



Houston County Board of Commissioners Meeting

Perry, Georgia

April 7, 2020

9:00 A.M.

HOUSTON COUNTY COMMISSIONERS MEETING

Perry, Georgia

April 7, 2020

9:00 A.M.

Call to Order

Turn Off Cell Phones

Invocation - Commissioner Thomson

Pledge of Allegiance

Approval of Minutes from March 17, 2020

New Business:

1. Public Hearing on Special Exception Applications #2339 - 2345 – Commissioner Walker
2. Warner Robins Annexation Request (ASIL Group, LLC / East Bob White Rd) – Commissioner Walker
3. Resolution Approving Speed Zone Ordinance - Commissioner Thomson
4. Professional Services Agreement (SP Design Group / Government Complex) – Commissioner Thomson
5. Professional Services Agreement Amendment (JMA Architecture / State Court) – Commissioner Thomson
6. Abandonment of Easement (McCarley Downs Subdivision) – Commissioner Robinson
7. Maintenance Bond Extensions – Commissioner Robinson
8. Professional Services Proposal (ICB / Glass Partitions) – Commissioner Robinson
9. Approval of Bid (Enviro Trenchless / Stormwater Repairs) – Commissioner McMichael
10. Vehicle Purchase (HCSO / Detention Center) – Commissioner McMichael
11. Approval of Bills – Commissioner McMichael

Public Comments

Commissioner Comments

12. Executive Session for Attorney / Client matters per O.C.G.A. § 50-14-2(1)

Motion for Adjournment

**Zoning & Appeals
Recommendation**

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2339 – Christina Drexler	Consulting Business	Unanimous	X		
#2340 – Jeffrey Woolfolk	Landscaping	Unanimous	X		
#2341 – Mittie Smith	Educational Consulting	Unanimous	X		
#2342 – Parker Black	Automotive Detailing	Unanimous	X		
#2343 – David Thompson	Pool Repair	Unanimous	X		
#2344 – Matthew & Courtney Rogers	Carpet Cleaning & Water Damage Restoration	Unanimous	X		
#2345 – Dennis Blackburn	Lawn Care	Unanimous	X		

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

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

#2339 – Christina Drexler	Consulting Business
#2340 – Jeffrey Woolfolk	Landscaping
#2341 – Mittie Smith	Educational Consulting
#2342 – Parker Black	Automotive Detailing
#2343 – David Thompson	Pool Repair
#2344 – Matthew & Courtney Rogers	Carpet Cleaning & Water Damage Restoration
#2345 – Dennis Blackburn	Lawn Care

Special Exception Summary

Application	Applicant	Location	Proposed Use	Z & A Recommendation/Comments
2339	Christina Drexler	415 Sandefur Road	Consulting	Approved unanimously
2340	Jeffrey Woolfolk	223 Castlebury Circle	Landscaping	Approved unanimously, with the condition to allow the use of a 6 ft. x 15 ft. open trailer for the business
2341	Mittie Smith	207 St. Raymond Place	Educational Consulting	Approved unanimously
2342	Parker Black	465 Pitts Road	Automotive Detailing	Tabled unanimously, in order for the applicant to revise his business plan
2343	David Thompson	558 Lake Joy Road	Pool Repair	Approved unanimously, with the condition to allow the use of an 8 ft. x 12 ft. open trailer for the business
2344	Matthew & Courtney Rogers	604 Childers Drive	Carpet Cleaning & Water Damage Restoration	Approved unanimously, with the condition to allow the use of a 6 ft. x 12 ft. enclosed trailer for the business
2345	Dennis Blackburn	254 Spring Chase Cir.	Lawn Care	Approved unanimously, with the condition to allow the use of a 5 ft. x 10 ft. open trailer for the business

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

Application No. 2339

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

1. Name of Applicant Christina Drexler
2. Applicant's Phone Number 478-508-7728
3. Applicant's Mailing Address 415 Sandefur Road Kathleen, Ga. 31047
4. Property Description LL 122, 10th Land District of Houston County, Georgia, as shown on a plat of survey for Dream Builders, consisting of 5.0 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Consulting Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

2/10/2020
Date

Christina B. Drexler
Applicant

Application # 2339

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: February 10, 2020

Date of Notice in Newspaper: March 4 & 11, 2020

Date of Notice being posted on the property: March 6, 2020

Date of Public Hearing: March 23, 2020

Fee Paid: \$100.00 Receipt # 41815

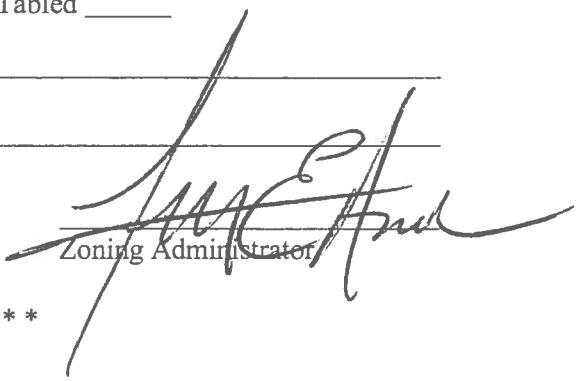
Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

March 23, 2020

Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: April 7, 2020

Date of Notice in Newspaper: March 4 & 11, 2020

Date of Public Hearing: April 7, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

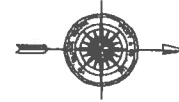
Comments: _____

Date

Clerk

FILED
HOUSTON COUNTY
1999 NOV -1 AM 9 53
CLERK SUPERIOR COURT

Doc ID: 0075040001 Type: PLA
Filed: 11/01/1999 at 09:53:00 AM
Fee Amt: Page 1 of 1
Houston, Ga., Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 55 PG 27



LYLE H. WILKINS, III

1603.65' ALONG THE
R/W TO THE WEST LINE OF
LAND LOT 122

IPS

N 01°39'41" E
698.20'

IPS

80' R/W
SANDEFUR ROAD

N 89°00'43" W
313.40'

5.00 ACRES

20' W/4' EASEMENT

S 88°14'32" E
313.38'

LYLE H. WILKINS, III

IPS

693.98'
S 01°39'41" W

IPS

LYLE H. WILKINS, III

Approved
10/29/99
Houston County Planning Commission

Secretary



GRAPHIC SCALE IN FEET

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,000 FEET AND AN ANGULAR ERROR OF 9" PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,000 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-313 AND 100' TAPE.

OWNER'S CERTIFICATION

STATE OF GEORGIA, COUNTY OF HOUSTON
THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.

10-28-99

Lyle H. Wilkins, III
DATE _____
OWNER'S SIGNATURE

IN MY OPINION THIS PROPERTY IS NOT IN A DESIGNATED FLOOD PLAIN AREA

Robert L. Story
ROBERT L. STORY, G.A. REGISTERED SURVEYOR No. 1831

I CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

Robert L. Story
ROBERT L. STORY G.S. NO. 1831

	PLAT FOR
	DREAM BUILDERS
LAND LOT 122 HOUSTON COUNTY	10th DISTRICT GEORGIA
STORY & COMPANY, INC. 2090 WATSON BLVD SUITE 700 WARNER ROBINS, GA. 31091 TELEPHONE: 913-922-7254 FAX: 913-922-3409	SCALE: 1"=60' DATE: 25 OCT 1999 DN: 99-435-C1

Requirements - Section 95

	Comments	Complies	Doesn't Comply
1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.	<i>No signage</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.	<i>No clients will come to the home</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

Comments

Complies

Does Not Comply

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application #2339 filed on February 10, 2020, for a Special Exception for the real property described as follows:

LL 122 of the 10th Land District of Houston County, Georgia, as shown on a plat of survey for Dream Builders, Consisting of 5.0 Acres

The undersigned official of Houston County, Georgia, has a property interest (Note 2), in said property as follows: yes _____ no _____

The undersigned official of Houston County, Georgia, has a financial interest (Note 3), in a business entity (Note 1), which has a property interest in said property, which financial interest is as follows:

The undersigned official of Houston County, Georgia, has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest is as follows:

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

Signature of Official

Note 1: Business Entity – Corporation, partnership, limited partnership, firm, enterprise, Franchise, association, or trust.

Note 2: Property Interest – Direct or Indirect ownership, including any percentage of Ownership less than total ownership.

Note 3: Financial Interest – all direct ownership interests of the total assets or capital Stock of a business entity where such ownership interest is 10 percent or more.

Note 4: Member of the family - spouse, mother, father, brother, sister, son, or daughter.

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

Application No. 2340

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

1. Name of Applicant Jeffrey Woolfolk
2. Applicant's Phone Number 478-918-6573
3. Applicant's Mailing Address 223 Castlebury Circle Kathleen, Ga. 31047
4. Property Description LL 186, 10th Land District of Houston County, Georgia, Lot 34, Block "B", Section 2, Phase 3 of Spring Chase Subdivision, consisting of 0.45 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Landscaping Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

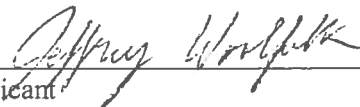
- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and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

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

2-11-20

Date

Applicant



Application # 2340

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: February 11, 2020

Date of Notice in Newspaper: March 4 & 11, 2020

Date of Notice being posted on the property: March 6, 2020

Date of Public Hearing: March 23, 2020

Fee Paid: \$100.00 Receipt # 41816

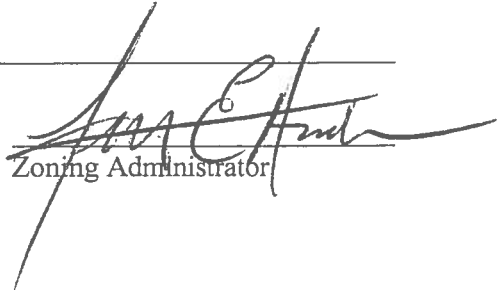
Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 6 ft. x 15 ft.

open trailer for the business.

