

Draft Council Agenda  
July 20, 2020  
Council's Chamber  
5:30 p m

Mayor Officially Opens Meeting

Opening Prayer Led by – **Councilman Lauritsen**

Pledge of Allegiance by – **Councilman Bibb**

Mayor Calls Meeting to Order

Adoption of the Agenda: Motion –  
Second –

Proclamations/Awards/Presentations:

1. Approval of Minutes from Regular Meeting of July 06, 2020 – **Holmes**
2. Purchasing Bids – **Lashley**
3. Resolution – Surplus Property – **Lee**
4. Resolution – Employee Promotion – **Curtis**
5. Resolution – 21st Century Partnership – **Lauritsen**
6. Resolution – Middle GA Clean Air Coalition – **Bibb**
7. Motion - Home Occupation Permits Approvals – **Holmes**
8. Rezoning Petition – Happel Construction Co./ tracts B-1 & B-5, also known as tax parcel [0W1060 021000], totaling 31.6 acres, located in the Southeastern quadrant of Feagin Mill Road and S Houston Lake Road, having frontage on Feagin Mill Road, S Houston Lake Road, and Lochlyn Place, from the zoning of C-2[General Commercial District] to the zoning of R-4[Multi-Family Residential District] – **Lashley**
9. Ordinance – Annexation – NK Properties East, LLC /50.05 acre portion of property located at 700 Hwy 96 – **Lee**
  - Zoning – R-2[Single Family Residential District][City], R-3[General Residential District][City], and R-4[Multi-Family Residential District][City] – **Lee**

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10. Rezoning Petition – Freda C. Wallentine, Carol C. Willis, Mary L. Carter, Barbara Carter / 470 S Houston Lake Road totaling 1.94 acres, from the zoning of C-1[Neighborhood Commercial District] to the zoning of C-2[General Commercial District] – **Curtis**
11. Ordinance – City of Warner Robins Classification Plan – **Bibb**
12. Resolution – Appointments to DAWR – **Curtis**
13. Resolution – Appointments to DAWR – **Lashley**
14. Resolution – JAG Grant (WRPD) – **Holmes**
15. Motion – Appointments/Reappointments Planning and Zoning Board – **Lauritsen**

Closed session – Personnel, Litigation  
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.

*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](mailto: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.*

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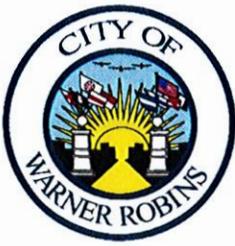
**Informal Public Comment – City Council Agenda Protocol**

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.

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## City of Warner Robins City Council Meeting Minutes

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Monday, July 06, 2020

5:00 PM

Council Chambers

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### Regular Meeting of Warner Robins Mayor and City Council

Meeting conducted via teleconference\* and in person, due to the State of Emergency issued by Governor Brian Kemp on March 13, 2020 concerning the Coronavirus disease (COVID-19). O.C.G.A. §50-14-1(g) allows cities to conduct a meeting via teleconference, without a requirement of having a quorum present in person, when “necessitated by emergency conditions,”.

**Presiding:** Mayor Randy Toms

**City Officials Present:**

Councilman Daron Lee  
Councilman Charlie Bibb  
Councilman Keith Lauritsen

Councilman Kevin Lashley  
\*Councilman Clifford Holmes  
Councilman Larry Curtis

**Opening Prayer:** Councilman Curtis

**Pledge of Allegiance:** Councilman Bibb

**Call to Order:**

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

**ACTION ITEMS:**

Action Item 1	Presentation of Minutes from Regular Scheduled Meeting of June 15, 2020
	The minutes of the regular meeting of June 15, 2020 were presented for approval.
<b>Motion:</b>	Councilman Holmes moved for the approval of the minutes for regular meeting of Monday, June 15, 2020
<b>Second:</b>	Councilman Curtis
<b>Outcome:</b>	Councilmen, Bibb, Lashley, Holmes and Curtis voted for approval.

Action Item 2 Presentation of Minutes from Special Call Meeting on June 25, 2020	
The minutes of the special called meeting of June 25, 2020 were presented for approval.	
<b>Motion:</b>	Councilman Lashley moved for the approval of the minutes for special called meeting of Thursday, June 25, 2020
<b>Second:</b>	Councilman Bibb
<b>Outcome:</b>	Councilmen, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 3 Purchasing Coversheet	
Purchasing Bid List items, attached hereto, were presented for approval.	
<b>Motion:</b>	Councilman Lashley presented and moved for the approval of the Purchasing Coversheet. Items one through fourteen.
<b>Second:</b>	Councilman Lauritsen
<b>Outcome:</b>	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 4 Ordinance #19-20 FY2021 Budget/Second Reading	
<p>NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Warner Robins that the annual budget for the general government for the fiscal year beginning July 1, 2020 and ending June 30, 2021, attached hereto and made part hereof, in the amount of \$47,836,985 for the General Fund; \$5,072,376 for the Special Revenue Funds; \$33,228,258 for the Capital Project Funds; \$9,014,800 for the Sanitation Fund; \$16,504,038 for the Water and Sewer Fund; \$3,364,652 for the Stormwater Drainage Fund; and \$5,384,467 for the Natural Gas Fund is hereby approved and adopted.</p> <p>BE IT FURTHER ORDAINED that during the year of July 1, 2020 to June 30, 2021, the General Fund shall receive transfers of \$387,371 from the Tourist Allocation Board (TAB); \$101,250 from the rental of Motor Vehicles; \$2,050,600 from the Water and Sewer Fund; and \$2,510,600 from the Natural Gas Fund.</p> <p>BE IT FURTHER ORDAINED that the Budget shall be amended so as to adapt to changing governmental needs during the fiscal year as follows:</p> <p>(1) Any increase in appropriations in any Fund for any Function/Department, whether through a change in Anticipated Revenues in any Fund or through a transfer of appropriations among Functions/Department, in excess of the approved budget shall require an ordinance of Mayor and Council authorizing said funds to</p>	

be expended, except in the case of insurance reimbursements for vehicle collisions and other equipment losses, and reimbursements of materials purchased from the City of Warner Robins, in which instance the Chief Financial Officer's Office is granted authority to allocate funds to the appropriate Function/Department line item from insurance proceeds, or from reimbursement of materials, for the replacement or repair of damaged equipment items, and for replacement of materials;

(2) In the event of receipt of un-budgeted grant revenues, the Chief Financial Officer's Office is granted authority to allocate such funds to the appropriate Function/Department line item in order to comply with the purpose of such grant receipts;

(3) Any transfers of appropriations in any line item can be shifted from one line item to another within each Fund/Function/Department, only by written approval of the Mayor.

(4) Any transfers from the committed fund balances of the City's Special Revenue Funds to further the support of those Funds' purpose shall require written approval of the Mayor.

(5) Any allocation of the unassigned fund balance of the General Fund's minimum targeted level, not to exceed the total of one month's unassigned fund balance, must be returned to its target level within twenty-four (24) months of the end of FY2021.

<b>Motion:</b>	Councilman Curtis presented Ordinance # 19-20 for approval.
<b>Second:</b>	Councilman Lauritsen
<b>Outcome:</b>	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

<b>Action Item 5</b>	<b>Resolution – Surplus</b>
A Resolution of the Mayor and Council of the City of Warner Robins declaring that certain property is no longer needed for a public purpose, or has become unusable for the purpose intended; and, that the value of the property, as presented in "Exhibit A", is less than \$500; and, that said property be sold as surplus property in accordance with the laws of the State of Georgia.	
<b>Motion:</b>	Councilman Lauritsen moved for the approval of this Resolution.
<b>Second:</b>	Councilman Lee
<b>Outcome:</b>	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

<b>Action Item 6</b>	<b>Resolution – ESG contract amendment</b>
A resolution of Mayor and Council authorize Mayor Toms to execute "Amendment No. 11" to the contract with ESG Operations, Inc, (ESG) dated July 1, 2020.	
<b>Motion:</b>	Councilman Holmes moved for the approval of this Resolution.
<b>Second:</b>	Councilman Lashley
<b>Outcome:</b>	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 7	Resolution – Employee Promotions
<p>The following employees was recommended for promotion by their respective department:</p> <ul style="list-style-type: none"> <li>• Kenneth Fennell, promoted from Risk Manager, Job Class #330, Grade 20, Human Resources Department, to Employment and Benefits Manager, Job Class #303, Grade 22, Human Resources Department, to be effective July 13, 2020</li> </ul>	
<b>Motion:</b>	Councilman Lashley moved for the approval of this Resolution.
<b>Second:</b>	Councilman Bibb
<b>Outcome:</b>	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 8	Ordinance #20-20 – Amendment to City Code Section 10-6 (Homestead Exemption)
<p>City code section 10-6 shall be amended to include a change to the deadline each year to file for the exemption striking “June 30” and adding “April 1” as the new deadline date each year.</p> <p>If any ordinance, or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference. If any 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.</p>	
<b>Motion:</b>	Councilman Lee presented Ordinance #20-20 for approval and to waive the second reading.
<b>Second:</b>	Councilman Bibb
<b>Outcome:</b>	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 9	Ordinance #21-20 – Amendment to Gas Supply Contract and Supplemental Contract
<p>Ordinance #21-20 of the Mayor and Council of the City of Warner Robins hereby approval of Amendment to Gas Supply Contract and Supplemental Contract (Gas Portfolio V Project) each between the Gas Authority and City of Warner Robins, Georgia (The “City”), and for other purposes.</p>	
<b>Motion:</b>	Councilman Curtis presented Ordinance #21-20 for approval and to waive the second reading.
<b>Second:</b>	Councilman Lauritsen

<b>Outcome:</b>	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.
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<b>Action Item 10</b>	<b>Resolution – Georgia Environmental Finance Authority Modification</b>
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A resolution of Mayor and Council authorize Mayor Toms to execute a modification of promissory note to be made as of July 1, 2020 for loan number DW05010, by and between the City of Warner Robins and a Georgia public body corporate and politic, and the Georgia Environmental Finance Authority, a Georgia public corporation.

<b>Motion:</b>	Councilman Lauritsen moved for the approval of this Resolution.
<b>Second:</b>	Councilman Bibb
<b>Outcome:</b>	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

<b>Action Item 11</b>	<b>Ordinance #22-20 – Amendment to City Code Chapter 6 (Buildings and Building Regulations)</b>
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City code section 6-279(a)(1) shall be deleted in its entirety and the following inserted in lieu thereof:

(a)(1) No stanchion sign shall be erected to a height of more than twenty-two (22) feet; provided that shopping centers and business parks covering ten (10) acres or more may erect such signs to a height of thirty (30) feet and businesses contiguous with the Interstate-75 corridor may erect signs to a height of one hundred and twenty-five (125) feet. All sign heights shall be measured from the grade level of the adjacent street to which the property has access. The level of the ground shall not be altered in any way so as to provide additional height.

City code section 6-279(b) shall be amended to include the following addition:  
 (b)(5)\* Freestanding signs for businesses contiguous with the Interstate-75 corridor may be six hundred (600) square feet.

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

<b>Motion:</b>	Councilman Holmes presented Ordinance #22-20 for approval and to waive the second reading.
<b>Second:</b>	Councilman Bibb
<b>Outcome:</b>	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

<b>Action Item 12</b>	<b>Resolution – Appointments to the Development Authority of Warner Robins (DAWR)</b>
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Mayor and Council of the City of Warner Robins, acting pursuant to O.C.G.A. § 36-62-4, appoint the following three (3) individuals to the Board of Directors of the Development Authority of the City of Warner Robins:

Name	Effective Date of Appointment	Term to Expire
Kent Jordan	July 7, 2020	July 7, 2024
Jon Nichols	July 11, 2020	July 11, 2024
Jade Morey	July 11, 2020	July 11, 2024

<b>Motion:</b>	Councilman Lashley moved for the approval of this Resolution.
<b>Second:</b>	Councilman Bibb
<b>Outcome:</b>	Councilmen Bibb, Lauritsen, Lashley, and Mayor Toms voted for approval. Councilmen Lee, Holmes and Curtis voted in opposition.

