



Houston County Board of Commissioners Meeting

Perry, Georgia

July 7, 2020

9:00 A.M.

HOUSTON COUNTY COMMISSIONERS MEETING

Perry, Georgia

July 7, 2020

9:00 A.M.

Call to Order

Turn Off Cell Phones

Invocation - Commissioner Robinson

Pledge of Allegiance

Approval of Minutes from June 16, 2020 and June 26, 2020

New Business:

1. Public Hearing on Special Exception Applications #2358 thru #2364 - Commissioner Walker
2. Personnel Request (Computer Network Tech / MIS) – Commissioner Walker
3. Bonaire Primary School Zone (Thompson Mill Road) – Commissioner Walker
4. City of Warner Robins Annexation Request (700 Hwy. 96) – Commissioner Thomson
5. City of Perry Annexation Request (1999 Sam Nunn Blvd.) – Commissioner Thomson
6. Intersection Improvement (Lake Joy Road / Joy Drive / Hatcher Road) – Commissioner Thomson
7. Supplemental Agreement (Lake Joy Road / Engineering Services) – Commissioner Thomson
8. Amendment to Comprehensive Land Development Regulations (Solar Energy Systems) – Commissioner Robinson
9. Accountability Court Contract (Empowered Living Counseling) – Commissioner Robinson
10. FY21 Juvenile Justice Incentive Grant Application & MOU - Commissioner Robinson
11. Release of Maintenance Bonds (Windmill at Mossy Lake) – Commissioner McMichael
12. Change Order (Ph 6 Leachate Tank & Pond Construction) – Commissioner McMichael
13. Approval of Bills - Commissioner McMichael

Public Comments

Commissioner Comments

Motion for Adjournment

**Zoning & Appeals
Recommendation**

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2358 – Veronica Payne	Jewelry (Internet Sales)	Unanimous	X		
#2359 – Charlotte Hudlin	Cookie Baking	Unanimous	X		
#2360 – Sonja Cross	Hair Salon	Unanimous	X		
#2361 – Viasat Incorporated	Telecommunications Network	Unanimous	X		
#2362 – Darryl Thomas	Tomato Sales & Plant Nursery	Unanimous	X		
#2363 – Miliscent Turner	Photography	Unanimous	X		
#2364 – Katherine Guy	Event Coordinator	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:

- | | |
|-----------------------------|------------------------------|
| #2358 – Veronica Payne | Jewelry (Internet Sales) |
| #2359 – Charlotte Hudlin | Cookie Baking |
| #2360 – Sonja Cross | Hair Salon |
| #2361 – Viasat Incorporated | Telecommunications Network |
| #2362 – Darryl Thomas | Tomato Sales & Plant Nursery |
| #2363 – Miliscent Turner | Photography |
| #2364 – Katherine Guy | Event Coordinator |

Special Exception Summary

Application	Applicant	Location	Proposed Use	Z & A Recommendation/Comments
2358	Veronica Payne	247 Southfield Court	Jewelry (Internet Sales)	Approved unanimously
2359	Charlotte Hudlin	111 Rosales Drive	Cookie Baking	Approved unanimously, subject to compliance with any state regulatory agency requirements
2360	Sonja Cross	110 Holly Pointe	Hair Salon	Approved unanimously, subject to compliance with any state regulatory agency requirements
2361	Viasat Incorporated	Flournoy Road	Telecommunications Network	Approved unanimously
2362	Darryl Thomas	2547 Hwy. 341 S	Tomato Sales & Plant Nursery	Approved unanimously
2363	Miliscient Turner	105 Saddlefield Court	Photography	Approved unanimously
2364	Katherine Guy	509 Mt. Zion Road	Event Coordinator	Approved unanimously

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

Application No. 2358

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 Payne
2. Applicant's Phone Number 478-273-4211
3. Applicant's Mailing Address 247 Southfield Court Bonaire, GA 31005
4. Property Description LL 73, 11th Land District of Houston County, Georgia, Lot 24, Block "E", Section 2, Phase 6A of Southfield Plantation Subdivision, consisting of 0.62 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Jewelry (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.

5/5/20
Date

Veronica Payne
Applicant

Application # 2358

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

Houston County Zoning and Appeals Commission

Date Filed: May 5, 2020

Date of Notice in Newspaper: June 3 & 10, 2020

Date of Notice being posted on the property: June 5, 2020

Date of Public Hearing: June 22, 2020

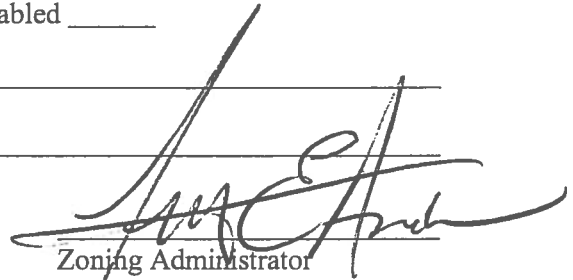
Fee Paid: \$100.00 Receipt # 41834

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

June 22, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: July 7, 2020

Date of Notice in Newspaper: June 3 & 10, 2020

Date of Public Hearing: July 7, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

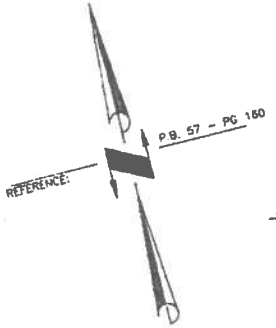
Comments: _____

_____ Date

_____ Clerk

59/110

H-45021 Uanna 1/110



NOW OR FORMERLY
E.E.P. INVESTMENTS, LLC.

Doc ID: 00428710001 Type: P/LA
Filed: 06/07/2002 at 11:40:32 AM
Page No: 1 of 3
Houston, Co. Clerk & Register Court
Carroll W. Sullivan Clerk
#59 Pg 110

NOW OR FORMERLY
MATTHEWS

NOTE:
LOTS 18, 19, 20, 33, & 34
BLOCK "G" AND 18 & 17
BLOCK "E" ARE NOT APPROVED
AT THIS TIME DUE TO HOUSTON
COUNTY PUBLIC WORKS
RECOMMENDATIONS.

FILED
HOUSTON COUNTY
JUN 11 2002

110

E.E.P. INVESTMENTS, LLC.

THE FIELD DATA UPON WHICH THIS PLAT IS
BASED HAS A CLOSURE PRECISION OF ONE
FOOT IN 21,404 FEET AND AN ANGULAR
ERROR OF 04" PER ANGLE POINT AND WAS
ADJUSTED USING THE COMPASS RULE.
EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: LIETZ SET 4
LINEAR: LIETZ SET 4

THIS PLAT HAS BEEN CALCULATED
FOR CLOSURE AND IS FOUND TO
BE ACCURATE WITHIN ONE FOOT IN
256,032 FEET.

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

Aug M. Scarborough

E.E.P. INVESTMENTS, LLC.



