

Draft Council Agenda February 18, 2020
Council's Chamber
5:30 p m

Mayor Officially Opens Meeting

Opening Prayer Led by Councilman - **Lauritsen**

Pledge of Allegiance by Councilman - **Lee**

Mayor Calls Meeting to Order:

Adoption of the Agenda: Motion –
Second –

Proclamations/Awards/Presentations:

◆ Service Awards

1. Approval of Minutes from Regular Meeting of February 02, 2020 – **Bibb**
2. Purchasing Bids – **Curtis**
3. Ordinance – Russell Parkway Overlay - **Lashley**
4. Ordinance / Annexation – Ken Dom Enterprises, LLC requests the annexation of property located at 1256 S Houston Lake Road.
 - ◆ Zoning of C-2[General Commercial District] [County] to the zoning of C-2[General Commercial District] [City] - **Holmes**
5. Motion - Rezoning Petition the City of Warner Robins requests the rezoning of a 6.503-acre portion of tax parcel [0W97F 04A000] from the zoning of C-2[General Commercial District] to the zoning of R-1[Single Family Residential District] [City] – **Lauritsen**
6. Motion - Home Occupation Permits Approvals – **Bibb**
7. Resolution – Reimbursement for Associated Financing of Capital Expenditures – **Holmes**
8. Resolution – Employee Promotions – **Curtis**
9. Discussion - Forensic Audit / Finance Report – **Lee**
10. Discussion – DAWR Authority Board Members - **Lashley**

Citizens Comments

Draft Council Agenda February 18, 2020
Council's Chamber
5:30 p m

Council Comments

Mayor's Comments

Adjourn

Formal Public Comment – Speaker Protocol

The City of Warner Robins has identified this portion of the meeting to allow individuals an opportunity to formally address specific item(s) on the agenda for this meeting. The Mayor will recognize the speaker at the appropriate time and ask him/her to come forward to the podium. The City Council members may ask the speaker questions and/or engage in dialogue if they choose, but the speaker should not have an expectation that a question and answer format will occur. During this public comment section, persons shall be permitted to speak for three (3) minutes. When that time period has expired, the mayor shall direct the person speaking to cease. A second request from the mayor to cease speaking shall be cause for the removal of the speaker. Any person making personal, impertinent, profane, or slanderous remarks, or who becomes boisterous while addressing the city council or who otherwise violates any of the above-mentioned rules while attending a council meeting shall be removed from the room at the direction of the mayor, and the person shall be barred from further audience before the council during that meeting. If the mayor fails to act, any member of the council may move to require the mayor to act. If so directed by the mayor or an affirmative vote of the majority of the council, the offending person shall be removed.

Informal Public Comment – City Council Agenda Protocol

The City of Warner Robins believes that any member of the general public should be afforded the opportunity to address the City Council provided that designated rules are followed by the speaker. Any member of the public who wishes to address the City Council and offer public comment may do so during the Informal Public Comment period of the meeting. These rules will govern; if silent, most recent edition of Robert's Rules of Order shall apply. Elected officials shall preserve order and decorum. City officials or employees shall not respond to questions posed during a meeting. Citizens shall conduct themselves with propriety and decorum. Unauthorized remarks from the audience, stamping of the feet, whistles, yells, and similar demonstrations shall not be permitted. Placards, banners, signs, pamphlets, flyers, or political materials shall not be permitted in the council chambers or conference room, general comments will be received. Persons are urged to limit comments to topics relevant to the operations or business of the City. During the public comment sections of a council meeting, persons shall be permitted to speak for three (3) minutes. When that time period has expired, the mayor shall direct the person speaking to cease. A second request from the mayor to cease speaking shall be cause for the removal of the speaker. Any person making personal, impertinent, profane, or slanderous remarks, or who becomes boisterous while addressing the city council or who otherwise violates any of the above-mentioned rules while attending a council meeting shall be removed from the room at the direction of the mayor, and the person shall be barred from further audience before the council during that meeting. If the mayor fails to act, any member of the council may move to require the mayor to act. If so directed by the mayor or an affirmative vote of the majority of the council, the offending person shall be removed.

Placement on the Agenda

Warner Robins requires that any person who wishes to place a subject on the agenda shall advise the City Clerk's Office and the specified subject matter which he or she desires to place on the agenda no later than 5:00 p.m. on the Wednesday prior to the council meeting. Every member of the public will be given an opportunity to be placed on the agenda once every six (6) months. The request can be done in person, regular mail, fax or e-mail. The request should state the name of the individual(s) desiring to be heard and the subject matter to be presented to City Council. Requests may be referred at the discretion of the City Clerk, to appropriate staff for mediation prior to being placed on the public agenda. Please be advised the request to be placed on the agenda does not entitle the speaker to be added to the agenda.

The City of Warner Robins is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at the council meeting please contact the ADA Coordinator, Sherri Windham, at (478) 302-5518 or swindham@wrqa.gov as far in advance of the council meeting as possible. Persons with hearing disabilities can contact the City through the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.



City of Warner Robins City Council Meeting Minutes

Monday, February 03, 2020

5:30 PM

Council Chambers

Regular Meeting of Warner Robins City Council

Presiding: Mayor Randy Toms

City Officials Present:

Councilman Daron Lee
Councilman Charlie Bibb

Councilman Kevin Lashley
Councilman Clifford Holmes
Councilman Larry Curtis

Absent: Councilman Keith Lauritsen

Opening Prayer: Councilman Holmes
Pledge of Allegiance: Councilman Lashley
Call to Order: 5:49 p.m.

Adoption of the Agenda: Councilman Holmes moved to adopt the agenda. Councilman Curtis seconds the motion. Councilmen Lee, Bibb, Lashley, Holmes and Curtis voted for adoption of the agenda.

Presentation of Proclamations/Awards:

- ◆ Keep Warner Robins Beautiful, Arbor Day

Action Items:

Action Item 1	Presentation of Minutes
The minutes of the regular meeting of January 21, 2020 were presented for approval.	
Motion:	Councilman Lee moved for the approval of the minutes for regular meeting of Tuesday, January 21, 2020
Second:	Councilman Bibb
Outcome:	Councilmen Lee, Bibb, Lashley, Holmes and Curtis voted for approval.

Action Item 2 Purchasing Coversheet	
Purchasing Bid List items, attached hereto, were presented for approval.	
Motion:	Councilman Bibb presented and moved for the approval of the Purchasing Bid Coversheet. Items one through three & five through ten.
Second:	Councilman Lee
Outcome:	Councilmen Lee, Bibb, Lashley, Holmes and Curtis voted for approval.
Motion:	Councilman Bibb then presented and moved for the approval of Item #4 on the Purchasing Bid Coversheet.
Second:	Councilman Lee
Outcome:	Councilmen Lee, Bibb, Holmes and Curtis voted for approval. Councilman Lashley recused himself from the vote.

Action Item 3 Resolution – Surplus Property	
A Resolution of the Mayor and Council of the City of Warner Robins recommending that the following Golf Carts are no longer needed for public use or has become unusable for the purpose intended and it is in the best interest of the City of Warner Robins that said items be declared surplus property, and that said property shall be sold in accordance with the laws of the State of Georgia. Attached hereto in Exhibit “A”	
Motion:	Councilman Holmes moved for the approval of the resolution.
Second:	Councilman Lashley
Outcome:	Councilmen Lee, Bibb, Lashley, Holmes and Curtis voted for approval.

Action Item 4 Resolution Employee Promotions	
The following employees was recommended for promotion by their respective department:	
<ul style="list-style-type: none"> ◆ David Haslem, promoted from Maintenance Worker III (Stormwater), Job Class #493, Grade 11, Public Works Department, to Heavy Equipment Operator, Job Class #459, Grade 12, Public Works Department, to be effective February 10, 2020. ◆ John Harvey, promoted from Police Officer, Job Class #633, Grade 602, Police Department, to Detective, Job Class #630, Grade 603, Police Department, to be effective February 10, 2020. 	
Motion:	Councilman Lashley moved for the approval of the motion.
Second:	Councilman Curtis.
Outcome:	Councilmen Lee, Bibb, Lashley, Holmes and Curtis voted for approval.

Action Item 5	Ordinance #05-20 : Employee Classification Plan Change / Engineering
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Ordinance #05-20 of the Mayor and Council of the City of Warner Robins hereby reclassify the position of City Engineer, Job Class #813, Grade 23, Public Works Department, to Grade 25 and shall become effective on the first day of the next pay period.

Motion:	Councilman Curtis presented Ordinance #05-20, moved to waive the second reading and moved for approval of this Ordinance.
Second:	Councilman Holmes.
Outcome:	Councilmen Lee, Bibb, Lashley, Holmes and Curtis voted for approval.

Action Item 6	Resolution - Memorandum of Agreement for qPublic Website
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A Resolution of the Mayor and Council of the City of Warner Robins authorizing Mayor Randy Toms to execute a memorandum of agreement with the Houston County Board of Tax Assessors relating to sharing data from the qPublic website to assist the City of Warner Robins in establishing its own qPublic website.

Motion:	Councilman Bibb moved for the approval of the Resolution.
Second:	Councilman Lee.
Outcome:	Councilmen Lee, Bibb, Lashley, Holmes and Curtis voted for approval.

Pre-Council:

Pre Council Presentations by: Middle Georgia Clean Air Coalition – Ray Clark
Heart Disease – Mrs. Cynthia Malone

Pre-Council Comments regarding agenda items: Jim Taylor, Richard Webster

Pre Council Topics of Discussion: Adding Roundabout at the intersection of Moody Rd and Pleasant Hill Road, Revisit Adding Signs w/ Caution Lights at the Pedestrian Crossing at Fountain Park, Adding Signs w/ Caution Lights at the Pedestrian Crossing at the Intersection area of Wellborn Road and Wall Street, Revisit Adding Striping to Rusty Road, Sharron Place, and Amber Drive, Adding sidewalks to Peach Blossom Road (It was determined this is a County Road) and the Financial Committee.

