



Houston County Board of Commissioners Meeting

Perry, Georgia

September 3, 2019

9:00 A.M.

**HOUSTON COUNTY COMMISSIONERS MEETING**  
**Perry, Georgia**  
**September 3, 2019**  
**9:00 A.M.**

**Call to Order**

**Turn Off Cell Phones**

**Invocation** - Commissioner Robinson

**Pledge of Allegiance** - Captain Drew Belcher, USAF

**Approval of Minutes from August 20, 2019**

**New Business:**

1. Public Hearing on Special Exception Applications #2282 thru #2284 & #2287 - Commissioner Walker
2. City of Warner Robins Annexation Request (Lois Carter) – Commissioner Walker
3. City of Warner Robins Annexation Request (Hedgecock Investments, LLC) – Commissioner Walker
4. Change Order (Peach Blossom Road Water System Improvements) – Commissioner Thomson
5. Submittal of 2019 LMIG Priority List to Georgia DOT – Commissioner Thomson
6. Magistrate Court Renovations (ICB Construction Group) – Commissioner Thomson
7. Timber Sale Agreement (American Forest Management) – Commissioner Thomson
8. First Reading of Small Wireless Facilities & Antennas Ordinance – County Attorney Hall / Commissioner Robinson
9. Release of Maintenance Bond (McCarley Downs, Sec. 2, Ph. 3) – Commissioner Robinson
10. Extension of Maintenance Bond (Windmill at Mossy Lake, Sec. 2, Ph. 2) – Commissioner Robinson
11. FY19 Budget Adjustments – Commissioner Robinson
12. Bid Approval (Thompson Mill Road Widening) – Commissioner McMichael
13. Bid Approval (HCSO / Trucks) – Commissioner McMichael
14. Approval of Bills - Commissioner McMichael

**Public Comments**

**Commissioner Comments**

**Motion for Adjournment**

## Special Exception Summary

<b>Application</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposed Use</b>	<b>Z &amp; A Recommendation/Comments</b>
2282	Brian & Stacey Munroe	106 Chandler Court	Consulting	Approved unanimously
2283	Sherry Stein	218 Southfield Court	Wholesale Industrial Supply	Approved unanimously
2284	Jill Barrs	305 Briarmoor Drive	Cookies & Cakes (Baking)	Approved unanimously, subject to compliance with any state regulatory agency requirements
2287	Priscilla Hopwood	109 Ballyhara	Translation Services	Approved unanimously

**Zoning & Appeals  
Recommendation**

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		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2282 – Brian & Stacey Munroe	Consulting	Unanimous	X		
#2283 – Sherry Stein	Wholesale Industrial Supply	Unanimous	X		
#2284 – Jill Barrs	Cookies & Cakes (Baking)	Unanimous	X		
#2287 – Priscilla Hopwood	Translation Services	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:

- #2282 – Brian & Stacey Munroe      Consulting
- #2283 – Sherry Stein                  Wholesale Industrial Supply
- #2284 – Jill Barrs                      Cookies & Cakes (Baking)
- #2287 – Priscilla Hopwood          Translation Services

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

Application No. 2282

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 Brian and Stacey Munroe
2. Applicant's Phone Number 478-550-8005
3. Applicant's Mailing Address 106 Chandler Court Warner Robins, GA 31088
4. Property Description LL 92, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 8, Block "A", Section 1 of The Brantley Subdivision, consisting of 0.80 Acres
5. Existing Use Residential
6. Present Zoning District R-1
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.**

7.2.2019  
Date

Stacey Stacey Munroe  
Applicant

Application # 2282

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 2, 2019

Date of Notice in Newspaper: August 7 & 14, 2019

Date of Notice being posted on the property: August 9, 2019

\*\*\*\*\*

Date of Public Hearing: August 26, 2019

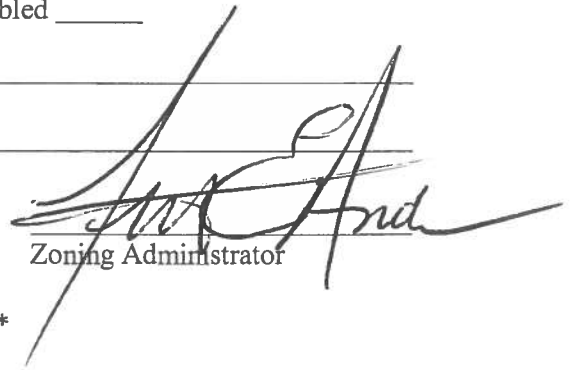
Fee Paid: \$100.00 Receipt # 41639

Recommendation of Board of Zoning & Appeals:

Approval  Denial  Tabled

Comments: Approved unanimously.

August 26, 2019  
Date

  
Zoning Administrator

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

Date of Recommendation Received: September 3, 2019

Date of Notice in Newspaper: August 7 & 14, 2019

Date of Public Hearing: September 3, 2019

Action by Houston County Commissioners:

Approval  Denied  Tabled

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

FILED 4/8/12

HOUSTON COUNTY  
1998 MAR 10 PM 1:03  
CLERK SUPERIOR COURT

48 122-123

NUMBER	COORD.	BEARING	LENGTH	AREA	ORDER
C1	N 085°11'17" E	483.35	170.18	119.87	1
C2	N 22°26'11" E	483.35	146.25	147.87	2
C3	N 88°52'40" W	483.35	146.25	147.87	3
C4	N 30°52'40" W	483.35	146.25	147.87	4
C5	N 31°11'40" W	483.35	146.25	147.87	5
C6	S 89°52'50" W	483.35	146.25	147.87	6
C7	S 70°17'30" W	483.35	146.25	147.87	7
C8	S 70°17'30" W	483.35	146.25	147.87	8
C9	S 70°17'30" W	483.35	146.25	147.87	9
C10	S 70°17'30" W	483.35	146.25	147.87	10
C11	S 70°17'30" W	483.35	146.25	147.87	11
C12	S 70°17'30" W	483.35	146.25	147.87	12
C13	S 70°17'30" W	483.35	146.25	147.87	13
C14	S 70°17'30" W	483.35	146.25	147.87	14
C15	S 70°17'30" W	483.35	146.25	147.87	15
C16	S 70°17'30" W	483.35	146.25	147.87	16
C17	S 70°17'30" W	483.35	146.25	147.87	17
C18	S 70°17'30" W	483.35	146.25	147.87	18
C19	S 70°17'30" W	483.35	146.25	147.87	19
C20	S 70°17'30" W	483.35	146.25	147.87	20
C21	S 70°17'30" W	483.35	146.25	147.87	21
C22	S 70°17'30" W	483.35	146.25	147.87	22
C23	S 70°17'30" W	483.35	146.25	147.87	23
C24	S 70°17'30" W	483.35	146.25	147.87	24
C25	S 70°17'30" W	483.35	146.25	147.87	25
C26	S 70°17'30" W	483.35	146.25	147.87	26
C27	S 70°17'30" W	483.35	146.25	147.87	27
C28	S 70°17'30" W	483.35	146.25	147.87	28
C29	S 70°17'30" W	483.35	146.25	147.87	29
C30	S 70°17'30" W	483.35	146.25	147.87	30

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 approval is required for each lot prior to construction.

*[Signature]*  
Date: 4/4/94

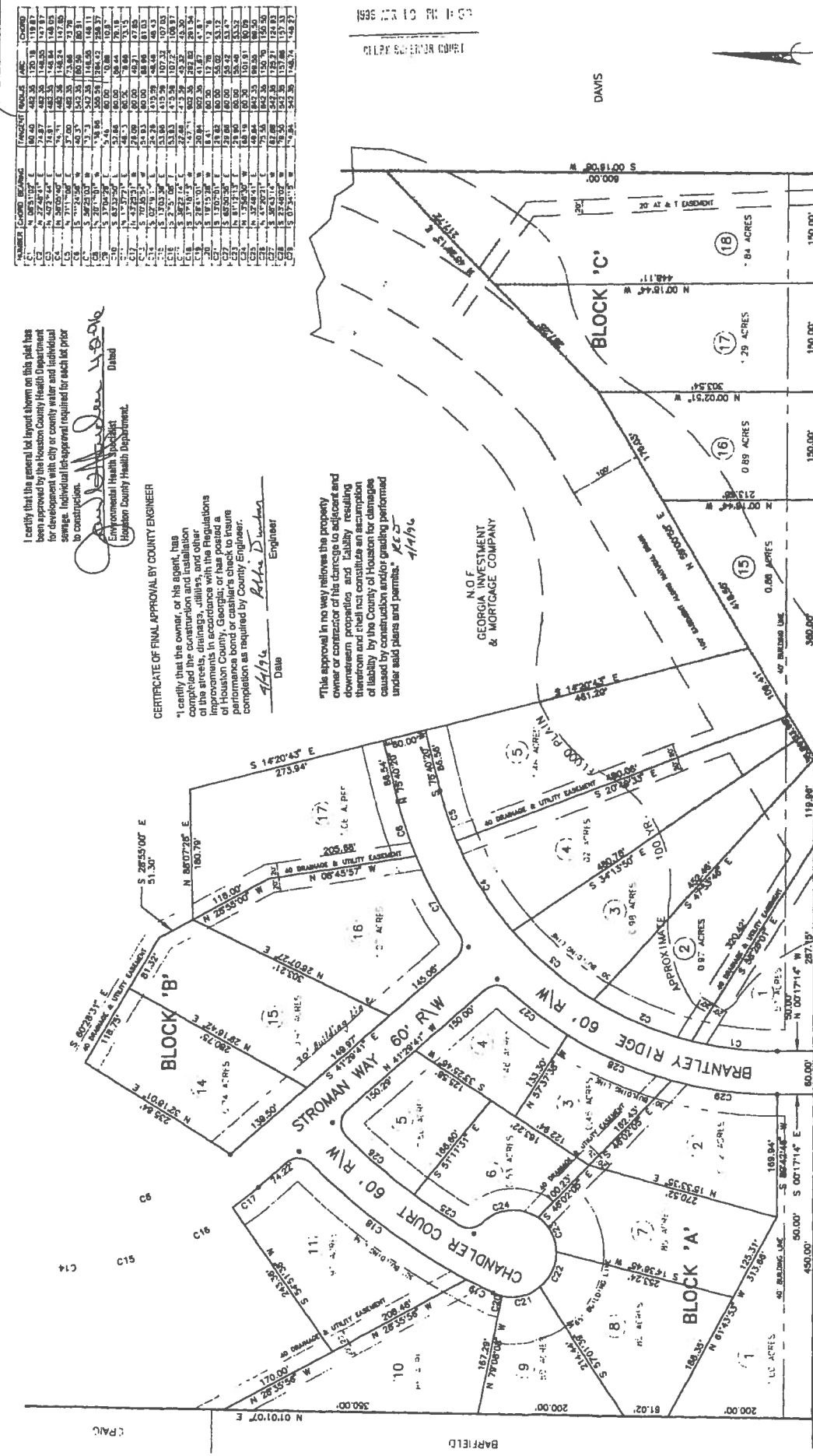
CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

"I certify that the owner, or his agent, has completed the construction and that the plat of the streets, drainage, and other improvements conforms 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.

*[Signature]*  
Date: 4/4/94

This approval in no way releases the property owner or contractor of the duty of care and responsibility resulting from the construction and liability resulting from the plat. The plat constitutes an assumption of liability by the County of Houston for damages caused by construction and/or grading performed under said plans and permits. 4/4/94

N.O.F.  
GEORGIA INVESTMENT  
& MORTGAGE COMPANY



GA. HIGHWAY 96 100' R/W

REVISED 25 MARCH 1993 TO CORRECT DIMENSIONS OF LOT 16, BLOCK 'B'.

NOTES

1. LOT 15 IS APPROXIMATELY 0.88 ACRES.
2. ALL LOTS MUST BE DEVELOPED WITH A MINIMUM OF 10' SIDE SETBACKS.
3. ALL LOTS MUST BE DEVELOPED WITH A MINIMUM OF 10' FRONT SETBACKS.
4. ALL LOTS MUST BE DEVELOPED WITH A MINIMUM OF 10' REAR SETBACKS.
5. ALL LOTS MUST BE DEVELOPED WITH A MINIMUM OF 10' SIDE SETBACKS.
6. ALL LOTS MUST BE DEVELOPED WITH A MINIMUM OF 10' FRONT SETBACKS.
7. ALL LOTS MUST BE DEVELOPED WITH A MINIMUM OF 10' REAR SETBACKS.
8. ALL LOTS MUST BE DEVELOPED WITH A MINIMUM OF 10' SIDE SETBACKS.



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 4th day of April, 1994.

THE HOUSTON COUNTY PLANNING COMMISSION

*[Signature]*  
Secretary

OWNERS CERTIFICATION:

STATE OF GEORGIA, COUNTY OF HOUSTON. THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN HEREON AND KNOWS THE DIMENSIONS OF THIS PLAT AND ALLOTTMENT TO BE HIS FREE ACT AND DEED.

*[Signature]*  
Date: 3-27-94

CERTIFICATION

I CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED HEREON AND THAT THE DIMENSIONS AND AREA ARE CORRECT AND ACCURATE WITHIN THE PRECISION OF ONE FOOT IN 100 FEET AND AN ANGULAR ERROR OF 1/3000 OF A DEGREE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100 FEET.

ROBERT L. STORR  
DATE: 4-8-94

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100 FEET AND AN ANGULAR ERROR OF 1/3000 OF A DEGREE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100 FEET.

