



Houston County Board of Commissioners Meeting

Warner Robins, Georgia

May 21, 2019

6:00 P.M.

**HOUSTON COUNTY COMMISSIONERS MEETING**  
**Warner Robins, Georgia**  
**May 21, 2019**  
**6:00 P.M.**

**Call to Order**

**Turn Off Cell Phones**

**Invocation** – Commissioner McMichael

**Pledge of Allegiance** – Major Shayla Canty Smith, USAF

**Approval of Minutes from May 7, 2019**

**New Business:**

1. Personnel Request (Roads Dept) – Commissioner Walker
2. Personnel Request (District Attorney) – Commissioner Walker
3. Warner Robins Annexation Request (Museum of Aviation Foundation) – Commissioner Robinson
4. Warner Robins Annexation Request (McGhee Family Limited Partnership) – Commissioner Robinson
5. Storm Drainage Improvements Agreement (Coosa Drive) – Commissioner Thomson
6. Approval of Bills – Commissioner McMichael

**Public Comments**

**Commissioner Comments**

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

**Motion for Adjournment**

Roads Superintendent Travis McLendon is requesting to hire Larry Jolly at Grade 13-B for the vacant Heavy Equipment Operator position in the Roads Department. Staff concurs that Mr. Jolly possesses the requisite experience to qualify for the B-step.

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

- approve
- disapprove
- table
- authorize

**the hiring of Larry Jolly at a Grade 13-B for the vacant Heavy Equipment Operator position in the Roads Department effective May 22, 2019.**



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## 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)

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To: County Commissioners  
From: Kenneth Carter, Director of Personnel  
Date: May 13, 2019  
Re: Larry Jolly – Heavy Equipment Operator

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Travis McLendon is requesting to hire Larry Jolly at the 13(B) step or \$34,195.20 for the vacant Heavy Equipment Operator position. I have reviewed his experience and request approval to hire at the 13(B) step effective May 22, 2019.



**HOUSTON COUNTY  
PUBLIC WORKS DEPARTMENT**

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

# Memo

To: Ken Carter, Director of Personnel  
From: Travis McLendon, Roads and Bridges Superintendent *T.M.*  
CC: Robbie Dunbar, Director of Operations  
Date: May 8, 2019  
Re: New Hire, Step Increase

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Salary consideration for starting Larry Jolly at a 13 B step instead of a 13 A step due to 5 years of experience at Georgia Department of Transportation with heavy equipment. Tuesday, May 21, 2019 is the expected start date.

Thank you for your consideration of this request.



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## 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)

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### NEW HIRE ABOVE MINIMUM STEP ACKNOWLEDGEMENT

It is fully understood that I am requesting to hire Larry Jolly at a step above the minimum "A" step and I may have employees in the same position with more longevity that are making less than this new employee.

Handwritten signature of the Department Head.

Department Head Signature

5-13-19

Date

Handwritten signature of the Director of Operations.

Director of Operations

5/13/19

Date

DA Hartwig has proposed eliminating two of his part-time law clerk positions so that he can hire a part-time investigator. The current funding level in his Temporary Employees line item will accommodate this change with no additional cost to the budget. Staff recommends approval of this request.

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

- approve
- disapprove
- table
- authorize

**the elimination of two paid part-time law clerk positions in the District Attorney's office and the creation of one part-time investigator position at a Grade 18-A.**



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## 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)

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To: County Commissioners  
From: Kenneth Carter, Director of Personnel  
Date: May 14, 2019  
Re: DA Temporary Staffing

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District Attorney George Hartwig is requesting to make changes to his temporary staffing to accommodate a need for a Part-time Investigator. He would like to eliminate 2 of his Part-time Law Clerks and hire a Part-time Investigator. I have reviewed the temporary funds and have confirmed that his request will not increase the cost in temporary staffing and will be budget neutral. I would recommend approval to eliminate 2 Part-time Law Clerks and replace with a Part-time Investigator 18(A) to work approximately 20-28 hours per week as budget funds allow.