FIELD WORK DONE WEEK OF JUNE 23, 2002

SUBDIVISION

SOUTHFIELD PLANTATION
SECTION NO. 2 PHASE NO. 8A

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

ELEVENTH DISTRICT
GEORGIA
JUNE 11, 2002

SCARBOROUGH LAND SURVEYS, INC.

3004 SOUTH HOUSTON LANE ROAD
HOUSTON, TEXAS 77058-1691

SHEET 1 OF 8

3026-02

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>	<p><i>No customers will come to the home.</i></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

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.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
5. No outside storage or display is permitted.	N/A	<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>			
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The home business shall not involve group instruction or group assembly of people on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. No outside storage is allowed.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.	N/A	<input type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2358 filed on May 5, 2020, for a **Special Exception** for the real property described as follows:

LL 73 of the 11th Land District of Houston County, Georgia, Lot 24, Block "E", Section 2, Phase 6A of Southfield Plantation Subdivision, Consisting of 0.62 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. 2359

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 Charlotte Hudlin
2. Applicant's Phone Number 478-461-5535
3. Applicant's Mailing Address 111 Rosales Drive Bonaire, GA 31005
4. Property Description LL 55, 11th Land District of Houston County, Georgia, Lot 14, Block "A", Section 1 of Harley Estates Subdivision, consisting of 0.35 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Cookie Baking Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

5 May 20
Date

Charlotte Hudlin
Applicant

Application # 2359

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: May 5, 2020

Date of Notice in Newspaper: June 3 & 10, 2020

Date of Notice being posted on the property: June 5, 2020

Date of Public Hearing: June 22, 2020

Fee Paid: \$100.00 Receipt # 41835

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

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

June 22, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: July 7, 2020

Date of Notice in Newspaper: June 3 & 10, 2020

Date of Public Hearing: July 7, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

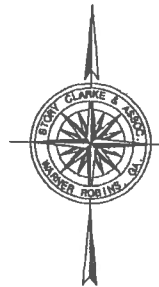
Comments: _____

_____ Date

_____ Clerk

Mount Volume 67/22

Doc ID: 00987080002 Type: PLT
Filed: 07/02/07 at 08:00:00 PM
Fee Amt: \$10.00 Page 1 of 2
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 69 PG 22-23



NOTES

- 76 LOTS IN SUBDIVISION
- 36.40 ACRES IN SUBDIVISION
- 30 FEET RIGHTS OF WAY ARE 60'
- DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT OF WAY LINES
- 25' RADIUS ON ALL STREET CORNERS
- ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED
- PREPARED DEVELOPMENT PLANS FOR HARLEY ESTATES SECTION 1, DATED FEB 10, 2006
- BUILDING SETBACKS: FRONT - 25' SIDE - 10' REAR - 30' EASEMENT - 10'

SUBDIVISION PLAT
FOR
Harley Estates
SECTION "1"

LAND LOTS 42 & 65
HOUSTON COUNTY

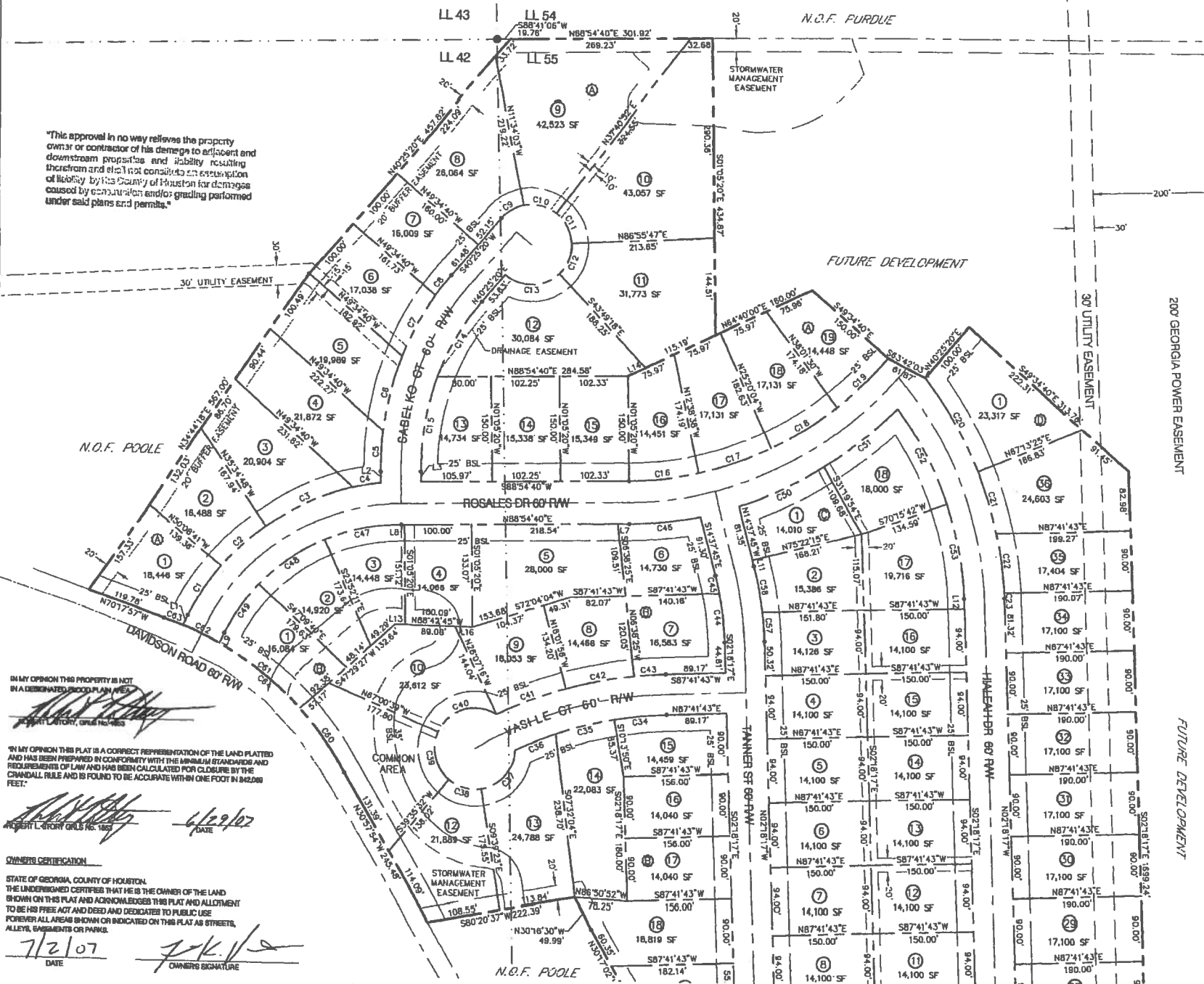
11th DISTRICT
GEORGIA

SCALE: 1" = 100'
DATE: 29 JUNE 07
DWN BY: MBT
DWG: 07-067-C1



STORY CLARKE & ASSOCIATES
LAND SURVEYING
LAND PLANNING
LANDSCAPE ARCHITECTURE

233 CARL VINSON PKWY WALKER BORGES, GA. 31606
TEL: 478.922.7724 FAX: 478.922.7490



"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 exemption of liability by this County of Houston for damages caused by construction and/or grading performed under said plans and permits."