THE BEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A

SHEET 1 OF 2  
SUBDIVISION  
FOR  
**THE BRANTLEY SECTION 1**  
HOUSTON COUNTY  
LAND LOT 92  
SCALE: 1" = 100'  
DATE: 28 JUNE 1993  
DIN: 89-281-C

**STORY & COMPANY, INC.**  
REGISTERED PROFESSIONAL SURVEYOR  
HOUSTON COUNTY, GEORGIA  
TELEPHONE: 912-922-7734 FAX: 912-922-1408

211877

**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><b>Home Office</b> 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

Doesn't  
Comply

Comments

Complies

	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> <p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Businesses</b> 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>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>3. The home business shall not involve group instruction or group assembly of people on the premises.</p> <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>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>6. No outside storage is allowed.</p> <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>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>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> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</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 #2282 filed on July 2, 2019, for a **Special Exception** for the real property described as follows:

**LL 92 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 8, Block "A", Section 1 of The Brantley Subdivision, Consisting of 0.80 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. 2283

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 Sherry Stein
2. Applicant's Phone Number 478-960-0229
3. Applicant's Mailing Address 218 Southfield Court Bonaire, GA 31005
4. Property Description LL 73, 11<sup>th</sup> Land District of Houston County, Georgia, Lot 15, Block "F", Section 2, Phase 5 of Southfield Plantation Subdivision, consisting of 0.66 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Wholesale Industrial Supply 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.**

July 12, 2019

Date

  
Applicant

Application # 2283

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 12, 2019

Date of Notice in Newspaper: August 7 & 14, 2019

Date of Notice being posted on the property: August 9, 2019

\*\*\*\*\*

Date of Public Hearing: August 26, 2019

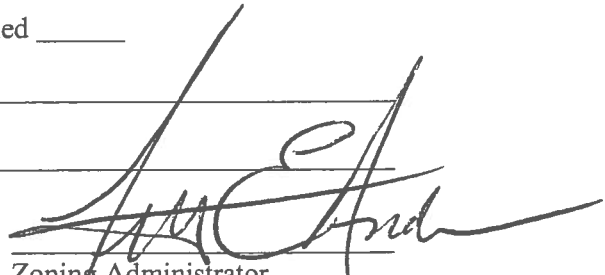
Fee Paid: \$100.00 Receipt # 41640

Recommendation of Board of Zoning & Appeals:

Approval X Denial \_\_\_\_\_ Tabled \_\_\_\_\_

Comments: Approved unanimously.

August 26, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: September 3, 2019

Date of Notice in Newspaper: August 7 & 14, 2019

Date of Public Hearing: September 3, 2019

Action by Houston County Commissioners:

Approval \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_

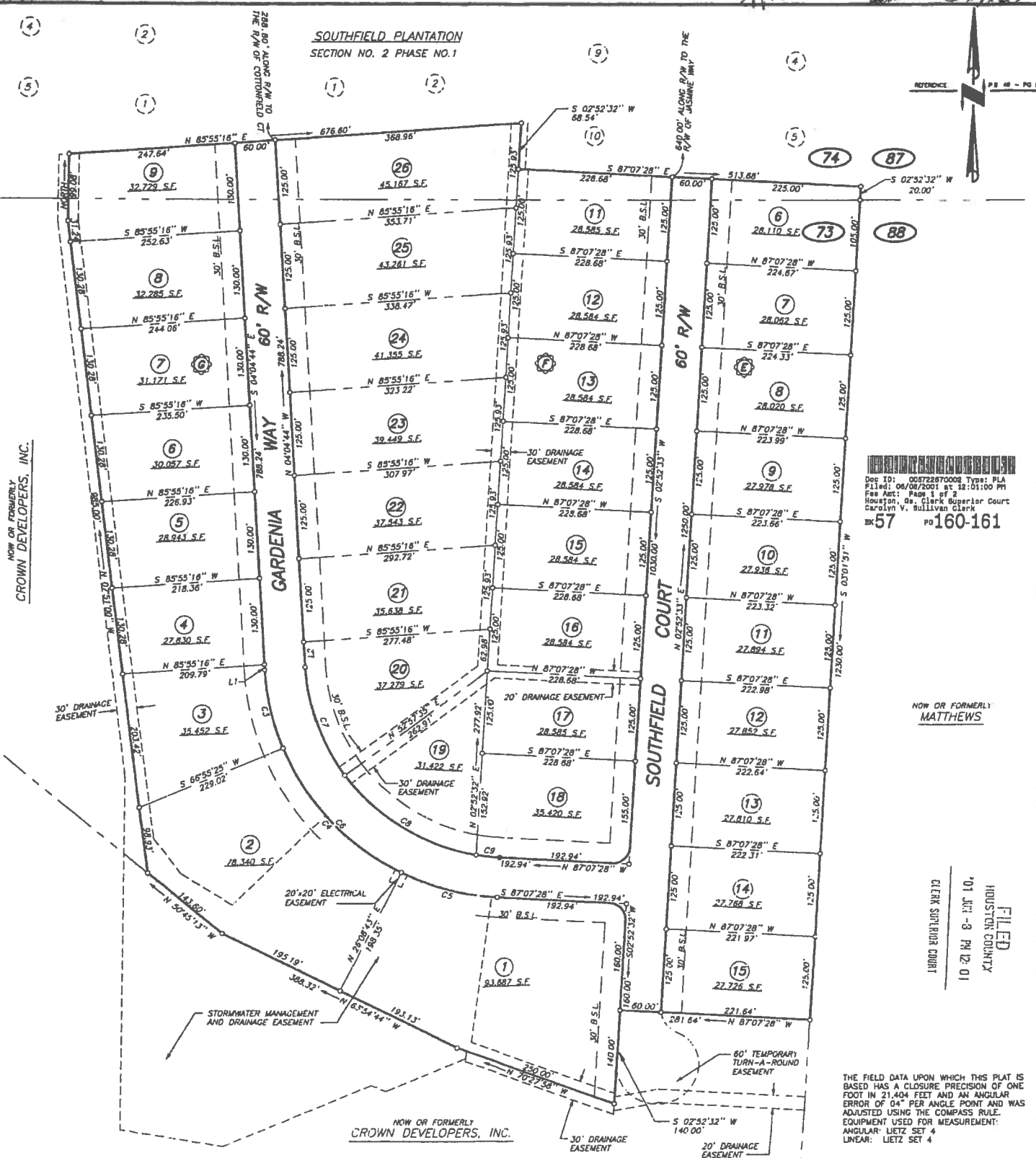
Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

**SOUTHFIELD PLANTATION**  
SECTION NO. 2 PHASE NO. 1



Doc ID: 00572870008 Type: PLA  
Filed: 06/08/2001 at 12:01:00 PM  
Fee Amt: Page 1 of 2  
Houston, TX: Clark Superior Court  
Carolyn V. Sullivan, Clerk  
BK 57 PG 160-161

NOW OR FORMERLY  
**MATTHEWS**

FILED  
HOUSTON COUNTY  
CLERK SUPERIOR COURT  
01 JUN -9 PM 12:01

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,404 FEET AND AN ANGULAR ERROR OF 04" 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 170,270 FEET

**LINEAR DATA**

NUMBER	DIRECTION	DISTANCE
L1	S 04°04'44" E	8.24'
L2	N 04°04'44" W	38.24'

**CURVILINEAR DATA**

NUMBER	DIRECTION	RADIUS	ARC	CHORD
C1	S 45°36'08" E	368.82	534.57	488.99
C2	N 45°36'08" W	308.82	447.60	409.44
C3	S 15°35'18" E	368.82	122.43	121.87
C4	S 45°28'35" E	368.82	262.35	236.86
C5	S 75°29'23" E	368.82	149.79	148.76
C6	N 45°36'08" W	368.82	534.57	488.99
C7	S 20°28'37" E	308.82	178.83	174.42
C8	S 58°40'37" E	308.82	234.96	229.33
C9	S 80°46'08" E	308.82	359.67	353.80

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

*James M. Sunderland*



FIELD WORK DONE (PINS SET)  
FEBRUARY 14, 2001



SUBMISSION

**SOUTHFIELD PLANTATION**  
SECTION NO. 2 PHASE NO. 5

IN LAND LOT 73 & 74  
HOUSTON COUNTY,  
SCALE: 1" = 100'

ELEVENTH DISTRICT  
GEORGIA  
FEBRUARY 18, 2001

**SCHUBERT LAND SURVEYS, INC.**  
280-S SOUTH HOUSTON LAKE ROAD  
HOUSTON, TEXAS 77058-1481

**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><b>Home Office</b> 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

Doesn't  
Comply

Comments

Complies

		Comments	Complies	Doesn't 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"/>
<b>Home Businesses</b> 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:				
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.	N/A		<input type="checkbox"/>	<input type="checkbox"/>

## **DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2283 filed on July 12, 2019, for a **Special Exception** for the real property described as follows:

**LL 73 of the 11<sup>th</sup> Land District of Houston County, Georgia, Lot 15, Block "F", Section 2, Phase 5 of Southfield Plantation Subdivision, Consisting of 0.66 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. 2284

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 Jill Barrs
2. Applicant's Phone Number 478-397-6497
3. Applicant's Mailing Address 305 Briarmoor Drive Warner Robins, GA 31088
4. Property Description LL 116, 5<sup>th</sup> Land District of Houston County, Georgia, Lot 10, Block "B" of Carter Woods West Subdivision, consisting of 1.06 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Cookies and Cakes (Baking) 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.**

7/26/19  
Date

Jill A Barrs  
Applicant

Application # 2284

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 26, 2019

Date of Notice in Newspaper: August 7 & 14, 2019

Date of Notice being posted on the property: August 9, 2019

\*\*\*\*\*

Date of Public Hearing: August 26, 2019

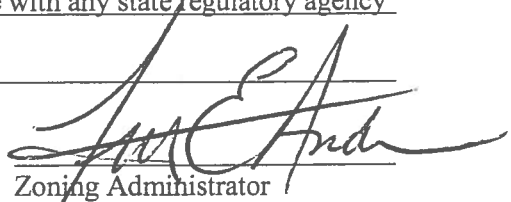
Fee Paid: \$100.00 Receipt # 41641

Recommendation of Board of Zoning & Appeals:

Approval X Denial \_\_\_\_\_ Tabled \_\_\_\_\_

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

August 26, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: September 3, 2019

Date of Notice in Newspaper: August 7 & 14, 2019

Date of Public Hearing: September 3, 2019

Action by Houston County Commissioners:

Approval \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date

\_\_\_\_\_  
Clerk



**Requirements - Section 95**

Doesn't  
Comply

Complies

Comments

	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><b>Home Office</b> 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>	<p><i>N/A</i></p>	<input 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>N/A</i></p>	<input 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>	<p><i>N/A</i></p>	<input 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>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p> <p><b>Home Businesses</b> 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>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<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>		<input checked="" 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>		<input checked="" 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>No more than 6 people for cooking class</p>	<input checked="" 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>		<input checked="" 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>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>		<input checked="" 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 #2284 filed on **July 26, 2019**, for a **Special Exception** for the real property described as follows:

**LL 116 of the 5<sup>th</sup> Land District of Houston County, Georgia, Lot 10, Block "B" of Carter Woods West Subdivision, Consisting of 1.06 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. 2287

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 Priscilla Hopwood
2. Applicant's Phone Number 478-235-1795
3. Applicant's Mailing Address 109 Ballyhara Warner Robins, GA 31088
4. Property Description LL 157, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 8, Block "A", Section 5, Phase 1 of Tara Estates Subdivision, consisting of 0.61 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Translation Services 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.**

5/1-19  
Date

  
Applicant

Application # 2287

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 31, 2019

Date of Notice in Newspaper: August 7 & 14, 2019

Date of Notice being posted on the property: August 9, 2019

\*\*\*\*\*

Date of Public Hearing: August 26, 2019

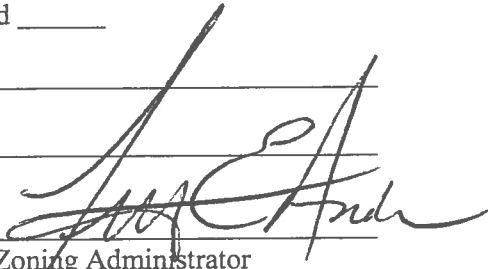
Fee Paid: \$100.00 Receipt # 41644

Recommendation of Board of Zoning & Appeals:

Approval X Denial \_\_\_\_\_ Tabled \_\_\_\_\_

Comments: Approved unanimously.

August 26, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: September 3, 2019

Date of Notice in Newspaper: August 7 & 14, 2019

Date of Public Hearing: September 3, 2019

Action by Houston County Commissioners:

Approval \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk



FILED  
HOUSTON COUNTY

1998 FEB -4 AM 1:09  
CLERK SUPERIOR COURT

Dale J. Under 324141



CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

"I certify that the owner, or his agent, has caused the plat to be prepared in accordance with the provisions of this statute, and that the plat is correct in all respects. I further certify that the improvements in accordance with the Regulations of Houston County, Georgia, or that issued in performance based or cabinet's object to insure compliance as required by County Engineer.

1/14/98 Dale J. Under  
Date Engineer

This approval in no way releases the property owner or contractor of the damage to adjacent and adjoining property. The owner shall be responsible for any damage to adjacent and adjoining property caused by construction and/or grading performed under said plans and permits. #1-115474

CENTERLINE CURVILINEAR DATA

Table with columns: NUMBER, BEARING, CHORD, CURVATURE, TANGENT, TOTAL. Rows C1 through C24.

CURVILINEAR DATA

Table with columns: NUMBER, BEARING, CHORD, CURVATURE, TANGENT, TOTAL. Rows C1 through C24.

LINEAR DATA

Table with columns: NUMBER, BEARING, DISTANCE. Rows L1 through L9.