Closed Session: During the Pre-Council Meeting Councilman Lee requested a motion to enter into an executive session to discuss real estate. Councilmen Lee moved for the executive session to discuss real estate; Councilman Holmes seconded the motion. Councilmen Lee, Bibb, Lashley, Holmes and Curtis voted for the approval of the motion. The Pre-Council meeting closed at 5:17 p.m.; the executive session meeting opened at 5:25 p.m. and adjourned at 5:42 p.m., City Clerk is in possession of closed session minutes.

Citizen Comments: Keith Sentak, Rita Simmons

Adjournment: 6:12 p.m.

Next Regular Council Meeting: Tuesday, February 18, 2020

Kim A. Demoonie
Acting City Clerk

DRAFT

CITY OF WARNER ROBINS, GEORGIA

COUNCIL DATE: February 3, 2020

REVISED

WRITTEN REQUESTS HAVE BEEN SUBMITTED BY THE CITY DEPARTMENTS FOR THE FOLLOWING ITEMS. THE PURCHASING DEPARTMENT RECOMMENDS THE FOLLOWING ITEMS BE ACQUIRED. BY APPROVAL, AUTHORITY IS GIVEN FOR SUPPORTING CONTRACTS TO BE EXECUTED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE CITY CODE: (Bid tabulations are attached)

BID NUMBER / ITEMS	VENDOR	COST	ACCOUNT NO. / BUDGET	COMMENTS
1) RENEWAL - Filters ANNUAL CONTRACT Bid No.: I-4103	Bumper to Bumper Warner Robins, GA	\$18,088.70 Estimated cost based on previous year usage See attachment #1	10 10861 / MAINTENANCE INVENTORY Shop Purchases	Contract Period: April 01, 2020 – March 31, 2021 Recommendation of Vehicle Mntce Ordered on an as-needed basis throughout year
2) Topographic Surveys for Ted Wright Park, Fountain Park, Memorial Park and Wellston Park	McLeod Surveying, LLC. Perry, GA PROFESSIONAL SERVICE	\$12,200.00	6122 54130 / \$222,800.00 Remaining RECREATION – Parks & Playgrounds Construction	
3) Repair of Traffic Signal due to accident at Russell Pkwy & Booth Rd from October 2019	Bass Signal Corp Milledgeville, GA	\$11,600.00	1555 52300 GENERAL INSURANCE – Property	
4) Clean Up of 129 Garland Terrace due to Sewer Back-Up	Servpro of Houston County Kathleen, GA	\$18,681.27	1555 52300 GENERAL INSURANCE – Property	
5) Used 2016 Ford Explorer Pursuit SUV	Ray's Paint & Body Shop Reynolds, GA	\$9,998.00	1401 53100 POLICE / Condemned Funds – State	SUV was totaled out by insurance and previously owned by GSP. We will receive the salvage title.

BID NUMBER / ITEMS	VENDOR	COST	ACCOUNT NO. / BUDGET	COMMENTS
6) Water Meters ANNUAL CONTRACT Bid No.: I-4250	Badger Meter, Inc. Centennial, CO	Attachment #2	53 10862 / INVENTORY	Amendment to the contract to add additional items.
7) Front Page Ad for Robins Region Chamber Livability Book	Journal Communications Inc Franklin, TN	\$12,735.00	18 52021 / \$27,424.43 CVB / Professional Services 1310 52321 / \$5,736.37 GENERAL GOV / Advertising & City Promotions	To be split between the budgets
8) RENEWAL - Youth Pictures ANNUAL CONTRACT Bid No.: R-4189	Avery Sports Photo Kathleen, GA	See attachment #3	25% of collected fees given to Recreation Department	Recommendation of Recreation Dept. Contract Period: May 01, 2020 – April 30, 2021 Ordered on an as-needed basis throughout year
9) Scott Air-Pak X3 Pro SCBA Systems Bid No.: F-4280	Municipal Emergency Services Chicago, IL	\$171,998.06 See attachment #4	3520 54121 / \$177,950.71 Remaining FIRE – Machinery & Equipment	
10) Itron Water Pit Encoder Radio Transmitter	United Systems & Software Benton, KY	\$18,060.00 SOLE SOURCE	53 10862 / INVENTORY	

No.: _____-20
CITY OF WARNER ROBINS
STATE OF GEORGIA

ORDINANCE

BE IT ORDAINED that the attached document is adopted as an amendment to the City’s zoning ordinance to provide an overlay of additional regulations and restrictions for the Richard B. Russell “corridor” as defined in section 1-1 of the ordinance.

BE IT FURTHER ORDAINED that the subject matter of said document was duly advertised and public hearing held in accordance with the requirements of Georgia’s “Zoning Procedure Act, “O.C.G.A. Title 36, Chapter 66.

If any ordinance, or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference. If any provision of this ordinance are held invalid, such invalidity shall not affect any of the other provisions which can be given effect without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

This ordinance shall become effective upon adoption this 18th day of February, 2020.

CITY OF WARNER ROBINS, GEORGIA

By: _____
Randy Toms, Mayor

Attest:

Kim A. Demoone, Interim City Clerk

RICHARD B. RUSSELL PARKWAY OVERLAY DISTRICT

§ 1-0 PURPOSE AND INTENT

The purposes of this Ordinance are to:

- (a) Improve and enhance the aesthetic qualities of development within the arterial road corridor by prohibiting metal buildings, establishing minimal architectural stands, and through the implementation of other land use regulations.
- (b) Ensure that an interconnecting sidewalk system is developed.
- (c) Manage the location and intensity of development within the arterial road corridor.
- (d) Ensure safe access by vehicles and pedestrians to destinations in the corridor in a manner that does not conflict with access to individual developments or the Parkway's primary purpose of connecting Robins Air Force Base to Interstate Highway 75.

§ 1-1 DEFINITIONS

Amenity: Sidewalks, street trees, landscaping, and retention ponds when designed according to the specifications of this Ordinance, signage when scaled to the pedestrian and constructed of materials and sizes specified in this Ordinance and other aesthetic features and characteristics approved by the City or its employees in accordance with Section 1-12.

Corridor: All lands that are located wholly or partially within 500 feet of the right-of-way of Richard B. Russell Parkway Extension from Lake Joy Road to U.S. Highway 41 or as shown on the official zoning, land use, or corridor maps.

Street tree: A tree of 40 or more feet in height at maturity approved by Land Use Officers.

Street Planting Yard: A planting area parallel to the right-of-way of Russell Parkway designed to provide continuity of vegetation along the right-of-way, a pleasing view from the road and a pedestrian walkway. The planting area shall be a minimum of 10 feet wide and may be used for sidewalks, street trees and monument signs. Parking, merchandise displays, and off-street loading are prohibited in the street planting yard.

§ 1-2 APPLICABILITY

§ 1-2-1 This Ordinance shall apply to all properties subject to the jurisdiction of the City lying wholly or partially within the Russell Parkway Extension corridor, terminating at Highway 41, as shown on the official zoning map and the overlay district map which is hereby adopted and made a part of this Ordinance. No clearing or other disturbance of land shall occur, and no building, structure or use shall be established, except in compliance with the provisions of this Ordinance.

§ 1-3 PERMITTED USES

§ 1-3-1 Uses in the overlay district shall be governed by use restrictions and the dimensional requirements for the underlying land use intensity and zoning district in which the property is located. In addition, uses shall be subject to the specific use provisions of this Code Section, as applicable. In the event of conflict between the regulations of the underlying district and the corridor overlay district, this Code Section shall govern.

§ 1-3-2 It is the intent of this Ordinance that lands within the corridor contain mixed uses, commercial uses, civic spaces, institutional uses and Multi-family residential only. Mixed uses, including multi-family residential use in the same building as commercial, office or other uses, are especially encouraged.

§ 1-4 ACCESS

§ 1-4-1 Medians - Roads or entrances to developments with a projected traffic volume of 500 VPD or more which connect with the arterial road in the corridor shall include center medians of a design and distance as shown in guidelines available from the Engineering Department. Such guidelines will be based upon projected traffic volume and the number of parking spaces. Medians are desired because they improve traffic safety for vehicles and pedestrians.

§ 1-4-2 Vehicular Access to Site - Within the corridor, subdivision of lots along an arterial road shall not be allowed if designed so that each lot has its own individual access to the major road and no other access. Each pod of development, or if subdivided, each lot including outparcels, must be connected with on-site access to a frontage road or interconnecting driveway, rather than directly on the arterial road.

§ 1-4-3 Driveways - All parcel access by driveways will be right-in and right-out, even those that are allowed at median breaks of Russell Parkway. Only through streets and highways existing at the time of adoption of this ordinance will have two-way crossing traffic. Driveways shall not be closer than 300 feet apart unless approved by Mayor and Council.

§ 1-4-4 Interparcel Access - All land parcels fronting the right-of-way of Russell Parkway shall have interparcel connectivity via either a frontage road or a travel way that is delineated from parking areas such that short trips between developments can be made without use of the major road within the corridor.

§ 1-5 PARKING LOCATION AND DESIGN

§ 1-5-1 Location of Parking Areas - Buildings are encouraged but not required to be located at the corner of sites closest to the road intersection, so that the line of sight to parking areas is blocked by buildings and so that the travel path from public sidewalks is shortened. Parking must be located in a way that is not visually dominant. Parking between buildings and an arterial road is not encouraged, but if it is done, Section § 1-5-2 must be met. If parking is located in the side or rear yards any screening may be clustered and not cover 100% of frontage.

§ 1-5-2 Screening of Parking Areas - When parking areas are provided in a front yard (in between an arterial road right-of-way and a principle building), they shall be visually screened by a minimum two foot high evergreen hedge or a landscaped earthen berm to partially obscure visibility of the parking lot from view from the corridor. Parking areas for commercial vehicles and storage of equipment shall be located in the rear of the commercial building and be enclosed on all sides by a wall or fence of solid appearance or tight evergreen hedge not less than six (6) feet in height on a buffer strip of not less than ten (10) feet in width to conceal such areas from view of any adjoining property.

