



Houston County Board of Commissioners Meeting

Perry, Georgia

February 2, 2021

9:00 A.M.

HOUSTON COUNTY COMMISSIONERS MEETING
Perry, Georgia
February 2, 2021
9:00 A.M.

Call to Order

Turn Off Cell Phones

Invocation - Commissioner Perdue

Pledge of Allegiance - Lt. Col. Julia Mafnas, USAF

Approval of Minutes from January 19, 2021

Old Business:

1. Public Hearing on Special Exception Applications #2424, #2425, #2426 and #2433 – Commissioner Perdue

New Business:

2. Public Hearing on Special Exception Applications #2437 thru #2444 – Commissioner Perdue
3. Rezoning Application #2445 (Win DL LLC) – Commissioner Perdue
4. Utility Relocation Agreement (Houston Lake Rd-SR127 / GA Power) – Commissioner Perdue
5. Change Order #2 (Church Street Widening / C.W. Matthews) – Commissioner Walker
6. Centerville Annexation Request (WCH Homes / Hwy. 41 & Dunbar Road) – Commissioner Walker
7. Warner Robins Annexation Request (Asil Group & Alexis Investments / East Bob White Road) – Commissioner Byrd
8. Contract for Services (Accountability Court) – Commissioner Byrd
9. Board Appointment (Airport Authority) – Commissioner Robinson
10. Bid Award (Esterine Drive / Storm Water Drainage Repairs) – Commissioner Robinson
11. Approval of Bills - Commissioner Perdue
12. Acknowledgement of a Milestone – Chairman Stalnaker
13. Presentation – Dr. Mark Scott

Public Comments

Commissioner Comments

Motion for Adjournment

Special Exception Summary

Application	Applicant	Location	Proposed Use	Z & A Recommendation/Comments
2424	Aaron Bickel	616 Foxborough Lane	Painting Contractor	Withdrawn
2425	Brandon Gibby	365 Old Perry Road	Pressure Washing	Withdrawn
2426	Brandon Gibby	365 Old Perry Road	Metal Fabrication (mobile)	Approved unanimously
2433	Dallas Perry	1116 County Line Road	Taxidermy	Approved unanimously, subject to compliance with any state regulatory agency requirements
2437	James Winters	172 Felton Road	Mobile Home Hardship	Approved unanimously
2438	Mark & Sheila White	507 Pitts Road	Mobile Home Hardship	Approved unanimously
2439	Doretha Nichols Davis	214 Autumn Woods Drive	Commercial and Residential Cleaning	Approved unanimously
2440	Kimberly Clements	171 Holly Pointe	Virtual Administrative Services	Approved unanimously
2441	Christina Hancock	212 Spanish Trail	Jewelry and Pet Acc. (Internet Sales)	Approved unanimously
2442	Danny & Sharon Reed	104 Echo Lane	Construction	Approved unanimously
2443	Lorenzo & Audrey Quichocho	106 Arthur Walter Ct.	HVAC Contractor	Approved unanimously
2444	Karl Tyson	117 Brookhaven Drive	Bail Bondsman	Approved unanimously, subject to approval by the Houston County Sheriff & compliance with any state regulatory agency requirements

At the December 1, 2020 meeting the Board tabled the following applications and sent them back to Zoning & Appeals for reconsideration:

Application #2424	Aaron Bickel	Painting Contractor
Application #2425	Brandon Gibby	Pressure Washing
Application #2426	Brandon Gibby	Metal Fabrication (Mobile)
Application #2433	Dallas Perry	Taxidermy

Both Applications #2424 and #2425 have been withdrawn by the applicants and require no further action.

Applications #2426 and #2433 are now recommended unanimously for approval with stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report.

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:

#2426 – Brandon Gibby	Metal Fabrication (Mobile)
#2433 – Dallas Perry	Taxidermy

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

Application No. 2424

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 Aaron Bickel
2. Applicant's Phone Number 707-639-6985
3. Applicant's Mailing Address 616 Foxborough Lane Bonaire, GA 31005
4. Property Description LL 43, 11th Land District of Houston County, Georgia, Lot 108, Section 1 of Stratford Hills Subdivision, consisting of 0.40 Acres
5. Existing Use Residential
6. Present Zoning District PUD
7. Proposed Use Special Exception for a Home Occupation
for a Painting Contractor 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.

16 Oct 2020
Date


Applicant

To: Timothy Andrews
From: Aaron Bickel

Date: 11/Dec/2020

Re: Special Exception application #2424 for property located at 616 Foxborough Lane

I wish to formally withdraw my petition for the above referenced request.

Aaron Bickel

RECEIVED

DEC 11 2020

Houston Co. Bldg. Insp.
Planning/Zoning

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

Application No. 2425

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:

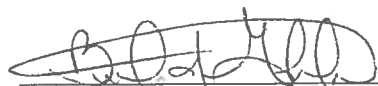
1. Name of Applicant Brandon Gibby
2. Applicant's Phone Number 707-685-4561
3. Applicant's Mailing Address 365 Old Perry Road Bonaire, GA 31005
4. Property Description LL 11, 11th Land District of Houston County, Georgia, Tract "B" as shown on a plat of survey for James L. Dickey, consisting of 3.61 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Pressure Washing 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.

10/19/2020
Date



Applicant

To: Timothy Andrews
From: Brandon Gibby

Date: 18 Dec 2020

Re: Special Exception application #2425 for property located at 365 Old Perry Road

I wish to formally withdraw my petition for the above referenced request.



A handwritten signature in cursive script, appearing to read "Brandon Gibby", is written over a horizontal line. The signature is enclosed within a large, hand-drawn oval that extends to the left and then curves back under the line.

RECEIVED

DEC 18 2020

Houston Co. Bldg. Insp.
Planning/Zoning

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

Application No. 2426

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:

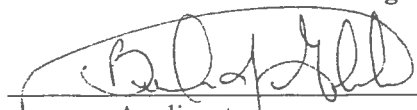
1. Name of Applicant Brandon Gibby
2. Applicant's Phone Number 707-685-4561
3. Applicant's Mailing Address 365 Old Perry Road Bonaire, GA 31005
4. Property Description LL 11, 11th Land District of Houston County, Georgia, Tract "B" as shown on a plat of survey for James L. Dickey, consisting of 3.61 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Metal Fabrication 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.

10/19/2020
Date


Applicant

Application # 2426

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 19, 2020

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

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

Date of Public Hearing: January 25, 2021

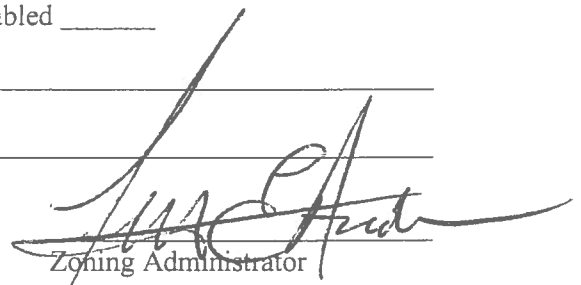
Fee Paid: \$100.00 Receipt # 41899

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

January 25, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: February 2, 2021

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

Date of Public Hearing: February 2, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

172a James Dickey
44-161



Approved
11/17/93
Houston County Planning Commission

David C. Hudson
Secretary

DRYDEN

N 00° 33' 00" W
324.40'

Doc ID: 00831130001 Type: PLA
Filed: 11/19/1993 at 11:32:00 AM
Fee Act: Page 1 of 1
Houston, Jr. Clerk Superior Court
Carolyn V. Sullivan Clerk
EX 44 Pg 161

TRACT "D"

TRACT "B"
3.609 ACRES

TRACT "C-2"

82.54' E
589° 27' 00" W 12.685'

483.95' E
N 89° 27' 00" W

FRAME BARN

1- STORY FRAME
CONC
GRAVEL DRIVE 7.5'

FILED
HOUSTON COUNTY
1988 NOV 19 AM 11:32
CLERK SUPERIOR COURT

Self

71.8' ALONG
R/W TO SOUTH
LINE OF L-11

508° 04' 23" W
CH = 85.55
ARC = 85.93'
R = 265.90'

239.83' E
501° 11' 06" E

OLD PERRY ROAD 80' R/W

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSEST PRECISION OF ONE FOOT IN 76.7 FEET AND AN ANGULAR ERROR OF 0.41" PER ANGULAR POINT AND WAS ADJUSTED USING THE CRANFIELD RULE

EQUIPMENT USED FOR MEASUREMENT
ANGULAR WILD T.C. 301
LINEAR TAPE

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 76.5 FEET

- E — DENOTES OVERHEAD ELECTRIC
- DENOTES IRON PIN FOUND
- DENOTES IRON PIN SET

James M. Scarborough

In my opinion this plan is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law

James M. Scarborough



SURVEY FOR

JAMES L. DICKEY

THE REMAINDER OF TRACT "B"
SITUATED AS SHOWN

IN LAND LOT 11 111A DISTRICT
HOUSTON COUNTY, GEORGIA
SCALE 1" = 50' OCTOBER 29, 1993

SCARBOROUGH LAND SURVEYS
P.O. BOX 6165 WARNER ROBINS, GA 30374-1491

44-161

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>No signage</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p>The Business will be mobile</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

Comments

Complies

Doesn't Comply

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"/>
Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:			
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.		<input checked="" 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 #2426 filed on **October 19, 2020**, for a **Special Exception** for the real property described as follows:

LL 11 of the 11th Land District of Houston County, Georgia, Tract "B" as shown on a plat of survey for James L. Dickey, Consisting of 3.61 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.

**Zoning & Appeals
Recommendation**

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2437 – James Winters	Mobile Home Hardship	Unanimous	X		
#2438 – Mark & Sheila White	Mobile Home Hardship	Unanimous	X		
#2439 – Doretha Nichols Davis	Cleaning Service	Unanimous	X		
#2440 – Kimberly Clements	Virtual Administrative Services	Unanimous	X		
#2441 – Christina Hancock	Jewelry & Pet Access (Internet)	Unanimous	X		
#2442 – Danny & Sharon Reed	Construction	Unanimous	X		
#2443 – Lorenzo & Audrey Quichocho	HVAC Contractor	Unanimous	X		
#2444 – Karl Tyson	Bail Bondsman	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:

#2437 – James Winters	Mobile Home Hardship
#2438 – Mark & Sheila White	Mobile Home Hardship
#2439 – Doretha Nichols Davis	Cleaning Service
#2440 – Kimberly Clements	Virtual Administrative Services
#2441 – Christina Hancock	Jewelry & Pet Access (Internet)
#2442 – Danny & Sharon Reed	Construction
#2443 – Lorenzo & Audrey Quichocho	HVAC Contractor
#2444 – Karl Tyson	Bail Bondsman

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

Application No. 2437

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 James Winters
2. Applicant's Phone Number 478-951-9314
3. Applicant's Mailing Address 172 Felton Road Perry, GA 31069
4. Property Description LL 148, 14th Land District of Houston County, Georgia, the western portion of Parcel "1C", "1A" and "1B" as shown on a plat of survey for W.H. Thames, consisting of 7.50 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Mobile Home
Hardship
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.

10-30-2020
Date

James L Winters
Applicant

Application # 2437

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 30, 2020

Date of Notice in Newspaper: January 6 & 13, 2021

Date of Notice being posted on the property: January 8, 2021

Date of Public Hearing: January 25, 2021


Fee Paid: \$100.00 Receipt # 41910

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

January 25, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: February 2, 2021

Date of Notice in Newspaper: January 6 & 13, 2021

Date of Public Hearing: February 2, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

MERCER *Medicine*
Feel better. Live better.



Date: 10/8/2015
Patient DOB: 01/31/1944

JAMES WINTERS

To whom it may concern:

Mr. James Winters is an established patient here at Mercer Medicine Peach County. At this time, Mr. Winters is currently facing hardship and is in need of permission to have a family member to help with care and assistance by moving mobile home on the property.

If you have any questions regarding this matter, please feel free to contact the office at 478-825-3317.

Thanks in advance.

A handwritten signature in black ink, appearing to read 'm. earl', with a long, sweeping flourish extending upwards and to the right.

Michael Earl, M.D.

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2437 filed on **October 30, 2020**, for a **Special Exception** for the real property described as follows:

LL 148 of the 14th Land District of Houston County, Georgia, the western portion of Parcel "1C", "1A" and "1B" as shown on a plat of survey for W.H. Thames, Consisting of 7.50 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. 2438

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 Mark and Sheila White
2. Applicant's Phone Number 478-320-7253
3. Applicant's Mailing Address 507 Pitts Road Hawkinsville, GA 31036
4. Property Description LL 34, 13th Land District of Houston County, Georgia, Lot 7 of Whitfield Farm Subdivision, consisting of 3.01 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Mobile Home
Hardship
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.

10-30-20
Date

Sheila White
Applicant

Application # 2438

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 30, 2020

Date of Notice in Newspaper: January 6 & 13, 2021

Date of Notice being posted on the property: January 8, 2021

Date of Public Hearing: January 25, 2021

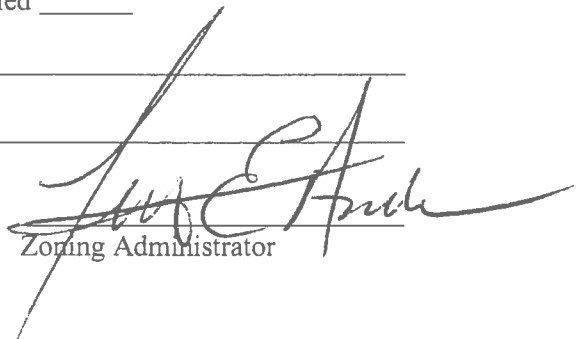
Fee Paid: \$100.00 Receipt # 41911

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

January 25, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: February 2, 2021

Date of Notice in Newspaper: January 6 & 13, 2021

Date of Public Hearing: February 2, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk



GRID NORTH - GEORGIA WEST ZONE
BASED ON SOLAR OBSERVATIONS

SEE SHEET 3

SEE SHEET 3



NOW OR FORMERLY TOLLESON LAND & TIMBER COMPANY

WHITFIELD FARM
 IN LAND LOTS 34, 51, & 52 13TH LAND DISTRICT,
 HOUSTON COUNTY, GEORGIA
 AUGUST 8, 2001 SCALE: 1" = 150'

LAND SURVEY
Grant Cunningham and Co., Inc.
 P.O. BOX 3546, 31008--3546 • 101 MARSHALL BLVD., SUITE 1100
 WALKER HILLS, GEORGIA • PHONE/FAX: (770) 822-8010
 DRAWING NUMBER: 2010-D



SEE SHEET ONE FOR
 ADDITIONAL INFORMATION

FILED
 INDEXED
 01 AUG 14 PM 4:51
 CLERK SUPERIOR COURT



LILLETTE A. INTAPHAN, M.D.
Diplomate American Board of Internal Medicine

657 Hemlock Street • Suite 221 • Macon, Georgia 31201 • (478) 750-8984 • Fax (478) 746-1530

October 21, 2020

RE: Gloria Ann Fowler

Dear Houston County Zoning Board Members:

On behalf of my patient, Gloria Ann Fowler, and her family, I am endorsing their request for hardship to place a second dwelling on the property of Mark and Sheila White. I am requesting this so that my elderly patient may have closer proximity with her daughter, Sheila White. Due to medical issues and declining health, it is anticipated that she will continue to require increasing support. This support includes assisting with activities of daily living, ensuring her safety from falls, facilitating medical care, and assisting or providing medication management. While her daughter considers this her joy to provide this care to my patient, having her in close proximity would lessen the burden that this responsibility entails, and better allow her to provide for her mother's safety. Having a second dwelling would allow her to maintain her independence as long as she can, with support, in order to maintain the dignity that all older adults deserve. Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lillette Intaphan'. The signature is fluid and cursive, with a large loop at the end.

Lillette Intaphan, M. D.

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2438 filed on **October 30, 2020**, for a **Special Exception** for the real property described as follows:

LL 34 of the 13th Land District of Houston County, Georgia, Lot 7 of Whitfield Farm Subdivision, Consisting of 3.01 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. 2439

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 Doretha Nichols Davis
2. Applicant's Phone Number 478-972-9809
3. Applicant's Mailing Address 214 Autumn Woods Drive Warner Robins, GA 31088
4. Property Description LL 125, 10th Land District of Houston County, Georgia, Lot 20, Block "A", Phase 3 of Autumn Woods Subdivision, consisting of 0.34 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Commercial and Residential Cleaning 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.

