

Houston County Commissioners Meeting

Perry, Georgia | May 2, 2023 | 9:00 A.M.

Call to Order

Invocation – Commissioner Robinson

Pledge of Allegiance – Commissioner Byrd

Military Speaker – SSgt Monika Caffey
5th Combat Communications Group

Employee Recognition – George Felder

Approval of Minutes from April 18, 2023

New Business

- 1. Public Hearing on Special Exception Applications – Commissioner Talton**
- 2. Board Appointments (Library) – Commissioner Gottwals**
- 3. Annexation (City of Warner Robins) – Commissioner Byrd**
- 4. Approval of Bills – Commissioner Robinson**

Public Comments

Commissioner Comments

Motion for Adjournment

1. Public Hearing on Special Exception Applications – Commissioner Talton

			Recommendation	Vote
#2680	Kenneth & Constance Meredith	Real Estate Home Inspection Business	Approval	Unanimous
#2681	Colleen Kemper	Inflatable Rental Business	Approval	Unanimous
#2682	James Lewis	Plant Nursery & Sales Business	Approval	Unanimous
#2683	Derrick Bundren	Landscaping Business	Approval	Unanimous
#2684	Randall Allen	Building & Home Materials Delivery Service Business	Approval	Unanimous
#2685	Allison Penland	Mobile Pet Grooming Business	Approval	Unanimous

Motion by _____, second by _____ and carried _____ to

approve disapprove table

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

#2680	Kenneth & Constance Meredith	Real Estate Home Inspection Business
#2681	Colleen Kemper	Inflatable Rentals Business
#2682	James Lewis	Plant Nursery & Sales Business
#2683	Derrick Bundren	Landscaping Business
#2684	Randall Allen	Building & Home Materials Delivery
#2685	Allison Penland	Mobile Pet Grooming Business

Special Exception Summary

Application	Applicant	Location	Proposed Use	Z & A Recommendation/Comments
2680	Kenneth and Constance Meredith	309 Wexford Circle	Real Estate Home Inspection	Approved unanimously
2681	Colleen Kemper	124 County Line Road	Inflatable Rentals	Approved unanimously, with the condition to allow the use of a 5 ft x 8 ft open trailer for the business
2682	James Lewis	2419 Hwy 41 S	Plant Nursery & Sales	Approved unanimously, to amend application to include sale of commodities raised on premises and with the condition to allow the use of a 20 ft x 8 ft flatbed trailer for the business
2683	Derrick Bundren	100 Lawing Place	Landscaping	Approved unanimously, with the condition to allow the use of a 6.5 ft x 12 ft open trailer for the business
2684	Randall Allen	102 Woodfern Drive	Building & Home Materials Delivery	Approved unanimously, with the condition to allow the use of a 6 ft x 12 ft trailer for the business
2685	Allison Penland	188 Gilbert Road	Mobile Pet Grooming	Approved unanimously

2. Board Appointments (Library) – Commissioner Gottwals

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the reappointment of the following to the Library Board with a term of 07/01/2023 thru 06/30/2027:

Ms. Pam Yates

Ms. Wilhemenia Jackson-Sibley

Ms. Emily Silva

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

This annexation request from the City of Warner Robins is for property located at 954 Hwy 96. The property is contiguous to the Warner Robins city limits and does not create an unincorporated island.

Motion by _____, second by _____ and carried _____ to

concur

non-concur

with the City of Warner Robins annexation request for property located 954 Hwy 96 containing 5 acres and also known as Tax Parcels #000780 041000 and #000780040000 with the stipulations that any County utilities remain with the County. The property is currently zoned County R-AG and proposed zoning is City C-2.

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

03/29/2023



MAYOR
LaRhonda W. Patrick

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

**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

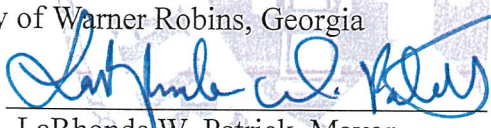
Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – property totaling .69 acres, 954 HWY 96, also known as tax parcel, [000780 041000]

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, Katherine and Steven Wright, who has filed a written request for annexation is, as required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A". The present zoning is RAG [Residential Agricultural District], [County], and the proposed zoning upon annexation is C-2 General Commercial District], [City], under the zoning ordinance of the City of Warner Robins.

Respectfully,

City of Warner Robins, Georgia

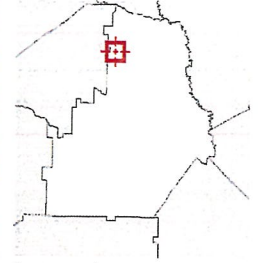
By: 
LaRhonda W. Patrick, Mayor
For the Mayor and Council

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

LX1101111



Overview



Legend

-  Parcels
-  Roads

Parcel ID 000780 041000
 Class Code Residential
 Taxing District County
 Acres 0.99

Owner WRIGHT FAMILY TRUST
 C/O WRIGHT KATHERINE & STEVEN
 TRUSTEES
 1220 DEER RUN TRL
 PERRY, GA 31069

Last 2 Qualified Sales

Date	Price	Reason
09/07/1994	\$80500	FM
04/01/1994	\$14500	LM

Physical Address 954 HWY 96
 Assessed Value Value \$138600
 Land Value Value \$49800
 Improvement Value \$82800
 Value
 Accessory Value Value \$6000

(Note: Not to be used on legal documents)

Date created: 3/29/2023
 Last Data Uploaded: 3/29/2023 4:30:40 AM



4. Approval of Bills – Commissioner Robinson

Summary of bills by fund:

General Fund (100)	\$1,612,746.94
Emergency 911 Telephone Fund (215)	\$66,620.79
American Rescue Plan Act (230)	\$32,875.07
Fire District Fund (270)	\$36,252.74
2006 SPLOST Fund (320)	\$131.21
2012 SPLOST Fund (320)	\$214,469.98
2018 SPLOST Fund (320)	\$1,970,387.26
Water Fund (505)	\$359,575.01
Solid Waste Fund (540)	\$396,431.96
Total	\$4,689,490.96

Motion by _____, second by _____ and carried _____ to

approve

disapprove

table

authorize

the payment of the bills totaling \$4,689,490.96