



Houston County Board of Commissioners Meeting

Perry, Georgia

March 2, 2021

9:00 A.M.

HOUSTON COUNTY COMMISSIONERS MEETING

Perry, Georgia

March 2, 2021

9:00 A.M.

Call to Order

Turn Off Cell Phones

Invocation – Chairman Stalnaker

Pledge of Allegiance – Brigadier General Matthew Burger, Air Force Reserve Command

Perdue Foundation Presentation to Fire Department

Approval of Minutes from February 16, 2021

New Business

1. Public Hearing on Re-Zoning Application #2449 (Win DL LLC) – Commissioner Perdue
2. Public Hearing on Special Exception Applications #2446 thru #2448 and #2450 thru #2454 - Commissioner Perdue
3. Personnel Request (Building Inspection) – Commissioner Walker
4. Personnel Request (Leave of Absence / Water Dept.) – Commissioner Walker
5. First Reading of Amendment to Code of Ordinances (Hospital Authority) – County Attorney Hall
6. Mutual Aid Agreement (City of Perry) – Commissioner Robinson
7. Approval of Bid & CM Services (Chiller Replacement Project / Detention Center) – Commissioner Robinson
8. Approval of Construction Proposal (ICB / Annex Steps & Access Control Modifications) – Commissioner Byrd
9. Approval of Bid (Spot Overlay Project) – Commissioner Byrd
10. Approval of Bid (Striping Project) – Commissioner Byrd
11. Approval of Bills – Commissioner Byrd

Public Comments

Commissioner Comments

Motion for Adjournment

Public Hearing on Re-Zoning Application #2449 submitted by Lee Wingate dba Win DL, LLC for a 194.38-acre property located on Gilbert Road near the intersection with Elko Road. Present zoning is R-AG and the proposed zoning is R-1. Planning & Zoning recommends unanimous approval.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Re-Zoning Application #2449 submitted by Lee Wingate dba Win DL, LLC.

Re-Zoning Summary

Application	Applicant	Location	Proposed Use	P & Z Recommendation/Comments
2449	Lee Wingate DBA Win DL LLC	Gilbert Road	Rezoning from R-AG to R-1	Approved unanimously

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

Application No. 2449

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:

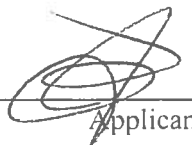
1. Name of Applicant Lee Wingate DBA Win DL LLC
2. Applicant's Phone Number 478-538-1009
3. Applicant's Mailing Address 817 Hwy. 247 S, Unit 10, Kathleen, Ga. 31047
4. Property Description LL 264 & 265, 13th Land District of Houston County, Georgia, Tract 3 as shown on a plat of survey for Property of Ayers Farm Inc., Consisting of 194.38 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.

11/20/21
Date


Applicant

Application # 2449

**For Official Use Only
(Planning & Zoning Commission)**

Houston County Planning and Zoning Commission

Date Filed: January 20, 2021

Date of Notice in Newspaper: January 27 & February 3, 2021

Date of Notice being posted on the property: January 29, 2021

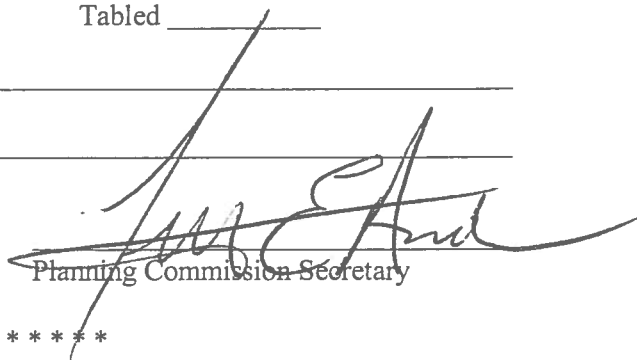
Date of Hearing: February 16, 2021

Fee Paid: \$300 Receipt # 41922

Recommendation of Board of Planning & Zoning:
Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

February 16, 2021
Date



Planning Commission Secretary

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

Date of Recommendation Received: March 2, 2021

Date of Notice in Newspaper: January 27 & February 3, 2021

Date of Public Hearing: March 2, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

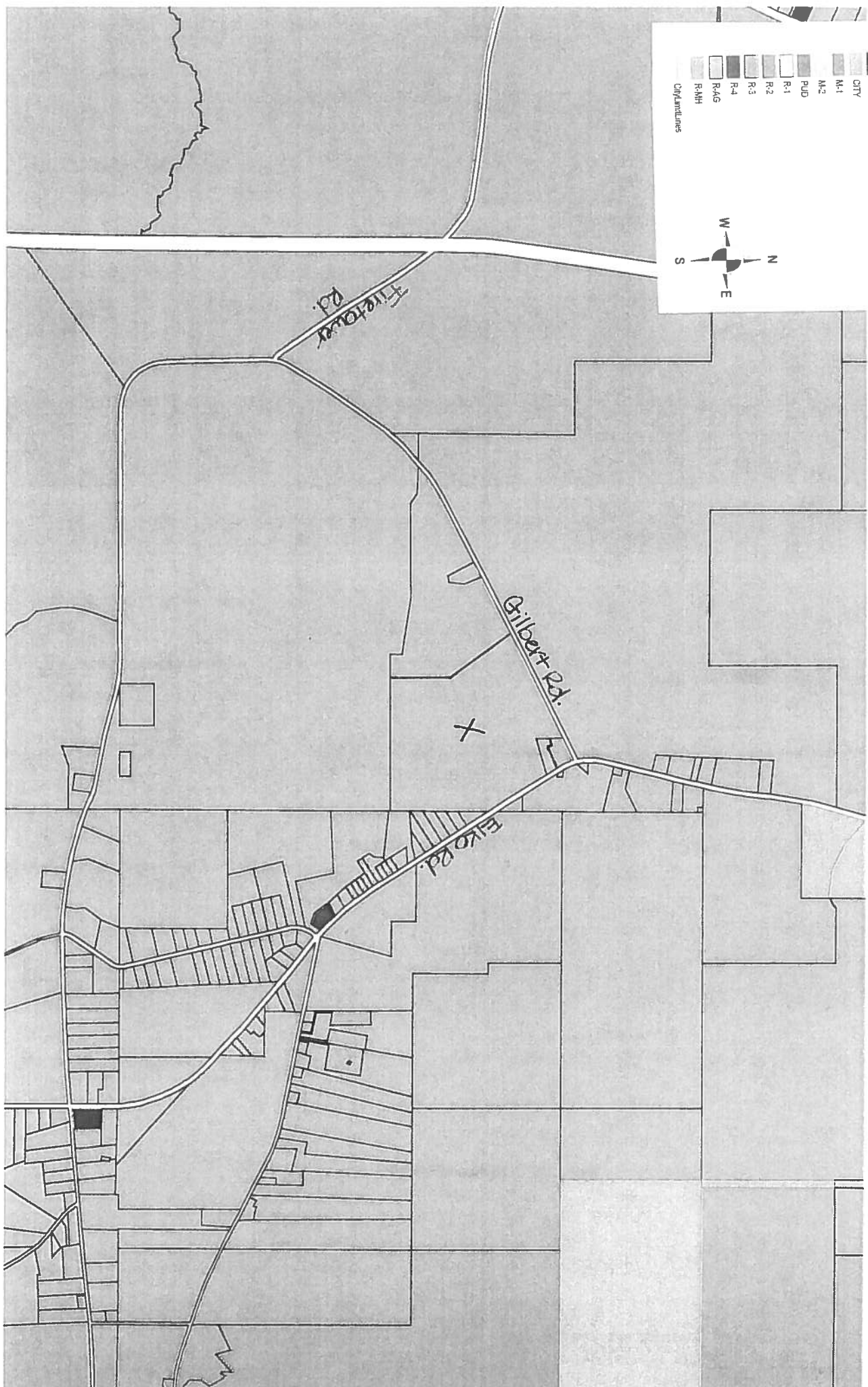
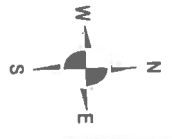
Reason if denied or tabled: _____

_____ Date

_____ Clerk

ZONING

- AFBASE
- C-1
- C-2
- CITY
- M-1
- M-2
- PUD
- R-1
- R-2
- R-3
- R-4
- R4G
- RMH
- City/landlines



STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

- 1) ***The suitability of the subject property for zoned purposes;***

The subject property is suitable for the R-1 zoning.

- 2) ***The extent to which the property values of the subject property are diminished by the particular zoning restrictions;***

No property values are diminished by the R-1 zoning.

- 3) ***The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public;***

No destruction of property values will occur.

- 4) ***The relative gain to the public as compared to the hardship imposed upon the individual property owner;***

There is no gain to the public.

- 5) ***Whether the subject property owner has a reasonable economic use as currently zoned;***

The current zoning of the subject property can be developed.

- 6) ***The length of time the property has been vacant as zoned considered in the context of land development of adjacent and nearby property;***

The property has been vacant as zoned prior to the adoption of the current Comprehensive Land Development Regulations of May 1976.

- 7) ***Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property;***

The proposed rezoning will be suitable because the adjacent property is zoned for residential use.

- 8) ***Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property;***

The proposed rezoning will not adversely affect the existing use or usability of adjacent property.

- 9) ***The adequacy of public facilities and services intended to serve the Lot proposed to be rezoned, including but not limited to roads, parks and recreational***

facilities, police and fire protection, schools, storm water drainage systems, water supplies, wastewater treatment, and solid waste services;

There are adequate public facilities available to the property.

- 10) *Whether the zoning proposal is in conformity with the policies and intent of the land use plan; and***

The zoning proposal is in conformity with the policies of the land use plan.

- 11) *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.***

There are no changing conditions which affect the use of the property.

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2449, filed on **January 20, 2021**, for a **Re-Zoning Request** for the real property described as follows:

LL 264 & 265 of the 13th Land District of Houston County, Georgia, Tract 3 as shown on a plat of survey for Property of Ayers Farm Inc., consisting of 194.38 Acres on Gilbert Road

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.

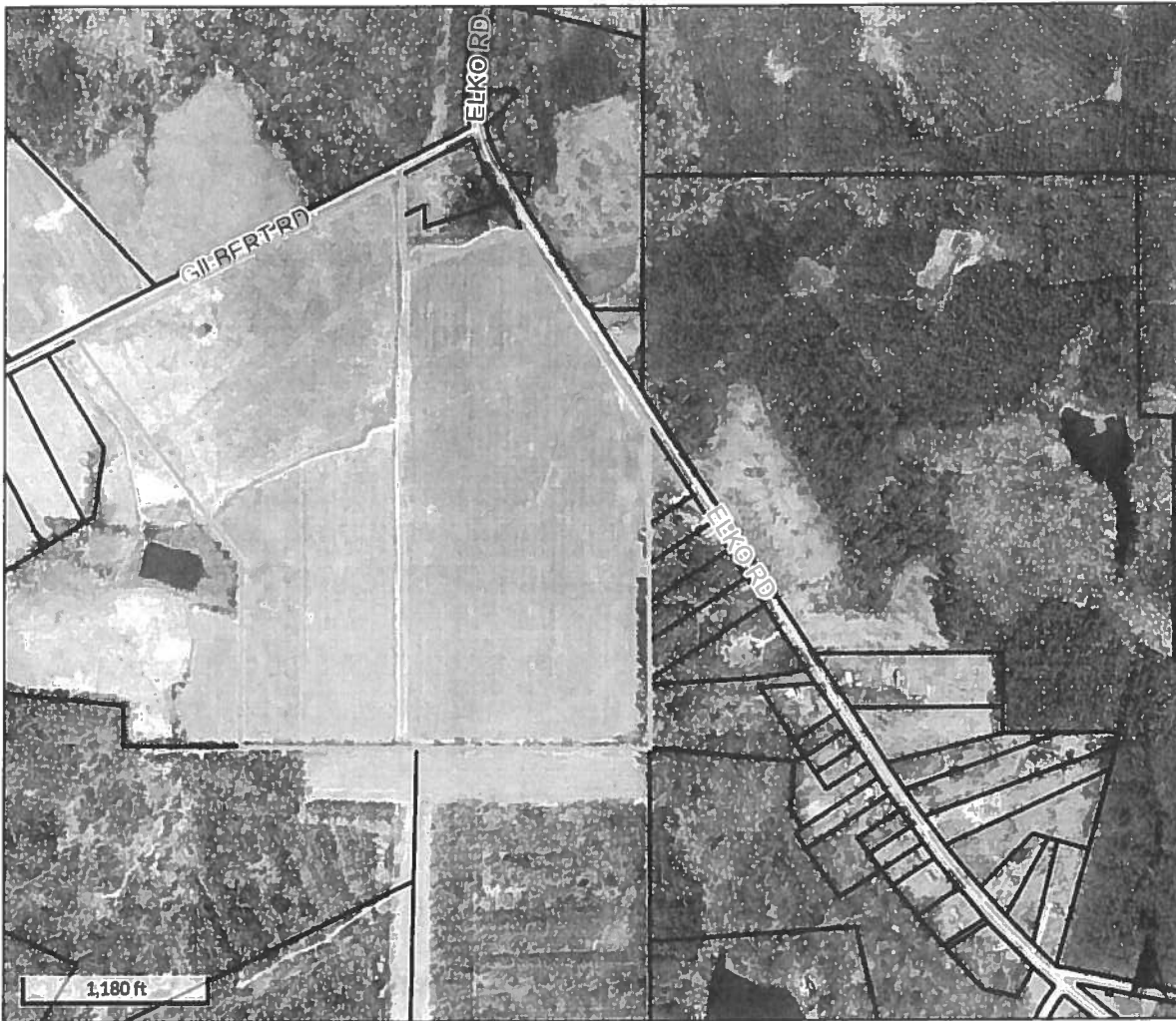
Signature of Official

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.



Overview

Legend

-  Parcels
-  Roads

Parcel ID	000370 022000	Owner	WIN DL LLC	Last 2 Sales			
Class Code	Agricultural		817 GA HWY 247	Date	Price	Reason	Qual
Taxing District	County		SUITE 10	12/18/2020	\$1457850	15	U
Acres	194.38		KATHLEEN, GA 31047				
		Physical Address	GILBERT RD				
		Assessed Value					
		Land Value					
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 2/24/2021
 Last Data Uploaded: 2/24/2021 6:02:35 AM

Developed by  **Schneider**
 GEOSPATIAL

**Zoning & Appeals
Recommendation**

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2446 – Todd & Samantha Gilbert	Organizing Business	Unanimous	X		
#2447 – Daniel & Heather Clem	Grading & Excavating	Unanimous	X		
#2448 – Fred Graham	Attorney	Unanimous	X		
#2450 – Joshua & Michelle Raffield	Crafts & Embroidery (Internet)	Unanimous	X		
#2451 – Matthew Martin	Mobile Food Truck	Unanimous	X		
#2452 – Veronica Aquino	Landscaping	Unanimous	X		
#2453 – Kerry Nelson	Hair Salon	Unanimous	X		
#2454 – Shadrach & Christa O’Neal	Trucking Business	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:

- | | |
|------------------------------------|---|
| #2446 – Todd & Samantha Gilbert | Organizing Business |
| #2447 – Daniel & Heather Clem | Grading & Excavating |
| #2448 – Fred Graham | Attorney |
| #2450 – Joshua & Michelle Raffield | Crafts & Embroidery (Internet) |
| #2451 – Matthew Martin | Mobile Food Truck |
| #2452 – Veronica Aquino | Landscaping |
| #2453 – Kerry Nelson | Hair Salon |
| #2454 – Shadrach & Christa O’Neal | Trucking Business |

Special Exception Summary

Application	Applicant	Location	Proposed Use	Z & A Recommendation/Comments
2446	Todd & Samantha Gilbert	100 Great Oak Way	Organizing	Approved unanimously
2447	Daniel & Heather Clem	2916 Moody Road	Grading & Excavating	Approved unanimously, with the condition that no heavy equipment can be stored or maintained on the property. However, to allow a pickup truck and 28x8 ft. gooseneck trailer carrying any small equipment not to be parked in the front yard
2448	Fred Graham	309 Quail Run Drive	Attorney	Approved unanimously
2450	Joshua & Michelle Raffield	317 Old Windmill Road	Crafts & Embroidery (Internet Sales)	Approved unanimously
2451	Matthew Martin	320 Smithville Church Road	Mobile Food Truck	Approved unanimously, with the condition to allow the use of a 24x8 ft. enclosed trailer for the business and subject to any state regulatory agency requirements
2452	Veronica Aquino	106 Polly Court	Landscaping	Approved unanimously, with the condition to allow the use of a 7x12 ft. trailer and a 7x14 ft. trailer, to be stored in the back yard
2453	Kerry Nelson	104 Meadow Court	Hair Salon	Approved unanimously, subject to compliance with any state regulatory agency requirements
2454	Shadrach & Christa O'Neal	2667 Hwy. 127	Trucking	Approved unanimously

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

Application No. 2446

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 Todd and Samantha Gilbert
2. Applicant's Phone Number 478-338-0052
3. Applicant's Mailing Address 100 Great Oak Way Warner Robins, GA 31088
4. Property Description LL 162, 10th Land District of Houston County, Georgia, Lot 11, Block "B" of Ashley Oaks Subdivision, consisting of 0.59 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for an Organizing 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.

