



Houston County Board of Commissioners Meeting

Perry, Georgia

November 2, 2021

9:00 A.M.

HOUSTON COUNTY COMMISSIONERS MEETING

**Perry, Georgia
November 2, 2021
9:00 A.M.**

Call to Order

Turn Off Cell Phones

Invocation - Commissioner Walker

Pledge of Allegiance - Capt. Dan Browitt, USAF

Approval of Minutes from October 19, 2021

New Business:

1. Public Hearing on Special Exception Applications #2559 thru #2562, and #2564 thru #2566 – Commissioner Perdue
2. City of Perry Annexation Request (ASIL Group / 90 Amherst St.) – Commissioner Perdue
3. City of Perry Annexation Request (Chad Bryant / Houston Lake Road) – Commissioner Perdue
4. City of Warner Robins Annexation Request (Scott Free / 1326 Feagin Mill Road) – Commissioner Byrd
5. City of Warner Robins Annexation Request (Sean Rollins / 500 Nelson Drive) – Commissioner Byrd
6. City of Warner Robins Annexation Requests (Thomas Mason / Houston Lake Rd) – Commissioner Byrd
7. FF Property Program Cooperative Equipment Agreement (GA Forestry) – Commissioner Robinson
8. Emergency Management Performance Grant Application – Commissioner Robinson
9. Bid Award (Roads Dept / Dump Truck) – Commissioner Robinson
10. Solid Waste Contract Addendum (Advanced Disposal Services/Yard Waste) – Commissioner Walker
11. Personnel Request (Personnel Dept / Personnel Assistant) – Commissioner Walker
12. Personnel Request (HCSO Warrants) – Commissioner Walker
13. Amendment to Option to Purchase Agreement (Bear Branch Road Parcel / Water) – Commissioner Walker
14. Approval of Bills - Commissioner Byrd

Public Comments

Commissioner Comments

Motion for Adjournment

**Zoning & Appeals
Recommendation**

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2559 – Hilary Evans	Clothing (Internet Sales)	Unanimous	X		
#2560 – Alexis & Merien Alicea	Nail Salon	Unanimous	X		
#2561 – Victoria Weldon	Rental Properties	Unanimous	X		
#2562 – James Bridges	Lawn Care	Unanimous			X
#2564 – Matthew Pollard	Rivet Gun Business	Unanimous	X		
#2565 – Jeffrey Sweatt	Landscaping	Unanimous	X		
#2566 – Kings Cross Baptist Church of Middle Georgia	Church	Unanimous	X		

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

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

- | | |
|--|---------------------------|
| #2559 – Hilary Evans | Clothing (Internet Sales) |
| #2560 – Alexis & Merien Alicea | Nail Salon |
| #2561 – Victoria Weldon | Rental Properties |
| #2564 – Matthew Pollard | Rivet Gun Business |
| #2565 – Jeffrey Sweatt | Landscaping |
| #2566 – Kings Cross Baptist Church of Middle Georgia | Church |

and to table the following application and send back to Zoning & Appeals for reconsideration:

- | | |
|-----------------------|-----------|
| #2562 – James Bridges | Lawn Care |
|-----------------------|-----------|

Special Exception Summary

Application	Applicant	Location	Proposed Use	Z & A Recommendation/Comments
2559	Hilary Evans	105 Hopes Landing	Women's & Children's Clothing (Internet Sales)	Approved unanimously
2560	Alexis & Merien Alicea	113 Rosales Drive	Nail Salon	Approved unanimously, subject to compliance with any state regulatory agency requirements
2561	Victoria Weldon	102A Madison Avenue	Rental Properties	Approved unanimously
2562	James Bridges	107 Brittany Drive	Lawn Care	Tabled unanimously, in order for applicant to be present at the hearing
2564	Matthew Pollard	1825 Hwy. 247	Rivet Gun	Approved unanimously
2565	Jeffrey Sweatt	2092 Hiwassee Drive	Landscaping	Approved unanimously, with the condition to allow the use of a 5 ft. x 10 ft. open trailer for the business
2566	Kings Cross Baptist Church of Middle Georgia	Arena Road	Church	Approved unanimously

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

Application No. 2559

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 Hilary Evans
2. Applicant's Phone Number 478-494-3746
3. Applicant's Mailing Address 105 Hopes Landing Bonaire, GA 31005
4. Property Description LL 220, 10th Land District of Houston County, Georgia, Lot 33 and Parcel 33A, Block "A", Phase 3 of Lakewood Estates Subdivision, consisting of 0.54 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Women's and Children's Clothing (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.

9/3/21
Date

Hilary Evans
Applicant

Application # 2559

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

Houston County Zoning and Appeals Commission

Date Filed: September 3, 2021

Date of Notice in Newspaper: October 6 & 13, 2021

Date of Notice being posted on the property: October 8, 2021

Date of Public Hearing: October 25, 2021

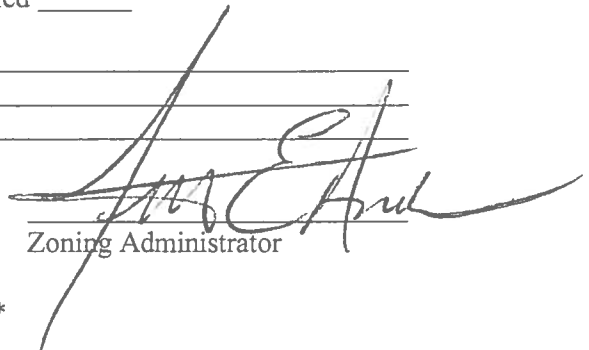
Fee Paid: \$100.00 Receipt # 42032

Recommendation of Board of Zoning & Appeals:

Approval X Denial Tabled

Comments: Approved unanimously.

October 25, 2021
Date


Zoning Administrator

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

Date of Recommendation Received: November 2, 2021

Date of Notice in Newspaper: October 6 & 13, 2021

Date of Public Hearing: November 2, 2021

Action by Houston County Commissioners:

Approval Denied Tabled

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2560

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:

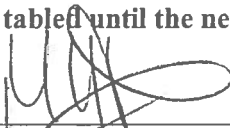
1. Name of Applicant Alexis and Merien Alicea
2. Applicant's Phone Number 478-334-4909
3. Applicant's Mailing Address 113 Rosales Drive Bonaire, GA 31005
4. Property Description LL 55, 11th Land District of Houston County, Georgia, Lot 15, Block "A", Section 1 of Harley Estates Subdivision, consisting of 0.35 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Nail Salon 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.

9/3/21
Date


Applicant

Application # 2560

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: September 3, 2021

Date of Notice in Newspaper: October 6 & 13, 2021

Date of Notice being posted on the property: October 8, 2021

Date of Public Hearing: October 25, 2021

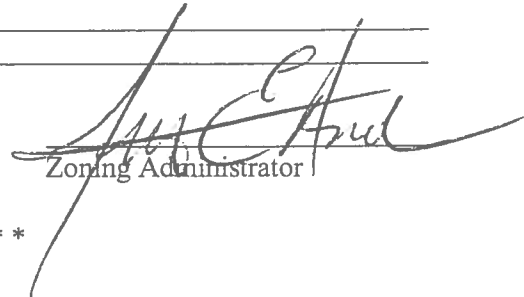
Fee Paid: \$100.00 Receipt # 42033

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

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

October 25, 2021
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: November 2, 2021

Date of Notice in Newspaper: October 6 & 13, 2021

Date of Public Hearing: November 2, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2561

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 Victoria Weldon
2. Applicant's Phone Number 478-997-2255
3. Applicant's Mailing Address 102A Madison Avenue Warner Robins, GA 31093
4. Property Description LL 139, 5th Land District of Houston County, Georgia, Lot 2, Block "D" of Dogwood Park Subdivision, consisting of 0.38 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Rental Properties 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.

09/03/2021

Date



Applicant

Application # 2561

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: September 3, 2021

Date of Notice in Newspaper: October 6 & 13, 2021

Date of Notice being posted on the property: October 8, 2021

Date of Public Hearing: October 25, 2021

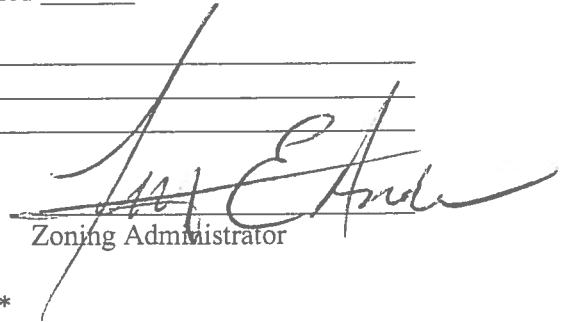
Fee Paid: \$100.00 Receipt # 42034

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

October 25, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: November 2, 2021

Date of Notice in Newspaper: October 6 & 13, 2021

Date of Public Hearing: November 2, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2562

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:

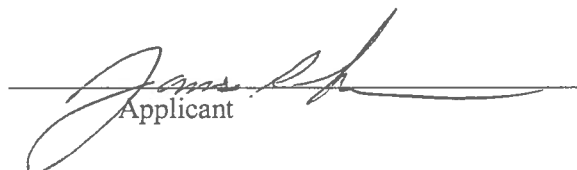
1. Name of Applicant James Bridges
2. Applicant's Phone Number 478-397-7964
3. Applicant's Mailing Address 107 Brittany Drive Perry, GA 31069
4. Property Description LL 188, 13th Land District of Houston County, Georgia, Lot 5, Block "A", Section 1 of Devonwood Subdivision, consisting of 2.25 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
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.

9-15-21
Date


Applicant

Application # 2562

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: September 15, 2021

Date of Notice in Newspaper: October 6 & 13, 2021

Date of Notice being posted on the property: October 8, 2021

Date of Public Hearing: October 25, 2021

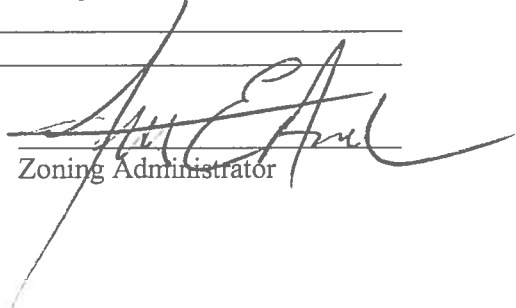
Fee Paid: \$100.00 Receipt # 42035

Recommendation of Board of Zoning & Appeals:

Approval _____ Denial _____ Tabled X

Comments: Tabled unanimously, in order for the applicant to be present at the hearing.

October 25, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: November 2, 2021

Date of Notice in Newspaper: October 6 & 13, 2021

Date of Public Hearing: November 2, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2564

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 Matthew Pollard
2. Applicant's Phone Number 478-396-9765
3. Applicant's Mailing Address 1825 Hwy. 247 S Kathleen, GA 31047
4. Property Description LL 81, 12th Land District of Houston County, Georgia, Lot 3, Block "C", Section 4 of Kovac Farms Subdivision, consisting of 3.19 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation
for a Rivet Gun 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.

9/24/21
Date

Matthew Pollard
Applicant

Application # 2564

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: September 24, 2021

Date of Notice in Newspaper: October 6 & 13, 2021

Date of Notice being posted on the property: October 8, 2021

Date of Public Hearing: October 25, 2021

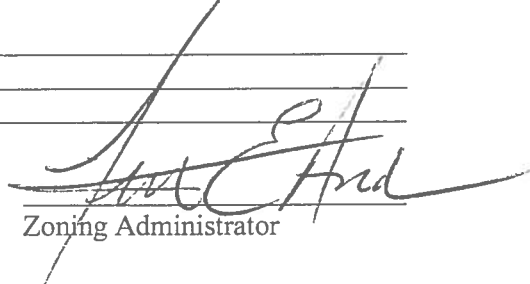
Fee Paid: \$100.00 Receipt # 42037

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

October 25, 2021
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: November 2, 2021

Date of Notice in Newspaper: October 6 & 13, 2021

Date of Public Hearing: November 2, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2565

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 Jeffrey Sweatt
2. Applicant's Phone Number 478-955-3105
3. Applicant's Mailing Address 2092 Hiwassee Drive Bonaire, GA 31005
4. Property Description LL 104, 11th Land District of Houston County, Georgia, Lot 48, Block "T", Section 4, Phase 3 of The Meadow at Riverbend Subdivision, consisting of 0.82 Acres
5. Existing Use Residential
6. Present Zoning District R-1
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.

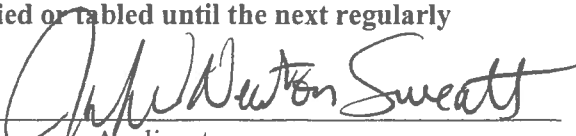
Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and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

28 Sep 2021

Date


Applicant

Application # 2565

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: September 28, 2021

Date of Notice in Newspaper: October 6 & 13, 2021

Date of Notice being posted on the property: October 8, 2021

Date of Public Hearing: October 25, 2021

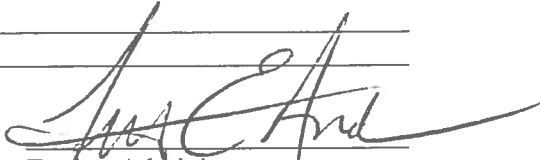
Fee Paid: \$100.00 Receipt # 42038

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.

October 25, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: November 2, 2021

Date of Notice in Newspaper: October 6 & 13, 2021

Date of Public Hearing: November 2, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2566

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:

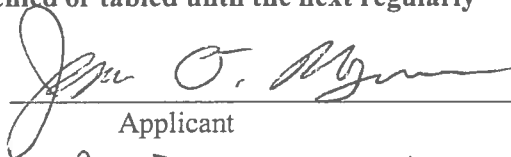
1. Name of Applicant Kings Cross Baptist Church of Middle Georgia
2. Applicant's Phone Number 478-951-8674
3. Applicant's Mailing Address P.O. Box 2268 Perry, GA 31069
4. Property Description LL 177, 10th Land District of Houston County, Georgia, as shown on a plat of survey for Kings Cross Baptist Church of Middle Georgia, consisting of 24.97 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Church
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.