# Office of the District Attorney

George H. Hartwig, III, District Attorney  
Houston Judicial Circuit

Erikka B. Williams  
Chief Asst. District Attorney

T. Clifton Woody, II  
Deputy Chief Assistant DA

Beverly Robinson  
Chief Investigator

Bobby Brantley  
Investigator



May 14, 2019

Houston County Personnel Department  
Attn: Mr. Ken Carter, Director  
200 Carl Vinson Parkway  
Warner Robins, GA 31088

**Re: Part-Time Investigator for the District Attorney's Office**

Dear Ken:

We really need to hire a part-time investigator for the District Attorney's Office. In order to accomplish this, we would eliminate 2 of our 3 paid part-time law clerk intern positions. The rate of pay for each of these positions is \$10.00 per hour. In the place of these 2 positions, we would hire a part-time investigator at an 18-A Step, (approximately \$19.25 per hour), to work between 20-28 hours per week as budgeted funds allow. This change would be budget neutral, with no additional cost to the county.

If this request meets with your approval, we kindly ask that this be added to the Commissioner's May 21, 2019 agenda for consideration.

Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

  
George H. Hartwig  
District Attorney  
Houston Judicial Circuit

Felony Division  
201 N. Perry Parkway  
Perry, Georgia 31069  
Office 478.218.4810 Fax 478.218.4815

Juvenile Division  
206 Carl Vinson Parkway  
Warner Robins, Georgia 31088  
Office 478.542.2065 Fax 478.542.2137

Website: [www.houstonda.org](http://www.houstonda.org) E-mail: [ghartwig@houstonda.org](mailto:ghartwig@houstonda.org)

President & CEO Chrissy Miner, on behalf of the Museum of Aviation Foundation at Robins AFB, has requested annexation into the City of Warner Robins for a property totaling 4.73 acres located at 200 Hwy. 247 adjacent to the museum. The property is currently zoned County C-2 and the proposed zoning upon annexation would be Warner Robins C-2. The property is contiguous to the existing city limits of Warner Robins.

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

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

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

**property totaling 4.73 acres (Tax Parcel 001220 005000) located at 200 Hwy 247, Warner Robins, GA.**



# Randy Toms - Mayor

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

**Received**

April 16, 2019

APR 14 2019

**Houston County Commissioners**

**Warner Robins, GA**

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

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – property totaling 4.73 acres located at 200 Hwy 247 [Tax Parcel No., [001220 005000]]

Dear Commissioners:

Notice is hereby given, pursuant to O.C.G.A. §36-36-6, that the City of Warner Robins, Georgia, has accepted a petition for annexation, pursuant to O.C.G.A. §36-36-20, *et seq.* (Article II or 100% Application Method). The owner of this property, who has filed a written request for annexation, is Museum of Aviation at Robins Air Force Base, Georgia Foundation, Inc. As required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A". The present zoning is C-2[General Commercial District][County], and the proposed zoning and land use for this tract upon annexation is C-2[General Commercial District][City], under the zoning ordinance of the City of Warner Robins.

Respectfully,

City of Warner Robins, Georgia

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

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

APPLICATION

Property Owner(s) Name: \_\_\_\_\_ Cellphone: \_\_\_\_\_

Company Name (if applicable): Museum of Aviation Office Phone: 478-923-6600

Property Owner(s) Address: Foundation at Robins AFB  
PO Box 2469, Warner Robins GA  
31099

Applicant's Name: \_\_\_\_\_ Cellphone: \_\_\_\_\_

Company Name (if applicable): Museum of Aviation Office Phone: 478-923-6600

Applicant's Address: Foundation at Robins AFB  
PO Box 2469, Warner Robins GA 31099

Property Information

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

ADDRESS/LOCATION: 200 HWY 247

Tract#: \_\_\_\_\_ Parcel#: \_\_\_\_\_ Land Lot(s): 242 Land District#: 5

County: Houston Tax Parcel#: \_\_\_\_\_ Total Acres: 4.73

Survey Prepared by: \_\_\_\_\_ Dated \_\_\_\_\_

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

Present Zoning: C2 Requested Zoning: C2

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

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

Infrastructure Information:

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

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

Authorization:

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

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

This 13 day of January, 2019.

