



Houston County Board of Commissioners Meeting

Perry, Georgia

August 3, 2021

9:00 A.M.

HOUSTON COUNTY COMMISSIONERS MEETING
Perry, Georgia
August 3, 2021
9:00 A.M.

Call to Order

Turn Off Cell Phones

Invocation - Chairman Stalnaker

Pledge of Allegiance –Sgt. Kevin Cuiksa, USAF

Approval of Minutes from July 20, 2021

Old Business:

1. Special Exception Application #2507 (Baker Donelson / Cell Tower) – Commissioner Perdue

New Business:

2. Public Hearing on Special Exception Applications #2512, #2514, #2516 thru #2521, #2524 thru #2527, and #2529 - Commissioner Perdue
3. City of Perry Annexation Request (433 Langston Rd / Wingate Custom Homes) – Commissioner Perdue
4. City of Warner Robins Annexation Request (Alexis Inv. / East Bob White Road) – Commissioner Byrd
5. City of Warner Robins Annexation Request (JTS Realty / Hwy. 96) – Commissioner Byrd
6. Quit Claim Deeds (Bay Gall Properties) – Commissioner Byrd
7. Juvenile Court Judge Salary – Commissioner Robinson
8. Approval of Vehicle Purchase (HCSO-Patrol & SRO) – Commissioner Robinson
9. Oaky Woods Wildlife Management Area Lease Agreement – Commissioner Robinson
10. Water Purchase Request (City of Perry / Sugar Creek Subdivision) – Commissioner Walker
11. Water Purchase Request (City of Warner Robins/Pete’s Hollandia Greenhouse) – Commissioner Walker
12. Personnel Request (Equipment Operator / Roads) – Commissioner Walker
13. Approval of Bills - Commissioner Walker

Public Comments

Commissioner Comments

Motion for Adjournment

At the July 6, 2021 meeting the Board tabled the following application:

Application #2507 - Baker Donelson (representing Tillman Infrastructure LLC) for a special use permit for a telecommunications tower on Hill Road.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Application #2507 submitted by Baker Donelson on behalf of Tillman Infrastructure LLC.

**APPLICATION FOR RE-ZONING/SPECIAL EXCEPTION/VARIANCE
HOUSTON COUNTY**

Application No. 2507

The undersigned owner(s) of the following legally described property hereby request the consideration of change in zoning district classification or use as specified below:

1. Name of Applicant Baker Donelson for Tillman Infrastructure LLC
2. Applicant's Phone Number 205-250-8304
3. Applicant's Mailing Address 420 20th Street N, Ste 1400, Birmingham, AL 35203
4. Property Description LL 188, 13th Land District of Houston County, Georgia, a portion of Parcel B-2, as shown on a plat of survey for AT&T, consisting of ±0.23 Acres
5. Existing Use Agricultural
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Telecommunications Tower
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and return within ten (10) days after filing this application for rezoning.

- 7/6/21
- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
 - B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and
 - C) An enumeration and description of each gift having a value of \$250 or more made by the applicant to any local government official within the past two years.

Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.

06/01/2024 Date Houston County Board of Commissioners Applicant [Signature]
7/20/21
[Signature]

Special Exception Summary

Application	Applicant	Location	Proposed Use	Z & A Recommendation/Comments
2512	Murrell Anderson Jr.	310 Tarpon Trace	Tax Prep./Resolution Svc.	Approved unanimously
2514	Fredrick Porter	729 Pitts Road	Landscaping	Approved unanimously
2516	Mario Colindres	129 Elaine Drive	Landscaping	Approved unanimously, with the condition to allow the use of a 5 ft. x 8 ft. open trailer for the business
2517	Rodrick & Crystal McDaniel	102 Enchanted Oaks	Virtual Call Center	Approved unanimously
2518	Pennell Williams	853 Ola Drive	Lawn Care	Approved unanimously, with the condition to allow the use of a 5 ft. x 8 ft. open trailer for the business
2519	Oscar Gray	136 Solomon Road	Roofing Repairs	Approved unanimously
2520	Jill Barrs	318 Hodge Road	Cookies and Cake Baking	Approved unanimously, subject to compliance with any state regulatory agency requirements
2521	Mya Hill	1085 Dunbar Road	Hair Extensions & Lashes (Internet Sales)	Approved unanimously
2524	Kathleen Ingram	416 Wexford Circle	Daycare	Approved unanimously, subject to compliance with any state regulatory agency requirements
2525	Brett Evans	1891 Houston Lake Rd.	Landscaping & Handyman	Approved unanimously, with the condition to allow the use of a 5 ft. x 10 ft. open trailer for the business
2526	Tia Pike	100 Waterfront Way	Pet Sitting	Approved unanimously, subject to full compliance with the Houston County animal control ordinance
2527	Tia Pike	100 Waterfront Way	Animal Rescue	Tabled unanimously, in order for the applicant to reassess the business plan
2529	Jason Tomlinson	2526 Elko Road	Construction	Approved unanimously

**APPLICATION FOR ~~RE-ZONING~~/SPECIAL EXCEPTION/VARIANCE
HOUSTON COUNTY**

Application No. 2512

The undersigned owner(s) of the following legally described property hereby request the consideration of change in zoning district classification or use as specified below:

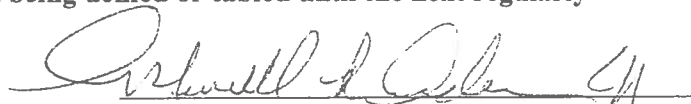
1. Name of Applicant Murrell Anderson Jr.
2. Applicant's Phone Number 478-319-4574
3. Applicant's Mailing Address 310 Tarpon Trace Byron, GA 31008
4. Property Description LL 73, 5th Land District of Houston County, Georgia, Lot 36, Phase 1 of Amelia Place Subdivision, consisting of 0.24 Acres
5. Existing Use Residential
6. Present Zoning District R-3
7. Proposed Use Special Exception for a Home Occupation
for a Tax Preparation/Resolution Services Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and return within ten (10) days after filing this application for rezoning.

- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and
- C) An enumeration and description of each gift having a value of \$250 or more made by the applicant to any local government official within the past two years.

Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.

06/04/2021
Date


Applicant

Application # 2512

**For Official Use Only
(Zoning and Appeals Commission)**

Houston County Zoning and Appeals Commission

Date Filed: June 4, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Notice being posted on the property: July 9, 2021

Date of Public Hearing: July 27, 2021

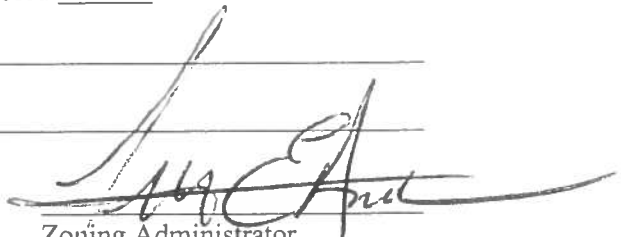
Fee Paid: \$100.00 Receipt # 41988

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

July 27, 2021
Date


Zoning Administrator

**For Official Use Only
(Houston County Board of Commission)**

Date of Recommendation Received: August 3, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Public Hearing: August 3, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

**APPLICATION FOR ~~RE-ZONING~~/SPECIAL EXCEPTION/~~VARIANCE~~
HOUSTON COUNTY**

Application No. 2514

The undersigned owner(s) of the following legally described property hereby request the consideration of change in zoning district classification or use as specified below:

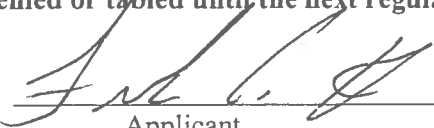
1. Name of Applicant Fredrick Porter
2. Applicant's Phone Number 478-244-2420
3. Applicant's Mailing Address 729 Pitts Road Hawkinsville, GA 31036
4. Property Description LL 6, 13th Land District of Houston County, Georgia, Lot 6 of East Flournoy Road Farm Subdivision, consisting of 5.06 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Landscaping Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and return within ten (10) days after filing this application for rezoning.

- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and
- C) An enumeration and description of each gift having a value of \$250 or more made by the applicant to any local government official within the past two years.

Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.

6/7/2021
Date


Applicant

Application # 2514

**For Official Use Only
(Zoning and Appeals Commission)**

Houston County Zoning and Appeals Commission

Date Filed: June 7, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Notice being posted on the property: July 9, 2021

Date of Public Hearing: July 27, 2021

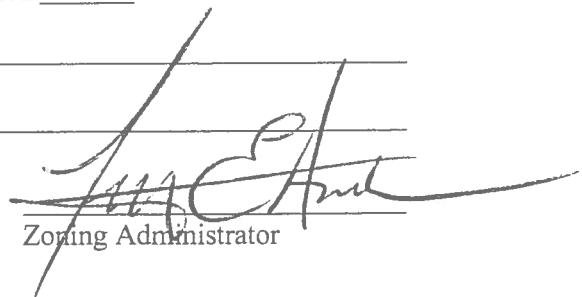
Fee Paid: \$100.00 Receipt # 41990

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

July 27, 2021
Date


Zoning Administrator

**For Official Use Only
(Houston County Board of Commission)**

Date of Recommendation Received: August 3, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Public Hearing: August 3, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

**APPLICATION FOR RE-ZONING/SPECIAL EXCEPTION/VARIANCE
HOUSTON COUNTY**

Application No. 2516

The undersigned owner(s) of the following legally described property hereby request the consideration of change in zoning district classification or use as specified below:

1. Name of Applicant Mario Colindres
2. Applicant's Phone Number 478-442-3119
3. Applicant's Mailing Address 129 Elaine Drive Warner Robins, GA 31088
4. Property Description LL 119, 5th Land District of Houston County, Georgia, Lot 15, Block "B" of Shangri-La West Subdivision, consisting of 0.34 Acres
5. Existing Use Residential
6. Present Zoning District R-MH
7. Proposed Use Special Exception for a Home Occupation
for a Landscaping Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and return within ten (10) days after filing this application for rezoning.

- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and
- C) An enumeration and description of each gift having a value of \$250 or more made by the applicant to any local government official within the past two years.

Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.

6-10-21

Date

Mario Colindres

Applicant

Application # 2516

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: June 10, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Notice being posted on the property: July 9, 2021

Date of Public Hearing: July 27, 2021

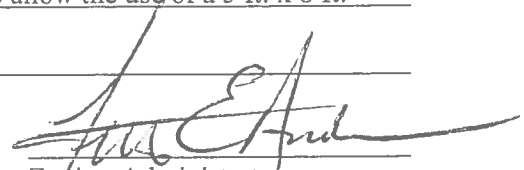
Fee Paid: \$100.00 Receipt # 41992

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 5 ft. x 8 ft.
open trailer for the business.

July 27, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: August 3, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Public Hearing: August 3, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

**APPLICATION FOR ~~RE-ZONING~~/SPECIAL EXCEPTION/~~VARIANCE~~
HOUSTON COUNTY**

Application No. 2517

The undersigned owner(s) of the following legally described property hereby request the consideration of change in zoning district classification or use as specified below:

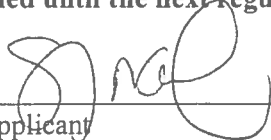
1. Name of Applicant Rodrick and Crystal McDaniel
2. Applicant's Phone Number 478-258-9560
3. Applicant's Mailing Address 102 Enchanted Oaks Bonaire, GA 31005
4. Property Description LL 15, 11th Land District of Houston County, Georgia, Lot 22, Block "A", Section 5 of Enchanted Oaks Subdivision, consisting of 0.78 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Virtual Call Center Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and return within ten (10) days after filing this application for rezoning.

- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and
- C) An enumeration and description of each gift having a value of \$250 or more made by the applicant to any local government official within the past two years.

Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.

9/10/2021
Date


Applicant

Application # 2517

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: June 10, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Notice being posted on the property: July 9, 2021

Date of Public Hearing: July 27, 2021

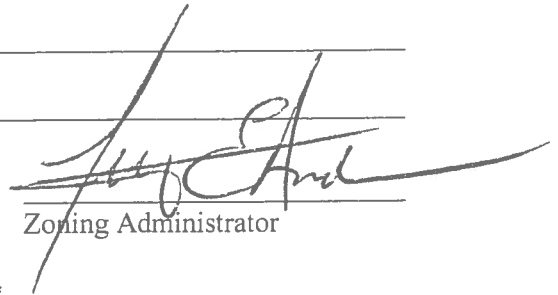
Fee Paid: \$100.00 Receipt # 41993

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

July 27, 2021
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: August 3, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Public Hearing: August 3, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

**APPLICATION FOR ~~RE-ZONING~~/SPECIAL EXCEPTION/~~VARIANCE~~
HOUSTON COUNTY**

Application No. 2518

The undersigned owner(s) of the following legally described property hereby request the consideration of change in zoning district classification or use as specified below:

1. Name of Applicant Pennell Williams
2. Applicant's Phone Number 478-342-0747 or 478-957-4382
3. Applicant's Mailing Address 853 Ola Drive Warner Robins, GA 31093
4. Property Description LL 149, 5th Land District of Houston County, Georgia, Lot 47 of Mason Subdivision, consisting of 0.24 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Lawn Care Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and return within ten (10) days after filing this application for rezoning.

- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and
- C) An enumeration and description of each gift having a value of \$250 or more made by the applicant to any local government official within the past two years.

Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.

6-11-21
Date

Pennell Williams
Applicant

Application # 2518

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: June 11, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Notice being posted on the property: July 9, 2021

Date of Public Hearing: July 27, 2021

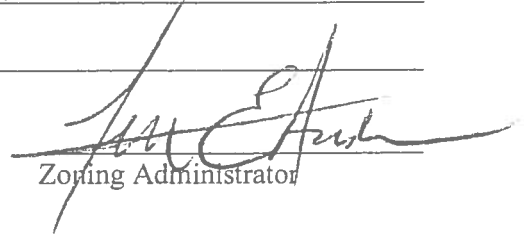
Fee Paid: \$100.00 Receipt # 41994

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 5 ft. x 8 ft.
open trailer for the business.

July 27, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: August 3, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Public Hearing: August 3, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

**APPLICATION FOR ~~RE-ZONING/SPECIAL EXCEPTION/VARIANCE~~
HOUSTON COUNTY**

Application No. 2519

The undersigned owner(s) of the following legally described property hereby request the consideration of change in zoning district classification or use as specified below:

1. Name of Applicant Oscar Gray
2. Applicant's Phone Number 404-809-5151
3. Applicant's Mailing Address 136 Solomon Road Kathleen, GA 31047
4. Property Description LL 9, 11th Land District of Houston County, Georgia, Parcel B as shown on a plat of survey for Doreatha Gray, consisting of 1.21 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation
for a Roofing Repairs Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and return within ten (10) days after filing this application for rezoning.

- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and
- C) An enumeration and description of each gift having a value of \$250 or more made by the applicant to any local government official within the past two years.

Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.

6-15-2021
Date

Oscar W. Gray
Applicant

Application # 2519

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: June 15, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Notice being posted on the property: July 9, 2021

Date of Public Hearing: July 27, 2021

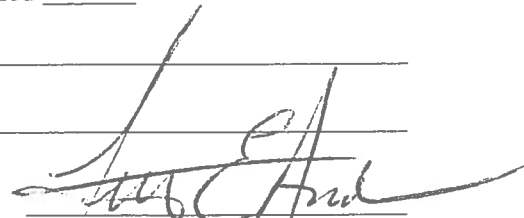
Fee Paid: \$100.00 Receipt # 41995

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

July 27, 2021
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: August 3, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Public Hearing: August 3, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

**APPLICATION FOR RE-ZONING/SPECIAL EXCEPTION/VARIANCE
HOUSTON COUNTY**

Application No. 2520

The undersigned owner(s) of the following legally described property hereby request the consideration of change in zoning district classification or use as specified below:

1. Name of Applicant Jill Barrs
2. Applicant's Phone Number 478-397-6497
3. Applicant's Mailing Address 318 Hodge Road Perry, GA 31069
4. Property Description LL 211, 14th Land District of Houston County, Georgia, Tract B as shown on a plat of survey for 2 Tracts Out of Robert & Elizabeth McLaughlin Property, consisting of 5.35 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Cookies and Cake Baking Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and return within ten (10) days after filing this application for rezoning.

- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and
- C) An enumeration and description of each gift having a value of \$250 or more made by the applicant to any local government official within the past two years.

Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.

6/16/2021
Date

Jill Barrs
Applicant

Application # 2520

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: June 16, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Notice being posted on the property: July 9, 2021

Date of Public Hearing: July 27, 2021

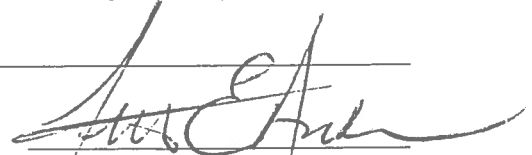
Fee Paid: \$100.00 Receipt # 41996

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, subject to compliance with any state regulatory agency requirements.