§ 1-5-3 Shared Parking - Shared parking is encouraged when multiple uses are located close to one another and their parking demands differ by time of day or of the week (e.g., church and an indoor theater).

§ 1-6 BUILDING PLACEMENT, HEIGHT AND INTENSITY

§ 1-6-1 Placement Generally - Buildings are encouraged but not required to be arranged so that they help frame and define the fronting arterial road or driveways (i.e., the arterial road in the corridor, an intersecting arterial road, or internal streets or driveways of the development), thus giving deliberate form to streets and sidewalk areas.



§ 1-6-2 Building Height – It is encouraged that buildings located on property abutting a residential area shall be comparable in height/elevation to those in the residential area.



§ 1-7 STREET PLANTING YARD ESTABLISHED

An area parallel to the right-of-way of the Parkway being ten feet (10') in width of which 5 feet can be city right-of-way, is hereby established as a Street Planting Yard zone. The Yard, as defined, shall be established along the boundary of the Parkway right-of-way and private property fronting the Parkway. The Yard shall be devoted to sidewalks, street trees, or other agreed upon features. Installation and maintenance of all other features including street trees and signs will be the responsibility of property owners. Installation costs of sidewalks will also be the responsibility of the property owner with the city taking over the maintenance upon signing of said agreement.

§ 1-8 LANDSCAPING

§ 1-8-1 Generally - All developments shall be landscaped according to a landscape and streetscape plan presented as a part of the site plans. The amount of landscaping required will depend on the amount and location of impervious surfaces excluding the roof of buildings. The required landscaped area will be equivalent to five percent (5%) of the impervious area if parking is located in the side or rear yards. If parking is located in the front yard the minimum area for landscaping will be equivalent to ten percent (10%) of the impervious area. Landscaping that is located in the portion of the Planting Yard may be counted towards meeting the requirement.

§ 1-8-2 Medians - If a median is constructed for a private driveway, it is encouraged that it be landscaped with low-lying (not to exceed two feet high) ground cover, flowers and/or small shrubs that will not interfere with sight visibility or motorists or pedestrians. In lieu of plantings, raised curbs and decorative pavers may be used.

§ 1-8-3 Street trees - Street trees provide a good contrast to buildings and pavement and help soften the built environment. They enliven streetscapes by blending natural features with built features. Street trees also help buffer pedestrians from vehicles and offer summer shade. A minimum of one (1) tree per fifty (50) linear feet of frontage shall be planted. Trees may be clustered or spaced at no more than 50 foot intervals. Street trees shall be placed within the street planting yard of the corridor, or can be

planted on the boundary of the right-of-way and private property. A recommended list of trees is available from the City Engineer.

§ 1-8-4 Perimeter Buffers - When a single-family residence abuts the boundary of a non-residential development, a privacy fence of eight (8) feet and a vegetated buffer of at least ten (10) feet in width is required along the entire property line. Chain link fencing is not acceptable. Perimeter buffers may be penetrated at or near right angles by utilities and sidewalks and, if determined appropriate by the City Engineer, vehicular access.

§ 1-8-5 Parking Lots - All parking lots containing 60 spaces or more shall contain one canopy tree per 30 parking spaces. Trees must be at least 2 inches in caliper when planted and be protected by a 6 inch standing curbing or other approved protection for the trees.

§ 1-9 PROVISIONS FOR SPECIFIC USES

§ 1-9-1 Communication Towers - Communication towers shall not be allowed in the corridor.

§ 1-9-2 Fences and Walls - Where provided and where visible from the Parkway, fences and walls should be constructed of natural materials (such as stone, wrought iron, brick, wood), materials of a visibly similar nature, or poly coated chain link fencing. Landscaping should be used to minimize or soften the appearance from the public right-of-way. Standard chain link fencing shall be permitted in side or rear yards that are not visible from the Parkway. If visible it shall be screened with vegetation with an expected height of 6 feet or more.

§ 1-9-3 Drive-Through Facilities - Drive-through facilities shall be located to the rear or side of the building and shall not abut an amenity zone.

§ 1-9-4 Gas Station Pump Islands - Gas station pump islands must be partially obscured from view from the Parkway either through location or by plantings or other methods. Pump Islands shall only house gas pumps, windshield cleaning materials, and trash receptacles. All canopy support columns must be stucco, brick, brick veneer, or stone construction. Buildings located at establishments selling gasoline must comply with section § 1-10. Canopies can only display logo identification signs. No other advertising is allowed. A building central to all pump islands for receiving payment, small purchases or vending machines is permissible.

§ 1-9-5 Stormwater Detention Facilities - Open storm drainage and detention areas visible from the corridor should be incorporated into the design of the development as an attractive amenity. Wet-bottom basins are encouraged. Dry basins, where used, shall be sloped adequately to ensure proper surface drainage, designed so slopes and bottoms can be easily maintained and extensively landscaped. A drainage and detention area shall meet the city's storm water management program requirements.

§ 1-10 ARCHITECTURE

§ 1-10-1 Building Walls - Lengthy, featureless facades and buildings walls lining the corridor should be avoided. Large, flat, blank expanses on a façade are not acceptable and shall not be permitted. Building walls shall not extend more than 200 linear feet parallel to the arterial road unless the front façade of the building changes at the building line (i.e., front setback in relation to the arterial road) by at least five feet (5') or the front building façade is designed in a way that breaks up the building face into discrete architectural elements. There should be some differentiation between the building base and the top, which can be accomplished with building articulation or details at the roof line. Multiple buildings on the same site should be designed to create a cohesive visual relationship among the buildings. All exterior facades of buildings should employ architectural elements (color, material, design, etc.) which are common to one another.

§ 1-10-2 Awnings - Awnings on commercial structures are encouraged to provide additional unity to buildings as well as provide visual interest. Signage may be incorporated into awnings, subject to compliance with applicable sign regulations. Colors should be compatible with the building materials. Primary colors of red, orange, yellow, green, blue, purple, brown and black are not allowed within the corridor. Solid awnings or stripes are appropriate.

§ 1-10-3 Building Materials - Corrugated and/or sheet metal siding, prefabricated steel panels and tilt-up concrete panels shall not be permitted on a building. All non-residential building exteriors visible from arterial roads shall be constructed of brick, stone, wood or other comparable materials.

§ 1-10-4 Coloration - The use of earth-tone colors for the exterior of all non-residential buildings is encouraged. Shades of white are appropriate as a trim color. Colors used in known Trade Marks for corporations may be used on facades and signs. Other color schemes will be considered if it is common as a theme throughout the entire development and is consistent with adjacent developments. Such coloration themes must be approved by the City or its employees pursuant to Section 1-12.

§ 1-10-5 Rooftop Mechanical Equipment - Any mechanical equipment located on the roof of a building shall be screened from view from the right-of-way of the corridor by the building roof, a parapet wall or by other screen approved by the Building Director. Such equipment should be as inconspicuous as possible from other viewpoints, as well. In the case of flat roofs, cooling and air handling equipment may be located within a roof depression to comply with this requirement.

§ 1-11 SIGNAGE

§ 1-11-1 Off Premise Signs - Billboards and Bench Signs shall not be permitted in the corridor. Subject to the City's approval, directional logo signs may be placed at corners of intersections or along appropriate portions of the corridor, immediately outside public right-of-ways, to guide customers and patrons from the arterial road and along public frontage roads to their destinations.

§ 1-11-2 On-Premise Signs - Freestanding signs shall be monument style. Signage should be unobtrusive and of compatible material and character with the building to which it is directed. Signs for single businesses shall not exceed 60 square feet in size and a height of 8 feet. Joint identification signs for multiple businesses at one location may have a monument sign not to exceed 80 square feet in size and a height of ten feet. Marketing, spectacular, and mobile signs and banners, as defined in sections 6-272 of the city code are not allowed. The allowable height of monument signs includes the sign base. A reader board may be incorporated as a part of the monument sign.

§ 1-12 LAND USE AND PLAN REVIEW

City Engineer and City Building Director shall evaluate all proposed development activities in the Russell Parkway corridor. No development permit, land use permit or building permit shall be issued unless the proposed development, land use, building or structure is in compliance with this ordinance.

§ 1-13 VARIANCES AND APPEALS

§ 1-13-1 If an applicant asserts that the application of this Ordinance would deny the reasonable use of property, the applicant may apply for a variance. A variance is intended to provide a remedy to address those cases in which the application of this Ordinance restricts reasonable economic use of a parcel of land and the restriction cannot be remedied by other authorized techniques, conditions or uses. A variance to the provision of this Ordinance may be filed, considered and granted in accordance with Section (1-14) of this code.

§ 1-13-2 A developer or other party aggrieved by a decision of the Land Use Officers in the administration, interpretation or enforcement of this Ordinance may appeal said decision as provided in Section 1-14 of this Code.

§ 1-14 AUTHORITY TO GRANT VARIANCES AND APPEALS.

§ 1-14-1 The Planning And Zoning Commission is authorized to receive, consider, and recommend to the Mayor and City Council a disposition action for any variances or appeals of administrative decisions that may be filed. Decisions of the commission are only recommendations.

§ 1-14-2 The Mayor and City Council shall render final decisions on all variance requests or appeals of administrative decisions. The Mayor and Council may at their discretion grant, grant with conditions, or deny any requests and appeals. Their action will be final, but the applicant aggrieved by a decision of this body may pursue appeals to the courts of proper jurisdiction of the State of Georgia.

§ 1-15 VARIANCE APPLICATIONS

A property owner or his authorized agent may initiate a request for variance by filing an application with the Zoning Office. The application shall be accompanied by a site plan, drawn to scale, showing the dimensions and arrangement of the proposed development. The City Engineer or Building Director may require other drawings or materials essential to an understanding of the proposed use and variance requested and its relationship to the surrounding properties. A fee, as established by the Governing Body by Ordinance from time to time, shall accompany variance applications.

§ 1-16 CONDITION AND CRITERIA FOR GRANTING A VARIANCE

The Mayor and Council with a recommendation from the Planning and Zoning Commission may grant a variance after consideration and adoption of findings of fact that all of the following conditions exist and criteria are met.