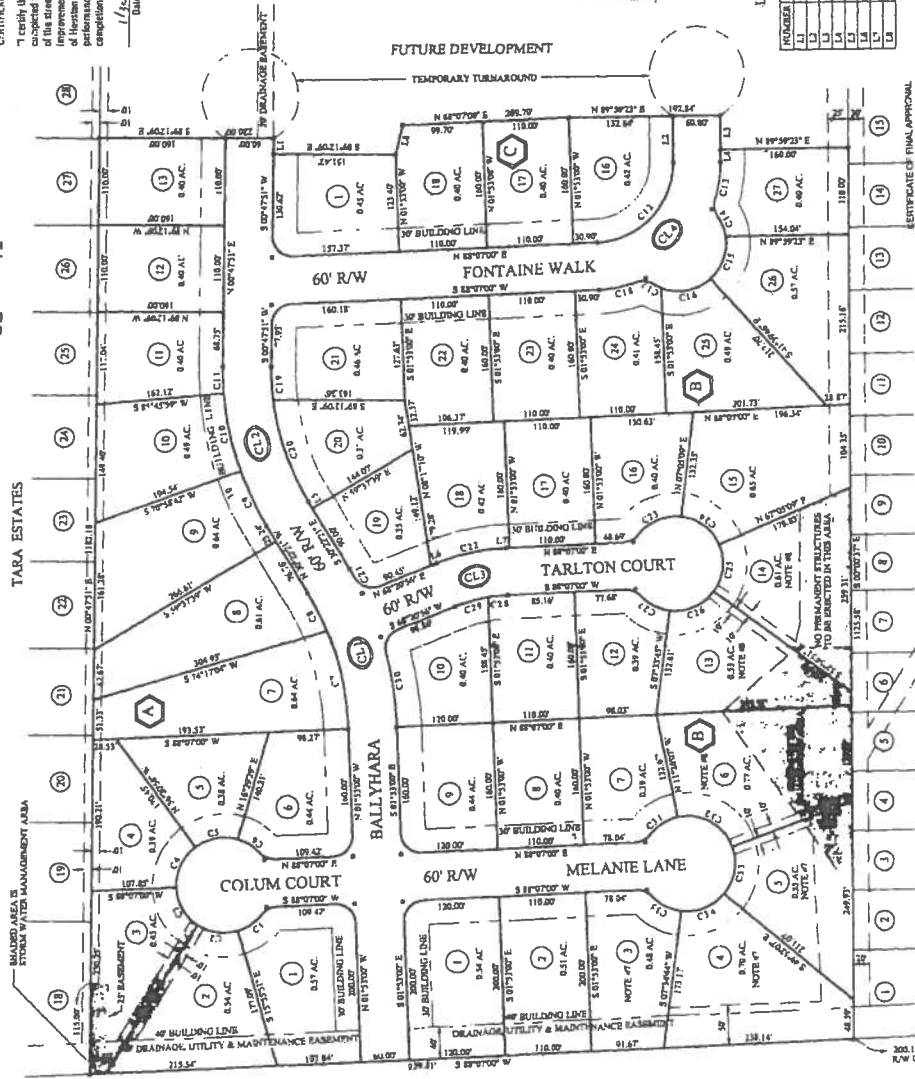


TARA ESTATES  
SECTION 5 PHASE 1



LAND LOT 137  
HOUSTON COUNTY  
STORY & COMPANY, INC.  
1000 W. WASHINGTON ST., SUITE 100  
ATLANTA, GEORGIA 30338  
PHONE: (404) 525-7777 FAX: (404) 525-7777

FILED  
HOUSTON COUNTY  
1998 FEB -4 AM 1:09  
CLERK SUPERIOR COURT



CERTIFICATE OF FINAL APPROVAL

This plat has been submitted to and developed by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court, Houston County, Georgia, on this 4th day of February, 1998.

NOTES

- 1. ALL LOTS IN SUBDIVISION...
2. THE LOTS SHOWN ON THIS PLAT ARE TO BE CONVEYED TO THE BUYER...
3. THE LOTS SHOWN ON THIS PLAT ARE TO BE CONVEYED TO THE BUYER...
4. ALL LOTS SHOWN ON THIS PLAT ARE TO BE CONVEYED TO THE BUYER...
5. ALL LOTS SHOWN ON THIS PLAT ARE TO BE CONVEYED TO THE BUYER...
6. ALL LOTS SHOWN ON THIS PLAT ARE TO BE CONVEYED TO THE BUYER...

OWNER'S CERTIFICATION

I, the undersigned, certify that I am the owner of the land shown on this plat and acknowledge that the plat and allotment shown hereon are correct and true and that the same are in accordance with the laws of the State of Georgia and the laws of the County of Houston, Georgia.

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS BEEN CAREFULLY CHECKED AND FOUND TO BE CORRECT AND ACCURATE AND THAT THE SAME ARE IN ACCORDANCE WITH THE LAWS OF THE STATE OF GEORGIA AND THE LAWS OF THE COUNTY OF HOUSTON, GEORGIA.

GEORGIA HIGHWAY NO. 96 - 100' R/W

**Requirements - Section 95**

Doesn't Comply

Complies

Comments

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.



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.



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.



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.



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*

**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.



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*

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.

**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><b>Home Businesses</b> 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 #2287 filed on **July 31, 2019**, for a **Special Exception** for the real property described as follows:

**LL 157 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 8, Block "A", Section 5, Phase 1 of Tara Estates Subdivision, Consisting of 0.61 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.

Chad Bryant, representing Lois C. Carter, has requested annexation into the City of Warner Robins for properties totaling 4.3 acres at 104 S. Amanda Place (Tax Parcel 00074E 172000; 0.36 acres) and 100 S. Amanda Place (Tax Parcel 00074E 099000; 3.94 acres). Both properties are currently zoned County R-1 and the proposed zoning upon annexation would be Warner Robins C-2. These properties are contiguous to the Warner Robins city limits.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- concur
- non-concur
- table

**with a City of Warner Robins annexation request for the properties located at 104 S. Amanda Place (Tax Parcel 00074E 172000; 0.36 acres) and 100 S. Amanda Place (Tax Parcel 00074E 099000; 3.94 acres).**



# Randy Toms - Mayor

202 North Davis Drive PMB 718, Warner Robins, Georgia 31093 Phone (478) 302-5515 Facsimile (478) 302-5551

## Received

August 6, 2019

AUG 9 2019

Houston County Commissioners

Warner Robins, GA

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

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – properties totaling 3.94 acres located at 100 and 104 S Amanda Place - Tax Parcel No., [00074E 172000] & [00074E 099000]

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 Lois C. Carter. As required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A". The present zoning is R-1[Single Family Residential District][County], and the proposed zoning and land use for this tract upon annexation is C-2[General Commercial District][City], under the zoning ordinance of the City of Warner Robins.

Respectfully,

City of Warner Robins, Georgia

By: Randy Toms  
Randy Toms, Mayor  
For the Mayor and Council

cc: Barry Holland, County Administrator  
James E. Elliott, Jr., City Attorney

APPLICATION

Property Owner(s) Name: Mary Lee Carter Cellphone: Foster: 478-997-1124

Company Name (if applicable): Agent: Summit Group Office Phone: 478-750-7507  
Derek Foster

Property Owner(s) Address: Agent: 4124 Arkwright Road, Suite 1 Macam, GA 31210

\*\*\*\*\*  
Applicant's Name: Chad Bryant Cellphone: 478-714-1594

Company Name (if applicable): Bryant Engineering Office Phone: 478-224-7070

Applicant's Address: 906 Ball Street Perry, GA 31069

Property Information

\* See Plat Provided \*

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

ADDRESS/LOCATION: 100 + 104 S. Amanda Place - Annex + rezone from R1 to C2  
4705. Houston Lake Road - Annex + rezone From C1 to C2

Tract#: \_\_\_\_\_ Parcel#: \_\_\_\_\_ Land Lot(s): \_\_\_\_\_ Land District#: \_\_\_\_\_

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

Survey Prepared by: McLeod Surveying, LLC Dated \_\_\_\_\_

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

Present Zoning: C1 + R1 Requested Zoning: C2

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

For sale and Development

Infrastructure Information:

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

Is sewer service available?  Yes  No Jurisdiction: City of WK

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.



**Legend**  
 Parcels  
 Roads

<b>Parcel ID</b>	00074E 172000	<b>Owner</b>	CARTER LOIS C	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		100 SOUTH AMANDA PLACE	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		WARNER ROBINS GA 31088	10/2/1996		04	U
	County	<b>Physical Address</b>	104 S AMANDA PL				
<b>Acres</b>	0.36	<b>Assessed Value</b>	Value \$2000				
		<b>Land Value</b>	Value \$2000				
		<b>Improvement Value</b>					
		<b>Accessory Value</b>					

(Note: Not to be used on legal documents)

Date created: 8/6/2019  
 Last Data Uploaded: 8/6/2019 6:06:06 AM

Developed by  Schneider  
 GEOSPATIAL





**Legend**  
 Parcels  
 Roads

Parcel ID	00074E 099000	Owner	CARTER LOIS C	Last 2 Sales			
Class Code	Residential		100 S AMANDA PLACE	Date	Price	Reason	Qual
Taxing District	County		WARNER ROBINS GA 31088	2/24/1997		07	U
	County	Physical Address	100 S AMANDA PL	5/28/1985		30	U
Acres	3.94	Assessed Value	Value \$382900				
		Land Value	Value \$246200				
		Improvement Value	Value \$123700				
		Accessory Value	Value \$12200				

(Note: Not to be used on legal documents)

Date created: 8/6/2019  
 Last Data Uploaded: 8/6/2019 6:06:06 AM

Developed by  **Schneider**  
 GEOSPATIAL

Hedgecock Investments, LLC has requested annexation into the City of Warner Robins for a property totaling 0.35 acres at 106B Glenwood Avenue (Tax Parcel 00075A 014000). The property is currently zoned County R-MH and the proposed zoning upon annexation would be Warner Robins C-2. This property is contiguous to the Warner Robins city limits. This property is adjacent to 703 S. Houston Lake Road and was purchased with the intent to fence the two properties in with no access from Glenwood Avenue. The area would be utilized for storage of equipment waiting to be repaired at the 703 S. Houston Lake Road facility.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- concur
- non-concur
- table

with a City of Warner Robins annexation request for the property located at 106B Glenwood Avenue (Tax Parcel 00075A 014000; 0.35 acres).



*Randy Toms - Mayor*

202 North Davis Drive PMB 718, Warner Robins, Georgia 31093 Phone (478) 302-5515 Facsimile (478) 302-5551

**Received**

August 6, 2019

**AUG 9 2019**

**Houston County Commissioners**

**Warner Robins, GA**

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

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – property totaling 0.35 acres located 106 B Glenwood Drive [Tax Parcel No., [00075A 014000]

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 Hedgecock Investments, 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-MH[Manufactured Home Residential District][County], and the proposed zoning and land use for this tract upon annexation is C-2[General Commercial District][City], under the zoning ordinance of the City of Warner Robins.

Respectfully,

City of Warner Robins, Georgia

By: *Randy Toms*  
Randy Toms, Mayor  
For the Mayor and Council

cc: Barry Holland, County Administrator  
James E. Elliott, Jr., City Attorney



2758 Watson Blvd. • Warner Robins, GA 31093  
Phone: (478) 953-4199 • Fax: (478) 953-1869

July 25, 2019

To Whom It May Concern:

I, Ray Hedgecock, understand there may not be sewer on said property of 106 B Glenwood but want to continue with the annexation process anyway.

The property located at 106 B Glenwood will be utilized as storage facility for outdoor power equipment leased, owned and operated by Powerhouse Outdoor Equipment.

Upon annexation 106 B Glenwood will be combined with 703 S. Houston Lake Road

Sincerely,

A handwritten signature in black ink, appearing to be "RH", written over a horizontal line.

Ray Hedgecock, Owner  
Powerhouse Outdoor Equipment

APPLICATION

Property Owner(s) Name: James R. Hedgecock Jr. Cellphone: 229 269 3391  
 Company Name (if applicable): Hedgecock Investments LLC Office Phone: 229 242 9098  
 Property Owner(s) Address: 4198 Waterberry Cr. Valdosta GA 31602  
 Applicant's Name: Raymond Mullins Cellphone: 229 740 0244  
 Company Name (if applicable): Powerhouse Outdoor Equipment Office Phone: 229 242 9098  
 Applicant's Address: 2758 Watson Blvd. Warner Robins GA

Property Information

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

ADDRESS/LOCATION: 106 B Glennwood Ave  
 Tract#: 1 Parcel#: 000754014 Land Lot(s): 5 Land District#: 5th  
 County: HOUSTON Tax Parcel#: \_\_\_\_\_ Total Acres: 0.35  
 Survey Prepared by: \_\_\_\_\_ Dated \_\_\_\_\_  
 Recorded in Plat Book#: 8 Page#: 43  
 Present Zoning: RMH Requested Zoning: C-2

(Describe in "detail" the reason for annex/rezone):

Property is adjacent to 703 S. Houston Lake Rd.  $\frac{1}{2}$  was purchased with it. Intend to fence the two properties in, with no access in from Glennwood Ave, for storage of units waiting to be repaired.

Infrastructure Information:

Is water available to this site?  Yes  No Jurisdiction: Houston Co.  
 Is sewer service available?  Yes  No Jurisdiction: Houston Co.

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, James R. Hedgecock Jr., do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 2nd day of July 2019  
 Owner/Applicant Signature: [Signature]  
 Print Name: James R. Hedgecock Jr.

STAMP DATE RECEIVED:



**Legend**  
 Parcels  
 Roads

<p>Parcel ID      00075A 014000</p> <p>Class Code     Residential</p> <p>Taxing District   County</p> <p>Acres            0.35</p>	<p>Owner</p> <p>TAYLOR RANDY K TAYLOR VERONICA J 172 OLD PERRY RD BONAIRE GA 31005</p> <p>Physical Address    106 B GLENWOOD AVE</p> <p>Assessed Value     Value \$15040</p> <p>Land Value          Value \$7000</p> <p>Improvement Value   Value \$6040</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>4/21/2005</td> <td></td> <td>26</td> <td>U</td> </tr> <tr> <td>4/13/2005</td> <td>\$19000</td> <td>36</td> <td>U</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	4/21/2005		26	U	4/13/2005	\$19000	36	U
Date	Price	Reason	Qual											
4/21/2005		26	U											
4/13/2005	\$19000	36	U											

(Note: Not to be used on legal documents)

Date created: 7/17/2019  
 Last Data Uploaded: 7/17/2019 6:04:45 AM

This change order on the Peach Blossom Road water systems improvement project is the final adjusting change order representing the actual quantities installed on the project. The original contract price of \$555,946.93 will be decreased by \$37,336.51 for an amended total of \$518,610.42.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**Chairman Stalnaker signing Change Order #1 (Final) with Pyles Plumbing & Utility Contractors, Inc. of Macon decreasing the original contract price of \$555,946.93 by \$37,336.51 for a new contract total of \$518,610.42. There is no increase in contract time.**




**HOUSTON COUNTY  
PUBLIC WORKS DEPARTMENT**

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

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# Memo

To: Houston County Board of Commissioners

From: Robbie Dunbar, Director of Operations 

CC: Dan Walker

Date: August 23, 2019

Re: Change Order #1 – Water Systems Improvements to Service Peach Blossom Rd.