July 27, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: August 3, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Public Hearing: August 3, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

**APPLICATION FOR RE-ZONING/SPECIAL EXCEPTION/VARIANCE
HOUSTON COUNTY**

Application No. 2521

The undersigned owner(s) of the following legally described property hereby request the consideration of change in zoning district classification or use as specified below:

1. Name of Applicant Mya Hill
2. Applicant's Phone Number 478-954-0309
3. Applicant's Mailing Address 1085 Dunbar Road Warner Robins, GA 31093
4. Property Description LL 108, 5th Land District of Houston County, Georgia, Tract F-6 as shown on a plat of survey for Sue Dunbar Kinsaul, consisting of 2.11 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Hair Extensions and Lashes (Internet Sales) Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and return within ten (10) days after filing this application for rezoning.

- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and
- C) An enumeration and description of each gift having a value of \$250 or more made by the applicant to any local government official within the past two years.

Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.

17 June 2021
Date

Mya Hill
Applicant

Application # 2521

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: June 17, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Notice being posted on the property: July 9, 2021

Date of Public Hearing: July 27, 2021

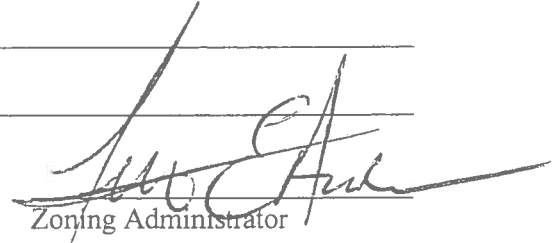
Fee Paid: \$100.00 Receipt # 41997

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

July 27, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: August 3, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Public Hearing: August 3, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

**APPLICATION FOR ~~RE-ZONING~~/SPECIAL EXCEPTION/VARIANCE
HOUSTON COUNTY**

Application No. 2524

The undersigned owner(s) of the following legally described property hereby request the consideration of change in zoning district classification or use as specified below:

1. Name of Applicant Kathleen Ingram
2. Applicant's Phone Number 678-462-8509
3. Applicant's Mailing Address 416 Wexford Circle Bonaire, GA 31005
4. Property Description LL 14, 11th Land District of Houston County, Georgia, Lot 6, Block "C", Section 1 of Kings Crossing Subdivision, consisting of 0.75 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Daycare Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and return within ten (10) days after filing this application for rezoning.

- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and
- C) An enumeration and description of each gift having a value of \$250 or more made by the applicant to any local government official within the past two years.

Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.

6/25/2021
Date

Kathleen Ingram
Applicant

Application # 2524

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: June 25, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Notice being posted on the property: July 9, 2021

Date of Public Hearing: July 27, 2021

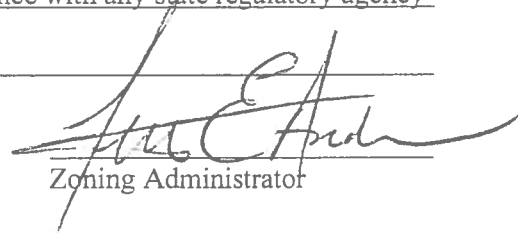
Fee Paid: \$100.00 Receipt # 41999

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, subject to compliance with any state regulatory agency requirements.

July 27, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: August 3, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Public Hearing: August 3, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

**APPLICATION FOR ~~RE-ZONING~~/SPECIAL EXCEPTION/VARIANCE
HOUSTON COUNTY**

Application No. 2525

The undersigned owner(s) of the following legally described property hereby request the consideration of change in zoning district classification or use as specified below:


1. Name of Applicant Brett Evans
2. Applicant's Phone Number 478-256-2650
3. Applicant's Mailing Address 1891 Houston Lake Road Kathleen, GA 31047
4. Property Description LL 170, 10th Land District of Houston County, Georgia, Lot 2, Block "A" of Dennard-Hammock Subdivision, consisting of 1.61 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation
for a Landscaping and Handyman Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and return within ten (10) days after filing this application for rezoning.

- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and
- C) An enumeration and description of each gift having a value of \$250 or more made by the applicant to any local government official within the past two years.

Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.

6/25/21
Date


Applicant

Application # 2525

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: June 25, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Notice being posted on the property: July 9, 2021

Date of Public Hearing: July 27, 2021

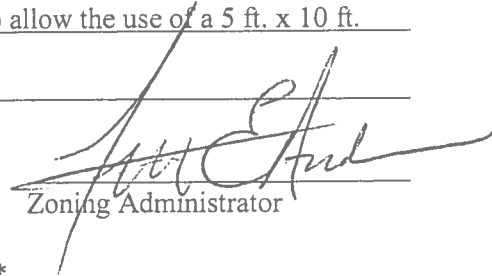
Fee Paid: \$100.00 Receipt # 42000

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 5 ft. x 10 ft.
open trailer for the business.

July 27, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: August 3, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Public Hearing: August 3, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

**APPLICATION FOR ~~RE-ZONING~~/SPECIAL EXCEPTION/~~VARIANCE~~
HOUSTON COUNTY**

Application No. 2526

The undersigned owner(s) of the following legally described property hereby request the consideration of change in zoning district classification or use as specified below:

1. Name of Applicant Tia Pike
2. Applicant's Phone Number 478-397-0728
3. Applicant's Mailing Address 100 Waterfront Way Warner Robins, GA 31093
4. Property Description LL 159, 5th Land District of Houston County, Georgia, Lot 12, Block "A", Extension 1, Phase 1 of Pike Acres Subdivision, as shown on a plat of survey for Joseph L. Pike & Carolyn S. Pike, consisting of 0.56 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Pet Sitting Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and return within ten (10) days after filing this application for rezoning.

- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and
- C) An enumeration and description of each gift having a value of \$250 or more made by the applicant to any local government official within the past two years.

Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.

6/25/21
Date

Tia Pike
Applicant

Application # 2526

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: June 25, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Notice being posted on the property: July 9, 2021

Date of Public Hearing: July 27, 2021

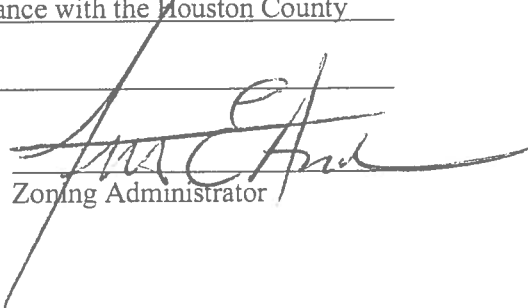
Fee Paid: \$100.00 Receipt # 42001

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, subject to full compliance with the Houston County animal control ordinance.

July 27, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: August 3, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Public Hearing: August 3, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

**APPLICATION FOR RE-ZONING/SPECIAL EXCEPTION/VARIANCE
HOUSTON COUNTY**

Application No. 2527

The undersigned owner(s) of the following legally described property hereby request the consideration of change in zoning district classification or use as specified below:

1. Name of Applicant Tia Pike
2. Applicant's Phone Number 478-397-0728
3. Applicant's Mailing Address 100 Waterfront Way Warner Robins, GA 31093
4. Property Description LL 159, 5th Land District of Houston County, Georgia, Lot 12, Block "A", Extension 1, Phase 1 of Pike Acres Subdivision, as shown on a plat of survey for Joseph L. Pike & Carolyn S. Pike, consisting of 0.56 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for an Animal Rescue Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and return within ten (10) days after filing this application for rezoning.

- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and
- C) An enumeration and description of each gift having a value of \$250 or more made by the applicant to any local government official within the past two years.

Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.

6/25/21
Date

Tia Pike
Applicant

Application # 2527

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: June 25, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Notice being posted on the property: July 9, 2021

Date of Public Hearing: July 27, 2021

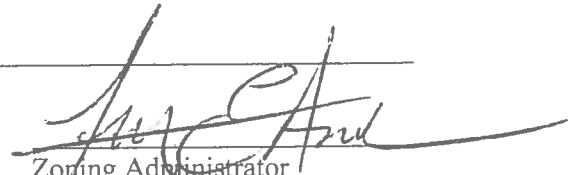
Fee Paid: \$100.00 Receipt # 42002

Recommendation of Board of Zoning & Appeals:

Approval _____ Denial _____ Tabled X

Comments: Tabled unanimously, in order for the applicant to reassess the business plan.

July 27, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: August 3, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Public Hearing: August 3, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

**APPLICATION FOR ~~RE-ZONING/SPECIAL EXCEPTION/VARIANCE~~
HOUSTON COUNTY**

Application No. 2529

The undersigned owner(s) of the following legally described property hereby request the consideration of change in zoning district classification or use as specified below:

1. Name of Applicant Jason Tomlinson
2. Applicant's Phone Number 478-256-2682
3. Applicant's Mailing Address 2526 Elko Road Elko, GA 31025
4. Property Description LL 201, 13th Land District of Houston County, Georgia, as shown on a plat of survey for James Garvin, consisting of 9.20 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Construction Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and return within ten (10) days after filing this application for rezoning.

- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and
- C) An enumeration and description of each gift having a value of \$250 or more made by the applicant to any local government official within the past two years.

Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.

6-30-21
Date


Applicant

Application # 2529

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: June 30, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Notice being posted on the property: July 9, 2021

Date of Public Hearing: July 27, 2021

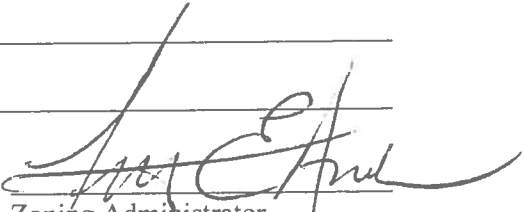
Fee Paid: \$100.00 Receipt # 42004

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

July 27, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: August 3, 2021

Date of Notice in Newspaper: July 7 & 14, 2021

Date of Public Hearing: August 3, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

Dylan Wingate, on behalf of Wingate Custom Homes and property owner John Denney, has requested annexation into the City of Perry for a property totaling 44.68 acres (Tax Parcel 000550 196000) located at 433 Langston Road. The property is currently zoned County R-AG and the proposed zoning upon annexation is Perry R-2A. The property is largely undeveloped and is proposed as a single-family residential development. The property is contiguous to the existing city limits of Perry and would be served via a master meter to be provided and installed by others.

Motion by _____, second by _____ and carried _____ to

- concur**
- non-concur**
- table**

with a City of Perry annexation request for the property described as:

a 44.68-acre tract, Tax Parcel 000550 196000, located at 433 Langston Road.



Where Georgia comes together.

Department of Community Development

Received

July 15, 2021

JUL 15 2021

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

Houston County Commissioners
Warner Robins, GA

CERTIFIED MAIL

Dear Commissioners,

Please be advised the City of Perry, Georgia, has received an application requesting annexation into the City of Perry for the property listed below:

Property is located at 433 Langston Road.

Parcel # 000550 196000 consisting of 44.68 acres.

Legal descriptions are attached.

Current zoning for the property within Houston County is R-AG. The request is for annexation into the City of Perry with a zoning classification of R-2A, Single-family Residential District.

Pursuant to O.C.G.A. § 36-66-4 a public hearing on zoning of the property to be annexed as noted above will be held at 6:00PM, September 7, 2021 at the Perry Events Center 1121 Macon Road, Perry. If the county has any objection under O.C.G.A. § 36-36-113, in accordance with the objection and resolution process, you must notify the City of Perry Community Development Department within thirty (30) calendar days of this notice.

Best Regards,

Bryan Wood, Director
Community Development

Enclosures



Where Georgia comes together.

Application # ANNX-213-20
CORRECTED

Application for Annexation
Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Wingate Custom Homes	John Denney
*Title	Dylan Wingate, Owner	Owner
*Address	817 Hwy 247 South, Unit 10, Kathleen GA 31047	114 Arbor Lane, Centerville, GA 31028
*Phone	478-322-0028	478-957-7069
*Email	dylanw@wchhome.com	madisynmax@gmail.com

Property Information

*Street Address or Location	433 Langston Rd
*Tax Map #(s)	000550 196000
*Legal Description	See Attached
A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available;	
B. Provide a survey plat of the property, tied to the Georgia Planes Coordinate System.	

Request

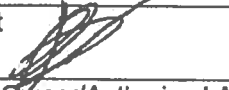
*Current County Zoning District	RAG	*Proposed City Zoning District	R-2A
*Please describe the existing and proposed use of the property Note: A Site Plan and/or other information which fully describes your proposal may benefit your application.			
The property is zone RAG for residential development. The property has two abandoned homes and two outside storage buildings on the property. The remainder of the property is undeveloped. We request to rezone to R-2A to allow a single-family residential development			

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
- *Fees:
 - Residential - \$137.00 plus \$16.00/acre (maximum \$1,650.00)
 - Planned Development - \$158.00 plus \$16.00/acre (maximum \$2,900.00)
 - Commercial/Industrial - \$240.00 plus \$22.00/acre (maximum \$3,100.00)
- *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Annexation applications require an informational hearing before the planning commission and a public hearing before City Council. Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
- *The applicant must be present at the hearings to present the application and answer questions that may arise.
- *Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes ___ No

8. The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

9. *Signatures:

*Applicant 	*Date 7/12/21
*Property Owner/Authorized Agent	*Date

Standards for Granting a Zoning Classification

The applicant bears the burden of proof to demonstrate that an application complies with these standards.

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?

1. Identify the existing land uses and zoning classification of nearby properties.
2. Whether the proposed zoning will allow uses that are suitable in view of the uses and development of adjacent and nearby property.
3. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.
4. Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan.
5. Whether the zoning proposal will result in a use which will cause an excessive burden upon existing streets, transportation facilities, utilities, or schools.
6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

8. The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

9. Signatures:

*Applicant	*Date
*Property Owner/Authorized Agent <i>Jul Wang</i>	*Date 7-12-21

Standards for Granting a Zoning Classification

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?
2. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.
3. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.
4. Describe how the proposed zoning district is consistent with the Comprehensive Plan.
5. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.
6. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district.

Revised 7/17/20

For Office Use (receipt code 204.1)

Date received	Fee paid	Date deemed complete	Public Notice Sign	Legal Ad	County Notification
Notice to Applicant	Routed to PC	Date of PC	Date of Public Hearing	Date of Council action	Notice of action

318 Corporate Pkwy., Ste. 301
Macon, GA 31210
478-621-7500
www.rowland-engineering.com



JULY 7, 2021

Mr. Bryan Wood, Community Development Director
City of Perry
741 Main Street
Perry, Ga 31069

**Subject: Application for Annexation into the City of Perry
44.68 Acres – 433 Langston Road – Tax Parcel 000550 196000**

Dear Mr. Wood,

Please see attached application and conceptual plan for annexation of 44.68 acres located at 433 Langston Road. Below are the "Standards for Granting a Zoning Classification" as listed on Page 2 of the application.

1. *Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?*

RESPONSE: There are no covenants or restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district.

2. *Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.*

RESPONSE: The subject tract is bordered by either existing residential developments, or land that is zoned for residential development. The adjoining tract to the west is zoned PUD and is developed as the subdivision Langston Place, which is within the city of Perry. The property is bordered by Mossy Creek to the north and residential tracts within Houston County just on the other side of the creek. The bordering property to the east is within the city of Perry and appears to be an undeveloped tract zoned R2. The properties located across Langston Road to the south are a mixture of R1 and R2 developments

3. *Describe why the proposed zoning district will not adversely impact the use of surrounding properties.*

RESPONSE: The Comprehensive Plan lists the area as residential area. The development will be appropriately designed to meet the City of Perry's development regulations with regard to street design, utility design and stormwater management to insure no adverse effects on neighboring properties.

4. *Describe how the proposed zoning district is consistent with the Comprehensive Plan.*

RESPONSE: The comprehensive plan includes the subject tract in an area designated as residential.

5. *Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.*

RESPONSE: The proposed development is located adjacent to an existing sanitary sewer pumping station and adequate water supply services are located within the right-of-way of Langston Rd. Two entrances are proposed to meet the International Fire Code requirement for developments over 30 units. The development will not cause an excessive burden on the existing public facilities and services.

6. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district.

RESPONSE: Langston Road is potentially being widening in the future to account for traffic growth in this area. To account for the potential widening, a 75' setback has been provided to allow for future right-of-way acquisition, if needed.

We appreciate your consideration of the attached request for annexation into the City of Perry and would like to be placed on the next available agenda for the Perry Planning Commission.

Sincerely,
Rowland Engineering, Inc.