11/09/2020
Date

Doretha N. Davis
Applicant

Application # 2439

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: November 9, 2020

Date of Notice in Newspaper: January 6 & 13, 2021

Date of Notice being posted on the property: January 8, 2021

Date of Public Hearing: January 25, 2021

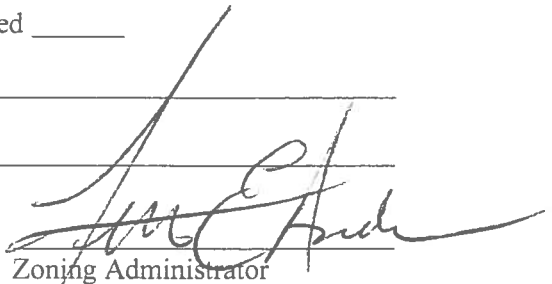
Fee Paid: \$100.00 Receipt # 41912

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

January 25, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: February 2, 2021

Date of Notice in Newspaper: January 6 & 13, 2021

Date of Public Hearing: February 2, 2021

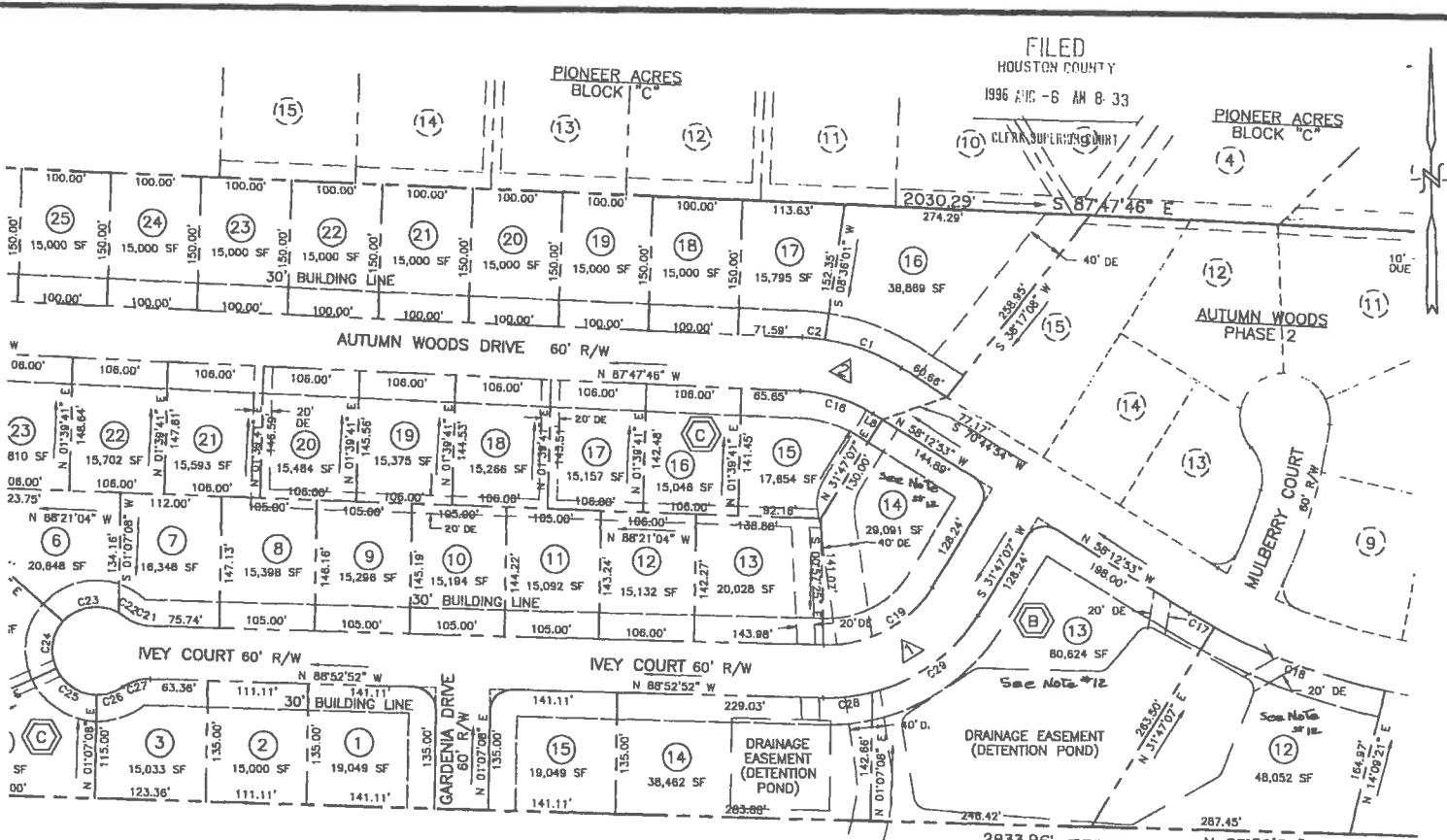
Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk



CURVILINEAR LOT DATA				
NUMBER	RADIUS	ARC	DELTA	CHORD
C1	225.00	91.05	S 89°48'28" E	90.43
C2	225.00	25.12	N 84°35'53" W	25.11
C3	200.00	78.15	N 80°51'59" W	78.84
C4	200.00	78.87	S 50°05'13" W	79.34
C5	150.00	116.43	S 68°52'57" W	113.53
C6	50.00	32.18	N 70°28'46" W	31.82
C7	50.00	22.03	S 64°37'53" E	21.65
C8	50.00	62.61	S 66°52'33" W	56.60
C9	50.00	57.81	N 02°07'18" W	54.85
C10	50.00	68.04	S 74°13'52" E	62.91
C11	50.00	10.94	N 60°31'00" E	10.92
C12	50.00	32.18	S 72°41'02" W	31.82
C13	210.00	81.04	S 80°03'48" W	80.54
C14	210.00	81.98	N 57°49'57" W	81.44
C16	140.00	111.32	S 69°25'30" W	108.41
C16	165.00	85.19	N 73°00'19" W	84.25
C17	860.00	32.01	S 66°38'16" E	32.01
C18	860.00	202.16	S 69°48'05" E	201.37
C19	140.00	109.15	S 54°07'13" W	106.41
C21	50.00	32.18	N 70°28'46" W	31.82
C22	50.00	7.44	S 56°18'25" E	7.43
C23	50.00	68.02	S 80°29'36" W	62.89
C24	50.00	57.48	S 09°39'13" W	54.37
C25	50.00	56.32	N 56°36'54" W	53.39
C26	50.00	32.18	S 72°41'02" W	31.82
C27	50.00	32.18	S 72°41'02" W	31.82
C28	200.00	55.58	N 63°09'35" E	55.39
C29	200.00	151.55	S 53°29'35" W	147.85
C30	85.00	65.93	N 65°34'30" W	64.28
C31	145.00	56.91	S 78°33'06" E	56.55
C32	146.00	55.56	S 54°18'49" E	55.22
C33	50.00	6.93	N 47°19'34" W	6.93
C34	50.00	31.80	N 69°31'07" W	31.27
C35	50.00	61.62	S 52°29'15" E	57.72
C36	50.00	56.97	S 14°49'57" W	53.09
C37	50.00	55.97	S 78°58'14" W	53.08
C38	50.00	48.80	S 42°08'41" E	45.11
C39	50.00	26.57	S 30°33'15" E	26.28
C40	50.00	10.18	S 44°33'59" E	10.18

CENTERLINE CURVE DATA					
CURVE No.	RAD	ARC	TAN	DELTA	CHORD
1	170.00	178.05	98.84	58°20'00"	188.28
2	195.00	100.88	61.48	28°34'58"	99.56
3	170.00	138.17	71.34	45°33'24"	131.64
4	210.00	16.39	9.20	04°28'18"	16.39
5	115.00	89.20	48.98	44°28'30"	88.88
6	180.00	138.71	73.59	44°28'16"	136.24

LINEAR LOT DATA		
NUMBER	DISTANCE	DIRECTION
L1	9.74'	N 87°47'46" W
L2	28.41'	S 48°38'47" W
L3	6.57'	S 48°38'47" W
L4	38.82'	N 68°52'52" W
L5	8.10'	N 68°52'52" W
L6	6.57'	S 48°38'47" W
L7	21.41'	N 48°38'47" W
L8	12.14'	N 58°12'53" W
L9	3.78'	S 43°21'13" E
L10	42.41'	S 87°47'46" E
L11	42.26'	S 87°47'46" E
L12	43.83'	N 43°21'13" W
L13	8.12'	S 87°47'46" E
L14	49.81'	S 78°55'03" E

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 26th day of July, 1996.

THE HOUSTON COUNTY PLANNING COMMISSION
 By: *[Signature]*
 Secretary

I certify that the general lot layout shown on this plat has been approved by the Houston County Health Department for development with city or county water and individual sewage. Individual lot approval required for each lot prior to construction.
 By: *[Signature]*
 Environmental Health Specialist
 Houston County Health Department.

BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED AND ALL LINEAR DISTANCES ARE HORIZONTALLY CALCULATED FROM FIELD DATA USING A SOKKISHA SET 3.

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 478,773 FEET.

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.
 By: *[Signature]*
 REG. LAND SURVEYOR



SUBDIVISION PLAT
AUTUMN WOODS
 PHASE 3

IN LAND LOTS 100 & 125
 HOUSTON COUNTY
 JULY 25, 1996

TENTH DISTRICT
 GEORGIA
 SCALE: 1"=100'

WADDELL & COMPANY
 104 MEADOWBRIDGE DR. WARNER ROBINS, GA.
 BUS (912) 923-2783 FAX (912) 923-7144

PARCEL A-7

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

OWNER'S CERTIFICATIONS:
 STATE OF GEORGIA, COUNTY OF HOUSTON.
 THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED, AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS, OR PARKS.
 DATE: 7/26/96
 OWNER'S SIGNATURE: *[Signature]*

I CERTIFY THAT THE OWNER, OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE REGULATIONS OF HOUSTON COUNTY, GEORGIA; OR HAS POSTED A PERFORMANCE BOND OR CASHIER'S CHECK IN LIEU THEREOF.
 DATE: 7/26/96
 COUNTY ENGINEER: *[Signature]*

- NOTES:
- IRON PINS TO BE SET ON ALL CORNERS. (1/2" REBAR)
 - 25' RADIUS ON ALL STREET CORNERS INDICATES ACTUAL PROPERTY LINE.
 - DISTANCES, SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET RIGHT-OF-WAY LINES.
 - ALL LOT LINES ARE AT RIGHT ANGLES TO STREET UNLESS OTHERWISE INDICATED.
 - ⓑ DENOTES LOT NUMBER.
 - △ DENOTES REFERENCE NUMBER FOR CENTERLINE CURVE DATA.
 - C39 DENOTES REFERENCE NUMBER FOR CURVILINEAR LOT DATA.
 - L2 DENOTES REFERENCE NUMBER FOR LINEAR LOT DATA.
 - ⓑ DENOTES BLOCK NUMBER.
 - DE - DENOTES DRAINAGE EASEMENT.
 - SSE - DENOTES SANITARY SEWER EASEMENT.
 - Special House Location Due to Gasmain

I CERTIFY THAT ALL THE REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE REGULATIONS OF HOUSTON COUNTY, GEORGIA, AND THE REQUIREMENTS OF THE HOUSTON COUNTY PLANNING COMMISSION.
 DATE: _____
 CHAIRMAN, PLANNING COMMISSION

AUTHORIZATION OF PROPERTY OWNER
Application for Special Exception/Variance

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

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

Name of Applicant Doretha Nichols Davis
Address 214 Autumn Wood Drive
Warner Robins, Ga. 31088
Telephone Number (478) 972-9809



Signature of Owner

Personally appeared before me

November 5, 2020

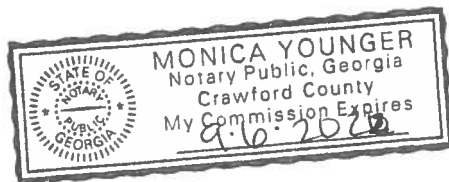
who swears/affirms that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Monica Younger

Notary Public

September 6, 2022

Date



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

Requirements - Section 95

Comments

Complies

Doesn't Comply

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>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 #2439 filed on November 9, 2020, for a **Special Exception** for the real property described as follows:

LL 125 of the 10th Land District of Houston County, Georgia, Lot 20, Block "A", Phase 3 of Autumn Woods Subdivision, Consisting of 0.34 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. 2440

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 Kimberly Clements
2. Applicant's Phone Number 478-954-8076
3. Applicant's Mailing Address 171 Holly Pointe Warner Robins, GA 31088
4. Property Description LL 100, 10th Land District of Houston County, Georgia, Lot 20, Block "D", Phase 4 of Autumn Woods Subdivision, consisting of 0.35 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Virtual Administrative 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.

11-10-20
Date

Kimberly Clements
Applicant

Application # 2440

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

Houston County Zoning and Appeals Commission

Date Filed: November 10, 2020

Date of Notice in Newspaper: January 6 & 13, 2021

Date of Notice being posted on the property: January 8, 2021

Date of Public Hearing: January 25, 2021

Fee Paid: \$100.00 Receipt # 41913

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

January 25, 2021
Date


Zoning Administrator

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

Date of Recommendation Received: February 2, 2021

Date of Notice in Newspaper: January 6 & 13, 2021

Date of Public Hearing: February 2, 2021

Action by Houston County Commissioners:

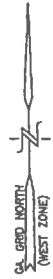
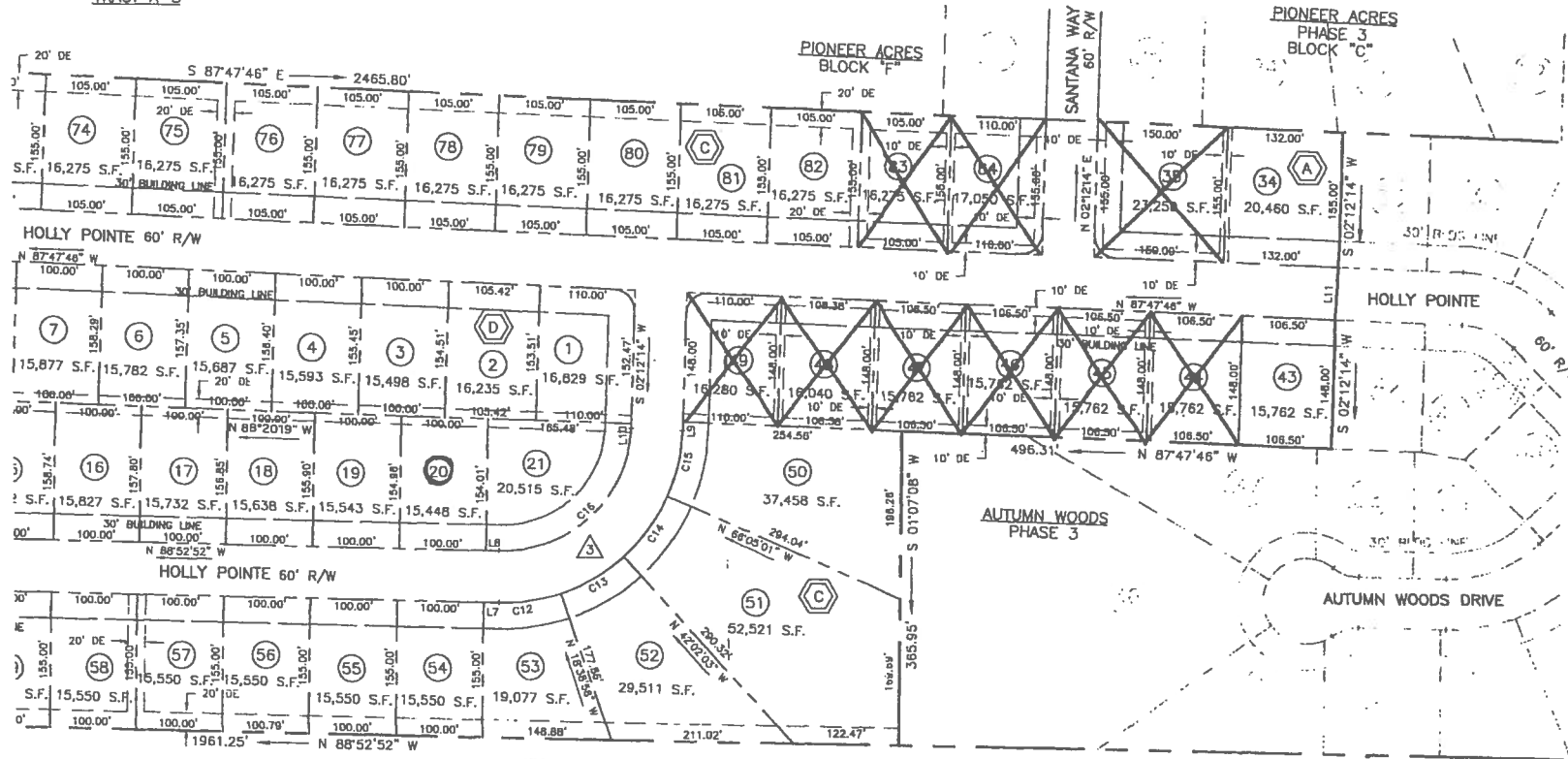
Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

TRACT A-5



TRACT A-7

"This approval in no way relieves the property owner or contractor of his damage to adjacent and downstream properties and liability resulting therefrom and shall not constitute an assumption of liability by the County of Houston for damages caused by construction and/or grading performed under said plans and permits." *EC-12/20/98*

I CERTIFY THAT THE OWNER, OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE REGULATIONS OF HOUSTON COUNTY, GEORGIA; OR HAS POSTED A PERFORMANCE BOND OR CASHIER'S CHECK IN LIEU THEREOF.