4 Jan 21
Date

Samantha Gilbert
Applicant

Application # 2446

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: January 4, 2021

Date of Notice in Newspaper: February 3 & 10, 2021

Date of Notice being posted on the property: February 5, 2021

Date of Public Hearing: February 22, 2021

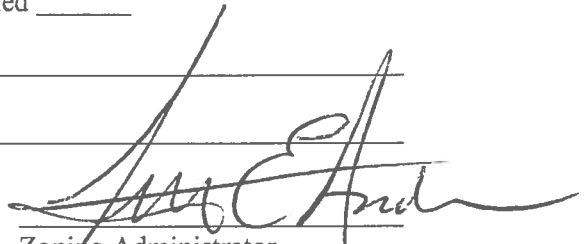
Fee Paid: \$100.00 Receipt # 41919

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

February 22, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: March 2, 2021

Date of Notice in Newspaper: February 3 & 10, 2021

Date of Public Hearing: March 2, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

491124

CENTERLINE CURVE DATA

CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	52.36'	28.79'	-30°00'00"
2	130.00'	204.20'	130.00'	80°00'00"

CURVILINEAR LOT DATA

CURVE NO.	ARC	RADIUS	CHORD	CHORD BEARING
C1	78.90'	160.00'	78.10'	S 14°45' 33" W
C2	58.47'	160.00'	58.15'	S 39°21' 20" W
C3	20.81'	130.00'	20.79'	S 24°46' 53" E
C4	47.26'	130.00'	47.00'	S 09°46' 53" E
C5	36.65'	70.00'	36.23'	N 14°22' 04" W
C6	32.18'	50.00'	31.62'	S 72°11' 51" W
C7	32.18'	50.00'	31.62'	S 72°11' 51" W
C8	89.07'	50.00'	77.75'	N 38°20' 07" W
C9	68.02'	50.00'	62.89'	S 51°40' 02" W
C10	32.17'	50.00'	31.62'	N 70°55' 50" W
C11	32.18'	50.00'	31.62'	N 70°55' 58" W
C12	157.08'	100.00'	141.42'	S 45°37' 56" W
C13	32.18'	50.00'	31.62'	S 71°30' 30" W
C14	32.78'	50.00'	32.20'	S 71°51' 19" W
C15	51.75'	50.00'	49.47'	N 59°42' 36" W
C16	52.36'	50.00'	50.00'	N 00°03' 24" W
C17	52.36'	50.00'	50.00'	S 59°56' 36" W
C18	32.18'	50.00'	31.62'	S 71°37' 18" E
C19	32.18'	50.00'	31.62'	S 71°37' 18" E
C20	53.60'	160.00'	53.35'	S 81°02' 09" W

NOTES:

- MINIMUM 25' BUILDING LINE ON ALL LOTS UNLESS OTHERWISE DENOTED.
- ALL BASEMENTS ARE FOR DRAINAGE & UTILITIES WITH WIDTHS AS INDICATED.
- LOT LINES ARE AT RIGHT ANGLES TO STREET LINES UNLESS OTHERWISE DENOTED.
- 25' RADIUS ON ALL STREET CORNERS.
- DISTANCES AS SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED RIGHT-OF-WAY LINES.
- Ⓢ DENOTES LOT NUMBER.
- C2 DENOTES CURVILINEAR LOT DATA
- DIMENSIONS SHOWN ON CURVES ARE ARC DISTANCES.

CERTIFICATE OF FINAL APPROVAL
 This plat has been exhibited 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 7 day of September, 1996.

THE HOUSTON COUNTY PLANNING COMMISSION

[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.

[Signature] 9-29-96
 Environmental Health Specialist
 Houston County Health Department. Dated

WILLIS

Doc ID: 005830740001 Type: PLA
 Filed: 09/10/1996 at 03:58:00 PM
 Fee Amt: Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK49 Pg 124

"This approval in no way releases 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."
 8/27/96

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 has posted a performance bond or cashier's check to insure completion as required by County Engineer.

8/27/96
 Date *[Signature]*
 Engineer

I CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE ORDINANCES AND REGULATIONS OF HOUSTON COUNTY.

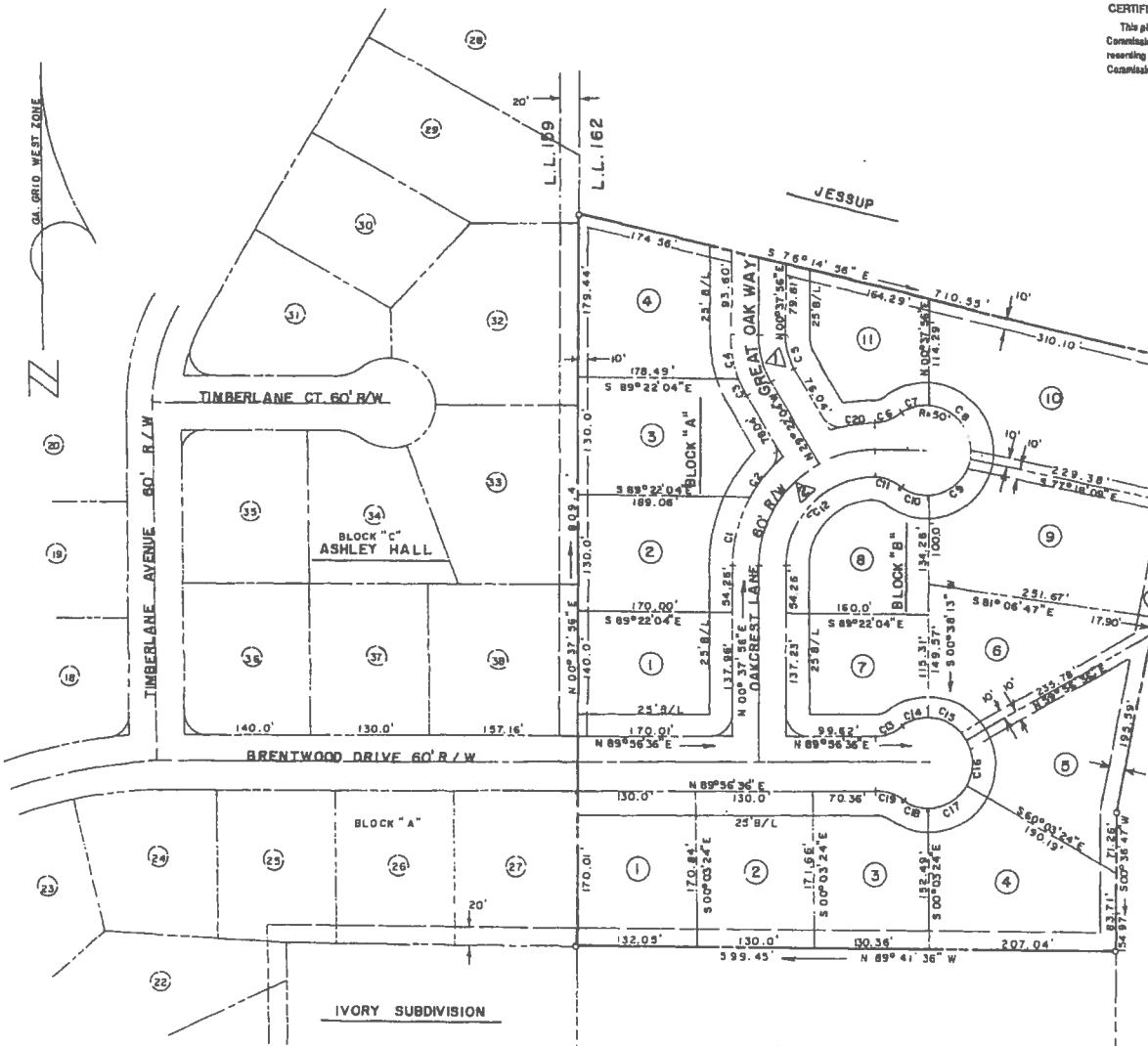
CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CIRCULAR PRECISION OF ONE FOOT IN SEVENTY FEET AND AN ANGULAR ERROR OF 2.6" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN SEVENTY FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A LEICA 3672 AND

CLERK SUPERIOR COURT
 1996 SEP 10 PM 3:58
 HOUSTON COUNTY
 FILED



SUBDIVISION
 FOR
ASHLEY OAKS
 LAND LOT 162 10 TH DISTRICT
 HOUSTON COUNTY GEORGIA
 AUGUST 22, 1996 SCALE 1" = 100'
CLEMENTS SURVEYING CO., INC.
 1219 S HOUSTON LAKE R.D. WARNER ROBINS, GA.



"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 paths."
 8/23/96
 Date *[Signature]*
 Owner's Signature

NOTE: (1) THIS PROPERTY IS NOT IN A DESIGNATED FLOOD PLAIN AREA.
[Signature]

491124

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></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>

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 #2446 filed on **January 4, 2021**, for a **Special Exception** for the real property described as follows:

LL 162 of the 10th Land District of Houston County, Georgia, Lot 11, Block "B" of Ashley Oaks Subdivision, Consisting of 0.59 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. 2447

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:

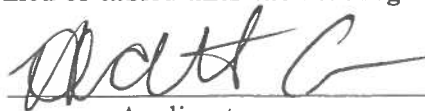
1. Name of Applicant Daniel and Heather Clem
2. Applicant's Phone Number 478-954-2581
3. Applicant's Mailing Address 2916 Moody Road Bonaire, GA 31005
4. Property Description LL 228, 10th Land District of Houston County, Georgia, Lot L of J.W. Wood Subdivision, consisting of 1.04 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Grading & Excavating Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

7 Jan 2021
Date


Applicant

Application # 2447

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: January 7, 2021

Date of Notice in Newspaper: February 3 & 10, 2021

Date of Notice being posted on the property: February 5, 2021

Date of Public Hearing: February 22, 2021

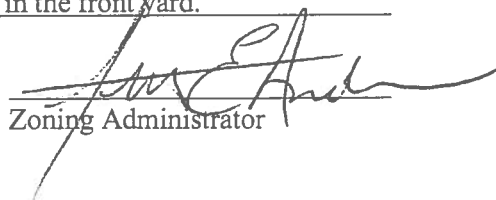
Fee Paid: \$100.00 Receipt # 41920

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition that no heavy equipment can be stored or maintained on the property. However, to allow a pickup truck with a 28 ft. x 8 ft. gooseneck trailer carrying any small equipment not to be parked in the front yard.

February 22, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: March 2, 2021

Date of Notice in Newspaper: February 3 & 10, 2021

Date of Public Hearing: March 2, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

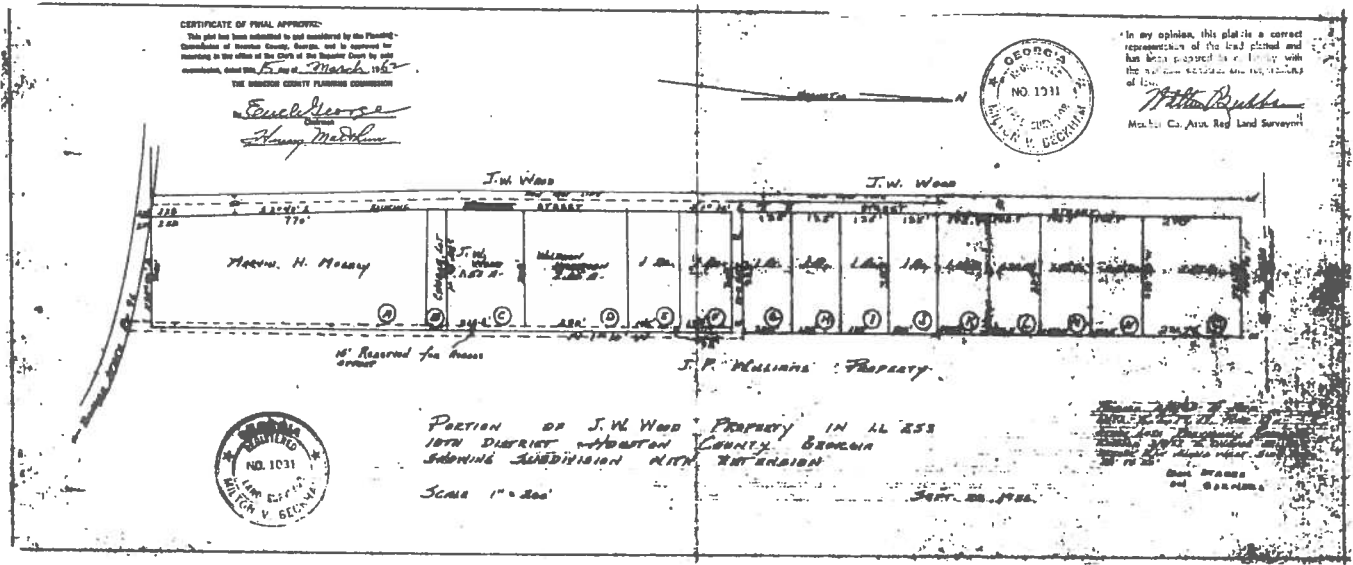
Doc ID: G0700010001 Type: PLA
 Filed: 02/19/1962 at 11:47:42 AM
 Fee set: Page 1 of 1
 Houston, the Clerk Superior Court
 Carolyn V. Sullivan Clerk
 027 180

Approved March 1962

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 vote unanimous, dated 28th March 1962
 THE HOUSTON COUNTY PLANNING COMMISSION
Emuel George
Henry Medden



In my opinion, this plat is a correct representation of the land shown and has been prepared in accordance with the various sections and regulations of law.
Walter Bullock
 Master of Arts, Registered Land Surveyor



PARTION OF J.W. WOOD PROPERTY IN AL 255
 10TH DISTRICT WILKINSON COUNTY GEORGIA
 SHOWING SUBDIVISION INTO 20 LOTS
 Scale 1" = 200'

WALTER BULLOCK
 Registered Land Surveyor
 State of Georgia
 No. 1031
 Sept. 28, 1962

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>No clients 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>No heavy equipment shall be stored at the home</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>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>A 28ft x 8ft gooseneck trailer may be used by business Not to be parked in the</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Front yard.

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2447 filed on **January 7, 2021**, for a **Special Exception** for the real property described as follows:

LL 228 of the 10th Land District of Houston County, Georgia, Lot L of J.W. Wood Subdivision, Consisting of 1.04 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. 2448

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 Fred Graham
2. Applicant's Phone Number 478-334-5529
3. Applicant's Mailing Address 309 Quail Run Drive Warner Robins, GA 31088
4. Property Description LL 93, 5th Land District of Houston County, Georgia, Lot 16, Block "C", Section 4 of Quail Run Subdivision, consisting of 0.86 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for an Attorney 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.

