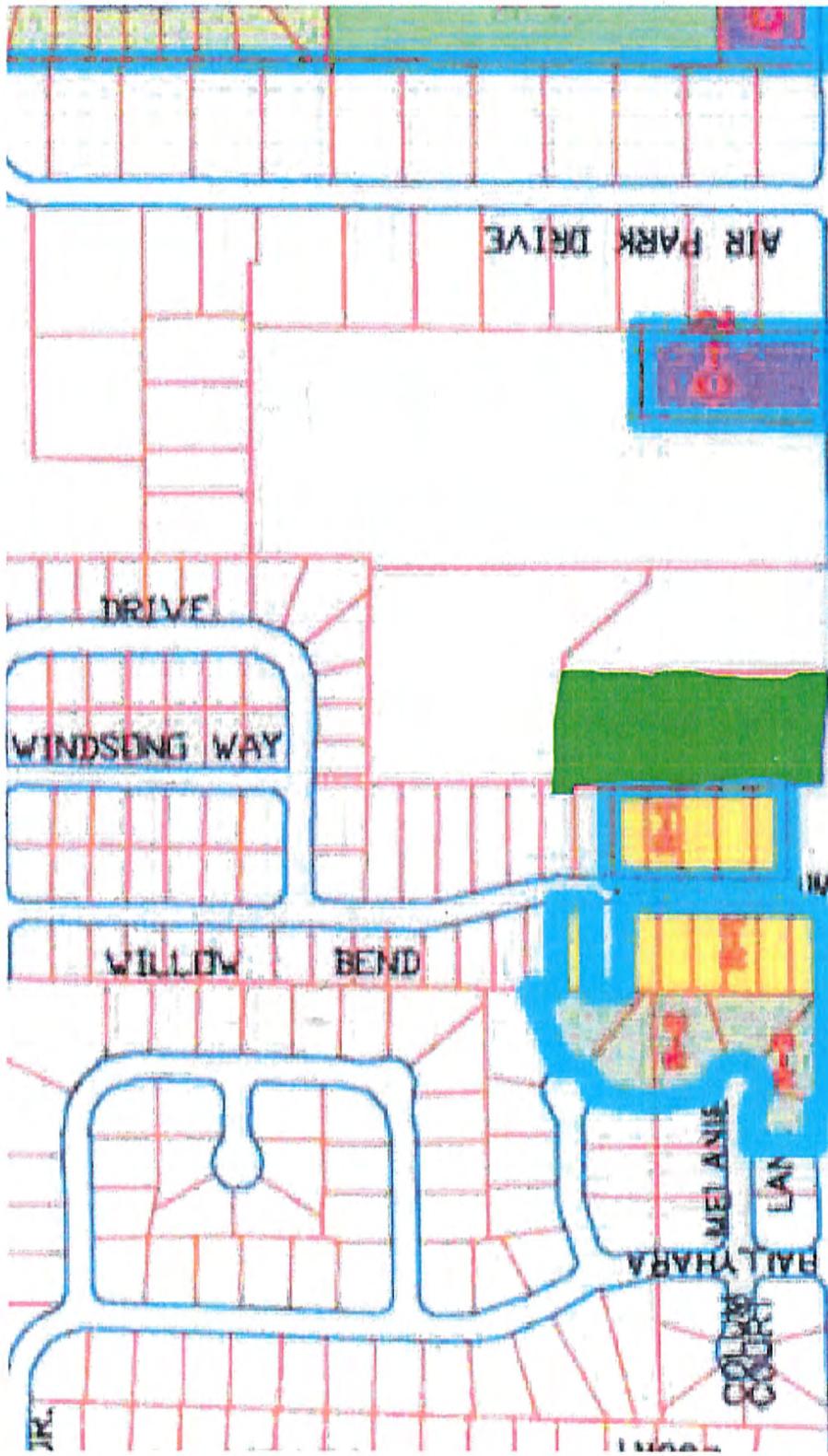
Parcel ID	000770 040000	Owner	SILVER EAGLE ENTERPRISES INC	Last 2 Sales			
Class Code	Commercial		3421 HWY 41 N	Date	Price	Reason	Qual
Taxing District	County		BOX 12	7/11/2022	\$725000	FM	Q
Acres	3.41		BYRON, GA 31008	8/8/2012		30	U
		Physical Address	921 HWY 96				
		Assessed Value	Value \$792500				
		Land Value	Value \$682000				
		Improvement Value	Value \$105800				
		Accessory Value	Value \$4700				