---

Please consider this request to approve the attached change order to the above-referenced construction contract. This is a change order (**deduct**) of **\$37,336.51**. This is a final adjusting change order.

Attachments





## Carter & Sloope

CONSULTING ENGINEERS

August 21, 2019

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

SUBJECT: Houston County, Georgia  
Water System Improvements to Serve Peach Blossom Road  
C&S Project No.: H9500.102 (Bk)

Dear Robbie:

Please find enclosed four (4) copies of the final adjusting change order on the project. This change order represents actual quantities installed on the project and reduces the total contract amount from \$555,946.93 to \$518,610.42. This is a reduction of \$37,336.51. If you will, please sign all four copies, keep one for your files, and return the remaining three to our office at your earliest convenience.

Also find enclosed two (2) copies of Pay Request No. 5 for the above subject project. This is being sent for your review and approval. We have reviewed the pay estimate and find it representative of the work completed to date on the project. We, therefore, recommend payment in the amount of \$77,518.60 to Pyles Plumbing & Utility Contractors, Inc. Construction is complete and retainage of 5% is being held until complete grassing stabilization has been achieved and punch list items have been accepted.

I have also included the 1-year warranty letter from Pyles. Please call me if you have any questions or need any additional information.

Sincerely,

CARTER & SLOOPE, INC.

Mark A. Hain, E.I.T.

Encl: Change Order No. 1 – Final (4 copies)  
Pay Estimate No. 5 (2 copies)  
Warranty Letter

# CONTRACT CHANGE ORDER

CONTRACT FOR Water System Improvements to Serve Peach Blossom Road	PROJECT NO: 119500 102 (BK)
OWNER: Houston County Board of Commissioners, GA	ORDER NO: 1 (Final)
TO: Pyles Plumbing & Utility Contractors, Inc.	DATE August 19, 2019
	STATE Georgia
	COUNTY: Houston

You are hereby requested to comply with the following changes from the contract plans and specifications:

Description of Changes	DECREASE in Contract Price	INCREASE in Contract Price
1 Rock Excavation Base Cost (50 CY @ \$45.00/CY)	\$2,250.00	
2. Rock Excavation Premium Cost (50 CY @ \$165.00/CY)	\$8,250.00	
3 Hay Bale Check Dams (25 EA @ \$15.00/EA)	\$375.00	
4 Silt Fence (900 LF @ \$1.00/LF)	\$900.00	
6. 12" DIP Class 350 (320 LF @ \$36.46/LF)		\$11,667.20
7 8" DIP Class 350 (81 LF @ \$25.10-LF)	\$2,033.10	
8 6" DIP Class 350 (19 LF @ \$20.24 LF)		\$384.56
9 6" DI Hydrant Lead Class 350 (33 LF @ \$35.79 LF)	\$1,181.07	
15 8"x8" Tapping Sleeve & Gate Valve w Box (2 EA @ \$2,900.00 EA)	\$5,800.00	
17 DI Fittings (343 LBS @ \$4.50 LBS)		\$1,543.50
19 Concrete Valve Post Markers (1 EA @ \$50.00 EA)		\$50.00
20 Concrete Valve Pad Collars (1 EA @ \$50.00 EA)		\$50.00
22 Jack & Bore w 18" Steel Casing (50 LF @ \$125.00 LF)	\$6,250.00	
24 Jack & Bore w 16" Steel Casing (10 LF @ \$105.00 LF)		\$1,050.00
27 1" HDPE Service Tubing DR 9 (12 LF @ \$4.70 LF)	\$56.40	
28. 2" HDPE Service Casing DR 11 (7 LF @ \$6.10 LF)	\$42.70	
30. Cut-in & Tie to Existing 8" Water Main (2 EA @ \$1,160.00 EA)	\$2,320.00	
31 Cut-in & Tie to Existing 6" Water Main (2 EA @ \$1,160.00 EA)		\$2,320.00
33 Cut and Cap Existing 8" Water Main (5 EA @ \$290.00 EA)	\$1,450.00	
34 Cut and Cap Existing 6" Water Main (2 EA @ \$290.00 EA)	\$580.00	
35 Hydrant Extension (10 VF @ \$200.00/VF)	\$2,000.00	
37 Class "A" Pavement Replacement (151 LF @ \$138.50/LF)	\$20,913.50	
<b>TOTALS</b>	<b>\$54,401.77</b>	<b>\$17,065.26</b>
<b>NET CHANGE IN CONTRACT PRICE</b>	<b>\$37,336.51</b>	

Justification:

Changes reflect actual quantities installed on the project.

The amount of the contract will **decrease** by the amount of Thirty-Seven Thousand Three Hundred Thirty-Six and 51.100 Dollars \$37,336.51

The contract total including this and previous change orders will be Five Hundred, Eighteen Thousand Six Hundred Ten and 42.100 Dollars \$518,610.42.

The contract period provided for completion will remain unchanged.

This document will become a supplement to the contract and all provisions will apply hereto

Requested:

*Brad Proctor*

Brad Proctor Estimator/Project Manager

08/19/2019  
(Date)

Recommended:

*Mark A. Howard*  
Carter & Sloop, Inc

8/20/19  
(Date)

Accepted:

\_\_\_\_\_  
Houston County Board of Commissioners

(Date)



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Plumbing • Mechanical Piping • Underground Utilities

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### WARRANTY

**PROJECT:** *Water System Improvements to Serve Peach Blossom Rd.*

**LOCATION:** *Peach Blossom Rd.  
Warner Robins, GA*

**OWNER:** *Houston County Board of Commissioners*

We, Pyles Plumbing and Utility Contractors, Inc., Subcontractor for the above referenced Project, do hereby warranty that all labor and materials furnished and work performed are in accord with the Contract Documents and authorized modifications thereto, and will be free from defects due to defective materials and workmanship for a period of one year from date of substantial completion, June 23, 2019

Should any defect develop during the warranty period due to defective materials or workmanship, the same shall, upon written notice by the Owner, be made good by the undersigned at no expense to the Owner.

Nothing in the above shall be deemed to apply to work, which has been abused or neglected by the Owner, nor due to normal wear and tear or trash and debris in water system.

DATE: 08/20/2019

FOR: **PYLES PLUMBING & UTILITY CONTRACTORS, INC.**

BY: *Brad Proctor*  
Brad Proctor

*Mark A. Has* 8/21/19  
Carter & Sloope, Inc.

TITLE: Estimator/Project Manager

# 5

Public Works has compiled the attached list for submission to the Georgia Department of Transportation for consideration on the 2020 LMIG (Local Maintenance and Improvement Grant) funding. If approved by the Board, Public Works will proceed with the application.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

the proposed 2020 LMIG priority list to be submitted to Georgia D.O.T. The estimated grant funding would total \$922,271.45 and the 30% mandatory match from the County is \$276,681.44. The road names and mileage are as follows:

Road Name	From	To	Length
Oak Street	West Rail Road	Elko Road	0.33
Ogelthorpe Road	Old Perry Road	Cul-de-Sac	0.28
North Walnut Ridge Drive	South Walnut Ridge Drive	Dead End	0.12
Stonewall Drive	Heritage Drive	Dead End	0.11
Sisson Drive	Azalea Avenue	Dead End	0.20
Pitts Road	Grovania Road	Klondike Road	2.20
Bridlewood Trail	Saddlebrook Drive	Dead End	0.09
Chisom Court	Chisom Trail	Cul-de-Sac	0.11
Sullivan Road	Dunbar Road	Waterfront Way	1.51
Bristol Drive	Collins Avenue	Wakefield Drive	0.07
Loggins Road	SR 26	County Line Road	1.09
Echeconnee Ridge Road	Echeconnee Lane	Dead End	0.20
Old Hawkinsville Road	Cullen Road	SR 247	1.04
Thornblade Drive	Willow Bend Drive	Dead End	0.38
Pond Drive	Duke Lane	Cul-de-Sac	0.44
William D Evans	Cul-de-Sac	Cul-de-Sac	0.29
Lamar Drive	Moody Road	Lake Placid Drive	0.34
Greenview Court	Greenview Court	Dead End	0.66
Conley Drive	Moody Road	Lake Placid Drive	0.33
Total Mileage =			9.79



**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:** Robbie Dunbar, Director of Operations

**Date:** August 26, 2019

**CC:** Travis McLendon, Road & Bridges Superintendent  
Ken Robinson, Traffic Engineer

**RE:** 2020 LMIG

OK  
*[Signature]*

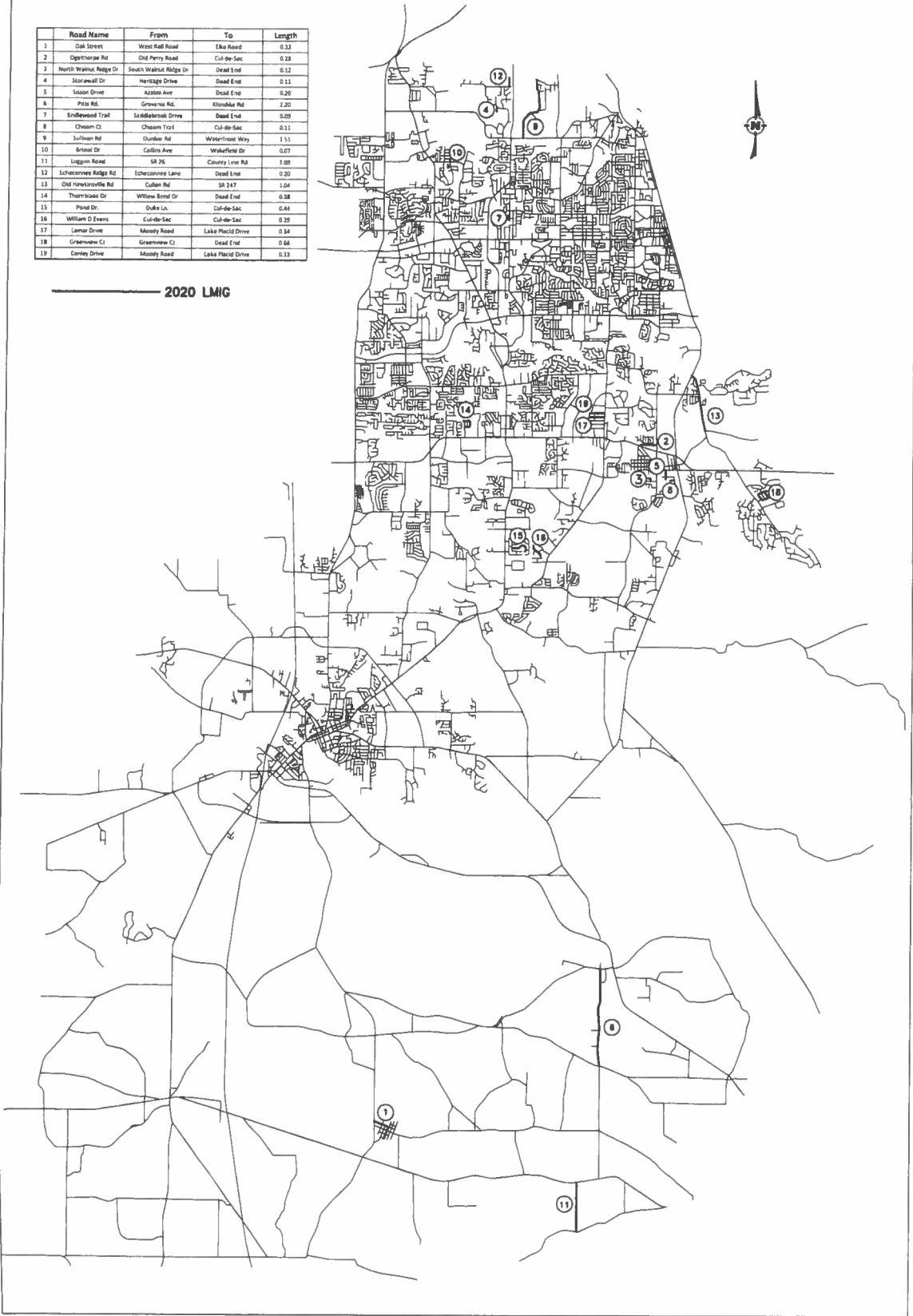
Please find attached the proposed roads for the 2020 LMIG List. Upon approval by the Board of Commissioners, the list will be sent to the Georgia Department of Transportation for review. The estimated costs to perform the work will meet or exceed the minimum requirement of 30% matching funds by Houston County. Grant allocation and match requirements are shown below:

GDOT 2020 LMIG Allocation for Unincorporated Houston County	\$922,271.45
Minimum Mandatory Match (30%)	\$276,681.44

If approved by the Board of Commissioners, we will make application to GDOT for grant funding. If application is approved by GDOT, Houston County Public Works will administer projects. Thank you for your consideration of this request.