01-19-2021
Date

Fred Graham
Applicant

Application # 2448

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

Houston County Zoning and Appeals Commission

Date Filed: January 19, 2021

Date of Notice in Newspaper: February 3 & 10, 2021

Date of Notice being posted on the property: February 5, 2021

Date of Public Hearing: February 22, 2021

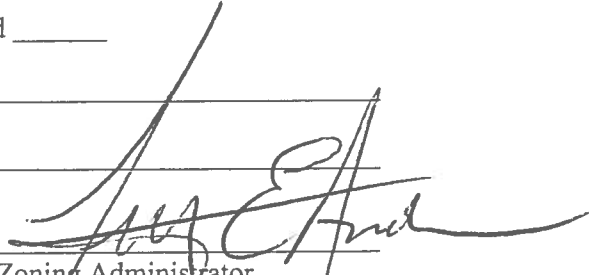
Fee Paid: \$100.00 Receipt # 41921

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

February 22, 2021
Date


Zoning Administrator

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

Date of Recommendation Received: March 2, 2021

Date of Notice in Newspaper: February 3 & 10, 2021

Date of Public Hearing: March 2, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

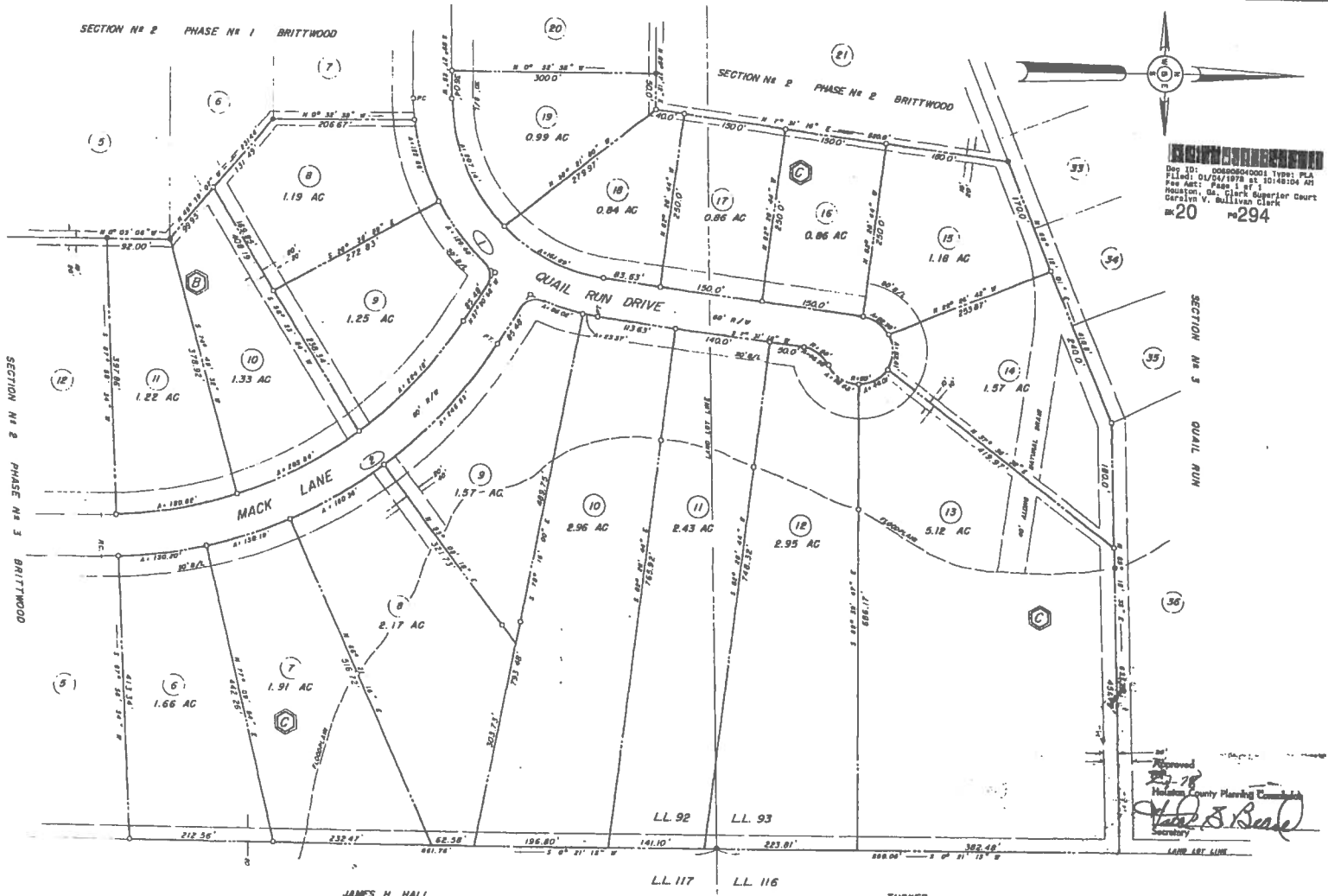
_____ Date

_____ Clerk

Recorded Jan. 4, 1978

20/294

20/294



Dep ID: 0080000001 Type: PLA
 Filed: 01/03/1978 at 10:48:04 AM
 Fee Amt: Page 1 of 1
 Houston, GA, Clerk Superior Court
 Carolyn V. Sullivan, Clerk
 20 294

Approved
 12-78
 Houston County Planning Commission
 [Signature]
 Secretary

#	CENTER LINE		CURVE DATA			
	RADIUS	Δ	ARC	TAN	CHORD	BEARING
1	287.92'	81° 56' 03"	411.74'	250.0'	377.94'	N 48° 29' 21" E
2	680.00'	57° 17' 52"	650.02'	360.37'	632.86'	N 28° 42' 02" W

- DISTANCES ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET LINES
- 25' RADII ON ALL STREET CORNERS.
- ALL EASEMENTS ARE DRAINAGE & UTILITY EASEMENTS UNLESS OTHERWISE INDICATED.

SUBDIVISION

SECTION No 2
QUAIL RUN

LAND LOTS 92 & 93 FIFTH DISTRICT
 HOUSTON COUNTY GEORGIA
 15 DECEMBER 1977 SCALE: 1" = 100'

STORY SURVEYING CO.
 1435-B WATSON BLVD. WARNER ROBINS, GA.
 TT-840-C

Requirements - Section 95

Comments

Complies

Doesn't Comply

<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>	<p>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>No clients 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 #2448 filed on **January 19, 2021**, for a **Special Exception** for the real property described as follows:

LL 93 of the 5th Land District of Houston County, Georgia, Lot 16, Block "C", Section 4 of Quail Run Subdivision, Consisting of 0.86 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2450

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 Joshua and Michelle Raffield
2. Applicant's Phone Number 850-712-5993
3. Applicant's Mailing Address 317 Old Windmill Road Perry, GA 31069
4. Property Description LL 206, 10th Land District of Houston County, Georgia, Lot A15, Section 2 of The Windmill at Mossy Lake Subdivision, consisting of 1.47 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation
for a Crafts and Embroidery (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.

01/20/2021
Date

Michelle Raffield
Applicant

Application # 2450

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

Houston County Zoning and Appeals Commission

Date Filed: January 20, 2021

Date of Notice in Newspaper: February 3 & 10, 2021

Date of Notice being posted on the property: February 5, 2021

Date of Public Hearing: February 22, 2021

Fee Paid: \$100.00 Receipt # 41923

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

February 22, 2021
Date


Zoning Administrator

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

Date of Recommendation Received: March 2, 2021

Date of Notice in Newspaper: February 3 & 10, 2021

Date of Public Hearing: March 2, 2021

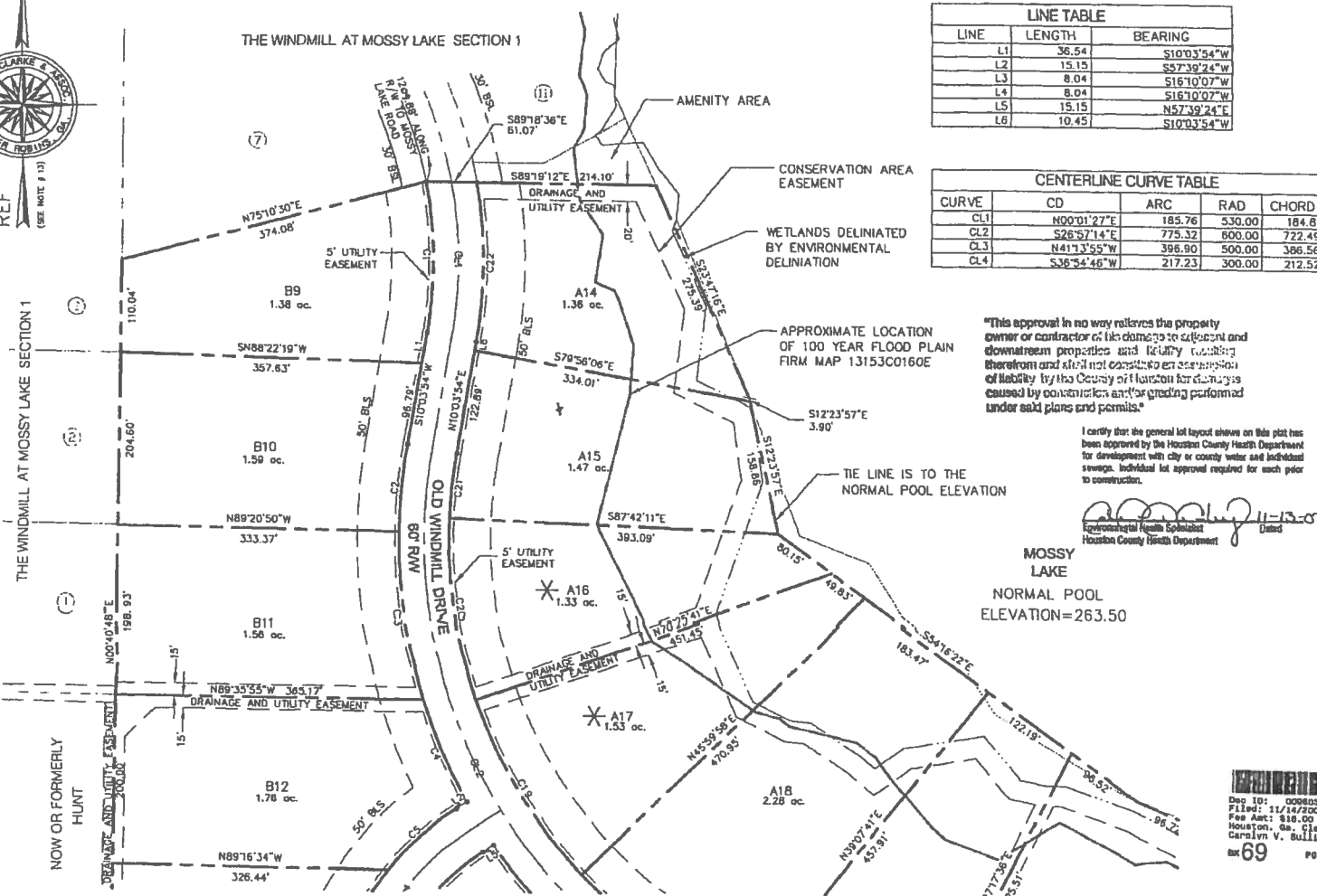
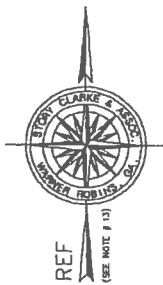
Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk



LINE TABLE		
LINE	LENGTH	BEARING
L1	36.54	S10°3'54"W
L2	15.15	S57°39'24"W
L3	8.04	S16°10'07"W
L4	8.04	S16°10'07"W
L5	15.15	N57°39'24"E
L6	10.45	S10°3'54"W

CENTERLINE CURVE TABLE				
CURVE	CD	ARC	RAD	CHORD
CL1	N00°01'27"E	185.76	530.00	184.81
CL2	S26°57'14"E	775.32	600.00	722.49
CL3	N41°3'55"W	396.90	500.00	386.56
CL4	S36°54'46"W	217.23	300.00	212.52

"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."

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 prior to construction.

[Signature] 11-13-07
 Environmental Health Specialist
 Houston County Health Department

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 13 DAY OF November 2007.

THE HOUSTON COUNTY PLANNING COMMISSION
 BY *[Signature]*
 SECRETARY

I CERTIFY 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 THE CITY OF WARNER ROBINS, GEORGIA, OR HAS POSTED A PERFORMANCE BOND OR CASHERS CHECK IN LIEU THEREOF.

11-13-07
 DATE *[Signature]*
 COUNTY ENGINEER

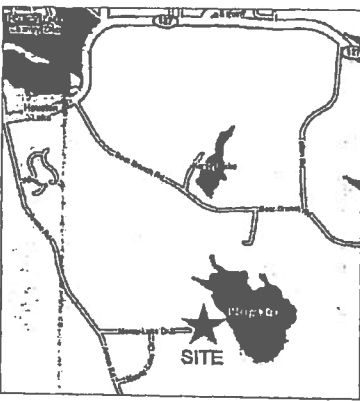
SUREYOR'S CERTIFICATION
 "IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW AND HAS BEEN CALCULATED FOR CLOSURE BY THE CROWNELL RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 215,161 FEET."

[Signature] 11-13-07
 Michael L. Clarke GRLS No. 2885
 DATE

OWNERS 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.

11/7/07
 DATE *[Signature]*
 OWNERS SIGNATURE

Doc ID: 008603700002 Type: PLT
 Filed: 11/14/2007 at 11:28:09 AM
 Fee Amt: \$16.00 Fee # of 2
 Houston, Ga. Clerk Superior Court
 Carmen V. Sullivan Clerk
 BK 69 pg 170-171



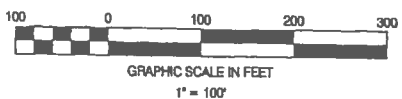
VICINITY MAP

CURVE TABLE				
CURVE	CD	ARC	RAD	CHORD
C1	N00°7'03"W	180.92	500.00	179.93
C2	S05°21'32"W	103.49	630.00	103.37
C3	S08°28'28"E	200.71	630.00	199.88
C4	S21°36'28"E	132.09	630.00	131.65
C5	S48°09'40"W	109.38	330.00	108.68
C6	S27°25'01"W	129.57	330.00	128.74
C7	S37°34'39"E	60.82	60.00	74.65
C8	S36°58'55"E	75.33	60.00	70.48
C9	N89°29'17"E	78.67	60.00	73.15
C10	N01°36'21"W	70.23	60.00	68.29
C11	S36°48'33"W	185.95	270.00	185.12
C12	S45°28'44"E	228.90	630.00	227.65
C13	S52°25'54"E	86.87	630.00	86.79
C14	N82°06'08"W	30.69	470.00	30.68
C15	N39°21'41"W	342.40	470.00	334.88
C16	N44°52'15"W	128.64	530.00	128.32
C17	N57°53'54"W	112.38	530.00	112.17
C18	S63°59'12"E	198.69	570.00	197.69
C19	S31°44'31"E	243.91	570.00	242.05
C20	S08°35'35"E	216.68	570.00	215.38
C21	S08°10'51"W	77.28	570.00	77.22
C22	N00°18'49"E	190.61	560.00	189.69
C23	N28°12'16"W	179.70	530.00	178.84

NOTES

- 80 TOTAL LOTS IN SUBDIVISION
- 37.82 ACRES IN SUBDIVISION
- STREET RIGHTS OF WAY ARE 60'
- DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT OF WAY LINES
- 50' RADIUS ON ALL STREET CORNERS
- ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED
- 60' B.S. ACROSS FRONT OF ALL LOTS
- MINIMUM LOT SIZE 1/8 ACRES
- PROPERTY IS ZONED RAG
- PRIVATE SEPTIC SYSTEM TO BE INSTALLED
- COUNTY PUBLIC WATER TO BE INSTALLED
- MINIMUM LOT WIDTH 200'
- REFERENCE PLAT WINDMILL AT MOSSY LAKE BY ROBERT L. STORY DATED 08 JAN 06
- LOT ACREAGE IS CALCULATED TO THE TIE LINE

* THE FOLLOWING LOTS ARE SUBJECT TO ADDITIONAL HEALTH DEPARTMENT REQUIREMENTS: LOTS 16, 17, AND 20 BLOCK A



SUBDIVISION PLAT
 FOR
THE WINDMILL @ MOSSY LAKE
 SECTION "2"

LAND LOT 208
 HOUSTON COUNTY 10th DISTRICT
 GEORGIA

SCALE: 1"=100'
 DATE: 08 NOV 07
 DWN BY: JMR
 DWG: 07-169-C1



233 CARL VINSON PKWY WARNER ROBINS, GA. 31088
 TEL: 478.922.7724 FAX: 478.922.3405

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>	<p>No customers will come to the home.</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>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

Comments

Complies

Doesn't Comply

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>	<p>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>	<p>No retail sales from the home</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 #2450 filed on January 20, 2021, for a Special Exception for the real property described as follows:

LL 206 of the 10th Land District of Houston County, Georgia, Lot A15, Section 2 of The Windmill at Mossy Lake Subdivision, Consisting of 1.47 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. 2451

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

1. Name of Applicant Matthew Martin
2. Applicant's Phone Number 478-973-4970
3. Applicant's Mailing Address 320 Smithville Church Road Warner Robins, GA 31088
4. Property Description LL 94, 5th Land District of Houston County, Georgia, Lot 12B as shown on a plat for Ervin T. Bridegam Estate, consisting of 0.53 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Mobile Food Truck 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.