**Action Item 13 Ordinance #23-20 – Creation of New Departments**

Ordinance #23-20 of the Mayor and Council of the City of Warner Robins hereby amending Chapter 2, Article IV of the city code as follows:

City code section 2-91 shall be deleted in its entirety and the following inserted in lieu thereof:

The following departments and agencies of the city are hereby created:

- (1) Police Department
- (2) Fire Department
- (3) Community Development Department
- (4) Building and Transportation Department
- (5) Public Works Department
- (6) Utility Department
- (7) Parks and Recreation Department
- (8) Economic Development Department
- (9) Finance Department.
- (10) Internal Services Department
- (11) Human Resources Department
- (12) Office of the City Clerk

<b>Motion:</b>	Councilman Lee presented Ordinance # 23-20 for approval and to waive the second reading.
<b>Second:</b>	Councilman Bibb
<b>Outcome:</b>	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 14	Ordinance #24-20 – Classification Plan
Ordinance #24-20 of the Mayor and Council of the City of Warner Robins hereby: <ul style="list-style-type: none"> <li>• Create the position of Internal Services Director, class #190, grade 25.</li> <li>• Reclassify the position of Human Resource Director, class # 302, grade 24 to grade 25, incumbent to receive a 10% increase.</li> </ul>	
<b>Motion:</b>	Councilman Curtis presented Ordinance # 24-20 for approval and to waive the second reading.
<b>Second:</b>	Councilman Lashley
<b>Outcome:</b>	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 14-A	Nomination – Appointments to New Departments
Mayor Toms made a nomination to appoint Kim DeMoonie as Internal Services Department Director, Toni Graham as Human Resources Department Director and Theresa Thornton as Finance Department Director.	
<b>Motion:</b>	Councilman Lauritsen motioned to approve the appointments as presented.
<b>Second:</b>	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis seconded.
<b>Outcome:</b>	Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

**Closed Session:** During the Council Meeting Mayor Toms requested a motion to enter into an executive closed session to discuss potential litigation. Councilmen Curtis moved for the executive session to discuss potential litigation. Councilman Lee seconded the motion. Councilmen Lee, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for the approval of the motion. The executive session meeting opened at 6:15 p.m. and adjourned at 7:06 p.m., City Clerk is in possession of closed session minutes.

**Adjournment: 6:09 p.m.**

**Next Regular Council Meeting: Monday, July 20, 2020**

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Mandy Stella  
City Clerk

**CITY OF WARNER ROBINS  
STATE OF GEORGIA**

**RESOLUTION**

**WHEREAS**, the City of Warner Robins is owner of certain items of personal property more particularly described in Exhibit "A" attached hereto; and

**WHEREAS**, said items are no longer needed for public use or have become unusable for the purpose intended; and it is in the best interest of the City that the said items be declared surplus; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Warner Robins that the value of each individual item on the said Exhibit "A" is more, or less, than Five Hundred (\$500.00) Dollars, as indicated.

**BE IT FURTHER RESOLVED** that said property be sold in accordance with the laws of the State of Georgia.

This 20<sup>th</sup> day of July 2020

**CITY OF WARNER ROBINS, GEORGIA**

**BY:** \_\_\_\_\_

**RANDY TOMS  
MAYOR**

**ATTEST:**

\_\_\_\_\_  
**MANDY STELLA  
CITY CLERK**

**EXHIBIT "A"**  
**SURPLUS PROPERTY SCHEDULED FOR AUCTION**  
**July 20, 2020 Council Meeting**

Item	Long Description	City ID#	Estimated Value Less Than \$500	Estimated Value More Than \$500
1	1999 Ford Crown Victoria	142		X
2	1999 Ford Crown Victoria	149		X
3	1999 Ford Crown Victoria	28		X
4	2002 Harley Davidson Motorcycle	721		X
5	2002 Harley Davidson Motorcycle	723		X
6	2002 Harley Davidson Motorcycle	725		X
7	2003 Ford Crown Victoria	79		X
8	2006 Ford Crown Victoria	224		X
9	2006 Ford Crown Victoria	222		X
10	2006 Ford Crown Victoria	226		X
11	2006 Ford Crown Victoria	223		X
12	2008 Ford Crown Victoria	238		X
13	2008 Ford Crown Victoria	248		X
14	2008 Ford Crown Victoria	249		X
15	2010 Ford Crown Victoria	269		X
16	2013 Dodge Charger	288		X
17	2016 Harley Davidson Motorcycle FLHTP	737		X
18	File Cabinet-Black 4 drawer (does not lock)	7760	X	
19	HP Laser Jet Printer - black (P1606 dn) cord missing	2677	X	
20	Black 2 drawer file cabinet		X	
21	Brown Desk 4 drawers each side and 2 cabinet doors		X	
22	Black Chair- hydraulics not working		X	
23	Grey Universal 84S25		X	
24	Silver/Black Toshiba 13A24			X
25	Black Insignia Boom box/iPod NS-B3112		X	
26	Black Curtis Mathis Color TV w/VHS (Model CMC 19101)		X	
27	Black Staples Titanium Shredder (Model SPL-TMC10A)		X	
28	Black Fellowes M5(95) Laminating Machine		X	
29	Black 2 drawer file cabinet	5183	X	
30	Model Train Electrical Board with stand (Eaton Cutler-Hammer Model C25)		X	
31	Toshiba E-Studio 356 Printer	4603		X
32	Cherry Wood Desk w/Black Top - 4 working drawers (small drawer in pieces)		X	
33	Nordic Track Exercise Bike SL-730 (black/gray)			X
34	Brown Wooden Desk (missing drawer - has 4 drawers and pull out middle drawer)		X	
35	Brown 2 drawer bookshelf (broken piece in front)	9732	X	
36	Grey metal desk		X	
37	Long Dark brown desk		X	
38	Tan Metal Filing Cabinet x 4 drawers		X	
39	Toshiba studio 2830C copier- FC2830C			X

**EXHIBIT "A"**  
**SURPLUS PROPERTY SCHEDULED FOR AUCTION**  
**July 20, 2020 Council Meeting**

Item	Long Description	City ID#	Estimated Value Less Than \$500	Estimated Value More Than \$500
40	30 X 60 Office Desk, wood with glass top (drawers don't lock, 1 drawer missing, finish worn off front)		X	
41	24 X 36 Computer table, wood with shelf (fair condition, veneer peeling off)		X	
42	Wood Bookshelf - dark ( 3 shelves)		X	
43	Cherry Wood Desk - 2 drawers (may have an attachment)		X	
44	Black 4 drawer table on wheels		X	
45	Black Plantronics Phone Headset (Model CO52)		X	
46	Maroon High Back office chair w/arm rests, leather & on wheels (arms worn)		X	
47	High Back Black Leather Chair on wheels w/arm rests (torn in seat)		X	
48	Mid Back Black Leather Chair on wheels w/arm rests (arms worn)		X	
49	Brown leather high back w/arms (arms worn)		X	
50	Uline Icemaker (black)		X	
51	Uline Icemaker (black)		X	
52	Microwave- black GE	3971	X	
53	Black high back executive chair on wheels w/arms (arms worn)		X	
54	Cincinnati Time clock		X	
55	Fellowes Black Shredder		X	
56	Hon 2 drawer filing cabinet-off white	9986	X	
57	Tan Metal rotating filing rack		X	
58	Tan Metal filing cabinet x 2 drawers		X	
59	Small desk		X	
60	Black leather desk chair		X	
61	Red cloth desk chair		X	
62	Gray cloth chair		X	
63	Tan metal bookcase x shelves		X	
64	Framed Magnolia Picture		X	
65	Brown desk		X	
66	Brother Em-630 Typewriter		X	
67	Small dark brown desk		X	
68	Brown leather chair	9938	X	
69	Dark green metal filing cabinet x 4 drawers	2556	X	
70	Black leather office rolling chair		X	
71	Dark grey office rolling chair w/pump lumbar		X	
72	Grey cloth rolling chair		X	
73	Grey cloth chair with wood frame	12180	X	
74	Desk purple chair		X	
75	Desk Chair with purple arms		X	
76	Desk chair with no arms purple		X	
77	Desk Chair		X	
78	Desk Tan/brown		X	

**EXHIBIT "A"**  
**SURPLUS PROPERTY SCHEDULED FOR AUCTION**  
**July 20, 2020 Council Meeting**

Item	Long Description	City ID#	Estimated Value Less Than \$500	Estimated Value More Than \$500
79	Desk Brown/Black		X	
80	Desk white/brown		X	
81	Cabinet 4 drawers tan	10729	X	
82	Ariens 21" Self Propelled orange push mower			X
83	Natural gas infrared heaters (Model 36HBS-41N) - 5 per pallet		X	
84	Pallet of 3 Generators (XP8500 Blue, TGP2500H Blue, Predator 4000 Red)			X
85	Wheel lifts (1 blue hydraulic, 1 red manual)			X
86	Sony Camera with multiple cords (Model MVC-FD 200 Mavica)		X	
87	Train Christmas light decoration (set of 3) half of lights operational		X	
88	Black Office Desk Chair	3978	X	
89	5 Section Traffic Signal			X
90	5 Section Traffic Signal			X
91	3 Section Traffic Signal			X
92	3 Section Traffic Signal			X
93	5 Section Traffic Signal			X
94	3 Section Traffic Signal			X
95	5 Section Traffic Signal			X
96	3 Section Traffic Signal			X
97	1998 Frigidaire Refrigerator (leaks water & ice maker doesn't work)		X	
98	Brown Office chair (seat covering worn out)		X	
99	Office Desk Chair-black (covering on arms worn off & lift cylinder worn out)		X	
100	Office Desk Chair-gray (chair base worn out)		X	
101	Office Desk		X	
102	File Cabinet	10246	X	
103	Office Desk Table		X	
104	Gas Clothes Dryer		X	
105	Gas Clothes Dryer		X	
106	Kitchen Table		X	
107	Brown 3 Shelf Bookcase approx. 3'		X	
108	Wooden Filing Cabinet 2 drawer		X	
109	Emerson TV		X	
110	Premio Computer Speakers		X	
111	Emerson TV		X	
112	Hasco Folding Desk/Table		X	
113	Two drawer filing cabinet	7355	X	
114	Office Desk Chair-black (chair covering worn out)		X	
115	Office Desk Cloth Chair-gray (chair cloth covering stained)		X	
116	Sony Camcorder (Model HDR-FX7)		X	
117	Brown U-shaped desk with hutch 4 pieces (smaller piece w/drawers is broken)	1038	X	

**EXHIBIT "A"**  
**SURPLUS PROPERTY SCHEDULED FOR AUCTION**  
**July 20, 2020 Council Meeting**

Item	Long Description	City ID#	Estimated Value Less Than \$500	Estimated Value More Than \$500
118	Desk, Hutch, L-shaped desk	1039, 1037, 1041	X	
119	Automatic Panasonic stapler (Model AS-300NN)		X	
120	Light Colored Wooden 2 shelf could go on top of desk		X	
121	White rack for videos or brochures		X	
122	Top part of wooden podium with sound system (Model Amplivox S805A)		X	
123	Brown fold out table (approximately 6 ft.)		X	
124	Gold and Black Lamp w/brown lampshade		X	
125	HP Laser Printer (Model C9660A)		X	
126	Brother Printer (Model 2170W) Wireless		X	
127	Old Slide Projector w/3 carousel slide trays (Model Telex Caramate 4000)	44	X	
128	Small metal desk (3 small shelves attached on side)		X	
129	Light wood shelving unit- 4 shelves on each side 1 big opening		X	
130	Wooden magazine/Brochure rack		X	
131	Blue Fabric Chair		X	
132	Plaid Fabric Chair		X	
133	Large framed picture		X	
134	Large framed picture		X	
135	Large framed picture(Table and Chair)		X	
136	Large framed picture(Table and Chair)		X	
137	Light brown wooden top table		X	
138	Orange plastic chairs		X	
139	Blue plastic chairs		X	
140	Gray Rockwell Drill Press (Model J5-655)		X	
141	One pallet: battery tester, cut saw, pressure washer, floor jack, backpack blower, compressor		X	
142	Dayton Tradesman Black 16 1/2" drill press (Model 32918)	11847		X
143	Black & Silver Leather High back executive chair (broken at the bottom)		X	
144	Black Metal with brown top Shelf - 3 shelves		X	
145	Black Metal Trashcan		X	
146	Toshiba E Studio 3530c-serial number CZC120735			X
147	Metal Single Traffic Signal Head			X
148	Dual 3 Section Traffic Signal			X
149	3 Section Traffic Signal			X
150	3 Section Traffic Signal			X
151	3 Section Traffic Signal			X
152	3 Section Traffic Signal			X
153	3 Section Traffic Signal			X
154	5 Section Traffic Signal			X
155	3 Section Traffic Signal			X

**EXHIBIT "A"**  
**SURPLUS PROPERTY SCHEDULED FOR AUCTION**  
**July 20, 2020 Council Meeting**

Item	Long Description	City ID#	Estimated Value Less Than \$500	Estimated Value More Than \$500
156	3 Section Traffic Signal			X
157	3 Section Traffic Signal			X
158	5 Section Traffic Signal			X
159	5 Section Traffic Signal			X
160	5 Section Traffic Signal			X
161	5 Section Traffic Signal			X
162	336 Traffic Signal Cabinet			X
163	336 Traffic Signal Cabinet			X
164	332 Traffic Signal Cabinet			X
165	332 Traffic Signal Cabinet			X
166	332 Traffic Signal Cabinet			X
167	Illuminated Street Sign			X
168	Illuminated Street Sign			X
169	5 Section Traffic Signal			X
170	5 Section Traffic Signal			X
171	3 Section Traffic Signal			X
172	3 Section Traffic Signal			X
173	3 Section Traffic Signal			X
174	3 Section Traffic Signal			X
175	5 Section Traffic Signal			X
176	3 Section Traffic Signal			X
177	5 Section Traffic Signal			X
178	Nema Cabinet			X
179	Blue Cloth Chair		X	
180	Metal Cash Drawer (Gray and no keys to lock)		X	
181	Hon 2 drawer filing cabinet (beige)		X	
182	File Labels (box that includes 4 individual boxes of 25) S-201 2" clear		X	
183	Brown Chair	8604	X	
184	Six drawer desk	7670	X	
185	High Back Black Executive Leather Chair		X	
186	Ice Machine Bin		X	
187	Blue Fabric High Back Chair	832	X	
188	Blue Fabric High Back Chair	833	X	
189	Black Mid Back Executive Chair		X	
190	2012 Yamaha Drive G29 Electric Golf Carts (Model YDREKX2)	22		X
191	2012 Yamaha Drive G29 Electric Golf Carts (Model YDREKX2)	32		X

CITY OF WARNER ROBINS  
STATE OF GEORGIA

RESOLUTION

WHEREAS, the following employee is recommended for promotion by their respective department,

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

NOW, THEREFORE, BE IT RESOLVED that this promotion be approved as follows:

-1-

Austin McElrath, promoted from Public Works Maintenance Worker II, Job Class #453, Grade 9, Public Works Department, to Maintenance Worker III (STW), Job Class #493, Grade 11, Public Works Department, to be effective July 27, 2020.