(Note: Not to be used on legal documents)

Date created: 2/16/2023

Last Data Uploaded: 2/16/2023 7:13:01 AM

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WR-031323-SilverEagleEntps-921HWY96

Request received 03/13/2023 – Warner Robins P&Z meeting 3/14/2023 – 45th Day 4/27/2023

Request Received From: Warner Robins

Applicant/Owner(s): Tom Brightman, President/Silver Eagle Enterprises, LLC

Property Location: 921 Highway 96

Parcel ID: Tax Parcel 000770 040000 (3.41 acres)

Zone Change: Currently County C-1 [Neighborhood Service District] to City of Warner Robins C-2 [General Commercial District]

Debra Presswood – No comments or concerns listed.

Tom Hall – Comments: The property is contiguous to the Warner Robins city limits. The annexation does not create an unincorporated island.

Concerns: Preserve any County utilities.

Chief Stoner – Comments: None

Concerns: None

Tim Andrews – Comments: No comment.

Concerns: No concern.

James Moore – Comments: None

Concerns: No concerns

Sheriff Talton – No comments or concerns listed.

Alan Smith – Comments: No comment.

Concerns: No concerns.

Public Works

Brian Jones – No comments or concerns listed.

Terry Dietsch – No comments or concerns listed.

Chad Foreman – No comments or concerns listed.

Ronnie Heald – No comments or concerns listed.

Allen Mason – No comments or concerns listed.

Travis McLendon – No comments or concerns listed.

Ken Robinson – No comments or concerns listed.

9. Annexation (City of Warner Robins) – Commissioner Talton

This annexation request from the City of Warner Robins is for property located at 100 – 104 S Amanda Place. The property is contiguous to the Warner Robins city limits and does not create an unincorporated island.

Motion by _____, second by _____ and carried _____ to

concur

non-concur

with the City of Warner Robins annexation request for property located at 100 – 104 S. Amanda Place, containing 3.891 acres and also known as Tax Parcels # 00074E 099000 (3.508 acres) #00074E 172000 (0.383 acres). The property is currently zoned County R-1 and proposed zoning is City C-2, with the stipulation that any access should be on and off Houston Lake Road, that a buffer between the commercial and residential area be provided, and that any County utilities remain with the County.

CITY OF WARNER ROBINS
GEORGIA'S INTERNATIONAL CITY - CHARTERED 1943
"A CITY OF CHARACTER"

02/17/2023



Houston County Board of Commissioners
200 Carl Vinson Parkway
Warner Robins, GA 31088

MAYOR
LaRhonda W. Patrick

**MEMBERS OF
COUNCIL**

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Post 6
Larry Curtis, Jr.

CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

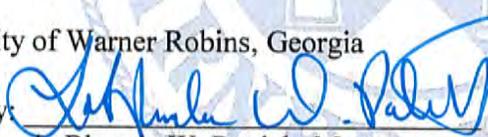
Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins -- two parcels of property, including all right-of-ways, totaling 3.89 acres, located at 100 and 104 S. Amanda Place, also known as tax parcels, [00074E 099000] 3.508 acres, and [00074E 172000] 0.383 acres.

Dear Commissioners:

Notice is hereby given, pursuant to O.C.G.A. §36-36-6, that the City of Warner Robins, Georgia, has accepted a petition for annexation, pursuant to O.C.G.A. §36-36-20, *et seq.* (Article II or 100% Application Method). The owner of this property, who has filed a written request for annexation is, Freda Wallentine. As required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A". The present zoning for both properties is R-1 [Single-Family Residential District] [County], and the proposed zoning and land use for this tract upon annexation is C-2 [General Commercial District] [City], under the zoning ordinance of the City of Warner Robins.