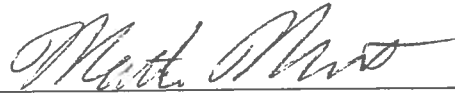
Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and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

1-20-21

Date



Applicant

Application # 2451

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

Houston County Zoning and Appeals Commission

Date Filed: January 20, 2021

Date of Notice in Newspaper: February 3 & 10, 2021

Date of Notice being posted on the property: February 5, 2021

Date of Public Hearing: February 22, 2021

Fee Paid: \$100.00 Receipt # 41924

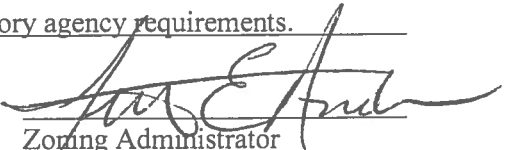
Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 24 ft. x 8 ft.

enclosed trailer for the business and subject to any state regulatory agency requirements.

February 22, 2021
Date


Zoning Administrator

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

Date of Recommendation Received: March 2, 2021

Date of Notice in Newspaper: February 3 & 10, 2021

Date of Public Hearing: March 2, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

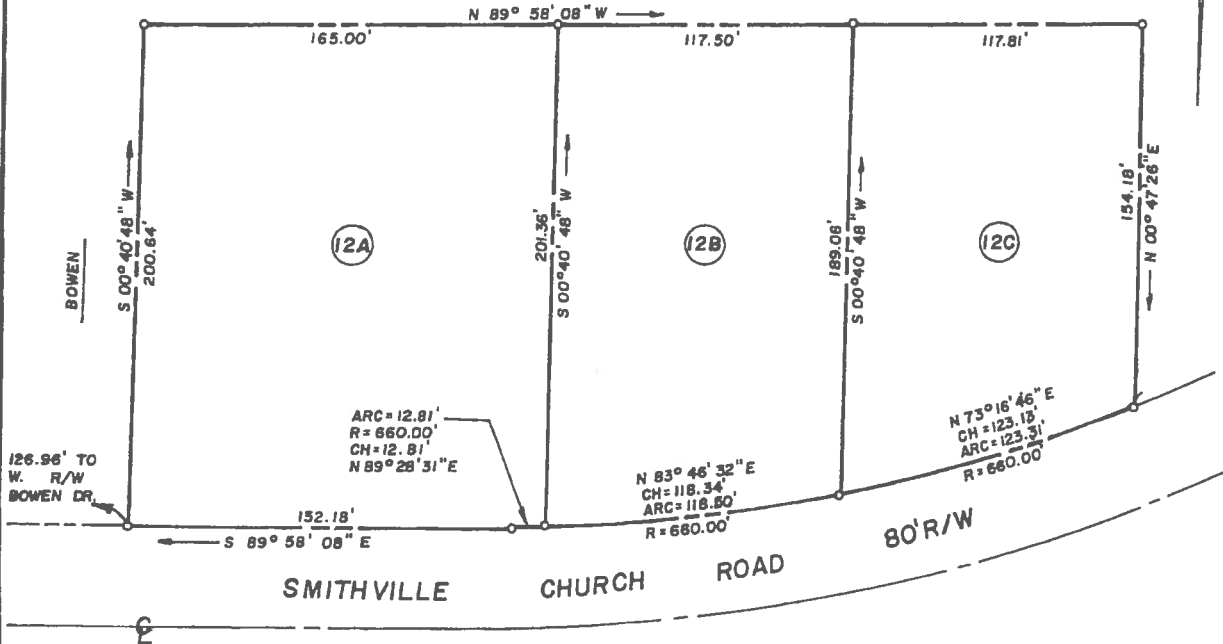
_____ Clerk

FILED
HOUSTON COUNTY
1992 MAR 11 AM 8:44

CLERK SUPERIOR COURT

GA. GRID NORTH

NOW OR FORMERLY WARNER



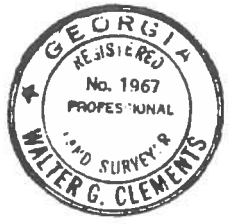
Approved
2/3/92
Houston County Planning Commission

Frank C. Anderson
Secretary

Variance for Lot Division
Approved ON 2/28/92

Dog ID: 006344580001 Type: PLA
Filed: 03/11/1992 at 08:44:00 AM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 41 PG 196

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



Walter G. Clements

"The undersigned hereby certifies that he is the owner of the land shown on this plat and that he acknowledges this plat and allotment to be his free act and deed."

2/25/92
Date
Walter G. Clements
Owner's Signature

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.
2/2/92
Date
B. E. McDaniel
Owner's Name



RESUBDIVISION	
OF	
LOT 12	
ERVIN T. BRIDEGAM ESTATE	
LAND LOT 94	5th DISTRICT
HOUSTON COUNTY	GEORGIA
FEBRUARY 25, 1992	SCALE: 1" = 50'
CLEMENTS SURVEYING CO., INC.	
1219 SOUTH HOUSTON LAKE RD.	WARNER ROBINS, GA.

CERTIFICATION
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000 FEET AND AN ANGULAR ERROR OF 2.162 PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,000 FEET
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A LEITZ SETR AND

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>	<p><i>No customers will come to the home</i></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>	<p><i>N/A</i></p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p><i>N/A</i></p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>	<p><i>N/A</i></p>	<input type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

Comments

Complies

Doesn't Comply

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>	<p>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>	<p>No Retail Sales From the home</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>Business must comply with Any Regulatory Agencies</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>A 8ft x 24ft enclosed trailer will be used for the business</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2451 filed on January 20, 2021, for a Special Exception for the real property described as follows:

LL 94 of the 5th Land District of Houston County, Georgia, Lot 12B as shown on a plat for Ervin T. Bridegam Estate, Consisting of 0.53 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. 2452

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 Veronica Aquino
2. Applicant's Phone Number 478-320-7047
3. Applicant's Mailing Address 106 Polly Court Warner Robins, GA 31088
4. Property Description LL 119, 5th Land District of Houston County, Georgia, Lot 4 of Eaton Grove Subdivision, consisting of 0.36 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Landscaping Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

1-21-2021
Date


Applicant

Application # 2452

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: January 21, 2021

Date of Notice in Newspaper: February 3 & 10, 2021

Date of Notice being posted on the property: February 5, 2021

Date of Public Hearing: February 22, 2021

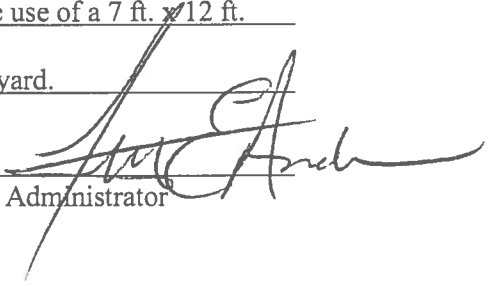
Fee Paid: \$100.00 Receipt # 41925

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 7 ft. x12 ft. trailer and a 7 ft. x 14 ft. trailer for the business, to be stored in the back yard.

February 22, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: March 2, 2021

Date of Notice in Newspaper: February 3 & 10, 2021

Date of Public Hearing: March 2, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

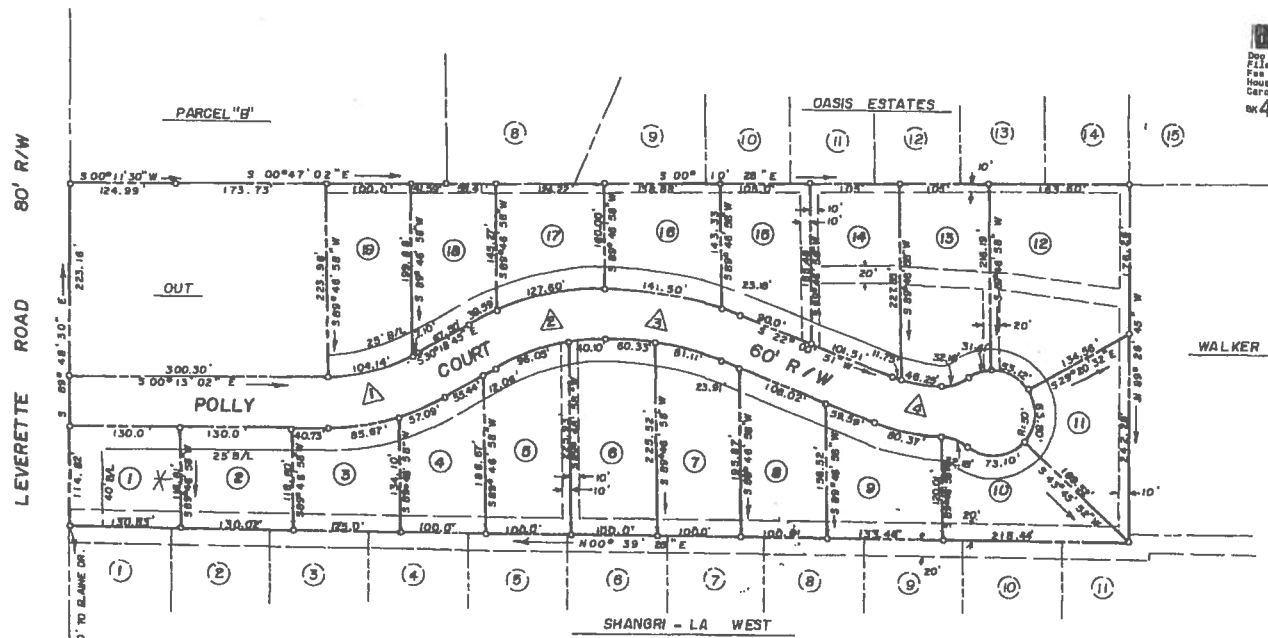
Comments: _____

Date

Clerk

44/123 44123

C/L CURVE DATA				
CURVE NO.	RADIUS	DELTA	TANGENT	LENGTH
△	241.78'	30°08'46"	68.00'	127.00'
△	287.85'	30°08'17"	77.50'	151.41'
△	385.23'	22°11'19"	77.50'	183.06'
△	185.82'	21°21'23"	35.00'	69.19'



Doc ID: 0031040001 Type: PLA
 Filed: 10/05/1993 at 10:10:00 AM
 Fee Amt: Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 44 123

FILED
 HOUSTON COUNTY
 1993 OCT -5 AM 10:10
 CLERK SUPERIOR COURT

44/123

* NOTE: LOT ① MAY HOLD STORM WATER
 UNLESS PROPERLY GRADED FOR POSITIVE DRAINAGE.
 FOR BEST DRAINAGE RESULTS, GRADE OF LOT
 SHOULD HAVE BEEN RAISED PRIOR TO HOUSE BENT
 BUILT. THIS WAS NEVER MENTIONED DURING PRE-CONSTRUCTION
 MEETINGS WITH

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 7 day of OCTOBER, 1993.

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. Dated

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 has posted a
 performance bond or cashier's check to insure
 completion as required by County Engineer.

10/4/93 *[Signature]*
 Date Engineer

"This approval in no way releases 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."
 RED
 10/1/93

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSE
 PRECISION OF ONE FOOT IN 1000 FEET AND AN ANGULAR ERROR OF
 ONE SECONDS AND I POINT, AND WAS ADJUSTED USING THE COLLIER RULE
 THIS MAP OR PLAT HAS BEEN CALCULATED FROM POSITIVE AND BALANCED
 TO BE ACCURATE WITH ONE FOOT IN 1000 FEET
 THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THE PLAT WERE
 OBTAINED BY USING A GUNTER SAULTER AND



SUBDIVISION
 FOR
EATON GROVE
 LAND LOT 119 518 DISTRICT
 HOUSTON COUNTY GEORGIA
 SEPTEMBER 29, 1993 SCALE: 1" = 100'
CLEMENTS SURVEYING CO., INC.
 1218 SOUTH HOUSTON LANE RD. WARNER ROBINS, GA.
 35 - 41

44/123

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>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>A 7Ft x 12Ft and a 7Ft x 14Ft trailer will be used for the business. To be stored in the rear yard.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IN THE REAR YARD.

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2452 filed on January 21, 2021, for a Special Exception for the real property described as follows:

LL 119 of the 5th Land District of Houston County, Georgia, Lot 4 of Eaton Grove Subdivision, Consisting of 0.36 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2453

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 Kerry Nelson
2. Applicant's Phone Number 478-320-6790
3. Applicant's Mailing Address 104 Meadow Court Warner Robins, GA 31088
4. Property Description LL 162, 10th Land District of Houston County, Georgia, Lot 7, Block "A", Phase 2 of Meadow View Subdivision, consisting of 0.18 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Hair Salon 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.

1-25-21
Date


Applicant

Application # 2453

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: January 25, 2021

Date of Notice in Newspaper: February 3 & 10, 2021

Date of Notice being posted on the property: February 5, 2021

Date of Public Hearing: February 22, 2021

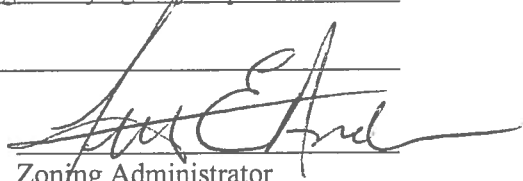
Fee Paid: \$100.00 Receipt # 41926

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

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

February 22, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: March 2, 2021

Date of Notice in Newspaper: February 3 & 10, 2021

Date of Public Hearing: March 2, 2021

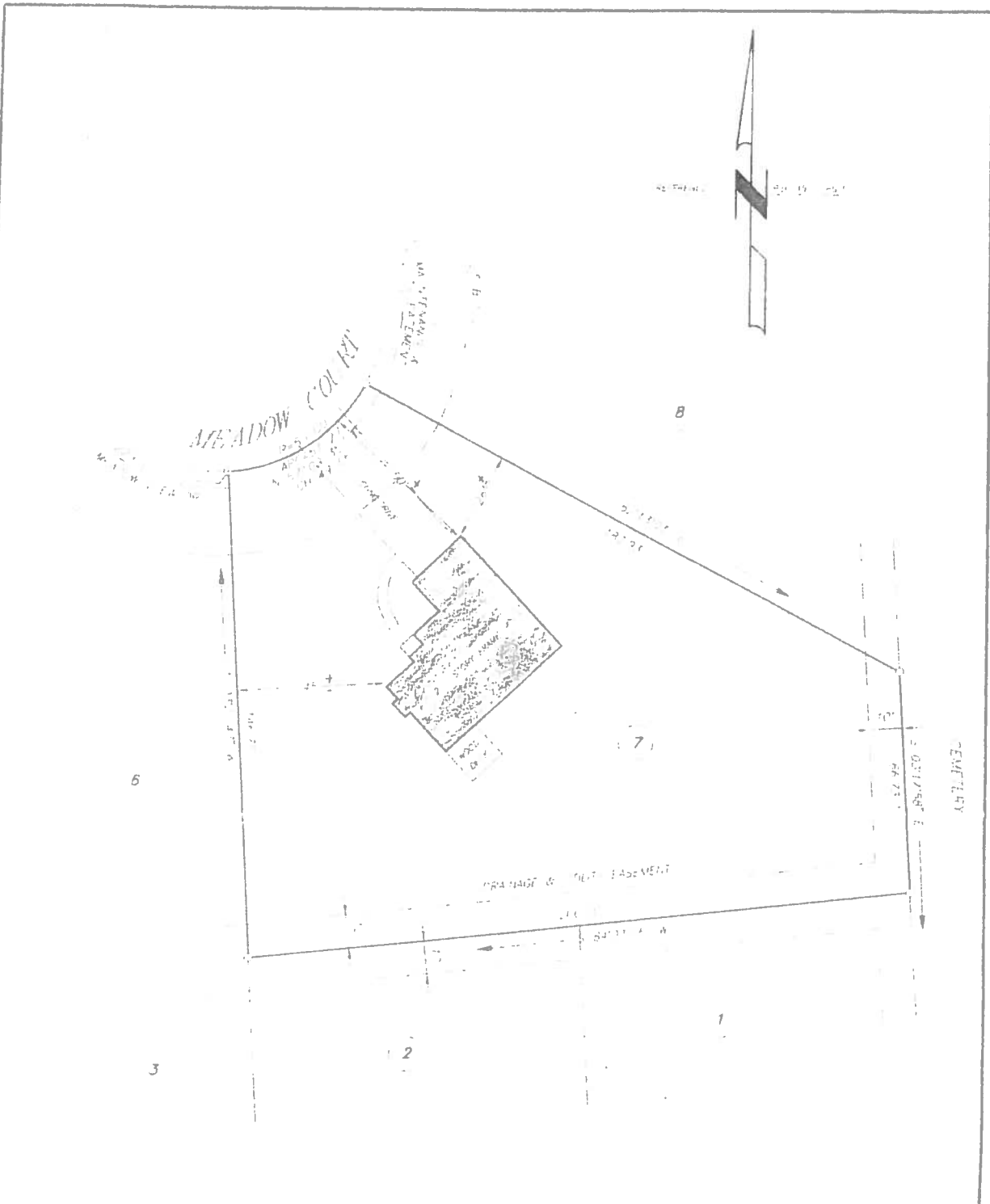
Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A LINE PRECISION OF ONE PART IN 10,000 FEET AND AN ANGULAR ERROR OF ONE FEEL ANGLE POINT AND WAS ADJUSTED USING THE TRAVERSE RULE