March 23, 2020
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: April 7, 2020

Date of Notice in Newspaper: March 4 & 11, 2020

Date of Public Hearing: April 7, 2020

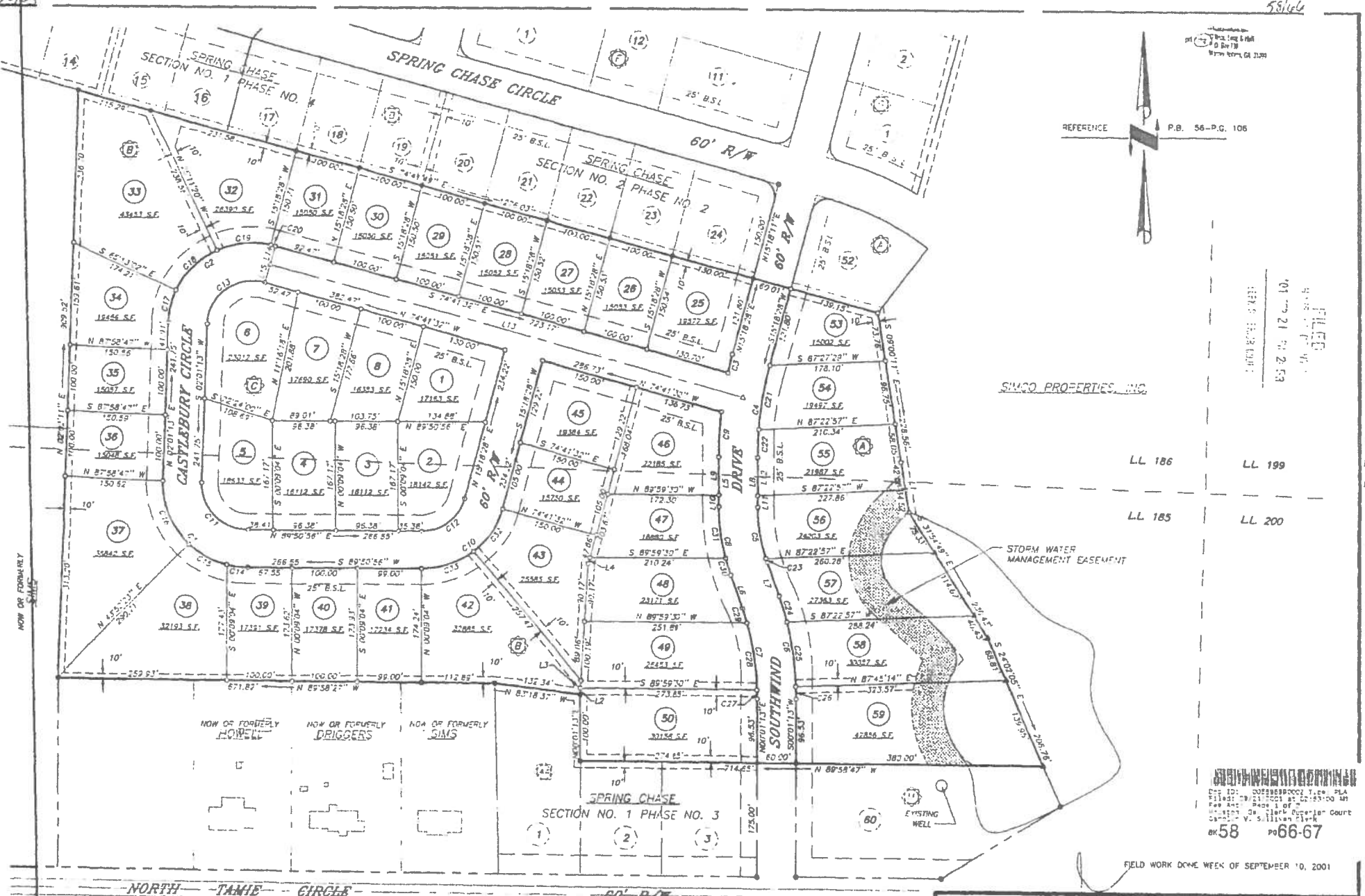
Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk



Surveyed by
 J. M. Scarborough
 Surveyor
 Houston, Texas, 77001

REFERENCE P.B. 56-P.G. 106

FILED
 01 21 02 2:53
 H. B. ...
 ...

SIMCO PROPERTIES, INC.

LL 186
 LL 185
 LL 199
 LL 200

STORM WATER MANAGEMENT EASEMENT

Doc ID: 0058880002 Type: PLA
 Filesize: 102112021 bytes Date: 09/10/2001
 Page 4 of 4
 Houston County, Georgia
 Surveyor's Office
 58 66-67

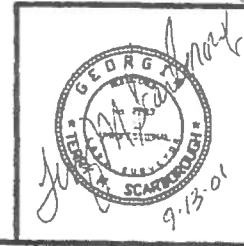
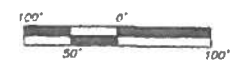
FIELD WORK DONE WEEK OF SEPTEMBER 10, 2001

THE FIELD DATA UPON WHICH THIS PLAT IS
 BASED HAS A CLOSURE PRECISION OF ONE
 FOOT IN 33,747 FEET AND AN ANGULAR
 ERROR OF 01" PER ANGLE POINT AND WAS
 ADJUSTED USING THE COMPASS RULE.
 EQUIPMENT USED FOR MEASUREMENT:
 ANGULAR: LIETZ SET 4
 LINEAR: LIETZ SET 4

THIS PLAT HAS BEEN CALCULATED
 FOR CLOSURE AND IS FOUND TO
 BE ACCURATE WITHIN ONE FOOT IN
 659,304 FEET.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION
 OF THE LAND PLATTED AND HAS BEEN PREPARED IN CON-
 FORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS
 OF LAW.

Jay M. Scarborough



SUBDIVISION
SPRING CHASE
 SECTION NO. 2 PHASE NO. 3
 IN LAND LOTS 185 & 186
 HOUSTON COUNTY,
 GEORGIA
 SCALE: 1" = 100'
 SEPTEMBER 13, 2001
SCARBOROUGH LAND SURVEYS, INC.
 399-B SOUTH HOUSTON LAKE ROAD
 HOUSTON, TEXAS 77058

Requirements - Section 95

	Comments	Complies	Doesn't Comply
<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>	<p><i>No signage</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p><i>No clients will come to the home</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

Comments

Complies

Doesn't Comply

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>A 15FT X 6FT open trailer will be used for the business AND stored in the garage.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application #2340 filed on February 11, 2020, for a Special Exception for the real property described as follows:

LL 186 of the 10th Land District of Houston County, Georgia, Lot 34, Block “B”, Section 2, Phase 3 of Spring Chase Subdivision, Consisting of 0.45 Acres

The undersigned official of Houston County, Georgia, has a property interest (Note 2), in said property as follows: yes _____ no _____

The undersigned official of Houston County, Georgia, has a financial interest (Note 3), in a business entity (Note 1), which has a property interest in said property, which financial interest is as follows:

The undersigned official of Houston County, Georgia, has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest is as follows:

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

Signature of Official

Note 1: Business Entity – Corporation, partnership, limited partnership, firm, enterprise, Franchise, association, or trust.

Note 2: Property Interest – Direct or Indirect ownership, including any percentage of Ownership less than total ownership.

Note 3: Financial Interest – all direct ownership interests of the total assets or capital Stock of a business entity where such ownership interest is 10 percent or more.

Note 4: Member of the family - spouse, mother, father, brother, sister, son, or daughter.

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

Application No. 2341

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

1. Name of Applicant Mittie Smith
2. Applicant's Phone Number 912-856-5343
3. Applicant's Mailing Address 207 St. Raymond Place Kathleen, Ga. 31047
4. Property Description LL 134, 10th Land District of Houston County, Georgia, Lot 16, Block "C", Section 1 of White Columns Subdivision, consisting of 1.45 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Educational Consulting Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

2/12/2020
Date


Applicant

Application # 2341

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

Houston County Zoning and Appeals Commission

Date Filed: February 12, 2020

Date of Notice in Newspaper: March 4 & 11, 2020

Date of Notice being posted on the property: March 6, 2020

Date of Public Hearing: March 23, 2020

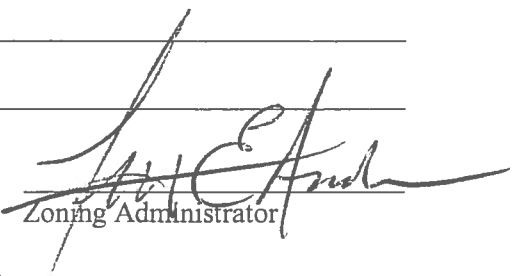
Fee Paid: \$100.00 Receipt # 41817

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

March 23, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: April 7, 2020

Date of Notice in Newspaper: March 4 & 11, 2020

Date of Public Hearing: April 7, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

"I certify that the owner, or his agent, has completed the construction and installation of the streets, drainage, utilities, and other improvements in accordance with the Regulations of Houston County, Georgia; and has posted a performance bond or cashier's check to insure completion as required by County Engineer.

Date 3/20/97
 Engineer *Keith Sander*

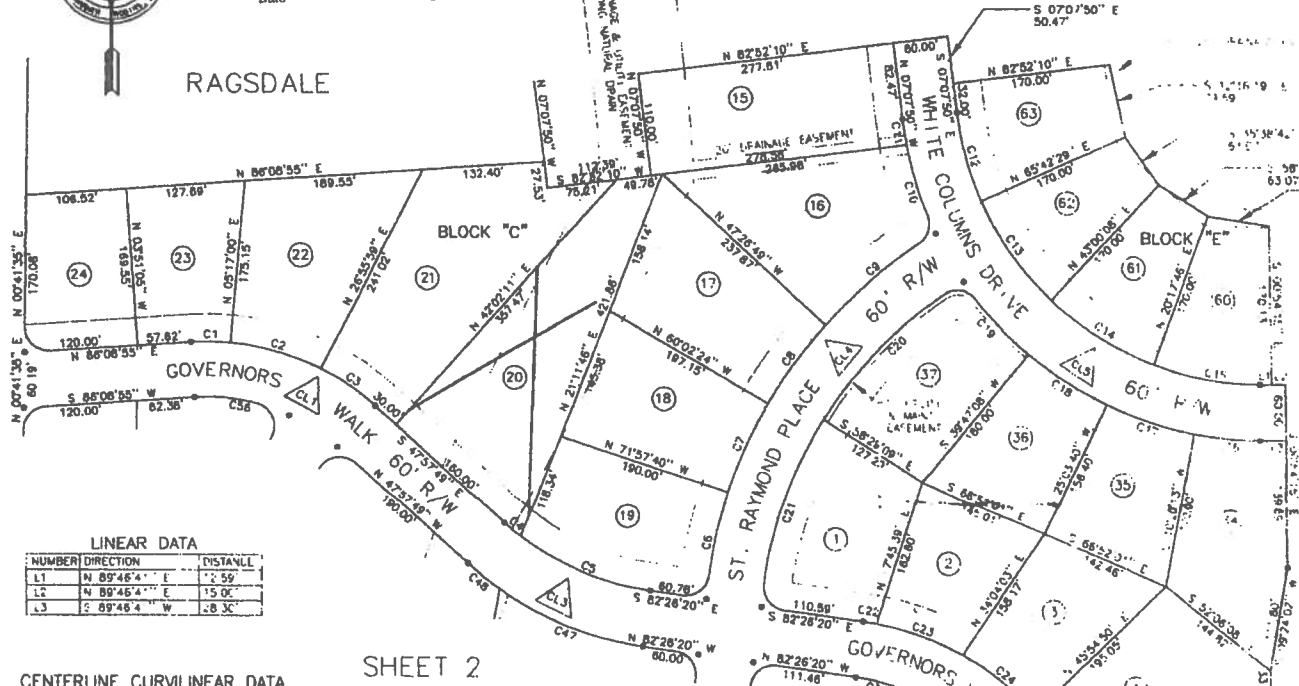


FUTURE DEVELOPMENT

"This approval in no way relieves the property owner or contractor of his damage to adjacent and downstream properties and liability resulting therefrom and shall not constitute an assumption of liability by the County of Houston for damages caused by construction and/or grading performed under said plans and permits."