9-29-21
Date


Applicant
Rev. Jason O. Mangrum

Application # 2566

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: September 29, 2021

Date of Notice in Newspaper: October 6 & 13, 2021

Date of Notice being posted on the property: October 8, 2021

Date of Public Hearing: October 25, 2021

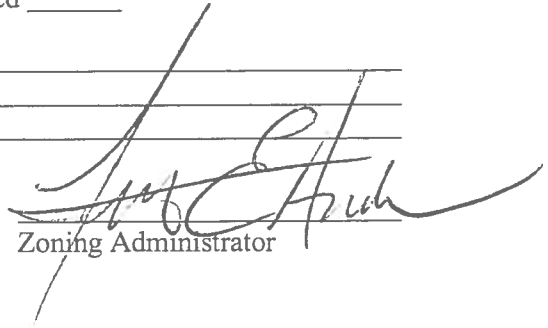
Fee Paid: \$100.00 Receipt # 42039

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

October 25, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: November 2, 2021

Date of Notice in Newspaper: October 6 & 13, 2021

Date of Public Hearing: November 2, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

Keith Newton, representing the ASIL Group LLC, has requested annexation into the City of Perry for a property totaling 2.07 acres located at 90 Amherst Street in Kathleen. Mr. Newton had previously made application to the City for this property which then included Tract "C" and Tract "D". He withdrew that original application and has submitted this new one minus Tract "C" creating a 50-foot buffer along the northern boundary line of the property and also minus Tract "D" which has a cemetery located on it.

The property is currently zoned County R-2 (Single-Family Residential) and the proposed zoning upon annexation is Perry R-1 (Single-Family Residential). The property is contiguous to the existing city limits of Perry and does not create an unincorporated island. The proposed use is in keeping with the plan for continued development of the Wooden Eagle subdivision. The Water Department would require the water main be tapped on the west side (city side) of the master meter.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

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

Tax Parcel 000530 046000 consisting of 2.07 acres (Tract "A" 1.73 acres and Tract "B" 0.34 acres) located at 90 Amherst Street, Kathleen.

PR.101221.AsilGroup.90AmherstST

Request for annexation received 10/12/2021 – Agenda 11/2/2021 – 30th Day 11/11/2021

City Request Received From: Perry

Property Location: 90 Amherst Street, Kathleen, GA 31047

Parcel ID: 000530 046000 (2.07 acres)

Zone Change: County R2 to City R1, Single-Family Residential District

Debra Presswood – No comments or concerns listed.

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

Concerns: Preserve any County utilities.

Chief Stoner – Comments: None

Concerns: None

Tim Andrews – Comments: No Comments.

Concerns: No concerns.

James Moore – Comments: I have no objections to the Annexation & Rezoning request

Concerns: None

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 – 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

Capt. Ricky Harlowe – No response.



Where Georgia comes together.

Department of Community Development

Received

October 8, 2021

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

OCT 12 2021

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 90 Amherst Street, Kathleen.

Parcel # 000530 046000 consisting of 2.07 acres.

Legal description(s) attached.

Current zoning for the property within Houston County is R-2. The request is for annexation into the City of Perry with a zoning classification of R-1, 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, December 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-291-2c2

Application for Annexation

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Keith Newton	ASIL Group, LLC
*Title	Manager	
*Address	3528 US Hwy 41 N, Byron, GA	3528 US Hwy 41 N, Byron, GA
*Phone	(478) 956-9477	(478) 956-9477
*Email	fknewton@gmail.com	fknewton@gmail.com

Property Information

*Street Address or Location	90 Amberst St, Kathleen, GA
*Tax Map #(s)	000530-040000
*Legal Description	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	R2	*Proposed City Zoning District	R1
*Please describe the existing and proposed use of the property <u>Note: A Site Plan and/or other information which fully describes your proposal may benefit your application.</u> complete development of Wooden Eagle as a planned community in the City of Perry			

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 - \$140.00 plus \$16.25/acre (maximum \$1,700.00)
 - Planned Development - \$160.00 plus \$16.25/acre (maximum \$3,000.00)
 - Commercial/Industrial - \$245.00 plus \$22.65/acre (maximum \$3,170.00)
- *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
If yes, please complete and submit a Disclosure Form available from the Community Development office.

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	10/6/2

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.

Standard for Granting a Zoning Classification

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

No. The covenants for Wooden Eagle subdivision do not preclude the uses permitted to the proposed zoning.

2. Identify the existing land uses and zoning classification of nearby properties.

South – Wooden Eagle subdivision, City of Perry, PUD

East – Gates of Sandefur subdivision, County, R1

West – Cardinal Ridge subdivision, County, R1

North – Wood residence, County, RAG

3. Whether the proposed zoning will allow uses that are suitable in view of the uses and development of adjacent and nearby property.

Yes, we are proposing residential use, R1, which is suitable among the other adjacent residences.

4. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.

The proposed zoning will not adversely affect the usability of the adjacent property. It sits directly adjacent to other residents and is an improved zoning of R1.

5. Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan.

The proposed zoning is in conformity with the Comprehensive Plan, to provide a variety of housing opportunities in appropriate areas.

6. Whether the zoning proposal will result in a use which will cause an excessive burden upon existing streets, transportation facilities, utilities, or schools.

The proposed two lots will meet the utility and sewer capacity. The zoning proposal will not result in any excessive burden to the subdivision, transportation, facilities, or schools.

7. Whether there is 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.

There is a City of Perry sewer manhole located directly on the property. There is a City of Perry water main located across the front of both of these lots. They are supporting utilities already located within the City of Perry.

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

Department of Community Development
City of Perry
1211 Washing Street
Perry, GA 31069
(478) 988-2720

October 6, 2021

Re: Letter of Intent, Annexation for 90 Amherst Street & 112 Gibson Circle

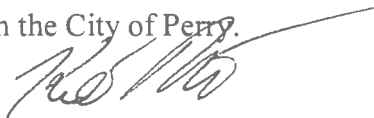
To Whom It May Concern:

This is our formal letter of intent to request annexation of Tract "A" and Tract "B" totaling 2.07 acres, to the City of Perry and rezoning request to R-1 zoning. As part of this request, we also are including the 2,060 SF of Houston County ROW to be annexed to the City of Perry, that was previously excluded.

These tracts are currently a portion of tax parcel No. 000530-046000. Refer to the attached survey, dated October 4, 2021 by McLeod Surveying, and recorded Book: 83, Page: 13 on October 6, 2021.

<u>Description</u>	<u>Acreage</u>	<u>Current Zoning</u>	<u>Current Use</u>	<u>Request</u>
Tract "A"	1.73	R2	Vacant	R1
Tract "B"	0.34	R2	Vacant	R1

We intend to include these tracts in Wooden Eagle Subdivision as part of the planned community in the City of Perry.

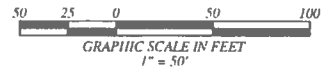


Sincerely,

- 1/2" REBAR SET
- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- △ OPEN TOP PIPE FOUND
- △ CALCULATED CORNER
- CONCRETE MONUMENT FOUND
- R/W RIGHT OF WAY
- HL HIGH DING LINE
- PL PROPERTY LINE
- DE DRAINAGE EASEMENT
- UE UTILITIES EASEMENT
- SSE SANITARY SEWER EASEMENT
- MH MASHOUL
- CB CATCH BASIN
- IB JUNCTION BOX
- DI DROP ISLET
- HW HEADWALL
- AC ACRE
- PL/MT PASSEMENT
- CRK CREEK
- L.L.L. LAND LOT LINE
- FH FIRE HYDRANT
- X FENCE LINE
- FFE FINISH FLOOR ELEVATION
- P POWER LINE
- PP POWER POLE
- CL CENTER LINE
- TH TEST HOLE
- SPED SITE PLAN ENG. DEPT
- SPHD SITE PLAN HEALTH DEPT
- R RADIUS
- EL ELEVATION
- RDP RESIDENTIAL DRAINAGE PLAN
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- LP LIGHT POLE
- WT WATER VALVE
- WM WATER METER
- N/F NOW OR FORMERLY

SANDEFUR ROAD 80' R/W

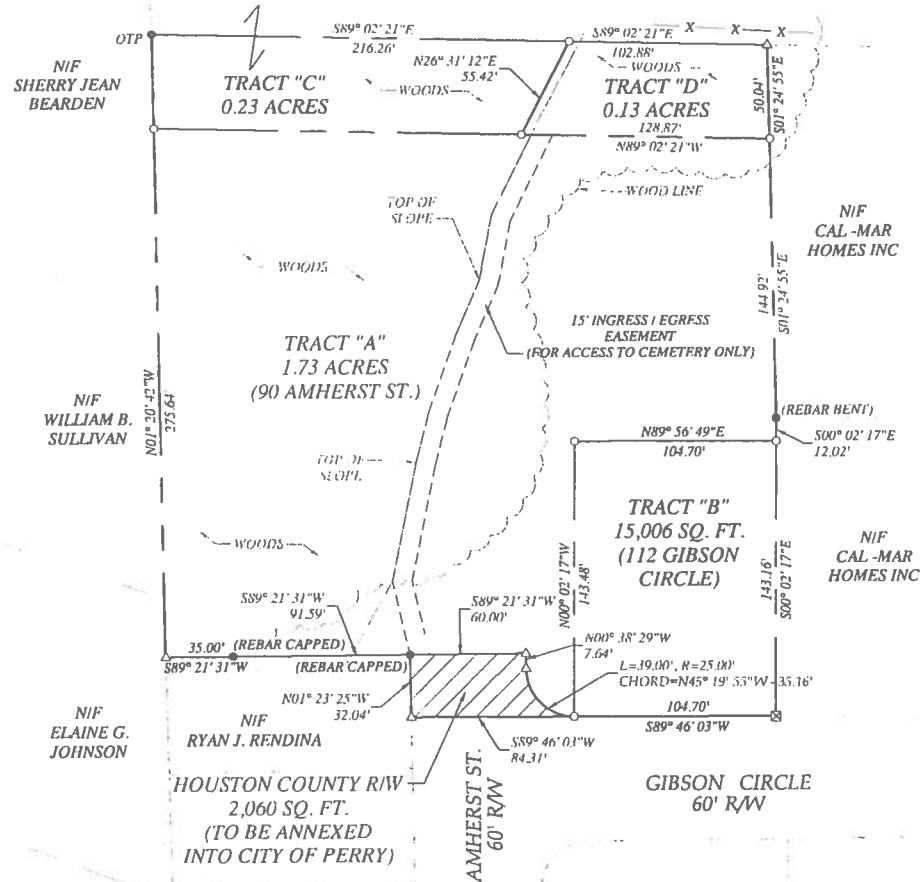
NIF
JAMES W. WOOD
&
REBECCA L. WOOD



Type: GEORGIA STANDARD PLATS
Recorded: 10/16/2021 11:19:00 AM
Fee Amt: \$10.00 Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Superior Court Clerk
Participant ID: 8648120189
BK 83 PG 13
FOR THE CLERK OF SUPERIOR COURTS USE ONLY

TRACT NOTE:
TRACT "C" IS TO BE COMBINED WITH THE PROPERTY TO THE NORTH OWNED BY JAMES W. WOOD & REBECCA L. WOOD.

TRACTS "D" IS TO BE CREATED TO BE USED AS A CEMETERY LOT. SAID TRACT HAS UNIDENTIFIED GRAVES ON SITE. NO VISIBLE EVIDENCE OF GRAVES ON SAID TRACT.



SURVEYOR'S CERTIFICATION

IT IS CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL SURVEYING AND PLATTING REQUIREMENTS OF THE LAND SURVEYING REGULATIONS OF THE CITY OF HOUSTON, TEXAS, HAVE BEEN FULLY COMPLIED WITH. FURTHERMORE, THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-2 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. § 15-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 41-15-4, 41-15-6, 41-15-19, 41-15-22.

BY (MARTY A. McLEOD): *Marty A. McLeod*
REGISTERED GEORGIA LAND SURVEYOR NUMBER - 2991

"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 AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.

Marty A. McLeod 10/4/2021
AGENT SIGNATURE DATE

NOTES
THIS PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY NOT BE SHOWN HEREON.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING USING A TOPCON GTS 2110 AND HAS A LINEAR PRECISION RATIO OF ONE FT. IN 24,000 FEET AND AN ANGULAR ERROR OF 0.1 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSURES WITHIN ONE FT. IN 664,523 FEET.

ACCORDING TO INFORMATION SHOWN ON F.E.M. 1, COMMUNITY PANEL NUMBER 13153 C 000 E, EFFECTIVE DATE SEPTEMBER 28, 2007, NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE.

- REFERENCES:
- P.B. 15, PG. 201
 - P.B. 33, PG. 185
 - P.B. 40, PG. 142
 - P.B. 54, PG. 144
 - P.B. 57, PG. 125
 - P.B. 65, PG. 46
 - P.B. 80, PG. 273

Approved for Recording

Bryan Wood



NO.	DATE	REVISION

COUNTY:	HOUSTON
DISTRICT:	10TH
LAND LOT:	121
DATE:	10/4/2021
SCALE:	1" = 50'
JOB NO.:	0652-018

SURVEY FOR:
ASIL GROUP LLC



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

Dee Moore Law Firm



Doc ID: 012118220007 Type: GLR
Filed: 09/27/2011 at 11:55:49 AM
Fee Amt: \$164.00 Page 1 of 7
Transfer Tax: \$142.00
Houston, Ga, Clerk Superior Court
Carolyn V. Sullivan Clerk

SPACE AB

BK **5634** PG **52-58**

Please record and return to:
Eric J. Nathan, Esq.
Weener & Nathan LLP
5887 Glenridge Drive N.E.
Suite 275
Atlanta, Georgia 30328

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HOUSTON

THIS INDENTURE, made this 20th day of September, 2011, by and between **WOODEN EAGLE, LLC**, a Georgia limited liability company, as party of the first part, (hereinafter referred to as "Grantor"), and **ASIL GROUP, LLC**, a Georgia limited liability company, as party of the second part, (hereinafter referred to as "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 TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All those tracts or parcels of land lying and being in Land Lot 121 of the 10th Land District of Houston County, Georgia and being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, together with any and all structures and improvements thereon.

This conveyance is subject to all matters of record.

TO HAVE AND TO HOLD the said tracts or parcels 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 Grantee forever in **FEE SIMPLE**.

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

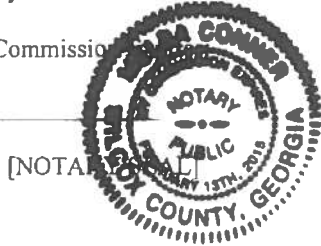
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, on the day and year first above written.