EQUIPMENT USED FOR MEASUREMENT
 ANGNLAR 2" 20" 4"
 LINEAR 1/16" 1/32" 1/4"

THIS PLAT HAS BEEN CALCULATED BY POLYLINE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET

○ DENOTES PROPERTY CORNER

NOTE THIS PLAT PARTIALLY COMPILED

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT MEADOW COUNTY, GEORGIA, THIS 15th DAY OF MAY, 1993.

James M. Scarborough

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

James M. Scarborough



SURVEY FOR
WILLIAM I. MEREDITH, JR.
 LOT 16 OF MEADOW VIEW PHASE NO. 2
 MEADOW VIEW TENTH DISTRICT
 IN LAND LOT 16, HOUSTON COUNTY, GEORGIA
 SCALE 1" = 30' MAY 31, 1993
SCARBOROUGH LAND SURVEYS, INC.
 P.O. BOX 6165 WARNER ROBINS, GA 30087-1491

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>	<p>Tues - Sat. From 8am - 5pm 4-5 clients per day</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>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

Comments

Complies

Doesn't Comply

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>	<p>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>	<p>ONE CHAIR beauty shop</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>Applicant must comply with Any Regulatory Agencies.</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 #2453 filed on **January 25, 2021**, for a **Special Exception** for the real property described as follows:

LL 162 of the 10th Land District of Houston County, Georgia, Lot 7, Block "A", Phase 2 of Meadow View Subdivision, Consisting of 0.18 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. 2454

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 Shadrach and Christa O'Neal
2. Applicant's Phone Number 478-957-1877
3. Applicant's Mailing Address 2667 Hwy. 127 Kathleen, GA 31047
4. Property Description LL 235, 10th Land District of Houston County, Georgia, Tract "2" as shown on a plat of survey for Bennie F. Stripling, consisting of 2.86 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation
for a Trucking 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.

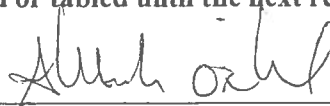
Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and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

1-27-2021

Date



Applicant

Application # 2454

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: January 27, 2021

Date of Notice in Newspaper: February 3 & 10, 2021

Date of Notice being posted on the property: February 5, 2021

Date of Public Hearing: February 22, 2021

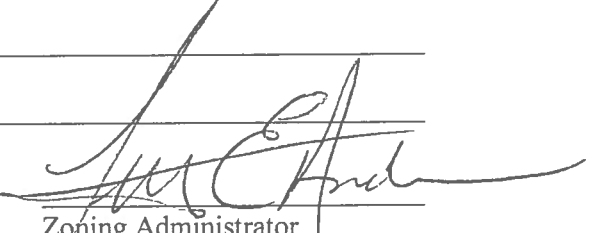
Fee Paid: \$100.00 Receipt # 41927

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

February 22, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: March 2, 2021

Date of Notice in Newspaper: February 3 & 10, 2021

Date of Public Hearing: March 2, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

2667 GA Hwy 127 Kathleen, Ga 31047

Recorded December 5, 1984

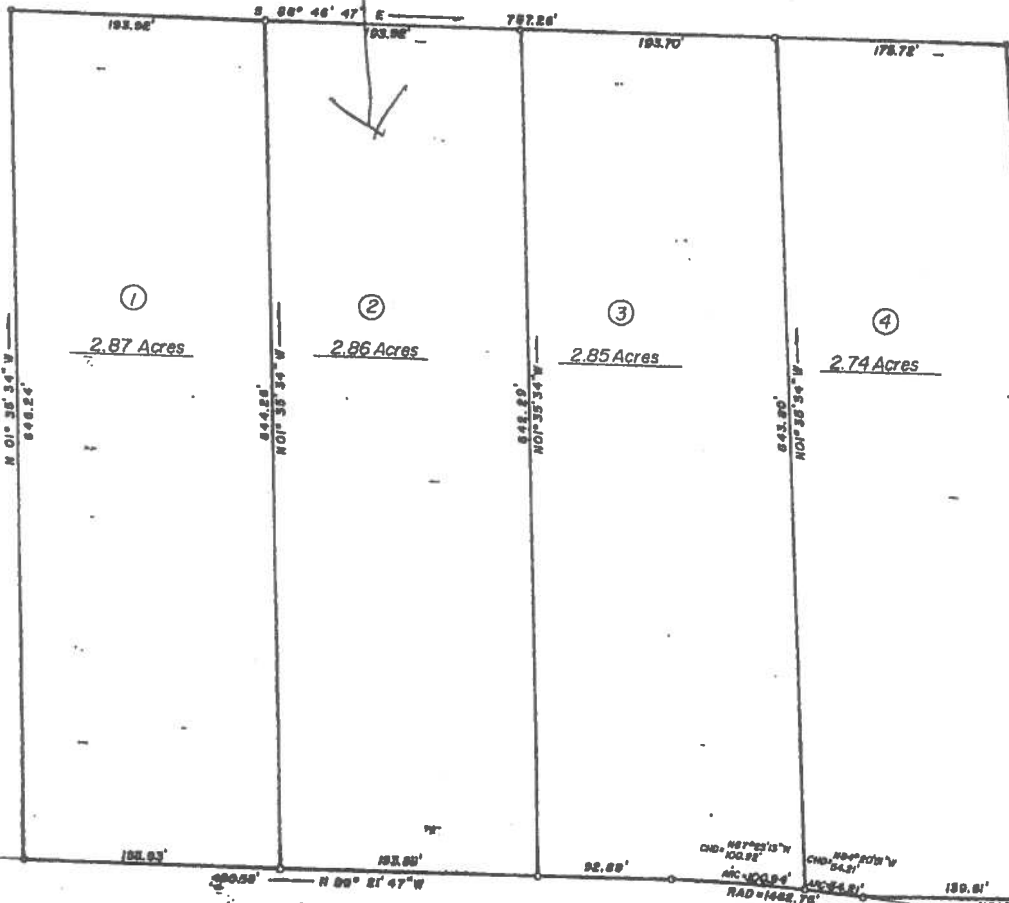
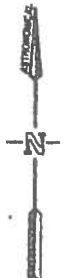
27/182

27/182

27 182
Dwg No: 27-182
Date: 11/15/84
Scale: 1"=80'
Author: B. L. Jones
Title: Surveyor
Firm: Jones Surveying Company
Perry, GA

NOW OR FORMERLY PETERSON

FILED
HOUSTON COUNTY



THIS PLAT WAS
PREPARED BY
BENNIE F. STRIPLING
ON A SURVEY
CONDUCTED BY
HERSELF AND
OTHERS IN
1984. THE
DISTANCE MEASUREMENTS
WERE MADE WITH
AN ELECTRONIC
DISTANCE METER.

THIS PLAT WAS
PREPARED BY
BENNIE F. STRIPLING
ON A SURVEY
CONDUCTED BY
HERSELF AND
OTHERS IN
1984. THE
DISTANCE MEASUREMENTS
WERE MADE WITH
AN ELECTRONIC
DISTANCE METER.

STATE ROUTE 127 60' R/W

ROBERTS ROAD 30' R/W

OWNERSHIP AND DEDICATION

The undersigned do hereby certify that they are the owners of the land shown on this plat and hereby dedicate the same to the public for use as a road and hereby designate the same as State Route 127, and the same shall be known as such.

Richard L. Jones
Title



Approved:
[Signature]
Houston County Planning Commission
Secretary

REVISED 11-19-84 TO ADD PARCELS 2, 3 & 4.

REFERENCE PLATS:
PLAT BOOK 25, PAGE 27
SURVEY FOR D. C. PETERSON ESTATE, BY
RICHARD L. JONES, DATED 6-13-80.

○ IRON PIN PLACED
● IRON PIN FOUND

SURVEY FOR
BENNIE F STRIPLING
LAND LOT 235 10TH DISTRICT
HOUSTON CO. GEORGIA
SCALE: 1"=80' SEPTEMBER 25, 1984
JONES SURVEYING COMPANY
PERRY, GA. 397-2705



MICROFILMED

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 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>No commercial truck or trailer will be parked or stored at the home</p>	<input checked="" 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 #2454 filed on **January 27, 2021**, for a **Special Exception** for the real property described as follows:

LL 235 of the 10th Land District of Houston County, Georgia, Tract "2" as shown on a plat of survey for Bennie F. Stripling, Consisting of 2.86 Acres

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

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

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

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

Signature of Official

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

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

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

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

Chief Building Inspector Tim Andrews is requesting to hire Lorenzo Quichocho at a Grade 17-F for the Building Inspector position soon to be vacated by retirement. Staff agrees that Mr. Quichocho meets the qualifications and has the requisite experience to qualify for the F-step.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

hiring Lorenzo Quichocho for the Building Inspector position in the Building Inspection Department at a Grade 17-F effective March 2, 2021.



Houston County Personnel Department

Houston County Board of Commissioners
200 Carl Vinson Parkway
Warner Robins, GA 31088
478/542-2005 (Office) 478/542-2118 (Fax)

To: County Commissioners
From: Kenneth Carter, Director of Personnel
Date: February 19, 2021
Re: Building Inspector New Hire

Tim Andrews is requesting to hire Lorenzo Quichocho for the Building Inspector vacancy that will be coming available due to a recent retirement. Based on Mr. Quichocho's experience, Mr. Andrews would like to hire at grade 17- F or \$48,755.20 effective March 2, 2021. I have reviewed this request and the experience and Mr. Quichocho does meet the qualifications. Please consider this request.

HOUSTON COUNTY INSPECTION DEPARTMENT

200 Carl Vinson Parkway • Warner Robins, Georgia 31088-5896
(478) 542-2018 • Fax (478) 329-0011

TIMOTHY E. ANDREWS
Building Official

WALTER L. EXLEY
Building Inspector

EDWIN E. GALLAGHER
Building Inspector

RECEIVED

FEB 22 2021

HOUSTON COUNTY
PERSONNEL DEPT

To: Ken Carter, Director of Personnel

From: Timothy Andrews, Building Official

Date: February 22, 2021

RE: Building Inspector Position

Mr. Lorenzo Quichocho has been interviewed and offered the position of Building Inspector. As you are aware, the position will become available when Walter (Walt) Exley retires next month after over twenty-nine years of service.

Mr. Quichocho possesses the training and skills to immediately contribute to the position. Because of his qualifications and experience, I respectfully request that Mr. Quichocho be allowed to be compensated at pay grade 17-F.

Your consideration of this request is greatly appreciated.

HOUSTON COUNTY APPLICATION FOR EMPLOYMENT

It is the policy of Houston County to select new employees and to promote current employees without regard to race, sex, religion, national origin, marital status or disability.

INSTRUCTIONS: You must answer all items on this application fully and accurately. The information that you give will be used in determining your qualifications and rating for employment. If an item does not apply to you, or if there is no information to be given, write the letters "N/A" for Not Applicable. **PRINT IN INK OR TYPE.** A resume may be attached **BUT WILL NOT** be accepted in lieu of this application. In order to be assured consideration for employment, your application must be received no later than the closing date of the vacancy announcement.

Position(s) Desired: (1) Building Inspector (2) (3)	Date: January 27 2021
--	--------------------------

<input checked="" type="checkbox"/> Full Time <input type="checkbox"/> Part Time <input type="checkbox"/> Temporary	Salary Desired:
---	-----------------



Name: Last First Middle Quichocho Lorenzo B.	Social Security Number [REDACTED]
---	--------------------------------------

Address: No. & Street	Apt. No.	City, State, Zip
-----------------------	----------	------------------

Telephone Numbers: Home: [REDACTED] Business: [REDACTED]	Are you between the ages of 17 and 70? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	---

U. S. Citizen or Permanent VISA
 Yes No If no, give work permit number:

Have you ever been convicted of a crime other than a minor traffic violation? (A conviction does not automatically exclude you from employment consideration) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain on a separate sheet.	Do you have a relative working for the county? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give name(s) and relationship.
---	--

Have you ever been employed by Houston County? Yes No If yes, give dates, location and job classification:

Do you possess a valid motor vehicle Driver's License? Yes No Class _____ Lic No. _____

EDUCATION								
	Name and Location	From Mo/Yr	To Mo/Yr	Highest Grade Completed	Did You Graduate	Type Degree	Major	Date Degree Obtained or To Be Obtained
High School	Guam Tech School	1970	1974	12	Yes			Various Courses
College(s) (Other if Applicable)	Savannah Tech	1993	1995		Yes			HVAC Tech
Graduate School								



Branch of U.S. Service	US Army	From Mo/Yr.	1976	To Mo/Yr.	1992	Rank	SGT/ Retired
Major Duties: (Explain on separate sheet)	Finance/Administration Mgt						
Honorable Discharge:	YES		Yes		No (If no, explain on separate sheet)		
Service Schools or special training (Explain on separate sheet)	Heating & Air Numerous Courses, Military /Civilian Courses						
Do you have a Reserve Obligation?	Yes		No		No (If yes, please describe)		

EMPLOYMENT HISTORY: Please provide a complete employment history, listing all positions held, including **military**, part-time, summer, and volunteer. It is most important that you provide exact dates of employment, exact title or position, and detailed description of duties. If you held more than one position with an employer, please treat each position separately. This information will help determine eligibility. If submitting a resume, complete all information except Job Duties.

Were you ever discharged or asked to resign from any position? Yes No May we contact your present employer Yes No

Name of Employer Robins Air Force Base		Address Warner Robins, Georgia	
Employment Dates (mo/yr)	Salary 40,000 hrs/wk	Name and Title of Supervisor	Telephone Number
from Jan / 2002	Starting: \$ _____ per _____		
to May / 2020	Present: \$ _____ per _____	Job Duties	
Position Title HVAC Mechanic/Chiller Operator		Air Condition Mechanic/ Chiller Operator- Provide Heating & Air install to buildings. Licensed by the State of Georgi	
Reason for Leaving Retired			
Name of Employer Cote Contractors		Address Ludowici, Georgia	
Employment Dates (mo/yr)	Salary _____ hrs/wk	Name and Title of Supervisor	Telephone Number
from _____ / _____	Starting: \$ _____ per _____	Mr. John Cote	
to _____ / _____	Present: \$ _____ per _____	Job Duties	
Position Title			
Reason for Leaving			
Name of Employer		Address	
Employment Dates (mo/yr)	Salary _____ hrs/wk	Name and Title of Supervisor	Telephone Number
from _____ / _____	Starting: \$ _____ per _____		
to _____ / _____	Present: \$ _____ per _____	Job Duties	
Position Title			
Reason for Leaving			

REFERENCES

List three references (NOT minors, relatives or former employers) who have known you well during the past few years.