Steven A. Rowland, PE
President

Chg HDL 28/148 Rrs

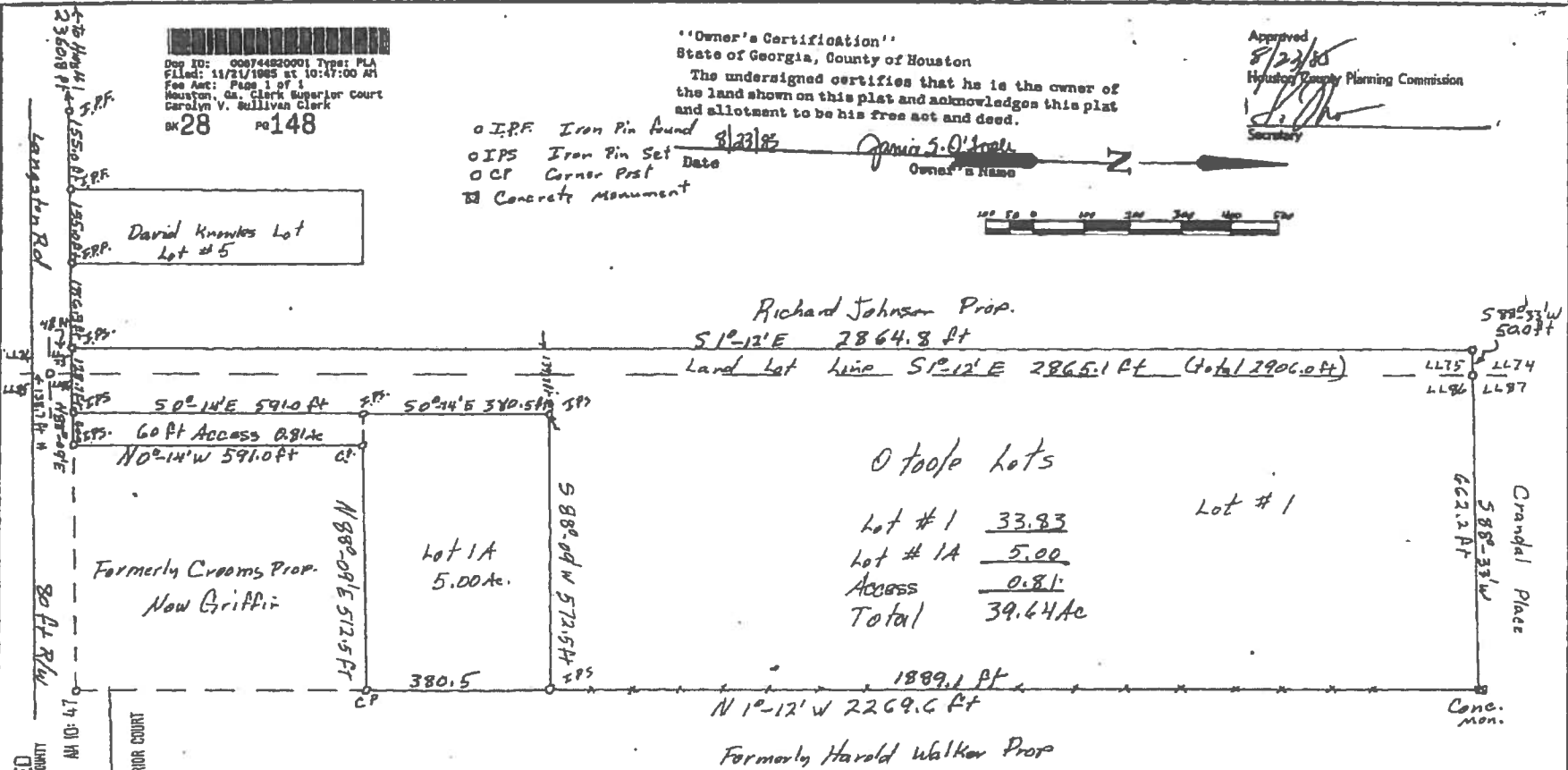
Doc ID: 00074820001 Type: PLA
Filed: 11/21/1985 at 10:47:00 AM
Fee Amt: \$40.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 28 Pg 148

"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 acknowledges this plat
and allotment to be his free act and deed.

Approved
8/22/85
Houston County Planning Commission
Secretary

- o I.P.F. Iron Pin Found
- o I.P.S. Iron Pin Set
- o C.P. Corner Post
- o Concrete Monument

Date 8/22/85
Owner's Name James S. O'Neal



0 to 0 lots

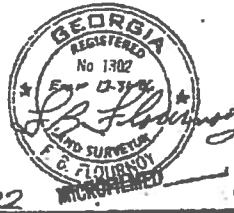
Lot # 1 33.83
Lot # 1A 5.00
Access 0.81
Total 39.64 Ac

FILED
HOUSTON COUNTY
1985 NOV 21 AM 10:47

CLERK SUPERIOR COURT

I certify that this Plat
Complies with the 1978 Georgia Plat Act
Error of Closure less than 1 in 20,000


J.B. Flournoy July 20 1985
Ga Registered Land Surveyor #1302



Survey + Plat for Mike O'Neal Houston County Ga.	
SCALE: 1" = 200 ft	APPROVED BY: J.B. Flournoy
DATE: July 20 1985	REVISED 8-14-85
Lots 1 + 1A in Land Lots 75 & 86 GMD 10	
Houston County Ga.	DRAWING NUMBER 350 Rev.

Return:

Daniel, Lawson, Tuggle & Jerles LLP
Attorney Robert T. Tuggle III
P.O. Box 89
Perry, Georgia 31069


Doc ID: 00578050002 Type: GLR
Filed: 03/22/2004 at 11:48:43 AM
Fee Amt: \$327.00 Page 1 of 2
Transfer Tax: \$315.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 2938 Pg 113-114

File Number: 85-10024-R

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HOUSTON

THIS INDENTURE, Made the 19th day of March, in the year Two Thousand Four,
between

JANICE S. VANDERGRIFT
f/k/a JANICE S. O'TOOLE

of the County of Houston and of the State of Georgia, as party of the first
part, hereinafter called Grantor, and

JOHN DENNEY

of the County of Houston and of the State of Georgia, as party 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).

W I T N E S S E T H T H A T ; Grantor, for and in consideration of
the sum of OTHER VALUABLE CONSIDERATIONS AND ONE HUNDRED DOLLARS, in hand paid
at and before the sealing and delivery of these presents, the receipt whereof
is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and
confirmed and by these presents does grant, bargain, sell, alien, convey or
confirm unto the said Grantee, all the following described property, to wit:

Those certain tracts or parcel of land situate, lying and being in
Land Lots 75 and 86 of the Tenth Land District, Houston County,
Georgia, and comprising in the aggregate 39.64 acres and being
designated Lot #1, comprising 33.83 acres, Lot #1A, comprising
5.00 acres, and "Access", comprising 0.81 acres, as is more
particularly shown on a plat of survey designated "Survey and Plat
for Mike O'Toole" prepared by F.B. Flournoy, Surveyor, dated July
20, 1985, revised August 14, 1985, a copy of said plat being of
record in Map Book 28, page 148, Clerk's Office, Houston Superior
Court. Said plat and the recorded copy thereof are hereby made a
part of this description by reference thereto.

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 anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND **THE SAID GRANTOR** warrants and will forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

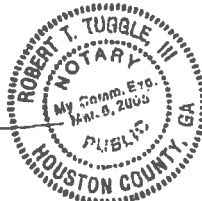
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

 (SEAL)
JANICE S. VANDERGRIFT
f/k/a JANICE S. O'TOOLE

Signed, sealed and delivered in the presence of:


Witness

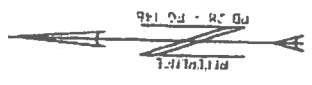

Notary Public



DANIEL, LAWSON, TUGGLE & JERLES, LLP
ATTORNEYS AT LAW
912 MAIN STREET
POST OFFICE BOX 89
PERRY, GEORGIA 31069
(478) 987-2622

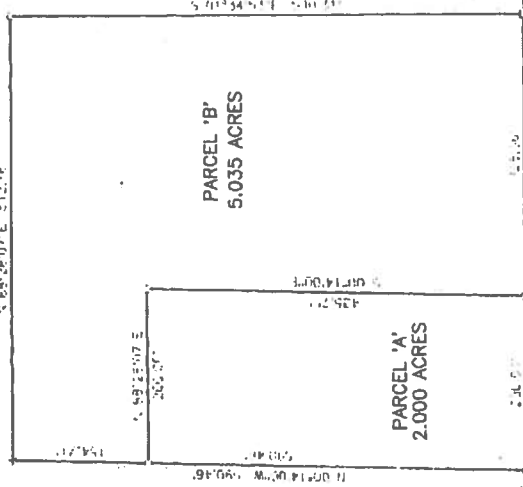
WHDAC 44-12)

THE LANDS AND SURVEYING
DIVISION OF THE STATE OF GEORGIA
RECORDS SECTION
FILE NO. 64-130
COUNTY OF DEKALB
PLAT NO. 130



FORMERLY OWNED BY

5800 FT. 511.16'



FORMERLY OWNED BY

571.4091' 5.035 ACRES

435.71' 2.000 ACRES

154.71'

LANGSTON ROAD - 80' R/W

THE LANDS AND SURVEYING
DIVISION OF THE STATE OF GEORGIA
RECORDS SECTION
FILE NO. 64-130
COUNTY OF DEKALB
PLAT NO. 130
BY: *Jesse W. Davis*
DATE: 10/11/05

10.4	2	11.0	2.00	200
10.4	2	11.0	2.00	200
10.4	2	11.0	2.00	200

10.4 2 11.0 2.00 200
HORIZONTAL SCALE - FEET

CERTIFICATION
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS
OBTAINED BY ME OR UNDER MY CLOSE PERSONAL
SUPERVISION AND WAS MEASURED BY ME OR UNDER
MY CLOSE PERSONAL SUPERVISION. THE COMPASS WAS
CALIBRATED AND FOUND TO BE ACCURATE WITHIN ONE
MINUTE OF AN ARC.
THE PLAT HAS BEEN CALCULATED FOR CORRECTION
AND IS FOUND TO BE ACCURATE WITHIN ONE TENTH
OF AN INCH.
THE FIELD AND INSTRUMENT MEASUREMENT SHOWN IN
THIS PLAT WERE OBTAINED BY USING A TOTAL
STATION ELECTRONIC TOTAL STATION ON A 2000



PLAT FOR
JESSE W. DAVIS
BETTYE B. GRIFFIN
L.A.C. 10.11.05
COUNTY OF DEKALB
PLAT NO. 130
FILE NO. 64-130
JONES SURVEYING & ENGINEERING INC.
1478 J. 967-2705

Approved
364105
Professional Surveying Commission
Jesse W. Davis

Doc ID: 008849260001 Type: GLR
Filed: 11/29/2006 at 02:20:49 PM
Fee Amt: \$88.00 Page 1 of 1
Transfer Tax: \$78.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 4087 PG 199

Due & Return: DAVID G. WALKER
WALKER, HULBERT, GRAY & BYRD, LLP
909 BALL ST. * P.O. BOX 1770
PERRY, GEORGIA 31069

FILE NO: P'06-#963

STATE OF GEORGIA
COUNTY OF HOUSTON

WARRANTY DEED

THIS INDENTURE, Made the 28th day of November, in the year two thousand six,
between

BETTYE B. GRIFFIN

of the County of Houston and State of Georgia, as party or parties of the first part, hereinafter
called Grantor,

and

JOHN DENNEY

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 Good and
Valuable Considerations and TEN (\$10.00) and NO/100-----DOLLARS
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed and
by these presents does grant, bargain, sell, alien, convey or confirm unto the said Grantee, all
of the following property, to-wit:

All that tract or parcel of land situate lying and being in Land Lot 86 of the 10th
District of Houston County, Georgia, and being Parcel B, containing 5.035 acres
according to a plat of survey prepared by Lee R. Jones, Registered Surveyor,
said plat of survey dated April 29, 2002, and recorded in Plat Book 64, Page 130,
Clerk's Office, Houston Superior Court. Said plat of survey and the recorded
copy thereof are hereby made a part of this description by reference thereto for
all purposes.

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 anywise appertaining,
to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor warrants and will 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.

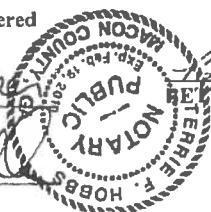
Signed, sealed and delivered
in the presence of:

David G. Walker

Witness

Terrie F. Hobbs

Notary Public



Bettye B. Griffin (SEAL)
BETTYE B. GRIFFIN

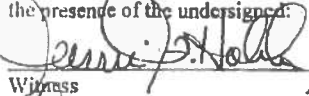
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor warrants and will 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.

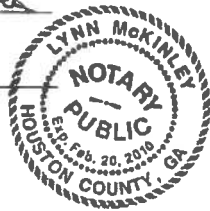
 (SEAL)
JESSE W. DAVIS

Signed, sealed and delivered in
the presence of the undersigned:



Witness

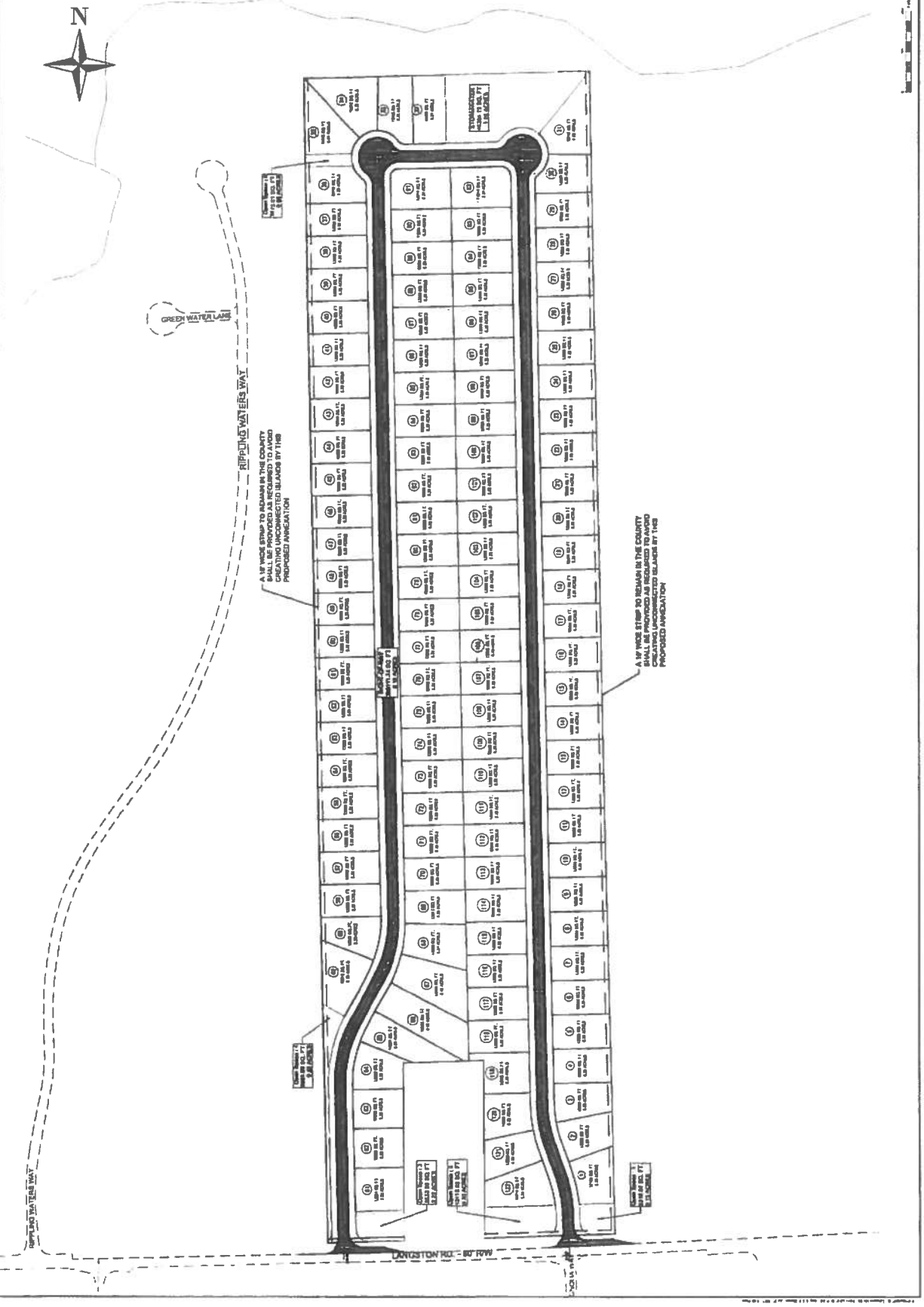

Notary Public

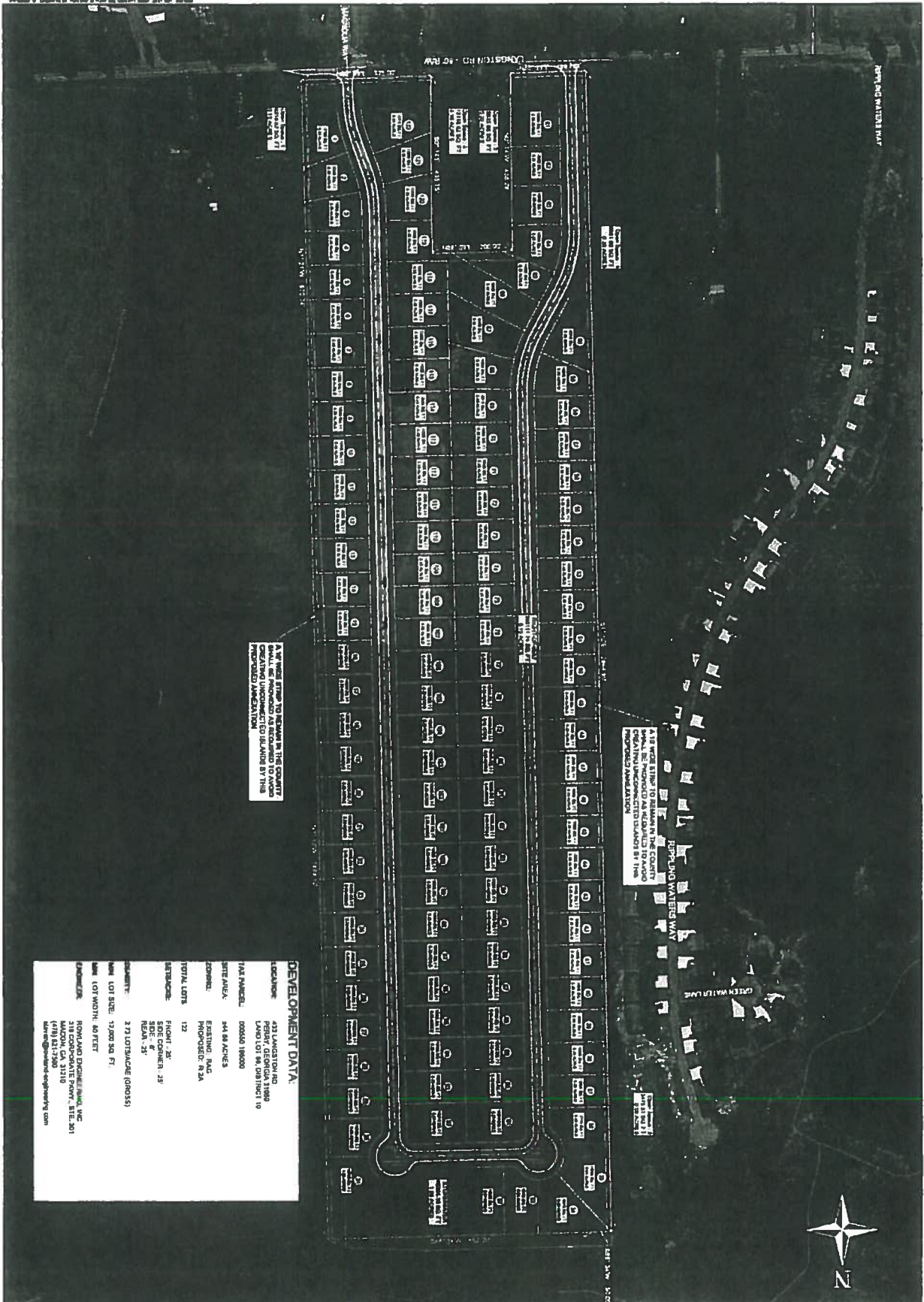




PROPOSED SUBDIVISION
 433 LANGSTON RD, DISTRICT 10, HOUSTON COUNTY
 WCH HOMES

ROWLAND ENGINEERING
 1101 W. 27th
 HOUSTON, TEXAS 77019
 PHONE: 281-461-1111
 FAX: 281-461-1112
 WWW.ROWLANDENGINEERING.COM





ALL HOME SITES TO REMAIN IN THE COUNTY OF HOUSTON, TEXAS. THIS SUBDIVISION IS BEING SUBMITTED TO THE HOUSTON COUNTY COMMISSION FOR APPROVAL.

ALL HOME SITES TO REMAIN IN THE COUNTY OF HOUSTON, TEXAS. THIS SUBDIVISION IS BEING SUBMITTED TO THE HOUSTON COUNTY COMMISSION FOR APPROVAL.

DEVELOPMENT DATA:
 LOCATION: 433 LANGSTON RD, PERRY, GEORGIA 31069
 LAND LOT 86, DISTRICT 10
 TOTAL AREA: 244.88 ACRES
 EXISTING: RAG
 PROPOSED: R2A
 TOTAL LOTS: 122
 FRONT: 25'
 SIDE CORNER: 25'
 REAR: 30'
 COMMENTS: 2.73 LOT/MACRE (GROSS)
 MAIN LOT SIZE: 1200 SQ FT
 MAIN LOT WIDTH: 60 FEET
 ENGINEER: ROWLAND ENGINEERING, INC.
 218 CORPORATE PARKWAY, STE. 201
 MARIETTA, GA 30067
 (770) 581-7300
 www.rowland-engineering.com



ROWLAND ENGINEERING
 218 Corporate Park Dr #201
 Marietta, GA 30067
 770-581-7300
 www.rowland-engineering.com

PROPOSED SUBDIVISION
 433 LANGSTON RD, PERRY, GEORGIA 31069
 LAND LOT 86, DISTRICT 10, HOUSTON COUNTY
 FOR
 WCH HOMES



Barry Holland

From: Bryan Wood <bryan.wood@perry-ga.gov>
Sent: Tuesday, July 20, 2021 8:27 AM
To: Tom Hall; Barry Holland; Robbie Dunbar
Cc: Brooke Newby
Subject: Fw: Langston toad 44 acres
Attachments: LANGSTON CONCEPT-07-16-2021.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

All,

Attached is a revised site plan for the annexation application for property on Langston Road sent to the County last week. The revisions identify the limits of a 100-year floodplain at the rear of the parcel and remove lots from this area; the results are a total of 119 proposed lots rather than 122 in the original layout. Minimum lot size remains at 12,000 square feet. The 10-foot strips along the edges to remain in the County have been removed, based on determination by Tom and Brooke that they are not needed to prevent a county island.



Bryan Wood
Community Development Director
City of Perry
1211 Washington Street
P.O. Box 2030
Perry, GA 31069
Office 478-988-2714
Mobile 478-235-2537
<http://www.perry-ga.gov>

Where Georgia comes together.

From: Dylan <Dylanw@wchhome.com>
Sent: Monday, July 19, 2021 6:07 PM
To: Bryan Wood <bryan.wood@perry-ga.gov>
Subject: Langston toad 44 acres

Good evening Mr. Bryan, Attached is the new layout for the Langston Road 44 acres. Thank you for all your help I really appreciate it

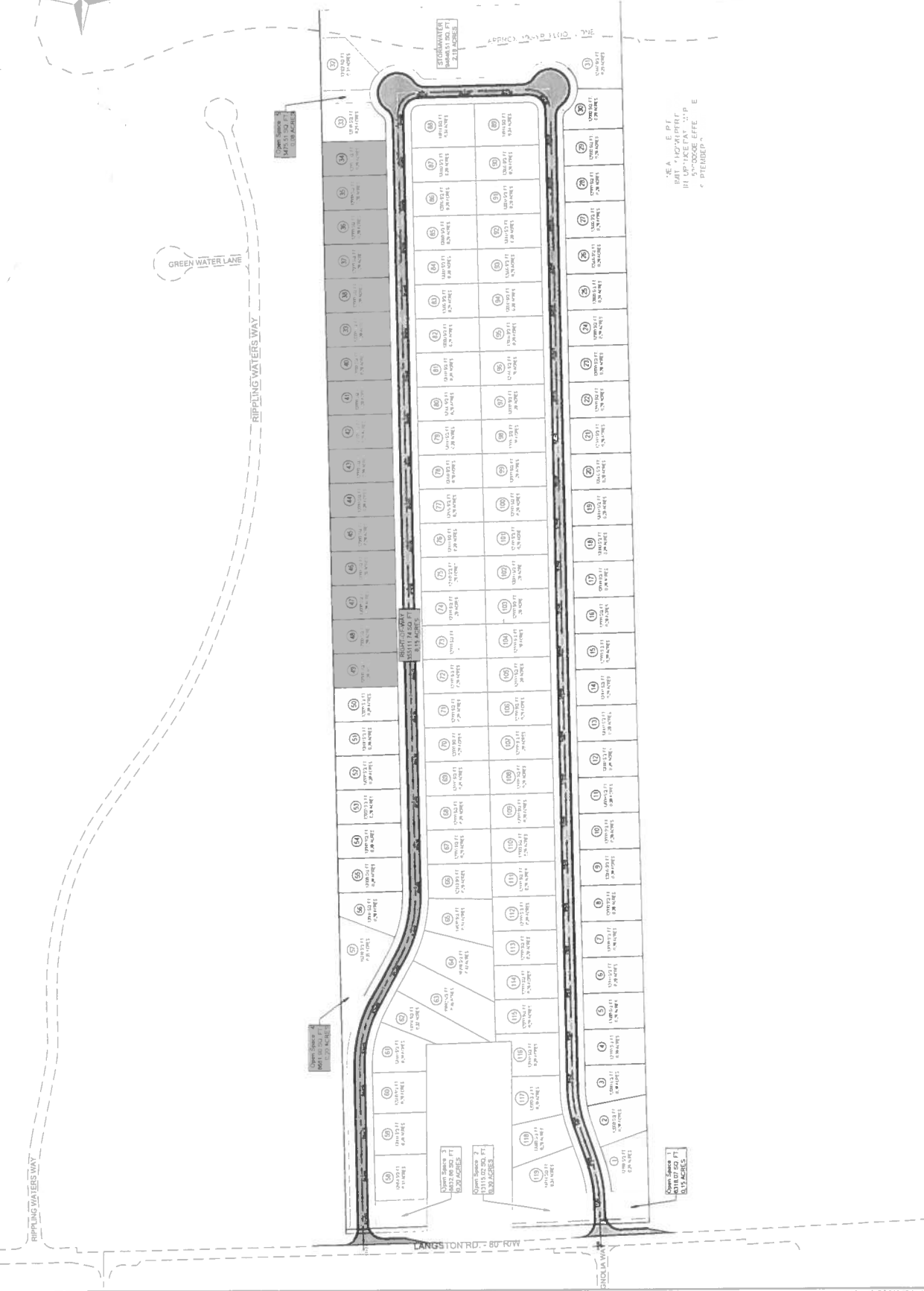
Get [Outlook for iOS](#)



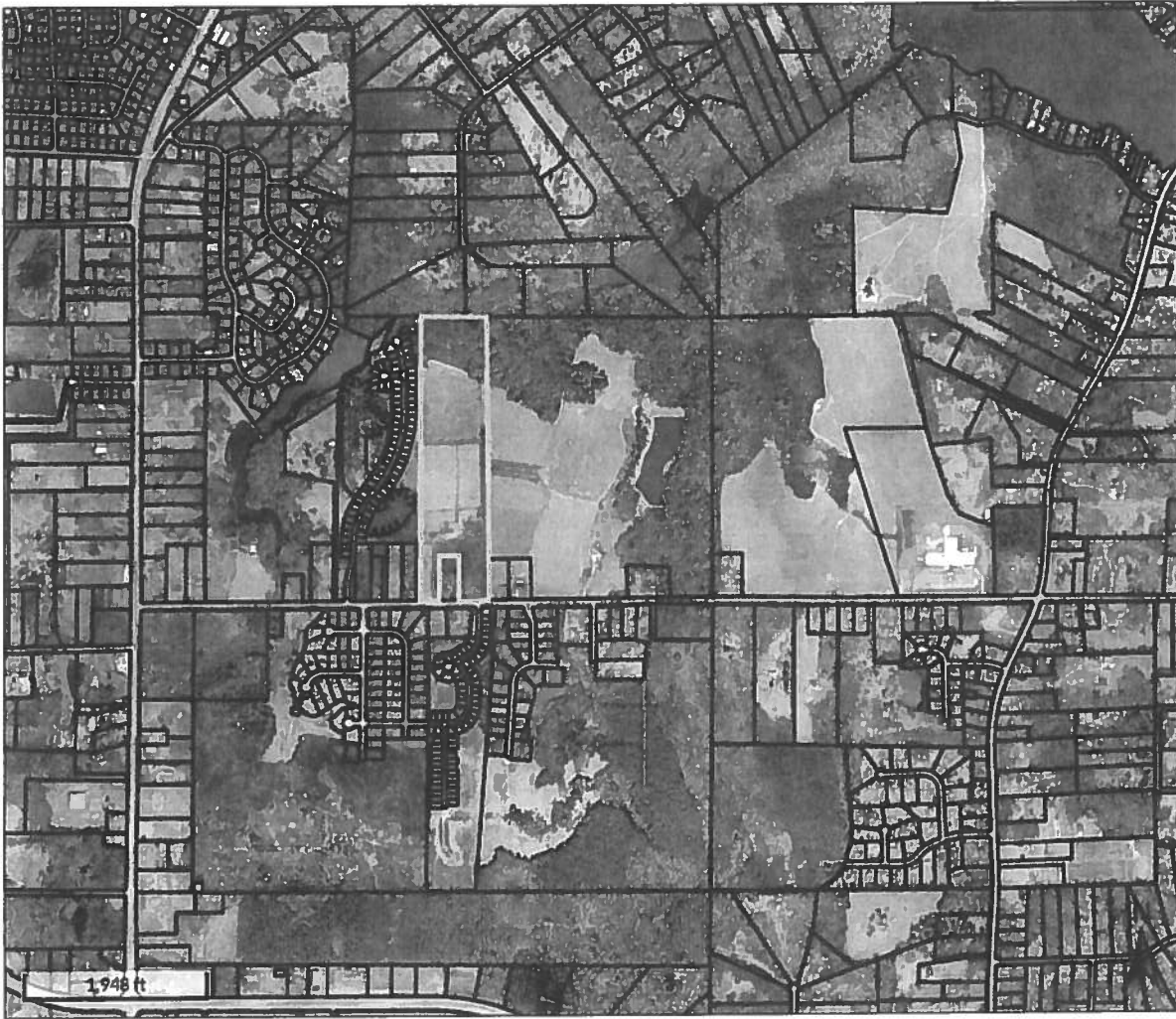
PROPOSED SUBDIVISION
 433 LANGSTON RD. PERRY GEORGIA 31069
 LAND LOT 86, DISTRICT 10 HOUSTON COUNTY
 FOR
 WCH HOMES

ROWLAND ENGINEERING
 1100 Peachtree Street, N.E.
 Suite 1000 Atlanta, GA 30309
 Phone: 404.525.8888
 Fax: 404.525.8889
 www.rowland-engineering.com

STATE OF GEORGIA
 DISTRICT 10 HOUSTON COUNTY
 CONCEPTUAL SITE PLAN
 01/27/2021



REAR DRIVE
 4' WIDE
 IN LIFT-KICK PAV. 11" P
 5" TO 2000E EFFE E
 PIERCEP



Overview



Legend

- Parcels
- Roads

Parcel ID	000550 196000	Owner	DENNEY JOHN	Last 2 Sales			
Class Code	Agricultural		114 ARBOR LANE	Date	Price	Reason	Qual
Taxing District	County		CENTERVILLE, GA 31028	11/28/2006		14	U
Acres	44.68	Physical Address	433 LANGSTON RD	11/28/2006	\$78000	05	U
		Assessed Value	Value \$412101				
		Land Value	Value \$329300				
		Improvement Value	Value \$68901				
		Accessory Value	Value \$13900				

(Note: Not to be used on legal documents)

Date created: 7/29/2021
 Last Data Uploaded: 7/29/2021 6:05:36 AM

Developed by  **Schneider**
 GEOSPATIAL

PR.071521.Denney.433LangstonRD

Request for annexation received 07/15/2021 – Agenda 8/3/2021 – 30th Day 08/14/2021

City Request Received From: Perry

Property Location: 433 Langston Road, Perry, GA 31069

Parcel ID: 000550 196000; 44.68 Acres

Zone Change: Houston County – R-AG to Perry – R-2A, Single-family Residential District

Debra Presswood – No comments or concerns listed.

Tom Hall – Comments: The property is contingent to the Perry city limits. The proposed annexation does not create an unincorporated island. The Langston Road right of way is a county right of way. This gives the unincorporated property connectivity to other unincorporated property. The requested zoning is compatible with the area.

Concerns: Preserve any county utilities.

Chief Stoner – Comments: None

Concerns: None

Tim Andrews – Comments: No comments.

Concerns: No concerns.

James Moore – Comments: I have no objections to the Annexation and re-zoning request.

Concerns: None listed.

Public Works – **Robbie Dunbar** – No comments or concerns listed.

Terry Dietsch – No comments or concerns listed.