Respectfully,

City of Warner Robins, Georgia

By: 
LaRhonda W. Patrick, Mayor
For the Mayor and Council

cc: Robbie Dunbar, County Administrator
Julia Mize, City Attorney

700 WATSON BLVD • P.O. Box 8629 • WARNER ROBINS, GEORGIA 31095

(478) 293-1000 • FAX (478) 929-1124 • www.wrga.gov

APPLICATION

Property Owner(s) Name: Freda Wallentine / Carol Low Cellphone: _____

Company Name (if applicable): _____ Office Phone: _____

Property Owner(s) Address: 100 + 104 South Amanda Place 31088 Warner Robins

Applicant's Name: Todd Rivers Cellphone: 478-550-1302

Company Name (if applicable): Big Peach Carwash Office Phone: 478-550-1302

Applicant's Address: 131 PARK DRIVE, FORSYTH, GA

Property Information

PROPERTY OWNER IS REQUESTING THE ANNEXATION/REZONING PURSUANT TO OCCA § 36-36-21, OF:

ADDRESS/LOCATION: 100 - 104 South Amanda Place

Tract#: _____ Parcel#: 0074E 099000 Land Lot(s): _____ Land District#: _____

County: Houston Tax Parcel#: _____ Total Acres: 3.94 ± .37

Survey Prepared by: Reference point land surveying Dated: 2/14/2023

Recorded in Plat Book#: _____ Page#: _____

Present Zoning: R1 Requested Zoning: C2

The property owner makes application in order to: (Describe in "detail" the reason for annex/rezone):

To change the zoning to allow for a drive-thru (tunnel) car wash.

yes, property is contiguous

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction: _____

Is sewer service available? Yes No Jurisdiction: _____

Authorization:

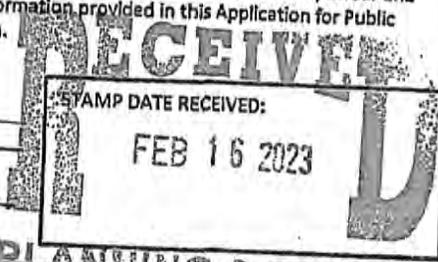
Upon receipt of the completed application package, the Community Development Department shall notify the Owner/Applicant of scheduled date, times, and locations of the public meetings/hearings. The Owner/Applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, Michael Rivers, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 15 day of February, 2023.

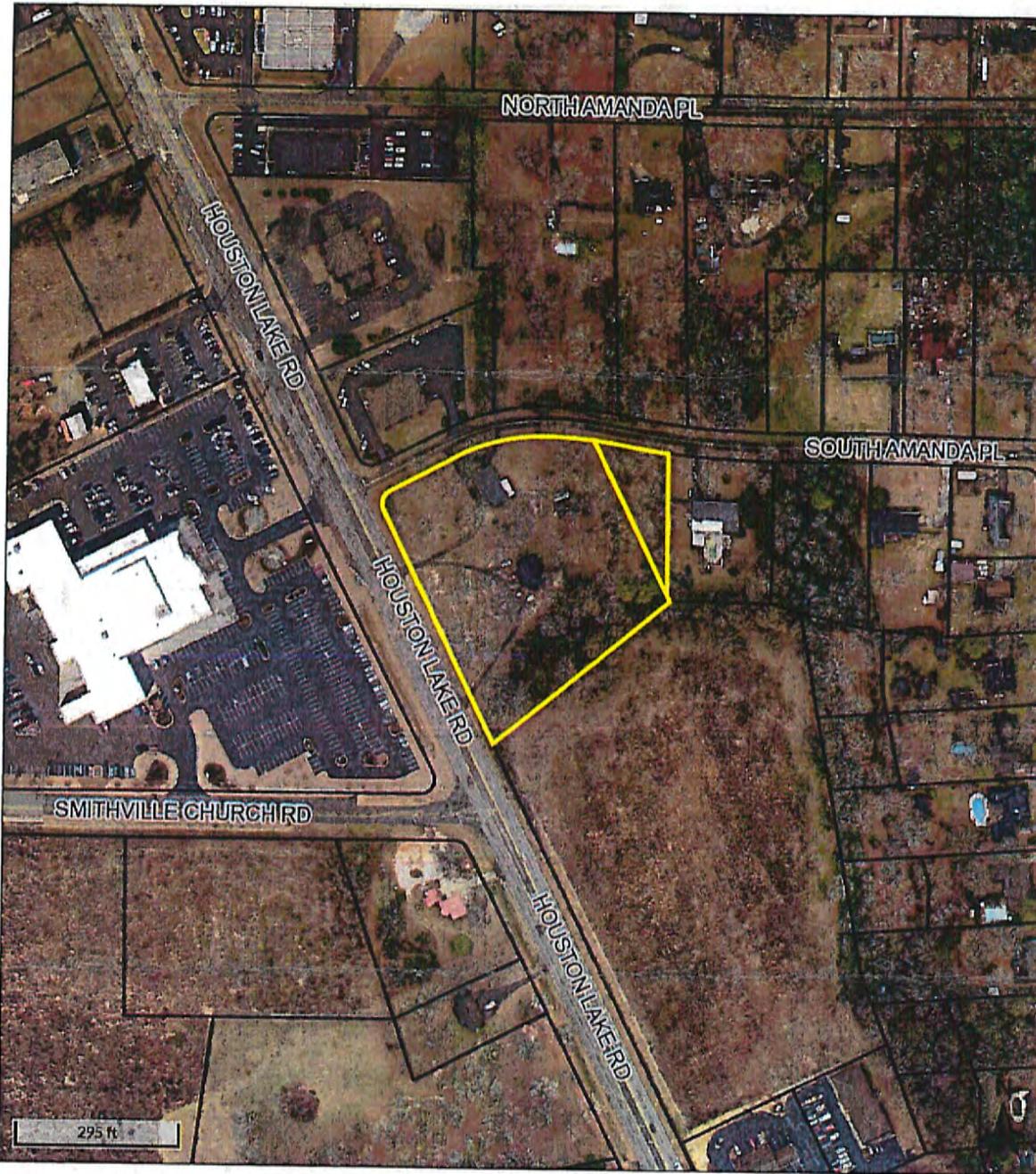
Owner/Applicant Signature [Signature]