Owner/Applicant Signature \_\_\_\_\_

Print Name CHRISTINE K MINER

STAMP DATE RECEIVED:  
\_\_\_\_\_  
\_\_\_\_\_



Overview



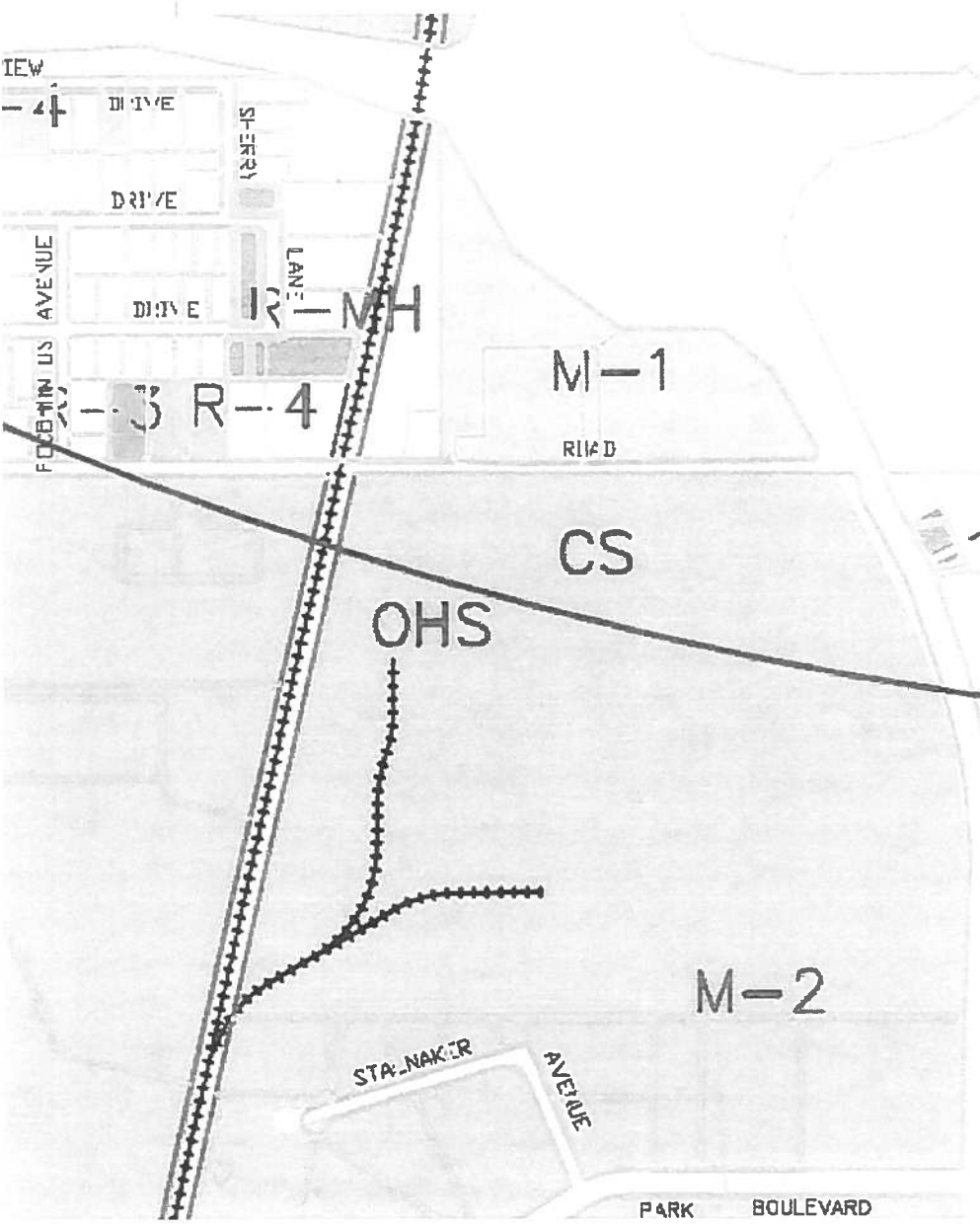
Legend

- Parcels
- Roads

<p>Parcel ID      001220 005000</p> <p>Class Code    Commercial</p> <p>Taxing District    County</p> <p>                         County</p> <p>Acres            4.73</p>	<p>Owner            MUSEUM OF AVIATION ROBINS</p> <p>                         AFB</p> <p>                         P O BOX 2469</p> <p>                         WARNER ROBINS GA 31099</p> <p>Physical Address    200 HWY 247</p> <p>Assessed Value    Value \$139800</p> <p>Land Value        Value \$118200</p> <p>Improvement     Value \$19600</p> <p>Value</p> <p>Accessory Value    Value \$2000</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>4/28/1999</td> <td>\$125000</td> <td>01</td> <td>U</td> </tr> <tr> <td>8/22/1947</td> <td></td> <td>36</td> <td>U</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	4/28/1999	\$125000	01	U	8/22/1947		36	U
Date	Price	Reason	Qual											
4/28/1999	\$125000	01	U											
8/22/1947		36	U											

(Note: Not to be used on legal documents)

Date created: 4/2/2019  
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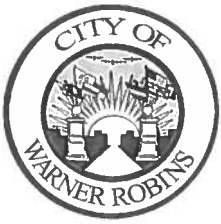
Brad Dannenbaum of Foundry Investment Group, on behalf of the McGhee Family Limited Partnership, has requested annexation into the City of Warner Robins for a property totaling 4.52 acres located at the northwest corner of Cohen Walker Drive and Karl Drive. The property is currently zoned County PUD and the proposed zoning upon annexation would be Warner Robins C-2. The property is contiguous to the existing city limits of Warner Robins. Since city water is adjacent to the property, via a city/county interconnection master meter on Karl Drive, staff recommends a service tap at the water main on the city side of the master meter. The property would then be serviced by city sewer and city water.

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