Road Name	From	To	Length	
1	Dak Street	West Rail Road	0.32	
2	Ogdenhouse Rd	Old Perry Road	0.28	
3	North Walnut Ridge Dr	South Walnut Ridge Dr	0.12	
4	Storrsall Dr	Heritage Drive	0.11	
5	Sutton Drive	Azalea Ave	0.20	
6	Pizza Rd.	Grovesia Rd.	2.20	
7	Enderswood Trail	Saddlebrook Drive	0.09	
8	Chasam Ct	Chasam Trail	0.11	
9	Sullivan Rd	Durham Rd	Waterford Way	1.11
10	Bristol Dr	Callens Ave	0.07	
11	Loggins Road	SR 26	Country Lane Rd	1.00
12	Echeverree Ridge Rd	Echeverree Lane	Dead End	0.20
13	Old Hawkinsville Rd	Cullen Rd	SR 247	1.04
14	Thornblade Dr	Willow Bend Dr	Dead End	0.38
15	Pond Dr.	Duke Ln.	Cul-de-Sac	0.44
16	William D Evers	Cul-de-Sac	Cul-de-Sac	0.29
17	Lamar Drive	Mossy Road	Lake Placid Drive	0.34
18	Greenwood Ct	Greenwood Ct	Dead End	0.66
19	Conley Drive	Mossy Road	Lake Placid Drive	0.33

2020 LMIG



SHEET NUMBER:  
1

2020  
PROPOSED LMIG  
HOUSTON COUNTY, GEORGIA



**HOUSTON COUNTY**  
PUBLIC WORKS DEPARTMENT

2018 KINGS CHAPEL ROAD  
FLOWERY BRIDGE, GEORGIA 31049  
PHONE: (478) 867-4280  
FAX: (478) 868-8077

The Magistrate Court building needs both interior and exterior renovation work. The interior renovations will be performed in the administrative area and includes sheetrock repair, baseboards, molding and paint. The exterior renovations include HVAC ductwork repair, roof repairs, stucco repairs and brick repairs.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**the award of the Magistrate Court Renovations project to ICB Construction Group of Macon in the amount of \$39,237. SPLOST 2012 will fund this project.**






**HOUSTON COUNTY  
PUBLIC WORKS DEPARTMENT**

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

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# Memo

To: Houston County Board of Commissioners  
From: Robbie Dunbar, Director of Operations   
CC: Michael Phillips, Facilities Superintendent  
Date: August 13, 2019  
Re: Houston County Magistrate Court Renovation

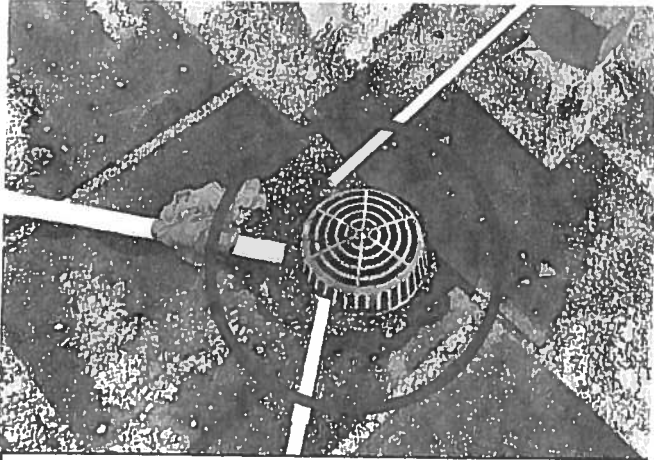
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Please find attached Design-Build/Construction Management proposal from ICB Construction Group to complete the Houston County Magistrate Court Renovation.

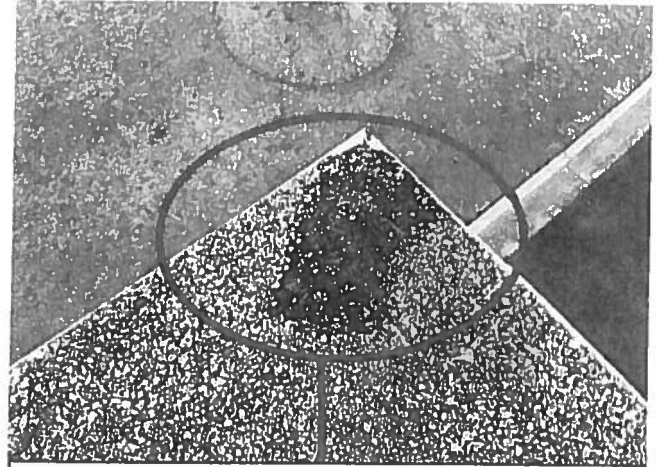
Thank you for your consideration of this request.

Attachments – Design-Build/Construction Management Proposal from ICB Construction Group

Pictures from Ronnie Blalock, ICB Construction



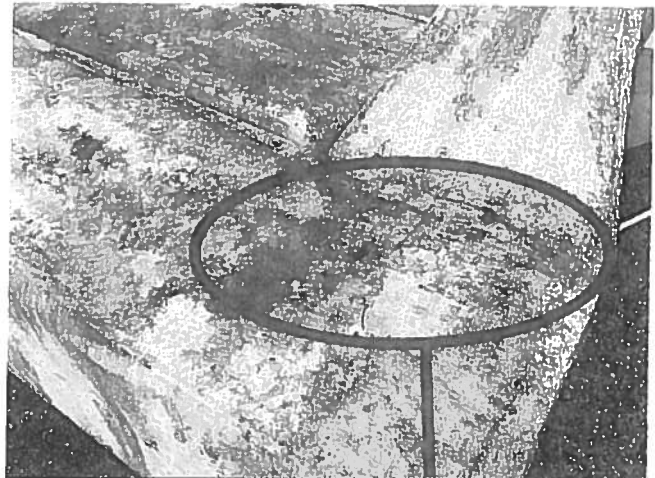
**Extend PVC condensation lines to roof drains. Cut holes in drain covers to insert pipe in the drain which will keep drain line water from staying on roof system.**



**Reflash gravel stop on edges of roof corners.**



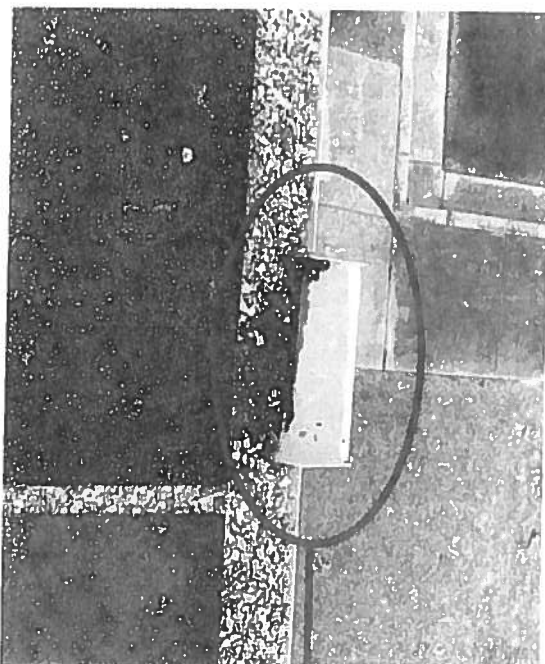
**Reseal rooftop air conditioning duct with fab tape and mastic. Rainwater is penetrating the existing ductwork causing leaks inside the building.**



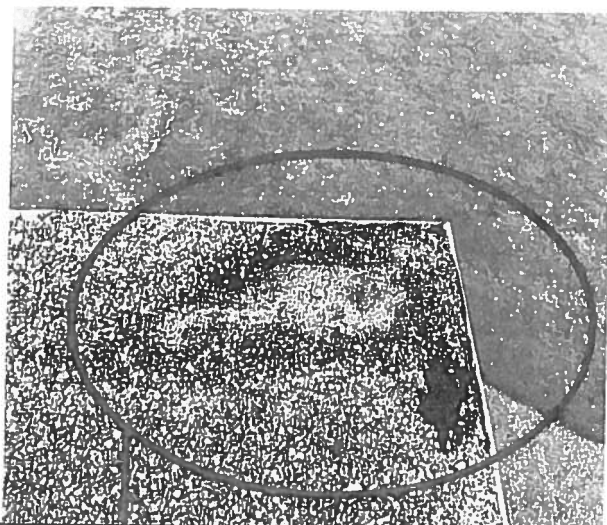
**Reseal rooftop air conditioning duct with fab tape and mastic. Rainwater is penetrating the existing ductwork causing leaks inside the building.**



**Reseal rooftop air conditioning duct with fab tape and mastic. Rainwater is penetrating the existing ductwork causing leaks inside the building.**



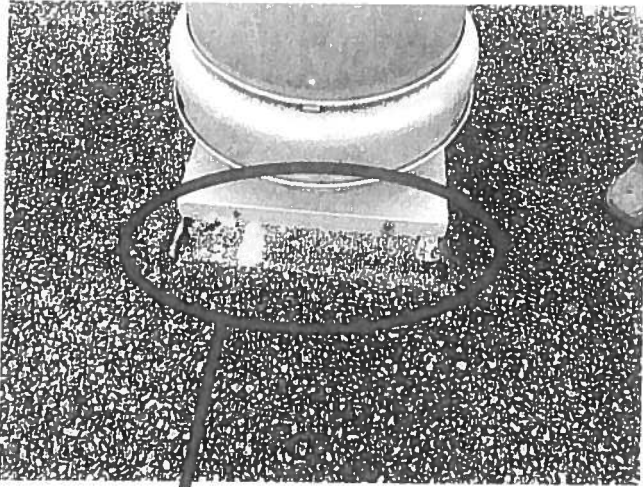
**Inspect and replace, if needed, all scuppers and scupper flashings.**



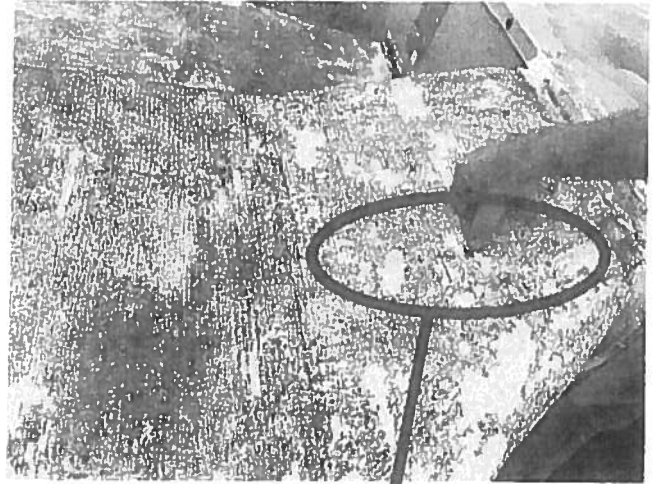
**Reseal gravel stop on edges of roof corners.**



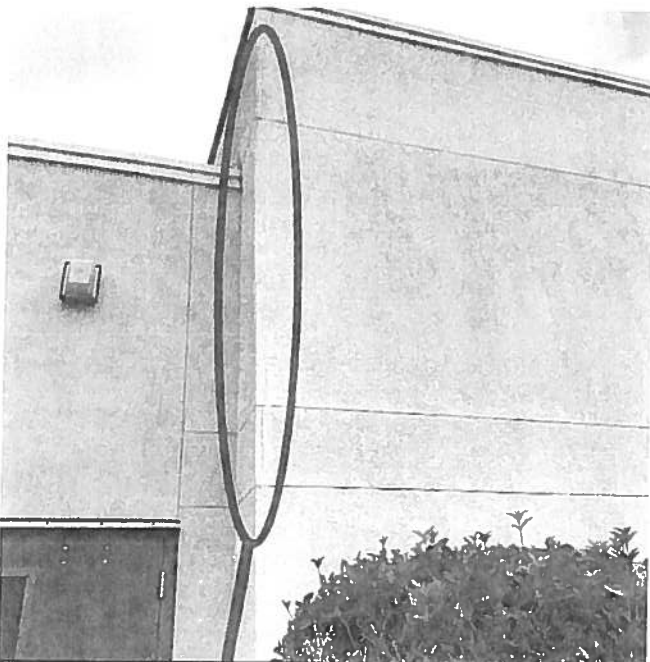
**Inspect and redo pitch pockets with curbs around HVAC units on all roofs.**



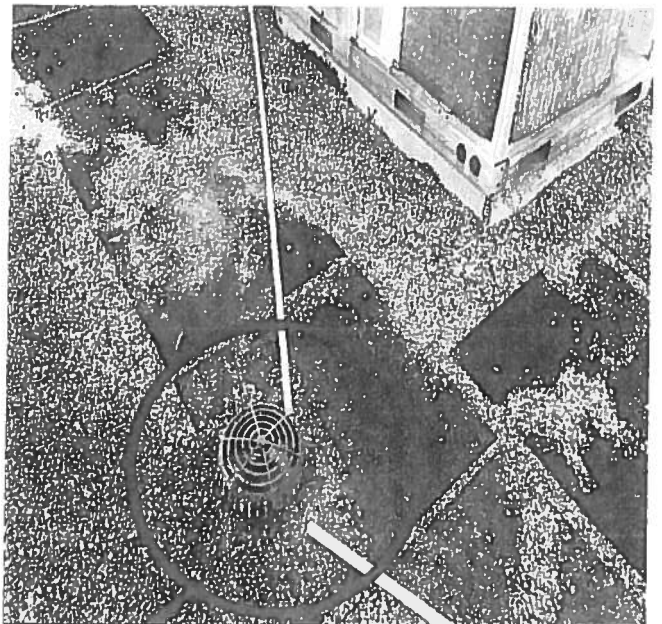
**Inspect and redo pitch pockets with curbs around HVAC units on all roofs.**



**Reseal rooftop air conditioning duct with fab tape and mastic. Rainwater is penetrating the existing ductwork causing leaks inside the building.**



**Repair all existing cracks and damaged areas; new base coat with fiberglass mesh and new acrylic stucco finish coat.**



**Extend PVC condensation lines to roof drains. Cut holes in drain covers to insert pipe in the drain which will keep drain line water from staying on roof system.**



DESIGN-BUILD | CONSTRUCTION MANAGEMENT

August 6, 2019

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

RE: Houston County Magistrate Court Renovation

Dear Mr. Dunbar,

We are pleased to have an opportunity to submit this proposal for the work described herein for the Houston County Magistrate Court Renovations located at 89 Cohen Walker Drive Warner Robins, GA 31088. 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:

**Thirty-Nine Thousand Two Hundred Thirty-Seven Dollars and 00/100 (\$39,237.00)**

#### SECTION B – SCOPE OF WORK

1. Interior Renovations – Administrative Area
  - a. Repair damaged sheetrock on the walls.
  - b. Install new stainless-steel angles for sheetrock outside corners; 52 total.
  - c. Install new baseboard and shoe molding that is missing.
  - d. Putty existing baseboard and shoe molding. Caulk as needed.
  - e. Apply two coats of paint on walls, baseboard, and shoe molding.
  - f. File cabinets will be removed and put back in place.
2. Exterior Renovations
  - a. HVAC Ductwork
    - Reseal rooftop air conditioning duct with fab tape and mastic. Rainwater is penetrating the exiting ductwork causing leaks inside the building.
  - b. Roofing
    - Reflash curbs on all roofs; 22 total.
    - Inspect and redo pitch pockets with curbs around HVAC units on all roofs.
    - Extend PVC condensation lines to roof drains. Cut holes in drain covers to insert pipe in the drain which will keep drain line water from staying on roof system.
    - Reflash gravel stop on edges of roof corners.
    - Inspect and replace, if needed, all scuppers and scupper flashing.
    - Reflash all wall flashing seams; seams are worn and showing cracks and failures.