Print Name Michael J Rivers



PLANNING & ZONING

vid G. Bennett
- RLS#3122 ←



Overview

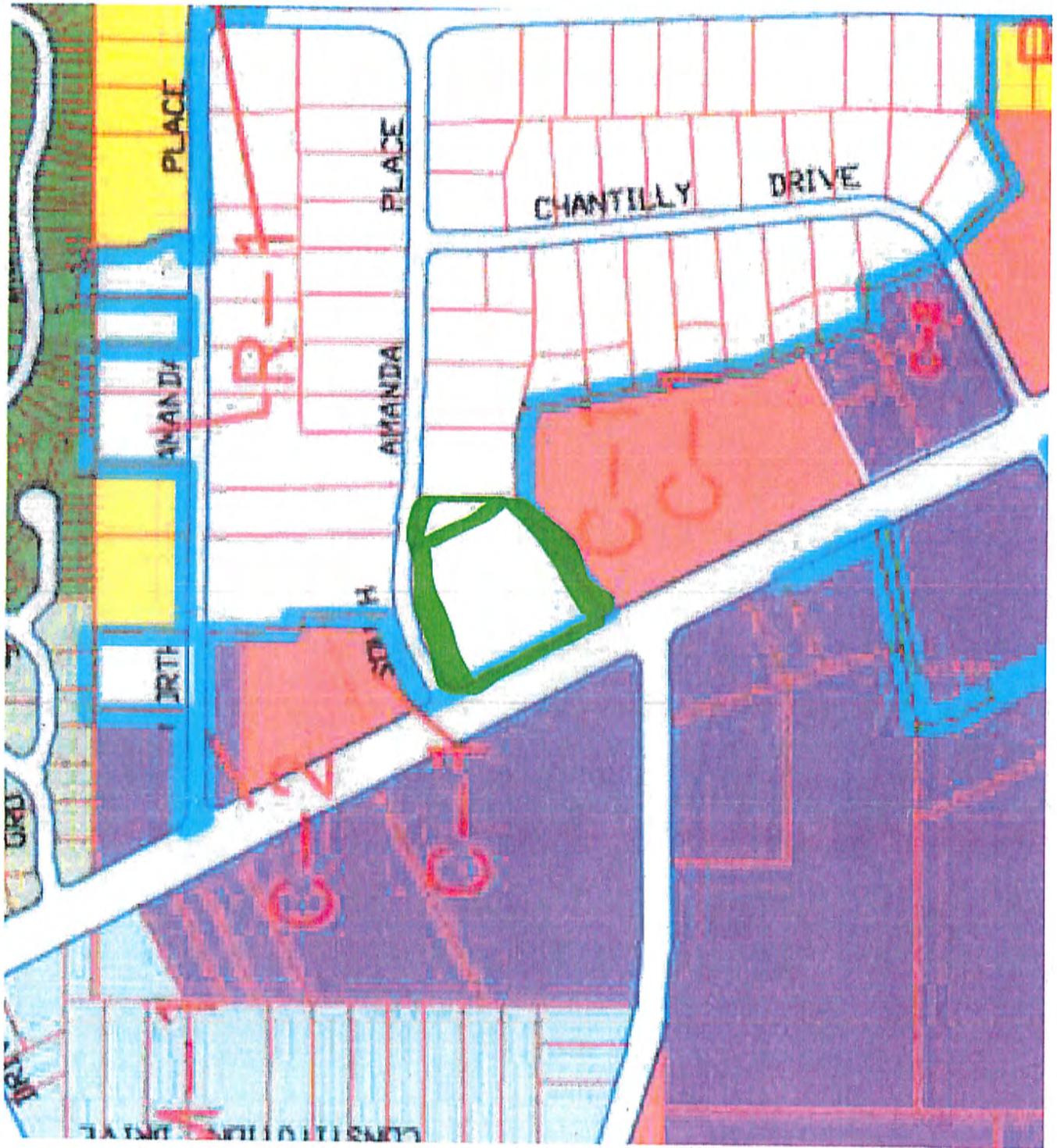


Legend

- Parcels
- Roads

Date created: 2/17/2023
Last Data Uploaded: 2/17/2023 6:37:19 AM

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WR-031323-WallentineLow-100-104SAmandaPI

Request received 03/13/2023 – Warner Robins P&Z meeting 3/14/2023 – 45th Day 4/27/2023

Request Received From: Warner Robins

Applicant/Owner(s): Todd Rivers/Freda Wallentine and Carol Low

Property Location: 100 & 104 S Amanda Place

Parcel ID: Tax Parcels 0074E 099000 (3.508 acres) and 00074E 17200 (0.383 acres)

Zone Change: Currently County R-1 [Single-Family Residential District] to City of Warner Robins C-2 [General Commercial District]

Debra Presswood – No comments or concerns listed.

Tom Hall – Comments: The property is contiguous to the Warner Robins City limits. Annexation of this property does not create an unincorporated island.

Concerns: Any access should be on and off Houston Lake Road. Preserve any County utilities.

Chief Stoner – Comments: None

Concerns: Recommend that access be limited to S Houston Lake to prevent commercial traffic on S Amanda.

Tim Andrews – Comments: Subject to no driveway access to South Amanda Place. Also, provide a buffer between the commercial and residential area.