12/20/98 *Robbi Dunton*
DATE COUNTY ENGINEER

OWNER'S CERTIFICATIONS:
STATE OF GEORGIA, COUNTY OF HOUSTON.

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

12-7-98 *[Signature]*
DATE OWNER'S SIGNATURE

NOTES:

- IRON PINS TO BE SET ON ALL CORNERS. (1/2"REBAR)
- 25' RADIUS ON ALL STREET CORNERS INDICATES ACTUAL PROPERTY LINE.
- DISTANCES, SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET RIGHT-OF-WAY LINES.
- ALL LOT LINES ARE AT RIGHT ANGLES TO STREET UNLESS OTHERWISE INDICATED.
- 16 DENOTES LOT NUMBER.
- Δ DENOTES REFERENCE NUMBER FOR CENTERLINE CURVE DATA.
- C39 DENOTES REFERENCE NUMBER FOR CURVILINEAR LOT DATA.
- L2 DENOTES REFERENCE NUMBER FOR LINEAR LOT DATA.
- 8 DENOTES BLOCK NUMBER.
- DE - DENOTES DRAINAGE EASEMENT.
- SSE - DENOTES SANITARY SEWER EASEMENT.
- TOTAL ACREAGE: 37.823 Ac.
- LOT 35 BLOCK "A", LOTS 44-49 BLOCK "C" AND LOTS 83-84 BLOCK "C" EXCLUDED FROM THIS DEVELOPMENT.

I CERTIFY THAT ALL THE REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE REGULATIONS OF HOUSTON COUNTY, GEORGIA, AND THE REQUIREMENTS OF THE HOUSTON COUNTY PLANNING COMMISSION.

DATE CHAIRMAN, PLANNING COMMISSION

I certify that the general lot layout shown on this plat has been approved by the Houston County Health Department for development with city or county water and individual sewage. Individual lot approval required for each lot prior to construction.
[Signature] 12-27-98
Environmental Health Specialist
Houston County Health Department.

BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED AND ALL LINEAR DISTANCES ARE HORIZONTALLY CALCULATED FROM FIELD DATA USING A SOKKISHA SET 3.

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,484,487 FEET.

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.

[Signature]
RED. LAND SURVEYOR



CERTIFICATE OF FINAL APPROVAL

This plat has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for filing in the office of the Clerk of the Superior Court by said action, dated this 28 day of December, 1998.



Doc ID: 008786020003 Type: PLA
Filed: 01/09/1999 at: 08:13:00 AM
Fee Amt: \$ 39.00
Houston Co. Clerk Superior Court
Carolyn V. Sullivan Clerk
#53 PG 159-160

THE HOUSTON COUNTY PLANNING COMMISSION

[Signature]
Secretary



SUBMISSION
AUTUMN WOODS
PHASE 4

IN LAND LOTS 93 & 100
HOUSTON COUNTY
DECEMBER 18, 1998

TENTH DISTRICT
GEORGIA
SCALE: 1"=100'

WADDLE & COMPANY
104 MEADOWBRIDGE DR. WARRNER ROBINS, GA.
BUS (612) 823-2763 FAX (612) 823-7144

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>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 #2440 filed on November 10, 2020, for a Special Exception for the real property described as follows:

LL 100 of the 10th Land District of Houston County, Georgia, Lot 20, Block "D", Phase 4 of Autumn Woods Subdivision, Consisting of 0.35 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. 2441

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

1. Name of Applicant Christina Hancock
2. Applicant's Phone Number 478-952-7269
3. Applicant's Mailing Address 212 Spanish Trail Kathleen, GA 31047
4. Property Description LL 102, 10th Land District of Houston County, Georgia, Lot 10, Block "C", Section 7, Phase 2 of Royal Oaks Subdivision, consisting of 0.73 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Jewelry and Pet Accessories (Internet Sales) 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.

1/20, 2020
Date

Christina Hancock
Applicant

Application # 2441

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: November 10, 2020

Date of Notice in Newspaper: January 6 & 13, 2021

Date of Notice being posted on the property: January 8, 2021

Date of Public Hearing: January 25, 2021

Fee Paid: \$100.00 Receipt # 41914

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

January 25, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: February 2, 2021

Date of Notice in Newspaper: January 6 & 13, 2021

Date of Public Hearing: February 2, 2021

Action by Houston County Commissioners:

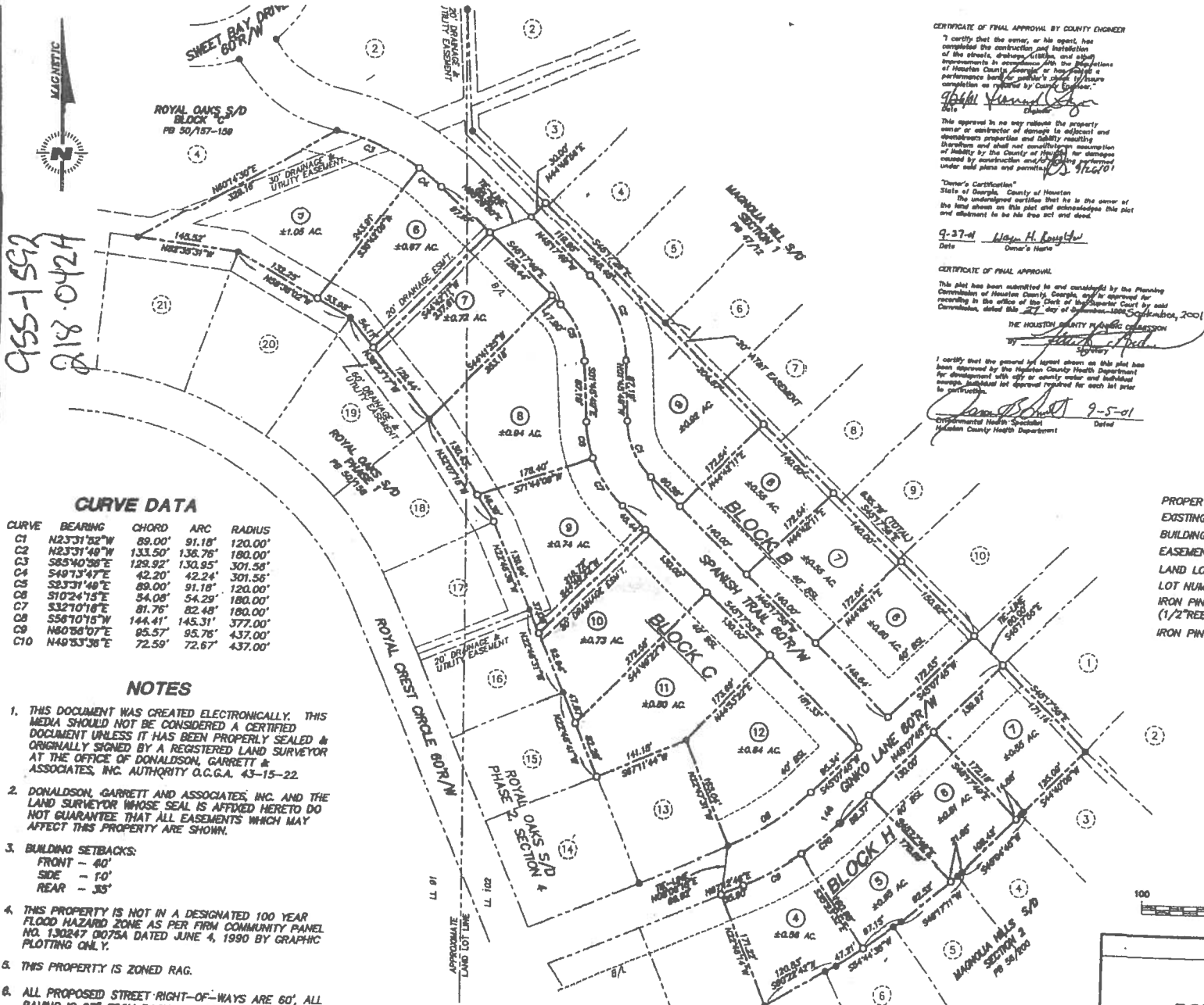
Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

955-1552
218-0424



CURVE DATA

CURVE	BEARING	CHORD	ARC	RADIUS
C1	N23°31'52"W	89.00'	91.18'	120.00'
C2	N23°31'49"W	133.50'	136.76'	180.00'
C3	S85°40'38"E	129.92'	130.95'	301.56'
C4	S49°13'47"E	42.20'	42.24'	301.56'
C5	S23°31'49"E	89.00'	91.18'	120.00'
C6	S10°24'15"E	54.08'	54.29'	180.00'
C7	S32°10'16"E	81.76'	82.48'	180.00'
C8	S56°10'15"W	144.41'	145.31'	377.00'
C9	N60°56'07"E	95.57'	95.76'	437.00'
C10	N49°53'36"E	72.59'	72.67'	437.00'

NOTES

1. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED & ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF DONALDSON, GARRETT & ASSOCIATES, INC. AUTHORITY O.C.G.A. 43-15-22.
2. DONALDSON, GARRETT AND ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
3. BUILDING SETBACKS:
FRONT - 40'
SIDE - 10'
REAR - 35'
4. THIS PROPERTY IS NOT IN A DESIGNATED 100 YEAR FLOOD HAZARD ZONE AS PER FIRM COMMUNITY PANEL NO. 130247 0075A DATED JUNE 4, 1990 BY GRAPHIC PLOTTING ONLY.
5. THIS PROPERTY IS ZONED RAG.
6. ALL PROPOSED STREET RIGHT-OF-WAYS ARE 60', ALL PAVING IS 27" FROM BACK OF CURB TO BACK OF CURB.

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,180 FEET AND ANGULAR ERROR OF 05" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 75,737 FEET.
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A LIETZ SET 2 TOTAL STATION.

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

I certify that the owner, or his agent, has completed the construction and installation of the streets, drainage, utilities and other improvements in accordance with the Regulations of Houston County, Georgia, and has caused a performance bond or public's bond to be furnished as required by County Engineer.
John H. Hough
County Engineer

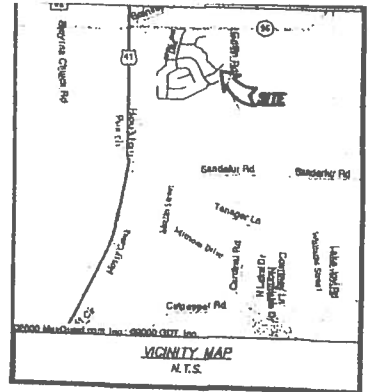
The approval is not valid unless the property owner or contractor of drainage is subject and maintains proper and liability resulting therefrom and shall not constitute assumption of liability by the County of Houston for damages caused by construction and/or drainage under said plans and permit.

"Donor's Certification"
State of Georgia, County of Houston
The undersigned certifies that he is the owner of the land shown on this plat and acknowledges this plat and approval to be his free act and deed.
9-27-01 *Walter H. Hough*
Date Donor's Name

CERTIFICATE OF FINAL APPROVAL

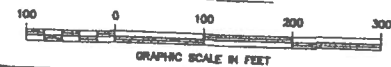
This plat has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, dated this 27 day of September, 2001.
THE HOUSTON COUNTY PLANNING COMMISSION
by *John H. Hough*
Secretary

I certify that the ground lot shown on this plat has been approved by the Houston County Health Department for development with city or county water and individual sewage treatment but approval required for each lot prior to construction.
James B. Smith 9-5-01
Deputy Health Officer Houston County Health Department



LEGEND

- PROPERTY LINE -----
- EXISTING CONTOUR - - - - -
- BUILDING SETBACK LINE - - - - - BSL
- EASEMENT LINE - - - - -
- LAND LOT LINE -----
- LOT NUMBER (5)
- IRON PIN FOUND (1/2" REBAR UNLESS NOTED) •
- IRON PIN SET (1/2" REBAR) ○



SUBDIVISION SURVEY
for
**ROYAL OAK SUBDIVISION
SECTION 7 PHASE 2**
LAND LOTS 91 & 102
HOUSTON COUNTY
10TH LAND DISTRICT
GEORGIA

DRAWN BY: WWH	DATE: JUNE 9, 2001
CHECKED BY: RT	SCALE: 1"=100'
FILED BY: SDR33	PROJECT NO. 5309-003-01
PLAT NO. 2202	DRAWING NO. 3505-01-C

4875 REVERSIDE DR. MACON, GA. 31210
(912)474-5350 FAX: (912)477-2834

This document, as instruments of service, remain the property of D, G & A and no part thereof may be used or reproduced in any form without written permission.

Requirements - Section 95

	Comments	Complies	Doesn't Comply
1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.	No customers will come to the home. Internet sales only.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.	No signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.			
1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.	N/A	<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>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>		<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>		<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 #2441 filed on November 10, 2020, for a Special Exception for the real property described as follows:

LL 102 of the 10th Land District of Houston County, Georgia, Lot 10, Block "C", Section 7, Phase 2 of Royal Oaks Subdivision, Consisting of 0.73 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. 2442

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 Danny and Sharon Reed
2. Applicant's Phone Number 478-957-3336
3. Applicant's Mailing Address 104 Echo Lane Warner Robins, GA 31088
4. Property Description LL 16, 11th Land District of Houston County, Georgia, Lot 3, Block "B" of Whispering Woods West Subdivision, consisting of 1.27 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Construction 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.