Ronnie Heald – Comment: Pre design meeting, adding about
1,200 ADT to Langston Rd.

Van Herrington – No comments or concerns listed.

Brian Jones – Comment: Development will be served via master meter.
Water Dept has sufficient supply for the
development.

Allen Mason – No comments or concerns listed.

Travis McLendon – No comments or concerns listed.

Ken Robinson – No comments or concerns listed.

Jeff Smith – No comments or concerns listed.

Sheriff Talton – No comments or concerns listed.

Alan Smith – Comments: No Comments

Concerns: No Concerns

Capt. Ricky Harlowe – No response.

Keith Newton, representing Alexis Investments, has requested annexation into the City of Warner Robins for properties totaling 100.4 acres west of E. Bob White Road and east of Moody Road. The property is currently zoned County R-1 (Single-Family Residential), R-AG (Residential Agricultural), and PUD (Planned Unit Development) and the proposed zoning upon annexation is Warner Robins R-3 (General Residential) for Tract I on 25.17 acres and R-AG (Residential Agricultural) for Tract J on 74.87 acres. The property is contiguous to the existing city limits of Warner Robins and the proposed zoning upon annexation is in keeping with the plan for continued development of the Woodlands Subdivision.

Motion by _____, second by _____ and carried _____ to

- concur**
- non-concur**
- table**

with a City of Warner Robins annexation request for the property described as:

portions of Tax Parcels 001040 22A000 and 001040 153000, together totaling 100.4 acres, located and situated west of E. Bob White Road and east of Moody Road.

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

Received

July 1, 2021

JUL 12 2021

MAYOR
Randy Toms

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

Houston County Commissioners
Warner Robins, GA

**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.

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – portions of property, together totaling 100.4 acres, located and situated West of E Bob White Road, and East of Moody Road - Tax Parcel No., [001040 22A000] & [001040 153000]

Dear Commissioners:

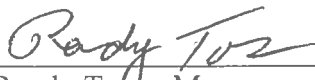
Notice is hereby given, pursuant to O.C.G.A. §36-36-6, that the City of Warner Robins, Georgia, has accepted a petition for annexation, pursuant to O.C.G.A. §36-36-20, *et seq.* (Article II or 100% Application Method). The owner of this property, who has filed a written request for annexation, is Alexis Investments. 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 R-1[Single Family Residential District][County], R-AG[Residential Agricultural District][County], and PUD[Planned Unit Development][County] and the proposed zoning and land use for this tract upon annexation is R-3[General Residential District][City] and R-AG[Residential Agricultural District][City], under the zoning ordinance of the City of Warner Robins.

CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

Respectfully,

City of Warner Robins, Georgia

By: 
Randy Toms, Mayor
For the Mayor and Council

cc: Barry Holland, County Administrator
Julia Bowen 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: Keith Newton Cellphone: (478) 256-9477

Company Name (if applicable): Alexis Investments Office Phone: (478) 953-1100

Property Owner(s) Address: 3528 U.S. Hwy 41 N, Byron 31008

Applicant's Name: Keith Newton Cellphone: (478) 256-9477

Company Name (if applicable): Alexis Investments Office Phone: (478) 953-1100

Applicant's Address: 3528 U.S. Hwy 41 N, Byron 31008

Property Information

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

ADDRESS/LOCATION: land between Moody Rd and Old Perry Rd

Tract#: _____ Parcel#: 001040-22A000 ^{portion of:} Land Lot(s): 216 Land District#: 10
~~001040-153000~~

County: HOUSTON Tax Parcel#: _____ Total Acres: 100.4

Survey Prepared by: McLeod Surveying Dated _____

Recorded in Plat Book#: _____ Page#: _____

Present Zoning: R-1/PUD Requested Zoning: R-3

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

Continue development of The Woodlands subdivision
as a planned community in the City of Warner
Robins

Tract "I" - annex & rezone R-3

Tract "J" - annex only
Infrastructure Information:

Is water available to this site? Yes No Jurisdiction: City of WR

Is sewer service available? Yes No Jurisdiction: City of WR

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

Alexis Investments, LLC
3528 Hwy 41 North
Byron, GA 31008
(478) 953-1100 | Fax: (478) 953-1101

Department of Community Development
City of Warner Robins
700 Watson Blvd
Warner Robins, GA 31093
(478) 929-1118

June 28, 2021

Re: Letter of Intent, Annexation for Woodlands Tract I and J


To Whom It May Concern:

This is our formal letter of intent to request annexation of Tract "I" and Tract "J", totaling 100.04 acres, to the City of Warner Robins and rezoning request for Tract I to R-3 zoning.

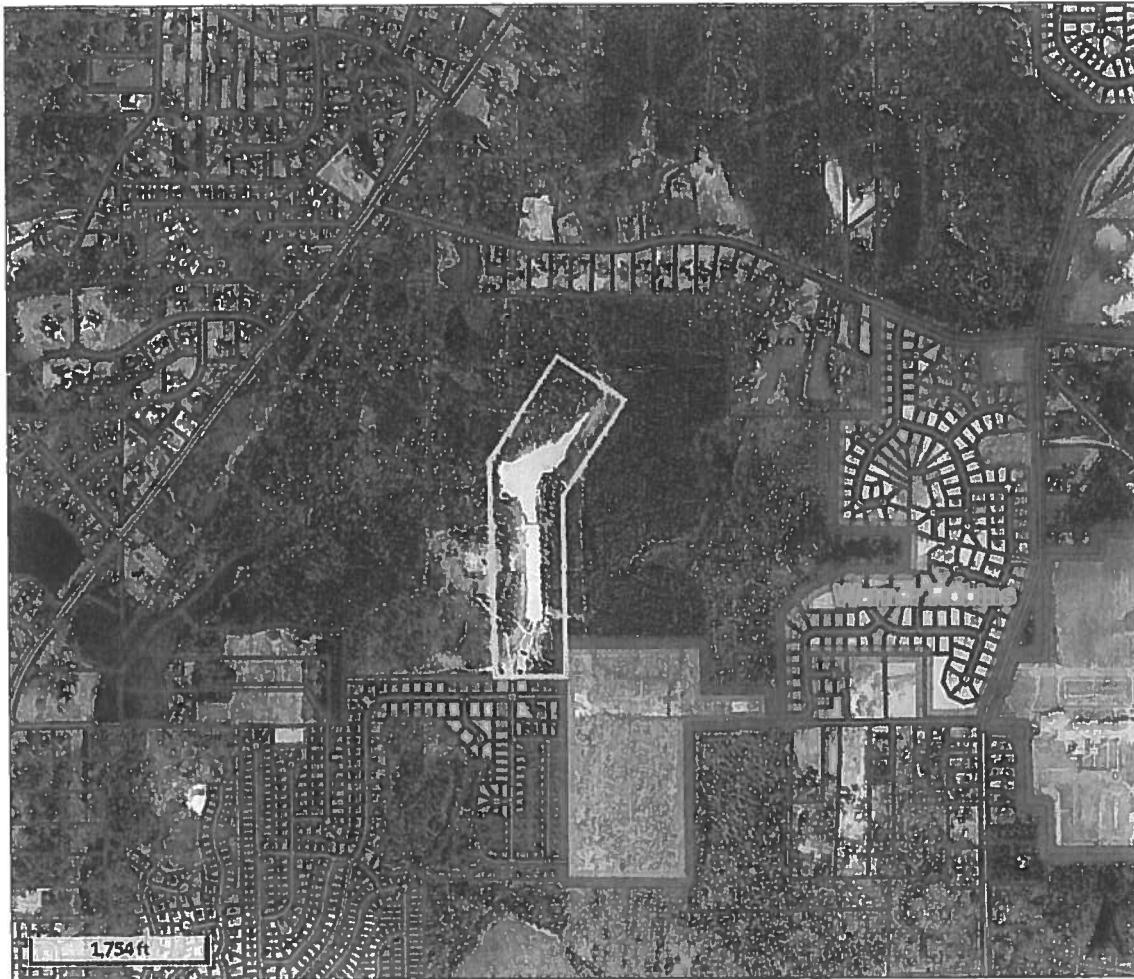
These tracts are a portion of tax parcels No. 1040-22A0 and 1040-1530. Refer to the attached plat "Annexation and Rezoning Plat for The Woodlands of Houston, dated June 11, 2021" by McLeod Surveying.

<u>Description</u>	<u>Acreage</u>	<u>Current Zoning</u>	<u>Current Use</u>	<u>Request</u>
Tract "I"	25.17	R-1 & PUD	Vacant – Partial Timber	Rezone R3
Tract "J"	74.87	R-AG	Vacant/ Wetlands	Annexation ONLY

We intend to include all these contiguous tracts in The Woodlands Subdivision as part of the ongoing planned community in the City of Warner Robins.



Sincerely,



Overview



Legend

--- Roads

□ Parcels

Corporate Limits

<all other values>

■ Didn't Match

□ Missing Info

□ They Match

County Outlines

□ <all other values>

□ Peach

□ Houston

Zoning (CAD)

R-1 Single Family Residential

R-2 Single Family Residential

R-3 General Residential

R-4 Multi-Family Residential

RMH Manufacture Home Residential

C-1 Neighborhood Commerical

C-2 General Commercial

C-3 Concentrated Commercial

M-1 Wholesale & Ligth Industrial

M-2 General Industrial

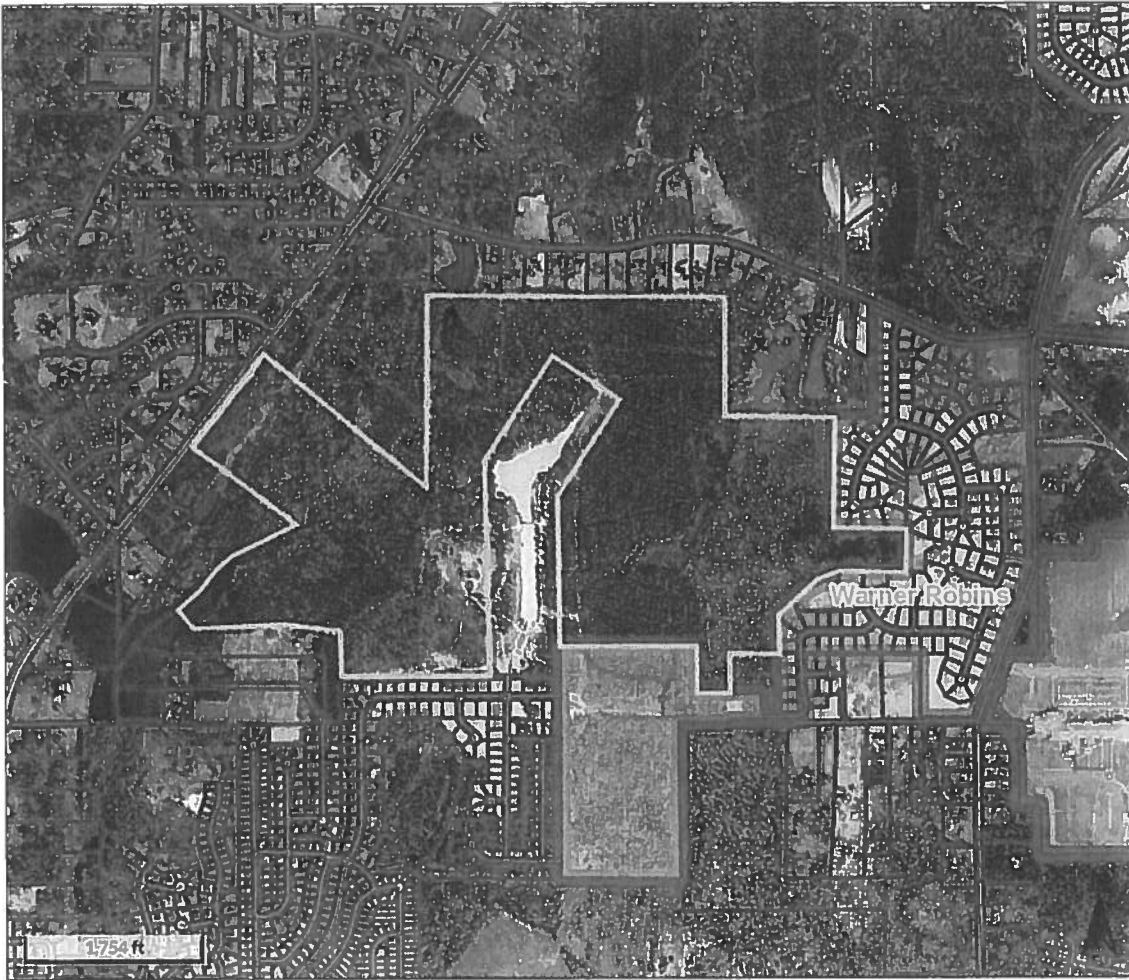
PUD Planned Unit Develpoment

R-AG Residential Agricultural

FH

Server unavailable

Date created: 7/8/2021



Overview



Legend

- Roads
- Parcels
- Corporate Limits
 - <all other values>
 - Didn't Match
 - Missing Info
 - They Match
- County Outlines
 - <all other values>
 - Peach
 - Houston
- Zoning (CAD)
 - R-1 Single Family Residential
 - R-2 Single Family Residential
 - R-3 General Residential
 - R-4 Multi-Family Residential
 - RMH Manufacture Home Residential
 - C-1 Neighborhood Commerical
 - C-2 General Commercial
 - C-3 Concentrated Commercial
 - M-1 Wholesale & Ligth Industrial
 - M-2 General Industrial
 - PUD Planned Unit Developoment
 - R-AG Residential Agricultural
 - FH

Server unavailable

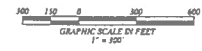
Date created: 7/8/2021

LEGEND

- 1/4" = 10' REBAR SET
- 1/4" = 10' REBAR PITCH UNLESS OTHERWISE NOTED
- OPEN TOP PIPE POLINE
- CALCULATOR POWER
- CONCRETE HIGHWAY POLINE
- RIGHT OF WAY
- BOUNDARY LINE
- PROPERTY LINE
- QUADRANT ELEVATION
- UTLITIES ELEVATION
- QUANTITY SURVEY ELEVATION
- MANHOLE
- CATCH BASIN
- FUNCTION BOX
- DEEP WELLS
- REBAR WALL
- ICE
- PAVEMENT
- CEASE
- LAND LOT LINE
- PIPE ELEVATION
- FENCE LINE
- FRESH FLOOD ELEVATION
- POWER POLE
- CENTER LINE
- TOP SOLE
- SOIL PLAN DOW. DEPT.
- SEWER HEALTH DEPT.
- RAILROAD
- ELEVATION
- RESIDENTIAL DRAINAGE PLAN
- ADVANCED CONCRETE PIPE
- CONCRETE METAL PIPE
- LIGHT POLE
- WATER METER
- WATER METER
- HOPE OR FORESETT

P.O.B. 43
115' ALONG THE SOUTH
RIGHT OF WAY OF MOODY
ROAD TO THE WEST LINE
OF LAND LOTS 21A
(PER P.B. 31, PG. 104 & P.B.
RE. PG. 164)

TOTAL AREA: 100.04 ACRES



FOR THE CLERK OF SUPERIOR COURT USE ONLY



905 Bull Street
Perry, Georgia 31069
office (478) 224-7070
fax (478) 224-7072
WWW.MCLEODSURVEYING.COM

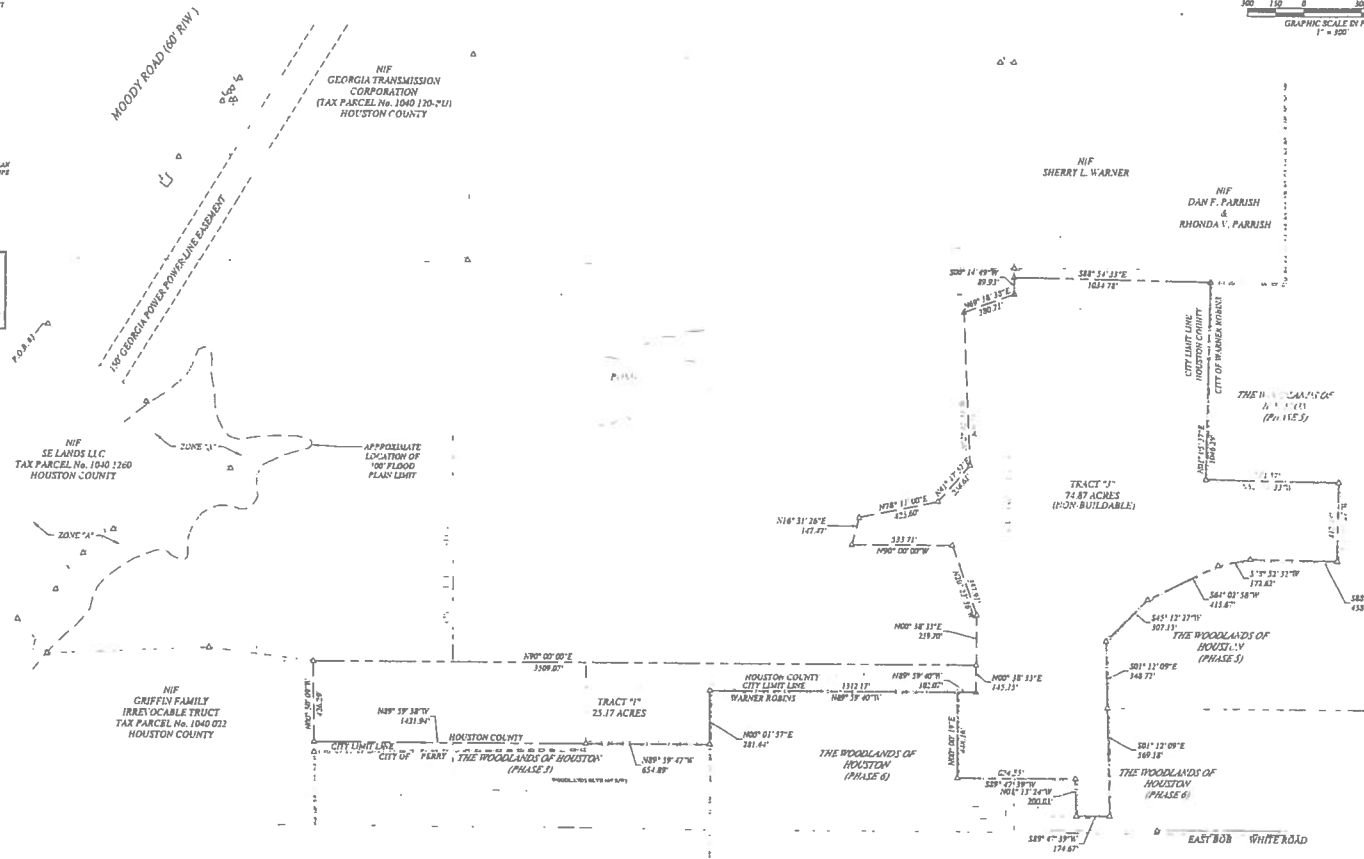
M. Leod
SURVEYING

PROPERTY:	HOUSTON
LOCATION:	THE WOODLANDS OF HOUSTON
DATE:	6/16/2022
BY:	M. Leod
SCALE:	1" = 100'
JOB NO.:	22-001

THIS PLAN IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY EXIST ON THE PROPERTY.