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

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 CRANDALL RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 842,000 FEET.

ROBERT L. STORY GULE NO. 1853
DATE: 6/29/07

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.

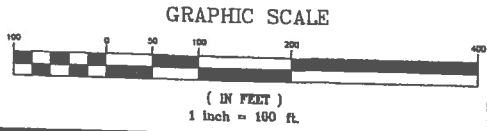
DATE: 7/2/07
OWNERS SIGNATURE: [Signature]

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 29 DAY OF June, 2007

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 HOUSTON COUNTY, GEORGIA; OR HAS POSTED A PERFORMANCE BOND OR CASHIERS CHECK IN LIEU THEREOF.

DATE: 7-2-07
COUNTY ENGINEER: [Signature]

THE HOUSTON COUNTY PLANNING COMMISSION
BY: [Signature]
SECRETARY



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>	<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**

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.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
5. No outside storage or display is permitted.	N/A	<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>			
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The home business shall not involve group instruction or group assembly of people on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. No outside storage is allowed.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.	Applicant must comply with any State Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.	N/A	<input type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2359 filed on May 5, 2020, for a Special Exception for the real property described as follows:

LL 55 of the 11th Land District of Houston County, Georgia, Lot 14, Block "A", Section 1 of Harley Estates Subdivision, Consisting of 0.35 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2360

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 Sonja Cross
2. Applicant's Phone Number 478-508-5334
3. Applicant's Mailing Address 110 Holly Pointe Warner Robins, GA 31088
4. Property Description LL 100, 10th Land District of Houston County, Georgia, Lot 35, Block "A", Phase 4 of Autumn Woods Subdivision, 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 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.

May 6, 2020
Date

Sonja Cross
Applicant

Application # 2360

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

Houston County Zoning and Appeals Commission

Date Filed: May 6, 2020

Date of Notice in Newspaper: June 3 & 10, 2020

Date of Notice being posted on the property: June 5, 2020

Date of Public Hearing: June 22, 2020

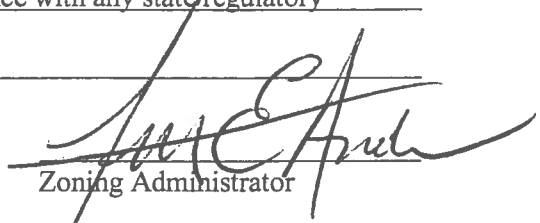
Fee Paid: \$100.00 Receipt # 41836

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

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

June 22, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: July 7, 2020

Date of Notice in Newspaper: June 3 & 10, 2020

Date of Public Hearing: July 7, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

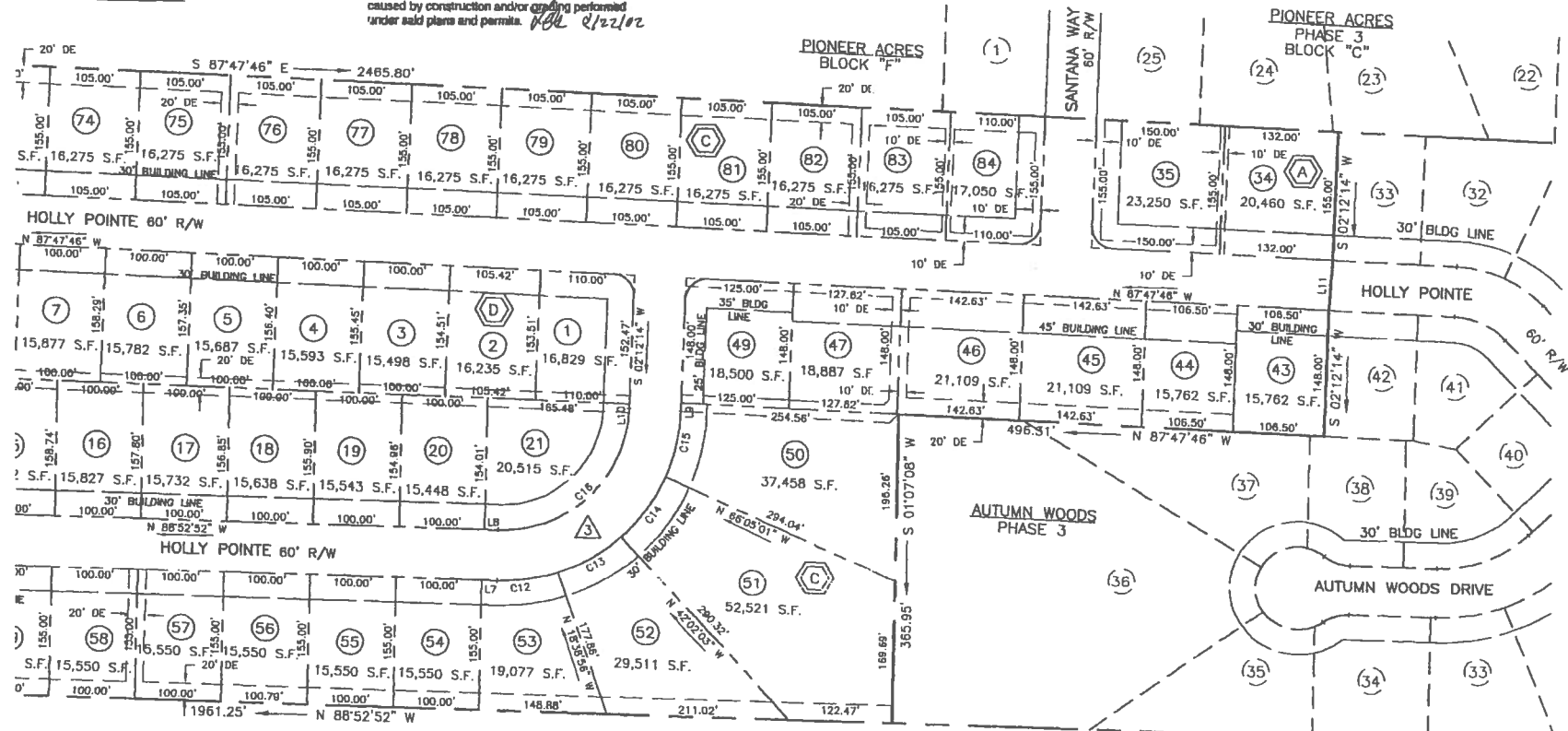
Clerk

59133' 11/13/02 Ad # 116761 8

Doc ID: 038201490001 Type: PLA
Filed: 08/29/2002 09:41:10 AM
Fee Amt: Page 1 of 1
Houston, TX
Carolyn V. Sullivan, Clerk
CLERK SUPERIOR COURT
59 Pg 134

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. *8/22/02*

TRACT A-5



FILED
HOUSTON COUNTY
102 AUG 29 AM 10:41
CLERK SUPERIOR COURT

CERTIFICATE OF FINAL APPROVAL
This plat has been submitted to and examined by the Planning Commission of Houston County, Georgia, and is approved by recording in the office of the Clerk of the Superior Court by said Commission, under the authority of the Planning Commission.