Signed, sealed and delivered in the presence of:

Diane White
Unofficial Witness

Yvonne Conner
Notary Public

My Commission



[NOTARY]

GRANTOR:

WOODEN EAGLE, LLC

By: *Charlie N. McGlamry* (SEAL)
CHARLIE N. MCGLAMRY,
Managing Member

By: *Howard Wooden* (SEAL)
HOWARD WOODEN,
Managing Member

(SEAL)

LEGAL DESCRIPTION

TRACT I: (3498/185)

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE 10TH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, AND BEING KNOWN AND DESIGNATED AS PARCEL "1", COMPRISING 95.094 ACRES AND HAVING SUCH SHAPES, METES, BOUNDS, COURSES AND DISTANCES AS ARE SHOWN ON A PLAT OF SURVEY PREPARED BY THEODORE W. WADDLE, JR., SURVEYOR, DATED JULY 19, 2005 AND RECORDED IN PLAT BOOK 65, PAGE 46, CLERK'S OFFICE, HOUSTON COUNTY, GEORGIA 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.

[NOTE: THE ABOVE-DESCRIBED TRACT I INCLUDES LOTS 30 THROUGH 32, BOTH INCLUSIVE, PHASE NO. 1, OF A SUBDIVISION KNOWN AS WOODEN EAGLE PLANTATION, ACCORDING TO A MAP OR PLAT OF SURVEY PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED SEPTEMBER 30, 2005, A COPY OF WHICH IS OF RECORD IN MAP BOOK 65, PAGES 86-87, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO FOR ALL PURPOSES. SAID LOTS 30 THROUGH 32 ARE CONVEYED SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN INSTRUMENT OF RECORD IN DEED BOOK 3612, PAGES 31-43, CLERK'S OFFICE, HOUSTON COUNTY, GEORGIA SUPERIOR COURT.]

LESS AND EXCEPT FROM TRACT I: (3614/331)

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOTS 1 THROUGH 29, BOTH INCLUSIVE; LOTS 33 THROUGH 42, BOTH INCLUSIVE; LOTS 45 THROUGH 60, BOTH INCLUSIVE, PHASE NO. 1, OF A SUBDIVISION KNOWN AS WOODEN EAGLE PLANTATION, ACCORDING TO A MAP OR PLAT OF SURVEY PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED SEPTEMBER 30, 2005, A COPY OF WHICH IS OF RECORD IN MAP BOOK 65, PAGES 86-87, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE

RECORDED COPY THEREOF ARE HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO FOR ALL PURPOSES.

ALSO LESS AND EXCEPT FROM TRACT I: (4097/116)

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOTS 1 THROUGH 25, BLOCK "A"; LOTS 1 THROUGH 9, BLOCK "B"; LOTS 1 THROUGH 10, BLOCK "C"; LOTS 1 THROUGH 8, BLOCK "D"; LOTS 1 THROUGH 4, BLOCK "E"; LOTS 1 THROUGH 13, BLOCK "H"; AND "; LOT 1, BLOCK "J", PHASE NO. 2, OF A SUBDIVISION KNOWN AS **WOODEN EAGLE PLANTATION**, ACCORDING TO A MAP OR PLAT OF SURVEY PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED NOVEMBER 3, 2006, A COPY OF WHICH IS OF RECORD IN MAP BOOK 68, PAGES 5-6, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO FOR ALL PURPOSES.

ALSO LESS AND EXCEPT FROM TRACT I: (5166/166)

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOTS 26 AND 28, BLOCK "A"; LOTS 5 AND 6, BLOCK "E"; AND, LOT 3, BLOCK "F", PHASE NO. 3, SECTION NO. 1, OF A SUBDIVISION KNOWN AS **WOODEN EAGLE PLANTATION**, ACCORDING TO A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED JANUARY 28, 2010, REVISED FEBRUARY 4, 2010, A COPY OF WHICH IS OF RECORD IN MAP BOOK 72, PAGE 49, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO FOR ALL PURPOSES.

ALSO LESS AND EXCEPT FROM TRACT I: (5166/215 AND 5307/101)

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOTS 27, 29 AND 30, BLOCK "A" AND LOTS 2 AND 4, BLOCK "F", PHASE NO. 3, SECTION NO. 1, OF A SUBDIVISION KNOWN AS **WOODEN EAGLE PLANTATION**, ACCORDING TO A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY WADDLE & COMPANY, CERTIFIED BY

THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED JANUARY 28, 2010, REVISED FEBRUARY 4, 2010, A COPY OF WHICH IS OF RECORD IN MAP BOOK 72, PAGE 49, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO FOR ALL PURPOSES.

ALSO LESS AND EXCEPT FROM TRACT I: (5265/4)

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOT 15, BLOCK "H", PHASE NO. 3, SECTION NO. 1, OF A SUBDIVISION KNOWN AS **WOODEN EAGLE PLANTATION**, ACCORDING TO A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED JANUARY 28, 2010, REVISED FEBRUARY 4, 2010, A COPY OF WHICH IS OF RECORD IN MAP BOOK 72, PAGE 49, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO FOR ALL PURPOSES.

ALSO LESS AND EXCEPT FROM TRACT I: (5166/215)

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOTS 27, 29 AND 30, BLOCK "A" AND LOTS 2 AND 4, BLOCK "E", PHASE NO. 3, SECTION NO. 1, OF A SUBDIVISION KNOWN AS **WOODEN EAGLE PLANTATION**, ACCORDING TO A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED JANUARY 28, 2010, REVISED FEBRUARY 4, 2010, A COPY OF WHICH IS OF RECORD IN MAP BOOK 72, PAGE 49, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO FOR ALL PURPOSES.

ALSO LESS AND EXCEPT FROM TRACT I: (5376/241)

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON

COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOT 8, BLOCK "E", PHASE NO. 3, SECTION NO. 1, OF A SUBDIVISION KNOWN AS **WOODEN EAGLE PLANTATION**, ACCORDING TO A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED JANUARY 28, 2010, REVISED FEBRUARY 4, 2010, A COPY OF WHICH IS OF RECORD IN MAP BOOK 72, PAGE 49, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO FOR ALL PURPOSES.

ALSO LESS AND EXCEPT FROM TRACT I: (5376/256)

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOT 7, BLOCK "E", LOT 1, BLOCK "F", AND LOT 17, BLOCK "H", PHASE NO. 3, SECTION NO. 1, OF A SUBDIVISION KNOWN AS **WOODEN EAGLE PLANTATION**, ACCORDING TO A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED JANUARY 28, 2010, REVISED FEBRUARY 4, 2010, A COPY OF WHICH IS OF RECORD IN MAP BOOK 72, PAGE 49, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO FOR ALL PURPOSES.

ALSO LESS AND EXCEPT FROM TRACT I: (5386/117)

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOT 16, BLOCK "H", PHASE NO. 3, SECTION NO. 1, OF A SUBDIVISION KNOWN AS **WOODEN EAGLE PLANTATION**, ACCORDING TO A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED JANUARY 28, 2010, REVISED FEBRUARY 4, 2010, A COPY OF WHICH IS OF RECORD IN MAP BOOK 72, PAGE 49, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO FOR ALL PURPOSES.

ALSO LESS AND EXCEPT FROM TRACT I: (5404/234)

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOT 18, BLOCK "H", PHASE NO. 3, SECTION NO. 1, OF A SUBDIVISION KNOWN AS **WOODEN EAGLE PLANTATION**, ACCORDING TO A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED JANUARY 28, 2010, REVISED FEBRUARY 4, 2010, A COPY OF WHICH IS OF RECORD IN MAP BOOK 72, PAGE 49, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO FOR ALL PURPOSES.

ALSO LESS AND EXCEPT FROM TRACT I: (5450/304)

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOT 14, BLOCK "H", PHASE NO. 3, SECTION NO. 1, OF A SUBDIVISION KNOWN AS **WOODEN EAGLE PLANTATION**, ACCORDING TO A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED JANUARY 28, 2010, REVISED FEBRUARY 4, 2010, A COPY OF WHICH IS OF RECORD IN MAP BOOK 72, PAGE 49, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO FOR ALL PURPOSES.

Chad Bryant, representing property owner Billy Adams, has requested annexation into the City of Perry for a 1.78-acre property located west of Bear Branch Drive on the north side of SR127 adjacent to the Houston Lake dam. The property is currently zoned County R-AG (Agricultural Residential) and the proposed zoning upon annexation is Perry R-1 (Single-Family Residential). The property is contiguous to the existing city limits of Perry (SR127 was annexed into the City of Perry by legislative action) and does not create an unincorporated island.

County Attorney Hall recommends the County erect a fence at the joint property line of this parcel and the 0.46-acre parcel the County owns on Houston Lake thereby reducing our liability from someone trying to access Houston Lake from this property through the County owned property.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

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

Tax Parcel 000810 10A000 consisting of 1.78 acres located west of Bear Branch Drive on the north side of SR127 adjacent to the Houston Lake dam; with the following stipulations:

Requirements

- **There will be no access to Houston Lake through or on County-owned properties.**
- **Sewer lines to service this property will not be located on County-owned properties.**
- **Any necessary driveway permits will be through Georgia Department of Transportation.**
- **This parcel will be a county water customer.**

Disclosure

- **This is a fill area with various types of debris (such as trees, stumps, concrete rip-rap, and other types of construction materials) by previous owners.**

PR.101821.Adams.00081010A000

Request for annexation received 10/18/21 – Agenda 11/2/2021 – 30th Day 11/17/2021

City Request Received From: Perry

Property Location: Houston Lake Road

Parcel ID: 00010 10A000 (1.78 acres)

Zone Change: County R-AG to City R-1, Single-Family Residential District

Debra Presswood – No comments or concerns listed.

Tom Hall – Comments: The property is contiguous to the Perry City limits. State Route 127 was annexed into the City of Perry by legislative action. The annexation does not create an unincorporated island.

Concerns: Preserve County utilities. It would be my recommendation that the County erect a fence at the joint property line of this parcel and the .046 acres the County owns on Houston Lake. This will somewhat reduce our liability from someone trying to access Houston Lake from this property through the County property.

Chief Stoner – Comments: All surrounding properties are in unincorporated Houston County with the exception of the roadway. Although this property would not technically become a city island, it does create a single residence serviced by the city while all adjoining residences are serviced by the County.

Concerns: None

Tim Andrews – Comments: No comment.

Concerns: No concern.

James Moore – Comments: I have no objections to the Annexation/Rezoning.

Concerns: None 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 – Comment: Will be County water customer.

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 – No comments or concerns listed.



Where Georgia comes together.

Department of Community Development

October 15, 2021

Received

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

OCT 18 2021

CERTIFIED MAIL

Houston County Commissioners

Dear Commissioners,

Warner Robins, GA

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 Houston Lake Road, Perry

Parcel # 000810 10A000 consisting of 1.78 acres.

Legal description(s) 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-1, 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, December 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 # 292-2021

Application for Annexation

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Chad Bryant	Billy Adams
*Title	Engineer/Owner	
*Address	906 Ball Street	204 Stalkner Ave Warner Robins, GA 31088
*Phone	478-224-7070	
*Email	Chad@bryantengllc.com	

Property Information

*Street Address or Location	Houston Lake Rd
*Tax Map #(s)	000810 10A000
*Legal Description	
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-1
*Please describe the existing and proposed use of the property <u>Note: A Site Plan and/or other information which fully describes your proposal may benefit your application.</u>			
Future home site			

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 - \$140.00 plus \$16.25/acre (maximum \$1,700.00)
 - Planned Development - \$160.00 plus \$16.25/acre (maximum \$3,000.00)
 - Commercial/Industrial - \$245.00 plus \$22.65/acre (maximum \$3,170.00)
 - *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
- If yes, please complete and submit a Disclosure Form available from the Community Development office.

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 10/14/21
*Property Owner/Authorized Agent 	*Date 10/14/21

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.

October 14, 2021

Mr. Bryan Wood
Community development Director
City of Perry
741 Main Street
Perry, GA 31069
478-988-2720
bryan.wood@perry-ga.gov

**Subject: Application for Rezoning
1.78 Acres – Future homesite**


Dear Mr. Wood,

Please see attached application and plat for rezoning for 1.78 acre tract located just south of Bear Branch Drive on the west side of Houston Lake Road. Below is the Standards for Granting a Rezoning. (Page 2 of application).

1. Properties surrounding the tract are mostly residential. To the north is Houston Lake and Houston Lake Country Club.
2. The proposed zoning is for residential use.
3. The proposed zoning is like kind with its surrounding zonings and meets similar sizes in neighboring tracts.
4. This proposed homesite should not adversely impact and city structures.
5. The proposed homesite will be similar to other lots surrounding it.

We would like to be placed on the next available agenda for the Perry Planning Commission. Please let me know if you have any questions.

Sincerely,



Kyle Snell
Project Engineer
Bryant Engineering



Doc ID: 015365260002 Type: GLR
 Recorded: 10/29/2018 at 02:50:24 PM
 Fee Amt: \$42.80 Page 1 of 2
 Transfer Tax: \$30.80
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk

BK **8005** PG **305-306**

After recording return to:
 Nicole Grush 2401
 127 Carl Vinson Pkwy.
 Warner Robins, GA 31088

STATE OF GEORGIA
 COUNTY OF HOUSTON

LIMITED WARRANTY DEED

THIS INDENTURE, made this 17th day of October, 2018, between **CK PROPERTIES, LLC**, a Georgia Limited Liability Company, hereinafter called Grantor, and **Olivia Adams**, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, & assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of OTHER GOOD AND VALUABLE CONSIDERATION AND TEN & 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, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all the following described property, to-wit:

All that tract or parcel of land situate, lying and being in Land Lot 171 of the Tenth (10th) Land District of Houston County, Georgia, being known and designated as Parcel "A-1", containing 0.308 acres, and Parcel "B", containing 1.5141 acres, as shown on a plat of survey prepared by Lee R. Jones, dated August 26, 1998, and recorded in Plat Book 53, Page 107, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes.

LESS AND EXCEPT: That property conveyed to the Georgia Department of Transportation in that certain Right of Way Deed dated October 12, 2006, and recorded in Deed Book 4036, Pages 165-169, Clerk's Office, Houston Superior Court.

The above described property is conveyed subject to all restriction, covenants, easements, rights-of-way and restrictions of record, if any.

Parcel Reference: 000810 10A000.