12/3/2020
Date

Lowell D Reed
Applicant

Application # 2442

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

Houston County Zoning and Appeals Commission

Date Filed: December 3, 2020

Date of Notice in Newspaper: January 6 & 13, 2021

Date of Notice being posted on the property: January 8, 2021

Date of Public Hearing: January 25, 2021

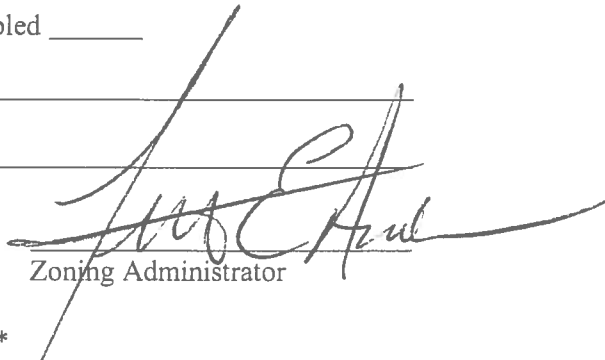
Fee Paid: \$100.00 Receipt # 41915

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

January 25, 2021
Date



Zoning Administrator

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

Date of Recommendation Received: February 2, 2021

Date of Notice in Newspaper: January 6 & 13, 2021

Date of Public Hearing: February 2, 2021

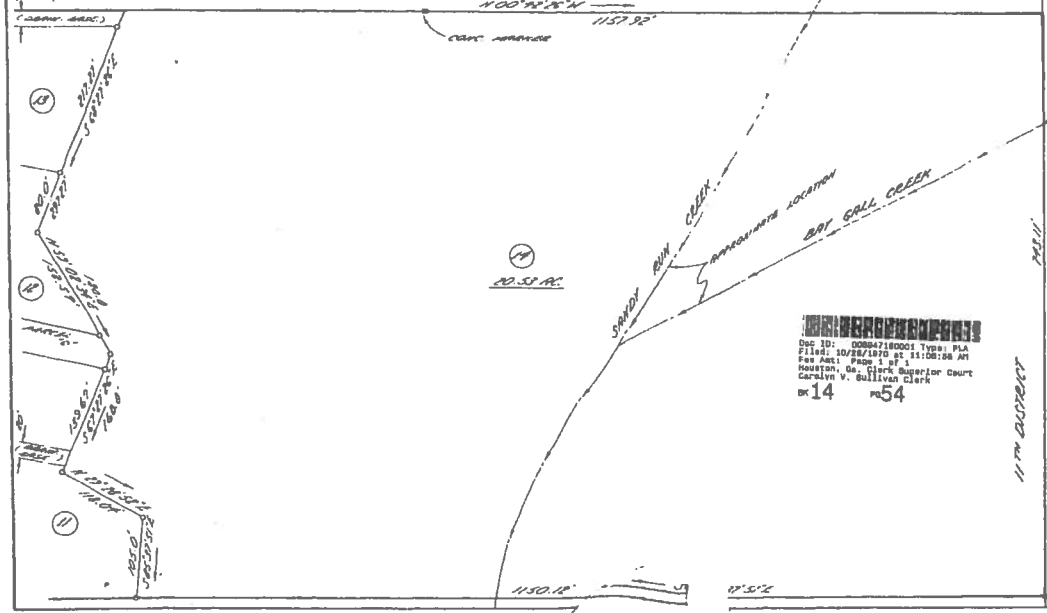
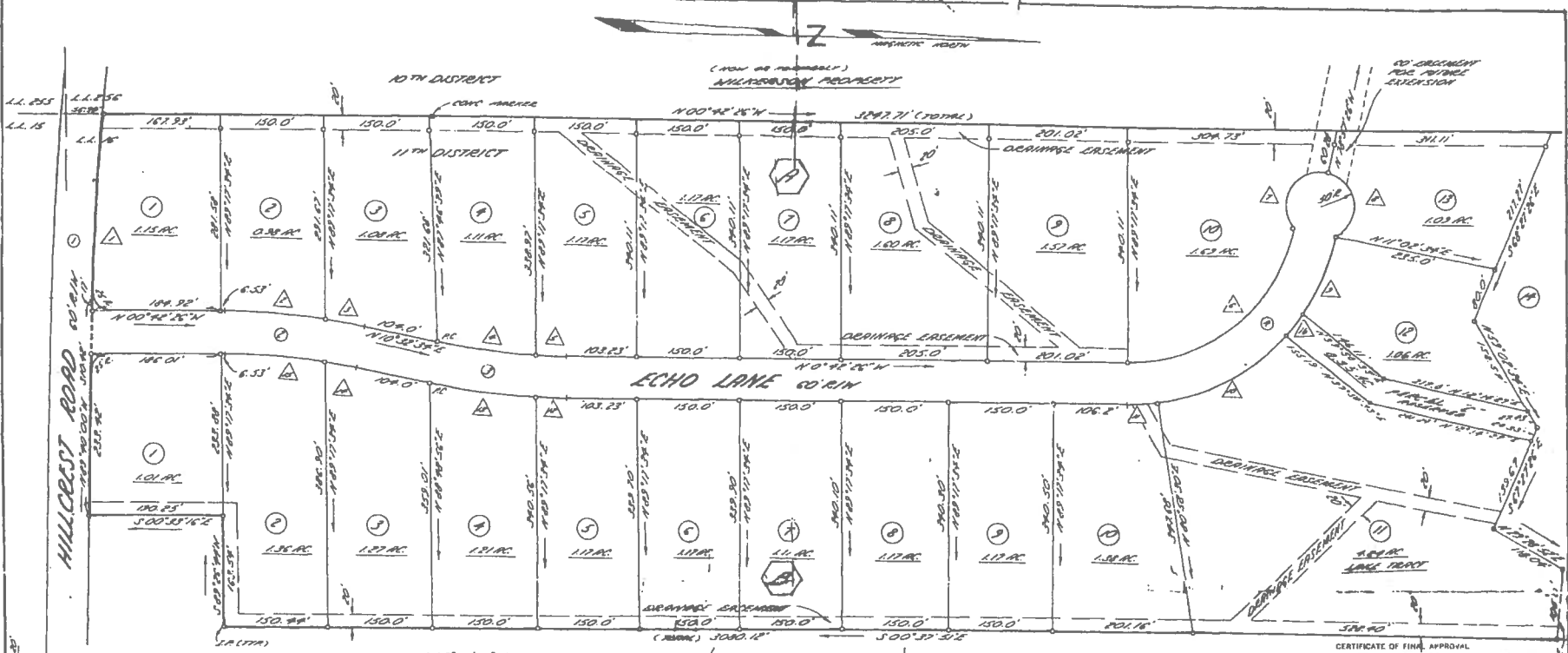
Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk



Doc ID: 008678001 Type: PLA
 Filed: 10/22/1970 at 11:00:08 AM
 Fee Amt: From 1 of 1
 Houston, Tx. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 bk 14 pg 54

CERTIFICATE OF FINAL APPROVAL
 This plan has been submitted to the Board of Commissioners of Houston County, Georgia, and it is hereby approved in the office of the Clerk of the Superior Court by the undersigned, this 21st day of October, 1970.

APPROVED BY HOUSTON CO. PLANNING COMMISSION: *Julius Vandenberg*
 1004 MARKET

S CURVE DATA			
STATION	Δ	ABSCISSA	TANGENT
1	5° 15'	1280'	241.62'
2	11° 15'	225'	24.00'
3	11° 15'	225'	24.00'
4	11° 15'	225'	24.00'



CURVILINEAR LINE DATA				
LINE	Δ	ABC	CHORD	BEARING
1	5° 00' 00"	265.20'	265.20'	N 89° 00' 00" W
2	5° 00' 00"	265.20'	265.20'	S 89° 00' 00" W
3	5° 00' 00"	265.20'	265.20'	S 89° 00' 00" W
4	5° 00' 00"	265.20'	265.20'	S 89° 00' 00" W
5	5° 00' 00"	265.20'	265.20'	S 89° 00' 00" W
6	5° 00' 00"	265.20'	265.20'	S 89° 00' 00" W
7	5° 00' 00"	265.20'	265.20'	S 89° 00' 00" W
8	5° 00' 00"	265.20'	265.20'	S 89° 00' 00" W
9	5° 00' 00"	265.20'	265.20'	S 89° 00' 00" W
10	5° 00' 00"	265.20'	265.20'	S 89° 00' 00" W
11	5° 00' 00"	265.20'	265.20'	S 89° 00' 00" W
12	5° 00' 00"	265.20'	265.20'	S 89° 00' 00" W
13	5° 00' 00"	265.20'	265.20'	S 89° 00' 00" W
14	5° 00' 00"	265.20'	265.20'	S 89° 00' 00" W

THE PREPARATION OF THIS PLAN HAS BEEN PREPARED BY ENGINEERS WITH THE HIGHEST STANDARDS AND RECOMMENDED BY GEORGIA LAW.
Julius Vandenberg
 #1492, B.S., S.E.
 CIVIL ENGINEER

SUBDIVISION
WHISPERING WOODS WEST
 N.E. 1/4 10TH DISTRICT HOUSTON CO. GEORGIA
 15 MAY 1970 SCALE: 1"=100'
 HOUSTON COUNTY PLANNING COM. LICENSE AGENTS, GA. EXPIRES 10/1/1970

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2442 filed on **December 3, 2020**, for a **Special Exception** for the real property described as follows:

LL 16 of the 11th Land District of Houston County, Georgia, Lot 3, Block "B" of Whispering Woods West Subdivision, Consisting of 1.27 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. 2443

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 Lorenzo and Audrey Quichocho
2. Applicant's Phone Number 478-284-9946
3. Applicant's Mailing Address 106 Arthur Walter Court Warner Robins, GA 31088
4. Property Description LL 92, 10th Land District of Houston County, Georgia, Lot 33, Block "A", Section 4 of The Brantley Subdivision, consisting of 0.78 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a HVAC Contractor 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.

15 Dec 2026
Date


Applicant(s)

Application # 2443

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

Houston County Zoning and Appeals Commission

Date Filed: December 15, 2020

Date of Notice in Newspaper: January 6 & 13, 2021

Date of Notice being posted on the property: January 8, 2021

Date of Public Hearing: January 25, 2021

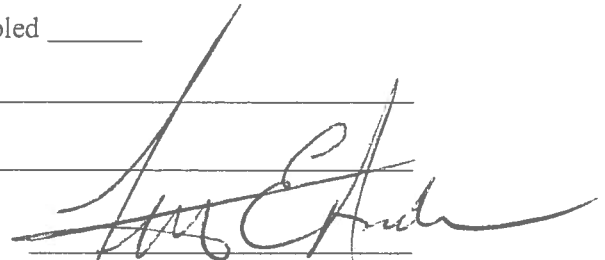
Fee Paid: \$100.00 Receipt # 41916

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

January 25, 2021
Date


Zoning Administrator

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

Date of Recommendation Received: February 2, 2021

Date of Notice in Newspaper: January 6 & 13, 2021

Date of Public Hearing: February 2, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk



CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

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

Date: 3/7/02
 Engineer: [Signature]

"This approval in no way releases the property owner or contractor of the design, construction and downstream protection and liability for any and all damage or injury to the property or liability by the County of Houston, Georgia, caused by construction or use of the property under said plans and permits."

Date: 3/7/02

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

Date: 3/14/02
 Environmental Health Specialist
 Houston County Health Department

CERTIFICATE OF FINAL APPROVAL

This plan has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, dated this 18th day of March, 2002.

THE HOUSTON COUNTY PLANNING COMMISSION
 [Signature]

Doc ID: 0020007000 Type: PLA
 Filed: 03/19/02 at 08:18:00 PM
 Fee Amt: Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolee V. Sullivan Clerk
 ex 58 pg 187

CURVILINEAR LOT DATA

NUMBER	DIRECTION	RADIUS	ARC	CHORD
C1	S 06°12'1" E	698.23	73.80	73.56
C2	S 81°18'00" E	598.23	110.18	110.04
C3	S 72°41'28" E	698.23	100.08	100.00
C4	S 87°34'42" E	698.23	24.62	24.52
C5	S 70°43'51" E	619.83	88.05	88.85
C6	S 81°30'35" E	619.83	148.33	148.00
C7	N 84°05'00" E	619.83	145.33	145.00
C8	N 77°28'42" E	679.53	13.48	13.45
C9	S 81°44'14" W	679.53	110.12	110.00
C10	N 88°58'30" W	679.53	110.12	110.00
C11	N 78°41'33" W	679.53	110.12	110.00
C12	N 70°48'40" W	679.53	100.66	100.45
C13	S 38°48'50" W	323.43	184.84	182.14
C14	S 65°18'44" W	323.43	103.22	102.78
C16	S 81°18'02" W	323.43	77.36	77.17
C18	S 84°29'10" W	60.00	55.37	53.00
C17	N 86°42'30" W	60.00	69.34	65.54
C18	N 88°40'44" W	60.00	48.01	45.74
C19	N 88°13'48" E	60.00	91.65	75.48
C20	S 80°18'48" E	60.00	59.60	67.18
C21	N 80°34'13" E	288.43	66.46	69.28
C22	N 48°13'10" E	288.43	228.00	220.95
C23	N 88°40'00" W	60.00	50.08	50.04
C24	N 77°42'48" W	636.23	148.11	147.77
C25	N 80°70'00" W	636.23	63.70	63.64

CENTERLINE DATA

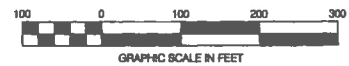
NUMBER	DIRECTION	RADIUS	ARC	CHORD
CL1	S 71°50'00" E	698.23	288.11	282.72
CL2	S 84°48'13" E	648.53	288.83	283.82
CL3	S 57°47'57" W	283.43	910.81	288.31

LINEAR LOT DATA

NUMBER	DIRECTION	DISTANCE
L1	N 01°17'50" E	28.14'
L2	S 18°50'02" E	68.43'
L3	S 74°12'50" E	23.97'
L5	N 88°07'28" E	35.71'
L6	S 00°19'20" W	40.00'
L7	N 00°18'20" E	36.00'
L8	S 85°37'07" E	62.87'

- NOTES**
- 28 LOTS IN SUBDIVISION
 - 21 ACRES IN SUBDIVISION
 - STREET RIGHTS OF WAY ARE 60'
 - DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT-OF-WAY LINES
 - 20' RADII ON ALL STREET CORNERS
 - ALL SUBSISTENCE ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED
 - LOT 25 AND 26 BLOCK "B" SHALL REQUIRE INDIVIDUAL SITE PLAN PRIOR TO ISSUANCE OF BUILDING PERMIT

REVISED: FEBRUARY 25, 2002 TO SHOW RESUBDIVISION OF LOTS 48 & 49 OF BLOCK "C"



FILED
 HOUSTON COUNTY
 '02 MAR 13 PM 2:57
 CLERK SUPERIOR COURT

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSENESS OF ONE FOOT IN 300.00 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE.

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSENESS AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 300.00 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAN WERE OBTAINED BY USING A TOPCON GTS-113 AND 102 TAPE.

GENERAL CERTIFICATION

STATE OF GEORGIA, COUNTY OF HOUSTON
 I, THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAN AND ACKNOWLEDGE THIS PLAN AND ALL CONTENT TO BE MY FREE ACT AND DEED AND DEDICATED TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAN AS STREET, ALLEY, EASEMENTS OR PARKS.

3-18-02
 DATE
 RO [Signature]
 OWNERS SIGNATURE

IN MY OPINION THIS PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD ZONE.

APPROVED: [Signature]
 ROBERT L. GIBSON, REGISTERED SURVEYOR NO. 1862

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

[Signature]
 ROBERT L. GIBSON, REGISTERED SURVEYOR



SUBMISSION FOR

THE BRANTLEY SECTION No. 4

LAND LOT 60
 HOUSTON COUNTY

10th DISTRICT
 GEORGIA

SCALE: 1"=100'
 DATE: 03 JAN 2002
 DPC: 08-001-C1
 DRAWN BY: JEM II

STORY & COMPANY, INC.

200 WESTON BLVD. SUITE 7
 28 SPENGLER, ALBANY, GA 31707
 TEL: 478-482-7734

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>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p>No customers will come to the home</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

Comments

Complies

Doesn't Comply

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>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 #2443 filed on **December 15, 2020**, for a **Special Exception** for the real property described as follows:

LL 92 of the 10th Land District of Houston County, Georgia, Lot 33, Block "A", Section 4 of The Brantley Subdivision, Consisting of 0.78 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. 2444

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 Karl Tyson
2. Applicant's Phone Number 478-335-3467
3. Applicant's Mailing Address 117 Brookhaven Drive Bonaire, GA 31005
4. Property Description LL 222, 10th Land District of Houston County, Georgia, Lot 32, Block "G", Section 3 of Idlewood Acres Subdivision, consisting of 0.37 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Bail Bondsman 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.

16 Dec 2020
Date

Karl Tyson
Applicant

Application # 2444

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: December 16, 2020

Date of Notice in Newspaper: January 6 & 13, 2021

Date of Notice being posted on the property: January 8, 2021

Date of Public Hearing: January 25, 2021

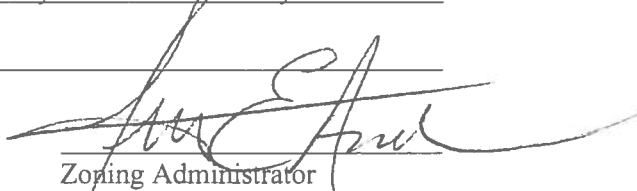
Fee Paid: \$100.00 Receipt # 41917

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, subject to approval by the Houston County Sheriff and compliance with any state regulatory agency requirements.

January 25, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: February 2, 2021

Date of Notice in Newspaper: January 6 & 13, 2021

Date of Public Hearing: February 2, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

_____ Clerk

26/283

26/283

FILED
HOUSTON COUNTY

1984 JUN 17 AM 10:14
SCALE: 1" = 100'

CLERK SUPERIOR COURT



006836180001 Type: PLA
17/1984 at 10:14:00 AM
Page 1 of 1
Clerk Superior Court
Sullivan Clerk
PG 283

CENTER LINE CURVE DATA

Nº	RADIUS	Δ	ARC	TAN	CHORD	BEARING
1.	238.85'	63° 47' 20"	265.93'	148.64'	252.41'	S 03° 59' 40" W
2.	164.69	45° 55' 40"	132.02'	69.79'	128.51	N 58° 51' 10" E

1. MINIMUM 30' BUILDING LINE
2. DISTANCES SHOWN ON CURVILINEAR LOTS ARE ARC DISTANCES.
3. 25' RADII ON STREET CORNERS
4. DISTANCES ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET LINES.
5. ALL LOT LINES ARE AT RIGHT ANGLES TO STREET LINES UNLESS OTHERWISE INDICATED
6. ALL EASEMENTS ARE FOR DRAINAGE & UTILITIES.