TRACT A-7

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]
Environmental Health Specialist
Houston County Health Department.

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

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

NOTES:

- IRON PINS TO BE SET ON ALL CORNERS. (1/2" REBAR)
- 28' RADIUS ON ALL STREET CORNERS INDICATES ACTUAL PROPERTY LINE.
- DISTANCES, SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET RIGHT-OF-WAY LINES.
- ALL LOT LINES ARE AT RIGHT ANGLES TO STREET UNLESS OTHERWISE INDICATED.
- (16) DENOTES LOT NUMBER.
- (A) DENOTES REFERENCE NUMBER FOR CENTERLINE CURVE DATA.
- C39 DENOTES REFERENCE NUMBER FOR CURVILINEAR LOT DATA.
- L2 DENOTES REFERENCE NUMBER FOR LINEAR LOT DATA.
- (B) DENOTES BLOCK NUMBER.
- DE - DENOTES DRAINAGE EASEMENT.
- SSE - DENOTES SANITARY SEWER EASEMENT.
- TOTAL ACREAGE: 37.823 Ac.
- BACK OF LOTS 44, 45, 46 & 47 BLOCK "C" SUBJECT TO HOLDING WATER DURING HEAVY RAINS.
- DRAINAGE EASEMENTS ON LOTS 44 THRU 50 BLOCK "C" ARE FOR SUBSURFACE DRAINAGE. DRAIN TILES IN THESE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNERS.
- DETACHED BUILDINGS AND SWIMMING POOLS ARE NOT PERMITTED ON LOTS 44, 45, 46 AND 47, 83 & 84 BLOCK "C" AND LOT 35 BLOCK "A".
- BLOCK "C" BUILDING PAD ELEVATIONS: LOT 43 - 105.5, LOT 44 - 105.0, LOT 45 - 105.5, LOT 46 - 105.5, LOT 47 - 105.7, HIGH WATER ELEVATION - 103.0

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

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,484,497 FEET.



SUBDIVISION
AUTUMN WOODS
PHASE 4

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

TENTH DISTRICT
GEORGIA
SCALE: 1" = 100'

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



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
[Signature]
REG. LAND SURVEYOR

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

51134

157

59,134

59133

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2360 filed on May 6, 2020, for a Special Exception for the real property described as follows:

LL 100 of the 10th Land District of Houston County, Georgia, Lot 35, Block "A", Phase 4 of Autumn Woods Subdivision, 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. 2361

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 Viasat Incorporated
2. Applicant's Phone Number 720-568-3182
3. Applicant's Mailing Address 349 Inverness Drive South Englewood, CO 80112
4. Property Description LL 160, 13th Land District of Houston County, Georgia, as shown on a plat of survey for Viasat Incorporated, consisting of 0.016 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Telecommunications Network
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.

05/13/2020

Date

Krista R. Orloff

on behalf of Viasat Inc.

Applicant

Application # 2361

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: May 13, 2020

Date of Notice in Newspaper: June 3 & 10, 2020

Date of Notice being posted on the property: June 5, 2020

Date of Public Hearing: June 22, 2020

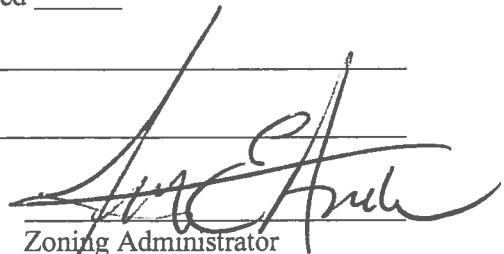
Fee Paid: \$100.00 Receipt # 41837

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

June 22, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: July 7, 2020

Date of Notice in Newspaper: June 3 & 10, 2020

Date of Public Hearing: July 7, 2020

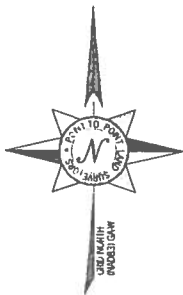
Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk



N/F
TOMMY & WENDY LEONARD
PARCEL: 000630 064000
ZONED: RAG
DB: 964 PG: 568

N/F
WILLIAM & BARBARA FLOURNOY
PARCEL: 000640 138000
ZONED: RAG
DB: 1969 PG: 281

N/F
JAMES DRUMMOND
& JUDY F. MEYER
PARCEL: 000630 010000
ZONED: RAG
DB: 950 PG: 230

FLOURNOY ROAD
60' PUBLIC R/W
(PER PG 79 PG 349)

N/F
FLOURNOY FARM LLC
PARCEL: 000640 013000
ZONED: RAG
DB: 5761 PG: 56

N/F
JAMES WESLEY ELLIS
PARCEL: 000900 020000
ZONED: RAG
DB: 7809 PG: 259

PARENT PARCEL
N/F
FLOURNOY FARM LLC
PARCEL: 000640 13A000
ZONED: RAG
BK: 5761 PG: 56

LEASE AREA
SEE SHEET 2 FOR
DETAIL VIEW

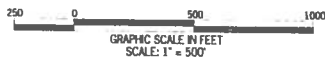
N/F
CCC GROVE CO
PARCEL: 000640 011000
ZONED: RAG
DB: 3714 PG: 46

- LEGEND**
- POB POINT OF BEGINNING
 - PS POINT OF COMMENCEMENT
 - RFP RICH PIN FOUND
 - CMF CONCRETE MONUMENT FOUND
 - LP UTILITY POLE
 - LF LIFT-IT POLE
 - FP FLAG POLE
 - SSBH SURVEY SCHEDULE NUMBER
 - SWB STORM DRAIN MANHOLE
 - BW BRICK
 - FI FIRE INTERMAY
 - EP EDGE OF PAVEMENT
 - TC TOP OF CURB
 - BC BACK OF CURB
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - OU OVERHEAD UTILITY
 - UE UNDERGROUND UTILITY
 - CMP COMBUSTIBLE METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - PFC POLYETHYLENE GLYCOL PIPE
 - CP CAST IRON PIPE
 - TR TRANSFORMER
 - AB AIRPORT ROAD
 - SHCB SINGLE WING CATCH BASIN
 - DBCB DOUBLE WING CATCH BASIN
 - CLF CHAIN LINK FENCE
 - HW HATCH MARK
 - WMI WATER METER
 - CO CURB OR CURBLINE
 - GV GAS VALVE
 - N/F NEW OR FORMERLY
 - BY ICE BRIDGE
 - BP ICE BRIDGE POLE
 - TS TOP OF SLOPE
 - BS BOTTOM OF SLOPE
 - BFD BURIED FIRE HYDRANT
 - R/W RIGHT OF WAY
 - REB REBAR