§ 1-16-1 There are unusual, exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other property in the same vicinity or use district, and such conditions are not the result of the owner's or occupant's own actions. Such conditions may include topography, unique natural conditions, surroundings of the subject property, or the size or peculiar shape of the lot.

§ 1-16-2 As a result of such unusual circumstance or conditions, there is an unnecessary hardship or practical difficulty that renders it difficult to carry out the provisions of this code.

§ 1-16-3 The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which property is located, and the variance will be in harmony with the general purposes and intent of the provisions of this code.

§ 1-16-4 The variance approved is the minimum variance that will make possible the legal use of the land, building or structure.

§ 1-16-5 The variance does not permit a use of land, building or structure which is not permitted by right in the land use intensity district in which the proposed development is located.

§ 1-17 APPEALS OF ADMINISTRATIVE DECISIONS

Any person who alleges there is an error in, or who is aggrieved by a decision of the City Engineer or Building Director in the administration, enforcement, and/or interpretation of this code, may file an appeal with the City Clerk stating the grounds for such appeal. The appeal will be forwarded to the Planning and Zoning Commission for review and consideration and for making a recommendation on the appeal to the Mayor and City Council. An appeal, from the ruling of the City Engineer or Building Director shall stay all proceedings in furtherance of the action being appealed. The Mayor and Council may affirm, override, or modify, in whole or in part, the ruling being appealed.

§ 1-18 NOTICE AND HEARING

Upon the filing of any complete application for a variance with the Zoning Office or the City Clerk, as appropriate, a public hearing shall be scheduled and held on the proposed variance or appeal. Notice of the public hearing shall be given and the public hearing shall be conducted as provided for in Section 114 of the Zoning Regulations.

§1-19 ACTION ON VARIANCES AND APPEALS

Mayor and Council shall make findings and render a decision in writing within 30 days after the initial public hearing on the proposed variance or appeal. The Zoning secretary or City Clerk shall notify the applicant, in writing, of its decision within five days after the Board has rendered its decision.

§ 1-20 ACTIONS PRIOR TO ENACTMENT

All existing improvements within the corridor and all prior approved plats, curb cuts, access points and/or permits issued by the City prior to the date hereof shall be deemed a legal non-conforming use within the corridor and shall remain in full force and effect. For plats, curb cuts, access points and/or permits issued or approved prior to the date hereof, these approvals shall run with the land and shall be for the benefit of the current owner, their successors and/or assigns, and shall be applicable for reliance on all future developments within the corridor; provided, however, that any existing improvements currently located within the corridor shall only be deemed a non-conforming use so long as the use remains consistent with its use as of the date hereof.

§ 1-21 UNDEVELOPED LAND WITHIN THE CORRIDOR

Notwithstanding any other language to the contrary contained herein, no property owner of unimproved real property within the corridor shall be subject to the requirements of this overlay district ordinance or otherwise required to construct or install any features, including without limitation any improvements of any kind or nature whatsoever, on real property located within the corridor unless the property owner has first filed for a land disturbance or building permit on said property with the City.

NO. ____ - 20
CITY OF WARNER ROBINS
STATE OF GEORGIA

ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF WARNER ROBINS, GEORGIA, ANNEXING A TRACT OR PARCEL OF LAND CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY, AND FOR OTHER PURPOSES.

WHEREAS, a petition has been received from KENDOM Enterprises, LLC, to annex the property which is more particularly described as follows, to-wit:

All that tract or parcel of land lying and being in Land Lot 190 of the 10th Land District of Houston County, Georgia, totaling 1.2 acres, as shown on a plat of survey drawn by Bryant Engineering, dated August 31, 2018, recorded in Plat Book 80, Page 95, Clerk's Office, Houston Superior Court. Said plat and the recorded coy thereof are hereby made a part of this description by reference thereto for all purposes.

The property is located at 1256 S. Houston Lake Road, Warner Robins, Georgia.

WHEREAS, the said land of KENDOM Enterprises, LLC, may be annexed pursuant to the provisions of the Official Code of Georgia Annotated Section 36-36-20 et seq., said lands being contiguous to the existing corporate limits of the City of Warner Robins and the petitioner being the sole owners of said properties; and

WHEREAS, The City of Warner Robins, relative to its best interest, is desirous of annexing the above-described properties.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Warner Robins, Georgia, and it is hereby ordained by authority of the same, that the petition from KENDOM Enterprises, LLC, on September 19, 2019, is adopted and approved and said properties are hereby incorporated into the City of Warner Robins, Georgia.

If any ordinance, or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference.

If any of the provisions of this ordinance are held invalid, such invalidity shall not affect any of the other provisions which can be given effect without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

The provisions of this ordinance were first read on February 18, 2020, adopted on _____, 2020 and shall become effective _____ 1, 2020.

This 18th day of February, 2020.

CITY OF WARNER ROBINS, GEORGIA

BY: _____
RANDY TOMS, MAYOR

ATTEST:

KIM A. DEMOONIE, INTERIM CITY CLERK

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

February 12, 2020

MAYOR
Randy Toms

MEMBERS OF COUNCIL

Post 1
Daron Lee

Post 2
Charlie Bibb

Post 3
Keith Lauritsen

Post 4
Kevin Lashley

Post 5
Clifford Holmes, Jr.

Post 6
Larry Curtis, Jr.

INTERIM CITY CLERK
Kim Demoonie

CITY ATTORNEY
Fred Graham

OF COUNSEL
James E. Elliott, Jr.

KenDom Enterprises, LLC
ATTN: Bernard Joerger
208 Jubilee Circle
Bonaire, GA 31005

RE: ANNEXATION OF 1256 S HOUSTON LAKE ROAD FROM THE ZONING OF C-2[COUNTY] TO C-2[CITY].

Dear Mr. Joerger,

On February 12, 2020, the Planning and Zoning Commission for the City of Warner Robins recommended approval of, and forwarded, your petition for annexation of the above-described property to Mayor and Council. To verify the date and time your petition will be heard by Council, please contact the City Clerk's office at 478-293-1099.

If you have any questions or need additional information regarding this matter, please feel free to call me at (478) 302-5522.

Best regards,


Darin Curtis, Zoning Assistant
Community Development

cc: File

APPLICATION

Property Owner(s) Name: Bernard Joerger Cellphone: 478-973-8127

Company Name (if applicable): Kendom Enterprises LLC Office Phone: 478-225-9830

Property Owner(s) Address: 1256 S Houston Lake Rd Warner Robins GA 31088

Applicant's Name: Bernard Joerger Cellphone: 478-973-8127

Company Name (if applicable): Kendom Enterprises LLC Office Phone: 478-225-9830

Applicant's Address: 208 Jubilee Circle Bonaire GA 31005

Property Information

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

ADDRESS/LOCATION: 1256 S Houston Lake Rd Warner Robins GA 31088

Tract#: A Parcel#: 770/004 Land Lot(s): 190 Land District#: 10th

County: Houston Tax Parcel#: 770/004 Total Acres: 1.20

Survey Prepared by: Bryant Engineering Dated 08/31/2018

Recorded in Plat Book#: 80 Page#: 95

Present Zoning: C2 Requested Zoning: C2 (per letter of Intent)

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

Build 60x80 foot print building. Three stories high to provide additional warehouse and office space for comfort Air Cooling and Heating.

Infrastructure Information:

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

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.

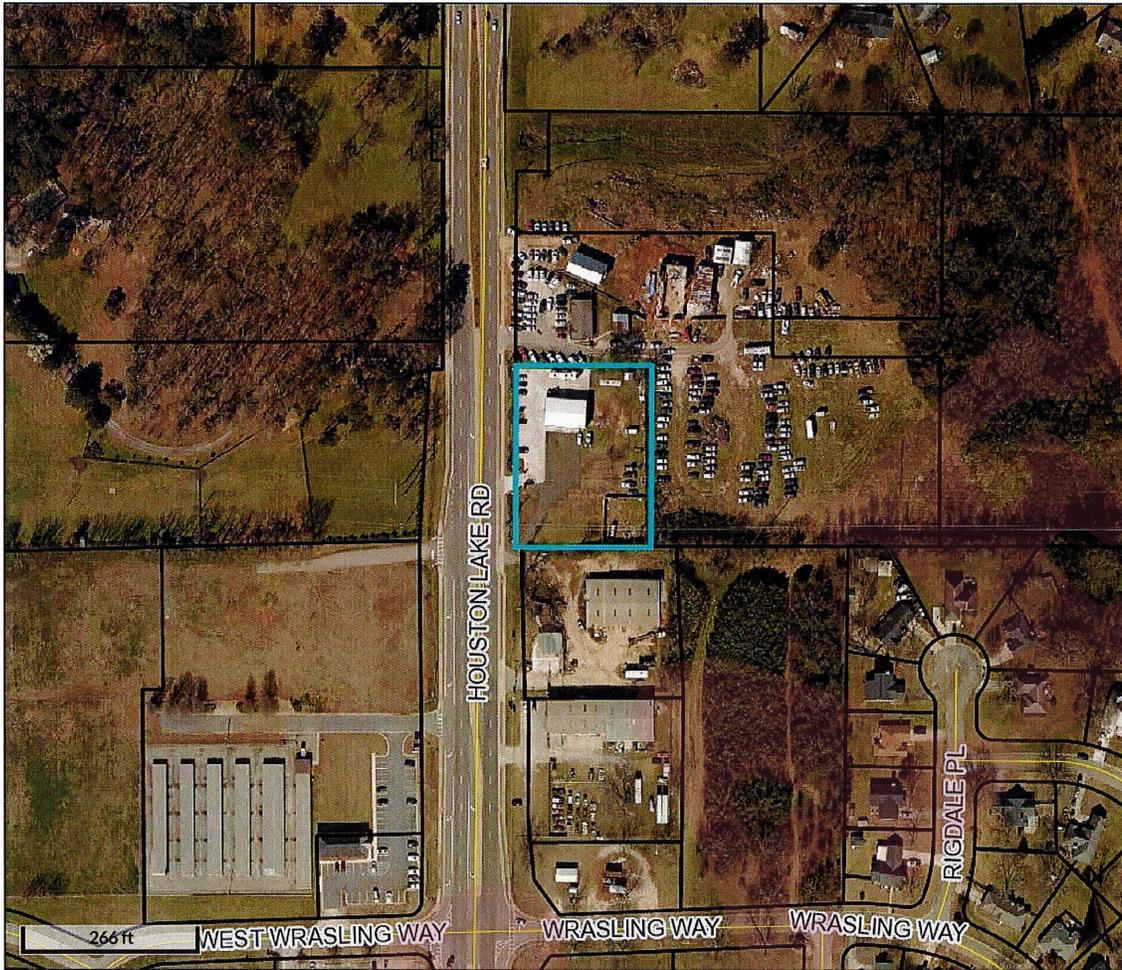
This form is to be executed under oath. I, Bernard Joerger, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 20 day of September 2019.