ANNEXATION AND REZONING PLAN OF:
THE WOODLANDS OF HOUSTON
HOUSTON COUNTY
GEORGIA

REVISION NO.	DATE	DESCRIPTION



REZONING NOTE:
TRACT 1ST IS HAS MULTIPLE ZONINGS (R-1 & PUD); SAID TRACT IS TO BE REZONED TO R-3

ANNEXATION NOTE:
TRACTS 1ST AND 2ND ARE LOCATED IN HOUSTON COUNTY AND ARE TO BE ANNEXED INTO THE CITY OF WARNER ROBINS.

NOTE:
NO IMPROVEMENTS KNOWN ON SUBJECT PROPERTY

BOUNDARY NOTE:
ONLY A PARTIAL BOUNDARY WAS CONDUCTED ON SUBJECT PROPERTY BY INCLUDING SURVEYING PROPERTY PER REFERENCE PLANS.

NOTE:
THIS PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY EXIST ON THE PROPERTY.

NOTE:
THIS PLAN HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSURE WITHIN ONE (1) INCH PER 1000 FEET.

ACCORDING TO INFORMATION KNOWN ON FILE A COMMENTARY LABEL BEARING DATE 08/05/2022, EFFECTIVE DATE SEPTEMBER 22, 2022, A PORTION OF THIS PROPERTY IS LOCATED IN I.L.A. FLOOD HAZARD ZONE 2.

OWNER'S CERTIFICATION
STATE OF GEORGIA, COUNTY OF HOUSTON

I, THE UNDERSIGNED CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAN AND REPRESENTING THE PLAN AND ALTERNATIVE TO BE MY FREE ACT AND DEED AND INDICATED TO BE TRUE. I HEREBY CERTIFY THAT ALL LABELS SHOWN ON THIS PLAN AS STREETS, ALLEYS, EASEMENTS OR PLATS

M. Leod
6/16/2022

WR.071221.Newton.WoodlandsSubdivision

Request for annexation received 07/12/2021 – Agenda 8/3/2021 – 30th Day 8/11/2021

City Request Received From: Warner Robins

Property Location: Woodlands Subdivision; Area west of E Bob White Rd and east of Moody Rd

Parcel ID: 001040 22A000 and 001040 153000; 100.4 acres; Land Lots 216, 232, 233. 248; Land District 10th

Zone Change: Houston County R-1, R-AG, and PUD to City of Warner Robins R-3 and R-AG

Debra Presswood – No comments or concerns listed.

Tom Hall – Comments: The property is contiguous to the Warner Robins city limits.
Annexation does not create an unincorporated island. The zoning requested is in keeping with the plan for the Woodlands Subdivision.
Concerns: Preserve any County utilities.

Chief Stoner – Comments: None.
Concerns: Fire protection will be outside of 5 miles for these residents. Same as previous annexations for this neighborhood.

Tim Andrews – Comments: No comments.
Concerns: No concerns.

James Moore – Comments: I have no objections to the annexation/rezoning request.
Concerns: No concerns listed.

Public Works:

- Robbie Dunbar** – No comments or concerns listed.
- Terry Dietsch** – No comments or concerns listed.
- Ronnie Heald** – Comment: Added maps in back to help clarify.
- Van Herrington** – No comments or concerns listed.
- Brian Jones** – 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.
- Jeff Smith** – No comments or concerns listed.

Sheriff Talton – No comments or concerns listed.

Alan Smith – Comments: No comment.
Concerns: No concerns listed.

Capt. Ricky Harlowe – No response received.

Scott Free, on behalf of Clay Smith and JTS Realty Investments, has requested annexation into the City of Warner Robins for a property (Tax Parcel 000770 05B000) totaling 3.98 acres located and having frontage on the north side of Hwy. 96 and situated to the east of the access road for the Castlegate Commons Apartment Complex. The property is currently zoned County C-2 (General Commercial District) and the proposed zoning upon annexation is Warner Robins C-2 (General Commercial District). The property is contiguous to the existing city limits of Warner Robins. The property will remain as a County serviced customer and would be on a non-bulk meter unless a 6"+ master meter was installed to serve City growth in the larger undeveloped area.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

with a City of Warner Robins annexation request for the property described as:

property totaling 3.98 acres, located and having frontage on the north side of Hwy. 96 and situated to the east of the access road for the Castlegate Commons Apartment Complex, Tax Parcel 000770 05B000.

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

Received

July 1, 2021

JUL 12 2021

MAYOR
Randy Toms

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

Houston County Commissioners

Warner Robins, GA

**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.

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – property totaling 3.98 acres, located and having frontage on the North side of Hwy 96 and situated to the East of the access road for the Castlegate Commons Apartment Complex - Tax Parcel No., [000770 05B000]

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 JTS Realty Investments. 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 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.

CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

Respectfully,

City of Warner Robins, Georgia

By: 
Randy Toms, Mayor
For the Mayor and Council

cc: Barry Holland, County Administrator
Julia Bowen Mize, City Attorney

APPLICATION

Property Owner(s) Name: Clay Smith ^{ts} Cellphone: 478-256-4114

Company Name (if applicable): JTS Realty Investments Office Phone: _____

Property Owner(s) Address: P.O. Box 564 Perry GA, 31069.

Applicant's Name: Scott Free Cellphone: 478-951-3333

Company Name (if applicable): Coldwell Banker Free Realty Office Phone: 478-218-2600

Applicant's Address: 1271 S. Houston Lake Rd Warner Robins GA, 30858

Property Information

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

ADDRESS/LOCATION: 3.98 ACRES Highway 96

Tract#: _____ Parcel#: 77-5B Land Lot(s): 189 Land District#: 10TB

County: Houston Tax Parcel#: 000770 05B000 Total Acres: 3.98

Survey Prepared by: McDougal + Associates, LLC Dated Jan 26, 2006

Recorded in Plat Book#: 66 Page#: 124

Present Zoning: C-2 Requested Zoning: C-2

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

Property is currently zoned C-2 in Houston County. Parcel needs to be annexed into the City of Warner Robins as it is currently zoned.

Infrastructure Information:

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

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, Scott Free, 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 24 day of June 2021.

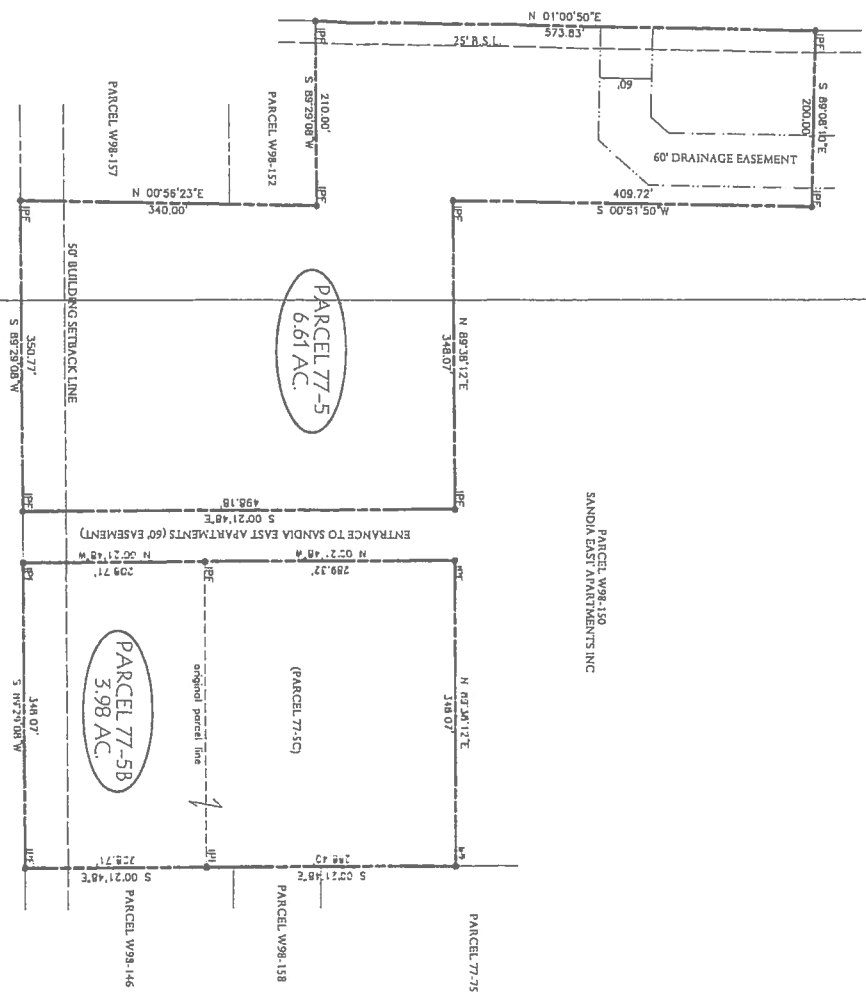
Owner/Applicant Signature Scott Free

Print Name Scott Free

STAMP DATE RECEIVED:

“Exhibit B”

BUTTEN DRIVE (60'R/W)

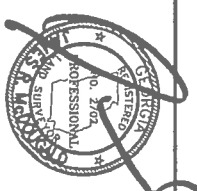


NOTE:
 TAX PARCEL 77-5C IS ACCEDED TO PARCEL 77-5B TO BECOME PARCEL 77-5B HAS INGRESS AND EGRESS RIGHTS TO 60' SANDIA EAST APARTMENT ENTRANCE EASEMENT.

GEORGIA HIGHWAY 96 (R/W VARIES)

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33,265 FEET, AND AN ANGULAR ERROR OF 0.4 PER ANGLE POINT, AND HAS ADJUSTED USING THE LEAST SQUARES METHOD. ALL BEARINGS CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000+ FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON C.T.S. 210 SERIES TOTAL STATION.

REFERENCE:
 TAX MAP 77
 VARIOUS PLATS BY MCDUGGALD & ASSOCIATES



MCDUGGALD & ASSOCIATES, LLC
 LAND SURVEYING, LAND PLANNING, & DESIGN
 810 PATE ROAD, JULIETTE GEORGIA, 31045, 478-471-0024



LEGEND:
 IRON PIN FOUND ●

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 THAT HE HAS FREELY AND KNOWINGLY CONVEYED THE SAME TO THE FOREGOING ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.
 DATE: 1-30-01
 L. Clayton, Inc. AGENT FOR OWNER

Approved: 1/31/01
 Holston County Planning Commission
 Secretary: [Signature]

FILED: 02/20/2020
 11:18 AM
 REC'D: 02/20/2020
 11:18 AM
 CLAYTON V. SULLIVAN CLERK



Area Map 16/124



Summary

Parcel Number 000770 05B000
 Location Address HWY 96
 Legal Description 3.83 ACRES LL 189 10TH LD
 (Note: Not to be used on legal documents)
 Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning C2
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 3.83
 Homestead Exemption No (50)
 Landlot/District 189 / 10

[View Map](#)

JTS REALTY INVESTMENTS INC
 P O BOX 564
 PERRY, GA 31069

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	HWY 96 7.00SF	Square Feet	166,835	348	498	3.83	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/23/2009	5133 49		\$0	Related or corporate affiliate	LECLAY INC	JTS REALTY INVESTMENTS INC
10/15/2001	1918 139		\$0	Quit claim deed or divorce settlement		LECLAY INC
10/15/2001	1918 116		\$0	Right of way		LECLAY INC
7/27/2000	1566 31	56 64	\$0	Multiple parcels part of sales price	KVA INC & WILL & ANNE INC	LECLAY INC

	2021	2020	2019	2018	2017
Previous Value	\$740,400	\$740,400	\$740,400	\$740,400	\$740,400
Land Value	\$740,400	\$740,400	\$740,400	\$740,400	\$740,400
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$740,400	\$740,400	\$740,400	\$740,400	\$740,400

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

Information on County Assessor's Office and other public information is available. No warranties are made for the information provided on this website. See the Privacy Policy for more information.
[User Privacy Policy](#)
[GDPR Privacy Notice](#)



Last Data Upload: 6/24/2021 6:03:44 AM

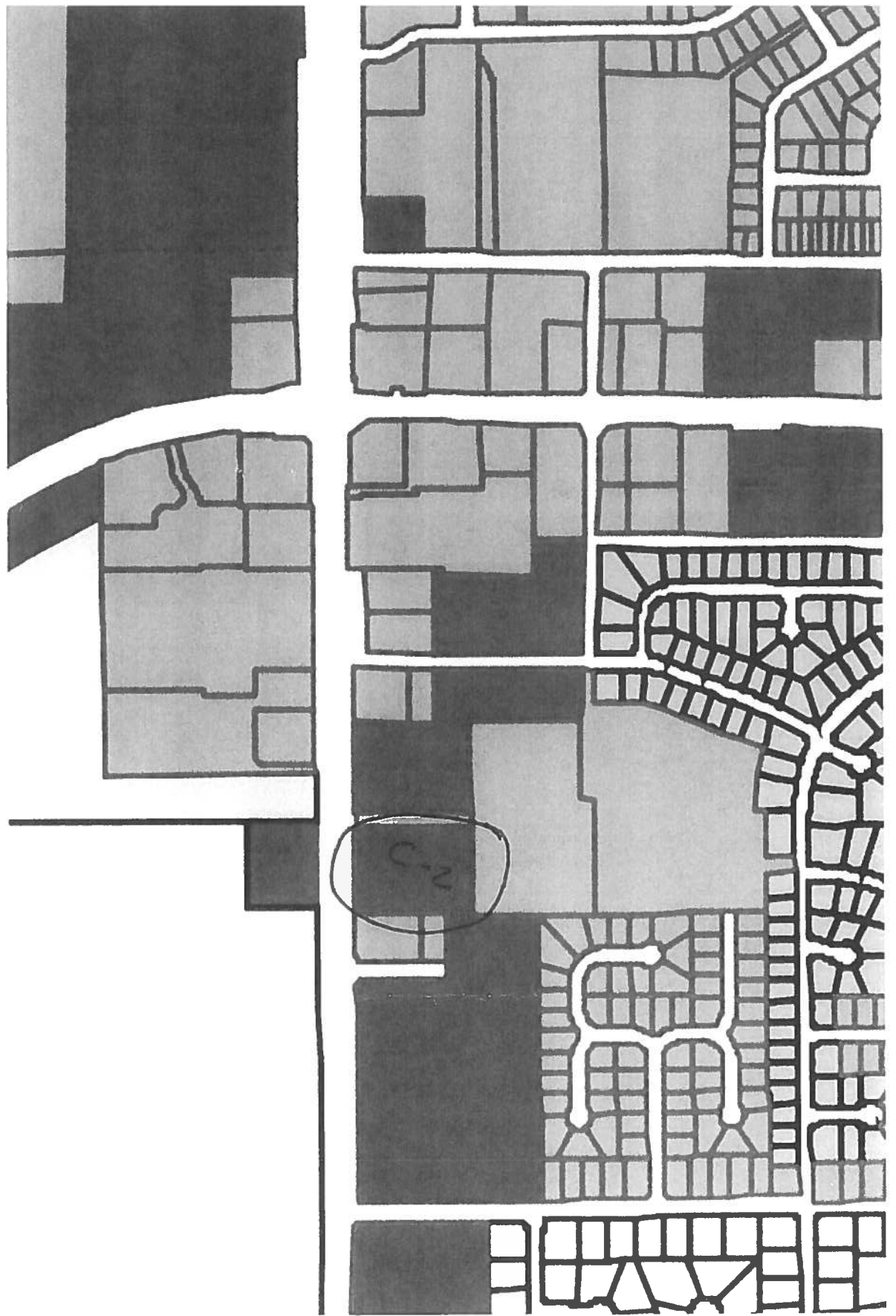
6/24/2021 12:27



qPublic.netTM

Houston County, GA





WR.071221.Smith.HWY96

Request for annexation received 07/12/2021 – Agenda 8/3/2021 – 30th Day 8/11/2021

City Request Received From: Warner Robins

Property Location: HWY 96; near the corner of HWY 96 and Starlight Drive

Zone Change: Houston County C-2 City of Warner Robins C-2

Debra Presswood – No comments or concerns listed.