- concur
- non-concur
- table

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

property totaling 4.52 acres (Tax Parcel 000780 05G000) located at the northwest corner of Cohen Walker Drive and Karl Drive.



# Randy Toms - Mayor

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

**Received**

April 16, 2019

APR 24 2019

Houston County Commissioners

Warner Robins, GA

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

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – property totaling 4.52 acres located at the Northwest corner of Cohen Walker Drive and Karl Drive [Tax Parcel No., [000780 05G000]

Dear Commissioners:

Notice is hereby given, pursuant to O.C.G.A. §36-36-6, that the City of Warner Robins, Georgia, has accepted a petition for annexation, pursuant to O.C.G.A. §36-36-20, *et seq.* (Article II or 100% Application Method). The owner of this property, who has filed a written request for annexation, is McGhee Family Limited Partnership. As required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A". The present zoning is PUD[Planned Unit Development District][County], and the proposed zoning and land use for this tract upon annexation is C-2[General Commercial District][City], under the zoning ordinance of the City of Warner Robins.

Respectfully,

City of Warner Robins, Georgia

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

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



APPLICATION

OWNER

Property Owner(s) Name: Sara M. Forbes Cellphone: 478-399-5222

Company Name (if applicable): McGee Family LP Office Phone: 478-587-1701

Property Owner(s) Address: 3054 Lake Joyce Rd Perry GA 31069

Applicant's Name: Brad Dannbaum Cellphone: 678-469-6806

Company Name (if applicable): Foundry Investment Group Office Phone: \_\_\_\_\_

Applicant's Address: PO Box 8373, Atlanta, GA 31106

Property Information

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

ADDRESS/LOCATION: Land: 1 parcel east of NEC of Lake Joy Rd + Cohen Wilker Dr.