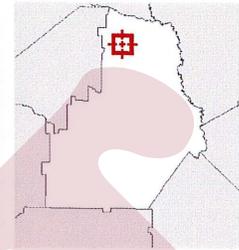
Owner/Applicant Signature [Signature]

Print Name Bernard Joerger

STAMP DATE RECEIVED:



Overview



Legend

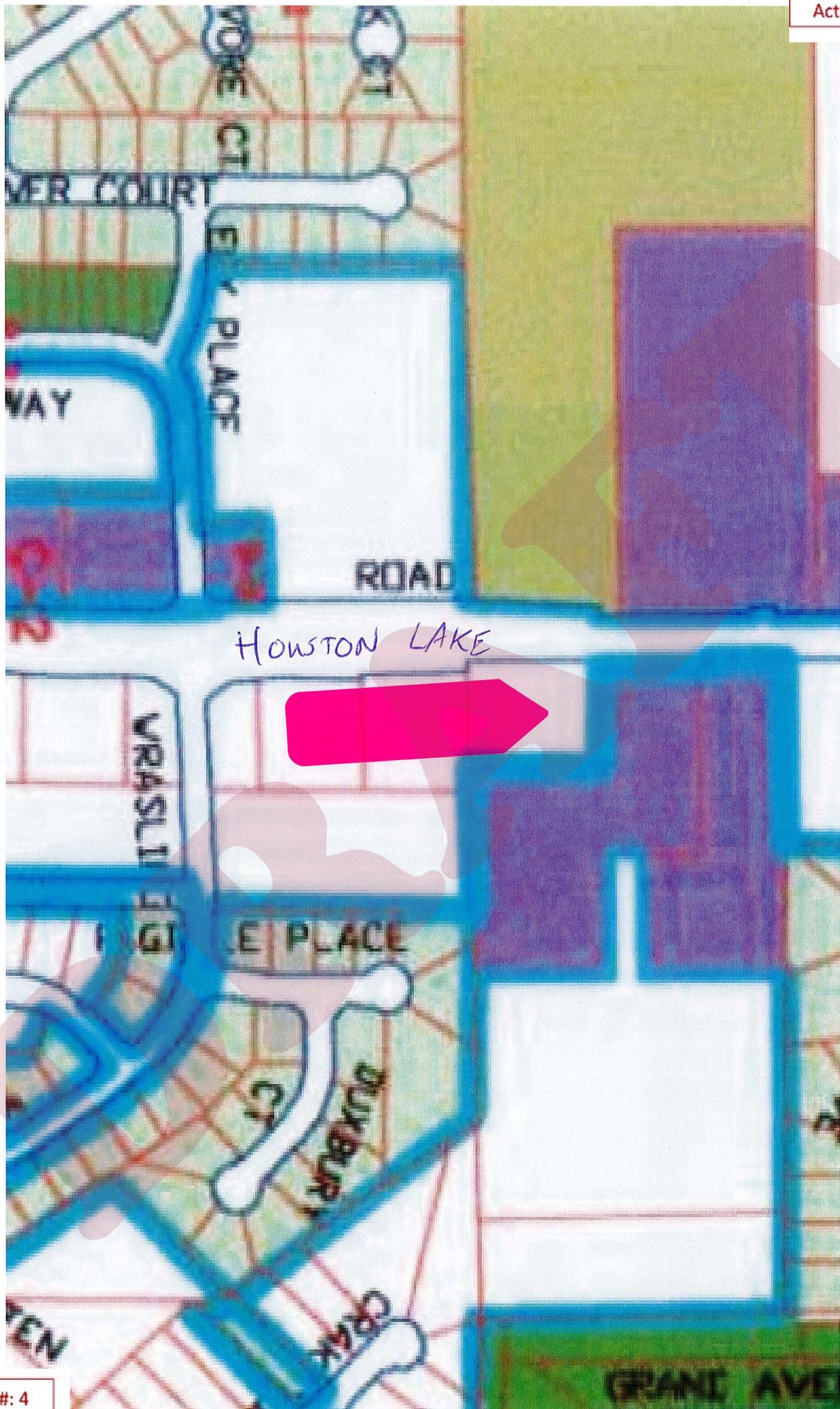
-  Parcels
-  Roads

Parcel ID	000770 004000	Owner	KENDOM ENTERPRISES LLC	Last 2 Sales			
Class Code	Commercial		208 JUBILEE CIRCLE	Date	Price	Reason	Qual
Taxing District	County		BONAIRE GA 31005	7/17/2018	\$177500	FM	Q
	County	Physical Address	1256 S HOUSTON LAKE RD	11/4/2016	\$180000	FM	Q
Acres	1.2	Assessed Value	Value \$177500				
		Land Value	Value \$153300				
		Improvement Value	Value \$65300				
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 9/24/2019
 Last Data Uploaded: 9/24/2019 6:02:05 AM

Developed by  Schneider
 GEOSPATIAL



KENDOM ENTERPRISES, LLC

1526 S. Houston Lake Road
Warner Robins, Georgia 31088

City of Warner Robins, Georgia
ATTN: Planning & Zoning Department
Warner Robins, Georgia 31093

September 20, 2019

**Re: Letter of Intent for Annexation Request into City of Warner Robins
1256 S. Houston Lake Road, Warner Robins, Georgia 31088**

To Whom It May Concern:

Please accept this letter as our formal Intent for Annexation of our property located at 1256 S. Houston Lake Road, Warner Robins, Georgia 31088 and further described as being located in Land Lot 190 of the Tenth (10th) Land District of Houston County.

KENDOM Enterprises, LLC is the sole owner of the subject property. It is our desire to annex into the City of Warner Robins with the following conditions.

1. That all properties as part of this annexation request be annexed with the zoning in place as prescribed by Houston County or equal to a comparable zoning classification of the City of Warner Robins, Georgia.
2. That the densities as described and taxes as included in the Letter of Intent are accepted.
3. That any permit approved or issued as provide by Houston County at the time of annexation be accepted by the City of Warner Robins, Georgia.

Respectfully submitted,



**BERNARD JOERGER, SOLE MEMBER
KENDOM ENTERPRISES, LLC**

Enclosures

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

MEMORANDUM

MAYOR
Randy Toms

TO: KIM DEMOONIE

MEMBERS OF COUNCIL

FROM: SHERRI WINDHAM – DIRECTOR, COMMUNITY DEVELOPMENT

Post 1
Daron Lee

DATE: FEBRUARY 12, 2019

Post 2
Charlie Bibb

SUBJECT: AGENDA FOR MAYOR AND COUNCIL MEETING

Post 3
Keith Lauritsen

Post 4
Kevin Lashley

Please place the following items on the agenda for the next Mayor and Council Meeting:

Post 5
Clifford Holmes, Jr.

Post 6
Larry Curtis, Jr.

The Planning & Zoning Board recommends approval the following applications as submitted.

INTERIM CITY CLERK
Kim Demoonie

CITY ATTORNEY
Fred Graham

1. REZONING – The City of Warner Robins requests the rezoning of a 6.503-acre portion of tax parcel [0W97F 04A000] from the zoning of C-2[General Commercial District] to the zoning of R-1[Single Family Residential District] [City]

OF COUNSEL
James E. Elliott, Jr.

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

MAYOR
Randy Toms

**MEMBERS OF
COUNCIL**

Post 1
Daron Lee

Post 2
Charlie Bibb

Post 3
Keith Lauritsen

Post 4
Kevin Lashley

Post 5
Clifford Holmes, Jr.

Post 6
Larry Curtis, Jr.

**INTERIM
CITY CLERK**
Kim Demoonie

CITY ATTORNEY
Fred Graham

OF COUNSEL
James E. Elliott, Jr.

TO: Planning & Zoning Commission

FROM: Sherri Windham, Secretary of Planning and Zoning

DATE: February 5, 2020

RE: Reversion of property zoning for a 6.503 acre portion of Tax Parcel #0W97F 04A000 which totals 14.77 acres located between White Road and Arrie Drive, west of U.S. Highway 41.

On November 3, 2014, [Ord.32-14], the City of Warner Robins revised *Appendix C – Zoning Ordinance* to include the following:

Zoning Regulation §114.1.22: If a site development plan or preliminary plat has not been submitted to the zoning enforcement officer within twelve (12) months of the date of approval of the rezoning application, then the planning and zoning commission may review each case to determine if there are circumstances clearly justifying such delays. If justifying circumstances do not exist, the planning and zoning commission may recommend to the mayor and council that the zoning map be amended to change the land to its prior zoning classification.

On June 14, 2016, Planning & Zoning made their recommendation to approve Georgian Walk, Inc.'s application to rezone a 6.503 acre portion of Tax Parcel #0W97F0 04A000 located between White Road and Arrie Road, west of U.S. Highway 41, with the intent to development said parcel as a Walmart Market Store. The intended development did not take place and there are no plans to develop this property at this time. I made contact with the representative of Georgian Walk, Inc. who is in agreement with the City to revert the zoning of said property from its current zoning of C-2 [General Commercial District] to the previous zoning of R-1[Single-Family Residential District]. See attached email. Therefore, because no site development plan or preliminary plat has been submitted to the zoning enforcement officer within twelve months of the date of approval of the rezoning application by Mayor & Council [July 5, 2016], it is recommended that the property be zoned R-1.