LAKE JOY ROAD 80' R/W

RAGSDALE



LINEAR DATA

NUMBER	DIRECTION	DISTANCE
L1	N 89°46'4" E	12.59'
L2	N 89°46'4" E	15.00'
L3	S 89°46'4" W	28.30'

CENTERLINE CURVILINEAR DATA

NUMBER	BEARING	RADIUS	APC	CHORD
CL1	S 70°54'27" E	236.23	189.13	84.14
CL2	S 23°02'15" W	33.53	246.74	45.42
CL3	S 85°12'05" E	322.30	104.43	31.11
CL4	N 31°49'42" E	475.58	410.58	19.39
CL5	S 48°46'35" E	160.20	221.36	47.11
CL6	S 47°46'18" E	289.98	47.63	178.69
CL7	S 05°39'45" W	1010.24	167.05	160.88
CL8	S 02°19'38" W	776.42	86.90	86.81
CL9	S 22°05'21" W	322.90	256.84	150.90

SHEET 2

SHEET 2

CERTIFICATE OF FINAL APPROVAL

This plan has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Clerk, dated this 30 day of March, 1997.

THE HOUSTON COUNTY PLANNING COMMISSION
 By *Keith Sander*
 Secretary

I certify that the general lot layout shown on this plan has been approved by the Houston County Health Department for development with city or county water and individual sewage. Individual lot approval required for each lot prior to construction.

Carol D. Smith
 Environmental Health Specialist
 Houston County Health Department
 Dated 3-20-97

REVISED 4 JAN 1998
 REVISED 11 DECEMBER 1996
 REVISED 10 FEBRUARY 1997

PAGE 1 OF 2

1997 MAR 24 PM 12:17
 CLERK SUPERIOR COURT
 FILED

150

	SUBDIVISION F30
	WHITE COLUMNS SECTION NO. 1
	AND LOT 134 HOUSTON COUNTY, GEORGIA DISTRICT GEORGIA
STORY & COMPANY, INC. SCALE 1"=100' DATE 3/20/97	

Requirements - Section 95

	Comments	Complies	Doesn't Comply
1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.	No signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.			
1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.	No clients will come to the home	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

Comments

Complies

Doesn't Comply

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application #2341 filed on February 12, 2020, for a Special Exception for the real property described as follows:

LL 134 of the 10th Land District of Houston County, Georgia, Lot 16, Block “C”, Section 1 of White Columns Subdivision, Consisting of 1.45 Acres

The undersigned official of Houston County, Georgia, has a property interest (Note 2), in said property as follows: yes _____ no _____

The undersigned official of Houston County, Georgia, has a financial interest (Note 3), in a business entity (Note 1), which has a property interest in said property, which financial interest is as follows:

The undersigned official of Houston County, Georgia, has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest is as follows:

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

Signature of Official

Note 1: Business Entity – Corporation, partnership, limited partnership, firm, enterprise, Franchise, association, or trust.

Note 2: Property Interest – Direct or Indirect ownership, including any percentage of Ownership less than total ownership.

Note 3: Financial Interest – all direct ownership interests of the total assets or capital Stock of a business entity where such ownership interest is 10 percent or more.

Note 4: Member of the family - spouse, mother, father, brother, sister, son, or daughter.

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

Application No. 2342

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

1. Name of Applicant Parker Black
2. Applicant's Phone Number 478-365-0440
3. Applicant's Mailing Address 465 Pitts Road Hawkinsville, Ga. 31036
4. Property Description LL 33, 13th Land District of Houston County, Georgia, Lot 17, Block "A" of Houston Pines Subdivision, consisting of 2.02 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for an Automotive Detailing Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

2-13-20
Date

Parker Black
Applicant

Application # 2342

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: February 13, 2020

Date of Notice in Newspaper: March 4 & 11, 2020

Date of Notice being posted on the property: March 6, 2020

Date of Public Hearing: March 23, 2020

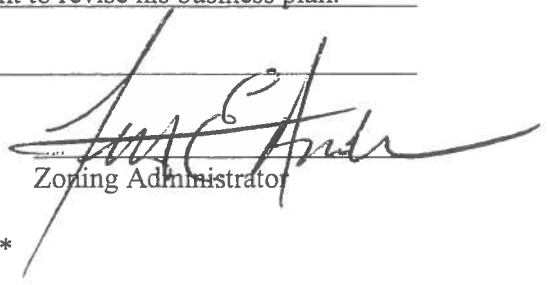
Fee Paid: \$100.00 Receipt # 41818

Recommendation of Board of Zoning & Appeals:

Approval Denial Tabled X

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

March 23, 2020
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: April 7, 2020

Date of Notice in Newspaper: March 4 & 11, 2020

Date of Public Hearing: April 7, 2020

Action by Houston County Commissioners:

Approval Denied Tabled

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2343

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

1. Name of Applicant David Thompson
2. Applicant's Phone Number 478-396-2867
3. Applicant's Mailing Address 558 Lake Joy Road Kathleen, Ga. 31047
4. Property Description LL 135, 10th Land District of Houston County, Georgia, Lot 6 of Huntcliff Subdivision, consisting of 3.36 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Pool Repair Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

2-19-2020

Date

David Thompson
Applicant

Application # 2343

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: February 19, 2020

Date of Notice in Newspaper: March 4 & 11, 2020

Date of Notice being posted on the property: March 6, 2020

Date of Public Hearing: March 23, 2020

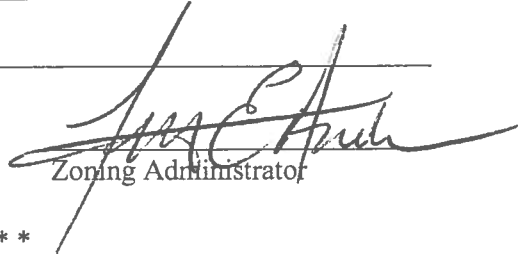
Fee Paid: \$100.00 Receipt # 41819

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of an 8 ft. x 12 ft. open trailer for the business.

March 23, 2020
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: April 7, 2020

Date of Notice in Newspaper: March 4 & 11, 2020

Date of Public Hearing: April 7, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

40134

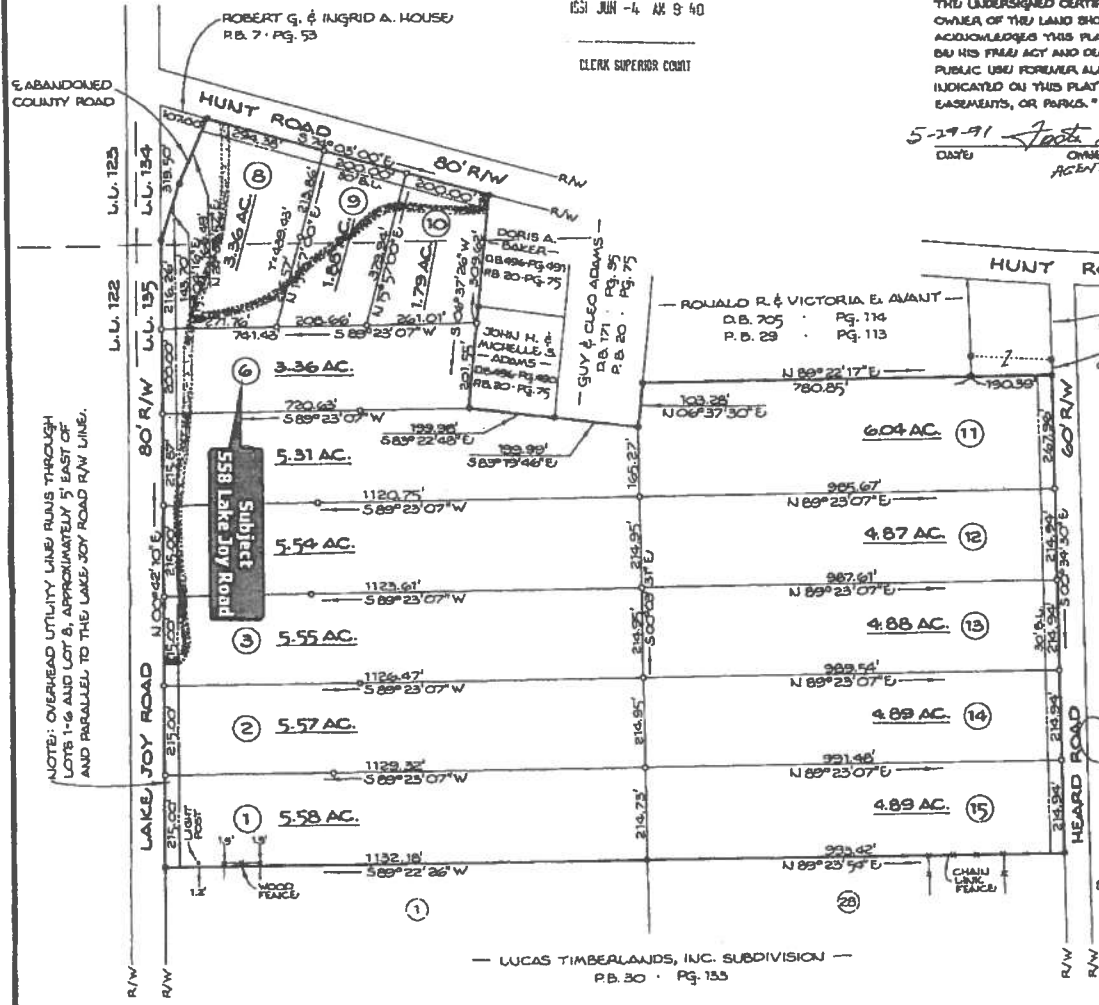
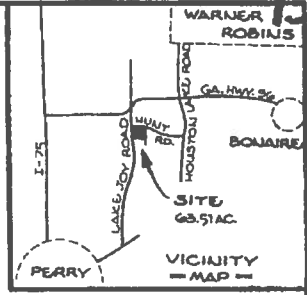
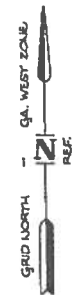
FILED

1991 JUN -4 AM 9 40

CLERK SUPERIOR COURT

"OWNER'S CERTIFICATION:
 STATE OF GEORGIA, COUNTY OF HOUSTON.
 THE UNDERSIGNED CERTIFIES THAT HE IS THE
 OWNER OF THE LAND SHOWN ON THIS PLAT AND
 ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO
 BE HIS FREE ACT AND DEED AND DEDICATED TO
 PUBLIC USE FOREVER ALL AREAS SHOWN OR
 INDICATED ON THIS PLAT AS STREETS, ALLEYS,
 EASEMENTS, OR PARKS."

5-29-91 *John Jallant*
 DATE OWNER'S NAME AGENT



REFERENCE:
 SURVEY OF PARCEL "X" FOR JAMES EMORY, INC., BY THIS SURVEYOR, DATED APRIL 2, 1991.

LEGEND:
 ● IRON MARKER FOUND
 ○ 1/2" IRON REBAR SET
 - - - - 20' DRAINAGE EASEMENT (FOLLOWS ALONG NATURAL DRAIN UNLESS OTHERWISE INDICATED.)