Tract#: 5 Parcel#: 000780 056000 Land Lot(s): 133 Land District#: 10

County: Houston Tax Parcel#: 00780 056000 Total Acres: (4.52)

Survey Prepared by: See concept plan 3 by Continuum Group Dated 2/18/19

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

Present Zoning: PUD Requested Zoning: C-2; General Commercial

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

All or most of the surrounding & adjacent tracts have been owned or are currently owned by the McGee Family. The annexation of this specific tract would be a continuation of the same procedure completed on other surrounding & adjacent tracts. Rezoning to C-2 is sought to match & be consistent w/adjacent/surrounding zoning & to accommodate the applicant's intended use for a class-A, 100% climate controlled, self-storage facility.

Infrastructure Information:

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

Is sewer service available?  Yes  No Jurisdiction: City

Authorization:

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

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

This 30 day of March 2019.

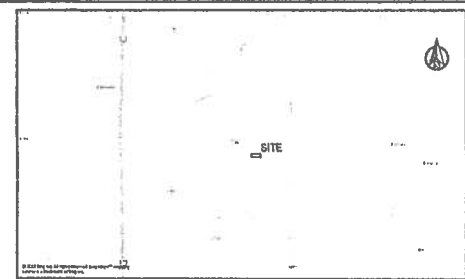
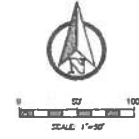
Owner/Applicant Signature: Sara M. Forbes

Print Name: Sara M. Forbes

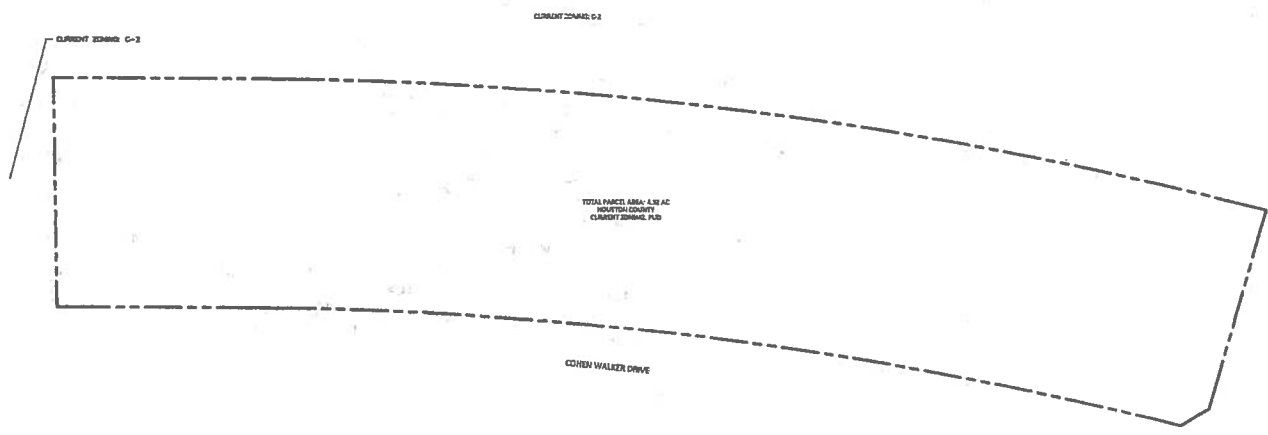
OWNER

STAMP DATE RECEIVED:  
3/21/2019  
SW

D:\Projects\19-118\19-118-0001\19-118-0001.dwg PROJECT: 19-118 - 19 - 200000 - 19-118 - 0001 - 19-118 - 0001



VICINITY MAP  
K.L.E.