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF .05" PER ANGLE POINT, AND WAS ADJUSTED USING THE GRANDALL RULE

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,000 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A 20" TRANSIT AND A 100' STEEL TAPE

OWNER'S CERTIFICATION:

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

6-20-84
DATE

John H. Keeser
OWNER'S SIGNATURE

Approved
[Signature]
Houston County Planning Commission

[Signature]
Secretary

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

Robert L. Story
ROBERT L. STORY GA. REG'D. SURVY. NO. 1853



Easements shown are for the benefit of present property owners and future property owners. County maintains only major drainage easements as need is determined by County officials.

26/283

PROFILMED

SUBDIVISION

SECTION Nº 3

IDLEWOOD ACRES

LAND LOT 222
HOUSTON COUNTY
APRIL 18, 1984

TENTH DISTRICT
GEORGIA
SCALE: 1" = 100'

STORY SURVEYING CO.
1435-B WATSON BLVD. WARNER ROBINS, GA.

26/283

DRAWING NO. 83-187-B

Requirements - Section 95	Comments	Complies	Doesn't Comply
1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.			
1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.	No clients will come to the home	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

Comments

Complies

Doesn't Comply

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>Applicant must have Houston County Sheriff Approval. Comply with State of GA Reg.</p>	<input checked="" 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 #2444 filed on **December 16, 2020**, for a **Special Exception** for the real property described as follows:

LL 222 of the 10th Land District of Houston County, Georgia, Lot 32, Block "G", Section 3 of Idlewood Acres Subdivision, Consisting of 0.37 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.

3

Application #2445 for Re-Zoning submitted by Lee Wingate dba Win DL LLC was withdrawn by the applicant at the Planning & Zoning meeting on January 19, 2021. No action by the Board is necessary.

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

Application No. 2445

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 Lee Wingate DBA Win DL LLC
2. Applicant's Phone Number 478-538-1009
3. Applicant's Mailing Address 817 Hwy. 247 S, Unit 10, Kathleen, Ga. 31047
4. Property Description LL 265-267 & 281-282, 13th Land District of Houston County, Georgia, as shown on a plat of survey for Lands of Ayers Farm Inc., Consisting of 411.97 acres
5. Existing Use Agricultural
6. Present Zoning District R-AG
7. Proposed Use Re-Zoning for Residential Use
8. Proposed Zoning District R-1
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.

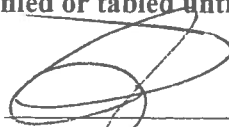
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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.

12/18/2020
Date


Applicant

Re-Zoning Summary

Application	Applicant	Location	Proposed Use	P & Z Recommendation/Comments
2445	Lee Wingate DBA Win DL LLC	Gilbert Road	Rezoning from R-AG to R-1	Withdrawn

This Utility Relocation Agreement between the County and Georgia Power is necessary for the relocation of utilities on the 2018 SPLOST county-wide Houston Lake Road Widening project (Gray Road to Kings Chapel Road). Georgia Power has estimated the job to be a total of \$400,690 and the County's portion of this would be \$347,400. It is possible that the relocation could cost less than or even more than the estimated cost. Staff recommends acceptance of this agreement.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing the Utility Relocation Agreement with Georgia Power on the Houston Lake Road (SR127) Widening Project. This project is funded by the 2018 SPLOST.



**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: Ronnie Heald, County Engineer *RJH*

Date: January 27, 2021

CC: Robbie Dunbar, Director of Operations

RE: State Route 127 Houston Lake Road Widening

2018 SPLOST CW 18-01

Georgia Power Relocation

OK
RJH

The Engineering Department is requesting the Board of Commissioners to enter into an agreement with Georgia Power.

Georgia Power has provided a cost proposal of \$347,400.00 as the County's portion of the total estimate of \$400,690.00 to relocate their facilities on our upcoming SR 127 (Houston Lake Road) Widening project. The proposal includes three joint use concrete poles for the traffic signal at Kings Chapel Road.

This project will be funded out of 2018 SPLOST funds.

Attached for review is a copy of the Georgia Power agreement.

I appreciate your consideration regarding this matter.

UTILITY RELOCATION AGREEMENT

PROJECT NAME: Houston Lake Rd. - SR 127 - Houston Co.
PROJECT NUMBER: _____
GDOT PROJECT NUMBER: L8274

THIS AGREEMENT is made and entered into as of the ____ day of _____, 20__, by and between **HOUSTON COUNTY**, State of Georgia (hereinafter referred to as the "County"), and **GEORGIA POWER COMPANY** (hereinafter referred to as the "Company"). This Agreement may refer to either County or Company, or both, as a "Party" or "Parties."

WITNESSETH:

WHEREAS, the County proposes under the above written Project to construct Houston Lake Rd. - SR 127 - Houston Co. (hereinafter referred to as the "Project"); and

WHEREAS, due to the construction of the Project, it will become necessary for the Company to remove, relocate or make certain adjustments to the Company's existing facilities (such facilities, including but not limited to overhead and underground electric transmission, distribution and communication lines, towers, frames, poles, facilities, wires, transformers, service pedestals, apparatus, manholes, conduits, fixtures, appliances, cables, protective wires and devices all being hereinafter referred to collectively as the "Facilities" or individually as the "Facility"); and

WHEREAS, the Company, as hereinafter provided, may assert that it has certain property interests and rights and utilized such property interests and rights for the placement of its Facilities prior in time to County's acquisition of the road right(s)-of-way, all as involved in said Project; and

NOW, THEREFORE, in consideration of the promises and the mutual covenants of the Parties hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

Section 1 **THE WORK**

1.1 **Company Facilities**

Company, with its regular construction or maintenance crews and personnel, at its standard schedule of wages and working hours (as may be applicable from time to time during the term of this Agreement), and working in accordance with the terms of its agreements with such employees, will remove, relocate or make adjustments to its Facilities in accordance with the scope of work and Estimate (defined below) attached hereto as Exhibit "A" and incorporated herein by reference (the "Work"). Company shall make all technical decisions concerning the Work and may elect to contract any portion of the Work.

1.2 **Road Right-of-Way**

Prior to Company commencing the Work, County will provide written assurances to Company that it has acquired the necessary new road right-of-way (including information on the property rights acquired).

1.3 **Traffic Control**

Company shall make a reasonable effort to provide signing and other traffic control measures during the Work, in accordance with PART VI of the U. S. Department of Transportation Manual on Uniform Traffic Control Devices, current edition, all at the expense of the County.

Section 2 COSTS AND PAYMENT

2.1 **Compensable Property Interests.**

Company shall perform the Work in accordance with the estimate attached hereto as Exhibit "A" and incorporated herein by reference (the "Total Estimate"). The total amount of the Total Estimate is FOUR HUNDRED THOUSAND, SIX HUNDRED NINETY Dollars (\$400,690.00). The amount of the Total Estimate that corresponds to Company's claim that it has compensable property interests with respect to the Project (the "Reimbursement Claim") is THREE HUNDRED FORTY-SEVEN THOUSAND, FOUR HUNDRED Dollars (\$347,400.00), otherwise reflected as **eighty-six and seven tenths percent (86.7%)** of the Total Estimate. The Reimbursement Claim is limited to: (a) the costs of removing, relocating or adjusting those Facilities which are physically in place and in conflict with the proposed construction and/or maintenance; (b) where replacement is necessary, the costs of replacement in kind, and any improvements or betterments made necessary by the proposed construction and/or maintenance; and (c) the costs incurred in acquiring additional easements or private rights-of-way, including without limitation easements for lines, access, tree trimming, guy wires, anchors and other devices, appliances and other equipment, and any and all other such easements and property rights as may be reasonably necessary for the Company's installation, operation and maintenance of its Facilities (collectively, the "Relocation Costs").

The cost of any improvements or betterments that are not made necessary by the proposed construction or maintenance shall not be subject to the percentage split contemplated above. Such costs shall be paid as follows: (a) the costs of any improvements or betterments of a Facility being made solely at Company's option (and not being made necessary by the proposed construction and/or maintenance) shall be fully paid by Company; and (b) the costs of any improvements or betterments of a Facility being made solely at County's request (and not being made necessary by the proposed construction and/or maintenance) shall be fully paid by County.

Upon completion by Company of the Work and subject to determination of Company's Prior Rights Claim in accordance with Sections 3 and 4 below, County will pay Company a sum equal to the lesser of (a) THREE HUNDRED FORTY-SEVEN THOUSAND, FOUR HUNDRED Dollars (\$347,400.00), otherwise reflected as **eighty-six and seven tenths percent (86.7%)** of the Total Estimate and representing the aforementioned Reimbursement Claim, or (b)

the corresponding percentage of actual Relocation Costs representing Company's compensable property interests with respect to the Project. County will also pay Company for the costs of any improvements or betterments of a Facility being made solely at County's request and not being made necessary by the proposed construction and/or maintenance.

2.2 Progress Payments

If Company chooses to submit invoices for progress payments, County will pay same within thirty (30) days from receipt of the invoice, subject to Verification (as defined below) thereof by the County. Upon completion of the Work, Company shall submit a final bill to County and County shall make a final payment within thirty (30) days from receipt of the final bill, subject to Verification thereof by the County.

2.3 Change in Scope

In the event there is a change in the Project, including without limitation a change in scope, design, plans, service, property interests to be acquired, engineering or costs, due to either (a) events or circumstances beyond Company's reasonable control, or (b) County's request, the Parties will negotiate in good faith a mutually acceptable agreement or amendment to this Agreement, in writing, to address such change and any increase in costs above those set forth in the Estimate.

Section 3 DETERMINATION OF COMPENSABLE PROPERTY INTEREST

3.1 If Company determines it has compensable property interests with respect to the Project, Company will submit a Reimbursement Claim. The Parties agree that they will in good faith share non-privileged information with each other related to the issue of prior rights for the Project. If County determines that Company's evidence is insufficient to make a determination as to Company's compensable property interests and the percentage of the Relocation Costs to be paid by Company based upon such compensable property interests, County will provide Company with a written basis for such insufficiency and request that Company provide additional information. County will make a determination as to any asserted Reimbursement Claim before the earlier of: (a) the date that is thirty (30) days after receipt of the Reimbursement Claim; and (b) the date on which Company needs to commence the Work in order to prevent a Project delay (the "Commencement Date").

3.2 In the event that a determination cannot reasonably be made prior to the Commencement Date, provided that County certifies in writing to Company that the Project is time-sensitive due to construction scheduling with the possibility of damages for delay, safety concerns, or critical funding deadlines, Company will commence the Work without a written determination having been made. In such case, the Party's rights, claims and defenses with regard to the issue of compensable property interests and prior rights will not be waived or affected in any manner. If County does not thereafter make a determination regarding the Reimbursement Claim within six (6) months from the date of County's receipt of same, the Reimbursement Claim will be deemed approved by County.

Section 4 **DISPUTE RESOLUTION**

4.1 **Disagreement**

If Company disagrees with County's determination with regard to the Reimbursement Claim and the Parties are unable to settle the issue through informal negotiations, then, at the request of either Party, the Parties agree to escalate the matter pursuant to Section 4.2 below.

4.2 **Dispute Notice**

Except as otherwise set forth in this Agreement, any controversy or claim arising out of or relating to this Agreement, or the breach thereof, will be settled: (a) first, by good faith efforts to reach mutual agreement of the Parties; and (b) second, if mutual agreement is not reached within thirty (30) calendar days of a written request by a Party to resolve the controversy or claim (the "Dispute Notice"), each of the Parties will appoint a designated representative who has authority to settle the dispute (or who has authority to recommend to the governing body of such Party a settlement of the dispute) and who is at a higher level of management than the persons with direct responsibility for administration of this Agreement. The designated representatives will meet as often as they reasonably deem necessary in order to discuss the dispute and negotiate in good faith in an effort to resolve such dispute. The specific format for such discussions will be left to the discretion of the designated representatives, provided, however, that all reasonable requests for relevant information made by one Party to the other Party will be honored if such information is reasonably available. If within sixty (60) days after issuance of a Dispute Notice (a) the Parties are unable to resolve issues related to the dispute, or (b) County fails to approve any tentative agreement reached, the Parties agree to participate in confidential, non-binding mediation pursuant to Section 4.3 below, it being understood, however, that nothing herein will diminish or relieve either Party of its rights or obligations under this Section 4.

4.3 **Mediation**

If the Parties are unable to resolve a dispute through informal negotiations or pursuant to Section 4.2, the Parties agree to participate in confidential, non-binding mediation by an impartial, third party mediator mutually agreed upon by the Parties, at a mutually convenient location. The Parties agree that a potential mediator's experience in prior rights and real estate law will be relevant factors in selecting a mediator. In the event the Parties are unable to agree on a third party mediator within ninety (90) days of issuance of the Dispute Notice, each Party shall designate a mediation representative, and the two mediator representatives shall in good faith select a third party mediator. Each Party shall be responsible for its own attorneys' fees and expenses and for providing its own information and documentation applicable to the dispute to the mediator. All other agreed upon costs of the mediation will be apportioned equally to each Party. Any dispute not resolved by negotiation, escalation or mediation may then be submitted to a court of competent jurisdiction, and either Party may invoke any remedies at law or in equity. Nothing contained herein, however, will preclude the Parties from first seeking temporary injunctive or other equitable relief. The Parties agree that any statute of limitations,

equity or other time-based periods shall be tolled as of and from the date of the Dispute Notice until a complaint, if any, is filed.

Section 5 **VERIFICATION**

5.1 **Material Discrepancy**

For purposes of this Section 5, "Verification" means that County has reasonably determined that there is a material discrepancy between Company's invoiced charges and County's calculation of charges owed, which invoiced charges are subject to a bona fide dispute; provided, however, County agrees to provide the Company with written notice, including supporting documentation, illustrating the basis for such bona fide dispute, within sixty (60) days of receipt of the invoice in dispute. Should County fail to provide such documentation within the specified time period, County must pay the disputed amount. County must pay any undisputed portion of the invoice total within thirty (30) days after its receipt of the invoice. County must pay any disputed portion of the invoice total within thirty (30) days of the date the dispute is resolved, to the extent the dispute is resolved in favor of Company.

5.2 **Audit**

At any time within thirty-six (36) months after the date of final payment, County, at its sole expense, may audit the non-privileged cost records, support documentation and accounts of Company pertaining to this Project to solely assess the accuracy of the invoices submitted by Company and notify Company of any amount of any unallowable expenditure made in the final payment under this Agreement, or, if no unallowable expenditure is found, notify Company of that fact in writing. Any such audit will be conducted by representatives of County or, if applicable, the Georgia Department of Transportation or the Federal Highway Administration, after reasonable advance written notice to Company and during regular business hours at the offices of Company in a manner that does not unreasonably interfere with Company's business activities and subject to Company's reasonable security requirements. As a prerequisite to conducting such audit, County or, if applicable, the Georgia Department of Transportation or the Federal Highway Administration, will sign Company's Nondisclosure Agreement. Company may redact from its records provided to County information that is confidential and irrelevant to the purposes of the audit. Company will reasonably cooperate in any such audit, providing access to Company records that are reasonably necessary to enable County to test the accuracy of the invoices to which the audit pertains, provided that County or, if applicable, the Georgia Department of Transportation or the Federal Highway Administration, may only review, but not copy, such records. If Company agrees with the audit results and does not pay any such bill within ninety (90) days of receipt of the bill from County (based on the mutually agreed upon audit results), County may set off the amount of such bill against the amounts owed Company on any then-current contract between Company and County. If, following the audit, the Parties are unable to resolve any dispute concerning the results of the audit through informal negotiation, the provisions of Sections 4.2 and 4.3 will govern the resolution of the dispute. County may not perform an audit pursuant to this Agreement more frequently than once per calendar year and may not conduct audits twice within any six (6) months.

Section 6 **COUNTY AS PARTY**

County acknowledges that this Agreement is “proprietary” in nature under applicable Georgia law, as permitted by O.C.G.A. § 36-60-13(j), and not “governmental” or “legislative,” as prohibited by O.C.G.A. § 36-30-3(a). County further represents and warrants that this Agreement will comply with all applicable laws concerning County actions and approvals and execution of binding agreements. County covenants to undertake all actions necessary to bind County.

Section 7 **COMMENCEMENT AND TERMINATION CONDITIONS**

Company is not obligated to commence the Work until Parties agree on the removal, relocation and/or adjustment to Company’s facilities required by the Project. If County fails to authorize commencement of the Work by November 27, 2021, Company will have no obligation to begin the Work and may terminate this Agreement without penalty by providing County with notice in writing. If County fails to sign and return this Agreement to Company by May 27, 2021, any offer made by Company pursuant to the Agreement is automatically revoked and the agreement is void and of no effect.