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DESIGN-BUILD | CONSTRUCTION MANAGEMENT

- c. Stucco
  - Repair all existing cracks and damaged areas; new base coat with fiberglass mesh and new acrylic stucco finish coat.
  - All wall areas to be finished corner to corner.
  - Sealant details to be removed and replaced.
  - Wash all stucco surfaces on entire exterior of building.
- d. Brick
  - Remove exterior brick vertical control joint (VCJ) and backer rod on brick exterior, as necessary.
  - Install new exterior brick VCJ and backer rod.

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 cursive script that reads "Ronnie Blalock".

Ronnie Blalock  
Vice President

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Public Works is requesting permission to enter into an agreement with American Forest Management to harvest and sell timber on two different County-owned tracts. One tract is approximately 5 acres at the future site of the Bonaire Fire Station off Old Hwy. 96 and the balance of property is a small part of the Landfill tract. Woodard Land and Timber of Rentz is the only contractor that can perform the work in the timeframe that the County desires.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**entering into an agreement with American Forest Management (AFM) for the timber harvest and sale on approximately 14 acres located at the Houston County Landfill and at the future Bonaire Fire Station site on Old Hwy. 96.**



**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:** Blake Studstill, Civil Engineer <sup>BS</sup>

Handwritten initials "J/K" and a signature.

**Date:** August 28, 2019

**CC:** Terry Dietsch, Landfill Superintendent

**RE:** Agreement for Timber Sale Harvest for Future Houston County Fire Station and Landfill Cell Construction

The Public Works Department requests permission to enter into an agreement with American Forest Management (AFM) to supervise a timber sale harvest of +/- 14 acres located on the Houston County Landfill Tract and Future Fire Station Site off Hwy 96. AFM received unit bids for the harvest, but Woodard Land and Timber is the only one able to perform the work by the deadline of September 6, 2019. They are as follows:

<i>Buyer</i>	<i>Pine Pulpwood (\$/ton)</i>	<i>Pine Chip- n-Saw (\$/ton)</i>	<i>Pine Sawtimber (\$/ton)</i>	<i>Pine Tops (\$/ton)</i>
Woodard Land and Timber	\$4.00	\$14.50	\$23.50	\$1.50

Public Works recommends allowing American Forest Management to manage Woodard Land and Timber in the harvesting of timber on +/- 14 acres of the Landfill and Future Fire Station tract.



County Attorney Tom Hall will conduct a first reading of an amendment adding Article IV – Houston County Small Wireless Facilities and Antennas Ordinance to Chapter 68 – Utilities to the Code of Ordinances of Houston County.

A second reading and public hearing will be held at the next regularly scheduled Board meeting on September 17, 2019 at 6:00 p.m. at the County Annex building in Warner Robins after which the Board will vote on the proposed amendment.

**AMENDMENT TO CODE OF ORDINANCES  
HOUSTON COUNTY, GEORGIA  
AN ORDINANCE BY THE HOUSTON COUNTY BOARD  
OF COMMISSIONERS TO ADOPT REGULATIONS OF  
SMALL WIRELESS FACILITIES AND ANTENNAS IN THE  
PUBLIC RIGHT OF WAY**

**WHEREAS**, the Constitution of the State of Georgia, approved by the voters of the State in November 1982, and effective July 1, 1983, provides in Article IX, Section 2, Paragraph 1 thereof, that the governing authority of the County may adopt clearly reasonable ordinances, resolutions, and regulations, and

**WHEREAS**, O.C.G.A. § 36-1-20 authorizes the County to adopt ordinances preserving the public health, safety, and welfare, and to adopt appropriate measures to enforce those ordinances; and

**WHEREAS**, in the interests of the health, safety, and general welfare of the citizens of Houston County, Georgia, the Board of Commissioners of Houston County desires to exercise its authority to adopt an ordinance regulating small cell technology in the public right of way; and

**WHEREAS**, appropriate notice and hearing on the ordinance contained herein have been carried out according to general and local law.

**NOW, THEREFORE BE IT ORDAINED**, by the Board of Commissioners of Houston County that the Code of Ordinances of Houston County is amended by adding an article to Chapter 68 – Utilities to be numbered: Article IV – Houston County Small Wireless Facilities and Antennas Ordinance, which shall read as follows:

**Secs. 68-151 - 68-159. - Reserved.**

**ARTICLE IV. – HOUSTON COUNTY SMALL WIRELESS FACILITIES AND ANTENNAS ORDINANCE.**

**Sec. 68 – 160. – Title.**

This ordinance shall be known as the “**Houston County Small Wireless Facilities and Antennas Ordinance**”

**Sec. 68-161. – Purpose and Compliance.**

- (a) O.C.G.A. § 32-4-42(6) authorizes Houston County, Georgia (the “County”) to establish reasonable regulations for the installation, construction, maintenance, renewal, removal, and relocation of pipes, mains, conduits, cables, wires, poles, towers, traffic and other signals, and other equipment, facilities, or appliances in, on, along, over, or under the public roads of the County. Further, 47 U.S.C. § 253(c) provides that the County has authority to manage its public rights of way. Finally, the Georgia

Streamlining Wireless Facilities and Antennas Act., O.C.G.A. Title 36, Chapter 66C (the “SWFAA”), addresses the placement of small wireless facilities in the public rights of way of the County.

- (b) The County finds it is in the best interest of the County and its residents and businesses to establish requirements, specifications reasonable conditions regarding placement of small wireless facilities, poles in the public rights of way. These requirements, specifications and conditions are adopted in order to protect the public health, safety and welfare of the residents and businesses of the County and to reasonably manage and protect the public rights of way and its uses in the County.
- (c) The objective of this Ordinance is to (i) implement the SWFAA and (ii) ensure use of the public rights of way is consistent with the design, appearance and other features of nearby land uses, protects the integrity of historic, cultural and scenic resources and does not harm residents’ quality of life.

**Sec. 68-162. – Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Antenna* means any of the following:

- (1) Communications equipment that transmits, receives, or transmits and receives electromagnetic radio frequency signals used in the provision of wireless services or other wireless communications; or
- (2) Communications equipment similar to equipment described in section (1) used for the transmission, reception, or transmission and reception of surface waves.

Such term shall not include television broadcast antennas, antennas designed for amateur radio use, or satellite dishes for residential or household purposes.

*Applicable Codes* means uniform building, fire, safety, electrical, plumbing, or mechanical codes adopted by a recognized national code organization to the extent such codes have been adopted by the State of Georgia or the County or are otherwise applicable in the County.

*Applicant* means any person that submits an application.

*Application* means a written request submitted by an applicant to the County for a permit for one of the following:

- (1) Collocate a small wireless facility in a right of way; or
- (2) Install, modify, or replace a pole or decorative pole in a right of way on which a small wireless facility is or will be collocated.

*Authority Pole* means a pole owned, managed, or operated by or on behalf of the County. Such term shall not include poles, support structures, electric transmission structures, or equipment of any type owned by an electric supplier.

*Collocate* or *Collocation* means to install, mount, modify, or replace a small wireless facility on or adjacent to a pole, decorative pole, or support structure.

*Communications Facility* means the set of equipment and network components, including wires and cables and associated equipment and network components, used by a communications service provider to provide communications services.

*Communications Service Provider* means a provider of communications services.

*Communications Services* means cable service as defined in 47 U.S.C. § 522(6); telecommunications service as defined in 47 U.S.C. § 153(53); information service as defined in 47 U.S.C. Section 153(24), as each such term existed on January 1, 2019; or wireless services.

*Consolidated Application* means an application for the collocation of multiple small wireless facilities on existing poles or support structures or for the installation, modification, or replacement of multiple poles and the collocation of associated small wireless facilities.

*Decorative Pole* means an authority pole that is specially designed and placed for aesthetic purposes.

*Electric Supplier* means any electric light and power company subject to regulation by the Georgia Public Service Commission, any electric membership corporation furnishing retail service in this state, and any municipality which furnishes such service within this state.

*Eligible Facilities Request* means an eligible facilities request as set forth in 47 C.F.R. § 1.40001(b)(3), as it existed on January 1, 2019.

*FCC* means the Federal Communications Commission of the United States.

*Fee* means a one-time, nonrecurring charge based on time and expense.

*Historic District* means any of the following:

- (1) Any district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the secretary of the interior of the United States in accordance with Section VI.D.1.a.iv of the Nationwide Programmatic Agreement codified by 47 C.F.R. Part 1;
- (2) Any area designated as a historic district under Article 2 of Chapter 10 of Title 44, the Georgia Historic Preservation Act; or

- (3) Any area designated as a historic district or property by law prior to April 26, 2019.

*Law* means and includes any and all federal, state, or local laws, statutes, common laws, codes, rules, regulations, orders, or ordinances.

*Micro Wireless Facility* means a small wireless facility not larger in dimension than 24 inches in length, 15 inches in width, and 12 inches in height that has an exterior antenna, if any, no longer than 11 inches.

*Permit* means a written authorization, in electronic or hard copy format, required to be issued by the County to initiate, continue, or complete the collocation of a small wireless facility or the installation, modification, or replacement of a pole or decorative pole upon which a small wireless facility is collocated.

*Person* means an individual, corporation, limited liability company, partnership, association, trust, or other entity or organization, including an authority.

*Pole* means a vertical pole such as a utility, lighting, traffic, or similar pole made of wood, concrete, metal, or other material that is lawfully located or to be located within a right of way, including without limitation a replacement pole and an authority pole. Such term shall not include a support structure, decorative pole, or electric transmission structure.

*Rate* means a recurring charge.

*Reconditioning Work* means the activities associated with substantially painting, reconditioning, improving, or repairing authority poles.

*Replace, Replacement or Replacing* means to replace a pole or decorative pole with a new pole or a new decorative pole, similar in design, size, and scale to the existing pole or decorative pole consistent with 47 C.F.R. § 1.40001(b)(7) as it existed on January 1, 2019, in order to address limitations of, or change requirements applicable to, the existing pole to structurally support the collocation of a small wireless facility.

*Replacement Work* means the activities associated with replacing an authority pole.

*Right of Way* means, generally, property or any interest therein, whether or not in the form of a strip, which is acquired for or devoted to a public road; provided, however, that such term shall apply only to property or an interest therein that is under the ownership or control of the County and shall not include property or any interest therein acquired for or devoted to an interstate highway or the public rights, structures, sidewalks, facilities, and appurtenances of buildings for public equipment and personnel used for or engaged in administration, construction, or maintenance of public roads or research pertaining thereto or scenic easements and easements of light, air, view and access.

*Small Wireless Facility* means radio transceivers; surface wave couplers; antennas; coaxial, fiber optic, or other cabling; power supply; backup batteries; and comparable and associated equipment, regardless of technological configuration, at a fixed location or fixed locations that enable communication or surface wave communication between user equipment and a communications network and that meet both of the following qualifications:

- (1) Each wireless provider's antenna could fit within an enclosure of no more than six cubic feet in volume; and
- (2) All other wireless equipment associated with the facility is cumulatively no more than 28 cubic feet in volume, measured based upon the exterior dimensions of height by width by depth of any enclosure that may be used.

The following types of associated ancillary equipment are not included in the calculation of the volume of all other wireless equipment associated with any such facility: electric meters; concealment elements; telecommunications demarcation boxes; grounding equipment; power transfer switches; cut-off switches; and vertical cable runs for connection of power and other services. Such term shall not include a pole, decorative pole, or support structure on, under, or within which the equipment is located or collocated or to which the equipment is attached and shall not include any wireline backhaul facilities or coaxial, fiber optic, or other cabling that is between small wireless facilities, poles, decorative poles, or support structures or that is not otherwise immediately adjacent to or directly associated with a particular antenna.

*State* means the State of Georgia.

*Support Structure* means a building, billboard, water tank, or any other structure to which a small wireless facility is or may be attached. Such term shall not include a decorative pole, electric transmission structure, or pole.

*Wireless Infrastructure Provider* means any person, including a person authorized to provide telecommunications services in this state, that builds, installs, or operates small wireless facilities, poles, decorative poles, or support structures on which small wireless facilities are or are intended to be used for collocation but that is not a wireless services provider.

*Wireless Provider* means a wireless infrastructure provider or a wireless services provider.

*Wireless Services* means any services provided to the public using licensed or unlicensed spectrum, including the use of Wi-Fi, whether at a fixed location or mobile.

*Wireless Services Provider* means a person that provides wireless services.

*Wireline Backhaul Facility* means an aboveground or underground wireline facility used to transport communications data from a telecommunications demarcation box associated with small wireless facility to a network.

In the event that any federal or state law containing definitions used in this Ordinance is amended, the definition in the referenced section, as amended, shall control.