This \_\_\_\_\_ day of \_\_\_\_\_, 2020

By: \_\_\_\_\_  
Randy Toms, Mayor

ATTEST:

\_\_\_\_\_  
Mandy Stella, City Clerk

CITY OF WARNER ROBINS  
STATE OF GEORGIA

RESOLUTION

WHEREAS, the 21<sup>st</sup> Century Partnership has made significant contributions in support of the Middle Georgia Community and Robins Air Force Base; and

WHEREAS, the Mayor and Council of the City of Warner Robins desire to continue the City's support of the 21<sup>st</sup> Century Partnership and deem this support to be in the best interest of the City.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Warner Robins hereby authorize a contribution to the 21<sup>st</sup> Century Partnership as budgeted for in FY 2021 in the amount of fifty-four thousand twenty-five and 05/100 dollars (\$54,025.05) and this item shall be charged to budget line item 10.01.01595.52351, Dues & Memberships.

This 20th day of July 2020.

CITY OF WARNER ROBINS

By: \_\_\_\_\_  
Randy Toms, Mayor

Attest:

\_\_\_\_\_  
Mandy Stella, City Clerk

CITY OF WARNER ROBINS  
STATE OF GEORGIA

RESOLUTION

WHEREAS, the Middle Georgia Clean Air Coalition have come together to proactively work for the improvement of air quality in our area; and

WHEREAS, the Mayor and Council of the City of Warner Robins desire to continue the City's support of the Middle Georgia Clean Air Coalition and deem this support to be in the best interest of the City.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Warner Robins hereby authorize a contribution to the Middle Georgia Clean Air Coalition as budgeted for in FY 2021 in the amount of sixteen thousand six hundred forty-seven dollars (\$16,647) and this item shall be charged to budget line item 10.01.01595.52351, Dues & Memberships

This 20<sup>h</sup> day of July 2020.

CITY OF WARNER ROBINS

By: \_\_\_\_\_  
Randy Toms, Mayor

Attest:

\_\_\_\_\_  
Mandy Stella, City Clerk

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

MEMORANDUM

**MAYOR**  
Randy Toms

TO: MANDY STELLA – CITY CLERK

**MEMBERS OF COUNCIL**

FROM: SHERRI WINDHAM – DIRECTOR, COMMUNITY DEVELOPMENT

**Post 1**  
Daron Lee

DATE: JULY 15, 2020

**Post 2**

Charlie Bibb

SUBJECT: AGENDA FOR MAYOR AND COUNCIL MEETING

**Post 3**

Keith Lauritsen

**Post 4**

Kevin Lashley

**Post 5**

Clifford Holmes, Jr.

**Post 6**

Larry Curtis, Jr.

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.**

**CITY CLERK**  
Mandy Stella

1. **Jamiya Wallace – 51 Cohen Walker Drive Apt. # 806** – requests permission to operate an event rental business as a home occupation.
2. **Holly Harrington – 201 Minter Drive** – requests permission to operate a jewelry appraisals business as a home occupation.
3. **Edward Henning – 202 Bruce Street** – requests permission to operate a security installation business as a home occupation.
4. **Cynthia M. Turner – 607 Griffin Street** – requests permission to operate an event/wedding planning business as a home occupation.
5. **Terry L. Wilson – 315 Angelina Grace Drive** – requests permission to operate an employment services business as a home occupation.
6. **Jamarra Nelson – 110 Regency Court** – requests permission to operate a real estate business as a home occupation.
7. **Kristan Hawkins – 104 Molly Court** – requests permission to operate an Athletic fitness coaching business as a home occupation.

**CITY ATTORNEY**  
Julia Bowen Mize

**OF COUNSEL**  
James E. Elliott, Jr.

(Continued)

8. **REZONING** – Happel Construction Co. – requests the rezoning of a portion of property, tracts B-1 & B-5, also known as tax parcel [0W1060 021000], totaling 31.6 acres, located in the Southeastern quadrant of Feagin Mill Road and S Houston Lake Road, having frontage on Feagin Mill Road, S Houston Lake Road, and Lochlyn Place, from the zoning of C-2[General Commercial District] to the zoning of R-4[Multi-Family Residential District].

10. **ANNEXATION/REZONING** - NK Properties East, LLC requests the annexation and rezoning of a 50.05 acre portion of property located at 700 Hwy 96 from the zoning of R-AG[Residential Agricultural District][County] to the zonings of R-2[Single Family Residential District][City], R-3[General Residential District][City], and R-4[Multi-Family Residential District][City].

**This request passed with stipulations as listed below:**

- That no street tie-in or access will be allowed from Shannon Ridge Drive into the rezoned property.
- No water service will be provided from Shannon Ridge Drive.
- Water Service will be accessed from the twenty-four inch water main at Houston Lake Road.
- The storm drainage associated with this property shall be mitigated so that storm drainage from the rezoned property will not flow onto the lots on Shannon Ridge.
- Any connections to the county water mains will be withheld unless these stipulations are met.

11. **REZONING** – Freda C. Wallentine, Carol C. Willis, Mary L. Carter, Barbara Carter requests the rezoning of a portion of property located at 470 S Houston Lake Road totaling 1.94 acres from the zoning of C-1[Neighborhood Commercial District] to the zoning of C-2[General Commercial District].

**This request passed with two yes votes and one no vote.**

## STAFF REPORT

MEETING DATE: July 14, 2020

PETITIONER: Happel Construction Co.

REPRESENTATIVE: Tammy Happel

RE: Rezoning request for a portion of property located in the Southeastern quadrant of Feagin Mill Road and S Houston Lake Road, having frontage on Feagin Mill Road, S Houston Lake Road, and Lochlyn Place, AKA as tracts B-5 & B-1, together totaling 31.6 acres (a portion of Tax parcel # 0W1060 021000)

PRESENT ZONING: C-2[General Commercial District]

REQUESTED ZONING: R-4 [Multi-Family Residential District]

EXISTING DEVELOPMENT PATTERNS: The Existing Land Use Map classifies the property as Undeveloped. According to the 2017 Joint Comprehensive Plan, the Character Area is classified as both Suburban Residential and In-Town Corridor. The existing development pattern in this character area is reflected by a pattern of subdivisions, which generally contain only one, or a limited number of access points. Some duplexes and apartment complexes are interspersed within these areas, allowing for the maintenance of a higher density; however, higher density is still very suburban in character. These include complexes that normally have one access point, often gated, and which could not be differentiated from a subdivision by simply viewing the street pattern. In-town corridors are primarily characterized as large swaths of strip developments.

SUGGESTED DEVELOPMENT PATTERNS:

Suburban Residential

- Location of higher-density housing near commercial centers, or along arterial roads.
- Street layouts that connect to the existing street network at many points.
- Facilities for bicycles, including bikeways and bike lanes.
- Accessory housing units that provide rental opportunities for small households.
- Distribution of affordably-priced homes throughout community.
- Retrofitting existing residential areas to improve pedestrian access to nearby commercial areas.

In-Town Corridor

- Homes, shops, small businesses, and institutions grouped in attractive mixed-use centers.
- Buildings in centers architecturally integrated with the site and with one another.
- Use of village centers in new developments to accommodate commercial and service

needs.

- Accommodation of big box retail in a way to complement surrounding uses.
- Improvement of sidewalk and street appearance and amenities in commercial centers.
- Redevelopment of older strip commercial centers in lieu of new construction further down strip.
- Landscaped buffers between roadways and pedestrian walkways.
- Clustering high-density development at nodes along major corridors, separated by open space of attractive residential developments.
- Shared parking arrangements that reduce overall parking needs.
- Parking lots that incorporate on-site stormwater mitigation or retention features.
- Use of landscaped tree islands and medians to break up large expanses of paved parking.
- Revitalization of existing neighborhood commercial centers to serve as community focal points.

#### SUGGESTED LAND USE DESIGNATIONS:

##### Suburban Residential

- Residential
- Public/Institutional
- Parks/Recreation

##### In-Town Corridor

- Commercial
- Mixed Use
- Public/Institutional

#### FUTURE LAND USE:

##### Suburban Residential

Future Land Use within these residential areas could be enhanced by retrofitting traditional neighborhood street layouts on top of the current subdivision grid. This should allow enhanced walkability and bikeability with the community at large, while improving transportation with a greater variety of housing types. In general, there is a lack of housing diversity, particularly in terms of higher density and greater affordability. Even within the downtown areas, little multi-story housing is available, presenting a significant opportunity for new housing construction as a part of mixed-use developments. Finally, there is the potential for greater accessibility to neighborhood commercial retail destinations. The vast majority of commercial retail is clustered along major corridors, such as Watson Boulevard, Russell Parkway, and Georgia State Route 96. This requires frequent travel by automobile to reach these commercial corridors. Additional parks and recreational activities could also enhance the quality of life within these suburban areas, giving

them a more traditional neighborhood feel.

### In-Town Corridor

Future plans for the county recognize the difficulty in widespread conversion of land use along such corridors, so the in-town corridor character area may be around to stay in many locations throughout Houston County. However, improvements to aid walkability and bikeability throughout these corridors can be used to alleviate some traffic concerns. Further, as new development continues along these corridors, local governments may opt to consider design guidelines that can reinforce the human scale of development within commercial areas. Finally, while many pressures of development keep driving new strip growth further away from the town centers, it may also be beneficial for the local governments to incentivize the redevelopment of older strip areas in lieu of continued expansion.

**STAFF INFORMATION:** The petitioned property is comprised of a larger parcel that is presently zoned C-2, and physically located on the Southeastern quadrant of Feagin Mill Road and S Houston Lake Road, having frontage on Feagin Mill Road, S Houston Lake Road, and Lochlyn Place. The property was annexed into the city limits on August 20, 2007, at the zoning of PDE and was part of a large scaled concept plan for a commercial development. On June 15, 2009, the property was rezoned from PDE to C-2 to be developed on a smaller scale commercial project. Neither development came to fruition. The portion of the property presently being rezoned is undeveloped and requested to be rezoned to R-4. This property is being subdivided to two parcels, tract B-1 totaling 20.78 acres, and tract B-5 totaling 10.82 acres. These portions of property are from the mother parcel identified as Tax Parcel #0W1060 021000 which totals approximately 33.13 acres, according to the Houston County Tax Assessor's website. The remaining portion of property, identified as tract B-6, totaling 2.13 acres, is intended to remain zoned C-2 and is not a part of the petition. The property to the North falls partly in the City's Jurisdiction, and is developed as a self-storage facility zoned C-2 and there is undeveloped property adjacent to the storage facility that is zoned PUD. The adjacent property to the North is in the County's jurisdiction, and is developed as single-family homes on Sandy Run Drive. To the South of the petitioned property are the High Grove Apartments, zoned R-4 in the City. To the East is a residential subdivision known as Peach Blossom Terrace, which is zoned R-2 and R-3 in the City, and developed with single-family homes. The property to the West is zoned C-2 in the City is developed as various commercial developments, including a Gas station mini-mart and strip developments. Across S Houston Lake Road to the West is property that is primarily within the County's jurisdiction and is primarily undeveloped. Among some of the lots to the West is an auto detailing facility, zoned C-2 in the County. Also to the West is a roughly one acre tract of land that is owned by Richard and Gracie Russell, zoned C-2 within the jurisdiction of the City of Warner Robins and was recently annexed in January of 2020.

The applicant is requesting rezoning for the subject property to be developed as single-family residential and general residential zoning classifications, with specific

intent to build single-family homes and duplexes. The requested rezoning is compatible with the city's Future Land Use element of the Joint Comprehensive plan for the designated Suburban Residential character area. The development patterns described in the designated character area include higher density residential near commercial.