Section 8 **MISCELLANEOUS PROVISIONS**

Duplicate originals of this Agreement will be executed, each of which will be deemed an original but both of which together will constitute one and the same instrument. This Agreement may be modified only by an amendment executed in writing by a duly authorized representative for each Party. This Agreement contains the entire agreement of the Parties, and all prior oral agreements are superseded and integrated into this Agreement. This Agreement will be governed by and construed in accordance with the laws of the State of Georgia. This Agreement shall accrue to the benefit of and be binding upon the successors and assigns of the Parties. The Parties agree that this Agreement shall be deemed to have been executed in Georgia.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have executed this Contract in four (4) counterparts, each of which shall be deemed an original in the year and day first above mentioned.

ATTEST:

Houston County, GEORGIA

By: _____

By: _____

Title: _____

Chairman, Board of Commissioners

Witness: _____

(SEAL)

Notary: _____

(SEAL)

Approved as to Form by:

Houston County Department of
Transportation

Recorded on the Minutes of the County Commission at Minute Book ____, Page ____.

ATTEST:

GEORGIA POWER COMPANY

By: _____

By: _____

Title: _____

Title: Centralized Engineering Svcs Manager

Witness: _____

Date: _____

Notary: _____

(SEAL)

[Give proper title of each person executing Agreement. Attach seal as required.]

Change Order #2 is necessary on the Church Street Widening project with C.W. Matthews Contracting Co. The additional cost of \$150,000 comes from overruns of contract items due to field conditions. Original bid unit costs are applied to these material needs. The change order also increases the contract time by 120 days due to the delay by Windstream relocating the utilities.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing Change Order #2 with C.W. Matthews Contracting Co., Inc. of Marietta on the Church Street Widening Project (CW12-03) increasing the contract price from \$1,697,070.17 by \$150,000.00 to \$1,847,070.17. Contract time will also increase from 550 to 670 calendar days.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

MEMORANDUM

To: Robbie Dunbar, Director of Operations

From: Ronnie Heald, County Engineer *RJH*

Date: Tuesday, January 18, 2021

CC: Van Herrington, Project Engineer; Alan Mason

RE: Church Street SPLOST Project (CW12-03) - Change Order No. 2

OK
[Signature]

Please consider this request to approve this change order for the Church Street Widening Project construction contract.

The purpose of this change order is to adjust the contract amount from overruns of contract items due to field conditions and to adjust the contract time due to delays caused by utility companies.

For your reference, I have attached the following items:

1. Change order form
2. Letter requesting additional contract time.

Thank you for your time and consideration

Total Change Order - **\$150,000.00** and the addition of **120 days** to the contract length.

RHrh

Change Order

No. 2

Project: **Church Street Widening**

Date: **January 19, 2021**

Owner: **Houston County Board of Commissioners**

Contractor: **C. W. Matthews Contracting Co., Inc.**

Engineer: **Ronnie Heald**

You are directed to make the following changes in the Contract Documents.

Description: **Adjustment of various overruns in contract items, including additional time.**

Purpose of Change Order: **The purpose of this change order is to mitigate cost from overruns of contract items due to field conditions and to adjust the contract time due to utilities.**

Attachments: **None.**

<u>Change in Contact Price:</u>	<u>Change in Contract Time</u>
Original Contract Price \$ <u>1,525,081.47</u>	Original Contract Time: <u>550 calendar days</u> Days or date
Previous Change Orders No. <u>0</u> to No. <u>1</u> \$ <u>171,988.70</u>	Net Change from previous Change Orders: <u>0</u> Days
Contract Price prior to this Change Order \$ <u>1,697,070.17</u>	Contract Time Prior to this Change Order: <u>550 calendar days</u> Days
Net Increase(decrease) of this Change Order \$ <u>150,000.00</u>	Net Increase (decrease) of this Change Order: <u>120</u> Days
Contract Price with all approved Change Orders \$ <u>1,847,070.17</u>	Contract Time with all approved Change Orders <u>670 calendar days</u> Days or date

Recommended:

Approved:

Approved:

By Ronnie Heald
Engineer

By _____
Owner

By _____
Contractor

Date _____



C. W. MATTHEWS CONTRACTING COMPANY

DRAWER 970

MARIETTA, GEORGIA 30061

TELEPHONE (770) 422-7520

FAX (770) 422-1068

September 3, 2020

Houston County Public Works Department
Attention: Ronnie Heald, County Engineer
2018 Kings Chapel Road
Perry, Georgia 31069

Project: Church Street Widening, CWM Job #2496
Subject: Contract Time Extension Request

Dear Mr. Held,

This project was bid on April 4, 2019 with a Notice to Proceed issued to C.W. Matthews Contracting Company on June 14, 2019. With 550 days to complete the contract after the NTP this made the current and contract completion day December 18, 2020. Work began on this project the week of June 24, 2019 with clearing operations completed on July 3, 2019.

Although not shown on the Utility Plans Windstream Communication (Janice Bishop, Engineer) informed CWM that their current facilities were underground, but they had chosen to relocate aerially and would attach to Flint Energies poles. Windstream's contractor informed CWM during the weeks of July 15 and 22, 2019 that a series of electric phone switches would be required to be mounted on various poles around the project to successfully move the phone cable from underground to aerial. By August 14, 2019 Windstream had informed CWM that material for the switches has been ordered and that they were applying for a commercial electrical permit from the City of Centerville (granted on August 26, 2019) to energize the switches when installed. At this time our water main and storm drain subcontractor informed us that the existing underground Windstream phone cable running on the project, right or North side of the project, would become a conflict and cause work to stop.

Beginning in late August 2019 CWM's General Superintendent, Danny Harrison, began updating then County Engineer, Brian Jones, by email on a regular basis with updates he had received by conversation or email with Windstream or their subcontractor. Please find below a timeline and summary of these email messages:

- Aug. 27, 2019: Windstream sub has received City of Centerville permit.
- Sept. 9, 2019: Sub doesn't have a plan from Windstream. Flint has not provided electrical service. Sub thinks temporary power solution too expensive.
- Sept. 10, 2019: Windstream asked by Houston County to run calculations on temporary power solution.
- Sept. 18, 2019: Flint has not provided electrical service. Sub does not have material cut sheet from Windstream. Estimates 1½ weeks to complete once started.
- Sept. 26, 2019: Flint has not provided electrical service. Sub does not have material cut sheet from Windstream. City of Centerville authorizes additional work on side streets in order to complete water main construction.
- Oct. 1, 2019: Letter from CWM to Houston County outlining problems up to that time and asking for any assistance in pushing forward utilities to complete relocation so storm drain and water main installation can be completed. *COPY ATTACHED*

- Oct. 4, 2019: Letter from Houston County and City of Centerville to Windstream asking for work to be completed in a timely fashion so roadwork will not interfere with the traveling public. *COPY ATTACHED*
- Oct. 13, 2019: Flint has not provided electrical service. Sub does not have material cut sheet from Windstream.
- Oct. 26, 2019: Flint has completed electrical service work. Windstream asked if any additional work is needed from Flint. No response from Windstream to City of Centerville or Houston County in regards to October 1 letter.
- Nov. 5, 2019: Windstream sub reports no material cut sheet or schedule from Windstream.
- Nov. 14, 2019: Roy Lewis (Windstream Engineer) informs that the anticipated completion will be 3rd week of December 2019. An additional 5 other switches in the area are involved with this cut over from underground to aerial. Warns that work will be slow during Thanksgiving week.
- Nov. 22, 2019: Windstream sub reports no material cut sheet from Windstream.
- Dec. 4, 2019: Windstream sub reports that a partial material list has been provided to him from Windstream. Material shortages are cited as a possible delay that may push completion into January 2020.
- Dec 12, 2019: Windstream sub working on connecting cable on side streets to mainline cable on Church Street.
- Jan. 6, 2020: Roy Lewis (Windstream Engineer) informs that underground cable is now dead.

After the January 6, 2020 killing of Windstream's underground cable CWM was able to remobilize our storm drain subcontractor by mid January 2020 and our water main contractor by early February 2020. As outlined above, the presence of this underground cable prohibited installation of water main, storm drain and road widening construction due to the length of its conflict throughout the majority of the project. During this time work on the project was limited to erosion and traffic control as the controlling items of work were halted.

CWM views these delays as beyond our control and requests that an additional 120 calendar days be added to this contract yielding a revised completion date of April 17, 2021. It is further requested that the Early Completion Bonus provision be amended to the new completion date. Therefore, December 4, 2020 would be the revised early completion date.

Should you have any questions regarding the above, please contact me.

C. W. Matthews Contracting Co., Inc.



Wade C. Council
Project Engineer
Mobile No.: (478) 214-4296
Email: wcouncil@cwmatthews.com

CC: Frank Crumbley (CWM), Kevin Eubanks (CWM), Dane Nelson (CWM), Alex Dyer (CWM), Van Herrington (Houston County)



C. W. MATTHEWS CONTRACTING COMPANY

DRAWER 970

MARIETTA, GEORGIA 30061

TELEPHONE (770) 422-7520

FAX (770) 422-1068

October 1, 2019

Brian Jones
Houston County Public Work Department
2018 Kings Chapel Road
Perry, GA 31069



Project: Church Street Widening Project
Subject: Utility Conflicts

Dear Mr. Jones,

Our Company is very concerned about the time it is taking for Windstream to relocate their underground facilities on the Church Street Widening project. My seven previous emails, which are attached, clearly demonstrates that Windstream has little or no regard for their continuing lack of commitment to the project. Their inaction is costing our Company, our Subcontractors, and ultimately will cost the taxpayers of Houston County. In all likelihood, the intermediate and final completion dates are in jeopardy.

Our Company bid the Project anticipating the utility companies to cooperate with the relocation of their facilities per the plans and project schedule. To date Windstream has not cooperated. C W Matthews, Pyles Plumbing, and Lakay Enterprises all mobilized to the Project and began work only to have to cease operations due to Windstream's underground lines. The heavy construction equipment that was mobilized to the project has since been hauled out so it can be utilized where there is productive work. The cost to re mobilize, the likelihood of increased material costs, and the uncertainty of the costs of petroleum products, i.e. fuel and gas, are concerns associated with prolonging the project. Although we cannot build the project, we have ongoing job costs to maintain traffic, erosion control, storm water monitoring and other indirect overhead such as project management and insurance.

Windstream's inaction thus far has caused real cost losses on all associated with the Project. When I asked them to place temporary lines so that we could continue to work they refused citing "costs"

It is our position that their time delays and lack of attention are out of control. We need immediate action to urge Windstream to step up and take care of their problem. In the meantime, we expect to get an additional contract day for every day that we are stopped.

Anything that the County and/or City of Centerville administrations can do to help get this problem on track will be greatly appreciated.

Should you have any questions regarding the above, please let me know.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Danny Harrison'.

Danny Harrison
C.W. Matthews Contracting Company

Houston County Commissioners
&
The City of Centerville



Houston County Board of
Commissioners
200 Carl Vinson Parkway
Warner Robins, GA 31088
478-542-2115
FAX 478-923-5697
www.houstoncountyga.org

Centerville

City of Centerville
300 E. Church Street
Centerville, GA 31028
478-953-4734
FAX 478-953-4797
www.centervillega.org

Mr. Roy Lewis, Senior Engineer
Windstream
103 Highway 49 North
Byron, Georgia 31008

Friday, October 4, 2019

RE: Church Street Widening Utility Delays

COPY

Dear Mr. Lewis:

Citizens throughout Houston County have enjoyed the results of a successful SPLOST road improvement program since 2001. That success was not possible without the help of all participants – Windstream being an integral part in almost every project. Without your hard work, this would not have been possible.

The City of Centerville and Houston County are presently widening Church Street. Church Street is critical to the City of Centerville as it is the location of City Hall, the Police Department, Municipal Court, First Baptist Church, and Center Park. It has been brought to our attention by C. W. Matthews, the contractor performing the project, that your utility has not been relocated as required for the widening of Church Street. This is causing a chain of delays which impact other subcontractors and the prime contractor in their schedule.

Since this contract has a 5% bonus for early completion, delays which cause that date to be missed have a definite monetary impact. Not only that, there is the extended disruption to the citizens of Centerville and the operation of city government.

Any action on your part to help the progress of your schedule would be greatly appreciated. We would ask that you review Windstream's Church Street project schedule to see if there is anything that can be done to expedite the work.

The citizens of Centerville and Houston County have enjoyed a successful SPLOST road improvement program in which Windstream has been a great partner. Help us continue to provide great service to our citizens and your customers as we have in the past – and will continue into the future

Respectively,

John R. Harley, Mayor
City of Centerville

Tommy Stalaker
Tommy Stalaker, Chairman
Houston County Board of Commissioners

CC: Ms. Janice Bishop, Senior Engineer

Mr. Dylan Wingate, representing WCH Homes, has requested annexation into the City of Centerville for a 102.53-acre property located at 3930 N. Highway 41 (Tax Parcel 000450 007000). The property is currently zoned County R-AG and the proposed zoning upon annexation is Centerville R-2 (Single Family Residential). This property is contiguous to the Centerville City limits.

Motion by _____, second by _____ and carried _____ to

- concur**
- non-concur**
- table**

with a City of Centerville annexation request for a 102.53-acre property located at 3930 N. Highway 41, Tax Parcel 000450 007000.



Governor's All-Star City

* * * *

CITY OF CENTERVILLE

300 East Church Street
Centerville, Georgia 31028-1099
Phone: (478) 953-4734 Fax: (478) 953-4797

JOHN R. HARLEY
MAYOR

Mike Brumfield
Dir of Operations

Krista Bedingfield
City Clerk

Rebecca L. Tydings
City Attorney

Members
Of
Council

Cameron W. Andrews
Post 1

Justin Wright
Post 2

J. Micheal Evans
Post 3

Edward D. Armijo
Post 4

CERTIFIED MAIL RETURN RECEIPT NO. 70042510000069205904

Received

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

JAN 13 2021

January 11, 2021

Houston County Commissioners

Warner Robins, GA

Dear Commissioners:

Please be advised that the City of Centerville, Georgia, has received an application requesting annexation of a parcel of property comprised of 102.53 acres located at 3930 N Highway 41, Warner Robins, GA 31093. This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance of the application for annexation. Current zoning for the property within Houston County is R-AG. The application for annexation also requests re-zoning of the property to Centerville R-2 (Single Family Residential). The property is currently undeveloped and is proposed for a single family residential subdivision.

Although the City initially received an application for annexation of this in mid-December, 2020, the applicant had not yet closed on the purchase of the property. Therefore, the City did not process the application. On Friday, January 8, 2021, the City received a new application requesting annexation and re-zoning of the property. The applicant/owner closed on the purchase of the property on December 22, 2020 as evidenced by Warranty Deed recorded in the Houston County Superior Court Clerk's Office on December 30, 2020. After clarification regarding the requested Centerville zoning classification, the City of Centerville accepted the application for annexation and re-zoning today, January 11, 2021.

The legal description of the property located at 3930 N Highway 41, Warner Robins, GA 31093 is:



* * * *

CITY OF CENTERVILLE

300 East Church Street
Centerville, Georgia 31028-1099
Phone: (478) 953-4734 Fax: (478) 953-4797

JOHN R. HARLEY
MAYOR

Mike Brumfield
Dir of Operations

Krista Bedingfield
City Clerk

Rebecca L. Tydings
City Attorney

Members
Of
Council

Cameron W. Andrews
Post 1

Justin Wright
Post 2

J. Micheal Evans
Post 3

Edward D. Armijo
Post 4

All that tract or parcel of land situate, lying and being in Land Lot 83 of the Fifth (5th) Land District of Houston County, Georgia, being known and designated as Tract "B", comprising of 102.53 acres, more or less, according to a plat of survey prepared by Milton Beckham, Registered Surveyor No. 1031, dated June 16, 1960, a copy of said plat being of record in Plat Book 6, Page 166, Clerk's Office, Houston Superior Court. Said tract of land has the metes, bounds, courses, distances and dimensions as shown on the aforesaid plat which is specifically incorporated herein by reference for all purposes.