TOTAL PARCEL AREA: 4.56 AC  
HUNTER COUNTY  
CLAYBENT ZONING, PUD

SITE SUMMARY	
CURRENT ZONING DISTRICT	PUD
PROPOSED ZONING DISTRICT	C-2
PROPOSED USE	3 STORY SELF-STORAGE
OUTPARCEL A AREA	1.988 AC
PARCEL B AREA	1.263 AC
OUTPARCEL C AREA	1.308 AC
TOTAL LOT AREA	4.560 AC
PROPOSED BUILDING (2-STORY)	100,000 SF
MAXIMUM ALLOWED BUILDING HEIGHT	7'0"
PROPOSED SUPERFICIAL AREA	100
ESTIMATED AREA	100
FRONT BUILDING SETBACK	40' ARTERIAL / 25' MINOR
SIDE BUILDING SETBACK	0' / 5' AT RESIDENTIAL
REAR BUILDING SETBACK	10' / 0' AT RESIDENTIAL
PARKING STALL DIMENSIONS	8' x 12'
PROPOSED PARKING	30
REQUIRED PARKING BASED ON	

**SITE LEGEND**

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- TRAFFIC FLOW ARROW (PAYMENT WARNING)
- HANDICAP STALL
- DUMPSTER PAD LOCATION
- PARKING SPACE COUNT

**DRAFT**

CONTINUED GROUP  
1400 COMMERCIAL DRIVE  
SUITE 200  
DUBLIN, CA 94568  
415.871.8414  
www.klg-engineer.com



**FOUNDRY**  
INVESTMENT GROUP  
ATC, SUITE 409  
1275 ALVARADO BLVD, SUITE 409  
DUBLIN, CALIFORNIA 94568  
DORR@FOUNDRI.COM TEL: 878-462-8808

SELF-SERVICE STORAGE DEVELOPMENT  
ISSUED FOR: CONCEPT PLAN  
JURISDICTION: CITY OF WARNER ROBINS  
LOCATION: COHEN WALKER DR. AND MARL DR.  
WARNER ROBINS, GEORGIA

#	DATE	REVISIONS

DRAWN: EGS  
CHECK: BHR  
JOB NO: 19-118  
DATE: 03/11/19

**PRELIMINARY CONCEPT**

NOTE: THIS CONCEPTUAL DESIGN SHOULD BE UTILIZED AS A GRAPHICAL REPRESENTATION OF A POSSIBLE DESIGN CHOICE. THE INFORMATION ON THIS PLAN HAS DERIVED FROM LIMITED MATERIAL, AND HAS ITS LIMITATIONS. THEREFORE IT SHOULD NOT BE USED FOR CONSTRUCTION UNLESS ALL APPLICABLE MATERIAL NEEDED HAS BEEN REVIEWED AND INCORPORATED.

CONCEPT PLAN 4  
SHEET C01



Overview



Legend

- Parcels
- Roads

Parcel ID	000780 05G000	Owner	MC GEE FAMILY LIMITED	Last 2 Sales			
Class Code	Residential		PARTNERSHIP	Date	Price	Reason	Qual
Taxing District	County		308 A LAKE JOY RD	12/30/2013	30		U
	County		PERRY GA 31069				
Acres	4.52	Physical Address	COHEN WALKER DR				
		Assessed Value	Value \$111300				
		Land Value	Value \$111300				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 4/22/2019  
 Last Data Uploaded: 4/22/2019 6:06:36 AM

# 5

A drainage issue that impacts the County's right-of-way on Coosa Drive in Riverbend Plantation Subdivision, the developer's drainage easement and the owners' southeasterly lot line has emerged, and all three parties have come to an agreement to equally split the cost of improving the storm drainage. Lakay Enterprises, Inc. has proposed a total of \$17,300 to affect the repairs.

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

- approve
- disapprove
- table
- authorize

**Chairman Stalnaker to sign the storm drainage improvements agreement with Riverbend Plantation Development, Inc. and Anthony and Kimberly M. Robinson concerning the drainage issue that impacts the County's right-of-way on Coosa Drive, the developer's drainage easement and the owners' southeasterly lot line.**

# Agreement

This Agreement made and entered into this \_\_\_ day of \_\_\_\_\_, 2019, by and between the Board of Commissioners of Houston County, hereinafter referred to as “County”, Riverbend Plantation Development, Inc., hereinafter referred to as “Developer” and Anthony Robinson and Kimberly M. Robinson, hereinafter referred to as “Owners”.