PARENT PARCEL

OWNER: FLOURNOY FARM LLC
SITE ADDRESS: 155 FLOURNOY ROAD, ELKO, GA 31036
PARCEL ID: 000640 13A000
AREA: 189.87 ACRES (PER TAX ASSESSOR)
ZONED: RAG (AGRICULTURAL)
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
REFERENCE: DEED BOOK 5761 PAGE 56

N/F
DANIEL L. & JUNE M. JARRIEL
PARCEL: 000640 010000
ZONED: RAG
DB: 956 PG: 497



APPROXIMATE LAND LOT LINE

APPROXIMATE LAND LOT LINE

PROPERTY LINE

LL 172 LL 160
LL 176 LL 161

G.S. & F.
RAILWAY
COMPANY

SITE Δ

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

THIS EXHIBIT SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS EXHIBIT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF VIASAT, INC. AND EXCLUSIVELY FOR THE TRANSFER OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FUTURE TRANSFER OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

THIS EXHIBIT SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTTIC & GEOMAX ZENTHIS 35. (DATE OF LAST FIELD VISIT: OCTOBER 24, 2019)

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS EXHIBIT SURVEY ARE ADJUSTED TO NAVD 83 DATUM (COMPUTED USING GEOID) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS EXHIBIT SURVEY ARE BASED ON GRID NORTH (NAD 83) GEORGIA WEST ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF ANIMAL FLOOD HAZARD). COMMUNITY PANEL NO. 1315300275E DATED: SEPTEMBER 28, 2007

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS EXHIBIT SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

CERTIFICATE OF AUTHORIZATION: LS5000843

THIS SURVEY IS VALID WITHOUT SHEET 2 OF 2

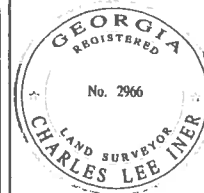
GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL.

POSITIONAL ACCURACY: 0.02 FEET (HORIZ) 0.24 FEET (VERT)
TYPE OF EQUIPMENT: GEOMAX ZENTHIS PRO BASE AND ROVER, DUAL FREQUENCY
TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFERENCE
DATES OF SURVEY: OCTOBER 24, 2019
DATUM / EPOCH: NAD_83(2011) EPOCH: 2010.00000
PUBLISHED / FREED CONTROL USE: N/A
GEOID MODEL: 1B
COMBINED GRID FACTORS: 0.99990889 CENTERED ON THE GPS BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 0°19'20.35"



Know what's below.
Call before you dig.



DATE: _____ REVISION: _____

NO.	DATE	REVISION

POINT TO POINT
LAND SURVEYORS

100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440
(f) 678.565.4497
(w) pointtopointsurvey.com



EXHIBIT SURVEY PREPARED FOR:

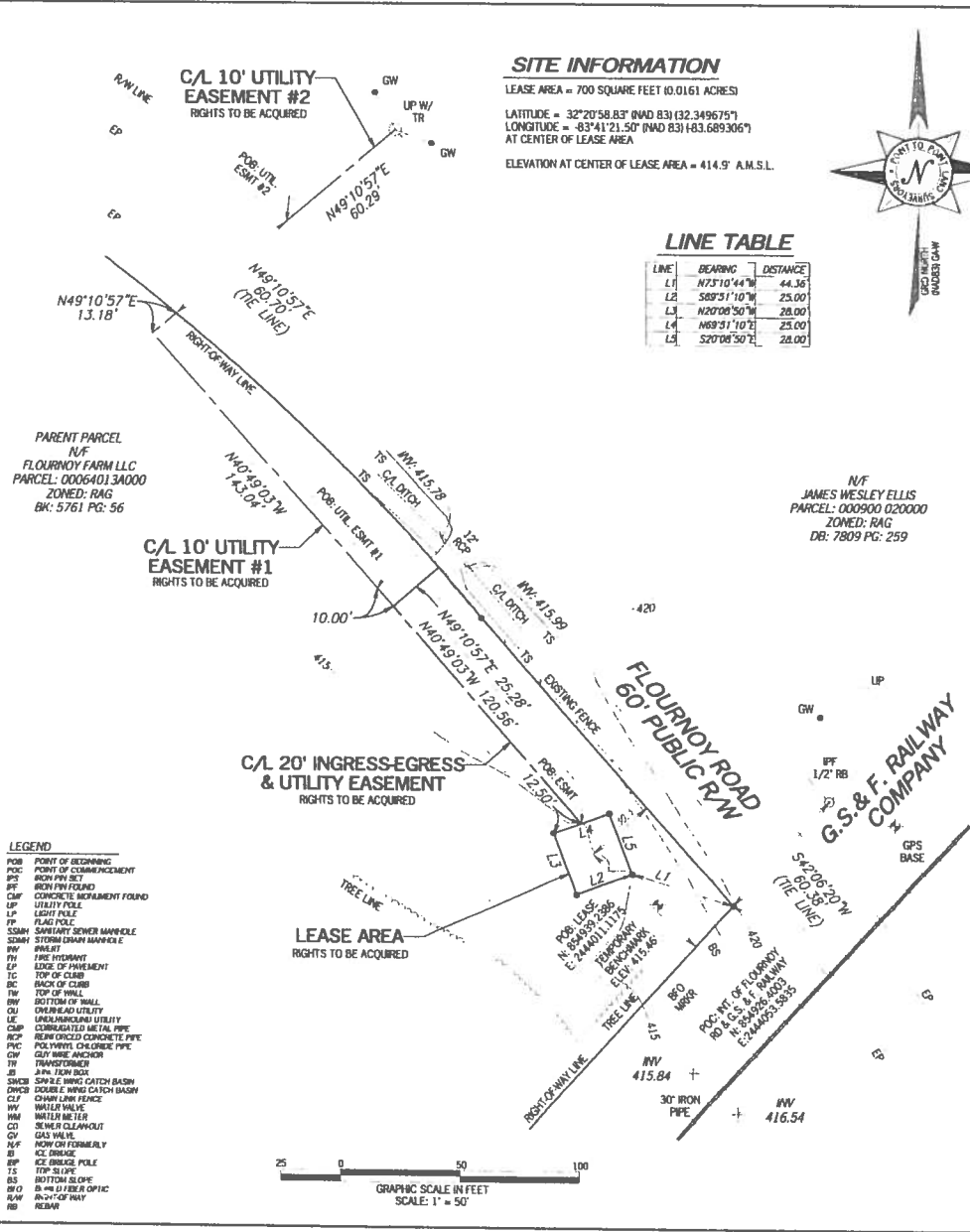
Viasat

6155 EL CAMINO REAL
CARLSBAD, CA 92009

FLOURNOY FARM
SITE NO.
US3K0
LAND LOT 150, 13TH DISTRICT
HOUSTON COUNTY, GEORGIA

DRAWN BY: DRC
CHECKED BY: JAL
APPROVED: DMN
DATE: NOVEMBER 14, 2019
P&P JOB #: 194911GA

SHEET:
1
OF 2



LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 160, 13TH DISTRICT, HOUSTON COUNTY, GEORGIA, AND BEING PART OF THE LANDS OF FLOURNOY FARM LLC, AS RECORDED IN DEED BOOK 5761 PAGE 56, HOUSTON COUNTY RECORDS, HOUSTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE RIGHT-OF-WAY INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF G. S. & F. RAILWAY COMPANY (HAVING A 100-FOOT RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY OF FLOURNOY ROAD (HAVING A 60-FOOT RIGHT-OF-WAY), SAID INTERSECTION HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF N: 854926.4003, E: 2444053.5835, SAID POINT ALSO BEARS SOUTH 42°06'20" WEST, 60.38 FEET FROM A 1/4-INCH REBAR FOUND; THENCE RUNNING ALONG A TIE LINE, NORTH 73°10'44" WEST, 44.36 FEET TO A POINT ON THE LEASE AREA HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF N: 854939.2386, E: 2444011.1175; THENCE RUNNING ALONG SAID LEASE AREA, SOUTH 69°51'10" WEST, 25.00 FEET TO A POINT; THENCE, NORTH 20°08'50" WEST, 28.00 FEET TO A POINT; THENCE NORTH 69°51'10" EAST, 25.00 FEET TO A POINT; THENCE, SOUTH 20°08'50" EAST, 28.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

BEARINGS ARE BASED ON GEORGIA GRID NORTH, NAD83, WEST ZONE.

SAID TRACT CONTAINS 0.0161 ACRES (700 SQUARE FEET), MORE OR LESS.

20' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A 20-FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT (LYING 10 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN LAND LOT 160, 13TH DISTRICT, HOUSTON COUNTY, GEORGIA, AND BEING PART OF THE LANDS OF FLOURNOY FARM LLC, AS RECORDED IN DEED BOOK 5761 PAGE 56, HOUSTON COUNTY RECORDS, HOUSTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE RIGHT-OF-WAY INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF G. S. & F. RAILWAY COMPANY (HAVING A 100-FOOT RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY OF FLOURNOY ROAD (HAVING A 60-FOOT RIGHT-OF-WAY), SAID INTERSECTION HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF N: 854926.4003, E: 2444053.5835, SAID POINT ALSO BEARS SOUTH 42°06'20" WEST, 60.38 FEET FROM A 1/4-INCH REBAR FOUND; THENCE RUNNING ALONG A TIE LINE, NORTH 73°10'44" WEST, 44.36 FEET TO A POINT ON THE LEASE AREA HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF N: 854939.2386, E: 2444011.1175; THENCE RUNNING ALONG SAID LEASE AREA, SOUTH 69°51'10" WEST, 25.00 FEET TO A POINT; THENCE, NORTH 20°08'50" WEST, 28.00 FEET TO A POINT; THENCE NORTH 69°51'10" EAST, 12.50 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LEASE AREA AND RUNNING, NORTH 40°49'03" WEST, 120.56 FEET TO A POINT; THENCE, NORTH 49°10'57" EAST, 25.28 FEET TO THE ENDING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF FLOURNOY ROAD.

BEARINGS ARE BASED ON GEORGIA GRID NORTH, NAD83, WEST ZONE.

10' UTILITY EASEMENT #1

TOGETHER WITH A 10-FOOT WIDE UTILITY EASEMENT (LYING 5 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN LAND LOT 160, 13TH DISTRICT, HOUSTON COUNTY, GEORGIA, AND BEING PART OF THE LANDS OF FLOURNOY FARM LLC, AS RECORDED IN DEED BOOK 5761 PAGE 56, HOUSTON COUNTY RECORDS, HOUSTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE RIGHT-OF-WAY INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF G. S. & F. RAILWAY COMPANY (HAVING A 100-FOOT RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY OF FLOURNOY ROAD (HAVING A 60-FOOT RIGHT-OF-WAY), SAID INTERSECTION HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF N: 854926.4003, E: 2444053.5835, SAID POINT ALSO BEARS SOUTH 42°06'20" WEST, 60.38 FEET FROM A 1/4-INCH REBAR FOUND; THENCE RUNNING ALONG A TIE LINE, NORTH 73°10'44" WEST, 44.36 FEET TO A POINT ON THE LEASE AREA HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF N: 854939.2386, E: 2444011.1175; THENCE RUNNING ALONG SAID LEASE AREA, SOUTH 69°51'10" WEST, 25.00 FEET TO A POINT; THENCE, NORTH 20°08'50" WEST, 28.00 FEET TO A POINT; THENCE NORTH 69°51'10" EAST, 12.50 FEET TO A POINT; THENCE LEAVING SAID LEASE AREA AND RUNNING, NORTH 40°49'03" WEST, 120.56 FEET TO A POINT; THENCE, NORTH 40°49'03" WEST, 10.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 49°10'57" WEST, 143.04 FEET TO A POINT; THENCE, NORTH 49°10'57" EAST, 13.18 FEET TO THE ENDING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF FLOURNOY ROAD.

BEARINGS ARE BASED ON GEORGIA GRID NORTH, NAD83, WEST ZONE.

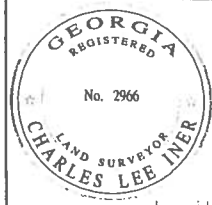
10' UTILITY EASEMENT #2

TOGETHER WITH A 10-FOOT WIDE UTILITY EASEMENT (LYING 5 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN LAND LOT 160, 13TH DISTRICT, HOUSTON COUNTY, GEORGIA, AND BEING PART OF THE LANDS OF JAMES WESLEY ELLIS, AS RECORDED IN DEED BOOK 7809 PAGE 259, HOUSTON COUNTY RECORDS, HOUSTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE RIGHT-OF-WAY INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF G. S. & F. RAILWAY COMPANY (HAVING A 100-FOOT RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY OF FLOURNOY ROAD (HAVING A 60-FOOT RIGHT-OF-WAY), SAID INTERSECTION HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF N: 854926.4003, E: 2444053.5835, SAID POINT ALSO BEARS SOUTH 42°06'20" WEST, 60.38 FEET FROM A 1/4-INCH REBAR FOUND; THENCE RUNNING ALONG A TIE LINE, NORTH 73°10'44" WEST, 44.36 FEET TO A POINT ON THE LEASE AREA HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF N: 854939.2386, E: 2444011.1175; THENCE RUNNING ALONG SAID LEASE AREA, SOUTH 69°51'10" WEST, 25.00 FEET TO A POINT; THENCE, NORTH 20°08'50" WEST, 28.00 FEET TO A POINT; THENCE NORTH 69°51'10" EAST, 12.50 FEET TO A POINT; THENCE LEAVING SAID LEASE AREA AND RUNNING, NORTH 40°49'03" WEST, 120.56 FEET TO A POINT; THENCE, NORTH 40°49'03" WEST, 10.00 FEET TO A POINT; THENCE, NORTH 40°49'03" WEST, 143.04 FEET TO A POINT; THENCE, NORTH 49°10'57" EAST, 13.18 FEET TO THE ENDING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF FLOURNOY ROAD.