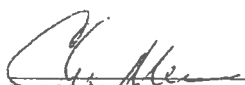
TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID GRANTOR warrants and will forever defend the right and title to the above described property unto the Grantee against the claims of all persons by, through, or under the named Grantor, but not otherwise.

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal, on the day and year above written.

CK PROPERTIES, LLC

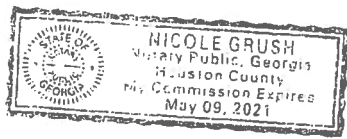

By: Kevin Sullivan (SEAL)
Title: Managing Member


By: Christopher Murman (SEAL)
Title: Member

Signed, sealed, and delivered in presence of:


Unofficial Witness

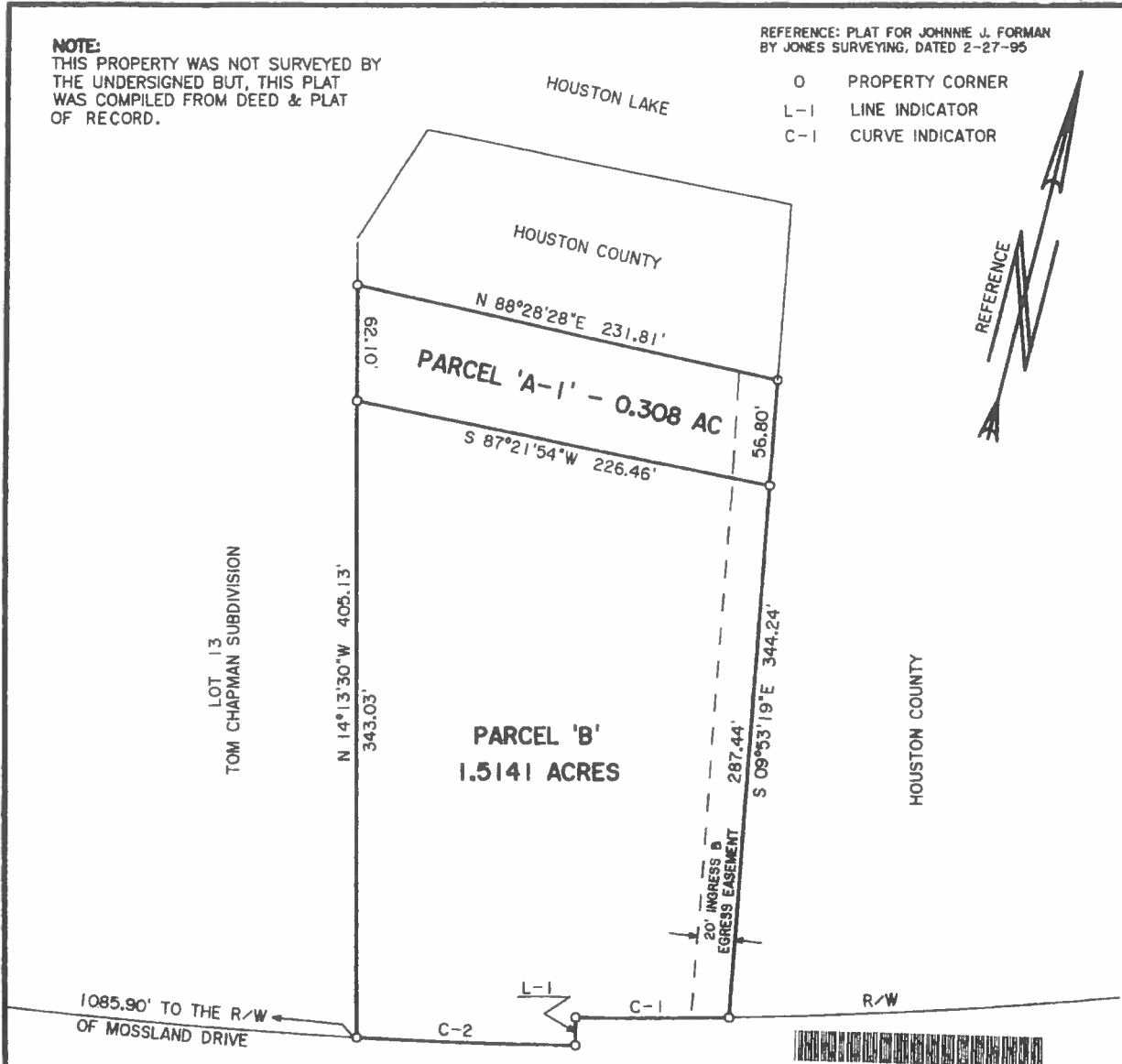

Notary Public



NOTE:
THIS PROPERTY WAS NOT SURVEYED BY THE UNDERSIGNED BUT, THIS PLAT WAS COMPILED FROM DEED & PLAT OF RECORD.

REFERENCE: PLAT FOR JOHNNIE J. FOREMAN BY JONES SURVEYING, DATED 2-27-95

- O PROPERTY CORNER
- L-1 LINE INDICATOR
- C-1 CURVE INDICATOR



Approved
11/5/98
Houston County Planning Commission

[Signature]
Secretary

Doc ID: 005782980001 Type: PLA
Filed: 11/05/1998 at 12:38:37 PM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 53 PG 107

STATE ROUTE 127
R/W VARIES

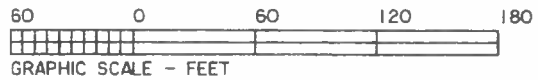
THE UNDERSIGNED DOES CERTIFY THAT THEY ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED.

11/5/98 *[Signature]*
DATE

NOTE: PARCEL 'A-1' IS AN ADDITION TO PARCEL 'B'

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	2784.90'	82.05'	82.05'	S 75°43'58"W
C-2	2799.90'	117.95'	117.94'	S 77°47'00"W

COURSE	BEARING	DISTANCE
L-1	S 13°25'25"E	15.00'

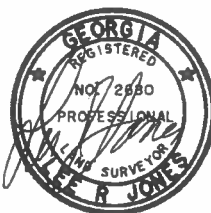


CERTIFICATION

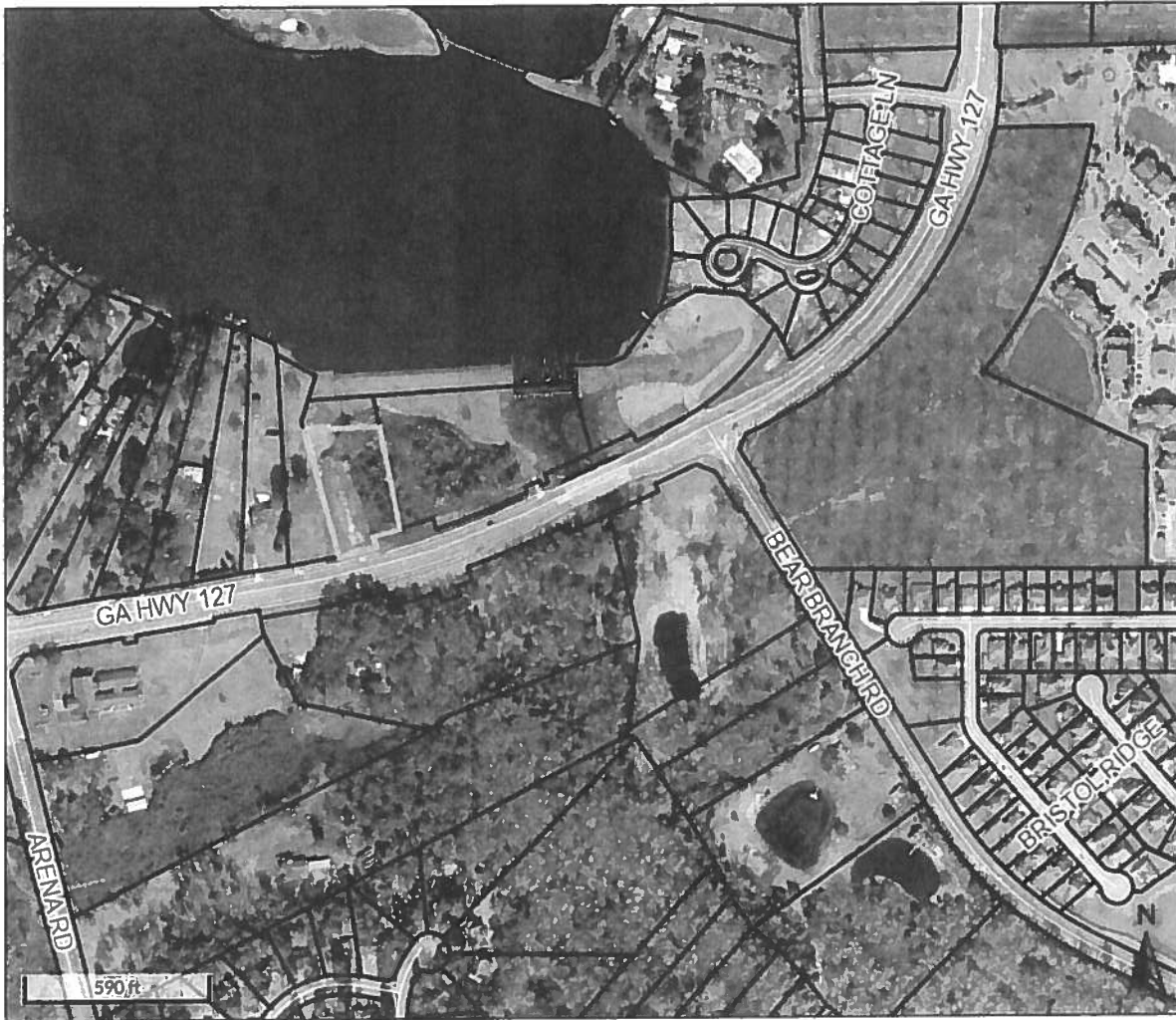
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A FEET AND AN ANGULAR ERROR OF COMPILED PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50000+ FEET.

THE LINEAR AND ANGULAR MEASUREMENT SHOWN ON THIS PLAT WERE OBTAINED BY USING A LEITZ SET 3 ELECTRONIC TOTAL STATION.



PLAT FOR
JOHNNIE J. FOREMAN
PARCEL 'A-1'
LAND LOT 171 10TH DISTRICT
HOUSTON COUNTY, GEORGIA
SCALE 1" = 60' AUGUST 26, 1998
JONES SURVEYING & ENGINEERING INC.
PERRY, GEORGIA (912) 987-2705



Overview



Legend

- Parcels
- Roads

<p>Parcel ID 000810 10A000</p> <p>Class Code Residential</p> <p>Taxing District County</p> <p>Acres 1.78</p>	<p>Owner ADAMS OLIVIA</p> <p>100 COUNTRY LANE</p> <p>KATHLEEN, GA 31047</p> <p>Physical Address HOUSTON LAKE RD</p> <p>Assessed Value Value \$31100</p> <p>Land Value Value \$31100</p> <p>Improvement Value</p> <p>Accessory Value</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>10/17/2018</td> <td>\$30711</td> <td>LM</td> <td>Q</td> </tr> <tr> <td>12/30/2008</td> <td>\$15000</td> <td>03</td> <td>U</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	10/17/2018	\$30711	LM	Q	12/30/2008	\$15000	03	U
Date	Price	Reason	Qual											
10/17/2018	\$30711	LM	Q											
12/30/2008	\$15000	03	U											

(Note: Not to be used on legal documents)

Date created: 10/27/2021
 Last Data Uploaded: 10/27/2021 6:05:11 AM

Scott Free, representing Coldwell Banker Free Realty, has requested annexation into the City of Warner Robins on behalf of Glen D. Tyson, Jr. as executor of the estate of Dorothy E. Tyson for a 2.31-acre property located at 1326 Feagin Mill Road. The property is currently zoned County R-AG (Agricultural Residential) 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 and does not create an unincorporated island.

It is noted that a C-1 zoning may be more appropriate since the intended use is for a professional office. Also, this property is currently serviced as a county water customer.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

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

Tax Parcel 000770 015000 consisting of 2.31 acres located at 1326 Feagin Mill Road; with the following stipulation:

- **This parcel will be a county water customer.**

WR.101821.Tyson.1326FeaginMillRD

Request for rezoning received – 10/18/2021 – Agenda 11/2/2021 – 30th Day 11/17/2021

City Request Received From: Warner Robins

Property Location: 1326 Feagin Mill Road; Tax Parcel 000770 015000; 2.31 acres

Zone Change: County R-AG to City C-2 General Commercial District

Debra Presswood – No comments or concerns listed.

Tom Hall – Comments: The property is contiguous to the Warner Robins city limits. The annexation of this parcel does not create an unincorporated island. The portion of the property left in the unincorporated county is adjacent to the right of way of Feagin Mill Road which is a county road. This gives an uninterrupted connection to other unincorporated county land through Settler’s Landing subdivision and then through the parcel that stayed in the county from the Ryals annexation through property on Tucker Road to Houston Lake Road. C-1 zoning may be more appropriate since this is going to be a professional office. C-2 would give rise to many other uses

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 & Rezoning request.

Concerns: None listed.

Public Works:

Robbie Dunbar – No comments or concerns listed.

Terry Dietsch – No comments or concerns listed.

Ronnie Heald – Comment: Access permit from County.

Van Herrington – No comments or concerns listed.

Brian Jones – Comment: Is County water customer.

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 – No comments or concerns listed.

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

Received

October 4, 2021

OCT 18 2021

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

Houston County Commissioners
Warner Robins, GA

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.

CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

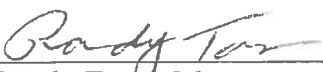
Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – a 2.31 acre portion of property, located at 1326 Feagin Mill Road - Tax Parcel No., [000770 015000]

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 Glen D. Tyson, Jr., as executor of the estate of Dorothy E. Tyson. 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-AG[Residential Agricultural District][County], and the proposed zoning and land use for this tract upon annexation is C-2[General Commercial District][City], under the zoning ordinance of the City of Warner Robins.

Respectfully,

City of Warner Robins, Georgia

By: 

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: Dorothy Tyson Estate Cellphone: 904 631 0856

Company Name (if applicable): N/A Office Phone: N/A

Property Owner(s) Address: 106 Hammond Rd Marshallville, GA 31057

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

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

Applicant's Address: 1271 S. Houston Lake Rd - Warner Robins Ga 31088

Property Information

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

ADDRESS/LOCATION: 1326 Feagin Milk Rd.