REVISED MAY 27, 1991 TO CHANGE LOCATION OF DRAINAGE EASEMENT.

I certify that the general lot layout shown on this plat has been approved by the Houston County Health Department for development with city or county water and individual sewage. Individual lot approval required for each lot prior to construction.
 Environmental Health Department
 Houston County Health Department
 Dated 5-29-91

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER
 C.E. "I" certify that the owner, or his agent, has completed the construction and installation of the streets, drainage, utilities, and other improvements in accordance with the Regulations of Houston County, Georgia, or has posted a performance bond or cashier's check to insure completion as required by County Engineer.
 5-29-91 *Brent Cunningham*
 Date Engineer

TOPCON GTS-3 TOTAL STATION
 Filed: 06/04/1991 at 08:40:00 AM
 Fee Amt: Page 1 of 1
 Houston, GA. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 40 pg 134

FIELD EQUIPMENT USED:
 TOPCON GTS-3 TOTAL STATION
 FIELD DATA CLOSURE:
 ONE FOOT IN 109,633'
 ONE PER ANGLE POINT
 ADJUSTMENT: COMPASS RULE
 PLAT CLOSURE:
 ONE FOOT IN 100,000'+



CERTIFICATE OF FINAL APPROVAL
 This plat has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, on this 29 day of May, 1991.
 THE HOUSTON COUNTY PLANNING COMMISSION
 Secretary



Brent Cunningham

SUBDIVISION

HUNTCLIFF

IN LAND LOTS 134 & 135 TENTH DISTRICT HOUSTON COUNTY GEORGIA
 APRIL 24, 1991 SCALE: 1" = 200'

BRENT CUNNINGHAM
 PROFESSIONAL LAND SURVEYOR
 WARNER ROBINS, GA. DRWG. NO. B329-C

Requirements - Section 95

	Comments	Complies	Doesn't Comply
<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>	<p><i>No signage</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p><i>No customers will come to the home</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

Comments

Complies

Comply

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>A 8FT x 12FT trailer will be used for the business</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application #2343 filed on February 19, 2020, for a Special Exception for the real property described as follows:

LL 135 of the 10th Land District of Houston County, Georgia, Lot 6 of Huntcliff Subdivision, Consisting of 3.36 Acres

The undersigned official of Houston County, Georgia, has a property interest (Note 2), in said property as follows: yes _____ no _____

The undersigned official of Houston County, Georgia, has a financial interest (Note 3), in a business entity (Note 1), which has a property interest in said property, which financial interest is as follows:

The undersigned official of Houston County, Georgia, has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest is as follows:

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

Signature of Official

Note 1: Business Entity – Corporation, partnership, limited partnership, firm, enterprise, Franchise, association, or trust.

Note 2: Property Interest – Direct or Indirect ownership, including any percentage of Ownership less than total ownership.

Note 3: Financial Interest – all direct ownership interests of the total assets or capital Stock of a business entity where such ownership interest is 10 percent or more.

Note 4: Member of the family - spouse, mother, father, brother, sister, son, or daughter.

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

Application No. 2344

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

1. Name of Applicant Matthew and Courtney Rogers
2. Applicant's Phone Number 478-960-2496
3. Applicant's Mailing Address 604 Childers Drive Warner Robins, Ga. 31088
4. Property Description LL 100, 10th Land District of Houston County, Georgia, Lot 35, Block "A", Phase 3 of Weatherby Plantation Subdivision, consisting of 0.45 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Carpet Cleaning and Water Damage Restoration Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

2/20/20
Date

Matt Rogers
Applicant

Application # 2344

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: February 20, 2020

Date of Notice in Newspaper: March 4 & 11, 2020

Date of Notice being posted on the property: March 6, 2020

Date of Public Hearing: March 23, 2020

Fee Paid: \$100.00 Receipt # 41820

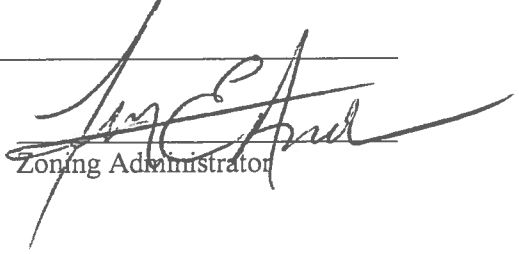
Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 6 ft. x 12 ft. enclosed trailer for the business.

March 23, 2020

Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: April 7, 2020

Date of Notice in Newspaper: March 4 & 11, 2020

Date of Public Hearing: April 7, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

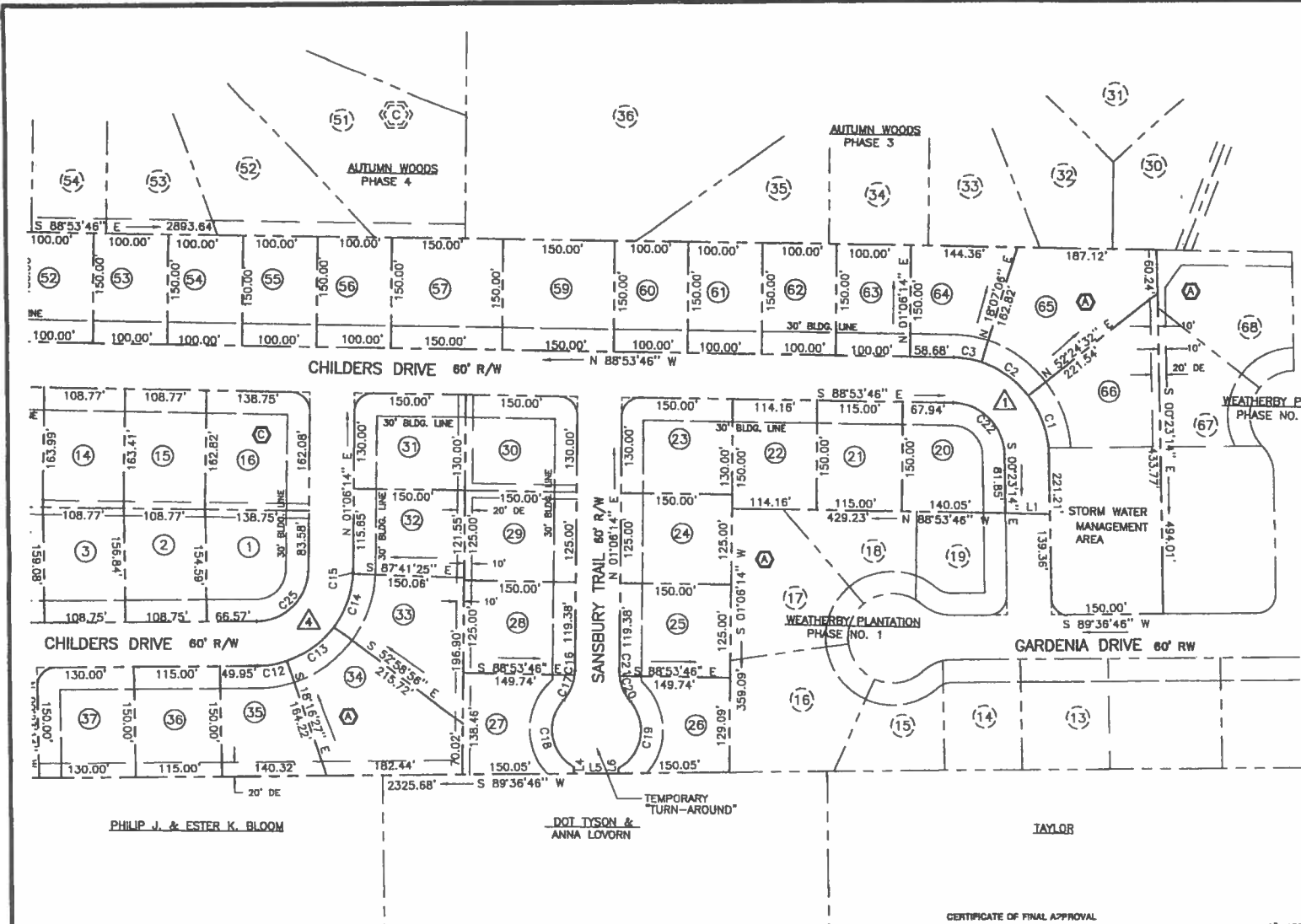
Comments: _____

Date

Clerk

65176-178

Doc ID: 0070460008
Filed: 08/22/2008 at 08:40:10 PM
Fee Amt: \$84.00 Page 1 of 3
Houston, Tx, Clerk Superior Court
Carolyn V. Sullivan Clerk
#65 #176-178



CERTIFICATE OF FINAL APPROVAL
This plat has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, dated this 22nd day of August, 2008.
THE HOUSTON COUNTY PLANNING COMMISSION
[Signature]
Secretary



SUBDIVISION

WEATHERBY PLANTATION
PHASE NO. 3

IN LAND LOTS 93 & 100
HOUSTON COUNTY
NOVEMBER 30, 2004

TENTH DISTRICT
GEORGIA
SCALE: 1"=100'

WADDLE & COMPANY
104 MEADOWRIDGE DR. WARNER ROBINS, GA. 31093
BUS (478) 923-2763 FAX (478) 923-7144

Requirements - Section 95

	Comments	Complies	Doesn't Comply
<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>	<p><i>No signage</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p><i>No customers will come to the home</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

Comments

Complies

Does Not Comply

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>A 6FT x 12FT trailer will be used for the business - to be stored off-site.</p>	<input type="checkbox"/>	<input type="checkbox"/>

site.

DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application #2344 filed on February 20, 2020, for a Special Exception for the real property described as follows:

LL 100 of the 10th Land District of Houston County, Georgia, Lot 35, Block "A", Phase 3 of Weatherby Plantation Subdivision, Consisting of 0.45 Acres

The undersigned official of Houston County, Georgia, has a property interest (Note 2), in said property as follows: yes _____ no _____

The undersigned official of Houston County, Georgia, has a financial interest (Note 3), in a business entity (Note 1), which has a property interest in said property, which financial interest is as follows:

The undersigned official of Houston County, Georgia, has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest is as follows:

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

Signature of Official

Note 1: Business Entity – Corporation, partnership, limited partnership, firm, enterprise, Franchise, association, or trust.

Note 2: Property Interest – Direct or Indirect ownership, including any percentage of Ownership less than total ownership.

Note 3: Financial Interest – all direct ownership interests of the total assets or capital Stock of a business entity where such ownership interest is 10 percent or more.

Note 4: Member of the family - spouse, mother, father, brother, sister, son, or daughter.