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

MEMORANDUM

MAYOR
Randy Toms

MEMBERS OF COUNCIL

- Post 1**
Daron Lee
- Post 2**
Charlie Bibb
- Post 3**
Keith Lauritsen
- Post 4**
Kevin Lashley
- Post 5**
Clifford Holmes, Jr.
- Post 6**
Larry Curtis, Jr.

INTERIM CITY CLERK
Kim Demoonie

CITY ATTORNEY
Fred Graham

OF COUNSEL
James E. Elliott, Jr.

TO: PLANNING AND ZONING BOARD MEMBERS

**FROM: SHERRI WINDHAM
PLANNING & ZONING DIRECTOR**

DATE: FEBRUARY 2, 2019

SUBJECT: REZONING AND ANNEXATION APPLICATIONS

According to the "conflicts of interest in zoning actions" statute, OCGA Title 36, Chapter 67A, it is required that elected officials **file a written disclosure** when people file for annexation and/or rezoning of property and the elected officials (a) have received campaign contributions in a certain amount from the petitioner, (b) own property affected by the proposed action, and/or (c) have a family member who owns property affected by the petition.

Please note that the following petitions are scheduled for the Planning & Zoning meeting on February 11, 2019:

1. ANNEXATION – KenDom Enterprises, LLC requests the annexation of property located at 1256 S Houston Lake Road from the zoning of C-2[General Commercial District][County] to the zoning of C-2[General Commercial District][City]
2. REZONING – The City of Warner Robins requests the rezoning of a 6.503 acre portion of tax parcel[0W97F 04A000] from the zoning of C-2[General Commercial District] to the zoning of R-1[Single Family Residential District][City]

cc: Fred Graham
James E. Elliott, Jr.

STAFF REPORT

MEETING DATE: June 14, 2016

PETITIONER: Walmart Real Estate Business Trust

REPRESENTATIVE: David C. Kirk, Esq. Agent for Mark Byrd

RE: REZONING REQUEST FOR A PORTION OF TAX PARCELS 0W97F0 04A000, TRACT 1, TOTALING 6.503 ACRES LOCATED SOUTH OF WHITE ROAD, WEST OF HWY 41 AND NORTH OF ARRIE ROAD

PRESENT ZONING: R-1 [Single-Family Residential District]

REQUESTED ZONING: C-2 [General Commercial District]

EXISTING DEVELOPMENT PATTERNS: The existing land use for this area according to the 2006 Joint Comprehensive Plan is Agricultural/Forestry. The Plan also classifies this property as a Suburban Residential character area. The Suburban Residential character area includes most of the area south of Highway 247 Connector to US 41. The existing development pattern in this area is as follows:

- The area is developed as single-family subdivision with modern curvilinear street pattern with many cul-de-sacs at a density of four-to-eight units per acre north of Feagin Mill Road with lower density development south of Feagin Mill Road and west of Houston Lake Road.

FUTURE LAND USE PATTERNS: According to the future land use map, this area is designated as Community Commercial with the following types of development:

- Retail sales, office, and service uses with the largest establishments being less than 100,000 square feet of floor area, and whose market is primarily community-oriented are expected in this district.
- Mixed use center concept that allows a variety of retail and office uses with limited residential development that is brought together by a specific design concept on a large tract may be expected.

SPECIFIC LAND USES ALLOWED IN CHARACTER AREA: The specific land uses that will be allowed in the Suburban Residential character area will be as follows:

- Single-family detached dwellings in subdivision settings with higher density single-family attached at appropriate locations;
- Mixed-use developments that are predominately single-family in nature but may include single-family attached;

- Mixed use developments, which contain small-scale commercial or office in addition to residential uses may be allowed, where appropriate; and
- Small scale office developments may be located at appropriate locations to serve a small market area in nearby neighborhoods.

STAFF INFORMATION: This property was annexed in the city October 1, 2004, as part of a larger tract which totaled 65.13 acres, by Edwina Gunn & Mark Byrd [Georgian Walk, Inc.]. It has since been subdivided and a portion developed as a residential subdivision. Said property is a 6.503 portion of the aforementioned parcel totaling 65.13 acres. This property is encompassed by two major thoroughfares: White Road and Highway 41, and one minor street: Arrie Drive. The requested zoning of C-2 [General Commercial District] is compatible with other surrounding properties with the same commercial zoning. Contiguous properties are as follows: the property to the north is zoned R-1, and developed as a single-family residential subdivision known as Georgian Walk Subdivision. The property directly to the south of said property is separated by Arrie Drive, zoned R-1, and developed as Eagle Springs Elementary School. Property to the east is undeveloped and zoned C-2. To the west of said property includes the remainder of this parcel that is undeveloped and presently zoned R-1. According to the applicant, the intent is to develop this property as a Walmart Neighborhood Market grocery store with the building size to be approximately 41,000 sq.ft. This is well under the future land use recommendation for commercial/retail development building size of 100,000 sq.ft. as described in the Joint Comprehensive Plan. It should also be noted that the proposed development will be compliant with O.C.G.A. §3-3-21, regarding the required 100 yard distance for beer/wine sales in proximity to a school.

In conclusion, the proposed use as a commercial development at the zoning of C-2 is consistent with the City's Zoning Ordinance. The C-2 zoning is to provide a commercial district designed to serve the community at-large consisting of a wide variety of sales and service facilities and locations that will be accessible to all shoppers, as well as serving the motoring public. Therefore, staff makes the recommendation that this change in zoning to C-2 be approved as submitted.

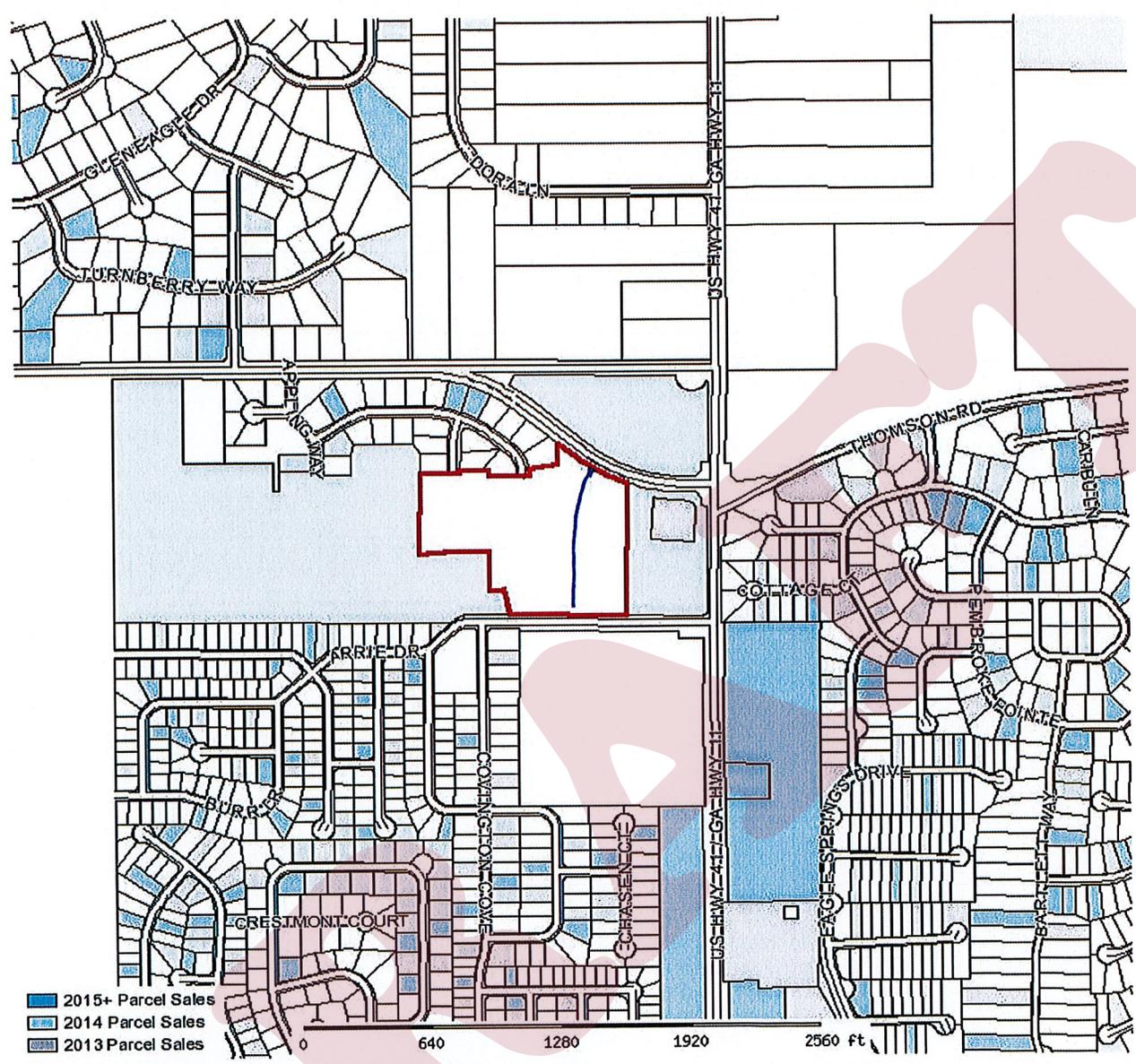
DEPARTMENT COMMENTS:

PUBLIC WORKS

UTILITIES

FIRE DEPARTMENT

POLICE DEPARTMENT



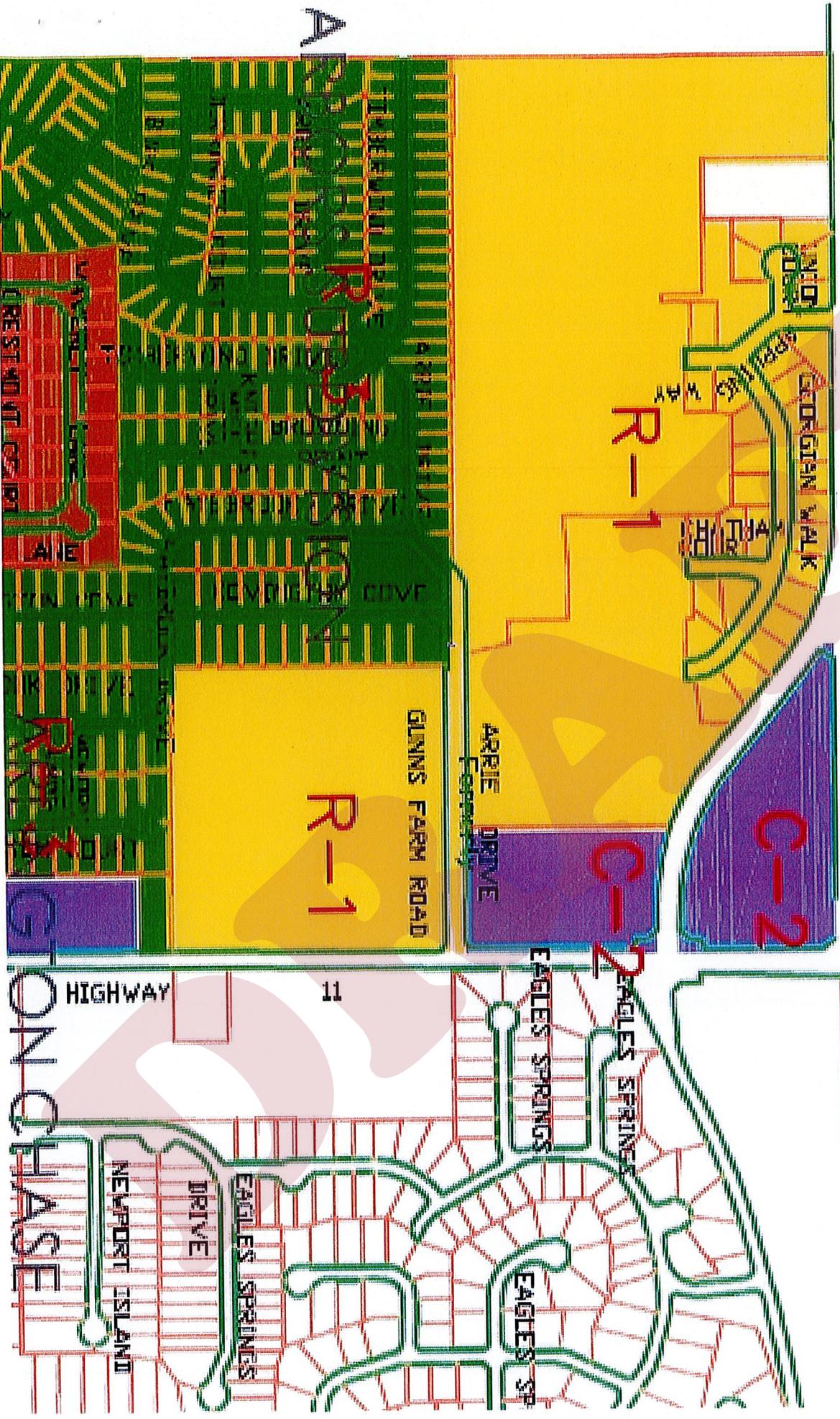
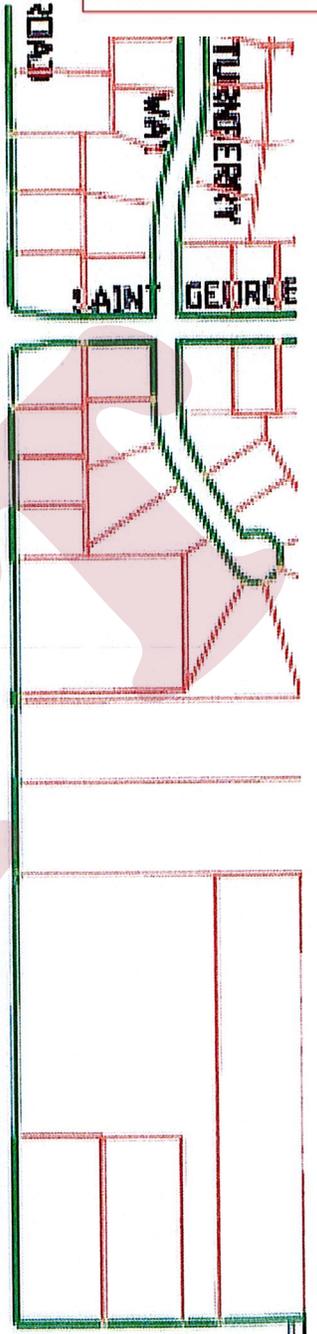
- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales

Houston County Assessor			
Parcel: 0W97F0 04A000 Acres: 14.77			
Name:	GEORGIAN WALK INC	Land Value	\$155,400.00
Site:	0 WHITE RD	Building Value	\$0.00
Sale:	\$177,240 on 10-2006 Reason=04 Qual=U	Misc Value	\$0.00
Mail:	309 MARGIE DR WARNER ROBINS, GA 31088	Total Value:	\$155,400.00



The Houston County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER HOUSTON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

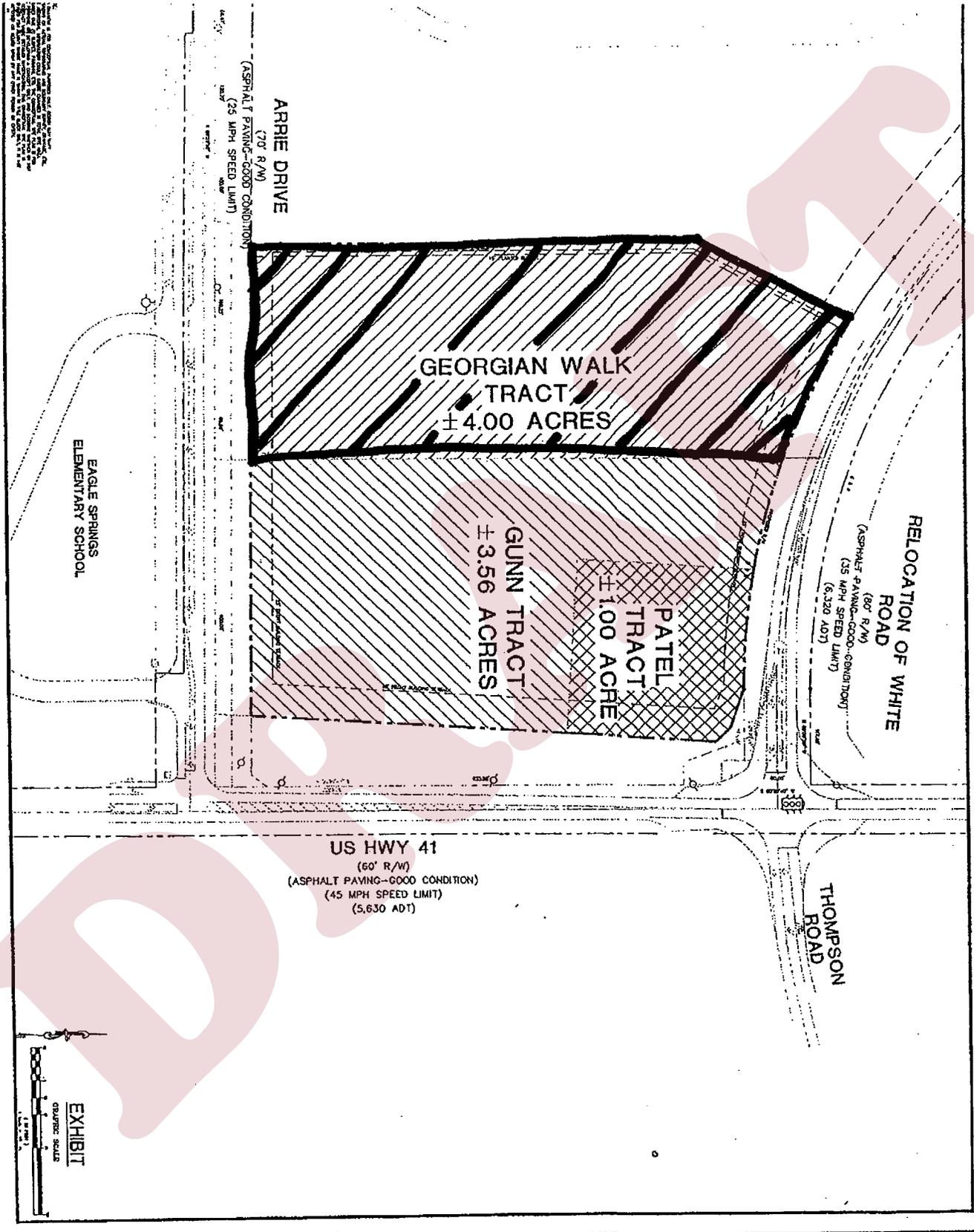
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TURNBERRY WAY
SAINT GEORGE ROAD
GEORGIAN WALK
ARBIE DRIVE
HIGHWAY 11
GUNNS FARM ROAD
EAGLES SPRINGS
EAGLES SPRINGS
EAGLES SP
DRIVE
NEWPORT ISLAND
CHASE



EXHIBIT "A"



CITY OF WARNER ROBINS
 GEORGIA'S INTERNATIONAL CITY - CHARTERED 1943
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M E M O R A N D U M

MAYOR
Randy Toms

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INTERIM CITY CLERK
Kim Demoonie

CITY ATTORNEY
Fred Graham

OF COUNSEL
James E. Elliott, Jr.