NAME	ADDRESS	OCCUPATION	PHONE NO.	NO. YEARS KNOWN
Nathaniel Smith	209 Crestview Dr. Centerville, GA	HVAC Supervisor		15
Bruce Moore	100 Weeping Willow Way, Warner Robins, GA	Technician		10
Mr. Willie Vance	210 Wellington Way, WR. GA	Truckdriver		

CERTIFICATION AND AUTHORIZATION FOR RELEASE OF INFORMATION

I CERTIFY that the information given by me in this application is true and complete to the best of my knowledge knowing that any false information, misrepresentation, or concealment of fact is sufficient grounds for my application to be rejected or, if employed, my employment terminated.

I UNDERSTAND AND AGREE that all information furnished in this application may be verified by the County. I further understand that any offer of employment may be revoked in the event a drug test, given by the County discloses information on me which is considered disqualifying. I hereby authorize all individuals and organizations named or referred to in this application and any law enforcement organization to give the Houston County Government all information relative to my employment, education and character, and hereby release such individuals, organizations, and Houston County from any liability for any claim or damage which may result.

Signature

Date

Water Department Clerk Gamble Greathouse has requested an extended leave of absence. Billing and Treatment Utility Superintendent Jeff Chandler is requesting that this leave of absence be granted to her until June 24, 2021. Ms. Greathouse's FMLA expired last week, therefore this leave will be without pay. She has been informed that she will be responsible for her insurance cost under COBRA if the leave is approved by the Board.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

an unpaid leave of absence for Water Department Clerk Gamble Greathouse until June 24, 2021. Ms. Greathouse will be responsible for her insurance cost under COBRA while on leave.



Houston County Personnel Department

Houston County Board of Commissioners
200 Carl Vinson Parkway
Warner Robins, GA 31088
478/542-2005 (Office) 478/542-2118 (Fax)

To: County Commissioners
From: Kenneth Carter, Director of Personnel
Date: February 22, 2021
Re: Unpaid Leave of Absence Request

Please see the attached request from Jeff Chandler and Gamble Greathouse requesting an unpaid leave of absence from February 24, 2021 to June 24, 2021. Mrs. Greathouse will be responsible for the full cost of her benefits during this leave under COBRA.

5

County Attorney Tom Hall will conduct a first reading of amendments to Chapter 2 - Administration; Article III – Board, Commissions, Authorities, and Other Agencies; Division 2 – Hospital Authority of the Code of Ordinances, Houston County, Georgia wherein the following amendments are proposed to be made: Section 2-82(a); the number of members will be amended from nine members to seven members; Section 2-82(c); designation of who serves on the hospital board will be amended; and 2-83 will be removed from the Code of Ordinances.

A second reading and public hearing will be held at the March 16, 2021 Houston County Board of Commissioners meeting at 5:00 p.m. in the Commissioners Board Room located at the Houston County Annex, 200 Carl Vinson Parkway, Warner Robins, Georgia after which action may be taken.

**AMENDMENT TO CODE
CODE OF ORDINANCES
HOUSTON COUNTY, GEORGIA**

BE IT ORDAINED by the Board of Commissioners of Houston County as follows:

That Chapter 2 – Administration; Article III – Board, Commissions, Authorities, and Other Agencies; Division 2 – Hospital Authority; Section 2-82– Membership; appointment of members; term of office; subsections (a) and (c); of the Code of Ordinances, Houston County, Georgia, are hereby amended as follows:

Sec. 2-82(a) shall be amended by changing the number of members from nine to seven and shall read as follows:

- (a) The hospital authority shall consist of a board of seven members representing all areas of the county at the discretion of the board of commissioners.

Sec. 2-82(c) shall be amended by removing the current language and replacing it with the following:

- (c) The hospital authority board shall consist of the following members: three Houston County Commissioners; the mayors of each of the three cities in Houston County (City of Warner Robins, City of Perry, and City of Centerville); and one member from the Board of Trustees of either Houston Hospitals, Inc. or Houston Healthcare Systems, Inc. The terms of all elected officials appointed to the hospital authority shall be the same as their respective elected terms of political office.

BE IT FURTHER ORDAINED by the Board of Commissioners of Houston County as follow:

That Section 2-83 of the Code of Ordinances, Houston County, Georgia, is hereby removed from the Code of Ordinances.

NOTICE OF PUBLIC HEARING

The Board of Commissioners of Houston County will hold a public hearing at its meeting March 16, 2021 5:00 pm at the Commissioners Boardroom, in the Houston County Annex 200 Carl Vinson Parkway, Warner Robins, Georgia, in order to discuss the amendment of the Houston County Code of Ordinance; Division 2 – Hospital Authority: Sec. 2-82(a) amending the number of members to seven; Sec. 2-82(c) designating who serves on the hospital board and removing Sec. 2-83. A copy of the proposed amendments is on file at the Superior Court Clerk's Office, Houston County for the purpose of examination and inspection by the public. First reading of said ordinance will be held at the March 2, 2021 9:00 am Commissioners meeting at Commissioners Boardroom, Houston County Courthouse, 201 Perry Parkway, Perry, Georgia.

162481 2/24-3/10

This mutual aid agreement for fire, law enforcement and emergency management support in the event of a major disaster or in case of unusual circumstances is unchanged from the previous agreement with the City of Perry. The agreement must be executed every two years.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign a two-year Mutual Aid Agreement for fire, law enforcement and emergency management support between Houston County and the City of Perry. Effective dates are March 6, 2021 through March 5, 2023.

MUTUAL AID AGREEMENT

THIS AGREEMENT, made this ____ day of _____, 2021, is by and between THE MAYOR AND COUNCIL OF THE CITY OF PERRY on behalf of the City of Perry (hereinafter "City") and THE BOARD OF COMMISSIONERS OF HOUSTON COUNTY on behalf of Houston County, Georgia (hereinafter "County").

WITNESSETH: That,

WHEREAS, the City and the County recognize an increasing possibility of the occurrence of emergencies or disasters resulting from manmade or natural causes or enemy attack; in order to ensure that preparation and response will be adequate to deal with such emergencies and protect the public peace, health, and safety; and to preserve lives and property, it is found and declared to be necessary that both parties enter into this Agreement to provide mutual aid:

NOW, THEREFORE, in consideration of the promises, covenants, agreements and stipulations herein set forth and other good and valuable consideration, the parties do hereby agree as follows:

- (1) It is the express intent of the parties in executing this Agreement that mutual assistance is to provide assistance only in the event of a genuine major disaster or in those unusual circumstances where it is determined that loss of life is imminent.
- (2) The parties agree that it is not the intent of this Agreement to provide routine law enforcement, firefighting, and emergency management support; nor is it the intent of the parties to augment the level of law enforcement, firefighting, and emergency management support beyond the level currently provided by the requesting political subdivision.
- (3) The City upon request of the County and the County upon request of the City shall respond with available law enforcement, firefighting and emergency management equipment, personnel and/or resources when the requesting party determines that management, containment, or control of the disaster or incident is beyond the capacity of the requesting entity.
- (4) Any request for aid shall include a statement of the amount and type of equipment and number of personnel requested and shall specify the location to which the equipment and personnel are to be dispatched, but actual response shall be determined by the responding organization. The request for support must come from the Senior Law Enforcement, Firefighting, or Emergency Management Official available.
- (5) The responding organization shall report to the officer in charge of the requesting organization and shall be subject to the lawful orders of that official until properly relieved.

- (6) When deciding whether to send the resources of one organization to assist the other, the needs of the areas normally served by the responding organization shall be taken into consideration.
- (7) Each party waives all claims against the other for any loss, damage, personal injury, or death occurring as a consequence of the performance of this Agreement.
- (8) Neither party shall be reimbursed by the other party for any costs incurred pursuant to this Agreement.
- (9) All equipment or apparatus used by a responding organization in carrying out this agreement will, at the time of the action hereunder, be owned by the responding organization and the personnel responding shall retain such status as employees of the responding organization.
- (10) If the Sheriff of Houston County or other recognized official requests law enforcement assistance from the Perry Police Department, then the County agrees that any responding law enforcement officers shall be deemed to be duly deputized and shall have appropriate jurisdictional authority to render such law enforcement assistance as requested by the County, to include, but not be limited to, the powers of arrest to the same extent as that authority possessed by officers employed by the County; conversely, if the Chief of Police of the City of Perry or other recognized official requests law enforcement assistance from the Houston County Sheriff's Department, then the City agrees that any responding law enforcement officers shall be deemed to be duly deputized and shall have appropriate jurisdictional authority to render such law enforcement assistance as requested by the City, to include, but not be limited to, the powers of arrest to the same extent as that authority possessed by officers employed by the City. Such implied authority is limited to specific emergency, disaster, or like situations when assistance of this type is specifically requested by the respective cities. Upon release of the responding officers, such extraordinary powers shall terminate.
- (11) The responding party shall have all of the privileges and immunities from liability; exemption from laws, ordinances, and rules; and all pension, insurance, relief, disability, workers' compensation, salary, death, and other benefits which apply to the activity of its officers, agents or employees when performing their respective functions outside of the territorial limits of their political subdivision.
- (12) Neither requesting party nor political subdivision in which requesting party is located shall be liable for any acts or omissions of employees of the responding agency rendering assistance.
- (13) The provisions of this Agreement shall not be construed as creating a duty to respond to requests from either party. Likewise, the provisions of this Agreement shall not be construed as creating a duty to stay at the scene of the

emergency for any length of time. Responding party may depart the scene at any time at the discretion of the officer in command.

- (14) This Agreement shall remain in force until March 5, 2023. Subsequent Agreements may be made for periods not to exceed two (2) years upon the approval of the City and the County. Either party may terminate this Agreement with thirty (30) days written notice to the other. This Agreement may be altered or modified by amendment thereto provided there is a mutual agreement of all parties in privity hereto.

CITY OF PERRY, GEORGIA

BY: _____
JAMES FAIRCLOTH JR., MAYOR

ATTEST:

R. LEE GILMOUR, CITY MANAGER

BOARD OF COMMISSIONERS
OF HOUSTON COUNTY

BY: _____
TOMMY STALNAKER, CHAIRMAN

ATTEST:

BARRY HOLLAND, DIRECTOR OF
ADMINISTRATION

HOUSTON COUNTY SHERIFF

BY: _____
SHERIFF CULLEN TALTON

ATTEST:

Bids were solicited for the Chiller Replacement project at the Detention Center with three contractors responding. The project includes replacing both chillers, each of the rooftop units, a new HVAC control system, a new smoke purge system, and the cleaning of all the existing duct work in the building. JMA Architecture, who the County engaged back in October of 2020 to provide the HVAC design and documentation as well as project administration, along with County staff recommend award to low bidder JM Clayton in the amount of \$3,065,000.

Additionally, staff recommends award to ICB Construction Group for construction management services on this project which will include a full-time on-site superintendent as well as a part-time general superintendent to provide supervision of the work on behalf of the County. The base proposal is \$55,204 which covers the estimated two months timeline to complete this work. Each additional week beyond the two months would be an additional \$4,020 per week.

Motion by _____, second by _____ and carried _____ to

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

the award of the Chiller Replacement project at the Detention Center to JM Clayton of Thomaston, GA in the amount of \$3,065,000; and the award of the construction management services to ICB Construction Group of Macon in the base amount of \$55,204 plus a rate of \$4,020 per week if the project extended beyond the initial two month estimated timeline. SPLOST 2012 will fund this project.

Houston County Public Works

To: Houston County Board of Commissioners
From: Michael Phillips *ok [Signature]*
cc: Robbie Dunbar
Date: 2/23/2021
Re: Bid Recap for HVAC Replacement at Houston County Detention Center

Bids are as follows:

Contractor	Base Bid
Copper Construction	\$6,137,888
J M Clayton	\$3,065,000
Conditioned Air	\$3,745,000

This project includes replacing two chillers, all roof top units on original building, completely new HVAC control system, new smoke purge system, and cleaning all the duct work in the original building. This project will be funded by 2018 SPLOST. Staff and consultant recommend awarding contract to JM Clayton for base bid of \$3,065,000.00.



Mr. Michael Phillips
Facilities Director
Houston County Board of Commissioners
Public Works
Xxx Kings Chapel Road
Perry, Georgia 31069
scotts@uga.edu

February 23, 2021

Subject: JM Clayton
RE: Houston County Justice Center
HC Jail HVAC Upgrades
Perry, Georgia

Dear Mr. Phillips:

This letter is to provide our support for JM Clayton as the contractor for the project referenced above. As was demonstrated by the information that was provided for our review during the bidding process, JM Clayton distinguished itself as a qualified and experienced company. They were the low bidder when bids were opened. We support their selection for this project.

Sincerely,

JMA Architecture, Inc.

H. James Mehserle, Jr., AIA, LEED AP^{BD+C}
President

Houston County Public Works

To: Houston County Board of Commissioners
From: Michael Phillips
cc: Robbie Dunbar
Date: 2/23/21
Re: Construction Management Services for HVAC Replacement at Houston County Detention Center

OK 

Please find attached proposal from ICB Construction Group for the Construction Management Service for the HVAC replacement at the Houston County Detention Center. Services will include an owner's representative superintendent for the entirety of the job. The superintendent will be on site everyday that work is being performed.

1. Base proposal lump sum of \$55,204.00 for two months
2. Each additional week will be \$4,020.00

The project is proposed to be completed within two months after the equipment is received.



February 19, 2021

Houston County Public Works
Michael Phillips, *Facilities Superintendent*
2018 Kings Chapel Rd.
Perry, GA 31069

Subject: Houston County Jail HVAC Replacement

Dear Mr. Phillips,

This Proposal is provided, as requested, for Construction Management Services per "AIA Document C132-2009 Standard Form of Agreement between Owner and Construction Manager as Advisor" (the Agreement). The specific Scope of Work, unless noted otherwise, is identified by "Article 3; Subsection 3.3 Construction Phase Administration of the Construction Contract" of the Agreement.

Our Proposed Services and Fees assume that the Trade Contractor will complete the Work within two (2) months, measured from the Initial Contract for Construction date through the Date the Architect issues the Final Certificate for Payment. However, both Parties recognize that the Overall Schedule duration may be increased through no fault of the Construction Manager. If the Overall Schedule duration increases and services are provided beyond two (2) months, the Owner and Construction Manager shall adjust the Schedules, the Construction Manager's Services and the Construction Manager's Compensation.

Construction Management Fee

The Construction Management Fee for the Services described and referenced herein are:

Lump-Sum of Fifty-Five Thousand Two Hundred Four Dollars (\$55,204.00)

The Fee submitted is for a duration of up to Nine (9) Weeks with compensation adjusted, for additional weeks, in the amount of:

Four Thousand Twenty Dollars (\$4,020.00) per week

An overview of the Scope of Work for the Construction Management Services, under the Agreement, is as follows:

Scope of Construction Management Services

- A. Provide On-Site Administration per the Agreement. On-Site Administration will include, at a minimum:
 - 1. Full-Time On-Site Superintendent
 - 2. General Superintendent, as needed

- B. Provide General Supervision of the Work Activities on behalf of the Owner. For this Proposal, General Supervision provides field direction of Trade Contractors on behalf of the Owner and monitoring & reporting of Work Activities to the Owner.

- C. Administrative Management and related services to coordinate scheduled activities and responsibilities of Trade Contractors are provided by the Owner.

Exclusions:

- A. We exclude the additional services referenced by Article 4, Additional Services of the Agreement.
- B. We exclude Temporary Facilities, Job-Site Offices, Temporary Controls, and related items.
- C. Work not explicitly included within this Proposal.
- D. Trash Removal, Cleaning, or other costs that the Trade Contractor provides.