Tract#: 3.53 - 2015 Parcel#: _____ Land Lot(s): 131 Land District#: 10

County: Houston Tax Parcel#: 000770 015000 Total Acres: 3.53

Survey Prepared by: Waddell - Clements & Assoc Dated MARCH 18, 1985

Recorded in Plat Book#: 27 Page#: 282

Present Zoning: RAF Requested Zoning: C-2

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

This parcel is under contract for a proposed
use as a Dr. Office. The Bank involved has
required the Property to be an City Gower. For that
reason the Property will need to be Annexed or Rezoned.

Infrastructure Information:

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

Is sewer service available? Yes No Jurisdiction: Houston County.

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, Glen D. Tyson, Jr., 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 23 day of April, 2021.

Owner/Applicant Signature Glen D. Tyson Jr

Print Name Glen D. Tyson, Jr.

STAMP DATE RECEIVED:



Overview



Legend

- Roads
- Parcels
- Corporate Limits
 - <all other values>
 - Didn't Match
 - Missing Info
 - They Match
- County Outlines
 - <all other values>
 - Peach
 - Houston

Parcel ID	000770 015000	Alternate ID	34653	Owner Address	TYSON DOROTHY E ESTATE IN REM
Sec/Twp/Rng	n/a	Class	Residential		106 HAMMOND RD
Property Address	1326 FEAGIN MILL RD	Acreage	3.53		MARSHALLVILLE, GA 31057
District	County				
Brief Tax Description	TYSON PROPERTY PB 27/282 3.532 ACRES (Note: Not to be used on legal documents)				

Date created: 10/13/2021
 Last Data Uploaded: 10/13/2021 5:21:59 AM

Developed by Schneider
 GEOSPATIAL

Type: GEORGIA STANDARD PLATS
 Recorded: 9/27/2021 2:52:00 PM
 Fee Amt: \$10.00 Page 1 of 1
 Houston, Ga. Clerk Superior C
 BK 83 PG 9

CERTIFICATION
 CLERK OF THE SUPERIOR COURT

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-4-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY THE CLERK OF THE SUPERIOR COURT. THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, OR PLAN FOR FILING (ON THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THAT APPROVAL IS NOT REQUIRED):



THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING (ON THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THAT APPROVAL IS NOT REQUIRED):

THIS IS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HOUSTON COUNTY, GEORGIA, AND IS APPROVED FOR RECORD ON THE FILE OF THE CLERK OF THE SUPERIOR COURT BY SAID COMMISSION.

DATED THIS 23 DAY OF Sept, 2021
 THE HOUSTON COUNTY PLANNING COMMISSION
 BY: *[Signature]* (SECRETARY)

"OWNER'S CERTIFICATION:
 THE UNDERSIGNED CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN HEREON AND I HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARCELS."

9/20/2021
 DATE
[Signature]
 OWNER OR AGENT

No.	Date	Description

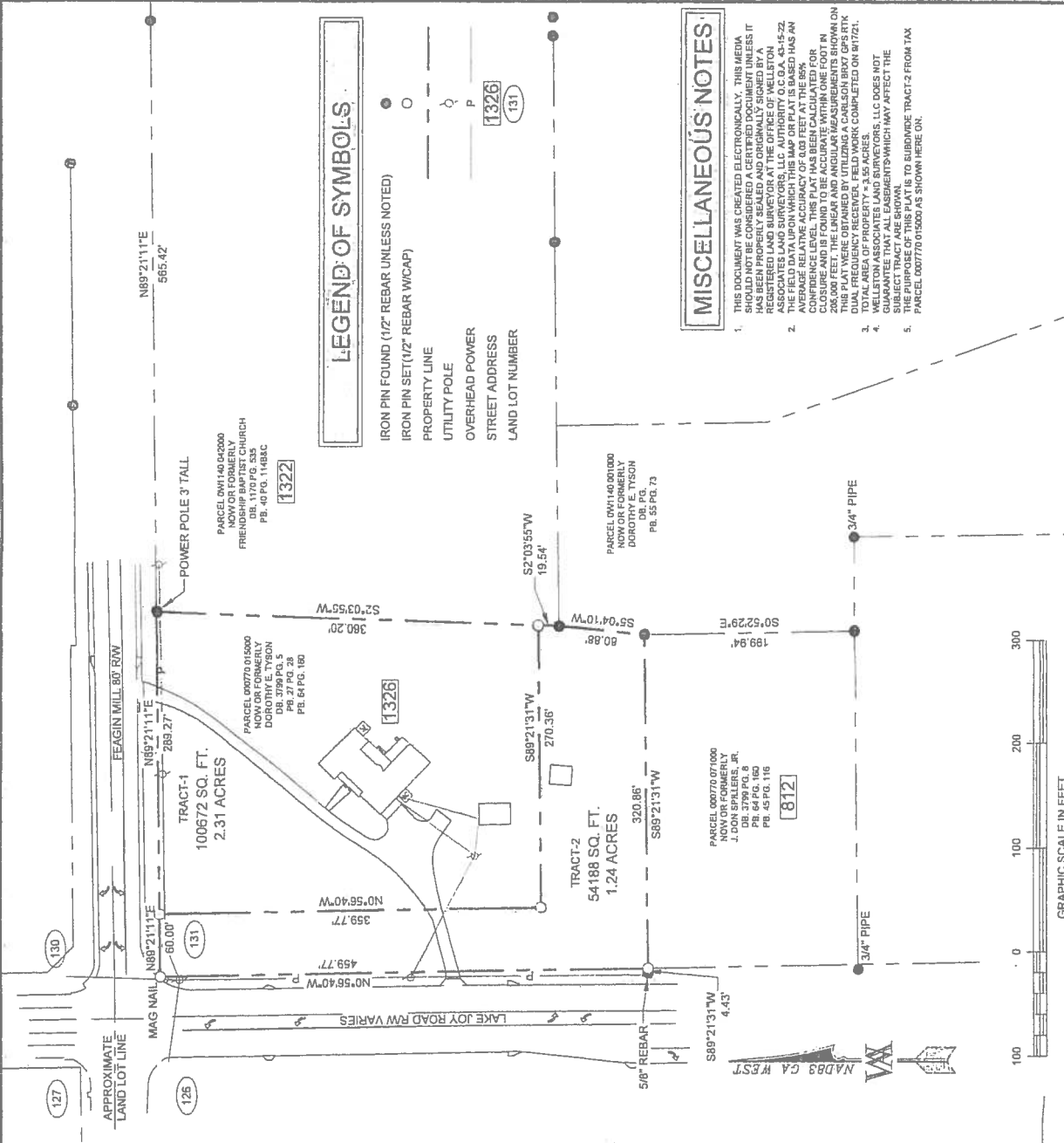
WELLSTON ASSOCIATES
 LAND SURVEYORS, LLC
 506 ORIGIN BLDG, SUITE 2
 WALKER ROBINS, GEORGIA 31088
 WWW.WELLSTONASSOC.COM



SUBDIVISION SURVEY
 PROPERTY OF
 DOROTHY E. TYSON
 LAND LOT 131
 10TH LAND DISTRICT
 HOUSTON COUNTY, GEORGIA

Project No.: 2181-013
 Drawing No.: SDV
 Drawn By: B.J.H.
 Checked By: S.H.J.
 R.L.S. No.: 3171
 Date: 9/20/21
 Scale: 1"=100'

Sheet No.: 1 of 1



LEGEND OF SYMBOLS

- IRON PIN FOUND (1/2" REBAR UNLESS NOTED)
- IRON PIN SET (1/2" REBAR W/ CAP)
- PROPERTY LINE
- UTILITY POLE
- OVERHEAD POWER
- STREET ADDRESS
- LAND LOT NUMBER

MISCELLANEOUS NOTES

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA IS NOT A PHYSICAL RECORD. IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC. AUTHORITY O.C.G.A. 45-15-22.
- THIS PLAT WAS PREPARED USING A CARLSON BR97 GPS RTK. THE PLAT WAS OBTAINED BY UTILIZING A CARLSON BR97 GPS RTK. THE PLAT WAS OBTAINED BY UTILIZING A CARLSON BR97 GPS RTK. THE PLAT WAS OBTAINED BY UTILIZING A CARLSON BR97 GPS RTK. THE PLAT WAS OBTAINED BY UTILIZING A CARLSON BR97 GPS RTK.
- TOTAL AREA OF PROPERTY = 3.55 ACRES.
- THIS PLAT WAS OBTAINED BY UTILIZING A CARLSON BR97 GPS RTK. THE PLAT WAS OBTAINED BY UTILIZING A CARLSON BR97 GPS RTK. THE PLAT WAS OBTAINED BY UTILIZING A CARLSON BR97 GPS RTK. THE PLAT WAS OBTAINED BY UTILIZING A CARLSON BR97 GPS RTK.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT-2 FROM TAX PARCEL 000777015001 AS SHOWN HERE ON.

Sean Rollins, representing S & B Properties, has requested annexation into the City of Warner Robins for a 0.68-acre property located at 500 Nelson Drive. The property is currently zoned County R-1 (Single-Family Residential) and the proposed zoning upon annexation is Warner Robins R-1 (Single-Family Residential). The property is contiguous to the existing city limits of Warner Robins and does not create an unincorporated island. This property is currently served as a county sanitation customer.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

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

Tax Parcel 00074D 018000 consisting of 0.68 acres located at 500 Nelson Drive.

WR.101821.SBProperties.500NelsonDR

Request for rezoning received – 10/18/2021 – Agenda 11/2/2021 – 30th Day 11/17/2021

City Request Received From: Warner Robins

Property Location: 500 Nelson Drive; Parcel No. 00074D 018000; 0.68 acres

Zone Change: County R-1 to City R-1 single-family residential district

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.

Concerns: Preserve any County utilities.

Chief Stoner – Comments: None

Concerns: None

Tim Andrews – Comments: No comment.

Concerns: No concern.

James Moore – Comments: I have no objections to the Annexation.

Concerns: None 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 – Comment: County to retain sanitation service.

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 – No comments or concerns listed.

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

Received

October 4, 2021

OCT 18 2021

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

Houston County Commissioners
Warner Robins, GA

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.

CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

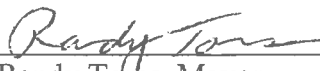
Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – property totaling 0.68 acres, located at 500 Nelson Drive - Tax Parcel No., [00074D 018000]

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 S&B Properties, LLC. 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], and the proposed zoning and land use for this tract upon annexation is R-1[Single-Family Residential District][City], under the zoning ordinance of the City of Warner Robins.

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: SEAN ROLLINS Cellphone: 478 256 3419

Company Name (if applicable): SIB Properties Office Phone: 478 923 8811

Property Owner(s) Address: 500 Nelson Dr

Applicant's Name: SAME Cellphone: _____

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

Applicant's Address: _____

Property Information

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

ADDRESS/LOCATION: 500 Nelson Dr

Tract#: _____ Parcel#: 000740018000 Land Lot(s): _____ Land District#: _____

County: Houston Tax Parcel#: _____ Total Acres: 0.68

Survey Prepared by: Waddle + Co Dated 4/25/79

Recorded in Plat Book#: 22 Page#: 194

Present Zoning: R-1 Requested Zoning: R-1

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

Sewer NEEDED / current septic system inop.

Infrastructure Information:

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

Is sewer service available? Yes No Jurisdiction: CWR
D.C.

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.

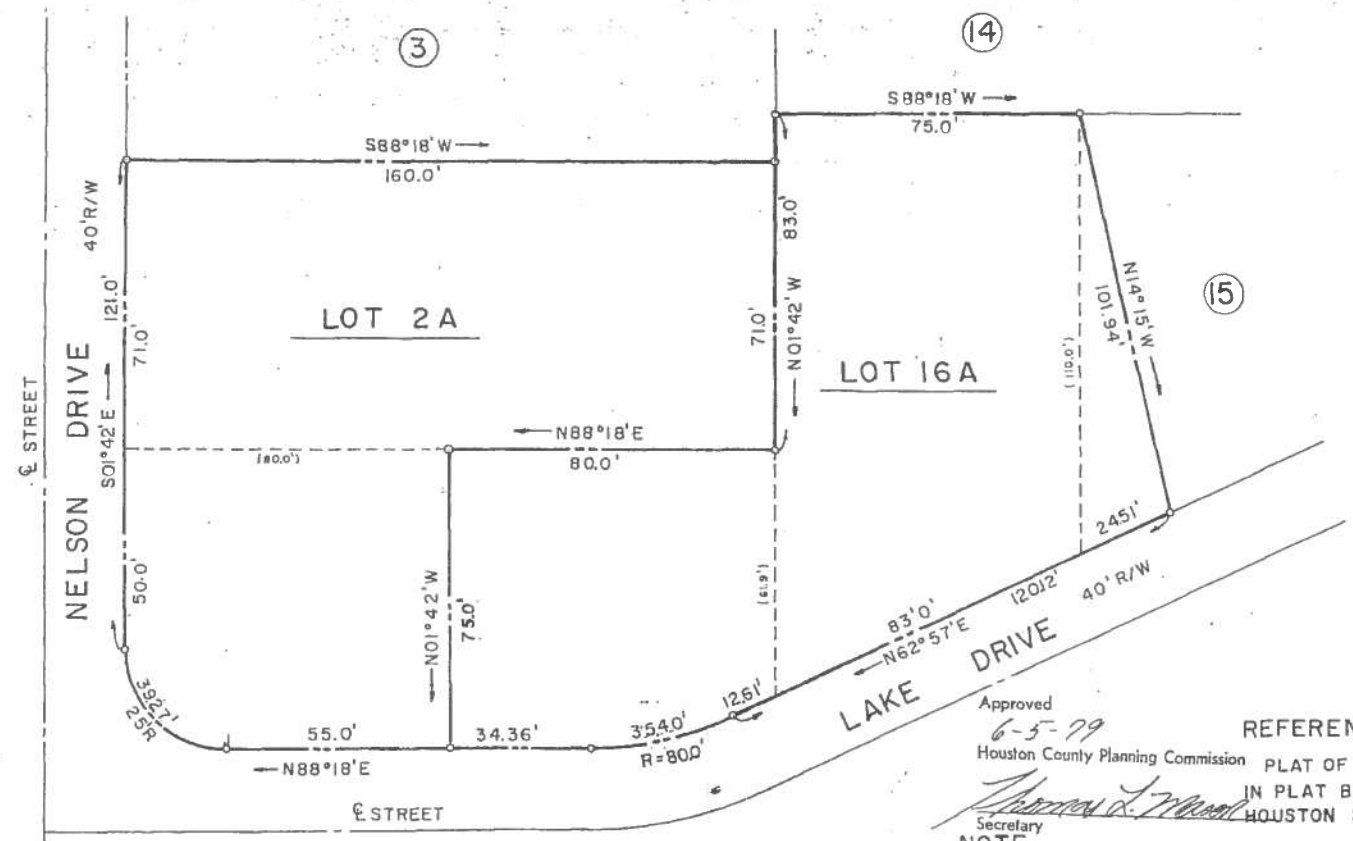
This form is to be executed under oath. I, _____, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 10 day of Sept 2021

Owner/Applicant Signature [Signature]

Print Name Sean Rollins

STAMP DATE RECEIVED:



Approved
 6-5-79
 Houston County Planning Commission
Theresa L. Wood
 Secretary
NOTE

REFERENCE PLAT:
 PLAT OF LAKE SUBDIVISION RECORDED
 IN PLAT BOOK 5, PAGE 75, CLERKS OFFICE,
 HOUSTON SUPERIOR COURT.