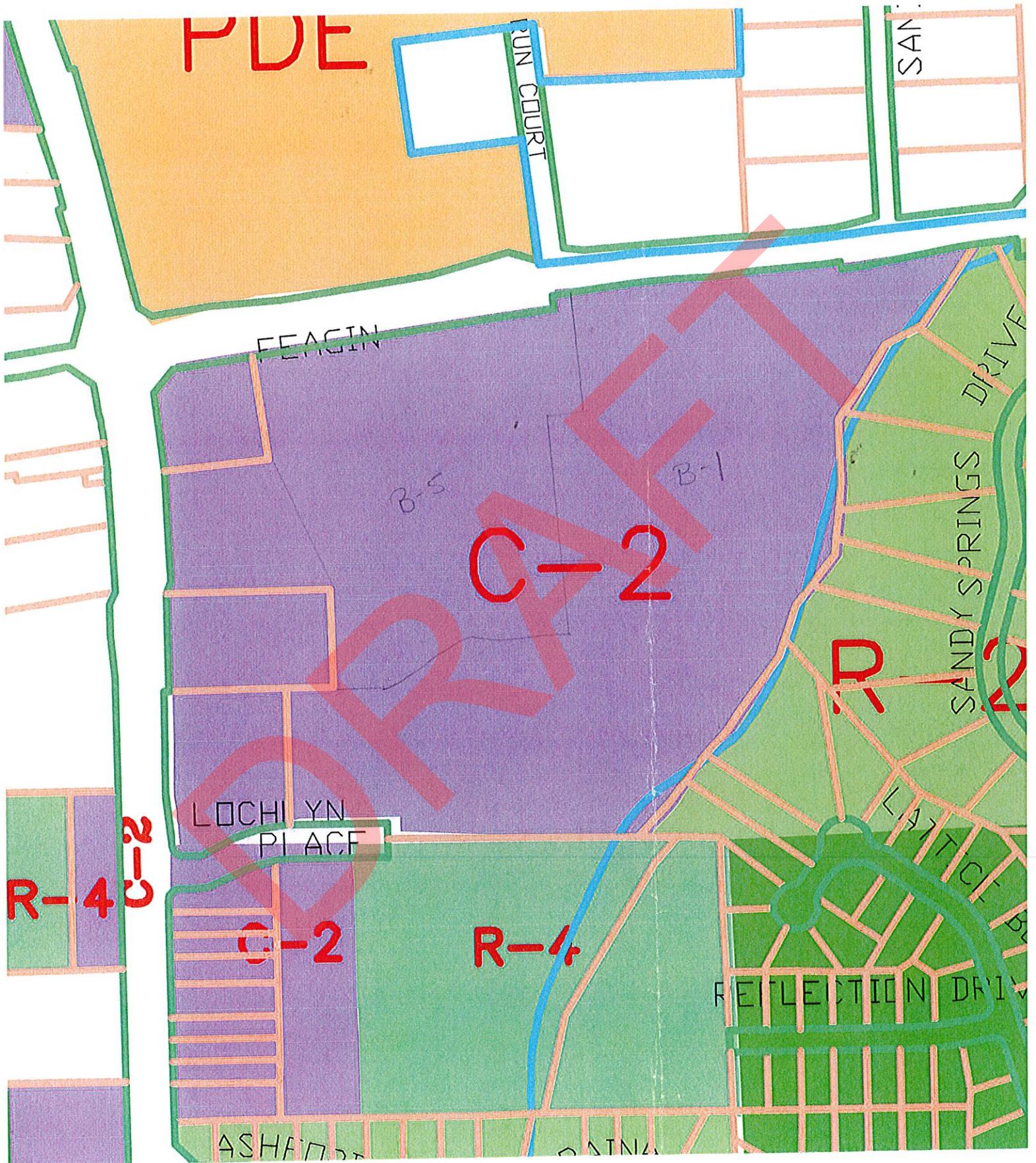
In conclusion, the proposed rezoning request with the R-4 zoning is consistent with the Joint Comprehensive Plan for development and the City's Zoning Ordinance allowing for a residential development which meets the requirements adopted by City Council under Article VII: *Use Requirements by Districts*; §71.4 R-4 Multi-Family Residential District. While the R-4 zoning does conform to the Joint Comprehensive plan and allows for the intended developments, Staff makes the recommendation that an R-3 zoning be considered by the petitioner, as the intended developments would also be permitted in the lower zoning classification of R-3 [General Residential]. Therefore, staff recommends that consideration be made to approve the request to rezone said property at the zoning of R-3.

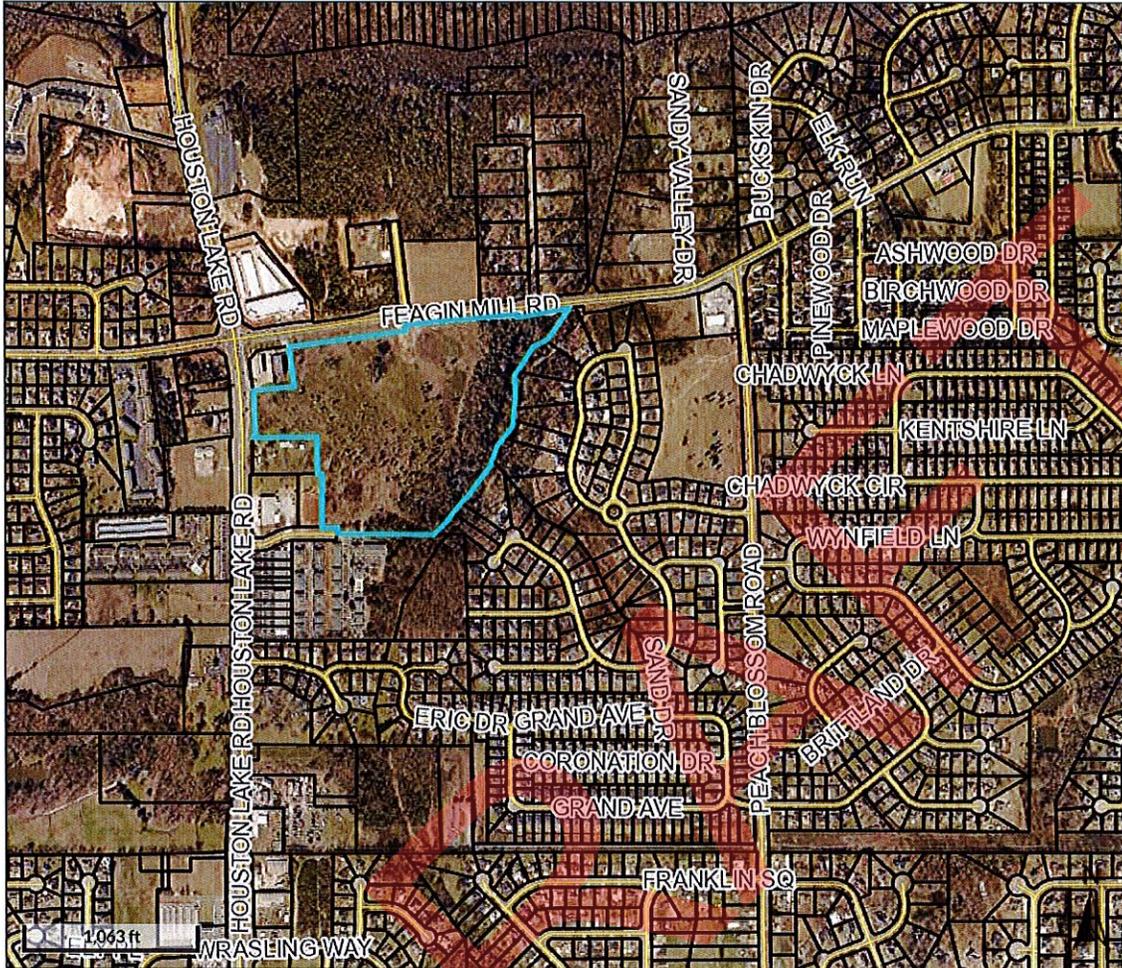
**Information obtained from the following:**

2017 Joint Comprehensive Plan Update, pages #24 & #25  
2017 Zoning Ordinance – Appendix C, pages #32 - #33

NOTE: Please see attached: Property Information

DRAFT





Overview



Legend

-  Parcels
-  Roads

Parcel ID	0W1060 021000	Owner	HAPPEL CONSTRUCTION COMP	Last 2 Sales			
Class Code	Commercial		109 COUNTRY LN	Date	Price	Reason	Qual
Taxing District	Warner Robins		KATHLEEN GA 31047	11/27/2012		30	U
	Warner Robins	Physical Address	FEAGAN MILL RD	8/29/2012	\$400000	03	U
Acres	33.13	Assessed Value	Value \$828200				
		Land Value	Value \$828200				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 7/8/2020  
 Last Data Uploaded: 7/8/2020 6:02:24 AM

Developed by  **Schneider**  
 GEOSPATIAL



APPLICATION

Property Owner(s) Name: Happel Construction Co. Cellphone: 478-256-1962

Company Name (if applicable): \_\_\_\_\_ Office Phone: \_\_\_\_\_

Property Owner(s) Address: 109 Country Lane Kathleen, Ga. 31047

\*\*\*\*\*  
Applicant's Name: Tammy Happel Cellphone: 478-256-1962

Company Name (if applicable): Happel Const. Co. Office Phone: \_\_\_\_\_

Applicant's Address: 109 Country Lane Kathleen, Ga. 31047

Property Information

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

ADDRESS/LOCATION: Feagin Mill Rd / Ho

Tract#: B-5 + B-2 Parcel#: \_\_\_\_\_ Land Lot(s): A10+191 Land District#: 10<sup>th</sup>

County: Houston Tax Parcel#: \_\_\_\_\_ Total Acres: 31.6

Survey Prepared by: Story Clarke + Associates Dated \_\_\_\_\_

Recorded in Plat Book#: \_\_\_\_\_ Page#: \_\_\_\_\_

Present Zoning: C2 Requested Zoning: R4

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

To rezone B-5 for duplexes

To rezone B-2 for houses

Infrastructure Information:

Is water available to this site?  Yes  No Jurisdiction: City of W.R.

Is sewer service available?  Yes  No Jurisdiction: City of W.R.

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, Tammy Happel, 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 1<sup>st</sup> day of June 2020.

Owner/Applicant Signature Tammy Happel

Print Name Tammy Happel

STAMP DATE RECEIVED:

NO. 25 - 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 NK Properties East, LLC, to annex the property which is more particularly described as follows, to-wit:

*All that property in the 10<sup>th</sup> Land District of Houston County, Georgia being in Land Lots 165, 188, and 197 consisting of 235.98 acres which is identified as Tract "A" on a plat prepared by Robert L. Story, Professional Land Surveyor, License Number 1853 and recorded of record with the Clerk of Superior Court of Houston County, Georgia in Plat Book 71, Page 162. (Parcel No. 000780 227000)*

**LESS AND EXCEPT:**

Parcel One

*All that tract or parcel of land situate, lying and being in Land Lot 188 of the 10<sup>th</sup> Land District of Houston County, Georgia, and being known and designated as TRACT "Z", comprising 5.00 acres, and having such shapes, metes, bounds, courses and distances as are shown on a plat of survey entitled "Survey for COHEN WALKER ROAD STORAGE, LLC" prepared by Robert L. Story, Georgia Registered Land Surveyor No. 1853, dated October 18, 2016 and recorded in Plat Book 78, Page 172, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.*

Parcel Two

*All that certain parcel of land lying and being in Land Lot 188, 10<sup>th</sup> Land District of Houston County, Georgia, according to a plat prepared by Maxwell-Reddick and Associates, Inc., dated November 03, 2017, containing 36.50 acres which reads as follows:*

*COMMENCING at the northeast end of a right-of-way miter located at the intersection of the southern right-of-way of Georgia Highway No. 96 and the eastern right-of-way of Houston Lake Road; THENCE along the right-of-way miter South 49°10'37" West a distance of 29.76' to a point; THENCE along the eastern right-of-way of Houston Lake Road South 00°59'45" West a distance of 119.58' to a point; THENCE along the eastern right-of-way of Houston Lake Road counterclockwise on the arc of a curve (Arc = 137.662', Radius = 1909.206') which subtends a chord of South 01°07'39" East a distance of 137.63' to a point; THENCE along the eastern right-of-way of Houston Lake Road South 80°38'53" West a distance of 16.83' to a point; THENCE along the eastern right-of-way of Houston Lake*

Road counterclockwise on the arc of a curve (Arc = 243.661', Radius = 1824.140') which subtends a chord of South 07°11'58" East a distance of 243.48' to a point; THENCE along the eastern right-of-way of Houston Lake Road counterclockwise on the arc of a curve (Arc = 48.551', Radius = 1824.140') which subtends a chord of South 11°47'19" East a distance of 48.55' to a point; THENCE along the eastern right-of-way of Houston Lake Road counterclockwise on the arc of a curve (Arc = 262.136', Radius = 1824.140') which subtends a chord of South 16°40'04" East a distance of 261.91' to a one half inch rebar found (1/2" RBF); THENCE North 89°43'05" East a distance of 252.74' to a one half inch rebar found (1/2" RBF); THENCE North 89°40'48" East a distance of 17.83' to a capped rebar set (CRBS) which is the POINT OF BEGINNING.