**Sec. 68-163. – Permits.**

- (a) A permit is required to collocate a small wireless facility in the public right of way or to install, modify, or replace a pole or a decorative pole in the public right of way. A permit is not required to perform the activities described in O.C.G.A. § 36-66C-6(e) or (f).
- (b) Any person seeking to collocate a small wireless facility in the public right of way or to install, modify, or replace a pole or a decorative pole in the public right of way shall submit an application to the Houston County Department of Engineering for a permit. Applications are available from the Houston County Department of Engineering. Any material change to information contained in an application shall be submitted in writing to the Houston County Department of Engineering within thirty (30) days after the events necessitating the change.
- (c) Any person who intends to submit an application to the County pursuant to this Ordinance shall meet with the Houston County Department of Engineering at least thirty (30) days prior to submitting an application for a permit. The purpose of such meeting shall be to inform the County, in good faith, when the applicant expects to commence deployment of small wireless facilities and poles within the County, the number of small wireless facilities and poles it expects to deploy during the twenty-four (24) months after commencement, and the expected timing of such deployments.
- (d) Each application shall be submitted by the applicable wireless provider or its duly authorized representative and shall contain the following:
  - (1) The applicant's name, address, telephone number, and email address, including emergency contact information for the applicant;
  - (2) The names, addresses, telephone numbers, and email addresses of all consultants, if any, acting on behalf of the applicant with respect to filing the application;
  - (3) A general description of the proposed work and the purposes and intent of the proposed facility. The scope and detail of such description shall be appropriate to the nature and character of the physical work to be performed, with special emphasis on those matters likely to be affected or impacted by the physical work proposed;
  - (4) Detailed construction drawings regarding the proposed use of the right of way;
  - (5) To the extent the proposed facility involves collocation on a pole or support structure, a structural report performed by a duly licensed engineer evidencing

that the pole or support structure will structurally support the collocation (or that the pole or support structure may and will be modified to meet structural requirements) in accordance with applicable codes;

- (6) For any new aboveground facilities, visual depictions or representations if not included in the construction drawings;
  - (7) Information indicating the horizontal and approximate vertical location, relative to the boundaries of the right of way, of the small wireless facility for which the application is being submitted;
  - (8) If the application is for the installation of a pole, a certification that complies with O.C.G.A. § 36-66C-6(k);
  - (9) If the small wireless facility will be collocated on a pole or support structure owned by a third party, a certification that the wireless provider has permission from the owner to collocate on the pole or support structure; and
  - (10) If the applicant is not a wireless services provider, a certification that a wireless services provider has requested in writing that the applicant collocate the small wireless facilities or install, modify or replace the pole or decorative pole at the requested location.
- (e) Each application for a permit shall include the maximum application fees permitted under O.C.G.A. § 36-66C-5(a)(1), (a)(2) and (a)(3). Such maximum application fees shall automatically increase on January 1 of each year beginning January 1, 2021, as provided under O.C.G.A. § 36-66C-5(b).
- (f) The HoustonCounty Department of Engineering shall review applications for permits according to the timelines and using the procedures identified in O.C.G.A. §§ 36-66C-7 and 36-66C-13.
- (g) Applications for permits shall be approved unless the requested collocation of a small wireless facility or the requested installation, modification, or replacement of a pole or decorative pole:
- (1) Interferes with the operation of traffic control equipment;
  - (2) Interferes with sight lines or clear zones for transportation or pedestrians;
  - (3) Fails to comply with the Americans with Disabilities Act, 42 U.S.C. Section 12101, et seq., or similar Laws of general applicability regarding pedestrian access or movement;
  - (4) Requests that ground-mounted small wireless facility equipment be located more than seven and a half (7.5) feet in radial circumference from the base of



the pole, decorative pole or support structure to which the small wireless facility antenna would be attached, provided that the County shall not deny the application if a greater distance from the base of the pole, decorative pole or support structure is necessary to avoid interfering with sight lines or clear zones for transportation or pedestrians or to otherwise to protect public safety;

- (5) Fails to comply with applicable codes;
  - (6) Fails to comply with the maximum limitations set forth in Sec. 68-165 of this Ordinance or O.C.G.A. § 36-66C-7(h) or (i);
  - (7) With respect to an application to install a pole or decorative pole, interferes with the widening, repair, reconstruction, or relocation of a public road or highway by a County or the Department of Transportation that has been advertised for bid and scheduled for completion within six months after the application is filed;
  - (8) With respect to an application to install a pole or decorative pole, interferes with a public works construction project governed by Chapter 91 of Title 36 which is advertised for bid and scheduled for completion within six months after the application is filed;
  - (9) Fails to comply with O.C.G.A. § 36-66C-10, O.C.G.A. § 36-66C-11, or O.C.G.A. § 36-66C-12;
  - (10) Fails to comply with laws of general applicability addressing pedestrian and vehicular traffic and safety requirements; or
  - (11) Fails to comply with laws of general applicability that address the occupancy or management of the right of way and that are not otherwise inconsistent with this Ordinance.
- (h) For applications for new poles in the public right of way in areas zoned for residential use, the Houston County Department of Engineering may propose an alternate location in the public right of way within 100 feet of the location set forth in the application, and the wireless provider shall use the Houston County Department of Engineering proposed alternate location unless the location imposes technical limits or significant additional costs. The wireless provider shall certify that it has made such a determination in good faith, based on the assessment of a licensed engineer, and it shall provide a written summary of the basis for such determination.
- (i) A permit issued under this Sec. 68-163 shall authorize such person to occupy the public rights of way to:
- (1) Collocate a small wireless facility on or adjacent to a pole or a support structure that does not exceed the limitations set forth in O.C.G.A. § 36-66C-7(h)(3) or

on or adjacent to a decorative pole in compliance with O.C.G.A. § 36-66C-12; and

- (2) Install, modify, or replace a pole or decorative pole for collocation of a small wireless facility that does not exceed the limitations set forth in O.C.G.A. § 36-66C-7(h)(1) and (h)(2).
- (j) Upon the issuance of a permit under this Ordinance, and on each anniversary of such issuance, every person issued a permit shall submit to the County the maximum annual payments permitted under O.C.G.A. § 36-66C-5(a)(4) and (a)(5); provided, however, that if such person removes its small wireless facilities from the public rights of way pursuant to O.C.G.A. § 36-66C-5(e), then such person shall be responsible for the pro rata portion of the annual payment based on the number of days of occupation since the last annual payment. Upon making such pro rata payment and removal of the small wireless facilities, the person's annual payment obligations under this section shall cease as of the date of the actual removal. The maximum annual payments shall automatically increase on January 1 of each year beginning January 1, 2021, as provided under O.C.G.A. § 36-66C-5(b).
- (k) Any person issued a permit shall pay the fees identified in O.C.G.A. § 36-66C-5(a)(6) and (a)(7), as applicable.
- (l) The County may revoke a permit issued pursuant to this Sec. 68-163 if the wireless provider or its equipment placed in the public right of way under that permit subsequently is not in compliance with any provision of this Ordinance or the Georgia Streamlining Wireless Facilities and Antennas Act. Upon revocation, the County may proceed according to Sec. 68-163 (m).
- (m) If a wireless provider occupies the public rights of way without obtaining a permit required by this Sec. 68-163 or without complying with the SWFAA, then the County may, at the sole discretion of the County, restore the right of way, to the extent practicable in the reasonable judgment of the County, to its condition prior to the unpermitted collocation or installation and to charge the responsible wireless provider the reasonable, documented cost of the County in doing so, plus a penalty not to exceed \$1,000.00. The County may suspend the ability of the wireless provider to receive any new permits from the County under this Sec. 68-163 until the wireless provider has paid the amount assessed for such restoration costs and the penalty assessed, if any; provided, however, that the County may not suspend such ability of any applicant that has deposited the amount in controversy in escrow pending an adjudication of the merits of the dispute by a court of competent jurisdiction.
- (n) All accepted applications for permits shall be publically available subject to the limitations identified in O.C.G.A. § 36-66C-6(c).

- (o) An applicant may file a consolidated application related to multiple small wireless facilities, poles or decorative poles so long as such consolidated application meets the requirements of O.C.G.A. § 36-66C-13.
- (p) Activities authorized under a permit shall be completed within the timelines provided in O.C.G.A. § 36-66C-7(k)(2).
- (q) Issuance of a permit authorizes the applicant to: (i) undertake the collocation, installation, modification or replacement approved by the permit and (ii) operate and maintain the small wireless facilities and any associated pole covered by the permit for a period of ten (10) years.
- (r) Permits shall be renewed following the expiration of the term identified in Section (q) upon the terms and conditions identified in O.C.G.A. § 36-66C-7(k)(2)(B).
- (s) If an application for a permit seeks to collocate small wireless facilities on authority poles in the public rights of way, then the County shall, within 60-days of receipt of the completed application: (i) provide a good faith estimate for any make-ready work necessary to enable the authority pole to support the proposed facility; or (ii) notify the wireless provider that the wireless provider will be required to perform the make-ready work. Any make-ready work performed by the County shall be completed pursuant to and in accordance with the provisions of O.C.G.A. § 36-66C-7(n).

**Sec. 68-164. – Removal; Relocation; Reconditioning; Replacement; Abandonment.**

- (a) A person may remove its small wireless facilities from the public rights of according to the procedures of O.C.G.A. § 36-66C-5(e).
- (b) In the event of a removal under Sec. 68-164(a), the right of way shall be, to the extent practicable in the reasonable judgment of the County, restored to its condition prior to the removal. If a person fails to return the right of way, to the extent practicable in the reasonable judgment of the County, to its condition prior to the removal within 90 days of the removal, the County may, at the sole discretion of the County, restore the right of way to such condition and charge the person the County's reasonable, documented cost of removal and restoration, plus a penalty not to exceed \$500.00. The County may suspend the ability of the person to receive any new permits under Sec. 68-163 until the person has paid the amount assessed for such restoration costs and the penalty assessed, if any; provided, however, that the County will not suspend such ability of any person that has deposited the amount in controversy in escrow pending an adjudication of the merits of the dispute by a court of competent jurisdiction.
- (c) If, in the reasonable exercise of police powers, the County determines: (i) a pole or support structure unreasonably interferes with the widening, repair, reconstruction, or relocation of a public road or highway, or (ii) relocation of poles, support structures, or small wireless facilities is required as a result of a public project, the wireless provider shall relocate such poles, support structures, or small wireless facilities pursuant to and

in accordance with the provisions of O.C.G.A. § 36-66C-7(l). If the wireless provider fails to relocate a pole, support structure or small wireless facility or fails to provide a written good faith estimate of the time needed to relocate the pole, support structure or small wireless within the time period prescribed in O.C.G.A. § 36-66C-7(l), the County make take the actions authorized by O.C.G.A. § 36-66C- 7(o), in addition to any other powers under applicable law.

- (d) The County shall recondition and replace authority poles consistent with the provisions of O.C.G.A. § 36-66C-7(m). Wireless providers shall accommodate and cooperate with reconditioning and replacement consistent with the provisions of O.C.G.A. § 36-66C-7(m).
- (e) A wireless provider must notify the County of its decision to abandon any small wireless facility, support structure or pole pursuant to and in accordance with the provisions of O.C.G.A. § 36-66C-7(p)(1). The wireless provider shall perform all acts and duties identified in O.C.G.A. § 36-66C-7(p) regarding abandonment. The County may take all actions and exercise all powers authorized under O.C.G.A. § 36-66C-7(p) upon abandonment, in addition to any other powers under applicable law.

**Sec. 68-165. – Standards.**

- (a) Small wireless facilities and new, modified, or replacement poles to be used for collocation of small wireless facilities may be placed in the public right of way as a permitted use: (i) upon a receipt of a permit under Sec. 68-163; (ii) subject to applicable codes; and (iii) so long as such small wireless facilities and new, modified, or replacement poles to be used for collocation of small wireless facilities comply with the appropriate provisions of O.C.G.A. § 36- 66C-7(h).
  - (1) New, modified, or replacement poles installed in the right of way in a historic district and in an area zoned primarily for residential use shall not exceed 50 feet above ground level.
  - (2) Each new, modified, or replacement pole installed in the right of way that is not in a historic district or in an area zoned primarily for residential use shall not exceed the greater of:
    - (i) Fifty feet above ground level; or
    - (ii) Ten feet greater in height above ground level than the tallest existing pole in the same public right of way in place as of January 1, 2019, and located within 500 feet of the new proposed pole;
  - (3) New small wireless facilities in the public right of way and collocated on an existing pole or support structure shall not exceed more than ten feet above the existing pole or support structure.

- (4) New small wireless facilities in the public right of way collocated on a new or replacement pole under Sec. 68-165(a)(1) or Sec. 68-165(a)(2) may not extend above the top of such poles.
- (b) Unless it is determined that another design is less intrusive, or placement is required under applicable law, small wireless facilities shall be concealed as follows:
- (1) Antennas located at the top of poles and support structures shall be incorporated into the pole or support structure, or placed within shrouds of a size such that the antenna appears to be part of the pole or support structure;
  - (2) Antennas placed elsewhere on a pole or support structure shall be integrated into the pole or support structure, or be designed and placed to minimize visual impacts.
  - (3) Radio units or equipment cabinets holding radio units and mounted on a pole shall be placed as high as possible, located to avoid interfering with, or creating any hazard to, any other use of the public rights of way, and located on one side of the pole. Unless the radio units or equipment cabinets can be concealed by appropriate traffic signage, radio units or equipment cabinets mounted below the communications space on poles shall be designed so that the largest dimension is vertical, and the width is such that the radio units or equipment cabinets are minimally visible from the opposite side of the pole on which they are placed.
  - (4) Wiring and cabling shall be neat and concealed within or flush to the pole or support structure, ensuring concealment of these components to the greatest extent possible.
- (c) Notwithstanding any provision of this Ordinance to the contrary, an applicant may collocate a small wireless facility within a historic district, and may place or replace a pole within a historic district, only upon satisfaction of the following: (i) issuance of a permit under Sec. 68-163 and (ii) compliance with applicable codes.
- (d) Notwithstanding any provision of this Ordinance to the contrary, an applicant may collocate a small wireless facility on a decorative pole, or may replace a decorative pole with a new decorative pole, in the event the existing decorative pole will not structurally support the attachment, only upon satisfaction of the following: (i) issuance of a permit under Sec. 68-163 and (ii) compliance with applicable codes.

#### **Sec. 68-166. – Repealer.**

All other ordinance shall continue in full force and effect and shall remain unaffected, except where such ordinance, or part thereof, conflicts herewith, in which case such ordinance, or part thereof, is hereby repealed.

**Sec. 68-167. – Consistent with Federal and State Law.**

It is the express intent of the Board of Commissioners of Houston County, Georgia that this Ordinance be consistent with both federal and state law. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Sec. 68-168. – Effective Date.**

This Ordinance shall not become effective until October 1, 2019.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2019.