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

Application No. 2345

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

1. Name of Applicant Dennis Blackburn
2. Applicant's Phone Number 478-508-6525
3. Applicant's Mailing Address 254 Spring Chase Circle Kathleen, Ga. 31047
4. Property Description LL 185, 10th Land District of Houston County, Georgia, Lot 43, Block "A", Section 3, Phase 1 of Spring Chase Subdivision, consisting of 1.86 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Lawn Care Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

2-24-2020

Date

Dennis Blackburn

Applicant

Application # 2345

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: February 24, 2020

Date of Notice in Newspaper: March 4 & 11, 2020

Date of Notice being posted on the property: March 6, 2020

Date of Public Hearing: March 23, 2020

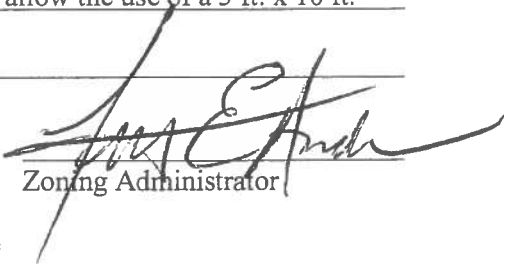
Fee Paid: \$100.00 Receipt # 41821

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

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

March 23, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: April 7, 2020

Date of Notice in Newspaper: March 4 & 11, 2020

Date of Public Hearing: April 7, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

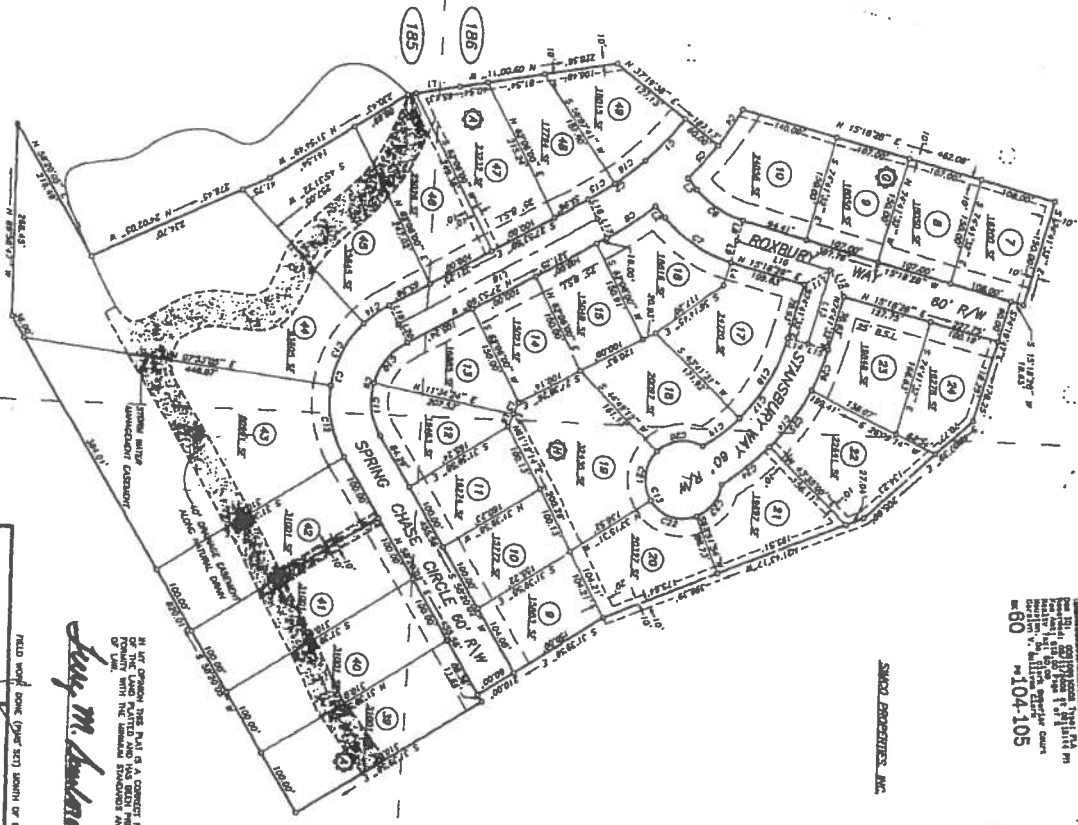
60/104

60/104

Dr. David E. + H. M. P. 60/104-05

1/21/1911

THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED BY THE SURVEYOR AND THE ACCURACY OF THE SAME IS GUARANTEED BY THE SURVEYOR. THE PLAN HAS BEEN CALCULATED AND CHECKED BY THE SURVEYOR AND IS ACCURATE WITHIN ONE FOOT IN 1000 FEET.



NOTICE: THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND AND THE RIGHTS THEREON AS SHOWN ON THE ORIGINAL SURVEY AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE SAME.

60
104-105

SHOULD PROPERTIES, INC.

FIELD WORK DONE (PART SECT) NORTH OF DECEMBER, 1908

IN THE COUNTY OF HENRICO, VIRGINIA, I, the undersigned, Surveyor, do hereby certify that the above is a true and correct copy of the original survey as shown on the original survey and is not to be considered as a guarantee of the accuracy of the same.

July M. [Signature]



SPRING CIRCLE
SECTION NO. 3
PHASE NO. 1

SHOULD PROPERTIES, INC.

AUTHORIZATION OF PROPERTY OWNER
Application for Special Exception/Variance


I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Houston County, Georgia.

I authorize the person named below to act as applicant in the pursuit of a special exception or variance on this property.

Name of Applicant Dennis Blackburn

Address 254 Spring Chase cir Kathleen, Ga 31047


Telephone Number (478) 508-6525


Signature of Owner

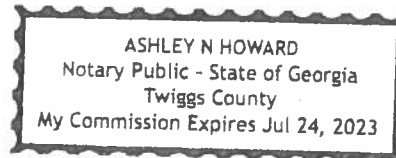
Personally appeared before me

John R. Ford

who swears/affirms that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.


Notary Public

2/10/20
Date



Requirements - Section 95

	Comments	Complies	Doesn't Comply
1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.	Applicant has written approval of the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.	No signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.	No clients will come to the home.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

	Comments	Complies	Does it Comply
4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. No outside storage or display is permitted.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
3. The home business shall not involve group instruction or group assembly of people on the premises.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
6. No outside storage is allowed.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.	A 5FT X 10FT open trailer will be used for the business	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application #2345 filed on **February 24, 2020**, for a **Special Exception** for the real property described as follows:

LL 185 of the 10th Land District of Houston County, Georgia, Lot 43, Block "A", Section 3, Phase 1 of Spring Chase Subdivision, Consisting of 1.86 Acres

The undersigned official of Houston County, Georgia, has a property interest (Note 2), in said property as follows: yes _____ no _____

The undersigned official of Houston County, Georgia, has a financial interest (Note 3), in a business entity (Note 1), which has a property interest in said property, which financial interest is as follows:

The undersigned official of Houston County, Georgia, has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest is as follows:

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

Signature of Official

Note 1: Business Entity – Corporation, partnership, limited partnership, firm, enterprise, Franchise, association, or trust.

Note 2: Property Interest – Direct or Indirect ownership, including any percentage of Ownership less than total ownership.

Note 3: Financial Interest – all direct ownership interests of the total assets or capital Stock of a business entity where such ownership interest is 10 percent or more.

Note 4: Member of the family - spouse, mother, father, brother, sister, son, or daughter.

Keith Newton, representing ASIL Group, LLC, has requested annexation into the City of Warner Robins for a property totaling 5.72 acres located at East Bob White Road (west of Old Perry Road) being Tax Parcel 001040 150000 for 0.40 acres and 001040 032000 (117 East Bob White Road) for 5.32 acres. The properties are currently zoned Houston County R-AG. The proposed zoning upon annexation would be Warner Robins R-3 and the proposed use is to continue developing the Woodlands as a planned community in the City of Warner Robins. The properties are contiguous to the existing city limits of Warner Robins. 117 East Bob White Road is currently a County water and sanitation customer. Staff recommends that there be no access to East Bob White Road from the development.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

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

Tax Parcel No. 001040 150000 and Tax Parcel 001040 032000 known as 117 East Bob White Road, totaling 5.72 acres.

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

March 5, 2020

MAYOR
Randy Toms

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

**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.

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – properties, together totaling 5.72 acres, located at East Bob White Road, West of Old Perry Road - Tax Parcel No., [001040 150000] and [001040 032000]

Dear Commissioners:

Notice is hereby given, pursuant to O.C.G.A. §36-36-6, that the City of Warner Robins, Georgia, has accepted a petition for annexation, pursuant to O.C.G.A. §36-36-20, *et seq.* (Article II or 100% Application Method). The owner of this property, who has filed a written request for annexation, is ASIL Group, LLC. As required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A". The present zoning is R-AG[Residential Agricultural District][County], and the proposed zoning and land use for this tract upon annexation is R-3[General Residential District][City], under the zoning ordinance of the City of Warner Robins.


**INTERIM
CITY CLERK**
Kim Demoonie

CITY ATTORNEY
Fred Graham

OF COUNSEL
James E. Elliott, Jr.

Respectfully,

City of Warner Robins, Georgia

By: 
Randy Toms, Mayor
For the Mayor and Council

cc: Barry Holland, County Administrator
Fred Graham, City Attorney
James E. Elliott, Jr., *of counsel*

APPLICATION

Property Owner(s) Name: Keith Newton Cellphone: 478-256-9477

Company Name (if applicable): ASIL Group LLC Office Phone: 478-953-1100

Property Owner(s) Address: 3528 HWY 41 North Byron GA 31008

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

Company Name (if applicable): ASIL Group LLC Office Phone: 478-953-1100

Applicant's Address: 3528 HWY 41 North Byron GA 31008

Property Information

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

ADDRESS/LOCATION: 117 East Bobwhite Rd
End of East Bobwhite Rd - North Side

Tract#: Lot 3 - 5,32 AC - 032000 Land Lot(s): 248 Land District#: 10

County: Houston Tax Parcel#: B-Map 1040 Parcel 1500 Total Acres: 5.72

Survey Prepared by: McLeod Surveying Dated 2-27-20

Recorded in Plat Book#: Lot 3 and Tract "B" Page#:

Present Zoning: RAG Requested Zoning: R3

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

Currently the Lot 3 has a occupied mobile home. The
Tract "B" was part of a larger tract that had 3 rental
mobile homes. We want to be annexed & rezoned to
acquire City of WR Services. We want to continue to
develop the Woodlands as a planned community in the City
of Warner Robins.