**WHEREAS**, County exercises control over the right-of-way of Coosa Drive in the Riverbend Plantation Subdivision; and

**WHEREAS**, Developer is the developer of Section 5, The Bluff at Riverbend Subdivision; and

**WHEREAS**, the Owners own Lot 73, Section 5, The Bluff at Riverbend Subdivision; and

**WHEREAS**, a drainage issue has emerged that impacts the County right-of-way Coosa Drive, the Developer’s drainage easement and the Owners’ southeasterly lot line; and

**WHEREAS**, all Parties are impacted by the drainage issue that has emerged all Parties have agreed on a solution to the drainage issue.

**NOW THEREFORE**, in consideration of the mutual benefits flowing to the Parties hereto to this Agreement it is agreed as follows:

1.

The Parties will equally split the cost of improving the storm drainage along Owners’ southeasterly lot line from the Coosa Drive right-of-way.

2.

This work will be completed by Lakay Enterprises, Inc. according to the proposal attached hereto as Exhibit “A”, and by reference made a part hereof.

3.

The area of the work is shown on copy of a plat of survey of the property attached hereto as Exhibit “B”, and by reference made a part hereof.

4.

The Owners understand that at the completion of the work contemplated by this Agreement maintenance of the drainage easement is the responsibility of the Owners.

5.

Owners do hereby agree to indemnify and hold County harmless from all loss, obligations or liabilities whatsoever regarding the work performed on the property described in Exhibit "B".

6.

This Agreement shall be construed in accordance with and governed by the laws of the State of Georgia.

7.

This Agreement shall be binding upon and inure to the benefit of the respective Parties hereto, their heirs, legal representatives, successors and assigns.

So, Agreed the day and year first written above.

**Board of Commissioners of  
Houston County:**

**Riverbend Plantation Development, Inc.:**

By: \_\_\_\_\_  
Tommy Stalnaker

By: \_\_\_\_\_  
Mark Byrd

Title: Chairman

Title: President

Attest: \_\_\_\_\_  
Barry Holland

Title: Director of Administration

**Owners:**

\_\_\_\_\_  
Anthony Robinson

\_\_\_\_\_  
Kimberly M. Robinson

LaKay Enterprises, Inc.  
2062 Hendrick rd.  
Fort Valley, Ga. 31030

November 30, 2018

Mr. Anthony Robinson  
4052 Coosa Dr.  
Kathleen Ga.

Re: Estimate for Storm Drainage Extension

Option # 1

Remove and replace existing 30" headwall, install one new junction box (approximately 8 ft. in depth) with ring and cover, install 50 ft. 30" HDPE pipe, remove existing rip-rap and replace existing rip rap at newly installed headwall, backfill with existing dirt, temporary grass and appropriate silt fence.

Total \$10,300.00

Option # 2

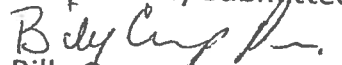
Add to above option # 1, one new junction box (approximately 8 ft. to 10 ft. in depth) with ring and cover, 50 ft. HDPE pipe, temporary grass, and appropriate silt fence.

Total \$7,000.00

Total for Option # 1 and Option # 2

\$17,300.00

Respectfully Submitted:

  
Billy Crump, President  
LaKay Enterprises, Inc.

QUOTE GOOD FOR 30 DAYS ONLY

CURVE TABLE				
CURVE	CD	ARC	RAD	CHORD
C85	N51°19'22"W	120.07	1030.00	120.00
C86	S51°12'10"E	40.38	305.00	40.35
C87	S47°25'14"E	64.78	245.00	64.60
C88	S37°58'28"E	100.45	305.00	100.00
C89	S03°37'58"W	371.12	245.00	336.64
C90	S19°06'13"E	100.46	305.00	100.00
C91	S00°13'58"E	100.45	305.00	100.00
C92	S18°38'16"W	100.45	305.00	100.00
C93	S37°30'31"W	100.45	305.00	100.00
C94	N39°59'23"E	135.94	560.00	135.60
C95	N39°59'23"E	121.37	500.00	121.07
C119	S64°02'04"W	62.34	270.00	62.19

CERTIFICATION

\*As required by subsection (g) of O.C.G.A. Section 15-8-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies before purchase or use of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-8-67.