Concerns: The proposed use may adversely affect the quality of life for the residents in the adjoining residential subdivision if adequate buffering is not provided.

James Moore – Comments: Businesses in this area should be limited to offices.

Concerns: County road (South Amanda Place) cannot support a Commercial access. Water runoff may impact residences in Carter Woods Subdivision.

Sheriff Talton – No comments or concerns listed.

Alan Smith – Comments: none

Concerns: none

Public Works

Brian Jones – No comments or concerns listed.

Terry Dietsch – No comments or concerns listed.

Chad Foreman – No comments or concerns listed.

Ronnie Heald – No comments or concerns listed.

Allen Mason – No comments or concerns listed.

Travis McLendon – No comments or concerns listed.

Ken Robinson – No comments or concerns listed.

10. Approval of Bills – Commissioner Talton

Summary of bills by fund:

General Fund (100)	\$1,451,120.33
Emergency 911 Telephone Fund (215)	\$ 59,235.61
American Rescue Plan Act (230)	\$ 529,511.17
Fire District Fund (270)	\$ 56,166.03
2006 SPLOST Fund (320)	\$ 0.00
2012 SPLOST Fund (320)	\$ 108,159.93
2018 SPLOST Fund (320)	\$1,462,234.74
Water Fund (505)	\$ 188,858.06
Solid Waste Fund (540)	\$1,050,505.60
Total	\$4,905,791.47

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the payment of the bills totaling **\$4,905,791.47**