LESS AND EXCEPT: All that tract or parcel of land situate, lying and being in Land Lot 83 of the Fifth (5th) Land District of Houston County, Georgia, being known and designated as Lot 11, and being shown on a plat of survey prepared by Milton Beckham, Registered Surveyor No. 1031, dated February 3, 1960, and being more particularly described as follows: **BEGINNING** at a point on the Southerly side of Dunbar Road at a point where it is intersected by the Easterly boundary of the Cone property, which point is approximately 288.4 feet Easterly of the Easterly right of way of U.S. Highway 41. From this **BEGINNING POINT** running along Dunbar Road a distance of 155 feet; thence South 0 degrees, 09 minutes, 41 seconds West a distance of 294 feet to the Northeasterly corner of Lot 10 of said subdivision; then North 89 degrees, 6 minutes West a distance of 156 feet along the Northerly line of Lot 10 to the point where the Easterly boundary of the Cone property intersects the Northerly boundary of Lot 10; thence north 0 degrees, 26 minutes, 46 seconds West a distance of 293.9 feet along the Easterly boundary of the Cone property to Dunbar Road, to the point of **BEGINNING**. Said tract of land has the metes, bounds, courses, distances and dimensions as shown on the aforesaid plat which is specifically incorporated herein by reference for all purposes.

Said property is bounded on the North by Dunbar Road, on the East by property of Grantor, on the South by property of Grantor (Lot 10) and on the West by the Cone property.



Governor's All-Star City

* * * *

CITY OF CENTERVILLE

300 East Church Street
Centerville, Georgia 31028-1099
Phone: (478) 953-4734 Fax: (478) 953-4797

JOHN R. HARLEY
MAYOR

Mike Brumfield
Dir of Operations

Krista Bedingfield
City Clerk

Rebecca L. Tydings
City Attorney

Members
Of
Council

Cameron W. Andrews
Post 1

Justin Wright
Post 2

J. Micheal Evans
Post 3

Edward D. Armijo
Post 4

This property contains 1.049 acres, more or less.

FURTHER LESS AND EXCEPT: All that tract or parcel of land situate, lying and being in Land Lot 83 of the Fifth (5th) Land District of Houston County, Georgia, being described in that certain Right of Way Deed, dated September 3, 2015, and being filed of record in Deed Book 6979, Pages 102-104, Clerk's Office, Houston Superior Court.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way affecting said described property.

Pursuant to O.C.G.A. § 36-66-4, a public hearing on the re-zoning of the property to be annexed as City of Centerville R-2 will be held February 11, 2021 at 6:30 p.m. in the Community Room in Centerville City Hall, 300 E. Church Street, Centerville, GA 31028. If the county has an objection under O.C.G.A. § 36-36-113, in accordance with the objection and resolution process, you must notify Mayor John R. Harley within thirty (30) calendar days of the receipt of this notice.

Sincerely,

Rebecca L. Tydings, City Attorney

enclosure



12/16/20

City of Centerville P & Z
Attention: Mike Broomsfield

Re: Property Identified as Hwy 41 & Dunbar Rd, MLS Number: 181171, Tax Parcel ID Number: 000450 007000, Land Lot 83, 5th District, Tract "B", comprising 102.53 less and except 1.049 acres, & ROW at DB 6979, Page 102, Plat Book 6, Page 166, Houston County, Georgia

Mike,

I am currently working with The City of Centerville to get this project underway; we have been approved to develop a 323-lot subdivision with the lots sized at 60' x 100' to build single family residences.

I am requesting the City annex the above stated property from the county.

I am also requesting the above stated property to be re-zoned to R2 Residential Single Family with public sewer, lot square footage 8,000, lot width 60'. The property is currently zoned as Rural Agriculture.

I have enclosed a check in the amount of \$100.00 per your request with submission of this letter.

Please see enclosed:
Land Purchase and Sale Agreement;
Boundary Survey;
Conceptual Plan

Sincerely,

Dylan Wingate
WCH Homes



Overview 

Legend

-  Parcels
-  Dimensions
-  Roads

Parcel ID	000450 007000	Owner	BURSTEIN DOROTHY P	Last 2 Sales			
Class Code	Agricultural		ELLIS-PEAVY FAMILY TRUST	Date	Price	Reason	Qual
Taxing District	County		C/O RONALD ELLIS & GUERRY PEAVY,	9/3/2015		30	U
Acres	101.74		TRUSTEE	10/26/1999		10	U
		Physical Address	12606 CREST KNOLLS COURT SAN DIEGO, CA 92130				
		Assessed Value	3930 N HWY 41 Value \$805500				
		Land Value	Value \$757400				
		Improvement Value	Value \$45100				
		Accessory Value	Value \$3000				

(Note: Not to be used on legal documents)

Date created: 1/13/2021
Last Data Uploaded: 1/13/2021 6:05:33 AM



HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT

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

Annexation

Please review, sign and return to Jordan Kelley

Robbie Dunbar

Terry Dietsch

Ronnie Heald

No Driveways on
Dunbar Road!

Van Herrington

Conceptual Plan?
May need turn lanes
on Dunbar.

Brian Jones

Brian Jones - we have 8" width on 2 sides

Allen Mason

Travis McLendon

? what does it
mean?

Ken Robinson


Jeff Smith

ANNEXATION

Please have this page with any comments and concerns back to Barry Holland by 1/27/2021 to be put on the 2/2/2021 agenda. Property known as 3930 N. Hwy 41 Warner Robins tax parcel 000450 007000.

COMMENTS The property is contiguous to the Centerville city limits.
This does not create an unincorporated island.

CONCERNS Preserve any County utilities.

Name	Signed off
Tim Andrews / Building Inspection	<hr/>
Robbie Dunbar / Public Works	<hr/>
Debra Presswood / Board of Elections	<hr/>
Tom Hall / County Attorney	
Alan Smith / Animal Control	<hr/>
Sheriff Talton / Sheriff's Office	<hr/>
Chief Stoner / Fire -HEMA	<hr/>
Capt. Ricky Harlowe / E911	<hr/>
James Moore / Tax Assessors	<hr/>

Mr. Keith Newton, representing ASIL Group, LLC and Alexis Investments, LLC has requested annexation into the City of Warner Robins for properties totaling 61.31 acres located at the south side of East Bob White Road and west of Old Perry Road (Tax Parcel 001050 118000 totaling 47.17 acres; a 13.92 acre portion of Tax Parcel 001050 048000; and a 0.22 acre right-of-way referenced on Exhibit A). The property is currently zoned County R-AG and the proposed zoning upon annexation is Warner Robins R-3 (General Residential District). This property is contiguous to the Warner Robins limits. The proposed zoning is the same as the remainder of the existing subdivision.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

with a City of Warner Robins annexation request for a 61.31-acre property located at the south side of East Bob White Road and west of Old Perry Road (Tax Parcel 001050 118000 totaling 47.17 acres; a 13.92 acre portion of Tax Parcel 001050 048000; and a 0.22 acre right-of-way referenced on Exhibit A).

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

Received

January 4, 2021

JAN 11 2021

MAYOR
Randy Toms

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

Houston County Commissioners
Warner Robins, GA

**MEMBERS OF
COUNCIL**

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

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – properties, together totaling 61.31 acres, located at the South side of East Bob White Road, West of Old Perry Road - Tax Parcel No., [001050 118000] totaling 47.17 acres, a 13.92 acre portion of [001050 048000], and a 0.22 acre right-of-way (referenced on Exhibit "A").

Dear Commissioners:

Notice is hereby given, pursuant to O.C.G.A. §36-36-6, that the City of Warner Robins, Georgia, has accepted a petition for annexation, pursuant to O.C.G.A. §36-36-20, *et seq.* (Article II or 100% Application Method). The owner of this property, who has filed a written request for annexation, is ASIL Group, LLC and Alexis 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-AG[Residential Agricultural District][County], and the proposed zoning and land use for this tract upon annexation is R-3[General Residential District][City], under the zoning ordinance of the City of Warner Robins.

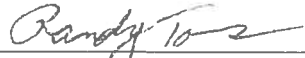
CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia B. Mize

OF COUNSEL
James E. Elliott, Jr.

Respectfully,

City of Warner Robins, Georgia

By: 

Randy Toms, Mayor
For the Mayor and Council

cc: Barry Holland, County Administrator
Julia Bowen Mize, City Attorney
James E. Elliott, Jr., *of counsel*

APPLICATION

(478)

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

Company Name (if applicable): Asil Group, LLC Office Phone: 953-1100

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

Applicant's Name: _____ Cellphone: _____

Company Name (if applicable): _____ Office Phone: _____

Applicant's Address: SAME AS ABOVE

Property Information

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

ADDRESS/LOCATION: 47.17 End of East Bob White Rd

Tract#: A-4012 AC Parcel#: 1050 1180 Land Lot(s): 0.22 R.O.D. 234 248 Land District#: 10H

County: Houston Tax Parcel#: part of ↑ Total Acres: 0.22

Survey Prepared by: McLeod Surveying Dated 12-11-20

Recorded in Plat Book#: _____ Page#: _____

Present Zoning: RAG Requested Zoning: R-3

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

Currently the property is unoccupied land. We want to continue to develop the Woodlands as a planned community in the City of Warner Robins. We want water, sewer and gas.

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction: Warner Robins

Is sewer service available? Yes No Jurisdiction: Warner Robins

Authorization:

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

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

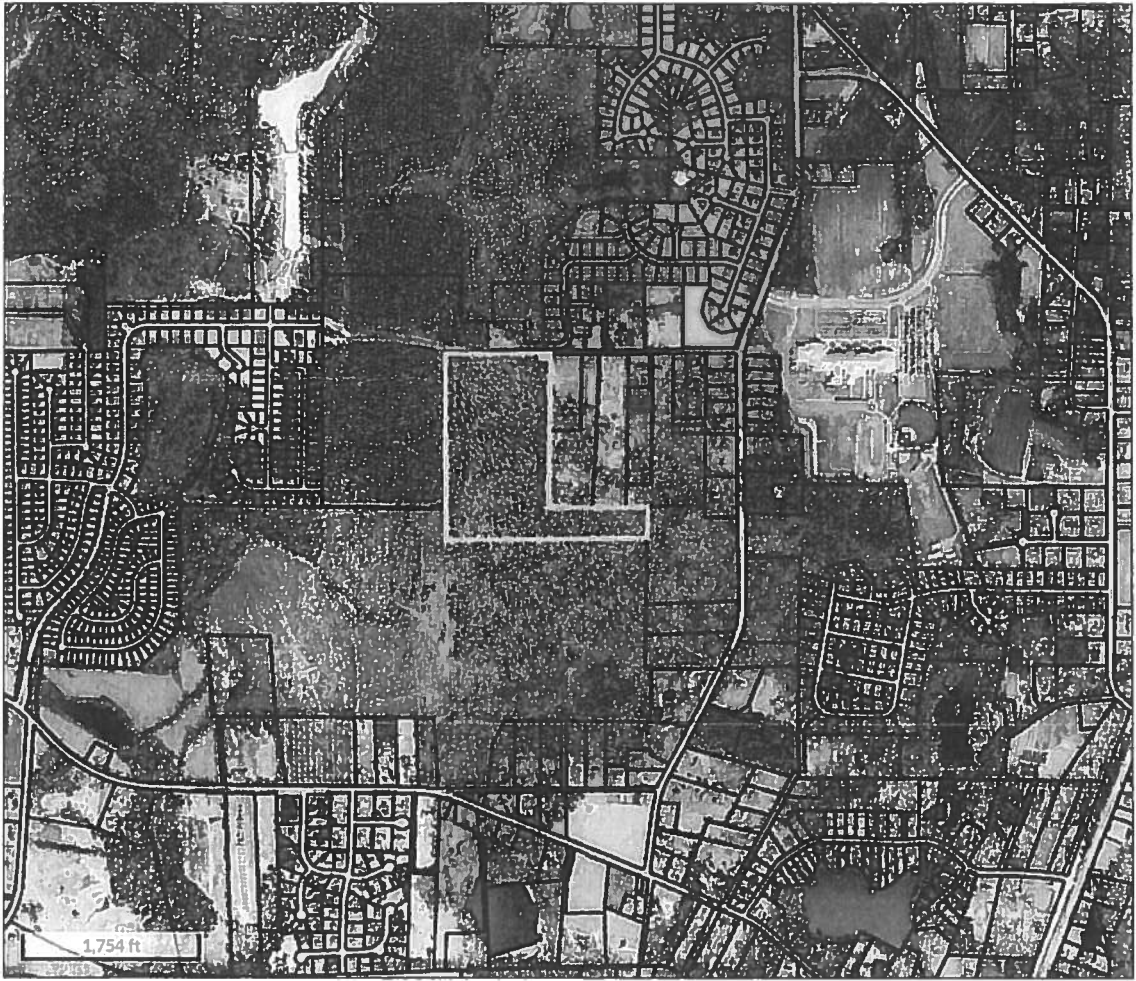
This 29 day of December 2020.

Owner/Applicant Signature Keith Newton

Print Name Keith Newton

STAMP DATE RECEIVED:

bl. 31



Overview



Legend

-  Parcels
-  Roads

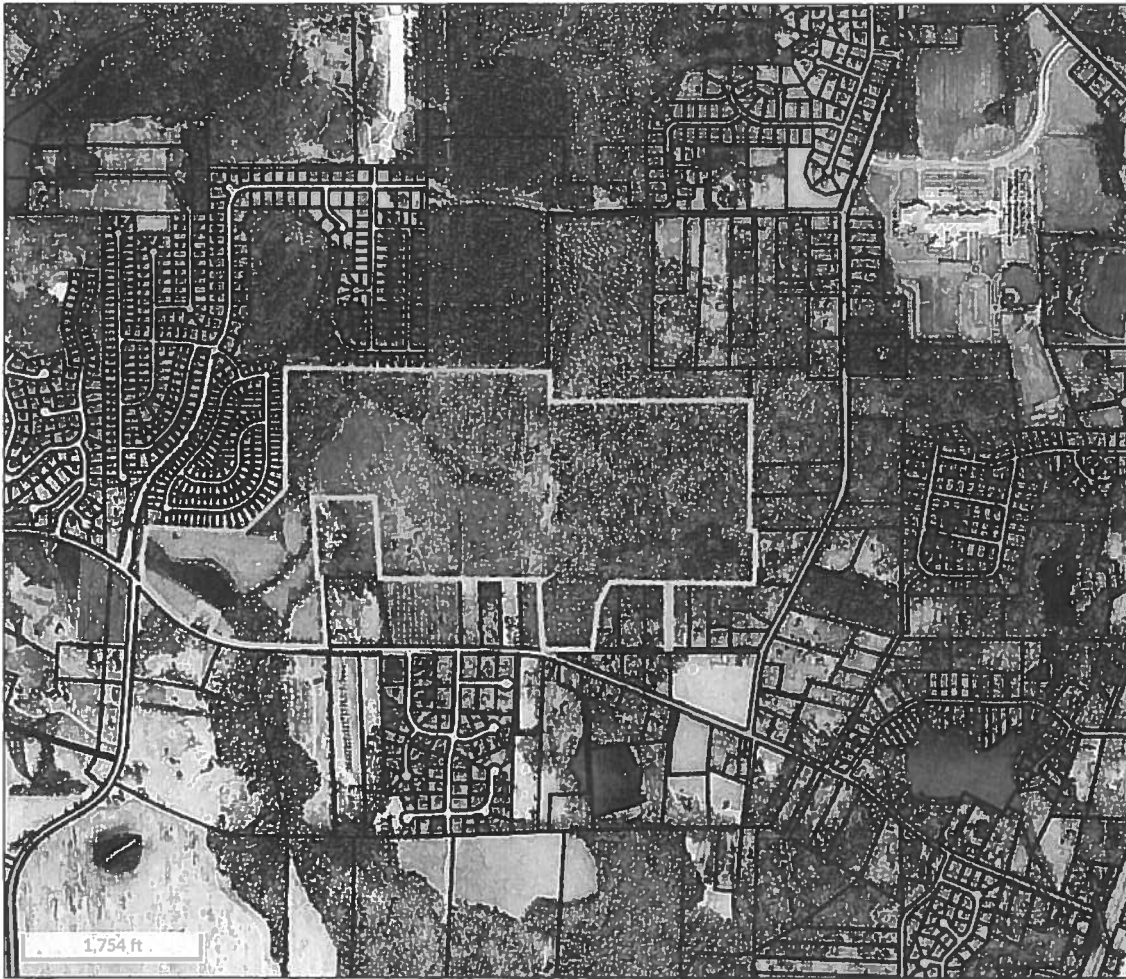
Parcel ID	001050 118000	Owner	SMITH WILLIAM E JR	Last 2 Sales	
Class Code	Agricultural		312 SUNSET LN	Date	Price Reason Qual
Taxing District	County		KATHLEEN, GA 31047		
Acres	47.17	Physical Address	EAST BOB WHITE RD		
		Assessed Value	Value \$312000		
		Land Value	Value \$312000		
		Improvement Value			
		Accessory Value			