BEARINGS ARE BASED ON GEORGIA GRID NORTH, NAD83, WEST ZONE.

(SURVEY NOT VALID WITHOUT SHEET 1 OF 2)



Signature of Charles Lee Iner

NO.	DATE	REVISION

POINT TO POINT LAND SURVEYORS
 100 Governors Trace, Ste. 103
 Peachtree City, GA 30269
 (p) 678.565.4440
 (f) 678.565.4497
 (w) pointtopointsurvey.com

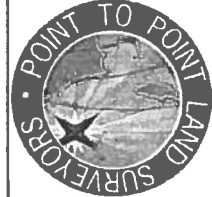


EXHIBIT SURVEY PREPARED FOR:

Viasat
 6155 EL CAMINO REAL
 CARLISLE, CA 92009

FLOURNOY FARM
 SITE NO. US3KO
 LAND LOT 160, 13TH DISTRICT
 HOUSTON COUNTY, GEORGIA

DRAWN BY: DRC
 CHECKED BY: JKL
 APPROVED: DAM
 DATE: NOVEMBER 14, 2019
 P2P JOB #: 194911GA

SHEET:
2
 OF 2

C:\Users\jlee\OneDrive\Documents\194911GA\194911GA.dwg

AUTHORIZATION OF PROPERTY OWNER
Application for Special Exception/Variance

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

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

Name of Applicant Viasat Incorporated (Krista Orloff)

Address Flournoy Road (Parcel ID 000640 13A000)

Telephone Number 720.568.3182

William Harold Flournoy Jr.

Signature of Owner

Personally appeared before me

William Harold Flournoy Jr.

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

Susan T. Weeks

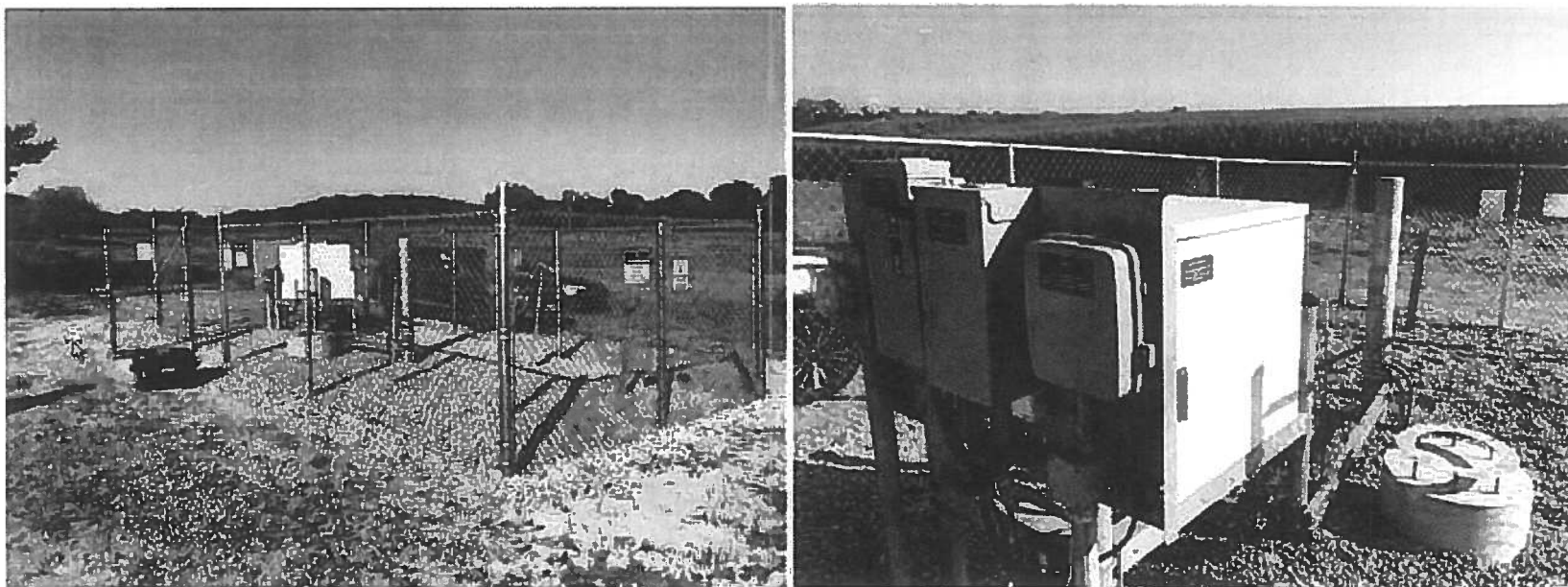
Notary Public

April 28, 2020

Date

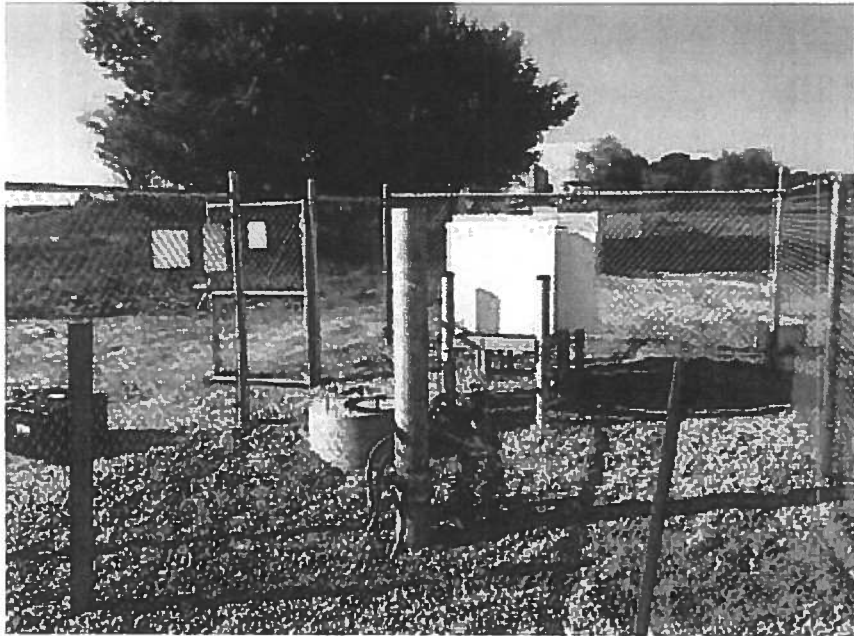
Susan T Weeks
Notary Public
Houston County, Georgia
My Comm. Expires 03/12/2021