BEGINNING at said point; THENCE North 89°40'48" East a distance of 146.26' to a capped rebar found (CRBF); THENCE North 89°41'56" East a distance of 469.48' to a capped rebar found (CRBF); THENCE North 89°42'00" East a distance of 328.53' to a one half inch rebar found (1/2" RBF); THENCE South 00°21'49" East a distance of 89.78' to a capped rebar set (CRBS); THENCE South 88°02'04" East a distance of 709.23' to a capped rebar set (CRBS); THENCE South 53°16'32" East a distance of 235.59' to a capped rebar set (CRBS); THENCE South 05°22'02" East a distance of 575.23' to a capped rebar set (CRBS); THENCE South 42°36'20" West a distance of 309.02' to a capped rebar set (CRBS); THENCE South 87°03'36" West a distance of 644.42' to a one half inch rebar found (1/2" RBF); THENCE South 87°03'36" West a distance of 520.43' to a capped rebar set (CRBS); THENCE counterclockwise on the arc of a curve (Arc = 633.917', Radius = 3199.470') which subtends a chord of North 22°36'07" West a distance of 632.90' to a capped rebar set (CRBS); THENCE North 28°25'37" West a distance of 482.99' to a capped rebar set (CRBS); THENCE clockwise on the arc of a curve (Arc = 112.816', Radius = 1574.140') which subtends a chord of North 26°38'26" West a distance of 112.79' to a capped rebar set (CRBS) which is the POINT OF BEGINNING.

Said parcel bound as follows:

NORTH by lands of Margie Properties, LLC, lands of The Kroger Company #641, lands of Nixon Crossing, LLC and lands of Gayle N. Keeling & Patricia T. Nixon.

EAST by lands of Gayle N. Keeling & Patricia T. Nixon.

SOUTH by Gayle N. Keeling & Patricia T. Nixon and Parcel C (lands of Cohen Walker Road Storage, LLC).

WEST by Parcel A (lands of Gayle N. Keeling & Patricia T. Nixon).

Being the same property described in that certain plat prepared by Maxwell-Reddick and Associates, Inc., dated November 3, 2017, for Parcel B, and recorded in Plat Book 79 at Page 268, Houston County, Georgia records.

### Parcel Three

All that tract or parcel of land situate, lying and being in Land Lot 188 of the 10<sup>th</sup> Land District, Houston County, Georgia, being known and designated as **TRACT "A-1"**, comprising 6.00 acres, as more particularly shown on a plat of survey entitled RE-SUBDIVISION SURVEY OF: JON A. NIXON ESTATE FOR WARNER ROBINS SELF STORAGE LLLP, ARMOR BANK, FIRST AMERICAN TITLE INSURANCE CO., prepared by Michael L. Clarke, Georgia Registered Land Surveyor No. 2865, dated September 18, 2018, and recorded in Plat Book 80, Page 156, 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 a *metes and bounds description* of the property, see *Exhibit "A"* attached hereto and made a part hereof by reference.

**Deed Reference:** Deed Book 6289, Pages 38-40, said Clerk's Office  
**Houston County Tax Parcel No.:** Portion of 78-1, comprising 185.8 acres

The property is a portion of 700 GA Highway 96, Bonaire, Georgia.

WHEREAS, the said land of NK Properties East, 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 NK Properties East, LLC, on May 27, 2020, 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 July 20, 2020, adopted on \_\_\_\_\_, 2020 and shall become effective \_\_\_\_\_ 1, 2020.

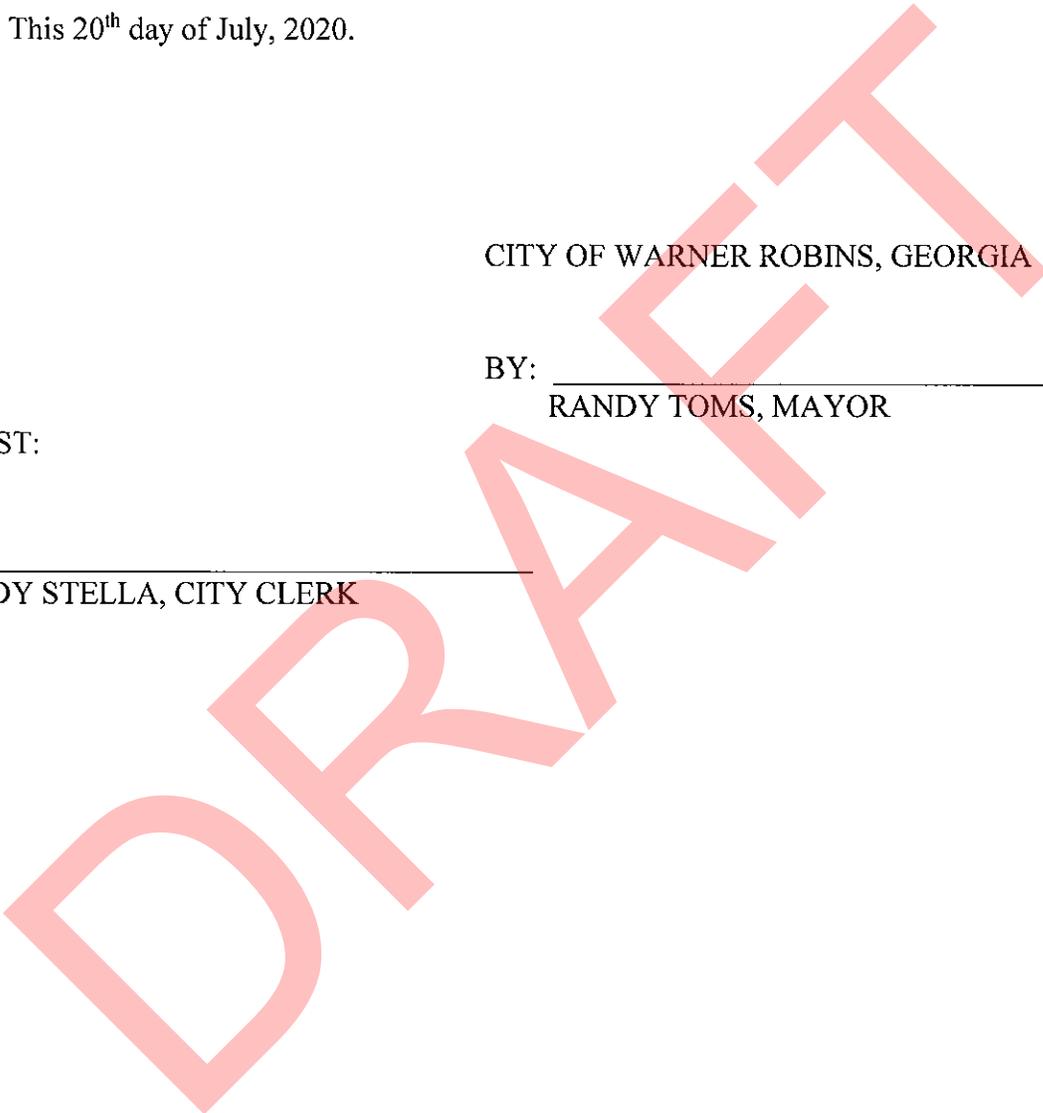
This 20<sup>th</sup> day of July, 2020.

CITY OF WARNER ROBINS, GEORGIA

BY: \_\_\_\_\_  
RANDY TOMS, MAYOR

ATTEST:

\_\_\_\_\_  
MANDY STELLA, CITY CLERK



APPLICATION

Property Owner(s) Name: NK Properties East, LLC Cellphone: \_\_\_\_\_

Company Name (if applicable): \_\_\_\_\_ Office Phone: \_\_\_\_\_

Property Owner(s) Address: \_\_\_\_\_

\*\*\*\*\*  
Applicant's Name: Oliver C. Bateman, III Cellphone: 478-972-6043

Company Name (if applicable): The Bateman Group, LLC Office Phone: 478-745-0008

Applicant's Address: 2885 Walden Rd Macon, GA 31214

Property Information

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

ADDRESS/LOCATION: Hwy 96

Tract#: "A-3.2" Parcel#: 000780001000 Land Lot(s): 188 Land District#: 10<sup>th</sup>

County: Houston Tax Parcel#: 000780 001000 Total Acres: 50.05

Survey Prepared by: Story Clark + Co. Dated 5/28/2020

Recorded in Plat Book#: N/A Page#: N/A

Present Zoning: RA6 Requested Zoning: R2, R3, R4

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

Anney +  
Rezone 51 acres to R2, R3, R4 to obtain City  
Services.

Infrastructure Information:

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

Is sewer service available?  Yes  No Jurisdiction: Warner Robins

Authorization:

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

This form is to be executed under oath. I, Oliver C. Bateman, III, 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 27 day of May 2020

Owner/Applicant Signature [Signature]

Print Name Oliver C. Bateman, III



## STAFF REPORT

MEETING DATE: July 14, 2020

PETITIONER: NK Properties East, LLC

REPRESENTATIVE: Oliver Bateman

RE: Annexation and rezoning request for a portion of property located at 700 Hwy 96 also known as Tracts A-3.1, A-3.2 and A-3.3, together totaling 50.05 acres (portions of Tax parcel #000780 001000) located on the Eastside of Houston Lake Road, East of Cohen Walker Drive and South of GA Hwy 96

PRESENT ZONING: R-AG [Residential Agricultural District] County

REQUESTED ZONING: R-2[Single Family Residential] City  
R-3[General Residential] City  
R-4 [Multi-Family Residential District] City

EXISTING DEVELOPMENT PATTERNS: The Existing Land Use Map classifies the property as Undeveloped. According to the 2017 Joint Comprehensive Plan, the Character Area is Suburban Residential. The existing development pattern in this character area is reflected by a pattern of subdivisions, which generally contain only one, or a limited number of access points. Some duplexes and apartment complexes are interspersed within these areas, allowing for the maintenance of a higher density; however, higher density is still very suburban in character. These include complexes that normally have one access point, often gated, and which could not be differentiated from a subdivision by simply viewing the street pattern.

SUGGESTED DEVELOPMENT PATTERNS:

- Location of higher-density housing near commercial centers, or along arterial roads.
- Street layouts that connect to the existing street network at many points.
- Facilities for bicycles, including bikeways and bike lanes.
- Accessory housing units that provide rental opportunities for small households.
- Distribution of affordably-priced homes throughout community.
- Retrofitting existing residential areas to improve pedestrian access to nearby commercial areas.

SUGGESTED LAND USE DESIGNATIONS:

- Residential
- Public/Institutional
- Parks/Recreation

FUTURE LAND USE: Future Land Use within these residential areas could be enhanced by retrofitting traditional neighborhood street layouts on top of the current subdivision grid. This should allow enhanced walkability and bikeability with the

community at large, while improving transportation with a greater variety of housing types. In general, there is a lack of housing diversity, particularly in terms of higher density and greater affordability. Even within the downtown areas, little multi-story housing is available, presenting a significant opportunity for new housing construction as a part of mixed-use developments. Finally, there is the potential for greater accessibility to neighborhood commercial retail destinations. The vast majority of commercial retail is clustered along major corridors, such as Watson Boulevard, Russell Parkway, and Georgia State Route 96. This requires frequent travel by automobile to reach these commercial corridors. Additional parks and recreational activities could also enhance the quality of life within these suburban areas, giving them a more traditional neighborhood feel.

**STAFF INFORMATION:** The petitioned property is comprised of a larger parcel that is presently zoned R-AG, C-2 & R-1, and physically located on the eastside of S. Houston Lake Road south of Highway 96 and east of Cohen Walker Drive. The portion of the property being annexed is undeveloped and requested to be rezoned to R-2, R-3, & R-4. This property is being subdivided to a parcel totaling 50.05 acres from the mother parcel identified as County Tax Parcel #000780 001000 which totals approximately 185.8 acres. The property to the North is the remainder of the mother parcel and fronts on GA Highway 96. To the south of the petitioned property are several parcels zoned R-AG and R-1 in the County, and developed as single-family residential or as a commercial utility building. Also to the south is a residential subdivision known as Aspen Woods which is zoned R-2 in the City. To the east is a residential subdivision known as The Oaks at Doublegate which is zoned R-2 in the County. The property to the west zoned C-2 in the County is owned by Cohen Walker Storage, LLC and Beacon Place. Also to the west is an eight acre tract of land that is owned by the City of Warner Robins and zoned R-1 in the County.