(Note: Not to be used on legal documents)

Date created: 1/6/2021
 Last Data Uploaded: 1/6/2021 6:06:27 AM

Developed by  **Schneider**
 GEOSPATIAL

Exhibit A



Overview



Legend

-  Parcels
-  Roads

Parcel ID	001050 048000	Owner	SMITH WILLIAM E JR	Last 2 Sales			
Class Code	Agricultural		312 SUNSET LN	Date	Price	Reason	Qual
Taxing District	County		KATHLEEN, GA 31047	6/5/2009		30	U
Acres	227.52	Physical Address	HWY 127	1/14/2005		06	U
		Assessed Value	Value \$1486400				
		Land Value	Value \$1.4864e+006				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Exhibit A

Date created: 1/6/2021

Last Data Uploaded: 1/6/2021 6:06:27 AM

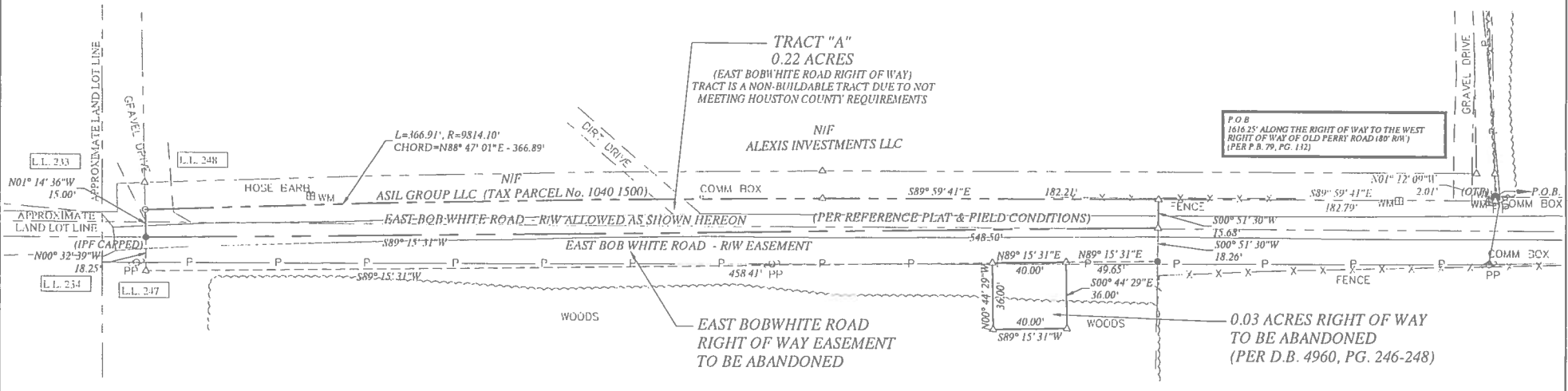
Developed by  **Schneider**
GEOSPATIAL

LEGEND

- 1/2" REBAR SET
- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- OTF OPEN TOP PIPE FOUND
- △ CALCULATED CORNER
- ⊠ CONCRETE MONUMENT FOUND
- R/W RIGHT OF WAY
- BL BUILDING LINE
- PL PROPERTY LINE
- DE DRAINAGE EASEMENT
- UE UTILITIES EASEMENT
- SSE SANITARY SEWER EASEMENT
- L.L.L. LAND LOT LINE
- FH FIRE HYDRANT
- F FENCE LINE
- FFE FINISH FLOOR ELEVATION
- P POWER LINE
- PP POWER POLE
- WV WATER VALVE
- WM WATER METER
- NF NOW OR FORMERLY

TOTAL AREA: 0.25 ACRES

GEORGIA WEST ZONE



FOR THE CLERK OF SUPERIOR COURTS USE ONLY

OWNER'S CERTIFICATION
STATE OF GEORGIA, COUNTY OF HOUSTON,

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

Marty A. McLeod
AGENT SIGNATURE

11/24/2020
DATE

SURVEYOR'S CERTIFICATION

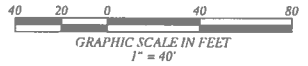
IT IS CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL SURVEYING AND PLATTING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE CITY (COUNTY), HAVE BEEN FULLY COMPLIED WITH. FURTHERMORE, THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

BY (MARTY A. McLEOD) *Marty A. McLeod*
REGISTERED GEORGIA LAND SURVEYOR NUMBER 2991

NOTES
THIS PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY NOT BE SHOWN HEREON

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING USING A TOPCON GTS 111D AND HAS A LINEAR PRECISION RATIO OF ONE FT IN 24,000 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSURES WITHIN ONE FT IN 141,035 FEET

ACCORDING TO INFORMATION SHOWN ON F.E.M.A. COMMUNITY PANEL NUMBER 13153 C 0125 E, EFFECTIVE DATE SEPTEMBER 28, 2007, NO PORTION OF THIS PROPERTY IS LOCATED IN A F.I.A. FLOOD HAZARD ZONE



NO.	DATE	REVISION

COUNTY:	HOUSTON
DISTRICT:	10TH
LAND LOT:	247-248
DATE:	11/24/2020
SCALE:	1" = 40'
JOB NO.	0652-015

SURVEY FOR:
ALEXIS INVESTMENTS LLC



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

Exh. 617 A



HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT

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

Annexation

Please review, sign and return to Jordan Kelley

Robbie Dunbar

[Signature]

Terry Dietsch

Terry Dietsch

No description of 13.92 ac

Ronnie Heald

Ronnie Heald Tract.

Van Herrington

[Signature]

Brian Jones

Brian Jones WATER MAIN ON E. Ed White will need to be abandoned at end of right-of-way, and a blow-off installed at new end of main

Allen Mason

[Signature]

Travis McLendon

Travis McLendon Access from Roberts Rd will be on Joint Rd

Ken Robinson

[Signature] Is developer planning to access property from Roberts Rd? Roberts is dont.

Jeff Smith


[Signature]

ANNEXATION

Please have this page with any comments and concerns back to Barry Holland by 1/27/2021 to be put on the 2/2/2021 agenda. Property located at the South side of East Bob White Road. tax parcel 001050 118000 and a 13.92 acre portion of 001050 048000 and a .22 acre right-of-way.

COMMENTS *The property is contiguous to the Warner Robins city limits. Annexation does not create an unincorporated island. The proposed zoning is the same as the remainder of the subdivision.*

CONCERNS *Protect any county utilities.*

Name	Signed off
Tim Andrews / Building Inspection	<hr/>
Robbie Dunbar / Public Works	<hr/>
Debra Presswood / Board of Elections	<hr/>
Tom Hall / County Attorney	
Alan Smith / Animal Control	<hr/>
Sheriff Talton / Sheriff's Office	<hr/>
Chief Stoner / Fire -HEMA	<hr/>
Capt. Ricky Harlowe / E911	<hr/>
James Moore / Tax Assessors	<hr/>

ANNEXATION

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COMMENTS

This development will put the nearest WR Fire Station over 5 miles away. This will create much higher insurance premiums for residents. Houston County has a Station approximately 3 miles away. Any residence over 5 miles from the nearest fire station increases ISO rating dramatically.

CONCERNS

None

Tim Andrews / Building Inspection

Robbie Dunbar / Public Works

Debra Presswood / Board of Elections

Tom Hall / County Attorney

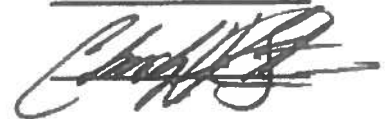
Alan Smith / Animal Control

Sheriff Talton / Sheriff's Office

Chief Stoner / Fire -HEMA

Capt. Ricky Harlowe / E911

James Moore / Tax Assessors



The Accountability Court would like to engage the services of Mr. Christopher Gray as a surveillance officer. Mr. Gray will operate as an independent contractor and is a P.O.S.T. certified law enforcement officer.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing a contract for services with Christopher Gray as Accountability Court surveillance officer effective February 2, 2021 and expiring on June 30, 2021. The Mental Health Accountability Court grant will fund the services of this officer.

CONTRACT FOR SERVICES

STATE OF GEORGIA

HOUSTON COUNTY

THIS AGREEMENT is made and entered into this 19th day of January 2021, by and between Houston County, Georgia, a political subdivision of the State of Georgia ("County") and Christopher Gray ("Contractor").

WITNESSETH:

WHEREAS, Houston County wishes to engage the services of Christopher Gray (Contractor), for the purposes and during the time set out below; and,

WHEREAS, Houston County has the power and authority to utilize independent contractors in order to provide professional services.

NOW, THEREFORE, in consideration of the mutual covenants and obligations herein contained, the parties hereby agree as follows:

1. Designation of Contractor. Said Contractor represents that he is qualified to perform the duties of Accountability Court Surveillance Officer for the Houston County Accountability Court by being a P.O.S.T certified law enforcement officer and maintaining required training designated by the Accountability Court.

2. Services Provided by Contractor. Contractor shall provide services agreed to by Houston County and the Contractor in cooperation with program staff. The services to be provided by the Contractor shall include, but are not limited to, the following:

agrees to:

- a) Provide surveillance of assigned participants in the judicially supervised accountability program;

- b) Conducts evening and weekend site visits at participants home to ensure accountability and verify living conditions; may be required to conduct employment and community service visits if participant cannot be located at their place of residence;
- c) Conducts random breathalyzers and drug screens during site visits;
- d) Attend treatment meetings and/or court hearings if requested;
- e) Send Coordinator updates via email after each night of curfew checks.
- f) May perform other duties as required by the Accountability Coordinator.

3. Classification of Contractor. The relationship between Houston County and Contractor shall be that of an independent contractor. Nothing in this Agreement is intended nor shall it be construed to create an agency relationship, an employer-employee relationship, or a joint venture relationship between Contractor and Houston County, nor between Contractor and the State of Georgia merit System or the Superior Courts of the Houston Judicial Circuit. Contractor shall not be considered an affiliate of the State of Georgia, Houston County, or the Superior Courts of the Houston Judicial Circuit. As such, Houston County shall not be liable or responsible for any acts and/or omissions of Contractor with respect to the services to be provided by Contractor hereunder. Further, Contractor agrees to release, indemnify and hold harmless Houston County and each of its staff members, employees, officers, directors, agents and representatives ("Indemnitees") from and against all claims, suits, actions, liability, losses, damages, costs, charges, expenses, judgments, and settlements caused or alleged to be caused in whole or in part by any act or omission by Houston County or by any act or omission by any Indemnitee arising out of contractor's provision of services as set forth in this

Agreement.

4. Compensation. Houston County shall pay to a sum not to exceed **\$30.00** per hour in exchange for their professional services. Contractor agrees to provide appropriately itemized statements documenting such services on a bi-weekly basis, and payment shall be made by Houston County promptly thereafter according to its schedule for the payment of the bills.

5. Duration of Contract. This contract may be terminated by either party for any reason by giving thirty (30) days written notice of termination to the other party. Unless terminated by either party in the manner provided above, the duration of this contract will be for the period of January 19, 2021 to June 30, 2021.

6. Entire Agreement. This Agreement constitutes the entire agreement of the parties and is intended as a complete and exclusive statement of the promises, representations, negotiations, discussions and agreements that have been made in connection with the subject matter hereof. No modifications or amendments to the Agreement shall be binding upon the parties unless the same is in writing and signed by the respective parties hereto. All prior negotiations, agreements, and understandings with respect to the subject matter of this Agreement are superseded hereby.

7. Grounds for Termination. Paragraph 5 herein notwithstanding, commission of any of the below listed offenses by Contractor may result in immediate termination of this Contract:

- a) Arrest for a felony offense.
- b) Arrest and conviction for a misdemeanor offense which involves substance abuse.
- c) Acts involving moral turpitude.

d) Fraternalization outside the professional context with any participant of the Program.

e) Conduct detrimental to the goals of the Program in the sole discretion of the Superior Court.

IN WITNESS WHEREOF, these parties have caused this agreement to be executed the day and year first above written.

CONTRACTOR

BY:  Christopher Gray

HOUSTON COUNTY, GEORGIA

BY: _____
Chairman, Houston County Board of Commissioners

Sheriff Cullen Talton has approved the services of Christopher Gray for off duty employment.


CULLEN TALTON
Sheriff, Houston County, Ga.

Board Appointment (Airport Authority)

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the re-appointment of Mr. Geoff Burkart to another term on the Airport Authority effective February 2, 2021 and expiring on December 31, 2022.

January 22, 2021

Subject: Appointment of Airport Authority Board Member

Chairman Stalnaker and Mayor Walker

This is the year that the 7th member of the Airport Authority Board changes from a City of Perry Appointment to a Houston County Appointment that runs through the end of 2022. The Chairman of the Airport Authority would like to respectfully recommend that Geoff Burkart, formally appointed by the City of Perry, be reappointed by Houston County. Geoff Burkart is the CEO of the Guardian Center and has become a valued member of the Airport Authority. The following information is provided for your consideration.

Geoff Burkart
600 Perry Parkway
Perry GA 31069
Phone 478-224-5700

Sincerely,


James Marquardt
Airport Manager
Perry Houston County Airport

Bids were solicited for storm water drainage repairs under Esterine Drive. This would be a full replacement of the culvert with elliptical concrete pipe. LaKay Enterprises is the low bidder at \$45,364. Staff recommends award to LaKay Enterprises and seeks approval to close Esterine Drive at the indicated location for seven days to complete the work.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
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the award of the storm water drainage repair project at Esterine Drive to LaKay Enterprises of Fort Valley in the amount of \$45,364; and the closure of Esterine Drive for seven days to complete this work.



**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: Ronnie Heald, County Engineer *RJH*

Date: 01/25/2021

CC: Robbie Dunbar, Director of Operations

RE: Storm Water Drainage Repairs – Esterine Drive

The Engineering Department requests permission to enter into a contractual agreement with LaKay Enterprises, Inc to replace the culvert under Esterine Drive for **\$45,364.00** and to close Esterine drive for 7 days to complete the work.

Below are the bids we received to complete the project:

Contractor	Type of Construction	Cost
Enviro Trenchless	Spincast Culvert	\$54,540.00
CSM Construction	Replace Culvert	No Bid
LeClay Construction	Replace Culvert	No Bid
LaKay Enterprises	Replace Culvert	\$45,364.00

This project will be funded out of stormwater budget.

Attached is a copy of the proposal and a map for your use.

I appreciate your consideration regarding this matter.

LaKay Enterprises, Inc.
2062 Hendrick Rd.
Fort Valley, Ga. 31030
478-954-7275

Houston County Public Works
2018 Kings Chapel Road
Perry, Ga. 31069

RE: Esterine Drive Drainage Improvements

LaKay Enterprises, Inc. hereby proposes to furnish all materials, labor, equipment and necessary insurance to complete the drainage repairs according to drawing (see attached), which includes the following items.

1. Demolition of existing CMP, roadway, curb and gutter, headwalls and existing ditch paving.
2. Install 64 lf. 34" x 53" elliptical RCP.
3. Install 2 new precast headwalls.
4. Install approximately 22 sq. yds Class "A" Road Patch.
5. Install approximately 30 lf. roll over curb & gutter.
6. Grading complete to accomplish said project.
7. Install approximately 285 lf. ditch paving (4-foot flat bottom with six-foot sides at a 2:1 slope & necessary weep holes).
8. Temporary grassing, mulch, temporary erosion control/silt fence, permanent grassing)

Total Base Bid

\$45,364.00

Houston County is to furnish all necessary permits required by any governing body.

Sincerely;



Billy Crump, President
LaKay Enterprises, Inc.



Legend
□ Parcels
□ Roads

Date created: 1/28/2021
Last Data Uploaded: 1/28/2021 6:11:50 PM

Developed by  **Schneider**
GEOSPATIAL

Summary of bills by fund:

• General Fund (100)	\$1,473,474.57
• Emergency 911 Telephone Fund (215)	\$ 57,726.36
• Fire District Fund (270)	\$ 39,028.45
• 2006 SPLOST Fund (320)	\$ 1,445.82
• 2012 SPLOST Fund (320)	\$ 88,418.08
• 2018 SPLOST Fund (320)	\$1,265,463.57
• Water Fund (505)	\$ 295,308.23
• Solid Waste Fund (540)	<u>\$ 277,387.26</u>
Total for all Funds	\$3,498,252.34

Motion by _____, second by _____ and carried _____ to

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the payment of the bills totaling \$3,498,252.34

Chairman Stalnaker will make a special acknowledgement.

Superintendent of Schools Dr. Mark Scott will make a presentation to the Board.