1. LOT 16A IS PROPERTY OF WILLIE B. GARDNER & CONSISTS OF LOT 16 & A PORTION OF LOTS 1 & 15, BLOCK "A", LAKE SUBDIVISION.
2. LOT 2A IS PROPERTY OF WILLIAM A. GRIMMETT & CONSISTS OF LOT 2 & A PORTION OF LOT 1, BLOCK "A", LAKE SUBDIVISION.

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law,
Walter G. Clements

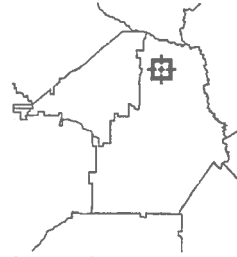


Doc ID: 006881490001 Type: PLA
 Filed: 07/30/1979 at 10:18:34 AM
 Fee Amt: Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK 22 PG 194

COMPILED PLAT FOR	
WILLIAM A. GRIMMETT & WILLIE B. GARDNER	
IN L.L. 141	5TH DISTRICT
HOUSTON CO.	GEORGIA
APRIL 25, 1979	SCALE: 1"=30'
WADDLE & CO. 104 MEADOWRIDGE DR. WARNER ROBINS, GA.	



Overview



Legend

- Roads
- ▭ Parcels
- Corporate Limits
- <all other values>
- Didn't Match
- Missing Info
- They Match
- County Outlines
- ▭ <all other values>
- ▭ Peach
- ▭ Houston

Parcel ID	00074D 018000	Alternate ID	32708	Owner Address	S & B PROPERTIES LLC
Sec/Twp/Rng	n/a	Class	Residential		810 CORDER RD
Property Address	500 NELSON DR	Acreage	0.68		WARNER ROBINS, GA 31088
District	County				
Brief Tax Description	LOT 2A BLK A LAKES/D LL1415TH LD (Note: Not to be used on legal documents)				

Date created: 10/13/2021
Last Data Uploaded: 10/13/2021 5:21:59 AM

Developed by  **Schneider**
GEOSPATIAL

Thomas Mason, representing Mason Financial Services LLC, has requested annexation into the City of Warner Robins for a property consisting of 0.45 acres, located and having frontage on the west side of Houston Lake Road and situated to the north of Ely Place (Tax Parcel 00077D 316000); and properties, together totaling 0.17 acres located on the west side of Houston Lake Road and situated to the north of Ely Place (Tax Parcels 00077D 315000 and 00077D 317000).

All three parcels are currently zoned County C-2. The proposed zoning upon annexation for both Tax Parcel 00077D 316000 and 00077D 315000 is Warner Robins C-2. The proposed zoning upon annexation for Tax Parcel 00077D 317000 is Warner Robins R-3.

These properties are contiguous to the existing city limits of Warner Robins by virtue of Houston Lake Road and do not create an unincorporated island.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

with City of Warner Robins annexation requests for properties described as:

Tax Parcel 00077D 316000 consisting of 0.45 acres located and having frontage on the west side of Houston Lake Road and situated to the north of Ely Place; and

Tax Parcels 00077D 315000 and 00077D 317000 together totaling 0.17 acres located on the west side of Houston Lake Road and situated to the north of Ely Place;

with the following stipulation:

- **These parcels will be county water customers.**

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

Received

October 4, 2021

OCT 18 2021

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

Houston County Commissioners
Warner Robins, GA

MAYOR
Randy Toms

**MEMBERS OF
COUNCIL**

Post 1
Derek Mack
Post 2
Charlie Bibb
Post 3
Keith Lauritsen
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CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

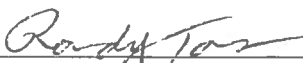
Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – property totaling 0.45 acres, located and having frontage on the West side of Houston Lake Road and situated to the North of Ely Place - Tax Parcel No., [00077D 316000]

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 HPDP, LLC. 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.

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

WR.101821.Mason.00077D316000

Request for rezoning received – 10/18/2021 – Agenda 11/2/2021 – 30th Day 11/17/2021

City Request Received From: Warner Robins

Property Location: Houston Lake Road; Tax Parcel 00077D 316000; 0.45 acres

Zone Change: Present Zoning – County C-2; Requested Zoning – City C-2.

Debra Presswood – No comments or concerns listed.

Tom Hall – Comments: The property is contiguous to the Warner Robins city limits. As long as Houston Lake Road is a County road this does not create an unincorporated island. If Houston Lake Road is a City road then the annexation would create an island.

Concerns: Preserve County utilities.

Chief Stoner – Comments: None.

Concerns: None.

Tim Andrews – Comments: No comment.

Concerns: No concern.

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

Concerns: None listed.

Public Works:

Robbie Dunbar – No comments or concerns listed.

Terry Dietsch – No comments or concerns listed.

Ronnie Heald – Comment: Predesign meeting.

Van Herrington – No comments or concerns listed.

Brian Jones – Comment: Will be County water customer.

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 – No comments or concerns listed.



Overview



Legend

- Roads
- Parcels
- Corporate Limits
 - <all other values>
 - Didn't Match
 - Missing Info
 - They Match
- County Outlines
 - <all other values>
 - Peach
 - Houston

Parcel ID	00077D 316000	Alternate ID	67249	Owner Address	MASON FINANCIAL SERVICES LLC
Sec/Twp/Rng	n/a	Class	Commercial		130 VAN DRIVE
Property Address	HOUSTON LAKE RD	Acreage	0.45		KATHLEEN, GA 31047
District	County				
Brief Tax Description	PARCEL Z-2.0.45 ACRES PILGRIMS CENTER (Note: Not to be used on legal documents)				

Date created: 10/13/2021
 Last Data Uploaded: 10/13/2021 5:21:59 AM

Developed by Schneider
 GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	00077D 316000	Owner	MASON FINANCIAL SERVICES LLC	Last 2 Sales
Class Code	Commercial		130 VAN DRIVE	Date Price Reason Qual
Taxing District	County		KATHLEEN, GA 31047	
Acres	0.45	Physical Address	HOUSTON LAKE RD	
		Assessed Value	Value \$22500	
		Land Value	Value \$22500	
		Improvement Value		
		Accessory Value		

(Note: Not to be used on legal documents)

Date created: 10/26/2021
 Last Data Uploaded: 10/26/2021 6:01:45 AM

Developed by  **Schneider**
 GEOSPATIAL

CITY OF WARNER ROBINS
GEORGIA'S INTERNATIONAL CITY - CHARTERED 1943
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Received

October 4, 2021

OCT 18 2021

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

Houston County Commissioners
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MAYOR
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**MEMBERS OF
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Clifford Holmes, Jr.
Post 6
Larry Curtis, Jr.

CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – properties, together totaling 0.17 acres, located on the West side of Houston Lake Road and situated to the North of Ely Place - Tax Parcel No., [00077D 315000] & [00077D 317000]

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 Mason Financial Services, LLC. 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 of both parcels is C-2[General Commercial District][County], and the proposed zoning and land use for parcel number [00077D 317000] upon annexation is R-3[General Residential District][City], and the proposed zoning and land use for parcel number [00077D 315000] upon annexation is C-2[General Commercial District][City] under the zoning ordinance of the City of Warner Robins.

Respectfully,

City of Warner Robins, Georgia

By: Randy Toms
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

WR.101821.Mason.00077D315000.00077D317000

Request for rezoning received – 10/18/2021 – Agenda 11/2/2021 – 30th Day 11/17/2021

City Request Received From: Warner Robins

Property Location: Houston Lake Road; Tax Parcels 00077D 315000 and 00077D 317000; 0.17 acres

Zone Change: Present Zoning – 00077D 315000 County C-2 to City C-2 and 00077D 317000 County C-2 to City R-3.

Debra Presswood – No comments or concerns listed.

Tom Hall – Comments: The property is contiguous to the Warner Robins City limits. The annexation does not create an unincorporated island as long as Houston Lake Road is a County Road.

Concerns: Preserve any County utilities.

Chief Stoner – Comments: None

Concerns: None

Tim Andrews – Comments: No comment.

Concerns: No concern.

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

Concerns: None 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 – Comment: Will be County water customer.

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 – No comments or concerns listed.



- Legend**
- Roads
 - Parcels
 - Corporate Limits
 - <all other values>
 - Didn't Match
 - Missing Info
 - They Match
 - County Outlines
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 - Houston

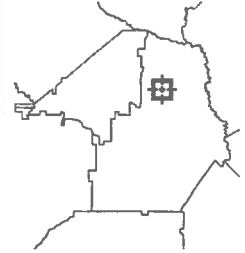
Parcel ID	00077D 315000	Alternate ID	67248	Owner Address	MASON FINANCIAL SERVICES LLC
Sec/Twp/Rng	n/a	Class	Commercial		130 VAN DRIVE
Property Address	HOUSTON LAKE	Acreage	0.09		KATHLEEN, GA 31047
District	County				
Brief Tax Description	PARCEL A-2B 0.09 ACRES PILGRIMS CENTER (Note: Not to be used on legal documents)				

Date created: 10/13/2021
 Last Data Uploaded: 10/13/2021 5:21:59 AM

Developed by Schneider
 GEOSPATIAL



Overview



Legend

- Roads
- ▭ Parcels
- Corporate Limits
- <all other values>
- Didn't Match
- Missing Info
- They Match
- County Outlines
- ▭ <all other values>
- ▭ Peach
- ▭ Houston

Parcel ID	00077D 317000	Alternate ID	67250	Owner Address	MASON FINANCIAL SERVICES LLC
Sec/Twp/Rng	n/a	Class	Commercial		130 VAN DRIVE
Property Address	HOUSTON LAKE	Acreage	0.08		KATHLEEN, GA 31047
District	County				
Brief Tax Description	PART Z-1 0.08 ACRES PILGRIMS CENTER (Note: Not to be used on legal documents)				

Date created: 10/13/2021
 Last Data Uploaded: 10/13/2021 5:21:59 AM

Developed by Schneider
 GEOSPATIAL



Overview



Legend

- Parcels
- Roads

<p>Parcel ID 00077D 317000</p> <p>Class Code Commercial</p> <p>Taxing District County</p> <p>Acres 0.08</p>	<p>Owner</p> <p>MASON FINANCIAL SERVICES LLC 130 VAN DRIVE KATHLEEN, GA 31047</p> <p>Physical Address HOUSTON LAKE</p> <p>Assessed Value Value \$4000</p> <p>Land Value Value \$4000</p> <p>Improvement Value</p> <p>Accessory Value</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Date	Price	Reason	Qual				
Date	Price	Reason	Qual							

(Note: Not to be used on legal documents)

Date created: 10/26/2021
Last Data Uploaded: 10/26/2021 6:01:45 AM

Developed by **Schneider**
GEOSPATIAL



1207 GEORGIA POWER COMPANY EASEMENT

DAKOTA RANCH LLC

LAND LOT 163
LAND LOT 164

HOUSTON COUNTY

PARCEL "B"
0.17 ACRES

PARCEL "A-2"
4.35 ACRES

MASON FINANCIAL SERVICES LLC

PARCEL "A-1"
3.44 ACRES

ABINGDON GREEN SUBDIVISION

ELY PLACE 60' R/W
WEST WRASLING WAY 60' R/W



FIELD WORK COMPLETED 01/21/19

CURVE	CD	ARC	RAD	CHORD
C1	S89°12'21"W	36.31	110.81	39.22
C2	S89°12'21"W	36.31	110.81	39.22
C3	N77°54'35"W	110.81	246.03	109.89
C4	S89°12'21"W	36.31	110.81	39.22

CERTIFICATION
 "AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL AGENCIES. APPROVALS, STAMPS, OR STATEMENTS HEREON, SUCH AS APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE AGENCIES. THIS PLAT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE INTENDED USE OF ANY PARCEL. FURTHERMORE, THE LAND SURVEYOR AND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL REQUIREMENTS OF THE GEORGIA BOARD OF SURVEYING AND MAPPING AND PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-87."

[Signature]
 ROBERT L. STORY, G.S. 1563
 DATE: 20/01/23

ANNEXATION SURVEY
 FOR
 MASON FINANCIAL SERVICES LLC

LAND LOT 164
HOUSTON COUNTY

DATE: 21 JAN 2018
SCALE: 1"=60'
DRAWN BY: RLS
CHECKED BY: RLS
P.L. OR PHOTO
DN: 154607.C

198 SURVEYING
STORY
LANDSCAPE ARCHITECTURE
SURVEYORS & PLANNERS
STORY CLARKE & ASSOCIATES
100 WEST GEORGIA
WALKER BLDG, SUITE 100
333 CARL VINSON PARKWAY
WALKER BLDG, SUITE 100
ATLANTA, GEORGIA 30338
TEL: 404.522.7774

ROBERT L. STORY
20/01/23

SURVEY DATA
 SURVEY AREA: 3.81 ACRES
 CLOSURE ERROR:
 FIELD DATA: 24/2017
 ADJUSTMENT BY: CHANALL METHOD
 EQUIPMENT USED: CARLSON GPS TO GO
 CARLSON CR1 TOTAL STATION

SURVEY NOTES
 1) PARCEL "B" IS NOT TO BE CONSIDERED AS AN INDIVIDUAL BUILDING LOT, BUT AS AN ADDITION TO PARCEL "A-1".
 2) PARCEL "B" IS TO BE ANNEXED INTO THE CITY OF WALKER ROBINS.