Infrastructure Information:
Is water available to this site? Yes No Jurisdiction: Extension of WR

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

Authorization:
Upon receipt of the completed application package, the Community Development Department shall notify the Owner/Applicant of scheduled date, times, and locations of the public meetings/hearings. The Owner/Applicant or a 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, Keith Newton, 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 26 day of February 2020
Owner/Applicant Signature [Signature]
Print Name Keith Newton

STAMP DATE RECEIVED:



Overview



Legend

- Parcels
- Roads

<p>Parcel ID 001040 032000</p> <p>Class Code Residential</p> <p>Taxing District County</p> <p>County</p> <p>Acres 4.8</p>	<p>Owner COLLINS MYRAB</p> <p>117 E BOB WHITE RD</p> <p>KATHLEEN GA 31047</p> <p>Physical Address 117 EAST BOB WHITE RD</p> <p>Assessed Value Value \$82490</p> <p>Land Value Value \$49700</p> <p>Improvement Value Value \$30790</p> <p>Accessory Value Value \$2000</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>1/25/2011</td> <td>\$75000</td> <td>04</td> <td>U</td> </tr> <tr> <td>7/20/2007</td> <td>\$132000</td> <td>FM</td> <td>Q</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	1/25/2011	\$75000	04	U	7/20/2007	\$132000	FM	Q
Date	Price	Reason	Qual											
1/25/2011	\$75000	04	U											
7/20/2007	\$132000	FM	Q											

(Note: Not to be used on legal documents)

Date created: 3/10/2020
 Last Data Uploaded: 3/10/2020 6:03:13 AM

Developed by  Schneider
 GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	001040 150000	Owner	ASIL GROUP LLC	Last 2 Sales	
Class Code	Residential		3528 HWY 41 N	Date	Price
Taxing District	County		BYRON GA 31008	Reason	Qual
	County	Physical Address	EAST BOB WHITE RD		
Acres	0.4	Assessed Value	Value \$1		
		Land Value	Value \$1		
		Improvement Value			
		Accessory Value			

(Note: Not to be used on legal documents)

Date created: 3/10/2020
Last Data Uploaded: 3/10/2020 6:03:13 AM

Developed by 

Speed Limit resolution for On-System and Off-System roadways to allow for the use of speed detection devices.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

a resolution amending speed limits on all unincorporated (On-System) State Routes and all unincorporated (Off-System) roads. Pursuant to Georgia Code 40-6-183 (Alteration of Speed Limits by Local Authorities) and Section 40-6-376 (Uniform Rules of the Road Act), the Houston County Board of Commissioners does hereby adopt the On-System State Route Speed Limits within unincorporated Houston County as determined by the Georgia Department of Transportation and the Off-System roads speed limits as presented in List #0220-153. The County is responsible for all speed zone sign placement on non-state route roadways corresponding to this list (Off-System) as well as any advisory speed warning signs roadway conditions may warrant. The County Attorney is authorized to amend the Speed Limit Ordinance accordingly.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

2018 Kings Chapel Road
Perry, Georgia 31069
(478) 987-4280 • Fax (478) 988-8007

MEMORANDUM

To: Houston County Board of Commissioners
From: Ken Robinson, Jr., Traffic Engineer
Date: March 19, 2020
CC: Robbie Dunbar, Director of Operations *OK RES*
RE: UPDATE: Houston County Speed Zones Ordinance & List of Roads

The Georgia Department of Transportation has submitted to Houston County a request for signatures to update the current 2017 Houston County Speed Zone Ordinance. Listed below are the updates to the ordinance as submitted by the Georgia Department of Transportation.

- State Route 96: 60 feet east of Peach Blossom Road to Old Perry Road: 55 mph (3 miles)
- State Route 96: Old Perry Rd to 1,500 ft west of Thompson Mill Rd: 55 mph (2.30 miles)
- State Route 96: 1,500 feet west of Thompson Mill Rd. to Twiggs Co. Line: 55 mph (2.20 miles)
- State Route 247: Industrial Park Boulevard to MLK, Jr. Boulevard: 50 mph
- Harner Road: Sanderfur Road to Dead End: 30 mph (Changed from 40 mph, Request by Houston County)

Houston County Public Works has forwarded the updates to the Houston County Sheriff Office and they are in concurrence.



Russell R. McMurry, P.E., Commissioner

One Georgia Center

600 West Peachtree NW

Atlanta, GA 30308

(404) 631-1990 Main Office

February 19, 2020

Ken Robinson
Houston County Traffic Engineer
2018 Kings Chapel Road
Perry, Ga 31069

Re: Houston County Speed Zones Ordinance Updates & List of Roads

Dear Ken Robinson:

As per our conversation on the phone, the below changes have been made to the List of Roads based on GDOT test driving, road geometrics and an ETI (Engineering and Traffic Investigation).

1. UPDATED: State Route 96: 60 feet east of Peach Blossom Road to Old Perry Road: 55 mph (3.00 miles)
2. UPDATED: State Route 96: Old Perry Road to 1,500 feet west of Thompson Mill Road: 55 mph (2.30 miles)
3. UPDATED: State Route 96: 1,500 feet west of Thompson Mill Road to Twiggs County Line: 55 mph (2.20 miles)
4. UPDATED: State Route 247: Industrial Park boulevard to MLK Jr. Boulevard: 50 mph (1.86 miles).
5. NO CHANGE: Harner Road: Sandefur Road to Dead End: 30 mph (1.36 miles):

Please have the proper officials sign the signature page and return all **original watermarked** pages to the *Georgia Department of Transportation, 115 Transportation Blvd., Thomaston, GA 30286, Attention: Martin Eiberger.*

Please note, the Houston County will be responsible for proper speed zone sign placement on non-state route roadways corresponding to this list as well as any advisory speed warning signs roadway conditions warrant.

If you have questions, please contact me at 706-646-7599 or meiberger@dot.ga.gov.

Sincerely,

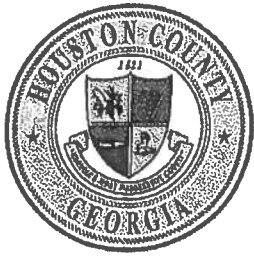
Martin Eiberger
Civil Engineer 2
meiberger@dot.ga.gov

At the March 17th meeting the Board approved the joint resolution between the County and the City of Perry whereby the County agreed to sell the Houston County Government Building to the City. Staff has obtained a proposal from SP Design Group for architectural services necessary to construct a new facility to house the Board of Elections, the County Extension Office and the Natural Resources Conservation Service (NRCS) office and recommends acceptance.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign a professional services agreement with SP Design Group of Macon for design services for the proposed new Houston County Government Building. SP Design will perform these services for an estimated \$202,440 (Lump sum fee of \$7,440 for programming stage and 6.5% of the total construction costs estimated to be \$3,000,000).



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

2018 Kings Chapel Road
Perry, Georgia 31069
(478) 987-4280 • Fax (478) 988-8007

Memo

To: Houston County Board of Commissioners

From: Robbie Dunbar 

Date: March 23, 2020

RE: Architectural Engineering Design Services for Houston County Governmental Complex

Please consider approval of attached proposal from SP Design Group (SPDG) for the Architectural services for the proposed Houston County Government Complex. SPDG's fees are proposed not to exceed \$202,440. Design and Bid Documents are expected to be delivered within 5-6 months.



SP Design Group
ARCHITECTS AND ENGINEERS, INC.
TRUTH • TRUST • VALUE

March 12, 2020

Mr. Robbie Dunbar
Director – Houston County Public Works
2018 Kings Chapel Road
Perry, GA 31069

Re: Houston County Governmental Complex
Kings Chapel Road, Perry Georgia

Dear Mr. Dunbar,

We at SP Design Group are pleased to present our proposal for professional services related to the new ~~Fire Safety~~ Complex.

The following is a short synopsis of our projected services. These could, and most likely will, vary as we get into the work. In no way, will our services be less than those listed below:

Programming Stage:

1. We plan to meet with the user groups from the Board of Elections, UGA extension agency, to determine their wants/needs and document those on a spread sheet listing space to include square footage required. Estimated number of meetings: 4 x 2hrs ea. or 8 hrs x \$180/hr (x2) or \$2,880.
2. Prepare electronic program document from programming meetings: 4 hrs x \$60 or \$240.
3. We will then meet back with the user groups to review their wants/needs documented and determine what can be accomplished for the budget. This process is referred to as "slice & dice". Estimated number of meetings: 3 x 2hrs ea. or 6 hrs x \$180/hr (x2) or \$2,160.
4. Prepare revised electronic program document from "slice and dice" meetings: 3 hrs x \$60 or \$180.
5. We will then meet with Mr. Baker & Mr. Dunbar to review the document from the "slice & dice" meetings and determine what can be accomplished for the budget. 4 hrs x \$180 = \$720

Mr. Robbie Dunbar
Houston County Public Works
February 19, 2018
Page 2

6. Prepare final electronic programming document for approval. 3 hrs x \$ 60 = \$180
7. Review existing facilities for board of elections and UGA Extension & Soil conservation offices.
6 hrs x \$ 180 = \$1,080

Lump sum fee for programming stage - \$7,440

Conceptual Stage:

1. Based upon an approved programmatic document and project stated cost limitations, we will then embark to create graphic conceptual sketches to demonstrate how the plan can meet the needs of the approved programs.
2. Present conceptual ideas to the owner/user team.
3. Refine graphics as required based upon comments from presentation to the team.

Fee for the conceptual stage - \$9,000

This portion of the fee shall be applied to overall fee when the project progresses as part of 6.5% fee.

The following fees show a breakdown based on a total construction cost for the project of \$3,000,000.00 . If the program results in a modification of this estimated budget, these fees would be adjusted but will be based on 6.5% of the total GMP or total Construction Cost.

Preliminary Design Stage:

1. Based on the Project's requirements agreed upon with the Owner, the Architect shall prepare and present for the Owner's approval a preliminary design illustrating the scale and relationship of the Project components.
2. The Architect shall consider the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics, in developing a design for the Project that is consistent with the program, schedule and budget for the Cost of the Work.
3. The Architect shall submit the Preliminary Design Documents to the Owner, and request the Owner's approval.

Estimated fee for Preliminary is 15% of the total fee.

Design Development Stage:

1. Based on the Owner's approval of the Preliminary Design Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Owner's approval. The Design Development Documents shall illustrate and describe the development of the approved Preliminary Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems and such other elements as may be appropriate. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish in general their quality levels.
2. The Architect shall submit the Design Development Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of Work and request the Owner's approval.

Estimated fee for design development is 35% of the total fee.

Contract Documents Stage:

1. Based on the Owner's approval of the Design Development Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the Owner's approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels of materials and systems and other requirements for the construction of the Work.
2. The Architect shall incorporate into the Construction Documents the design requirements of governmental authorities having jurisdiction over the Project.
3. The Architect shall submit the Construction Documents to the Owner and advise the Owner of any adjustments to the estimate of the Cost of the Work.

Estimated fee for the contract documents stage is 30% of total fee.

Bidding & Contract Negotiation Stage:

1. The Architect shall consider requests for substitutions, if the Proposal Documents permit substitutions and shall prepare and distribute addenda identifying approved substitutions.
2. The Architect shall respond to any RFIs and maintain a log of said requests.

Estimated fee for the bidding & negotiation stage is 5% of total fee.

Contract Administration Stage:

1. The Architect shall visit the site at intervals appropriate to the stage of construction, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. On the basis of the site visits, the Architect shall keep the Owner informed about the progress and quality of the portion of the Work completed.
2. The Architect shall review and certify the amounts due the Contractor and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner that the Work has progressed to the point indicated and that the quality of the Work is in accordance with the Contract Documents.
3. The Architect shall maintain a record of the Applications and Certificates for Payment.
4. The Architect shall review the Contractor's submittal schedule and shall not unreasonably delay or withhold approval. The Architect's action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review.
5. In accordance with the Architect approved submittal schedule, the Architect shall review and approve or take other appropriate action upon the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Architect, of any construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

Mr. Robbie Dunbar
Houston County Public Works
February 19, 2018
Page 5

6. If the contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review Shop Drawings and other submittals related to the Work designed or certified by the design professional retained by the Contractor that bear such professional's seal and signature when submitted to the Architect. The Architect shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications and approvals performed or provided by such design professionals.