Thank you for the opportunity to serve the Houston County Board of Commissioners. If you have any questions or require any additional information, please call me at 478-812-8451.

Most sincerely yours,
ICB Construction Group



Daryl Long
CEO

Staff recommends acceptance of the construction proposal from ICB Construction Group in the amount of \$51,592 for the modifications at the Annex building rear entry steps. The existing stairs at the main employee entrance at the back of the building would be demolished and completely rebuilt and the handicap ramp at the other rear entrance near the Sheriff's Department would be fixed.

In addition, staff recommends acceptance of the construction proposal from ICB in the amount of \$94,523 for the Annex building access control project. The scope includes a new storefront door system at the main employee entrance at the back of the building, installation of card/fob readers at this door and the other back entrance door, panic hardware installation on each entrance door at the front of the building, and all electrical installation and monitoring equipment to be located in the MIS server room.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of the Annex Building Rear Entry Modifications project to ICB Construction Group of Macon in the amount of \$51,592 to be paid for with SPLOST 2018 funds; and the award of the Annex Building Access Control project to ICB Construction Group of Macon in the amount of \$94,523 to be paid for with HOST funds.

Houston County Public Works

To: Houston County Board of Commissioners

From: Michael Phillips *MP*

cc: Robbie Dunbar

Date: 2/25/21

Re: Annex rear entry steps modifications

Please find attached proposal from ICB Construction Group for the Annex rear entry steps modifications. The bid includes rebuilding the steps at the back of the Annex by the Houston County Attorney's office and fixing the concrete ramp at the other rear entrance of the Annex near the generator.

Bid total \$51,592.00.

ANNEX REAR ENTRY STEP MODIFICATIONS

FEBRUARY 25, 2021

REVISION 1

PREPARED FOR

Michael Phillips

Houston County Public Works

2018 Kings Chapel Road

Perry, GA 31069

PREPARED BY

Daryl Long

ICB Construction Group

577 Mulberry Street, Suite 550

Macon, GA 31201

PROPOSAL

The following proposal provides the Scope of Work and Costs for the Entry Steps and related Work for the Houston County Annex Rear Entry Step Modifications. This project is to take place at 200 Carl Vinson Parkway, Warner Robins, GA.

Envisioned start date: Contingent on Notice of Award by Owner

Duration: 4-Weeks

Base Bid - Steps and Walks to Rear Door -: \$51,592.00

Project Specifics for Construction Agreement

The specific Scope of Work for this project is based on the drawings, illustrations, conversations, and meetings held on-site. The following paragraphs provide a detailed description of the Work and amend the Drawings based on direction received by the Owner during conversations and meetings. The amended Scope of Work, where different from the Drawings, supersedes drawings, plans, or verbal discussions.

SCOPE OF WORK

- **Rear Entry Steps**
 - Demolition of Curb and existing Concrete Steps and Walk leading to Doors.
 - Demolition of Shrubs as necessary.
 - Installation of new Concrete Steps, Concrete Walks, and Concrete Walls.
 - Includes Non-Slip Metal Abrasive Nosings at Concrete Steps
 - Includes Painted Handrail attached to Walls.
 - Includes ADA Handicap Access Ramp to Parking.
 - Includes re-grading area at each side of new Steps and repair of Grassing
- **Sidewalk Modifications**
 - Demolition of Concrete outlined on Attachment 2 in red.
 - New Sidewalk and Ramp shown on Attachment 2 at area shaded yellow.
 - Provide Joint Sealants where required.

GENERAL REQUIREMENTS

- Project Management and Supervision
- Daily Cleaning and Debris Removal
- General Liability and Worker's Compensation Insurance

EXCLUSIONS

- Builder's Risk Insurance

PROPOSAL SIGN-OFF

ICB Construction Group proposes to provide the Work described above for an all-inclusive fee of:

Fifty-One Thousand Five Hundred Ninety-Two and 00/100 Dollars (\$51,592.00)

This price includes supervision, labor, material, equipment taxes, and other related costs.

This Proposal is open for acceptance for 30-Days from the Date of Proposal unless extended in writing by ICB Construction Group. At the end of this period, ICB Construction Group reserves the right to extend, in writing, the period for acceptance.



Daryl Long



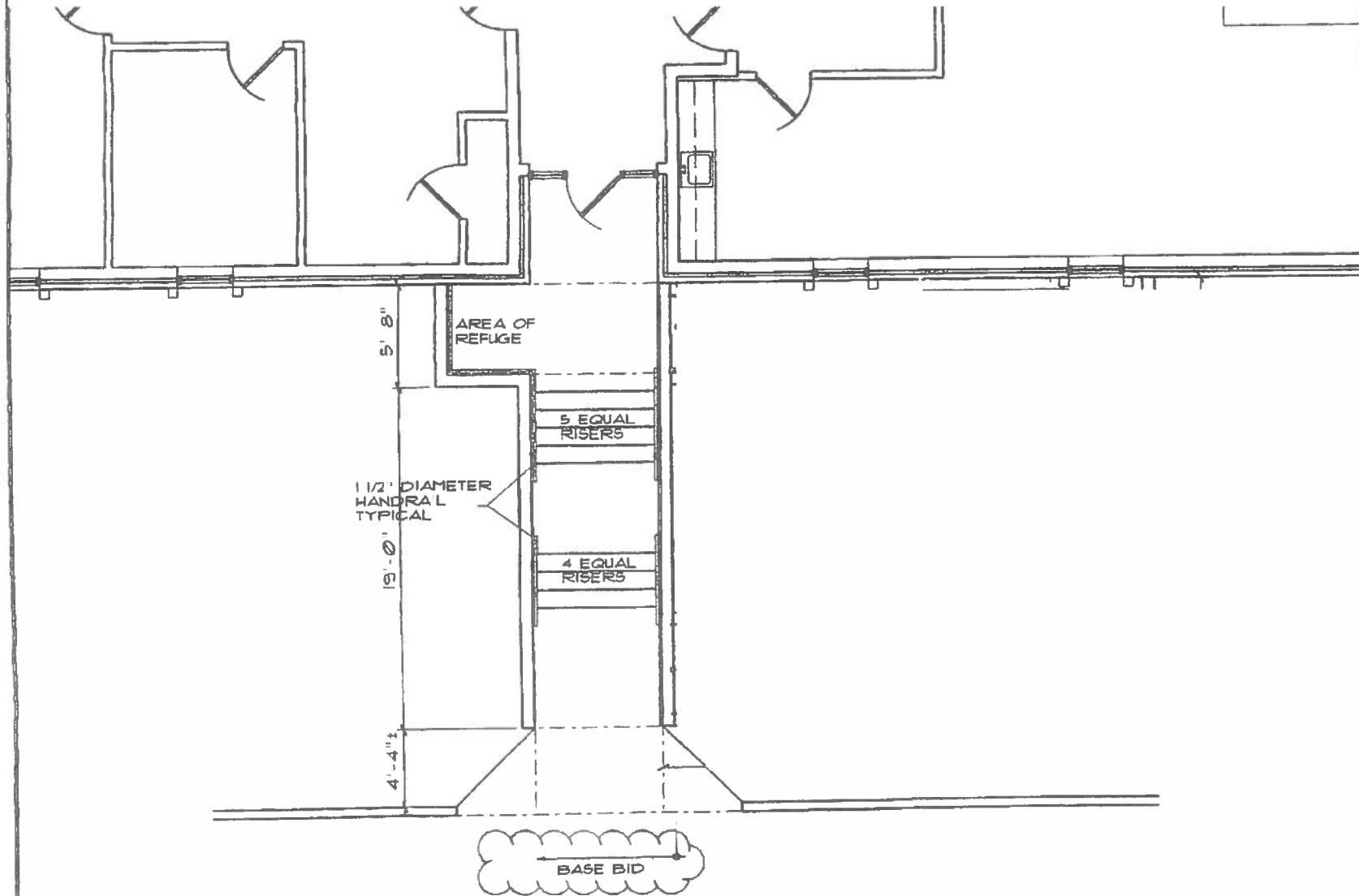
Tommy Stalnaker

Daryl Long, CEO
ICB Construction Group

Chairman Stalnaker
Houston County Board of
Commissioners

Attachment One

Sheet A1.1 - Preliminary Partial Plan



PRELIMINARY PARTIAL PLAN

SCALE 1/8" = 1'-0"



Architects and Engineers Inc.

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**HOUSTON COUNTY ANNEX
EXIT STAIR MODIFICATION**
200 CARL VINSON PKWY
WARNER ROBINS, GA

DATE
17 DEC. 2020

SHEET NUMBER

A1.1

HOUSTON COUNTY PUBLIC WORKS - REAR ENTRY STEP MODIFICATIONS
ATTACHMENT TWO - 2



Houston County Public Works

To: Houston County Board of Commissioners
From: Michael Phillips
cc: Robbie Dunbar
Date: 2/23/2021
Re: Proposal for Access Controls at Houston County Annex

OK 

Please find attached proposal from ICB for the Access Control system at the Annex building. Please favorably consider approving this contract to ICB for **\$94,523.00**. This project was budgeted under Host Fees for FY21. Thank you for your consideration.

ANNEX ACCESS CONTROL MODIFICATIONS

PREPARED FOR

Michael Phillips
Houston County Public Works
2018 Kings Chapel Road
Perry, GA 31069

PREPARED BY

Daryl Long
ICB Construction Group
577 Mulberry Street, Suite 550
Macon, GA 31201

PROPOSAL

The following proposal provides the Scope of Work and Costs for the Doors, Hardware, Access Control, and related Work for the **Houston County Annex Access Control Modifications**. This project is to take place at 200 Carl Vinson Parkway, Warner Robins, GA. This proposal is based on blueprints included in Attachment 1.

Envisioned start date: Contingent on Notice of Award by Owner plus 6-Weeks for Delivery of Doors and Hardware

Duration: 2-Weeks

Total Cost of the project: \$94,523.00

Project Specifics for Construction Agreement

The specific Scope of Work for this project is based on the drawings, conversations, and meetings held on-site. The following paragraphs provide a detailed description of the Work and amend the Drawings based on direction received by the Owner during conversations and meetings. The amended Scope of Work, where different from the Drawings, supersedes drawings, plans, or verbal discussions.

DOORS AND HARDWARE

- "Door 101" includes Access Control as shown on the Drawings and an Automatic Opener to operate a "Single-Leaf." The Automatic Opener includes a "REX Device" (installed in the Panic Device). The existing Conduit/Raceways will be used for all Work at this Door.
- "Note #5" on Sheet A1 is changed to read as follows - "Add an Electric Strike and Storeroom Lockset."
- Access Control for the Doors is included for the Doors as shown on Sheet A1 of the Drawings and at the Door where "Note #5" is located on the Drawings.
- The new Storefront Door System (Door 105) includes:
 - 1" Clear, Insulated, Tempered, "Low-E" Glass
 - Continuous Hinge and new Threshold
 - New Hardware and Access Control
 - Thermally-Broken Frame and Glazing in compliance with Energy Codes

FINISHES

- The door located at "Note #5" requires cutting/patching of Drywall at the inside of the room for the Electric Strike. Drywall will be removed and replaced including new Paint to match the existing room.

ELECTRICAL

- Work includes all Electrical as required for a complete project.

GENERAL REQUIREMENTS

- Project Management and Supervision
- Daily Cleaning and Debris Removal
- General Liability and Worker's Compensation Insurance

EXCLUSIONS

- After-hours work
- Builder's Risk Insurance

PROPOSAL SIGN-OFF

ICB Construction Group proposes to provide the Work described above for an all-inclusive fee of:

Ninety-Four Thousand Five Hundred Twenty-Three Dollars (\$94,523.00).

This price includes supervision, labor, material, equipment taxes, and other related costs.

This Proposal is open for acceptance for 30-Days from the Date of Proposal unless extended in writing by ICB Construction Group. At the end of this period, ICB Construction Group reserves the right to extend, in writing, the period for acceptance.



Hannah Gross



Tommy Stalnaker

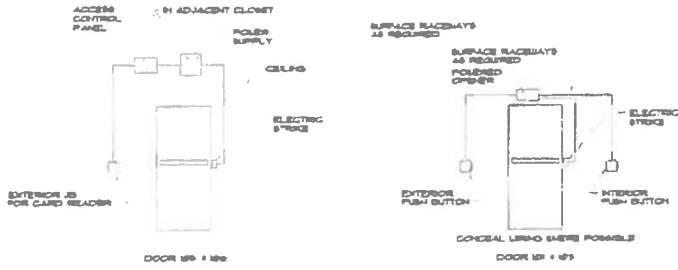
Daryl Long, CEO
ICB Construction Group

Chairman Stalnaker
Houston County Board of
Commissioners

Attachment 1
to Houston County Annex Access Control Modifications Proposal dated 2/19/2021

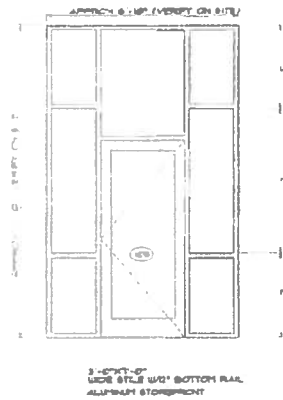
NOTES

- ① DOOR SET HAS EXISTING ASSOCIATED OPENER DEVICE DEMO AND INSTALL NEW COMPLETE. VERIFY POWER AND CONDUIT/RACEWAYS AS REQUIRED
- ② DEV 20AMP CIRCUIT - ROUTE TO NEAREST ELEC PANEL - VERIFY EXACT LOCATION ON SITE
- ③ EXISTING DOOR NEW HARDWARE
- ④ NEW DOOR AND FRAME AND HARDWARE WITH ACCESS CONTROL
- ⑤ ADD RETRACTABLE DOOR LATCH / ACCESS CONTROL TO THIS FRAME



DOOR WIRING SCHEMATIC

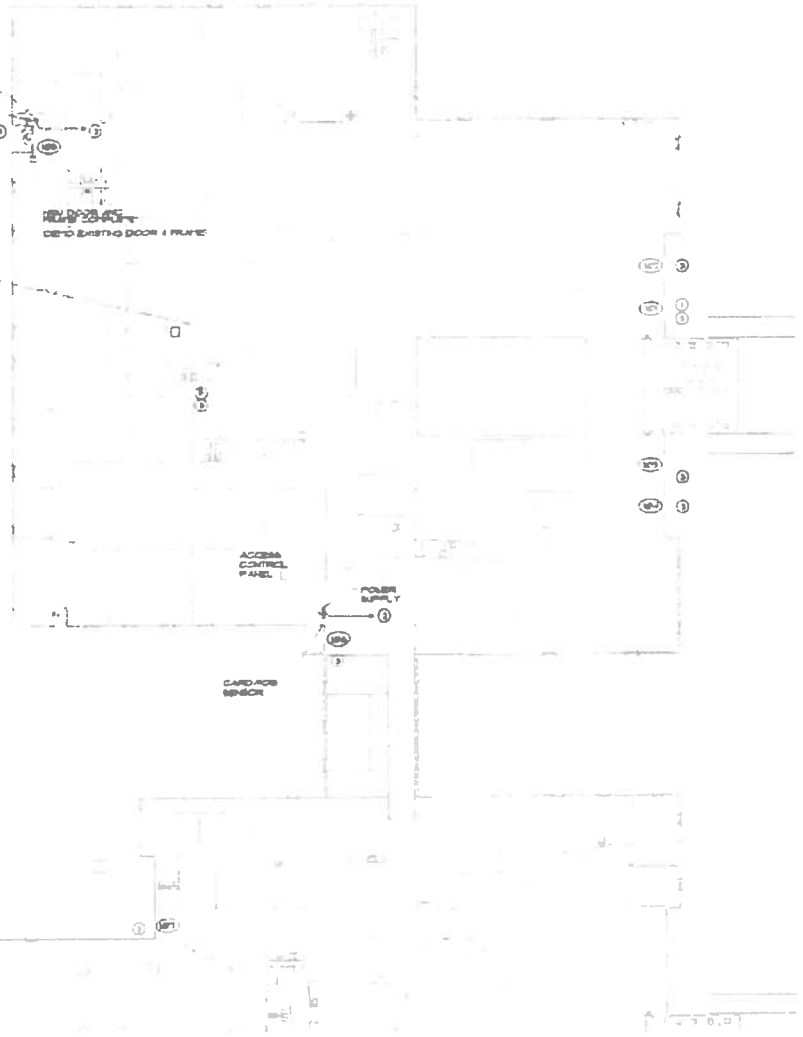
SCALE - NONE



DOOR # FRAME - 105

LOCATE HARDWARE ACCESS CONTROL DEVICES IN THIS SPACE AND POWER AS REQUIRED. HOWEVER ACCESS CONTROL USING FROM EACH DOOR NOTED TO THIS SPACE

MATCH EXISTING FRAME OPERATIONS ON SITE



ARCHITECTS AND ENGINEERS, INC.
6191 Columbia Rd
Milledgeville, GA 31133
(706) 477-1400
(706) 477-8811
Houston@spdcga.com

REVISION
3-17-2021

DOOR & HARDWARE MODIFICATIONS
for the
HOUSTON COUNTY ANNEX BUILDING
HOUSTON COUNTY, GEORGIA

PROJECT NO.
SHEET TITLE
DATE 17 APR 2021
DRAWN BY
CHECKED BY
SHEET NUMBER A1

**Attachment 1
to Houston County Annex Access Control Modifications Proposal dated 2/19/2021**

ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

PART 1 GENERAL

1.1 SUMMARY

- A. Section Includes:
1. Aluminum entrance doors and frames.