OWNER'S CERTIFICATION
 I, THE UNDERSIGNED, THE OWNER OF SAID LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED, AND THAT HE HAS NO INTEREST IN ANY OTHER PART INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.

[Signature]
 DATE: 20/01/23
 OWNER'S SIGNATURE

This Firefighter Property Program (FFP) Cooperative Equipment Agreement between the County's Fire Department and Emergency Management Agency and the Georgia Forestry Commission details the procedures by which the County may procure available equipment to be used for the sole purpose of fire suppression, fire prevention, emergency services, disaster relief and other related emergency medical services. The agreement is effective for a period of five years or upon a change in the Fire Chief, EMA Director or State Forester whichever comes first.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the execution of the Firefighter Property Program (FFP) Cooperative Equipment Agreement between the County's Fire Department and Emergency Management Agency and the Georgia Forestry Commission effective November 2, 2021 and for a term of five years or upon a change in the Fire Chief, EMA Director or State Forester whichever comes first.

**FIREFIGHTER PROPERTY PROGRAM (FFP)
COOPERATIVE EQUIPMENT AGREEMENT AND PROCEDURES
GEORGIA FORESTRY COMMISSION
FIRE/EMERGENCY SERVICES ENTITY
STATE OF GEORGIA**

COUNTY OF Houston

THIS AGREEMENT made and entered into this 2nd day of November, 2021, by and between the Georgia Forestry Commission, an Agency of the State of Georgia, hereinafter referred to as the COMMISSION, and the Houston County Fire Department, hereinafter referred to as COOPERATOR.

WHEREAS, it is of vital importance to the State of Georgia to protect its forest land resources; and

WHEREAS, the COMMISSION is charged by Georgia Code, O.C.G.A. Section §12-6-5 and O.C.G.A. §12-6-89 to prevent, detect, and suppress wildfires on all State and private lands and provide emergency response operations in the event of a Governor's declared state of emergency; and

WHEREAS, the COOPERATOR is actively engaged in emergency response operations and the prevention and suppression of all fires in, and adjacent to, suburban areas; and

WHEREAS, the COOPERATOR can more adequately carry out this function if appropriate equipment is available: NOW THEREFORE, for and in consideration of the mutual benefits to each party hereinafter appearing below, both parties agree as follows:

The COMMISSION agrees:

- (1) To actively search for and make available certain Demil 'A' and 'Q6' DoD-FFP property according to the terms set forth in this agreement.
- (2) To provide DOD Firefighter Property (FFP) to the COOPERATOR for the **exclusive** purpose of fire suppression, fire prevention, emergency services, disaster relief, and related emergency medical service efforts of the COOPERATOR as outlined by 10 U.S.C. §2576b.
- (3) Perform physical inventory of demilitarization equipment required by FFP and reconcile to property accounting records as requested by the Forest Service Property Management Officer.

The COOPERATOR Agrees:

- (1) To obtain, at acquisition of said equipment, and continue in effect, for the duration of this agreement, liability insurance in the amount required by State law to cover the operation of said equipment. The COOPERATOR agrees to provide documentation of proof of liability insurance to the COMMISSION.
- (2) To pay to the COMMISSION all applicable administrative fees, transportation fees and travel reimbursement cost accrued by the COMMISSION for said property/equipment within 30 days of receipt of the invoice from the COMMISSION. Administrative fees will be \$100 per transaction for non-titled property and \$200 per transaction for titled property. Round trip mileage will be charged based on the COMMISSION's set fees for delivery vehicle use. Travel reimbursement rates will be as per COMMISSION and State of Georgia travel policies.
- (3) That equipment acquired under this agreement is for the **exclusive** use for fire protection and other emergency response for which the COOPERATOR has jurisdictional authority.

(4) To complete Form T-22B (Vehicle VIN Verification), provided by the COMMISSION, and mail the original to the Georgia Forestry Commission, 5645 Riggins Mill Road, Dry Branch, GA 31020, ATTENTION: FFP Management within 10 business days.

(5) To accept the responsibility of obtaining and bear the entire cost of vehicle liability insurance, maintenance, repair, and operation of this equipment while in COOPERATOR'S possession, and relieves the COMMISSION of all responsibility or liability in matters related to this equipment. COOPERATOR will be responsible for worker's compensation for any personal injury while using, repairing, or operating said equipment, and for any and all claims related to said equipment and/or its use.

(6) To convert said equipment into a viable fire/emergency unit or usable apparatus, to meet requirements as provided by the COMMISSION and to paint equipment to ensure there are no military colors or markings on the equipment and place said equipment in operating condition within 180 days from the date of receipt of equipment. Equipment must be made available for an in-service inspection by the COMMISSION representative prior to putting it into service. If the COOPERATOR has made substantial progress toward placing the property in-service, the COMMISSION may extend this time frame an additional 30 days upon written request and approval from the COOPERATOR. Requests must be in writing and submitted to the state FFP manager 30 days prior to deadline.

(7) COOPERATOR will provide shelter adequate to protect equipment from vandalism and adverse weather.

(8) To ensure add-on water tanks, pumps, hose reels, etc. will not cause the vehicle in this agreement to exceed the maximum recommended G.V.W. or Georgia DOT requirements. (This information and other technical equipment guidance is available at the Roscommon Equipment Center's website - www.roscommonequipmentcenter.com)

(9) If equipment acquired through this agreement is not placed in operational condition within 180 days from the date of receipt, or after an approved 30 days' extension, this agreement will become null and void, and the return of said equipment will be coordinated by the COMMISSION according to the USDA Forest Service Firefighter Property Standard Operating Procedures and at the COOPERATOR'S expense.

(10) In the event the COMMISSION has to recover the equipment, the equipment must be returned to the COMMISSION with all original parts and accessories installed to their original location as when first delivered to the COOPERATOR. Any detachable improvements or mounted accessories made to the equipment by the COOPERATOR may be removed prior to recovery by the COMMISSION. The COOPERATOR will accept responsibility and bear the cost of the original parts and accessories which are not returned to the COMMISSION. The cost for the missing items will be based on fees established by the Department of Defense.

(11) To keep equipment operational for the intended purpose for a minimum of ONE (1) YEAR after the in-service date. The sale, gifting, change in intended use or disposal within ONE (1) YEAR following the in-service date is not allowed. Accordingly, such property should be maintained and ultimately disposed of in accordance with provisions in State and local law that govern public property. Sales, gifting or disposal of property after the one-year mark in a manner inconsistent with State or local law may constitute grounds to deny future participation in the FFP program.

(12) To make equipment available for a compliance inspection by the COMMISSION representative ONE (1) YEAR after the in-service date.

(13) If equipment acquired through this agreement becomes inoperable and beyond repair or uneconomical to operate prior to being placed in service, a certified mechanic must inspect equipment to verify that it is inoperable and beyond repair or uneconomical to operate and a written report of the condition must be given to the COMMISSION. The return of said equipment will be coordinated by the COMMISSION according to the USDA Forest Service Firefighting Property Standard Operating Procedures at the COOPERATOR'S expense. If any improvements, add-ons, mounted accessories, etc.... that are detachable and made to the equipment by the COOPERATOR may be removed prior to returning to the COMMISSION.

(14) To provide access to and the right to examine all records, books, or documents relating to DOD firefighter property transferred to the COOPERATOR under 10 U.S.C. 2576b to the US Forest Service, the Department of Defense, the Office of the Inspector General, and the Comptroller General of the United States or their authorized representatives.

(15) That the proceeds from the sale of any FFP vehicle and/or other FFP equipment MUST BE EARMARKED FOR FIRE/EMERGENCY SERVICES and be used to support those functions.

(16) To comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and in accordance with Title VI of that Act, no person in the United States shall, on the ground of race, color, or natural origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination, under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this agreement. To comply with Title VI of the Civil Rights Act of 1964 (42 USC 2000d) prohibiting discrimination where discriminatory practices will result in unequal treatment of persons who are or should be benefiting from the activity.

(17) The COOPERATOR certifies that a drug-free workplace will be provided for COOPERATOR's employees and that it will secure from any sub-contractors hired to work in a drug free workplace the following written certification: "As part of the subcontracting agreement with (COOPERATOR's name) certifies to the Sub-Grantee that a drug-free workplace will be provided to sub-contractor's employees during the performance of this contract pursuant to paragraph 7 of subsection B of O.C.G.A. code section 50-24-3.

(18) The COOPERATOR hereby certifies that it has complied with the Immigration Reform and Compliance Act of 1986 (IRCA), D.L. 99-603 and the Georgia Security and Immigration Compliance Act, O.C.G.A. 13-10-90 et seq., by registering at <https://www.vis-dhs.com/EmployerRegistration> and verifying information for all new employees and executing any affidavits by Ga. Comp. R. & Regs. R. 300-10-1-.01 et, Seq.

(19) The COOPERATOR certifies, to the best of their knowledge and belief, that equipment acquired under this agreement was not acquired because of the COOPERATORS actions to influence or attempt to influence an officer or employee of any agency, a Member of Congress, an officer or employees of Congress, or an employee of a Member of Congress. COOPERATOR further agrees that it will not expend funds from the proceeds of the sale of equipment acquired under this agreement to pay any person for Lobbying Activities. That if such action has occurred that the COOPERATOR will complete and submit Standard Form –LLL, "Disclosure of Lobbying Activities," in accordance with instructions.

(20) The COOPERATOR hereby certifies that this Agreement does not and will not violate the provisions of the Official Code of Georgia Annotated Section 45-10-20 et, Seq relating to Conflicts of Interest.

(21) To respond to fires within the County or make said equipment, adequately manned, available for suppression of fires within the County whenever necessary.

(22) The COOPERATOR shall adhere to U.S. Export Control Regulations including the Export Administration Regulations (EAR) (15CFR Parts 730-774) and the International Traffic in Arms Regulations (ITAR) (22 CFR Parts 120-130). The COOPERATOR cannot transfer or sell the property to a non-U.S. Citizen or export outside of the U.S. Information on the EAR and ITAR can be found at: <https://www/bos/dpc/gpv/index.php> and <https://www.pmdtdc.state.gov/index.html>

It is Mutually Agreed That:

(1) The COMMISSION will transfer ownership of said equipment to the COOPERATOR. In the case of vehicles and other titled equipment, the Certificate of Title will transfer to the COOPERATOR under the terms of this agreement only after vehicles and/or other titled equipment have been in operational service for ONE (1) YEAR.

The COOPERATOR which puts Firefighter Program property into use will accept ownership of equipment. Titles will only be transferred to a Fire/Emergency Services entity that is publicly funded by state, county or local governments in the State of Georgia. Title must be in the entity's name and cannot have an individual's name on the title. The COOPERATOR is responsible for the cost of Title transfer fees.

(2) The COMMISSION will not be responsible for furnishing spare parts for the equipment and the COOPERATOR accepts equipment "as is" without any warranties of any kind, either expressed or implied.

(3) Owners of Firefighter Program property will cooperate with Federal and State parties to ensure compliance with Federal and State regulations, program and property management requirements. Additional Program requirements can be found by accessing the USDA Forest Service FFP SOP at www.fs.fed.gov/fire/partners/fepp.

(4) This Agreement shall be effective upon execution by the parties hereto and be renewed by both parties when there is a Fire Chief, EMA Director change, a change of State Forester or every five (5) years.

(5) COOPERATOR will operate within this program at the discretion of the COMMISSION. If these guidelines are not followed, COOPERATOR'S future privileges may be terminated from program until arrangements are implemented to comply with guidelines or for one year from violation date. Either party may terminate this agreement by providing written notice 30 days prior to termination date. If the terms of this agreement are not met, the agreement will be terminated within thirty (30) days of written notice. Any property that has been transferred as the result of this agreement will be returned at the expense of the COOPERATOR.

(6) This Agreement supersedes all prior Agreements related to the FFP program.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

COOPERATOR

County/City Manager:

By: _____ Date: _____
Signature & Title of Authorized Representative

Printed Name of Authorized Representative

Telephone Number

Fire Chief/Emergency Management Agency (EMA) Director

By: _____ Date: _____
Signature & Title of Authorized Representative

Print Name of Authorized Representative

Telephone Number

GEORGIA FORESTRY COMMISSION

Chief Ranger:

By: _____ Date: _____
Signature & Title of Authorized Representative

Printed Name of Authorized Representative

Staff requests approval to submit the 2021 Emergency Management Performance Grant application to GEMA/HS. This grant provides \$50,000 in federal funds toward the salary and benefits of our EMA Director Chief Stoner.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing the 2021 Emergency Management Performance Grant (EMPG) application from the Georgia Emergency Management Agency / Homeland Security in the amount of \$50,000.

Application - Houston County - 2021 Base EMPG

Draft



Application Summary

This form outlines all project details, including Scope of Work, all costs, and location worksheets.

Title: Houston County - 2021 Base EMPG

Total Project Cost: \$100,000.00

Eligible Amount: \$100,000.00

Federal Allocated Amount: \$50,000.00

Funding Sources: Federal - \$50,000.00
State - \$0.00
Local - \$50,000.00

FEMA Obligation Data: Federal Number - < no value >

Workflow Summary

Current Step: 1) Application Creation
Description: State creates Application

Draft

Grant

2021 Emergency Management Performance Grant
Emergency Management Performance Grant
Declared: October 1, 2020
Closed: September 30, 2023
CFDA Number: 97.042

Applicant

Houston (county)
Houston County
FIPS: 153-99153-00
FEIN #: 58-6000843
Vendor #: 0000014617
DUNS #: 069209922
Type: County Government
Physical/Mailing: 200 Carl Vinson Parkway
Warner Robins, GA, 310885889

Introduction

Summary Information

Grant: 2021 Emergency Management Performance Grant

Project Type: EMPG Base Award

Title: Houston County - 2021 Base EMPG

Used to help identify the Project. Ex: "Jurisdiction - Project Name".

This application contains Work Activity and Costs in the following areas:

Personnel
Fringe Benefits

Hold Ctrl key to select multiple areas. [More Info](#)

Program Participants: Houston County

List all jurisdictions that are participants in your emergency management program. Identify any jurisdictions that have joined or withdrawn from your program in the last year.

Local Goals / Objectives for this EMPG Grant:

Salary and benefits for EMA personnel.

For example: enhance warning systems, direction & control, etc.