Tom Hall – Comments: The property is contiguous to the Warner Robins city limits. This annexation does not create an unincorporated island. The zoning requested is the same as the County zoning.

Concerns: Preserve any County utilities.

Chief Stoner – Comments: None.

Concerns: None.

Tim Andrews – Comments: No comments.

Concerns: No concerns.

James Moore – Comments: I have no objections to the annexation

Concerns: No concerns listed.

Public Works:

Robbie Dunbar – No comments or concerns listed.

Terry Dietsch – No comments or concerns listed.

Ronnie Heald – No comments or concerns listed.

Van Herrington – No comments or concerns listed.

Brian Jones – Comments and Concerns: Customer would be a non-bulk meter unless a master meter 6" + was installed to serve City growth in the larger, undeveloped area.

Allen Mason – No comments or concerns listed.

Travis McLendon – No comments or concerns listed.

Ken Robinson – No comments or concerns listed.

Jeff Smith – No comments or concerns listed.

Sheriff Talton – No comments or concerns listed.

Alan Smith – Comments: No comment.

Concerns: No concerns listed.

Capt. Ricky Harlowe – No response received.

Certain parcels of land in the Bay Gall Drainage System within the City Limits of Warner Robins were titled in Houston County instead of the City of Warner Robins. This property needs to be conveyed to Warner Robins.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign a Quit Claim Deed conveying certain parcels of land in the Bay Gall Drainage System to the City of Warner Robins. The parcels are described as follows:

All that tract or parcel of land, situate lying and being in Land Lot 167 of the Fifth (5th) Land District of Houston County, Georgia, being known and designated as Parcels 2A, 3A, 4A, 5A, and 6A, consisting of 0.37 acre total, as shown on plat of survey entitled “Compiled Plat for the City of Warner Robins”, prepared by Lee Jones, Registered Georgia Land Surveyor No. 2680, dated August 26, 2002, a copy of which is recorded in Plat Book 59, Page 131, in the Clerk’s Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

Also:

All that tract or parcel of land, situate lying and being in Land Lot 167 of the Fifth (5th) Land District of Houston County, Georgia, being known and designated as 70’ Bay Gall Drainage Easement, containing of 1.338 acres, according to a property survey for Arthur Hatten, prepared by Waddle & Co., dated December 12, 1979, a copy of which is recorded in Plat Book 22, Page 323, in the Clerk’s Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

Also:

All that tract or parcel of land, situate lying and being in Land Lot 167 of the Fifth (5th) Land District of Houston County, Georgia, being known and designated as Lot 6, Block ‘A’, Section No. 1, Shirley Hills Estates Subdivision, according to a plat of said subdivision prepared by Waddle Surveying Co. on July 25, 1959, a copy of which is recorded in Plat Book 5, Page 285, in the Clerk’s Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

LESS AND EXCEPT FROM Lot 6, Block ‘A’, that portion of the lot shown as Parcel ‘A’ on Plat Book 10, Page 15 in the Clerk’s Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

Also:

All that tract or parcel of land, situate lying and being in Land Lot 166 of the Fifth (5th) Land District of Houston County, Georgia, being known and designated as Parcel Y and Parcel X, as shown on plat of survey prepared by Waddle Surveying Company on October 8, 1963, a copy of which is recorded in Plat Book 8, Page 254, in the Clerk’s Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

(Above space for recording officer use)
Charge Houston County Board of Commissioners
Return to Houston County Legal Department

QUIT CLAIM DEED

STATE OF GEORGIA

COUNTY OF HOUSTON

THIS INDENTURE, made this _____ day of _____, in the year of our Lord Two Thousand Twenty-One between **BOARD OF COMMISSIONERS OF HOUSTON COUNTY, GEORGIA**, of the County of Houston, State of Georgia, as party of the first part, hereinafter referred to as "Grantor" and the **CITY OF WARNER ROBINS, GEORGIA**, as party of the second part, hereinafter referred to as "Grantee";

WITNESSETH

That said 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 Grantee, its successors and assigns, all that tract or parcel of land, lying and being in Houston County, Georgia and more particularly described as follows:

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING MORE FULLY DESCRIBED ACCORDING TO EXHIBIT "A" ATTACHED HERETO, WHICH BY REFERENCE THERETO IS INCORPORATED HEREIN AND MADE A PART HEREOF FOR ALL PURPOSES.

TO HAVE AND TO HOLD the said described premises to the said Grantee, so that neither the said Grantor nor its successors or assigns, nor any other person or persons claiming under it shall at any time by any means or ways have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

Quit Claim Deed
Board of Commissioners of Houston County
To City of Warner Robins
Page 2

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand and seal the day and year 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

EXHIBIT "A"

All that tract or parcel of land, situate lying and being in Land Lot 167 of the Fifth (5th) Land District of Houston County, Georgia, being known and designated as Parcels 2A, 3A, 4A, 5A, and 6A, consisting of 0.37 acre total, as shown on plat of survey entitled "Compiled Plat for the City of Warner Robins", prepared by Lee Jones, Registered Georgia Land Surveyor No. 2680, dated August 26, 2002, a copy of which is recorded in Plat Book 59, Page 131, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

Also:

All that tract or parcel of land, situate lying and being in Land Lot 167 of the Fifth (5th) Land District of Houston County, Georgia, being known and designated as 70' Bay Gall Drainage Easement, containing of 1.338 acres, according to a property survey for Arthur Hatten, prepared by Waddle & Co., dated December 12, 1979, a copy of which is recorded in Plat Book 22, Page 323, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

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LESS AND EXCEPT FROM Lot 6, Block 'A', that portion of the lot shown as Parcel 'A' on Plat Book 10, Page 15 in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

Also:

All that tract or parcel of land, situate lying and being in Land Lot 166 of the Fifth (5th) Land District of Houston County, Georgia, being known and designated as Parcel Y and Parcel X, as shown on plat of survey prepared by Waddle Surveying Company on October 8, 1963, a copy of which is recorded in Plat Book 8, Page 254, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

With the announcement of Juvenile Court Judge Deborah Edwards retirement, Judge Lukemire has appointed Monica Wilburn as Juvenile Court Judge for a 4-year term beginning September 1, 2021. The salary for a circuit-wide juvenile court judge is set by the senior superior court judge with the approval of the County Commissioners.

Motion by _____, second by _____ and carried _____ to

- approve**
- disapprove**
- table**
- authorize**

setting the Juvenile Court Judge's salary at \$125,000 annually beginning September 1, 2021.

**IN THE SUPERIOR AND JUVENILE COURTS OF THE
HOUSTON JUDICIAL CIRCUIT
ORDER OF APPOINTMENT**

WHEREAS, O.C.G.A. § 15-11-50 provides for the creation of the circuit-wide Juvenile Court; and

WHEREAS, the number of juvenile court cases filed in the Houston Judicial Circuit has made it necessary and appropriate to create such a Juvenile Court; and

WHEREAS, Monica Lynne Wilburn is at least thirty (30) years of age, has been a citizen of this State for at least three (3) years, has been practicing law within the Houston Judicial Circuit for at least five (5) years, is a member of the State Bar of Georgia in good standing, and is otherwise qualified to serve as a juvenile court judge with regard to the requirements of O.C.G.A. § 15-11-51(a):

NOW THEREFORE, pursuant to the authority vested in me as Chief Judge of the Superior Court of the Houston Judicial Circuit and by majority vote of all Superior Court Judges of the Houston Judicial Circuit, pursuant to O.C.G.A. § 15-11-50 and O.C.G.A. § 15-11-52, it is hereby decreed as follows:


1. Monica Lynne Wilburn, presently of Warner Robins, Georgia, is hereby appointed Judge of the Juvenile Court of the Houston Judicial Circuit for a term of four (4) years beginning September 1, 2021, and expiring September 1, 2025.
2. As Judge of the Juvenile Court of the Houston Judicial Circuit, Monica Lynne Wilburn shall exercise circuit-wide jurisdiction.
3. Monica Lynne Wilburn shall have the status as a Juvenile Court Judge full-time.
4. A copy of this Order shall be spread upon the Minutes of the Superior Court of the Houston Judicial Circuit by the Clerk of that court, and the Secretary of State and Council of Juvenile Court Judges shall be furnished a copy of this Order. Upon receipt of a certified copy of this Order, the Secretary of State shall issue a Commission to Judge Monica Lynne Wilburn pursuant to O.C.G.A. § 15-11-57.

SO ORDERED, this 16th day of June, 2021.

FILED IN OFFICE SUPERIOR COURT OF
HOUSTON COUNTY

JUN 16 2021

Carolee V. Sullivan (2) S
Clerk



Edward D. Lukemire
Chief Judge, Superior Courts
Houston Judicial Circuit

The Sheriff's Department has FY22 budget approval for the purchase of five new SUV vehicles for the Patrol Division and one new SUV for the SRO Division. The global semiconductor shortage has affected the production of new vehicles and has severely limited our ability to bid and order new law enforcement vehicles. Phil Brannen Ford of Perry does have six SUVs in stock that will meet our needs. Staff recommends purchasing these in-stock Ford Explorers at a total cost of \$221,425.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of five new 2021 Ford Explorers for use in the Patrol Division at the unit cost of \$37,550 and one new 2021 Ford Explorer for use in the SRO Division at a unit cost of \$33,675 from Phil Brannen Ford of Perry. The five vehicles for the Patrol Division totaling \$187,750 are funded by the 2018 SPLOST and the one vehicle for the SRO Division for \$33,675 will be charged to the General Fund and will be reimbursed to the County by the Board of Education.



**HOUSTON COUNTY BOARD OF COMMISSIONERS
PURCHASING DEPARTMENT**

2020 KINGS CHAPEL ROAD • PERRY, GEORGIA 31069-2828
(478) 218-4800 • FACSIMILE (478) 218-4805

MARK E. BAKER
PURCHASING AGENT

M E M O R A N D U M

TO: Houston County Board of Commissioners
FROM: Mark E. Baker
CC: Barry Holland
DATE: July 21, 2021
SUBJECT: Purchase of Six (6) 2021 Ford Explorers

The Sheriff's Department located six (6) new in-stock SUVs at Phil Brannen Ford of Perry. These vehicles will be used by the Patrol and SRO Divisions.

The Purchasing Department recommends that the Houston County Board of Commissioners go forward and purchase the in-stock vehicles from Phil Brannen Ford of Perry due to lead times on newly ordered vehicles. Five (5) vehicles with 3.0 engines will be at the price of \$37,550.00 each for a total cost of \$187,750.00 for Patrol and charged to the SPLOST account 320-3300-54.2200. One (1) vehicle with a 3.3 engine will be at the price of \$33,675.00 for SRO and charged to 100-3300-54.2200 and then reimbursed by the Board of Education.

The Oaky Woods Wildlife Management Area Lease Agreement with the Georgia Department of Natural Resources needs to be renewed. The DNR has indicated that they wish to exercise the option for the 2021-2022 hunting season.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the exercise of option with the Georgia Department of Natural Resources to extend the lease for one year covering the 2021-2022 hunting season at the Oaky Woods Wildlife Management Area.



GEORGIA
DEPARTMENT OF NATURAL RESOURCES

WILDLIFE RESOURCES DIVISION

MARK WILLIAMS
COMMISSIONER

TED WILL
DIRECTOR

July 1, 2021

Mr. Tommy Stalnaker
Houston County Commissioners
200 Carl Vinson Pkwy
Warner Robins, Georgia 31088


RE: 2021-2022 Wildlife Management Area Lease Agreement:
Oak Woods WMA

Mr. Stalnaker:

Thank you for allowing the Georgia DNR Wildlife Resources Division to lease your property. Enclosed you will find a copy of our most recent Oak Woods Wildlife Management Area lease renewal.

Should you have any problems or questions, feel free to contact me at the number below.

Sincerely,



Kevin Lowrey
Sr. Wildlife Biologist
706-557-3325
Kevin.Lowrey@dnr.ga.gov



WILDLIFE RESOURCES DIVISION

MARK WILLIAMS
COMMISSIONER

TED WILL
DIRECTOR

May 25, 2021

Mr. Tommy Stalnaker
Houston County Commissioners
200 Carl Vinson Parkway
Warner Robins, Georgia 31088

RE: Oaky Woods W.M.A. – Houston County Board of Commissioners Tract
(2021-2022 Hunting Season – no fee lease)

Dear Mr. Stalnaker:

RE: NOTICE OF EXERCISE OF OPTION TO EXTEND FOR ONE (1) YEAR, COVERING THE **2021-2022 HUNTING SEASON**, PURSUANT TO THE TERMS THEREOF, THE WILDLIFE MANAGEMENT AREA AGREEMENT DATED AUGUST 25, 2003, AMENDED FEBRUARY 5, 2004, AMENDED OCTOBER 26, 2004, AMENDED JULY 29, 2010 AND LAST AMENDED JUNE 20, 2017 FOR **1,477.44 ACRES**, MORE OR LESS, IN HOUSTON COUNTY, GEORGIA, OAKY WOODS WILDLIFE MANAGEMENT AREA, BETWEEN THE BOARD OF COMMISSIONERS OF HOUSTON COUNTY AND THE GEORGIA DEPARTMENT OF NATURAL RESOURCES

YOU ARE HEREBY NOTIFIED that the undersigned, does hereby exercise the captioned option to extend the term through the **2021-2022** hunting season for the new term beginning July 1, 2021 and ending after 11:59 P.M on June 30, 2022.

GEORGIA DEPARTMENT OF NATURAL RESOURCES

By: _____

Ted Will

Pursuant to our current water use agreement, the City of Perry has requested the installation of a master water meter for Sugar Creek Subdivision located at 333 Langston Road (adjacent to Langston Road Elementary School). The master meter would be installed on Langston Road to service the future residential development.

Public Works has reviewed the request and recommends approval of the meter under our water purchase agreement contingent upon the developer posting the required \$25,000 bond for work performed on the County's water system.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

a request from the City of Perry to include Sugar Creek Subdivision located at 333 Langston Road in the current water use agreement between the City of Perry and Houston County. A master water meter will be installed for this location. Approval is contingent upon the developer posting a \$25,000 bond for work performed on the Houston County Water System.