ROBERT L. STORY (RLS) P.L. 1863

OWNER'S CERTIFICATION

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

6-22-17  
DATE OWNERS SIGNATURE



GRID NORTH-GEORGIA WEST ZONE

HEALTH DEPARTMENT CERTIFICATION

I CERTIFY THAT THE GENERAL LOT LAYOUT SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE HOUSTON COUNTY HEALTH DEPARTMENT FOR DEVELOPMENT WITH COUNTY WATER AND INDIVIDUAL SEWAGE. INDIVIDUAL LOT APPROVAL REQUIRED FOR EACH LOT PRIOR TO CONSTRUCTION.

6-30-17  
DATE  
Christina Joseph  
ENVIRONMENTAL HEALTH SPECIALIST  
HOUSTON COUNTY HEALTH DEPARTMENT

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 CASH BOND CHECK TO INSURE COMPLETION AS REQUIRED BY COUNTY ENGINEER.

6/29/17  
DATE  
Blake Stedek  
ENGINEER



EXHIBIT 'B'

RECEIVED  
JUN 29 2017  
HOUSTON COUNTY  
ENVIRONMENTAL HEALTH DEPT.

- NOTES
- 30 LOTS IN SUBDIVISION
  - 31.67 ACRES IN SUBDIVISION
  - STREET RIGHTS OF WAY ARE 60'
  - ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED
  - 75' FRONT BUILDING SET BACK LINE ON ALL LOTS UNLESS OTHERWISE ANNOTATED
  - 10' BUILDING SET BACK FROM ALL EASEMENTS

PLAT 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. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED, HAS A CLOSURE PRECISION OF ONE FOOT IN 26,400 FEET AND AN ANGULAR ERROR OF 60" PER ANGLE POINT, AND WAS ACQUIRED USING THE CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 264,341 FEET.

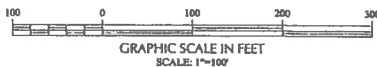
ROBERT L. STORY (RLS) P.L. 1863

PLANNING & ZONING FINAL PLAT APPROVAL CERTIFICATION

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 30 DAY OF JUNE 2017.

THE HOUSTON COUNTY PLANNING COMMISSION  
BY: [Signature]  
SECRETARY

"THIS APPROVAL IN NO WAY RELIEVES THE PROPERTY OWNER OR CONTRACTOR OF HIS DUTY 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."



FIELD WORK COMPLETED 06-05-17

RIVERBEND PLANTATION THE BLUFF SECTION 5

LAND LOTS 104, 105, 119, & 120  
HOUSTON COUNTY

11th DISTRICT  
HOUSTON COUNTY



DATE: 05 JUNE 2017  
SCALE: 1"=100'  
DWN BY: RLS  
CHRD BY: RLS  
PRIS04-043.4  
DN: 17-055-C



SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTURE  
**STORY CLARKE & ASSOCIATES**  
233 CABEL VISION DRIVE  
TEL: 478.822.7724  
WAGNER BOWEN, GEORGIA 31808  
764.478.822.5409



# 6

## Summary of bills by fund:

• General Fund (100)	\$ 661,154.82
• Emergency 911 Telephone Fund (215)	\$ 49,665.00
• Fire District Fund (270)	\$ 22,743.47
• 2001 SPLOST Fund (320)	\$ 0.00
• 2006 SPLOST Fund (320)	\$ 2,390.85
• 2012 SPLOST Fund (320)	\$ 273,488.92
• 2018 SPLOST Fund (320)	\$ 121,938.32
• Water Fund (505)	\$ 172,680.22
• Solid Waste Fund (540)	<u>\$ 286,826.36</u>
Total for all Funds	\$1,590,887.96

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

- approve
- disapprove
- table
- authorize

the payment of the bills totaling **\$1,590,887.96**

**Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to enter into Executive Session for Attorney/Client matters per O.C.G.A. §50-14-2(1).**