1.2 SUBMITTALS

- A. Shop Drawings for Review:
1. Shop Drawings: The door system dimensions, finish, and opening hardware and hardware, including sealers, hardware, and hardware.
2. Product Data: Submit product data for each type storefront door and frame.
3. Product Data: Submit product data for aluminum framing door.
4. Shop drawings:
1. 3" x 3" inch door and frame showing overall dimensions.

1.3 QUALITY ASSURANCE

- A. Installer has at least a minimum 5 years of experience in work of this section.
B. Conform to applicable code for testing hardware and for door opening force requirements.
C. Pre-install an on-site. Conduct pre-installation meeting to verify project requirements, substrate conditions, manufacturer's installation manual and manufacturer's warranty requirements.

1.4 PROJECT CONDITIONS SITE CONDITIONS

- A. Field Measurements: Verify actual measurements/conditions by field measurements before fabrication.

1.5 WARRANTY

- A. Project Warranty: Refer to "Conditions of the Contract" for project warranty provisions.
B. Manufacturer's Warranty: Submit, for Owner's acceptance, manufacturer's standard warranty document created by an authorized company official for a period of three (3) years commencing on the date of completion for the project.

PART 2 FINISHES

2.1 MANUFACTURERS

- A. Acceptable Aluminum Storefront Manufacturers:
Based on Division 05 - 8100:
1. EFED Corporation, www.efedcorp.com
2. Technor Co., Inc., www.technor.com
3. Tuscillo, Inc., www.tuscilloinc.com
4. US Alu America, Inc., www.usaluminum.com

2.2 COMPONENTS

- A. Entrance Door: Steel stile and stile 504 configuration with nominal 5 inch vertical depth and top rail and 12 inch bottom rail.
B. Storefront: Flush glazing system designed to receive 1 inch glass by means of stainless steel gaskets 2 inch deep with a 1/2 inch depth, center glass gasket on, internally broken.

2.3 DOOR HARDWARE

1. Push and pull to be selected from manufacturer's full range of selections.
2. Doors shall be prepared for hardware specified.

2.3 ACCESSORIES

- A. Fasteners:
1. 316 stainless steel for wet locations.
B. Joint Sealant: per manufacturer.
C. Weatherstripping: Replaceable, resilient bulb type.
D. Glazing: Existing glass, edge blocks, and spacers in accordance with ASTM C 864, shore diameter hardware as recommended by manufacturer glazing gaskets in accordance with ASTM C 864.
E. OMD Aluminum Still Flashing End Dams must have 3 point attachment.

2.4 FABRICATION

- A. Fabricate with minimal clearances and shim space around perimeter.
B. Adequately stiff and secure joints and intersections. Make joints flush, hairline, and weather-tight.
C. Fabricate in largest practical units.
D. Conceal fasteners and attachments from view.
E. Fabricate aluminum components with integral low conductivity thermal barrier located between exterior and interior exposed components that eliminate metal-to-metal contact.
F. Doors:
1. Mechanical fasteners and welded corner construction.
2. Fabricate stiff and rigid, a minimum 0.025 inch thick extrusions and castings from minimum 0.050 inch thick extrusions.
3. Provide weatherstripping at door head, jamb, meeting stile, and sash.
4. Provide with internal reinforcements for door hardware.

2.5 FINISHES

1. Aluminum 4004, fluoropolymer coating containing minimum 10 percent fluoropolymer. The coating system (primer, 3001 primer to be selected from manufacturer's full color range, products by Volcanar are acceptable).

PART 3 EXECUTION

3.1 INSTALLATION

- A. Install in accordance with manufacturer's instructions and approved Shop Drawings. Frame: frame location, glazing, storefront system and be free from movement and shall be watertight.
B. Install components plumb and level, in proper plane, free from warp and twist.
C. Metal Still Flashing shall be provided for the width of the opening under of exterior horizontal tubing at a 1/16" color and material and match the rest. Set at 1/16" flashing unit in 2" space of exterior door glass opening. Cutt ends of 2" flashing horizontal and vertical to adjacent wall. Provide 1/16" gap and a sealant on exterior in contact with vertical edge of light pipe and a. Set metal on an opening in line of door.
D. During metal on and assembly of components, keep all outer edges of a 1/16" gap to members that intersect vertical members with full bent of door. Failure to construct system as specified will produce metal ripples.
E. Anchor to supporting construction. See details, frame elevations and window elevations for minimum inch one of anchors. Anchor spacing to be as specified in manufacturer's framing section on inside face of door frame. Secure as follows:
28 inches on center with a minimum of 2 per side.

1. No. 14, head screws for wood.
2. 1/4" inch diameter tapcons for masonry.
3. 1/4" inch diameter bolts for steel.
F. Set framing and anchors in members exposed to weather in full line of metal on door and secure. Thresholds shall be set over 1/8" in dooring material, not butted to it.

- G. Install hardware using templates provided by manufacturer.
H. Aluminum Storefront and be set on top and sides. Power rods shall be used at door joints to provide a secure locking base.

- I. Installation tolerances:
1. Maximum vertical from plumb or over/under 1/16" 3 feet maximum in any 12 feet, whichever is less.
2. Maximum alignment of members counting end to end/joint.
3. See joint space between framing members and adjacent construction/finish plus or minus 1/16".

3.2 ADJUSTING AND CLEANING

- A. Adjust hardware for smooth operation.
B. Touch up minor scuffs and abrasions to match original finish.
C. Adjust weatherstripping to contact door/door at surface and form weather seal.
D. Clean lintel, contractor and clean lintel end products in accordance with manufacturer's instructions.
E. Protective contractor and protect the installed product a finish surface from damage during construction.

END OF SECTION

Heading 01 : (H)SET

- 1 PR DOOR(S) 110 EXTERIOR FROM ENTRANCE CORR DOOR RWMA
1 PR DOOR(S) 103 EXTERIOR FROM ENTRANCE CORR DOOR RWMA

6'0" W 7'0" H 1-3/4" X ALD X ALF X NDM-RTD

POWER DEL FROM OPERATOR

Totals		EACH ASSEMBLY TO BE INSTALLED	
123	1 EA	DOOR CODE 185C-18	SCF
123	2 EA	PANIC HARDWARE 3521A-L 3 360-ML 3	313 VDR
23	1 EA	PANIC HARDWARE DEL257A-L 3 360-ML 3	313 VDR
183	2 EA	MORTISE CYLINDER 20-09B 613 SCH	
183	2 EA	SURFACE CLOSER 404CP SHUTUM T88RT	695 LCH
183	2 EA	MOUNTING PLATE 4040P-18PA	695 LCH
183	2 EA	CUSH SHOE SUPPORT 4040P-30	695 LCH
183	2 EA	SPLICE 4040P-61	695 LCH
183	2 EA	THRESHOLD 425 12"AL NCP	

Heading 02 : (H)SET

- 1 PR DOOR(S) 110 EXTERIOR FROM ENTRANCE CORR DOOR RWMA
1 PR DOOR(S) 104 EXTERIOR FROM ENTRANCE CORR RWMA

6'0" W 7'0" H 1-3/4" X ALD X ALF X NDM-RTD

Totals		EACH ASSEMBLY TO BE INSTALLED	
183	2 EA	PANIC HARDWARE 3521A-L 3 360-ML 3	313 VDR
183	2 EA	MORTISE CYLINDER 20-09B 613 SCH	
183	2 EA	SURFACE CLOSER 404CP SHUTUM T88RT	695 LCH
183	2 EA	MOUNTING PLATE 4040P-18PA	695 LCH
183	2 EA	CUSH SHOE SUPPORT 4040P-30	695 LCH
183	2 EA	SPLICE 4040P-61	695 LCH
183	2 EA	THRESHOLD 425 12"AL NCP	

Heading 03 : (H)SET

- 1 SOL DOOR(S) 105 EXTERIOR FROM SOUTH REAR ENTRANCE RWMA

6'0" W 7'0" H 1-3/4" X ALD X ALF X NDM-RTD

Totals		EACH ASSEMBLY TO BE INSTALLED	
111	1 EA	PANIC HARDWARE 3521A-L 3 360-ML 3	313 VDR
111	1 EA	ELECTRIC STRIKE 630D 630 VDR	
111	1 EA	SURFACE CLOSER 404CP SHUTUM T88RT	695 LCH
111	1 EA	MOUNTING PLATE 4040P-18PA	695 LCH
111	1 EA	CUSH SHOE SUPPORT 4040P-30	695 LCH
111	1 EA	SPLICE 4040P-61	695 LCH
111	1 EA	THRESHOLD 425 12"AL NCP	
111	1 EA	POWER SUPPLY P5102-1RS	SCF
111	25 FA	PROXIMITY KEYFOB T610T	SCF
111	1 EA	CONTROLLER LINKAGE	SCF
111	1 EA	HANDHELD DEVICE 1HD FIT	SCF
111	1 EA	MULTI-TECH READER HT15	BLK SCE

Heading 04 : (H)SET

- 1 SOL DOOR(S) 106 EXTERIOR FROM NORTH REAR ENTRANCE RWMA

6'0" W 7'0" H 1-3/4" X ALD X ALF X NDM-RTD

Totals		EACH ASSEMBLY TO BE INSTALLED	
111	1 EA	PANIC HARDWARE 3521A-L 3 360-ML 3	313 VDR
111	1 EA	MORTISE CYLINDER 20-09B 613 SCH	
111	1 EA	ELECTRIC STRIKE 630D 630 VDR	
111	1 EA	SURFACE CLOSER 404CP SHUTUM T88RT	695 LCH
111	1 EA	MOUNTING PLATE 4040P-18PA	695 LCH
111	1 EA	CUSH SHOE SUPPORT 4040P-30	695 LCH
111	1 EA	SPLICE 4040P-61	695 LCH
111	1 EA	THRESHOLD 425 12"AL NCP	
111	1 EA	POWER SUPPLY P5102-1RS	SCF
111	25 FA	PROXIMITY KEYFOB T610T	SCF
111	1 EA	CONTROLLER LINKAGE	SCF
111	1 EA	MULTI-TECH READER HT15	BLK SCE

Heading 05 : (H)SET

- 1 SOL DOOR(S) 107 EXTERIOR FROM STATE COURT REAR ENTRANCE RWMA

6'0" W 7'0" H 1-3/4" X ALD X ALF X NDM-RTD

Totals		EACH ASSEMBLY TO BE INSTALLED	
111	1 EA	PANIC HARDWARE 3521A-L 3 360-ML 3	313 VDR
111	1 EA	RIM CYLINDER 20-07B 613 SCH	

SPDC

SHEET NO. 02

PROJECT NO. 2021-001

SHEET TITLE: HOUSTON COUNTY ANNEX BUILDING

DATE: 02/19/2021

DRAWN BY: [Name]

CHECKED BY: [Name]

SHEET NUMBER: **A2**

Bids were solicited for the Spot Overlay project with two contractors responding. Staff recommends award to low bidder Womack Paving in the amount of \$107,390.70. The roads scheduled for repairs are:

Carter Circle	Flournoy Road
Tidwell Road	Hodge Road
Langston Road (3 spots)	Pitts Road
Henson Road	Firetower Road
Saddle Creek Road	

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of the Spot Overlay project to Womack Paving of Gray, GA in the amount of \$107,390.70. Funds for this project will come from the 2012 SPLOST resurfacing allocation.



HOUSTON COUNTY PUBLIC WORKS

2018 Kings Chapel Road
Perry GA 31069

PHONE: (478) 987-4250
FAX: (478) 988-8007

MEMORANDUM

Date: Tuesday, February 24, 2021
To: Houston County Board of Commissioners
cc: Robbie Dunbar, Director of Operations, Ken Robinson, Traffic Engineer
From: Ronnie Heald, County Engineer
RE: 2021 Spot Overlay Project

Handwritten signature/initials

Please consider this request to accept the bid for the above referenced project. Bids were received on Tuesday, February 23, 2021. Listed below is a summary of the results:

Table with 2 columns: Bidder, Bid Amount. Rows include Womack Paving (\$107,390.70), Reeves Construction Co. (\$128,861.00), Robinson Paving (No Bid), C.W. Matthews (No Bid), and Everett Dykes (No Bid).

Engineering recommends awarding the contract to Womack Paving as the lowest bidder. The roads listed for spot overlays/repairs are: Carter Circle, Tidwell Rd, Langston Rd (3 spots), Henson Rd, Flourmoy Rd, Hodge Rd, Pitts Rd, Firetower Rd, and Saddle Creek Rd.

The funds for this project will come from the SPLOST resurfacing allocation.

Thank you for your time and consideration of this request.

10

Bids were solicited for the striping of various roads project with four contractors responding. Staff recommends low bidder McRae Contracting in the amount of \$39,975. The roads scheduled for work are:

Duke Road	Wimberly Road
Toomer Road	Henson Road
Ellis Road	Arena Road
Fuller Road	Terrell Road

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of the Striping of various roads project to McRae Contracting in the amount of \$39,975. Funds for this project will come from the 2012 SPLOST resurfacing allocation.



HOUSTON COUNTY PUBLIC WORKS

2019 Kings Chapel Road
Perry, GA 31069

PHONE (478) 987-4280
FAX (478) 988-8007

MEMORANDUM

Date: Tuesday, February 24, 2021

To: Houston County Board of Commissioners

cc: Robbie Dunbar, Director of Operations, Ken Robinson, Traffic Engineer

From: Ronnie Heald, County Engineer *RCH*

RE: 2021 Striping Project

OK 

Please consider this request to accept the bid for the above referenced project. Bids were received on Tuesday, February 23, 2021. Listed below is a summary of the results:

Bidder	Bid Amount
McRae Contracting	\$39,975.00
Mid-State Striping	\$55,000.00
Peek Pavement Markings	\$55,885.00
Mid State Construction	\$60,650.00

Engineering recommends awarding the contract to McRae Contracting as the lowest bidder. The roads listed for striping are: Duke Rd, Toomer Rd, Ellis Rd, Fuller Rd, Wimberly Rd, Henson Rd, Arena Rd, and Terrell Rd.

The funds for this project will come from the SPLOST resurfacing allocation.

Thank you for your time and consideration of this request.

Summary of bills by fund:

• General Fund (100)	\$1,704,295.52
• Emergency 911 Telephone Fund (215)	\$ 57,738.29
• Fire District Fund (270)	\$ 93,679.05
• 2006 SPLOST Fund (320)	\$ 2,439.95
• 2012 SPLOST Fund (320)	\$ 72,510.18
• 2018 SPLOST Fund (320)	\$1,179,694.74
• Water Fund (505)	\$ 133,203.85
• Solid Waste Fund (540)	<u>\$ 363,078.89</u>
Total for all Funds	\$3,606,640.47

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$3,606,640.47.