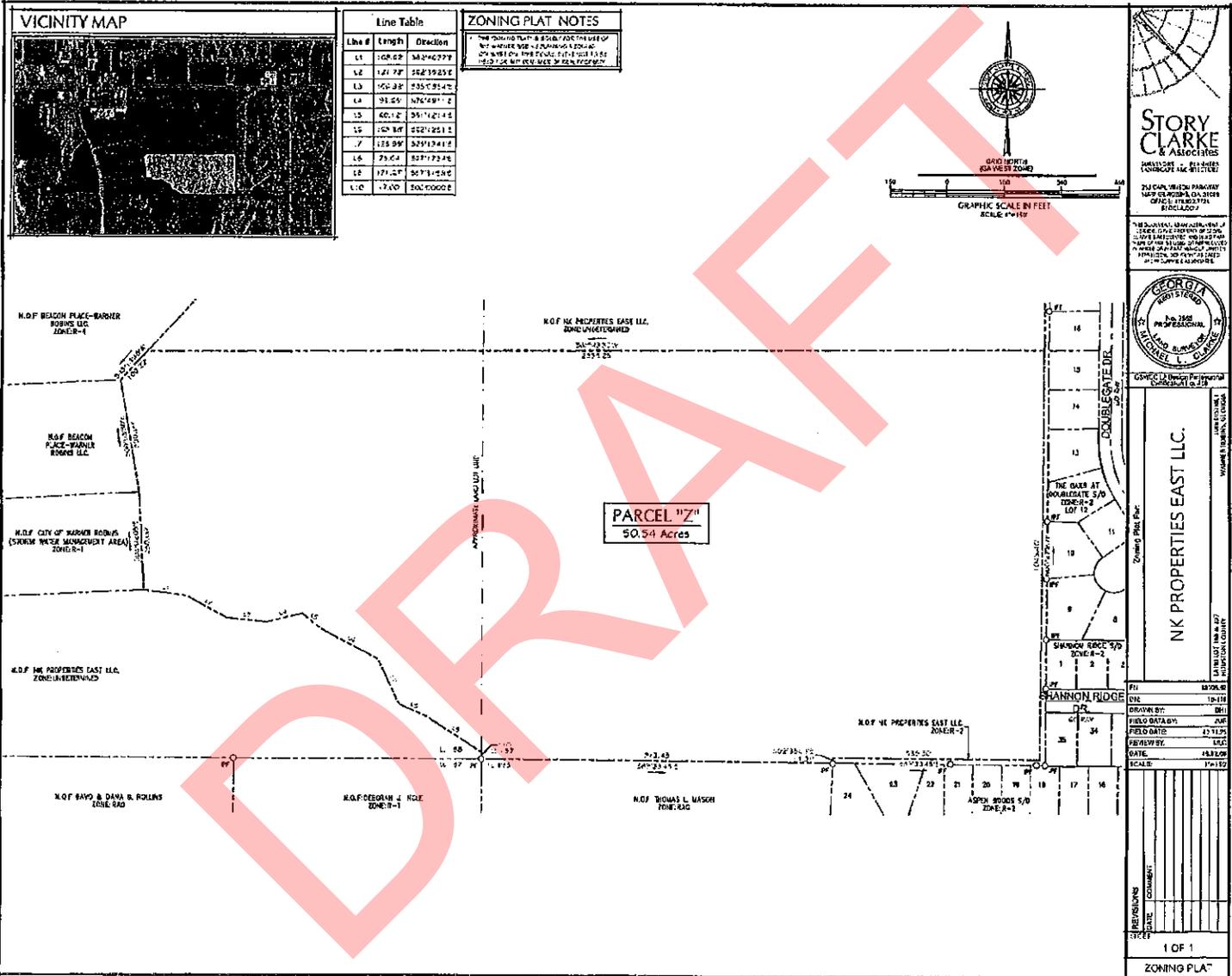
The applicant is requesting annexation for future use of city services and desires to rezone said property to single family, general, and multi-family residential. The requested annexation and rezoning are compatible with the city's Future Land Use element of the Joint Comprehensive plan for the designated Suburban Residential character area. The development patterns described in the designated character area include higher density residential near commercial.

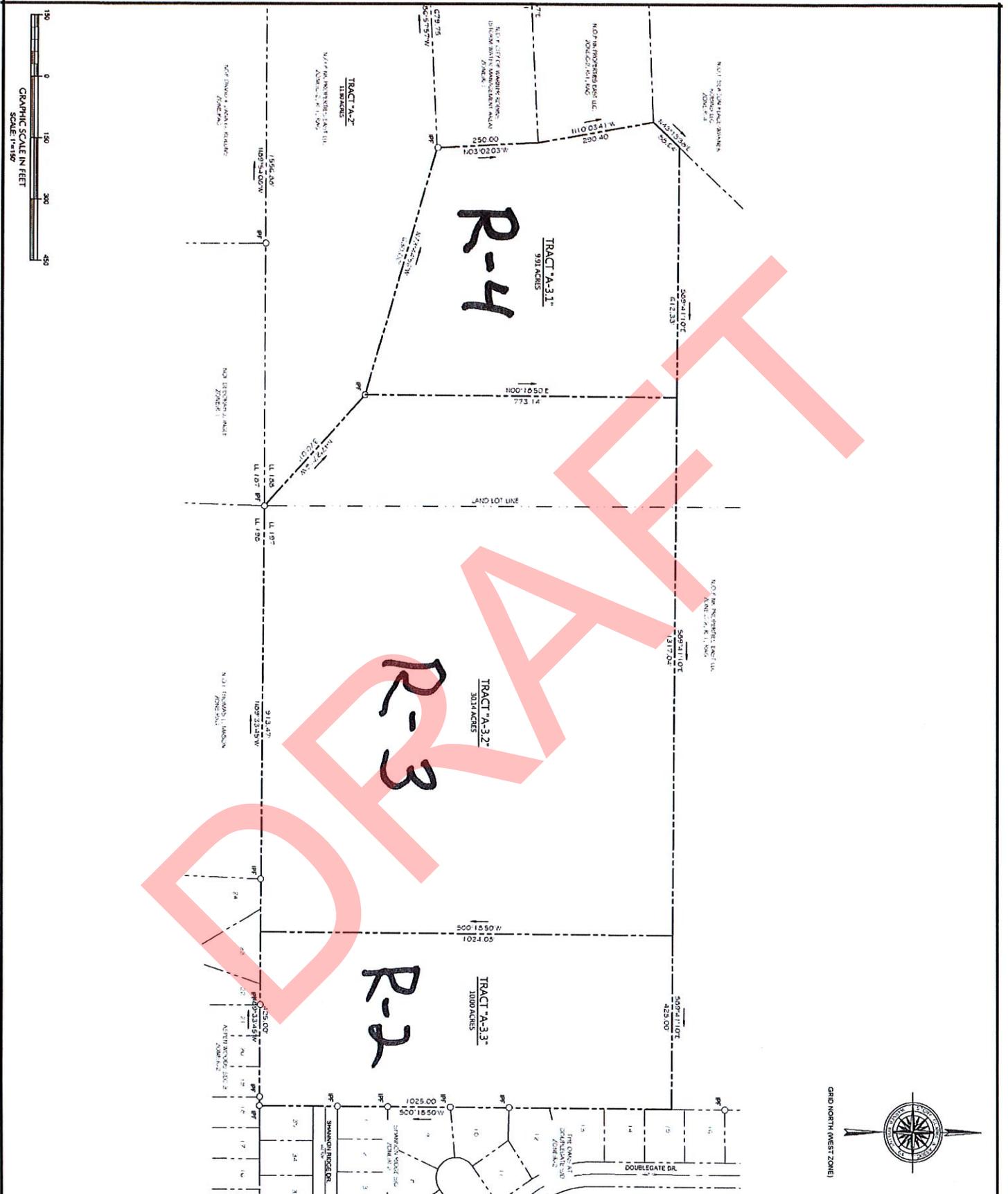
In conclusion, the proposed annexation request with the R-2, R-3, & R-4 zoning is consistent with the City's Zoning Ordinance and allows for a residential development which meets the requirements adopted by City Council under Article VII: *Use Requirements by Districts*; §71.2 R-2 Single-Family Residential District, §71.3 R-3 General Residential District and §71.4 R-4 Multi-Family Residential District. Therefore, staff recommends that consideration be made to approve the request to annex said property at the zoning of R-2, R-3 and R-4.

**Information obtained from the following:**

2017 Joint Comprehensive Plan Update, pages #24 & #25  
2017 Zoning Ordinance – Appendix C, pages #31-- #33

NOTE: Please see attached: Property Information





**REVISIONS**

DATE	COMMENT

**Zoning Plat For:**

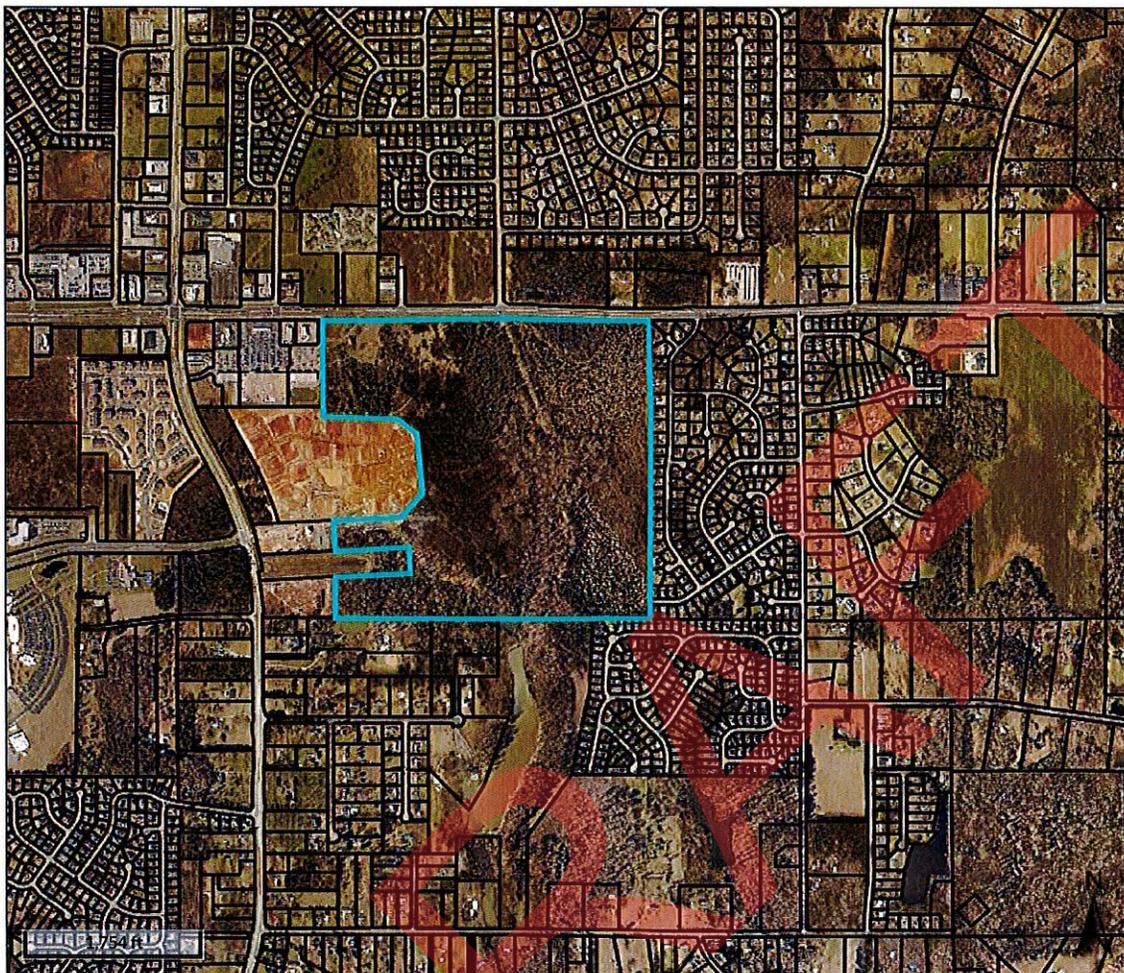
**NK PROPERTIES EAST LLC**

LAND LOTS 18E 197  
HOUSTON COUNTY

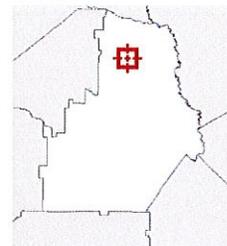
**DESIGNED BY:** MICHAEL L. CLARKE  
**DATE:** 20/05/28  
**SCALE:** 1"=150'

**PROJECT:** 20/05/28  
**DATE:** 20/05/28  
**SCALE:** 1"=150'

**STORY CLARKE & ASSOCIATES**  
 PLANNERS  
 LANDSCAPE ARCHITECTURE  
 201 CARL VINSON PARKWAY  
 WADSWORTH, GA 30188  
 OFF: 404.476.0274  
 FAX: 404.476.0274



Overview



Legend

-  Parcels
-  Roads

Parcel ID	000780 001000	Owner	NK PROPERTIES EAST LLC	Last 2 Sales			
Class Code	Residential		C/O MICHAEL NIXON	Date	Price	Reason	Qual
Taxing District	County		2121 DEL MAR HEIGHTS RD	1/1/2019		23	U
	County		DEL MAR CA 92014	6/22/2017		35	U
Acres	179.8	Physical Address	700 HWY 96				
		Assessed Value	Value \$3331000				
		Land Value	Value \$3.042e+006				
		Improvement Value	Value \$284200				
		Accessory Value	Value \$4800				

(Note: Not to be used on legal documents)

Date created: 6/3/2020

Last Data Uploaded: 6/3/2020 5:54:45 PM

Developed by 

## STAFF REPORT

MEETING DATE: July 14, 2020

PETITIONER: Mary L. Carter, Carol C. Willis, Barbara Carter & Freda C. Wallentine.