Estimated fee for the contract administration stage is 15% of the total fee.

Included in our proposal are structural and MEP design services. However, we do not include site surveys, travel out of state, furniture and equipment selection. This would be under the work by Owner's contractor portion of the budget.

Additional Services, as requested, may be quoted as a lump sum or calculated based on the following schedule of hourly rates:

Principal Architect/Engineer	\$180/hour
Project Architect	\$150/hour
Architectural – Senior CADD Drafter	\$100/hour
Architectural – Junior CADD Drafter	\$75/hour
Architectural – Secretarial/Clerical	\$60/hour
Construction Inspector/Const. Admin	same hourly rate as listed above
Structural – Senior Engineer	\$150/hour
Structural – Project Engineer	\$110/hour
Structural Draftsman	\$60/hour

Thank you again for the opportunity to propose our services on the above referenced project. We look forward to continuing our relationship.

Respectfully,

SP DESIGN GROUP
Architects & Engineers, Inc.


Michael V. Parker, AIA, NCARB

5

The County is currently under contract with JMA Architecture for design services on the State Court addition project at the Houston County Justice Complex. The current agreement did not include services for Audio Visual, Electronic Security Systems or Telecommunications Infrastructure. At our request, JMA has provided an amended proposal to include these services at a total cost of \$78,000. Services include design development, preparation of construction documents, bid negotiations and contract administration. Staff recommends acceptance of this proposal.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign the amended professional services agreement with JMA Architecture, Inc. of Perry for additional design services on the State Court addition project in the amount of \$78,000.

CONTRACT AMENDMENT REQUEST ONE

TO: Houston County Board of Commissioners
ATTENTION: Chairman Tommy Stalnaker
FROM: JMA Architecture, Inc.
RE: Houston County Courthouse State Court Addition
OWNER'S PROJECT NO: NA
ARCH. PROJECT NO: 31604/Contracts and Agreements/Additional Services

In accordance with the Owner/Design Professional Agreement, written authorization is requested for the following Contract Amendment:

Provide design and construction administration for Audio/Visual systems, Electronic Security systems and Telecommunications Infrastructure.

Description of Agreement Revision:

- 1. See attached**

Additional Fee for Revision:

- 1. Proposed as a lump sum of \$78,000**

Additional time required:

NA

Agreement Addendum to be invoiced to: GBI-054 Contract Amendment One



April 1, 2020

Submitted by JMA Architecture, Inc.

Date

Authorized by Houston County Board of Commissioners

Date

CC: Barry Holland/HC

Jim Mehserle

From: Trotter, Timothy W., PE <ttrotter@nbpengineers.com>
Sent: Wednesday, March 4, 2020 3:17 PM
To: Jim Mehserle
Cc: Michael Turner
Subject: Houston County - State Court Expansion - Add service proposal for AV/IT/Security design services

Jim,

Per our meeting with the Owner last week we would like to offer an add service proposal for the following scope:

Audio Visual –

- Courtroom (sound reinforcement, AV interface, flat panel displays)
- Community Room (sound reinforcement, AV interface, projection/displays)
- Large Conference Room (sound reinforcement, AV interface, displays)
- Medium Conference Room (AV interface, displays)
- Digital signage including scheduling if required
- Breakrooms, Reception (misc displays)
- Complete specifications of systems

Electronic Security Systems –

- Card based access control systems as directed by Owner
- Video Surveillance Systems throughout the building to include Network Video Recorders
- Intrusion detection systems as required
- Duress Alarm System
- Complete specifications of systems

Telecommunications Infrastructure –

- Design of telecom spaces to include rack layout, ladder racks, grounding & bonding, labeling
- Design of telecom drops and wireless access points per the direction of the Owner
- Backbone cabling required to interconnect existing building MDF
- Cable trays and/or j-hooks to support new horizontal cabling

We request an add service in the amount of \$78,000 to provide these services, broken down as follows:

- Design Development - \$31,800
- Construction Documents - \$36,000
- Bid Negotiations - \$4,000
- Contract Administration - \$6,200
- **Total = \$78,000**

Let me know if there are any specific questions or concerns. Thanks for the opportunity to provide a quote for this add service.

Thanks,
Tim

Timothy W. Trotter, PE, RCDD
Principal

NBP Engineers, Inc.
316 Corporate Pkwy.
Macon, GA 31210
478-745-1691 (office)
478-719-2435 (cell)

In accordance with a notation on a plat of survey for Section 2, Phase 2, McCarley Downs Subdivision prepared by Ocmulgee Inc., certified by Marty A. McLeod, G.R.L.S. No. 2991, dated March 29, 2016 and being of record in Plat Book 78, Pages 93-94, Clerk's Office, Houston Superior Court, regarding the abandonment of proposed drainage and utility easement that is outside of the proposed right-of-way with no improvements located therein, the owner of Lot 94 is requesting the County to abandon the portion of right-of-way adjacent to her property that is outside of the proposed right-of-way. Public Works staff recommends approval of this abandonment.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the signing of the Resolution Abandoning An Unused Portion of An Easement in order to abandon the portion of the right-of-way that is outside of the proposed right-of-way and is adjacent to Lot 94 Section 2, Phase 2, McCarley Downs Subdivision, and further authorizing Chairman Stalnaker to sign the Quitclaim Deed conveying the easement rights to the property owner of Lot 94.

**RESOLUTION ABANDONING
AN UNUSED
PORTION OF AN EASEMENT**

WHEREAS, according to a plat of survey for Section 2, Phase 2, McCarley Downs Subdivision prepared by Ocmulgee Inc, certified by Marty A. McLeod, G.R.L.S. No. 2991, dated March 29, 2016 and being of record in Plat Book 78, Pages 93-94, Clerk's Office, Houston Superior Court, notes the following regarding hatched areas of existing drainage and utility easements: "ANY EASEMENT OUTSIDE OF PROPOSED RIGHT OF WAY WILL BE ABANDONED AND WILL NO LONGER EXIST AS SHOWN HEREON.", said plat is attached hereto as Exhibit "A";

WHEREAS, the owner of Lot 94, Section 2, Phase 2, McCarley Downs Subdivision is requesting that said "*shaded area shown as part of a 20 foot drainage and utility easement*" outside of the proposed right-of-way and adjacent to her property be abandoned according to the note on the survey, see Quitclaim Deed attached hereto as Exhibit "B"; and

WHEREAS, the Houston County Board of Commissioners have the authority to abandon said portion of unused proposed right-of-way.

NOW, THEREFORE, BE IT RESOLVED by the Houston County Board of Commissioners that the "*shaded area shown as part of a 20 foot drainage and utility easement*" adjacent to Lot 94, Section 2, Phase 2, McCarley Downs Subdivision, that is outside of the

proposed right-of-way and adjacent to Lot 94, be abandoned according to the note on the survey. Chairman is authorized to sign the Quitclaim Deed attached hereto as Exhibit "B" conveying said shaded area of unused drainage and utility easement to the owner of Lot 94.

This ____ day of _____, 2020.

HOUSTON COUNTY BOARD OF
COMMISSIONERS

Chairman Tommy Stalnaker

Commissioner H. Jay Walker III

Commissioner Tom McMichael

Commissioner Gail Robinson

Commissioner Larry Thomson

Attest: _____
Barry Holland
Director of Administration

Case No. 2016-03-0000 78/93-94

TOTAL AREA - 7.78 ACRES

LEGEND

- 10" KERAM SET
- 12" KERAM FOUND
- OPEN TOP PIPE FOUND
- CALCULATED CURVE
- CONCRETE MONUMENT FOUND
- RIGHT OF WAY
- BOUNDING LINE
- IKURAGA LASHLANT
- UTILITIES EASEMENT
- LAND LOT LINE
- NUM OF PROPERTY



N/F SEKELLE PROPERTIES LLC
ZONING=G-PUD

COUNTY ENGINEER CERTIFICATION:

"I CERTIFY THAT THE OWNER, OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE METERS, IMBURANCE, UTILITIES, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE REGULATIONS OF HOUSTON COUNTY, GEORGIA, ON FILE WITH THE PLANNING COMMISSION AND HAS COMPLETED CHECK TO ACHIEVE COMPLETION AS REQUIRED BY THE COUNTY ENGINEER."

[Signature]
6-29-16

Case No. 2016-03-0000
Doc ID: 201603000002
Recorded: 03/29/2016 at 05:40:00 PM
Page No.: 548-22 Page 1 of 2
Book 78, Page 93-94
8878 93-94

NOTES:

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

THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED USING A TOTAL STATION 2110 AND HAS A LINEAR PRECISION RATIO OF ONE FT. IN 11,500 FEET AND AN ANGULAR PRECISION OF 0.5 SECONDS PER ANGLE AND WAS CHECKED USING THE COMPASS RULE. THIS PLAN HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSURE WITHIN ONE FT. IN 841.25 FEET.

* HATCHED AREA WITH EASEMENT IS SUBJECT TO ANY RESTRICTIONS ON EASEMENTS THAT MAY NOT BE SHOWN HEREON. ANY EASEMENT THAT IS WITHIN PROPOSED RIGHT OF WAY WILL BE REMOVED BY THE CITY OF HOUSTON. ANY EASEMENT OUTSIDE OF PROPOSED RIGHT OF WAY WILL BE ABANDONED AND WILL NO LONGER EXIST AS SHOWN HEREON.



N/F SEKELLE PROPERTIES LLC
ZONING=G-PUD

SURVEYOR'S CERTIFICATION
IT IS CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL SQUARING AND PLACING REQUIREMENTS OF THE LAND SURVEYING REGULATIONS OF THE CITY OF HOUSTON, GEORGIA, HAVE BEEN FULLY COMPLIED WITH. FURTHERMORE, THIS SURVEY WAS PREPARED IN COMPLYANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS AS SET FORTH IN CHAPTER 150-7 OF THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL LAND SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-4-67 AND BY THE O.C.G.A. SECT. 15-4-67, 15-4-68, 15-4-69, 15-4-70, 15-4-71, 15-4-72.

BY *[Signature]*
REGISTERED GEORGIA LAND SURVEYOR #2017
"OWNER'S CERTIFICATION"
STATE OF GEORGIA, COUNTY OF HOUSTON

THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAN AND ACCORDINGLY THIS PLAN AND ALL INFORMATION HEREON IS TRUE AND CORRECT AND HE AGREES TO HOLD THE STATE OF GEORGIA AND THE COUNTY OF HOUSTON HARMLESS FROM ALL CLAIMS, DAMAGES OR LOSSES OF ANY KIND THAT MAY BE ASSERTED AGAINST THEM BY ANY PERSON OR ENTITY AS A RESULT OF THIS PLAN OR THE CONSTRUCTION THEREOF.