TO: KIM DEMOONIE

FROM: SHERRI WINDHAM – DIRECTOR, COMMUNITY DEVELOPMENT

DATE: FEBRUARY 12, 2019

SUBJECT: AGENDA FOR MAYOR AND COUNCIL MEETING

Please place the following items on the agenda for the next Mayor and Council Meeting:

The Planning & Zoning Board recommends approval the following applications as submitted.

1. Omar Hassan – 200 Wake Forest Drive – request permission to operate a wildlife removal business as a home occupation.
2. Canaan Brian Ballard – 123 Huntington Chase Circle – request permission to operate an electrical construction repairs business as a home occupation.
3. Mark Ortiz – 507 South 2nd Street – request permission to operate a handy man business as a home occupation.
4. Joshua Mantei – 108 Cherokee Forest Trail – request permission to operate a remodeling business as a home occupation.
5. Hannah Mitchell– 301 South Corder Road, Apt. 112 – request permission to operate a mobile gymnastics business as a home occupation.
6. Lopez Scott – 105 Scarlett Oak Way – request permission to operate a mobile detailing business as a home occupation.
7. John Holland – 509 Beechwood Drive – request permission to operate a parts sales business as a home occupation.

**CITY OF WARNER ROBINS
STATE OF GEORGIA**

RESOLUTION

WHEREAS, the City of Warner Robins (the “**City**”) is a municipal corporation and body politic and corporate organized pursuant to the Constitution and laws of the State of Georgia, managed and controlled by the Mayor and City Council of the City (the “**City Council**”); and

WHEREAS, the City is authorized by state law to provide water and wastewater services throughout the City and its service area; and

WHEREAS, the City presently owns and operates the City’s water and wastewater systems and facilities, which have been developed over many years. The future usefulness and operational function of the existing systems and facilities owned and operated by the City, and the additions and improvements thereto, rests on the ability of the City to effectively manage, protect, control, regulate, use, and enhance the systems and facilities within the City and its service area in concert with the management of other water resources within the City. In order to do so, the City must have both a comprehensive water and wastewater management program as well as an adequate and stable funding source for its comprehensive operational needs; and

WHEREAS, the professional engineering technical memorandum related to water and wastewater system upgrades and expansions prepared by the City’s consulting engineer properly assesses and defines the City’s water and wastewater management program needs, goals, and priorities as well as the water and wastewater management program funding strategy; and

WHEREAS, the City has been and expects to continue making capital expenditures (Exhibit A) for the purpose of constructing certain improvements and renovations to the City’s water and wastewater systems (the “**Projects**”) and reasonably expects that additional capital expenditures for the Projects will be necessary.

NOW, THEREFORE, BE IT RESOLVED, that the City intends to issue its water and wastewater revenue bonds in the approximate amount of \$20,000,000 (the “**Bonds**”) to pay all or a portion of the costs of the Projects, including the reimbursement of certain costs incurred by the City prior to the receipt of any proceeds of the Bonds, upon terms acceptable to the City, as authorized in an ordinance or resolution to be hereafter adopted and to take all further action that is necessary or desirable in connection therewith to be subsequently executed by the City; and

BE IT FURTHER RESOLVED that the recitals contained in the above “Whereas” clauses shall be, and by this reference are hereby, incorporated into this resolution as a substantive part hereto; and

BE IT FURTHER RESOLVED that the City is making this declaration of official intent pursuant to Section 1.103-8(a) (5) and Section 1.150-2 of the United States Treasury Regulations (collectively, the “**Reimbursement Regulations**”); and

BE IT FURTHER RESOLVED that capital expenditures for the Projects made by the City’s water and wastewater management staff before the issuance of the Bonds from any legally available source of funds of the City, including without limitation, certain operation and maintenance reserves of the City, shall be reimbursed from the proceeds of the Bonds to the extent permitted by the Reimbursement Regulations; and

BE IT FURTHER RESOLVED that the officers, employees, and agents of the City shall take all action necessary or reasonably required to carry out, give effect to and consummate the transactions contemplated hereby and shall take all action necessary or desirable to finance the Projects and to otherwise carry out the transactions contemplated by this resolution; and

BE IT FURTHER RESOLVED that all resolutions in conflict with this resolution are hereby rescinded and repealed, but only to the extent of any such conflict. This resolution shall be effective immediately upon its adoption.

ADOPTED this ____ day of _____, 2020.

**RANDY TOMS
MAYOR**

ATTEST:

**KIM A. DEMOONIE
INTERIM CITY CLERK**

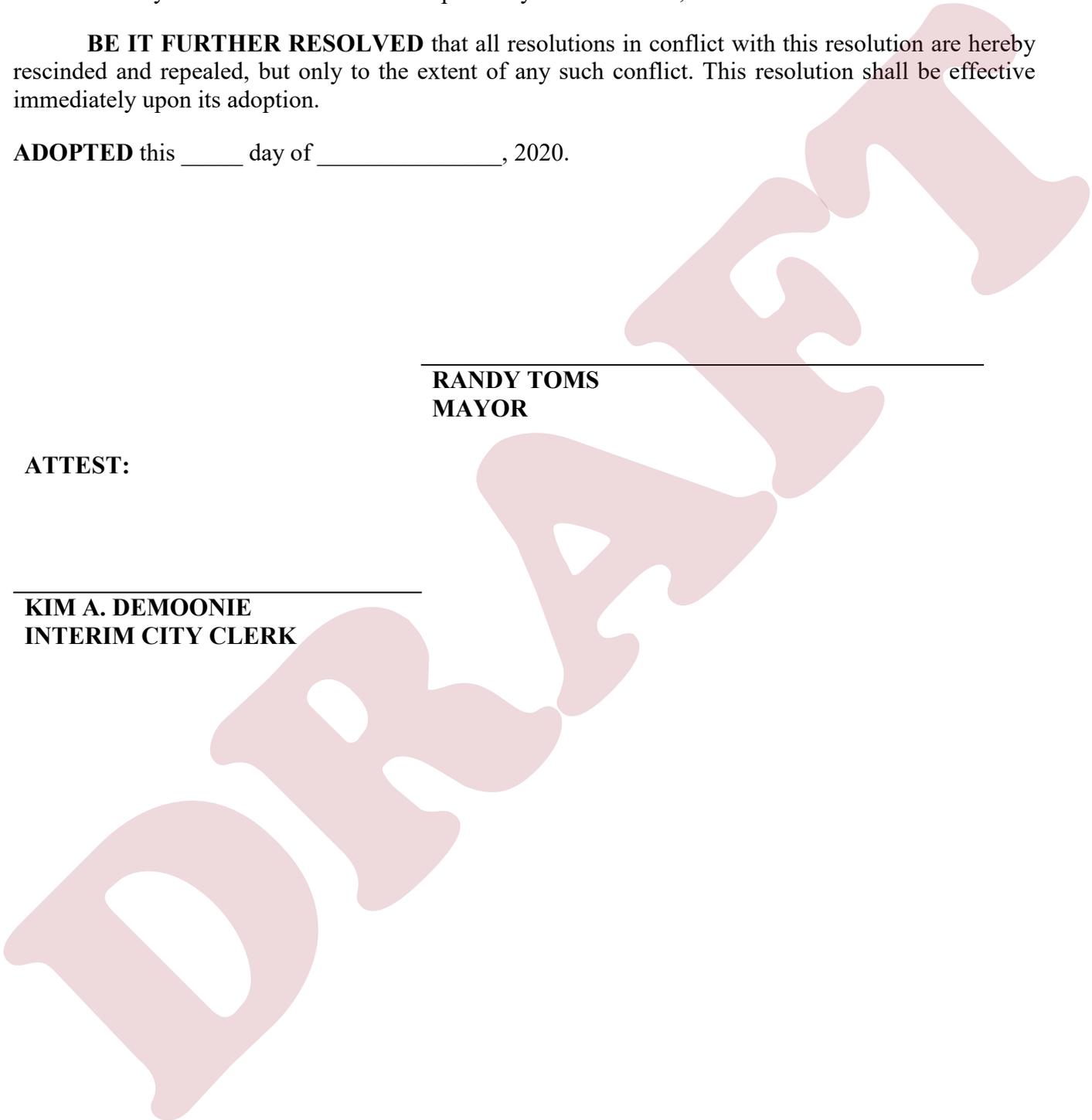


Exhibit "A"
City of Warner Robins, Georgia
Water, and Wastewater
Proposed Capital and Related Expenditures

Attached is a list of projects with costs

DRAFT

City of Warner Robins, Georgia
List of Water and Wastewater Projects
Reimbursement Resolution
February 7, 2020

Exhibit A

<u>Project Name</u>	<u>Project Description</u>	<u>Total Estimated Cost</u>
<u>Water Projects</u>		
Peach County Industrial Park	New Water Storage Tank/ Well	\$4,500,000.00
Peach County Water System	Industrial Park Interconnects	300,000.00
Miscellaneous Projects		1,000,000.00
<u>Wastewater Projects</u>		
Kroger Area Sewer Evaluation	Kroger Area Sewer Upgrade	4,977,600.00
Bonaire Sewer Evaluation	Bonaire Sewer Upgrade	5,889,240.00
Miscellaneous Projects		<u>2,000,000.00</u>
	Totals:	\$18,666,840.00

CITY OF WARNER ROBINS
STATE OF GEORGIA

RESOLUTION

WHEREAS, the following employees are recommended for promotion by their respective departments,

WHEREAS, the Mayor and City Council deem such recommendations beneficial,

NOW, THEREFORE, BE IT RESOLVED that these promotions be approved as follows:

-1-

Alex Wood, promoted from Utilities Maintenance Worker II (Water), Job Class #918, Grade 9, Utility Department, to Utilities Maintenance Worker III (Water), Job Class #921, Grade 11, Utility Department, to be effective February 24, 2020.

-2-

Tiffany Newman, promoted from Records Technician, Job Class #616, Grade 9, Police Department, to Keep Warner Robins Beautiful Manager, Job Class #815, Grade 17, Community Development Department, to be effective February 24, 2020.

This _____ day of _____, 2020

By: _____
Randy Toms, Mayor

ATTEST:

Kim Demoonie, Interim City Clerk