REPRESENTATIVE: George Greer, Attorney

RE: Rezoning request for a portion of property, totaling 1.94 acres, tax parcel [0W79A0 011000] located at 470 S Houston Lake Road

PRESENT ZONING: C-1 [Neighborhood Commercial District]City

REQUESTED ZONING: C-2 [General Commercial District] City

EXISTING DEVELOPMENT PATTERNS: According to the 2017 Joint Comprehensive Plan, the existing land use and development pattern for this area is characterized as In-Town Corridor. The In-Town Corridors are now large swaths of strip development. The most prominent example of this is along Watson Boulevard; however, parts of Georgia State Route 96 also follow this pattern. One of the most common results from this strip development is major traffic congestion. However, improvements to aid walkability and bikeability throughout these corridors can be used to alleviate some traffic concerns.

SUGGESTED DEVELOPMENT PATTERNS:

- Homes, shops, small businesses, and institutions grouped in attractive mixed-use centers.
- Buildings in centers architecturally integrated with the site and with one another.
- Use of village centers in new developments to accommodate commercial and service needs.
- Accommodation of big box retail in a way to complement surrounding uses.
- Improvement of sidewalk and street appearance and amenities in commercial centers.
- Redevelopment of older strip commercial centers in lieu of new construction further down strip.
- Landscaped buffers between roadways and pedestrian walkways.
- Clustering high-density development at nodes along major corridors, separated by open space of attractive residential developments.
- Shared parking arrangements that reduce overall parking needs.
- Parking lots that incorporate on-site stormwater mitigation or retention features.
- Use of landscaped tree islands and medians to break up large expanses of paved parking.
- Revitalization of existing neighborhood commercial centers to serve as community focal points.

SUGGESTED LAND USE DESIGNATIONS:

- Commercial
- Mixed Use
- Public/Institutional

SUGGESTED IMPLEMENTATION MEASURES:

- Controlling big box development.
- Strategies for re-use of greyfields.
- Targeted corridor redevelopment.
- Maximum impervious surface coverage.
- Corridor studies.
- Walkability audit.
- Access control measures.
- Promotion of walkability.
- Suburban arterial corridor overlay.

#### STAFF INFORMATION:

The petitioned property consists of a 1.94 acre portion of 470 S. Houston Lake Road which consists of 9.02 acres, zoned C-1 in the City's jurisdiction, and undeveloped. The contiguous properties to the North which also has frontage on Houston Lake Road is located at 100 S. Amanda Place and totals 3.94 acres. Further to the North is a parcel totaling 1.18 acres located at 300 S. Houston Lake Road, zoned C-1 and developed as an ENT doctor's office in the city's jurisdiction. Also to the North are parcels located in the county's jurisdiction, zoned R-1 and each developed with a Single-Family Residential dwelling and located in a subdivision called Carter Woods. Properties to the East consist of single-family residential dwellings also located in Carter Woods Subdivision and zoned R-1 in Houston County's Jurisdiction. Properties located to the South of the petitioned property are developed as commercial, zoned C-2 and C-1, and incorporated in the City Limits. Property to the West of the petitioned property is located across Houston Lake Road, developed as an automobile dealership owned by L-W Realty Investments, and is zoned C-2 in the City's Jurisdiction. According to the applicant's letter of intent and conceptual site plan, it is stated that the request is being made in order to develop the 1.94 acres as a carwash. The request for annexation and proposal to develop commercial is compatible with the city's Suggested Land Use Designations of the Comprehensive plan. The Character Area Map depicts the area in question as In-Town Corridor. The recommended development patterns as suggested in the plan for the In-Town Corridor category include small business and clustering high-density development at nodes along major corridors, separated by open space of attractive residential developments. However, staff requests that consideration be made to preserve greenspace and help to alleviate some traffic concerns by considering the number of curb cuts and traffic signals, landscaped buffers between roadway and pedestrian walkways, shared parking arrangements that reduce overall parking needs, parking lots that incorporate on-site stormwater mitigation retention features, use of landscaped tree islands and medians to break up large expanses of paved parking, and by making improvements to aid walkability and bikeability throughout these corridors.

In conclusion, the proposed annexation and rezoning request with the C-2 zoning is consistent with the 2017 Joint Comprehensive Plan and the City's Zoning Ordinance which allows for retail commercial development meeting the requirements adopted by City Council under Article VII: *Use Requirements by Districts*; §72.2.2, C-2-- *General*

*Commercial District - Permitted Uses.* Therefore, staff recommends that consideration be made to approve the request to rezone the 1.94 acre portion of 470 S. Houston Lake Road to the zoning of C-2.

*Information obtained from the following:*  
2017 Joint Comprehensive Plan, pages #28 thru #30  
2017 Zoning Ordinance -- Appendix C, pages #36 thru #39

NOTE: Please see attached: Property Information

DRAFT

APPLICATION # \_\_\_\_\_ APPLICATION FOR: ANNEX  REZONE

Property Owner #1 Name: Freda C. Wallentine

Property Owner #4 Name: \_\_\_\_\_

Property Owner #2 Name: Carol C. Willis

Barbara Carter

Property Owner #3 Name: Mary L. Carter

\*\*\*\*\*

Applicant's Name: George S. Greer as attorney for Cellphone: 478-461-6045  
Robert Warner et al.

Company Name (if applicable): Spivey Pope Green & Greer Office Phone: 478-254-7986

Applicant's Address: 4875 Riverside Dr Ste 200, Macon, GA 31210

**Property Information**

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

ADDRESS/LOCATION: 470 S. Houston Lake Road

Identified as: Tract#: \_\_\_\_\_ Parcel#: OW79A0011000 Land Lot(s): 120 Land District#: Fifty

County: Houston Tax Parcel#: OW79A0011000 Total Acres: 1.94

being annexed/rezoned

Survey Prepared by: Terry M. Scarborough Dated \_\_\_\_\_

Recorded in Plat Book#: 67 Page#: 156

Present Zoning: C-1 Requested Zoning: C-2

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

Rezone 1.94 acres from C-1 to C-2 to facilitate the sale of 1.94 ac.  
subdivided from the existing 9.018 ac of real property located at  
470 S. Houston Lake Rd. to allow the development of the 1.94 ac as a  
car wash in accordance with the attached site plan

**Infrastructure Information:**

Is water available to this site?  Yes  No Jurisdiction: \_\_\_\_\_

Is sewer service available?  Yes  No Jurisdiction: \_\_\_\_\_

**Authorization:**

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

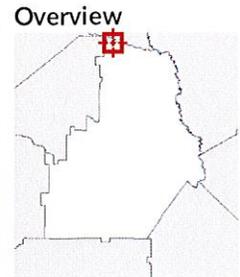
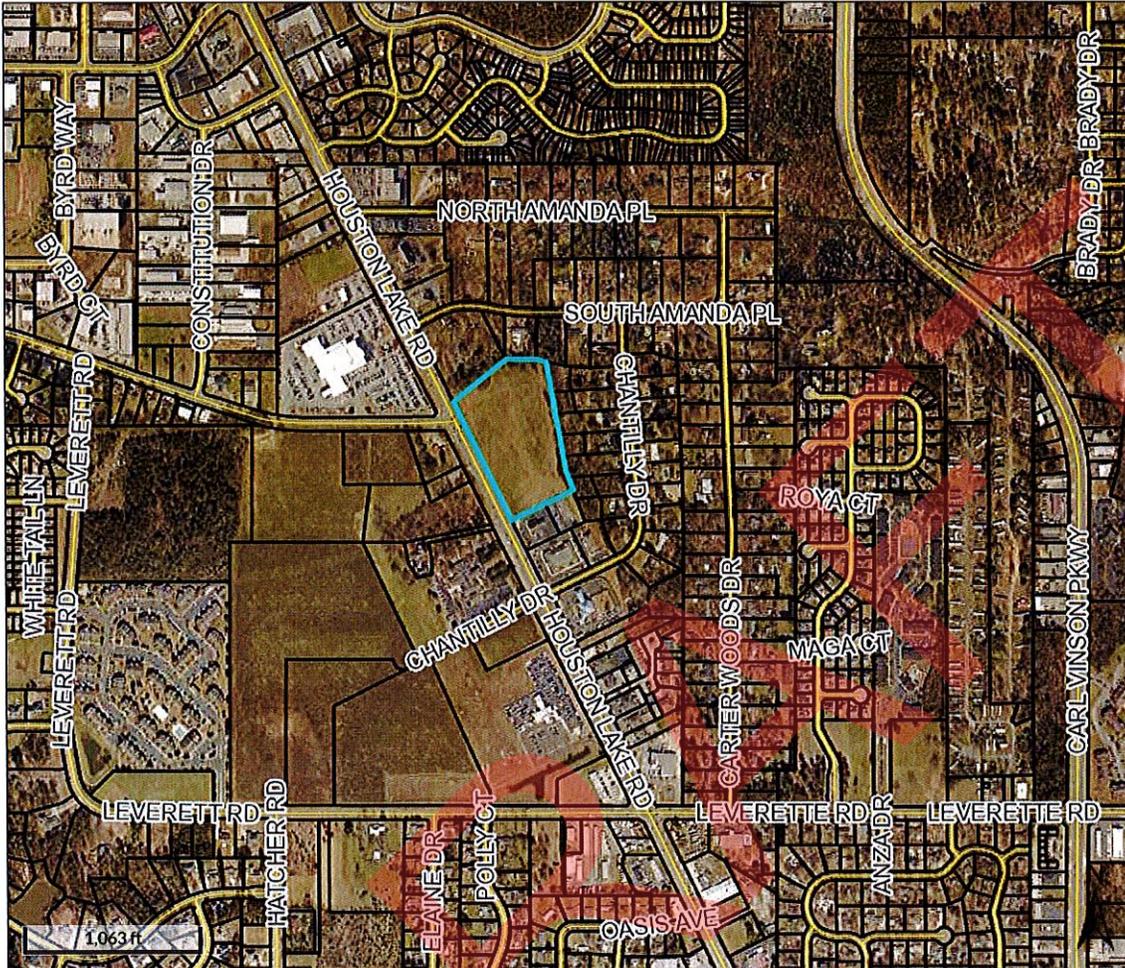
This form is to be executed under oath. I, George Greer, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 1st day of June, 2020.

Owner/Applicant Signature [Signature]