Primary Contact: Christopher Stoner - Chief / Director

Edit

Organization: Houston County

Email Address: cstoner@houstoncountyga.org

Phone: 478-542-2026

Alternate Contact: Barry Holland - Director of Administration

Edit

Email Address: bholland@houstoncountyga.org

Phone: 478-542-2115

Bids were solicited for one new tandem dump truck for use in the Roads Department with three dealers responding. Staff recommends award to low bidder Middle Georgia Freightliner for a total cost of \$130,493 which includes a dump body vibrator.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of one new 2023 Freightliner 114SD Tandem Dump Truck for use in the Roads Department to Middle Georgia Freightliner of Macon for the base price of \$129,315 plus the \$1,178 optional dump body vibrator for a total price of \$130,493. SPLOST 2012 funds the purchase of this vehicle.



**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: October 27, 2021
SUBJECT: Purchase of One (1) 2023 Tandem Dump Truck
 (Bid # 22-05)

The Purchasing Department solicited prices for One (1) New 2023 Tandem Dump Truck in September. This vehicle will be used by the Houston County Roads & Bridges Department.

The Purchasing Department recommends that the Houston County Board of Commissioners purchase the Tandem Dump Truck from Middle Georgia Freightliner for \$129,315.00 with option of a dump body vibrator for an additional \$1178.00. A total of \$130,493.00 will be charged to the 2012 SPLOST account 320-4200-54.2200.

<u>Company</u>	<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>Bid Amount</u>
Middle Georgia Freightliner	2023	Freightliner	114SD	\$129,315.00
Nextran	2023	Mack	GU713	\$154,913.30
Performance Peterbilt of Albany	2023	Peterbilt	567	\$175,841.00

Staff has requested approval of this Solid Waste Contract Addendum under which the County will assist contractor Advanced Disposal Services with the collection of yard waste. The addendum would be effective immediately and expire on December 31, 2021. All other terms of our original 2019 agreement remain the same.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing a contract addendum concerning yard waste collection with Advanced Disposal Services Macon LLC effective November 2, 2021 and expiring on December 31, 2021.



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

MEMO

ok
[Signature]

To: Houston County Board of Commissioners
From: Terry Dietsch, Solid Waste Superintendent
Date: October 18, 2021
Re: Solid Waste Contract Addendum- Yard Waste

Staff would like for the Board of Commissioners to consider the attached addendum to the Solid Waste Collection Service Agreement. With this addendum Houston County will assist the contractor, Advanced Disposal Services Macon LLC, with the collection of yard waste to get the County back on track, for a fee described in the addendum.

Thank you for your consideration of this request.

**ADDENDUM TO SOLID WASTE
COLLECTION SERVICE AGREEMENT**

This Addendum made and entered into this 7th day of September, 2021 (hereinafter referred to as "Addendum"), by and between Houston County Board of Commissioners, a political subdivision of the State of Georgia, by and through its Board of Commissioners, hereinafter referred to as "County", and Advanced Disposal Services Macon, LLC, acting by and through its duly authorized officers, hereinafter referred to as "Contractor".

WITNESSETH:

WHEREAS, the Contractor and the County entered into a Solid Waste Collection Services Agreement, (hereinafter referred to as "2019 Agreement"), regarding Contractor collecting Solid Waste and Recyclable Materials in Houston County, Georgia; and

WHEREAS, section 3.01(b) of the 2019 Agreement, binds Contractor to maintain a separate weekly yard waste collection schedule for each residential unit in the County; and

WHEREAS, due to the Contractor not being able to maintain the weekly collection of yard waste for each residential unit in the County, Contractor and County desire to enter into this Addendum to have County employees assist with the collection of yard waste; and

WHEREAS, County will invoice Contractor for County employees' weekly collection of yard waste under this Addendum; and

WHEREAS, County will invoice Contractor for tipping fees that will occur as a result of County employees' weekly collection of yard waste under this Addendum.

NOW THEREFORE this Addendum is made and entered into the Parties hereto mutually covenanting and agreeing as follows:

1.

Section 3.01(b) of the 2019 Agreement binds Contractor to maintain a weekly yard waste collection schedule for each residential unit in the County. This schedule is to be separate from the solid waste collection and recyclable materials collection Contractor provides. Parties agree that in order to maintain the weekly yard waste collection schedule for each residential unit in the County, County will assist with the weekly collection of yard waste by using County employees and equipment to collect yard waste in the County.

2.

Parties agree that while County employees assist with the weekly collection of yard waste they will be doing so as employees of County and not as employees of Contractor.

3.

Parties agree that since Contractor is bound by contract to collect yard waste, they will be invoiced by County for County employees' weekly collection of yard waste according to the terms and fees listed in the schedule attached hereto and made a part of as Exhibit "A".

4.

Parties agree that Contractor will be separately invoiced by the County Landfill for all tipping fees that occur as a result of County employees' weekly collection of yard waste. It is agreed that Contractor will be responsible to pay the County Landfill for said tipping fees.

5.

All other terms and conditions of the 2019 Agreement remain the same and are in full force and effect. The terms and conditions of this addendum will expire on December 31, 2021.

IN WITNESS WHEREOF, the Parties hereto have caused this Addendum to be executed in their names and on their behalf by themselves and their respective officers duly authorized, on the day and year first above written.

[SIGNATURES ON NEXT PAGE]

SIGNED, SEALED AND
DELIVERED in the
presence of:

ADVANCED DISPOSAL SERVICES
MACON, LLC.

[Signature]
Witness Public Sector Director

BY: *[Signature]*
Tracey Shrader
Title: Area President

Sandra L. Griffith
Notary Public
My Commission Expires: _____
(Notary Seal)

Notary Public, North Carolina
County of Davidson
Sandra L. Griffith
My Commission Expires 9/28/2025

SIGNED, SEALED AND
DELIVERED in the
presence of:

HOUSTON COUNTY

Witness

BY: _____
Tommy Stalnaker
Chairman, Board of
Commissioners of
Houston County

Notary Public
My Commission Expires: _____
(Notary Seal)

EXHIBIT "A"

Waste Management-Yard Waste Pick Up by Houston County

Houston County Operator(s) to work five (5) days per week Monday-Friday (excluding holidays), picking up yard waste to be invoiced as follows:

1st Week- \$100 per hour per operator for two (2) days (three days at no charge)

2nd Week- \$100 per hour per operator for three (3) days (two days at no charge)

3rd Week- \$100 per hour per operator for four (4) days (one day at no charge)

4th Week- \$100 per hour per operator for five (5) days

* After four (4) weeks, the hourly rate may increase.

*Weeks that include a holiday for the operator may lessen the number of free days received.

Amount will be invoiced to Waste Management and deducted from payment we send to them.

Invoices will have activity log from operator as supporting documentation.

Director of Personnel Ken Carter is requesting to hire Loren Smith to fill the vacant Personnel Assistant position at a Grade 8-B. Staff agrees that Ms. Smith possesses the requisite qualifications and experience to qualify for the B-step.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

hiring Loren Smith for the vacant Personnel Assistant position in the Personnel Department at a Grade 8-B effective November 3, 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: October 20, 2021
Re: Loren Smith – Personnel Assistant

Please accept this request to hire Loren Smith to the vacant Personnel Assistant position at Grade 8 Step B. This position will be vacant due to a promotion. Based on Ms. Smith's education and previous experience she meets the qualifications for the "B" step. This will be effective November 3, 2021.

Loren Renee Smith

Objective

Recent Kennesaw State University graduate looking for an entry level with the County using over 2 years of leadership, organization, and planning.

Education

Bachelor of Science, Sport Management

Graduated in July 2021

Associate Degree, General Business

Graduated in June 2018

Kennesaw State University

Kennesaw, GA

Georgia Military College

Warner Robins, GA

Experience

Houston Lake Country Club

Pro Shop

- Customer service
- Inventory
- Register and Sales
- Graphic Design

Internship May 2021- July 2021

Part time July 2021- Currently

Night Owl Productions-Kennesaw State University

January 2021- May 2021

Event Crew- Kennesaw State University events/sports

- Ticket scanner
- Event Set-up and Break-downs
- Usher
- Fan Experience Rep
- Provide customer service

Nanny (Freelance)

August 2018 – May 2021

- Provide care for and supervised four kids under the age of 10
- Clean and organize the home
- Transportation to and from school/extracurricular activities
- Snack time prep and distributions
- Plan activities

JCPenney

October 2016-April 2018

Sales Associate and Operations/ Inventory Clerk

- Provided customer service
- Register and sales
- Received Shipment and unpacked inventory
- Stocking/ Inventory clerk

Bright Beginnings

February 2015 - June 2016

Day Care Teacher

- Teacher for ages 6-12
- Ensured children were safe during activities and throughout the day
- Snack time prep and distributions
- Planned daily activities
- Inventory/Supplies
- Accompanied children on day trips and excursions outside of center

Volunteer

Chick-fil-A kick off game 50/50 sales representative

August 2019

Passion Conference Choir 2018 and 2019

Mercy Hill Church community service- Sunday Funday, Holiday Foodbank 2018 and 2019

Mercy Hill Church Sunday school teacher

December 2018-June 2019

Participated in a Human Centered Designed Thinking Process within Kennesaw State University

February 17, 2020

Skills

- Ability to work well in high pressure environments
- Ability to plan and organize work assignments
- Ability to communicate effectively, both orally and in writing
- Good with time management

Honors

- Deans List Sport Management, Kennesaw State University 2019 and 2020
- President List Sport Management, Kennesaw State University Summer 2021

Sheriff Talton has requested that a Sergeant position be eliminated in the both the Warrants Division and the Civil Division (Magistrate Court) so that two Lieutenant positions could be added. There are funds currently budgeted and available in the Regular Employees line item (51.1100) to absorb the cost of this change. Staff recommends approval of this request.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the elimination of one Sergeant position in the Warrants Division and one Sergeant position in the Civil (Magistrate Court) Division; and the addition of one Lieutenant position in the Warrants Division and one Lieutenant position in the Civil (Magistrate Court) Division. The Comptroller is authorized to make the necessary adjustments to the County's Position Control listing.



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: Sheriff Talton
From: Kenneth Carter, Director of Personnel
Date: October 22, 2021
Re: Eliminating Sergeants Positions

It has been requested that you wish to eliminate two of your Sergeants' positions to be able to add two Lieutenants. It is my understanding that this is one for the Warrants Division and one for the Magistrate Division.

In review of your current budget allocations, it does appear that you have the funds available in your Regular Employees line 3300.51.1100 to pay for the cost of this change since you will be eliminating the two Sergeants positions.

Please send a letter to the Commissioners requesting this change to be approved at the next board meeting November 2, 2021. To get this item on the agenda, I will need your request by October 27, 2021.

W.H. Rape, Jr.
Chief Deputy
Major Tommy Jackson
Chief Administrator
Major David Carrick
Jail Administrator
Captain Ricky Harlowe
911 Emergency Services

Cullen Talton
Sheriff, Houston County
202 CARL VINSON PARKWAY
WARNER ROBINS, GEORGIA 31088
478-542-2125 • FAX 478-328-1544

Captain Clay Chambers
Patrol/Traffic Division
Captain Jon Holland
Investigations Division
Captain M.J. Stokes
Warrants/Civil Division
Captain Randy Banks
Juvenile Division

To: Chairman T. Stalnaker

From: Sheriff Cullen Talton



Ref: Position Reclassification

I respectfully request that two (2) Sergeant positions currently assigned within the Warrant/Civil Division be reclassified to Lieutenants.

This reclassification will help align the Warrant/Civil Division with the other divisions within the Sheriff's Office.

The minimal cost for this reclassification will be absorbed within the current regular employee line 3300.51.1100 of the FY21-22 budget, thus requiring no budget increase.

Thanking you in advance for your consideration of this matter.

The County previously entered into an option to purchase a 6.44-acre property on Bear Branch Road to be used as a remote production well for the new Bear Branch Water Treatment Facility. Due to unexpected delays, the test well has not been completed and it has become necessary to extend the original option. The property owners have agreed to the extension through March 1, 2022.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing the Option Extension for the purchase of property on Bear Branch Road from Kathy F. Todd, John William Britt, Jr., and Bridgette Rene Bennett. The option will extend to March 1, 2022.

OPTION EXTENSION

This Agreement is an amendment to the Option to Purchase between Kathy F. Todd, John William Britt, Jr., and Bridgette Renee Bennett, Optionors and the Board of Commissioners of Houston County, Optionee, dated May 20, 2021.

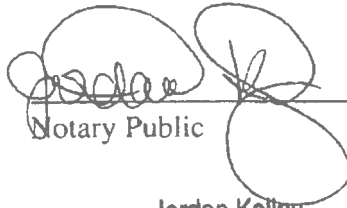
Due to the Covid-19 pandemic and the disruption of the supply chain for materials it has become necessary to extend the original Option.

For good and valuable consideration, the Parties agree that the Option to Purchase shall be extended to March 1, 2022.

All remaining provisions shall remain in full force and effect,

So Agreed this 26th day of October, 2021

Signed, sealed and delivered
in the presence of:



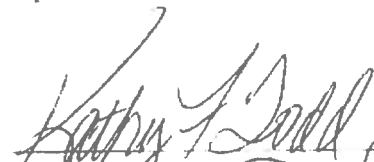
Notary Public

Jordan Kelley
NOTARY PUBLIC
Houston County, GEORGIA
My Commission Expires 02/16/2025

Signed, sealed and delivered
in the presence of:

Notary Public

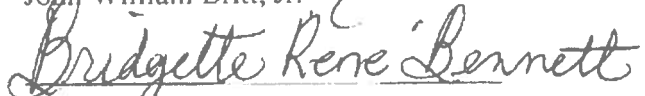
Optionors:



Kathy F. Todd



John William Britt, Jr.



Bridgette Renee Bennett
Renee

Optionee:
Board of Commissioners of Houston
County

Tommy Stalnaker, Chairman

Summary of bills by fund:

• General Fund (100)	\$2,311,389.16
• Emergency 911 Telephone Fund (215)	\$ 74,956.19
• Fire District Fund (270)	\$ 33,456.54
• 2006 SPLOST Fund (320)	\$ 115,091.68
• 2012 SPLOST Fund (320)	\$ 53,284.84
• 2018 SPLOST Fund (320)	\$ 926,263.63
• Water Fund (505)	\$ 322,261.65
• Solid Waste Fund (540)	<u>\$ 655,591.21</u>
 Total for all Funds	 \$4,492,294.90

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$4,492,294.90