**BOARD OF COMMISSIONERS  
OF HOUSTON COUNTY**

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Chairman

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Commissioner

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Commissioner

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Commissioner

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Commissioner

The McCarley Downs Subdivision, Section 2, Phase 3 has been completed in accordance with the Comprehensive Land Development Regulations. Public Works staff requests release of the bond and acceptance of the roadway and stormwater facilities for maintenance purposes. The stormwater facility will be owned by Houston County.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**the release of the maintenance bond (SunMark Letter of Credit #210230-4, expiring February 9, 2020) for McCarley Downs Subdivision Section 2 Phase 3; and to accept Abingdon Cove, 1144 feet or 0.22 mile at a speed limit of 25 mph; and to accept the 1.12-acre McCarley Downs Subdivision Section 2, Phase 3 stormwater water quality pond.**

HOUSTON COUNTY PUBLIC WORKS DEPARTMENT

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



Memo

Ok  
*[Signature]*

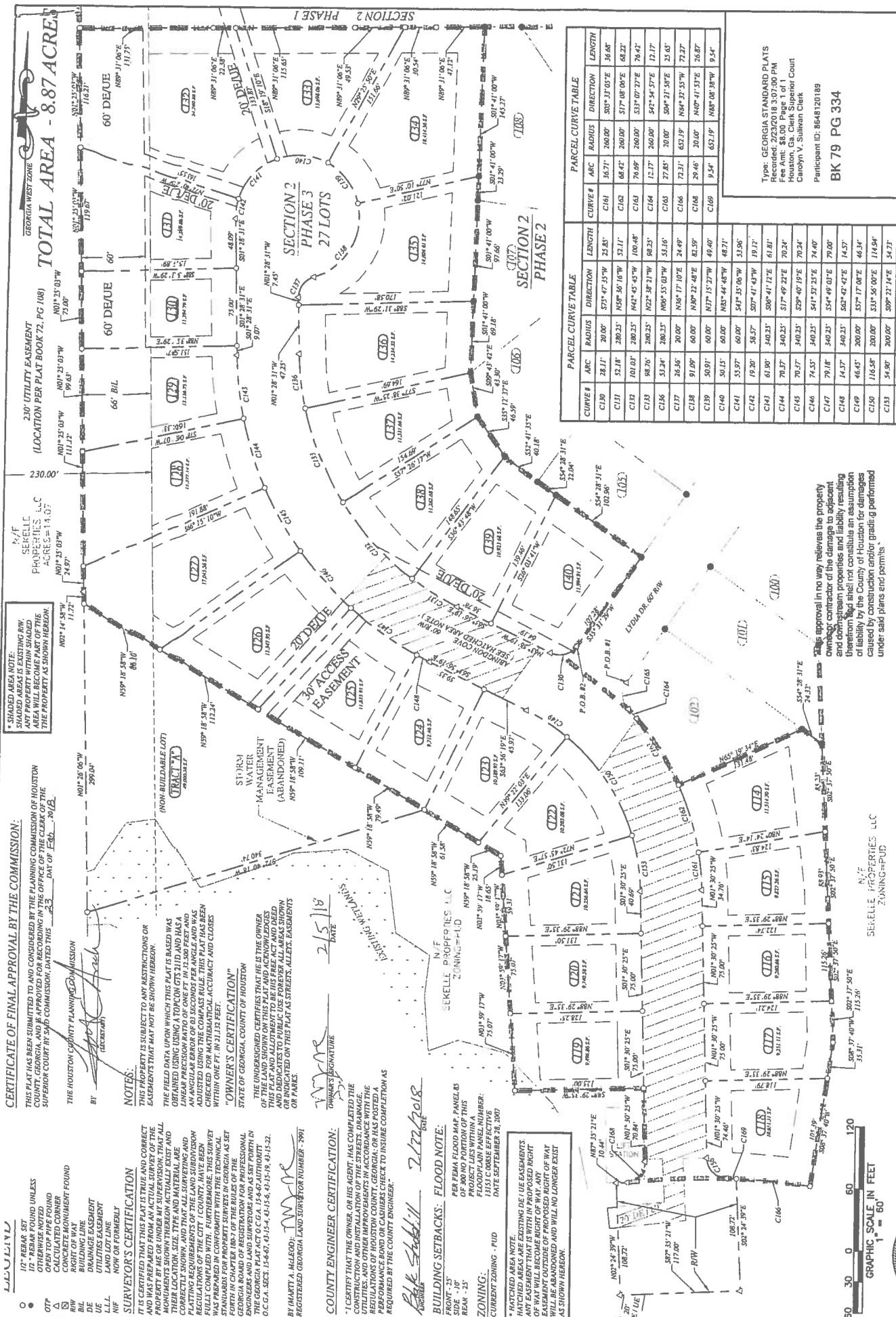
**Date:** August 22, 2019  
**To:** Houston County Board of Commissioners  
**From:** Blake Studstill *BS*  
**RE:** Maintenance Bond; McCarley Downs Subdivision, Section 2 Phase 3;  
SunMark Bank, Letter of Credit #210230-4; Expires February 9, 2020

The McCarley Downs Subdivision, Section 2, Phase 3 has been completed in accordance with "The Comprehensive Land Development Regulations for Houston County." Please consider this request to release the above referenced bond, and to accept the following roads and stormwater management facilities recorded for maintenance purposes (ref. PB 79/ PG334). The stormwater management facility will be owned by Houston County.

STREET NAME	STREET LENGTH	SPEED LIMIT
Abingdon Cove	1144 ft or 0.22 mile	25 mph

FACILITY NAME	FACILITY AREA	FACILITY TYPE
McCarley Downs S/D Section 2 Phase 3 Pond	1.12 acres	Stormwater Water Quality Pond





PARCEL CURVE TABLE				PARCEL CURVE TABLE			
CURVE #	ARC	DIRECTION	LENGTH	CURVE #	ARC	DIRECTION	LENGTH
C130	28.11'	20.00'	S71°47'35"W	25.85'	C161	36.71'	360.00'
C131	52.18'	280.25'	N58°06'00"W	51.11'	C162	68.42'	260.00'
C132	101.07'	280.25'	N42°45'45"W	100.88'	C163	76.09'	260.00'
C133	98.76'	280.25'	N22°38'21"W	98.25'	C164	12.17'	260.00'
C136	53.24'	280.25'	N80°55'00"W	53.16'	C165	27.85'	20.00'
C137	26.86'	20.00'	N48°17'10"E	24.99'	C166	72.31'	652.19'
C138	91.99'	60.00'	N89°23'48"E	82.59'	C168	29.46'	20.00'
C139	50.91'	60.00'	N17°15'27"W	49.40'	C169	9.54'	652.19'
C140	50.15'	60.00'	N82°44'48"W	48.71'	C169	9.54'	652.19'
C141	55.97'	60.00'	S47°55'06"W	53.98'	C170	29.46'	20.00'
C142	19.20'	38.57'	S07°41'43"W	19.12'	C171	79.18'	340.25'
C143	61.90'	340.25'	S89°41'12"E	61.81'	C172	54.49'	60.00'
C144	70.37'	340.25'	S17°49'22"E	70.24'	C173	52.49'	60.00'
C145	70.37'	340.25'	S29°40'19"E	70.24'	C174	52.49'	60.00'
C146	74.53'	340.25'	S41°52'25"E	74.00'	C175	52.49'	60.00'
C147	79.18'	340.25'	S54°49'03"E	79.00'	C176	52.49'	60.00'
C148	14.57'	340.25'	S28°49'41"E	14.57'	C177	52.49'	60.00'
C149	46.45'	200.00'	S57°17'02"E	46.34'	C178	52.49'	60.00'
C150	116.58'	200.00'	S33°56'00"E	114.94'	C179	52.49'	60.00'
C151	54.98'	200.00'	S89°22'14"E	54.73'	C180	52.49'	60.00'
C152	30.39'	20.00'	N45°02'06"W	27.55'			

Type: GEORGIA STANDARD PLATS  
 Recorded: 2/23/2018 3:07:00 PM  
 Fee Amt: \$8.00 Page 1 of 1  
 Surveyor: [Name]  
 Case No: [Number]  
 Participant ID: 8648120189  
 BK 79 PG 334

FOR THE CLERK OF SUPERIOR COURTS USE ONLY

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



FINAL PLAT FOR:  
**MCCARLEY DOWNS SUBDIVISION**  
**SECTION 2 PHASE 3**

COUNTY:	HOUSTON
DISTRICT:	11TH
LAND LOT:	54
DATE:	1/12/18
SCALE:	1" = 60'
JOB NO.:	06324

NO.	1	REVISION	REVISED PER HOUSTON COUNTY PUBLIC WORKS COMMENTS
DATE:	2/05/18	COMMENTS:	



The Windmill at Mossy Lake Subdivision, Section 2, Phase 2 has not been completed in accordance with the Comprehensive Land Development Regulations. Public Works staff requests extension of the bond for one year to give the developer an opportunity to perform the required work. If the bond is not extended by September 10, 2019, the County will draw this bond and contract the work.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**the extension of the maintenance bond (The Citizens Bank of Cochran Letter of Credit #3523311710-1, expiring September 10, 2019) for The Windmill at Mossy Lake Subdivision Section 2 Phase 2. If the bond is not extended by September 10, 2019, the County will draw this bond and contract the work.**

HOUSTON COUNTY PUBLIC WORKS DEPARTMENT

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



# Memo

**Date:** August 22, 2019

**To:** Houston County Board of Commissioners

**From:** Blake Studstill *BS*

**RE:** Maintenance Bond; The Windmill at Mossy Lake S/D Section 2 Phase 2; The Citizens Bank of Cochran Letter of Credit #3523311710-1; Expires September 10, 2019

*JK*

*[Signature]*

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The Windmill at Mossy Lake Subdivision Section 2 Phase 2 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 one year to give the developer an opportunity to perform the required work. If the bond is not extended by September 10, 2019, we will draw this bond and contract the work.

FY2019 year-end budget adjustments will be presented to the Board on Tuesday, September 3, 2019.

Bids were solicited for the Thompson Mill Road widening project with four contractors submitting. Based upon the evaluation scores, staff recommends low bidder C.W. Matthews at a cost of \$2,500,580.66.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**the award of the Thompson Mill Road widening project to C.W. Matthews Contracting Company, Inc. of Marietta, GA in the amount of \$2,500,580.66. This is a 2018 SPLOST funded project.**



**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:** Brian Jones, County Engineer *BJ*

**Date:** Monday, August 26, 2019

**RE:** Bid Recommendation for 2018 SPLOST Road Improvement Project  
Thompson Mill Road Widening (CW18-3, Bid No. 20-2)

*OK*  
*[Signature]*

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Bids were received on Thursday, August 22<sup>nd</sup>, 2019 at 10:00 am at Public Works for the above referenced project. The bidders list is presented below.

<u>Firm Name</u>	<u>Proposal Amount</u>
C. W. Matthews	\$2,500,580.66
Reeves Construction	\$2,820,703.35
Everett Dykes Grassing	\$2,864,577.50
McLeRoy, Inc.	\$3,057,601.08

Based on the evaluation scores, the Engineering Department recommends the selection of **C.W. Matthews**, to perform the construction at the bid price of **\$2,500,580.66**.

Bids were solicited for five new half-ton crew cab pick-up trucks for use in the Sheriff's Department. Six vendors responded and staff recommends award to low bidder Ginn Commercial at a unit cost of \$24,451 for five RAM 1500 trucks.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**the award of five new 2019 RAM 1500 ½-ton crew cab pick-up trucks for use in the Sheriff's Department Warrants Division (3 trucks), the Investigations Division (1 truck), and the Juvenile Division (1 truck) to Ginn Commercial of Covington, GA for the unit cost of \$24,451. SPLOST 2018 will fund these vehicles for a total amount of \$122,255.**



**HOUSTON COUNTY BOARD OF COMMISSIONERS**

**MARK E. BAKER**  
PURCHASING AGENT

2020 KINGS CHAPEL ROAD \* PERRY, GA 31069-2828  
TELEPHONE (478) 218-4800 \* FACSIMILE (478) 218-4805

**MEMORANDUM**

**To: Houston County Board of Commissioners**  
**From: Mark E. Baker**  
**Cc: Barry Holland**  
**Date: August 27, 2019**  
**Subject: Bid# 20-07 Recap for Five (5) 2019 or 2020 Half Ton Crew Cab Trucks**

In August 2019 the Purchasing Department requested bid prices for five (5) Half Ton Crew Cab Trucks for the Houston County Sheriff's Department. Six bids were received timely and are listed below.

<b>Company</b>	<b>Truck Brand/Model</b>	<b>Unit Price</b>	<b>Delivery</b>
<b>Ginn Commercial</b>	<b>8/6/19</b>	<b>3:32pm</b>	<b>\$24,451</b>
<b>Langdale Chevrolet</b>	<b>8/7/19</b>	<b>10:00am</b>	<b>\$27,655</b>
<b>Brannen Ford of Unadilla</b>	<b>8/2/19</b>	<b>12:50pm</b>	<b>\$28,565</b>
<b>Jeff Smith Ford</b>	<b>8/12/19</b>	<b>2:40pm</b>	<b>\$29,755</b>
<b>Brannen Ford of Perry</b>	<b>8/9/19</b>	<b>3:00pm</b>	<b>\$31,379.40</b>
<b>Hamby Automotive</b>	<b>8/13/19</b>	<b>11:00am</b>	<b>\$32,627.54</b>

I recommend that Houston County purchase the 2019 RAM 1500 trucks from Ginn Commercial as outlined above.

Four (4) 2019 RAM 1500 trucks will be charged to 320-3300-54.2200 (2018 SPLOST).  
One (1) 2019 RAM 1500 trucks will be charged to 320-3325-54.2200 (2018 SPLOST).



**Summary of bills by fund:**

• General Fund (100)	\$ 777,454.32
• Emergency 911 Telephone Fund (215)	\$ 8,291.28
• Fire District Fund (270)	\$ 2,922.63
• 2006 SPLOST Fund (320)	\$ 9,300.00
• 2012 SPLOST Fund (320)	\$ 76,083.92
• 2018 SPLOST Fund (320)	\$ 917,796.70
• Water Fund (505)	\$ 247,013.03
• Solid Waste Fund (540)	<u>\$ 472,211.46</u>
Total for all Funds	\$2,511,073.34

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$2,511,073.34