Print Name George S. Greer

STAMP DATE RECEIVED: OFFICIAL USE ONLY



**Legend**  
 Parcels  
 Roads

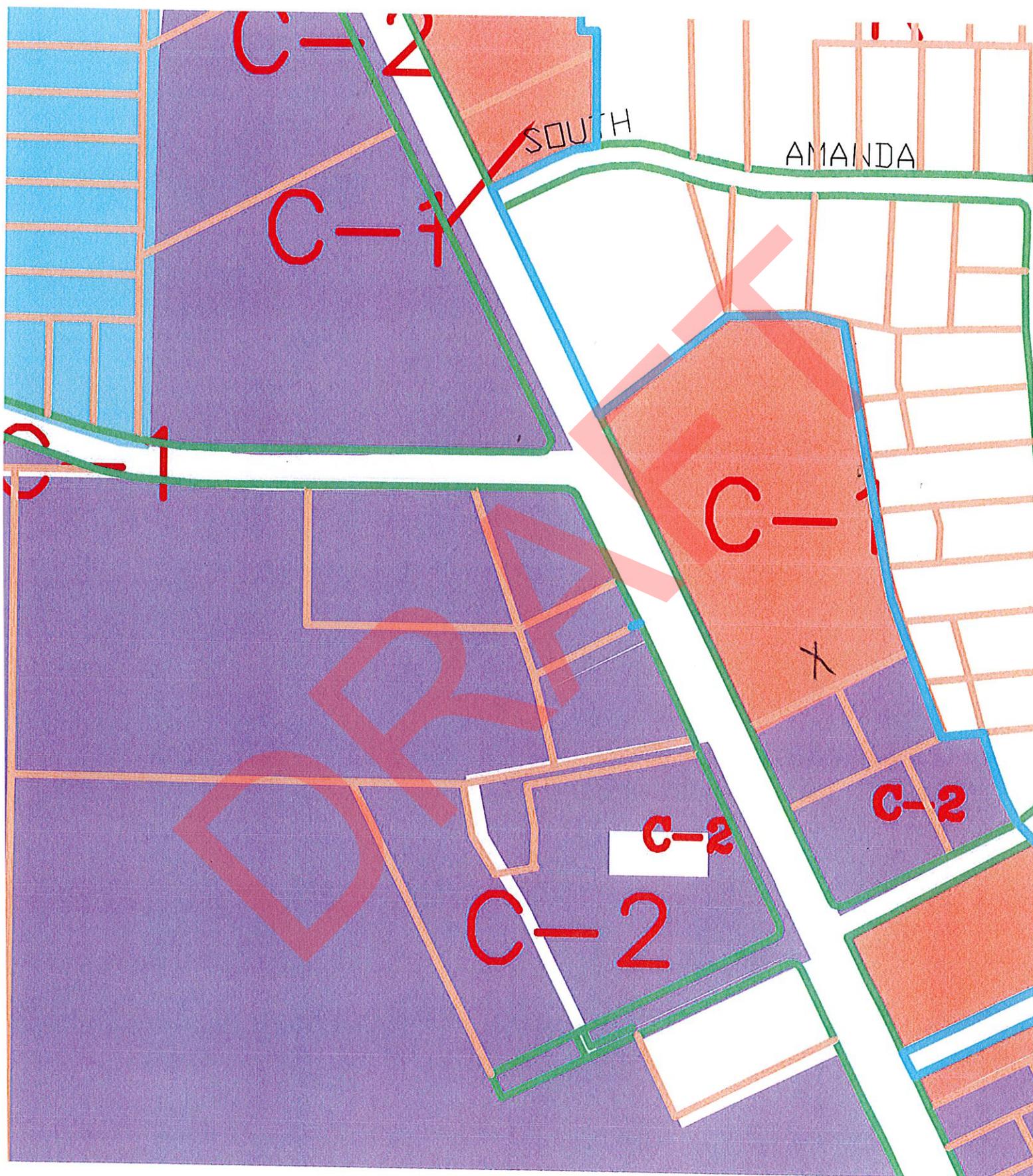
Parcel ID	0W79A0 011000	Owner	CARTER MARY LEE	Last 2 Sales			
Class Code	Commercial		CARTER F WARREN ET AL	Date	Price	Reason	Qual
Taxing District	Warner Robins		100 HONEYSUCKLE DR	1/20/2017		23	U
	Warner Robins		WARNER ROBINS GA 31088	1/12/2017		23	U
Acres	9.02	Physical Address	470 S HOUSTON LAKE RD				
		Assessed Value	Value \$958300				
		Land Value	Value \$958300				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 6/19/2020  
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 GEOSPATIAL





No. 26-20  
CITY OF WARNER ROBINS  
STATE OF GEORGIA

ORDINANCE

WHEREAS, the Mayor makes the following recommendations to the City Council for changes in the City of Warner Robins Classification Plan,

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

NOW, THEREFORE, BE IT ORDAINED that the City Classification Plan be amended as follows:

-1-

Move the position of Engineering Inspector, Job Class #803, Grade 20, Public Works Department, to Building & Transportation Department.

-2-

Move the positions of Engineer-Plan Review, Job Class #804, Grade 21, Public Works Department, to Building & Transportation Department.

-3-

Move the position of CAD Operator/GIS Tech, Job Class #812, Grade 14, Public Works Department, to Building & Transportation Department.

-4-

Move the position of City Engineer, Job Class #813, Grade 25, Public Works Department, to Building & Transportation Department.

-5-

Move the position of Utilities Engineer, Job Class #932, Grade 23, Utility Department, to Building & Transportation Department.

-6-

Move the position of Assistant Utility Engineer, Job Class #933, Grade 21, Utility Department, to Building & Transportation Department.

-7-

Move the position of Surveyor, Job Class #960, Grade 18, Utility Department, to Building & Transportation Department.

-8-

Move the position of Gas Inspector, Job Class #966, Grade 14, Utility Department, to Building & Transportation Department.

Move the positions of Utilities Inspector, Job Class #967, Grade 16, Utility Department, to Building & Transportation Department.

BE IT ORDAINED that this amendment was first read on \_\_\_ day of \_\_\_\_\_, 2020, was adopted this \_\_\_ day of \_\_\_\_\_, 2020 and shall become effective on the first day of the next pay period.

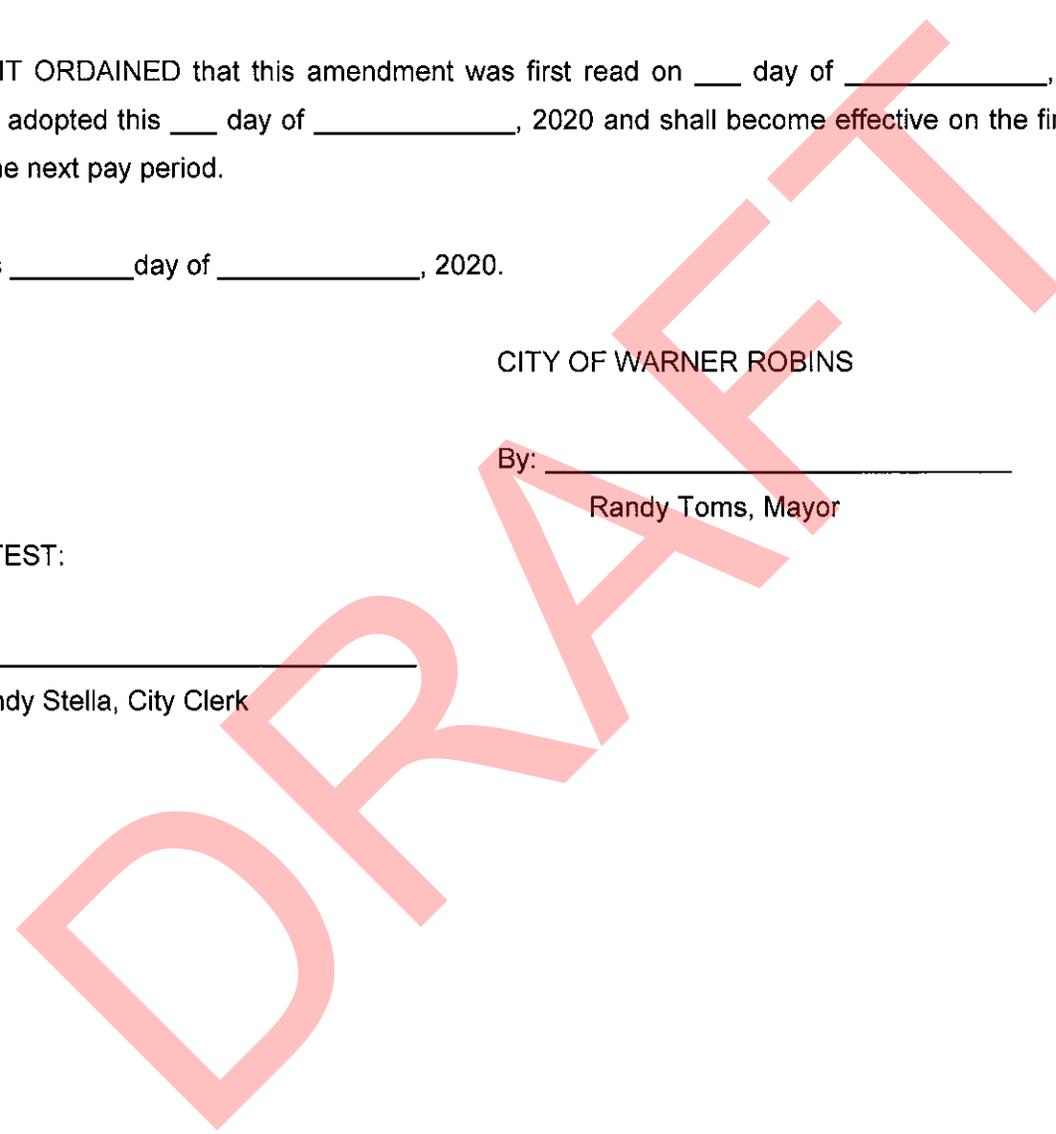
This \_\_\_\_\_ day of \_\_\_\_\_, 2020.

CITY OF WARNER ROBINS

By: \_\_\_\_\_  
Randy Toms, Mayor

ATTEST:

\_\_\_\_\_  
Mandy Stella, City Clerk



**CITY OF WARNER ROBINS  
STATE OF GEORGIA**

**RESOLUTION**

BE IT RESOLVED that the Mayor and Council of the City of Warner Robins, acting pursuant to O.C.G.A. § 36-62-4, appoint the following individual to the Board of Directors of the Development Authority of the City of Warner Robins:

<b>Name</b>	<b>Effective Date of Appointment</b>	<b>Term to Expire</b>
Tim Thomas	July 21, 2020	July 21, 2024

This \_\_\_th day of July, 2020.

**CITY OF WARNER ROBINS, GEORGIA**

By: \_\_\_\_\_  
Randy Toms, Mayor

Attest:

\_\_\_\_\_  
Mandy Stella  
City Clerk

**CITY OF WARNER ROBINS  
STATE OF GEORGIA**

**RESOLUTION**

BE IT RESOLVED that the Mayor and Council of the City of Warner Robins, acting pursuant to O.C.G.A. § 36-62-4, appoint the following two (2) individuals to the Board of Directors of the Development Authority of the City of Warner Robins:

<b>Name</b>	<b>Effective Date of Appointment</b>	<b>Term to Expire</b>
Mark Scarborough	July 21, 2020	July 21, 2024
Lauren Shultz	July 21, 2020	July 21, 2024

This \_\_th day of July, 2020.

**CITY OF WARNER ROBINS, GEORGIA**

By: \_\_\_\_\_  
Randy Toms, Mayor

Attest:

\_\_\_\_\_  
Mandy Stella  
City Clerk

**CITY OF WARNER ROBINS  
STATE OF GEORGIA**

**RESOLUTION**

BE IT RESOLVED that Mayor and Council hereby authorizes Mayor Randy Toms to apply for Justice Assistance Grant (JAG) funds and execute a joint agreement with The Board of Commissioners of Houston County and the Houston County Sheriff's Office for JAG funds for FY 2020. The City of Warner Robins will serve as the applicant/fiscal agent and will be responsible for administration of the total award of \$35,636.

This 20th day of July, 2020.

**CITY OF WARNER ROBINS, GEORGIA**

By: \_\_\_\_\_  
Randy Toms, Mayor

Attest:

\_\_\_\_\_  
Mandy Stella, City Clerk

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

GMS Application Number: 2020-H7472-GA-DJ

MEMORANDUM OF UNDERSTANDING

**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.

**CITY CLERK**  
Mandy Stella

**CITY ATTORNEY**  
Julia Bowen Mize

**OF COUNSEL**  
James E. Elliott, Jr.

The Warner Robins Police Department and the Houston County Sheriff's Office have agreed on the following division of the Justice Assistance Grant (JAG) funds for the fiscal year 2020:

Warner Robins Police Department	\$ 17,818
Houston County Sheriff's Office	\$ 17,818

The City of Warner Robins will serve as the applicant/fiscal agent for the joint funds. The City of Warner Robins will be responsible for the administration of the funds to include distributing the funds, monitoring the award, and submitting reports including performance measure and program assessment data.

As a new requirement of the JAG program, each agency agrees to set aside 3% of awarded funds to be used for National Incident-Based Reporting System (NIBRS) compliance activities, unless the jurisdiction obtains a waiver from the Bureau of Justice Administration (BJA) Director, as described in the grant solicitation.

The Houston County Sheriff's Office will provide the City of Warner Robins with data needed to complete quarterly financial reports, quarterly accountability metrics reports, an annual performance report, and any other reports that may be required in a timely manner.

\_\_\_\_\_  
Chief John F. Wagner, Jr.  
Warner Robins Police Department

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor Randy Toms  
City of Warner Robins

\_\_\_\_\_  
Date

\_\_\_\_\_  
Sheriff Cullen Talton  
Houston County Sheriff's Office

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman Tommy Stalnaker  
Houston County Board of Commissioners

\_\_\_\_\_  
Date

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

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

**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.

**CITY CLERK**  
Mandy Stella

**CITY ATTORNEY**  
Julia Bowen Mize

**OF COUNSEL**  
James E. Elliott, Jr.

**TO: MAYOR RANDY TOMS**

**FROM: SHERRI WINDHAM**  
**DIRECTOR COMMUNITY DEVELOPMENT**

**DATE: JULY 17, 2020**

**SUBJECT: PLANNING & ZONING MEMBER**

The following listed Board Members need replacement or reappointment:

**Planning & Zoning Board**

1. Eric Blazi (Expired term)
2. Arthur Head (Expired term)
3. Steve Minor (Resigned)
4. Jeff Rowland (Resigned)

Replacement or reappointment for these members is needed as soon as possible. Upon speaking with Eric Blazi and Arthur Head, both stated that they are willing to serve another term on the Board if considered for reappointment. It is also requested that Miranda Britt be appointed to the Board to replace Mr. Minor's term ending on January 1, 2022. (Note: Planning & Zoning Board terms are for five years.)

cc: File