Houston County Public Works

Office

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

Robbie Dunbar
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

Brian Jones, PE
Utility Engineer

Terry Dietsch
Solid Waste Superintendent

MEMORANDUM

To: Houston County Board of Commissioners

From: Brian Jones, Utility Engineer *BJ*

Date: Wednesday, July 21, 2021

CC: Robbie Dunbar, Director of Operations

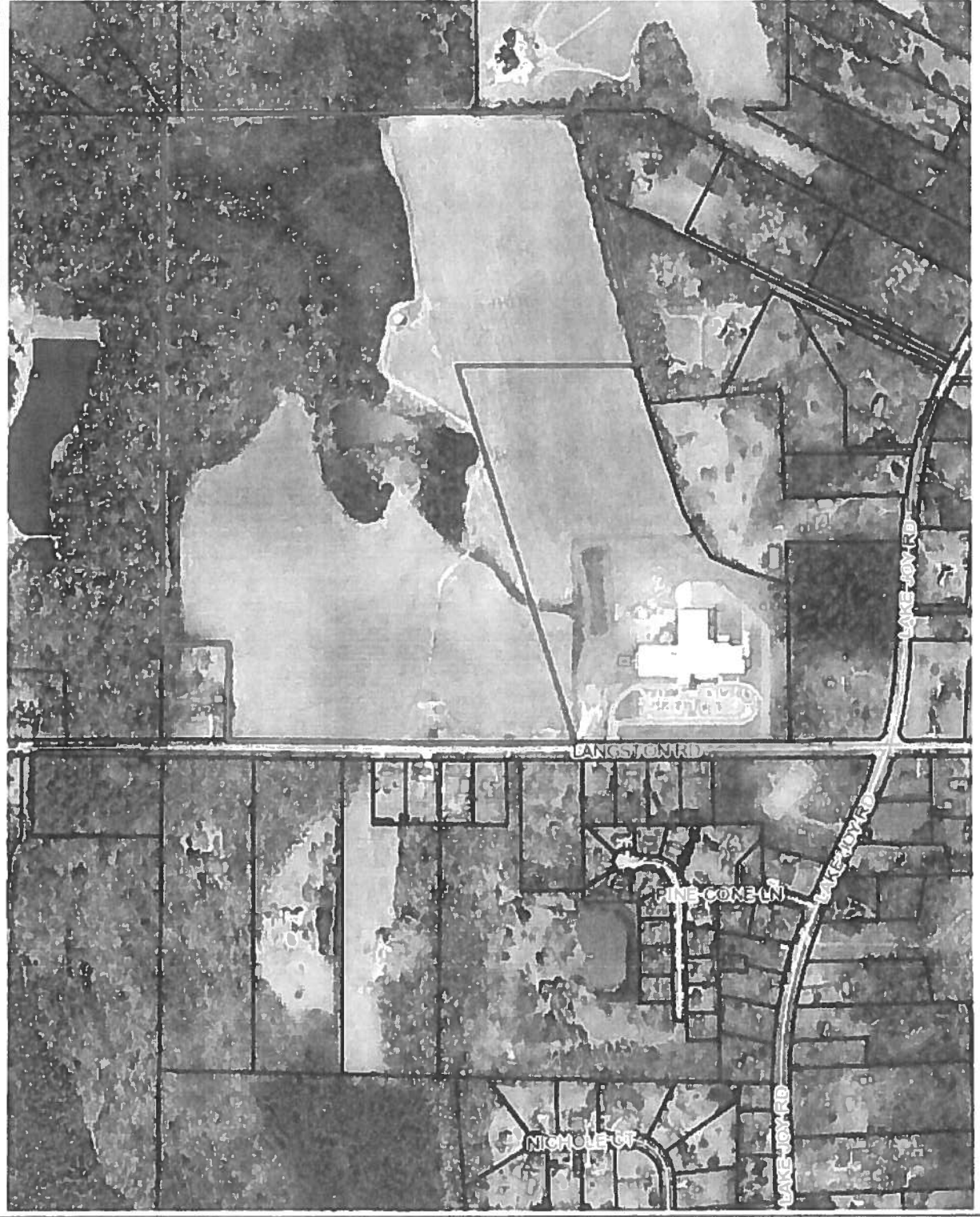
RE: Water Purchase Request from City of Perry

OK *[Signature]*

Please find attached a request from the City of Perry to serve *Sugar Creek Subdivision* under our city/county water purchase agreement. In keeping with water use agreement between the Houston County Board of Commissioners and the City of Perry, and adhering to rate structure approve by Houston County Board of Commissioners on November 19, 2019, please favorably consider this request contingent upon the developer posting a bond for \$25,000 for work performed on the Houston County Water System (see attached letter).

Thank you for your consideration of this request.

Location Map
Sugar Creek Subdivision





Where Georgia comes together.

Department of Community Development

July 22, 2021

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

Re: Sugar Creek Subdivision
333 Langston Road, Perry

Dear Chairman Stalnaker,

The City of Perry has received plans for the above development.

Owner: Cal Mar Homes
213-A Tidwell Road, Bonaire, GA 31005
(478) 256-1199

Engineer: Bryant Engineering
906 Ball Street, Perry, GA 31069
(478) 224-7070

This is for compliance with the Infrastructure Agreement. Plans show this meter being installed on Langston Road to service the property

Please consider this letter the City of Perry's request for this servicing.

If you have any questions, please feel free to contact me at (478) 988-2733.

Sincerely,

Chad McMurrian
Engineering Services Manager



Houston County Public Works

Office

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

Robbie Dunbar
Director of Operations

Jordan Kelley
Office Manager

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Christopher Stoner
Fire Chief/ EMA Director

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

Brian Jones, PE
Utility Engineer

Terry Dietsch
Solid Waste Superintendent

August 4, 2021

Chad McMurrian
Engineering Services Manager
City of Perry

**Subject: Water Connection Approval at Sugar Creek Subdivision
Residential Development**

Dear Mr. McMurrian,

The plans for the above referenced project have been reviewed by the Houston County Water Department. The Department requires a performance bond, escrow letter, or letter of credit for \$25,000 for work performed by a contractor on the County's water system.

Upon acceptance by the County for connecting to our system by the City, the appropriate master meter being located on site, and receipt of the performance assurance, the connection is permitted.

If you have any questions, please let me know.

Sincerely,

Brian Jones

Pursuant to our current water use agreement, the City of Warner Robins has requested an extension of the system off an existing master meter that was permitted by the County in August of 2018 to temporarily serve the Hollandia Greenhouse located in the Warner Robins / Peach County Industrial Park. Once the City of Warner Robins completes construction of their new water plant at the Industrial Park it will then be capable of serving this need. Staff recommends approval of this request.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

a request from the City of Warner Robins to extend the system off an existing and previously permitted master meter to temporarily serve Pete's Hollandia Greenhouse located in the Warner Robins / Peach County Industrial Park.



Houston County Public Works

Office

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Perry, Georgia 31069
478-987-4280
FAX 478-988-8007

Robbie Dunbar
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Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

Brian Jones, PE
Utility Engineer

Terry Dietsch
Solid Waste Superintendent

MEMORANDUM

To: Houston County Board of Commissioners

From: Brian Jones, Utility Engineer 

Date: Wednesday, July 28, 2021

CC: Robbie Dunbar, Director of Operations

RE: Water Purchase Request from City of Warner Robins

OK 

Please find attached a request from the City of Warner Robins to serve *Pete's Hollandia Greenhouse* under our city/county water purchase agreement. The proposed development will be located in the Warner Robins/Peach County Industrial Park and will be served via an existing master meter permitted in August 2018. This previous agreement (9/4/18) was to provide water and fire protection to the Pure Flavor facility. At that time, Carter & Sloope analyzed our water system and determined that it could provide services without significant degradation of performance for existing customers.

Warner Robins is constructing a water treatment facility that is scheduled to be operating before the Hollandia Greenhouse is completed. Once the City facility is on-line, it will be able to meet the demand. Therefore, this extension of the system off the existing master meter is temporary and for fire flow protection. The original Carter & Sloope analysis confirmed the ability of the County water system to meet NFPA requirements. This request does not require any taps to the water system, and the rate was set with the original installation of the master meter.

Thank you for your consideration of this request.

Location Map Hollandia Greenhouse



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

July 1, 2021

Brian Jones
Houston County Water Department
2018 Kings Chapel Road
Perry, GA 31069

MAYOR
Randy Toms

**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.

RE: Pete's - Hollandia Greenhouse
Located at the Industrial Park
Warner Robins, GA 31088

Brian,
The purpose of this follow up letter (original letter from Thomas & Hutton forwarded on April 26) is to provide additional description for the water needs to the development as indicated above and to request approval from Houston County. This is for compliance with the Infrastructure Agreement between the city of Warner Robins and Houston County.

The design plans show a new Water Well to be located within the property for serving the domestic water needs. A fire protection line will be extended and tie into the existing Pure Flavor water main. This existing city water main at Pure Flavor is through a master meter with Houston County water at Hwy 41 and Crestview Road.

This water service connection/extension to the Pure Flavor line may be temporary. The reason being, the new city water plant at the Industrial Park, once in service and operational, will provide all the water needs to this development.

Consider this letter as The City of Warner Robins request for this servicing.

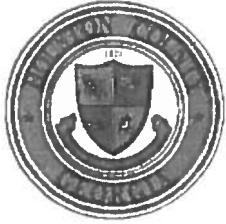
If you have any questions, please call me at (478) 302-5449.

Sincerely,

City of Warner Robins



William Abarca, P.E.
Utilities Engineer



Houston County Public Works

Office

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

Robbie Dunbar
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Fire Chief/ EMA Director

Ronnie Heald, PLS
County Engineer

Travis McLendon
Roads Superintendent

Brian Jones, PE
Utility Engineer

Terry Dietsch
Solid Waste Superintendent

August 4, 2021

William Abarca, PE
Utilities Engineer
City of Warner Robins

Subject: Water Connection Approval at Pete's – Hollandia Greenhouse
Industrial Development

Dear Mr. Abarca,

The plans for the above referenced project have been reviewed by the Houston County Water Department. Upon acceptance by the County for extending the water system supplied by our master meter, the connection is permitted.

If you have any questions, please let me know.

Sincerely,

Brian Jones

Roads Superintendent Travis McLendon is requesting permission to hire Anthony Winchester to fill the vacant Equipment Operator position at a Grade 10-C. Staff agrees that Mr. Winchester possesses the requisite qualifications and experience to qualify for the C-step.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

hiring Anthony Winchester for the vacant Equipment Operator position in the Roads Department at a Grade 10-C effective August 10, 2021.



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: July 21, 2021
Re: Equipment Operator New Hire

A handwritten signature in black ink, appearing to read "Ken Carter", written over the "From:" line of the memo.

Travis McLendon is requesting to hire Anthony Winchester for the vacant Equipment Operator position that is available. Based on Mr. Winchester's experience, Mr. McLendon would like to hire at grade 10-C or \$33,862.40 effective August 10, 2021. I have reviewed this request Mr. Winchester does meet the qualifications for the C step. Please consider this request.



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County Engineer

Travis McLendon
Roads Superintendent

Brian Jones, PE
Utility Engineer

Terry Dietsch
Solid Waste Superintendent

Memo

To: Ken Carter, Director of Personnel

From: Travis McLendon, Roads and Bridges Superintendent

Date: July 20, 2021

Re: Hire Anthony Winchester as an Equipment Operator at a 10-C
Pay Grade

Please considering hiring Anthony Winchester as A Roads and Bridges Equipment Operator at a 10-C pay grade effective August 10, 2021. The step up in pay grade is due to 10 years of previous experience with Large Trucks.

Thank you for your consideration of this request.

Travis McLendon

HOUSTON COUNTY APPLICATION FOR EMPLOYMENT

It is the policy of Houston County to select new employees and to promote current employees without regard to race, sex, religion, national origin, marital status or disability.

INSTRUCTIONS: You must answer all items on this application fully and accurately. The information that you give will be used in determining your qualifications and rating for employment. If an item does not apply to you, or if there is no information to be given, write the letters "N/A" for Not Applicable. **PRINT IN INK OR TYPE.** A resume may be attached **BUT WILL NOT** be accepted in lieu of this application. In order to be assured consideration for employment, your application must be received no later than the closing date of the vacancy announcement.

Position(s) Desired: (1) Equipment Operator (2) (3)	Date: 5/11/21
<input checked="" type="checkbox"/> Full Time <input type="checkbox"/> Part Time <input type="checkbox"/> Temporary	Salary Desired: \$32,884.80

PERSONAL DATA

Name: Last First Middle Winchester Anthony James	Social Security Number [REDACTED]
---	--------------------------------------

Address:	No. & Street	Apt. No.	City, State, Zip
[REDACTED]			Hawkinsville, GA 31036

Telephone Numbers: Home: [REDACTED] Business: [REDACTED]	Are you between the ages of 17 and 70? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	---

U. S. Citizen or Permanent VISA
 Yes No If no, give work permit number: _____

Have you ever been convicted of a crime other than a minor traffic violation? (A conviction does not automatically exclude you from employment consideration) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain on a separate sheet.	Do you have a relative working for the county? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, give name(s) and relationship. Jenna Edger (Sister in Law) Gamble Greathouse (Sister)
---	---

Have you ever been employed by Houston County? Yes No If yes, give dates, location and job classification: _____

Do you possess a valid motor vehicle Driver's License? Yes No Class A: _____ Lic No. [REDACTED]

EDUCATION

	Name and Location	From Mo/Yr.	To Mo/Yr.	Highest Grade Completed	Did You Graduate	Type Degree	Date Degree Obtained or To Be Obtained
High School	Perry High School	08/99	05/03	12th	Yes		05/25/03
College(s) (Other if Applicable)							
Graduate School							

MILITARY

Branch of U.S. Service _____ From Mo/Yr. _____ To Mo/Yr. _____ Rank _____

Major Duties: (Explain on separate sheet) _____

Honorable Discharge: _____ Yes _____ No (If no, explain on separate sheet)

Service Schools or special training (Explain on separate sheet) _____

Do you have a Reserve Obligation? _____ Yes _____ No (If yes, please describe) _____

EMPLOYMENT HISTORY: Please provide a complete employment history, listing all positions held, including **military**, part-time, summer, and volunteer. It is most important that you provide exact dates of employment, exact title or position, and detailed description of duties. If you held more than one position with an employer, please treat each position separately. This information will help determine eligibility. If submitting a resume, complete all information except Job Duties.

Were you ever discharged or asked to resign from any position? Yes No May we contact your present employer Yes No

(Begin with your present or most recent employer)

Name of Employer Trawick Construction LLC		Address 134 Mac Thompson Road Perry GA 31069	
Employment Dates (mo/yr) from 08 / 11 to Present /	Salary 40+ hrs/wk Starting: \$ 12.50 per hr Present: \$ 16.00 per hr	Name and Title of Supervisor Larry Beard	Telephone Number 4784565513
Position Title Foreman/Lineman		Job Duties Daily tasks include (but not limited to) supervising a crew of linemen, with responsibilities of timesheets and daily vehicle inspections. I assist in telephone cable maintenance. Also, handling the replacement of broken telephone poles with the use a digger derrick. When telephone cables need to be repaired, I utilize the backhoe to expose the cable to properly repair or replace. I clear rideaways by utilizing a bucket truck and chainsaws, I also use a fork lift to load material needed onto the work truck	
Reason for Leaving Lack of stability			
Name of Employer Carter & Sloop		Address 6310 Peake Road, Macon GA 31210	
Employment Dates (mo/yr) from 08 / 05 to 08 / 11	Salary 40 hrs/wk Starting: \$ 10.00 per hr Present: \$ 12.50 per hr	Name and Title of Supervisor Jesse Bearden	Telephone Number Retired
Position Title Rodman/Surveyor		Job Duties Daily tasks including assisting with wetland delineations, property setting pins, and utility easements.	
Reason for Leaving Better offer from current employer			
Name of Employer		Address	
Employment Dates (mo/yr) from / to /	Salary hrs/wk Starting: \$ per Present: \$ per	Name and Title of Supervisor	Telephone Number
Position Title		Job Duties	
Reason for Leaving			

REFERENCES

List three references (NOT minors, relatives or former employers) who have known you well during the past few years.

NAME	ADDRESS	OCCUPATION	PHONE NO.	NO. YEARS KNOWN
Michael Phillips		Facilities Superintendent		8+ years
Ryan English		Assistant District Attorney		10+ years
Coley Barron		Laborer/Facilities		8+ years

CERTIFICATION AND AUTHORIZATION FOR RELEASE OF INFORMATION

I CERTIFY that the information given by me in this application is true and complete to the best of my knowledge knowing that any false information, misrepresentation, or concealment of fact is sufficient grounds for my application to be rejected or, if employed, my employment terminated.

I UNDERSTAND AND AGREE that all information furnished in this application may be verified by the County. I further understand that any offer of employment may be revoked in the event a drug test, given by the County discloses information on me, which is considered disqualifying. I hereby authorize all individuals and organizations named or referred to in this application and any law enforcement organization to give the Houston County Government all information relative to my employment, education and character, and hereby release such individuals, organizations, and Houston County from any liability for any claim or damage which may result.

Anthony J. Winchester
Signature
Anthony J. Winchester

5/11/21
Date

Summary of bills by fund:

• General Fund (100)	\$1,465,690.55
• Emergency 911 Telephone Fund (215)	\$ 74,569.94
• Fire District Fund (270)	\$ 37,677.27
• 2006 SPLOST Fund (320)	\$ 4,093.70
• 2012 SPLOST Fund (320)	\$ 524,000.80
• 2018 SPLOST Fund (320)	\$ 998,352.82
• Water Fund (505)	\$ 265,931.59
• Solid Waste Fund (540)	<u>\$ 498,615.29</u>
 Total for all Funds	 \$3,868,931.96

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$3,868,931.96