CERTIFICATE OF FINAL APPROVAL BY THE COMMISSION:

THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HOUSTON COUNTY, GEORGIA, AND IS APPROVED FOR RECORDATION IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT BY SAID COMMISSION, DATED THIS 26 DAY OF JULY, 2016.

THE HOUSTON COUNTY PLANNING COMMISSION
BY *[Signature]*
(CLERK)

FLOOD NOTE:

PER FEMA FLOOD MAP, PANEL 55 OF 50
NO PORTION OF THIS PROPERTY LIES WITHIN A FLOODPLAIN
FLOOD NUMBER: 13133 C 001E
EFFECTIVE DATE: SEPTEMBER 20, 2007

ZONING:

CURVED ZONING - PUD

BUILDING SETBACKS:

FRONT - 25'
SIDE - 10'
REAR - 25'



5/26/16
DATE

NO.	DATE	REVISION

COUNTY: HOUSTON
DISTRICT: 11TH
LAND LOT: 54
DATE: 03/29/16
SCALE: 1" = 60'
JOB NO. 0632A

FINAL PLAT FOR: SHEET 1 OF 2
McCARLEY DOWNS SUBDIVISION
SECTION 2 PHASE 2

Ocmulgee, Inc.
SURVEYORS • ENGINEERS • CONSULTANTS • PLANNERS
906 Ball Street
Perry, Georgia 31069
Office (478) 224-7676
Fax (478) 224-7072



ACRES=0.29
ZONING=PUD

ACRES=0.28
ZONING=PUD

ACRES=0.22
ZONING=PUD

ACRES=0.26
ZONING=PUD

Return to

Varner & Peacock, LLC
1719 Russell Parkway, Building 200
Warner Robins, Georgia 31088
478-922-3010
478-328-9911

File No 20-12220

-----Above this line for Official Use Only-----

Quitclaim Deed

STATE OF GEORGIA
COUNTY OF HOUSTON

THIS INDENTURE, made the _____ day of _____, 2020, between BOARD OF COMMISSIONERS OF HOUSTON COUNTY of the County of Houston, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and BRENDA J. SHITE of the county of Houston, and the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that : Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

All that tract or parcel of land situate, lying and being in Land Lot 54 of the Eleventh (11th) Land District of Houston County, Georgia, being known and designated as the shaded area shown as part of a 20 foot drainage and utility easement on Lot 94, Section 2, Phase 2, McCarley Downs Subdivision, according to a plat of survey prepared by Ocmulgee Inc, certified by Marty A. McLeod, G.R.L.S. No. 2991, dated March 29, 2016 and being of record in Plat Book 78, Pages 93-94, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way affecting said described property in addition to Restrictive Covenants as contained in instrument of record in Deed Book 7199, Pages 89-132, Clerk's Office, Houston Superior Court.



TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in the presence of:

**BOARD OF COMMISSIONERS OF
HOUSTON COUNTY**

Witness

BY: _____ (SEAL)

**Name: Tommy Stalnaker
Title: Chairman**

Notary Public

Public Works staff requests extension of the following bonds:

Southfield Plantation Subdivision, Section 7
McCarley Downs Subdivision, Section 1, Phase 3

Neither subdivision has been completed in accordance with the Comprehensive Land Development Regulations for Houston County and both need to be extended for six months to give the developer an opportunity to perform the required work.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the six-month extension of the bond (OneSouth Bank Letter of Credit #410685), expiring April 13, 2020 for Southfield Plantation Subdivision Section 7; and the extension of the bond (SunMark Bank Letter of Credit #210230-8) expiring April 29, 2020 for McCarley Downs Subdivision, Section 1, Phase 3. If the bonds are not extended by their respective expiration dates the County will draw the bond(s) and contract the work.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

2018 Kings Chapel Road
Perry, Georgia 31069
P: (478) 987-4280 F: (478) 988-8007

M E M O R A N D U M

To: Houston County Board of Commissioners

From: Blake Studstill, Environmental Engineer ^{BS}

Date: March 30, 2020

RE: Performance Bond; Southfield Plantation Subdivision, Section 7; OneSouth Bank Letter of Credit #410685; Expires April 13, 2020

OK 

Southfield Plantation Subdivision, Section 7 has not been completed in accordance with "*The Comprehensive Land Development Regulations for Houston County.*" Please consider this request to extend the above referenced bond for six months to give the developer an opportunity to perform the required work. If the bond is not extended by April 13, 2020, we will draw the bond and contract the work.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

2018 Kings Chapel Road
Perry, Georgia 31069
P: (478) 987-4280 F: (478) 988-8007

MEMORANDUM

To: Houston County Board of Commissioners

From: Blake Studstill, Environmental Engineer ^{BS}

Date: March 30, 2020

RE: Performance Bond; McCarley Downs Subdivision, Section 1 Phase 3; SunMark Bank Letter of Credit #210230-8; Expires April 29, 2020

OK
[Signature]

McCarley Downs Subdivision, Section 1 Phase 3 has not been completed in accordance with “*The Comprehensive Land Development Regulations for Houston County.*” Please consider this request to extend the above referenced bond for six months to give the developer an opportunity to perform the required work. If the bond is not extended by April 29, 2020, we will draw the bond and contract the work.

At the Tax Commissioners request, Public Works staff has obtained a proposal from ICB Construction Group to install glass partitions with pass-through and speaker cut-outs at the service counter of the Perry Tag/Tax office. Staff recommends approval of this proposal which will provide both security and a more sanitary environment for the clerks.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of the glass partitions installation project at the Perry Tax Commissioners Office to ICB Construction Group of Macon in the amount of \$6,150.



March 31, 2020

DESIGN-BUILD | CONSTRUCTION MANAGEMENT

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

RE: Houston County Superior Court Tag Office Glass Partitions

Dear Mr. Dunbar,

We are pleased to have an opportunity to submit this proposal for the work described herein for the Houston County Superior Court Tag Office Glass Partitions located at 201 North Perry Parkway Perry, GA 31069. The proposal includes all required supervision, labor, materials, equipment and overhead to undertake and complete the proposed work as described herein.

SECTION INDEX

Section A: Price

Section B: Scope of Work

SECTION A – LUMP SUM PRICE

Our proposal to complete all work in accordance with the conditions stated herein is as follows:

Six Thousand One Hundred Fifty Dollars and 00/100 (\$6,150.00)

SECTION B – SCOPE OF WORK

1. Furnish and Install one 33'0" X 4'6" glass partition wall with 1/4" clear tempered glass up to 48".
 - a. Pass thru cut outs to be 12" X 4".
 - b. Speak thru cutouts shall be 4" diameter with cover.
 - c. Finish of all aluminum to be clear anodized.

Should you have any questions regarding this proposal feel free to contact me at 478.812.8451.

Respectfully,
ICB Construction Group

A handwritten signature in black ink that reads "Ronnie Blalock". The signature is written in a cursive, slightly slanted style.

Ronnie Blalock
Vice President

ICBCONSTRUCTIONGROUP.COM

577 Mulberry Street, Suite 550 | Macon, GA 31201 | P: 478.812.8451 | F: 478.812.8456

Bids were solicited for stormwater drainage repairs to the 72” pipe under Henson Road that was damaged recently by debris carried by large flows after heavy rains. Three bids were received, and staff recommends award to low bidder Enviro Trenchless, Inc. at a cost of \$34,950 for a centrifugally-cast concrete application to the existing pipe.

Motion by _____, second by _____ and carried _____ to

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

award of the Henson Road stormwater repair project to Enviro Trenchless, Inc. of Warner Robins in the amount of \$34,950.



MEMORANDUM

To: Houston County Board of Commissioners
From: Brian Jones, County Engineer *BJ*
Date: Friday, March 25, 2020
RE: Storm water drainage repairs – Henson Road

OK Jones

During the recent heavy rains, a 72” storm drain under Henson Road was damaged by debris carried by large flows. To maintain traffic on Henson Road and assure the structural integrity of the roadway, the Engineering Department solicited bids from six contractors to make the necessary repairs and/or replace the drain. The results of the bids are listed below.

Bidder	Description-Repair Method	Price
Enviro Trenchless, Inc	Centrifugally cast concrete pipe	\$34,950
Utility Asset Management, Inc	Centrifugally cast concrete pipe	\$43,285
John R. Walker, Inc.	Remove and replace 72” drain	\$101,548
LaKay Enterprises, Inc.	Remove and replace 72” drain	No bid
LeClay Construction, Inc.	Remove and replace 72” drain	No bid
CSM Constructions Co., Inc.	Remove and replace 72” drain	No bid

The Engineering Department recommends awarding the work to **Enviro Trenchless, Inc.** for the bid of **\$34,950.**

I appreciate your time and attention on this matter.

10

The Detention Center has a need for a replacement vehicle following the total loss of a transport car in a collision. The Purchasing Department has located a suitable replacement locally that is available immediately at a cost of \$34,934.82. The expected insurance settlement for the wrecked vehicle is \$11,777 and Sheriff Talton has agreed to cover the balance from Inmate Funds. Staff recommends purchase of this vehicle.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of one new 2019 Ford F-150 Crew Cab Truck (PPV) for use in the Detention Center to Brannen Ford of Perry in the amount of \$34,934.82. The insurance settlement will be applied to the purchase of this vehicle and the Inmate Fund will reimburse the General Fund for the balance.



**HOUSTON COUNTY BOARD OF COMMISSIONERS
PURCHASING DEPARTMENT**

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

MARK E. BAKER
PURCHASING AGENT

MEMORANDUM

TO: Houston County Board of Commissioners
FROM: Mark E. Baker
CC: Barry Holland
DATE: April 1, 2020
SUBJECT: Purchase of One (1) New 2019 Ford F-150 Crew Cab PPV

The Purchasing Department is recommending that the Houston County Board of Commissioners purchase One (1) New 2019 Ford F-150 Crew Cab PPV needed for the Houston County Detention Center from Brannen Ford of Perry at a cost of \$34,934.82. This is a replacement vehicle due to a collision totaling a 2014 Dodge Charger. The insurance settlement is expected to be for \$11,777, and the balance of \$23,157.82 will be taken out of Inmate Funds.

The 2019 Ford F-150 Crew Cab PPV will be charged as follows:

Quantity	Budget	Department	Placement	Total Cost
1	100-3326-54.2200	3326	Detention Center	\$34,934.82

Summary of bills by fund:

• General Fund (100)	\$ 1,514,250.49
• Emergency 911 Telephone Fund (215)	\$ 53,671.19
• Fire District Fund (270)	\$ 30,949.69
• 2006 SPLOST Fund (320)	\$ 11,526.00
• 2012 SPLOST Fund (320)	\$ 227,548.27
• 2018 SPLOST Fund (320)	\$ 1,135,413.08
• Water Fund (505)	\$ 290,479.08
• Solid Waste Fund (540)	<u>\$ 362,756.28</u>
Total for all Funds	\$3,626,594.08

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$3,626,594.08

Executive Session for Attorney / Client matters per O.C.G.A. § 50-14-2(1)