Greenfield SAN Installation

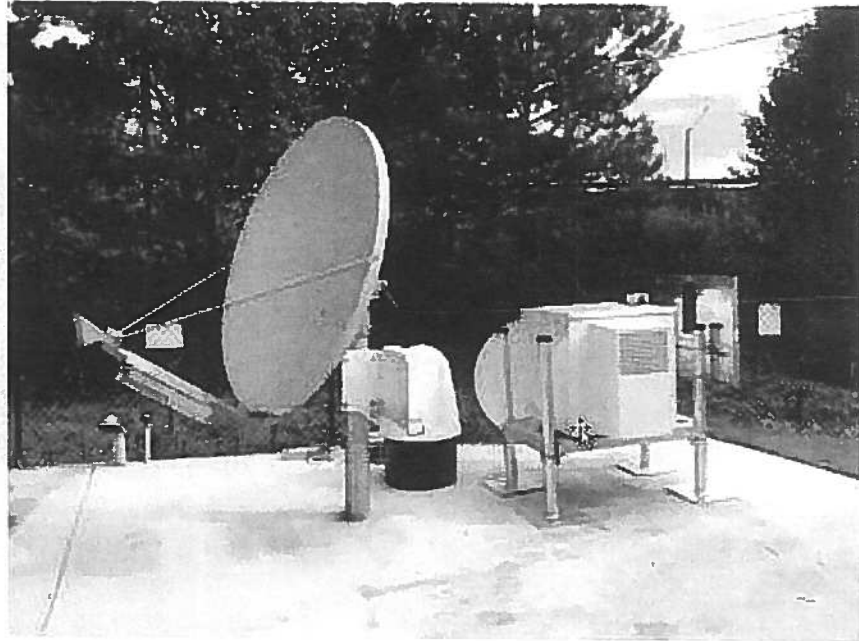


> Note: Site is missing antenna reflector and equipment enclosure but generally shows the layout.

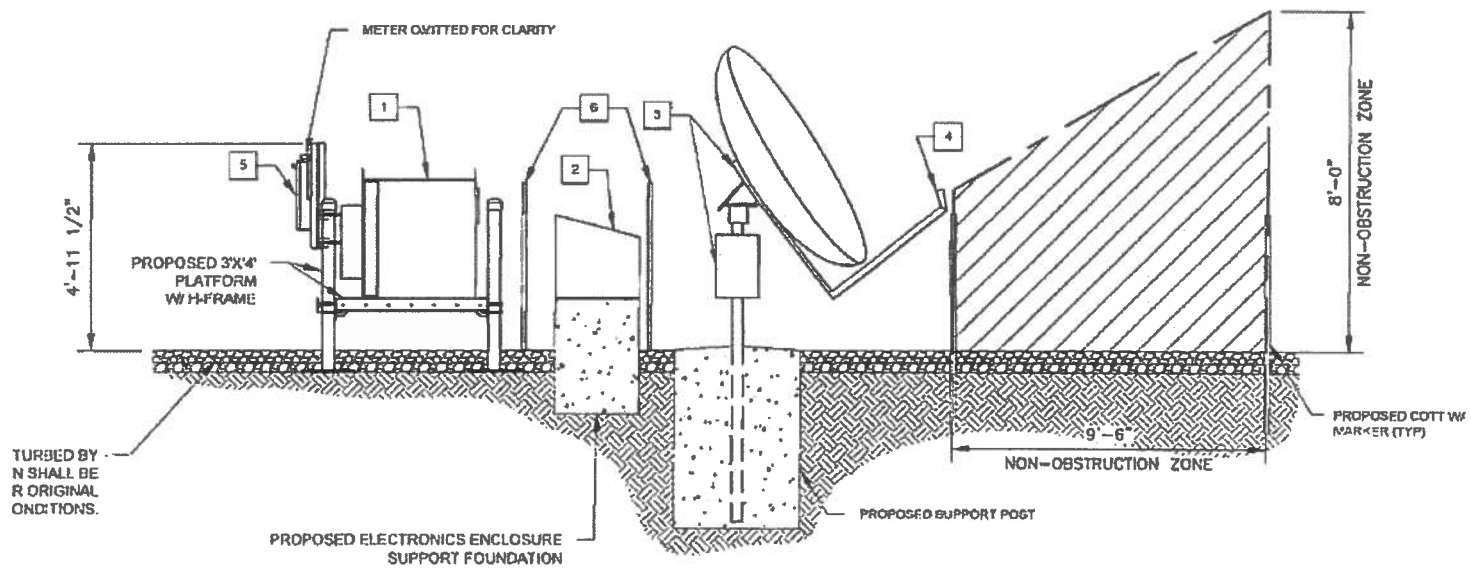
Greenfield SAN Installation



Complete Installation with Antenna



> Note: This is a test installation in Duluth, GA. Regular installations will not include a concrete pad.



DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2361 filed on May 13, 2020, for a Special Exception for the real property described as follows:

LL 160 of the 13th Land District of Houston County, Georgia, as shown on a plat of survey for Viasat Incorporated, Consisting of 0.016 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. 2362

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 Darryl Thomas
2. Applicant's Phone Number 267-391-8801
3. Applicant's Mailing Address 2547 Hwy. 341 S Perry, GA 31069
4. Property Description LL 59, 13th Land District of Houston County, Georgia, Parcel "A-1" as shown on a plat of survey for Robert D. Stephens and Leona J. Stephens, consisting of 2.0 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Tomato Sales and Plant Nursery Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

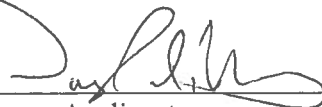
Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and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

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

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

5-19-2020

Date



Applicant

Application # 2362

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: May 19, 2020

Date of Notice in Newspaper: June 3 & 10, 2020

Date of Notice being posted on the property: June 5, 2020

Date of Public Hearing: June 22, 2020

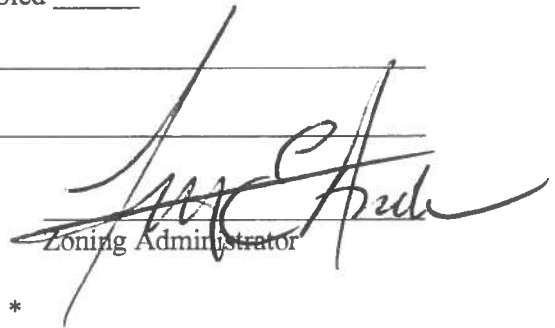
Fee Paid: \$100.00 Receipt # 41838

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

June 22, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: July 7, 2020

Date of Notice in Newspaper: June 3 & 10, 2020

Date of Public Hearing: July 7, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

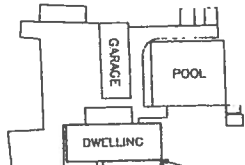
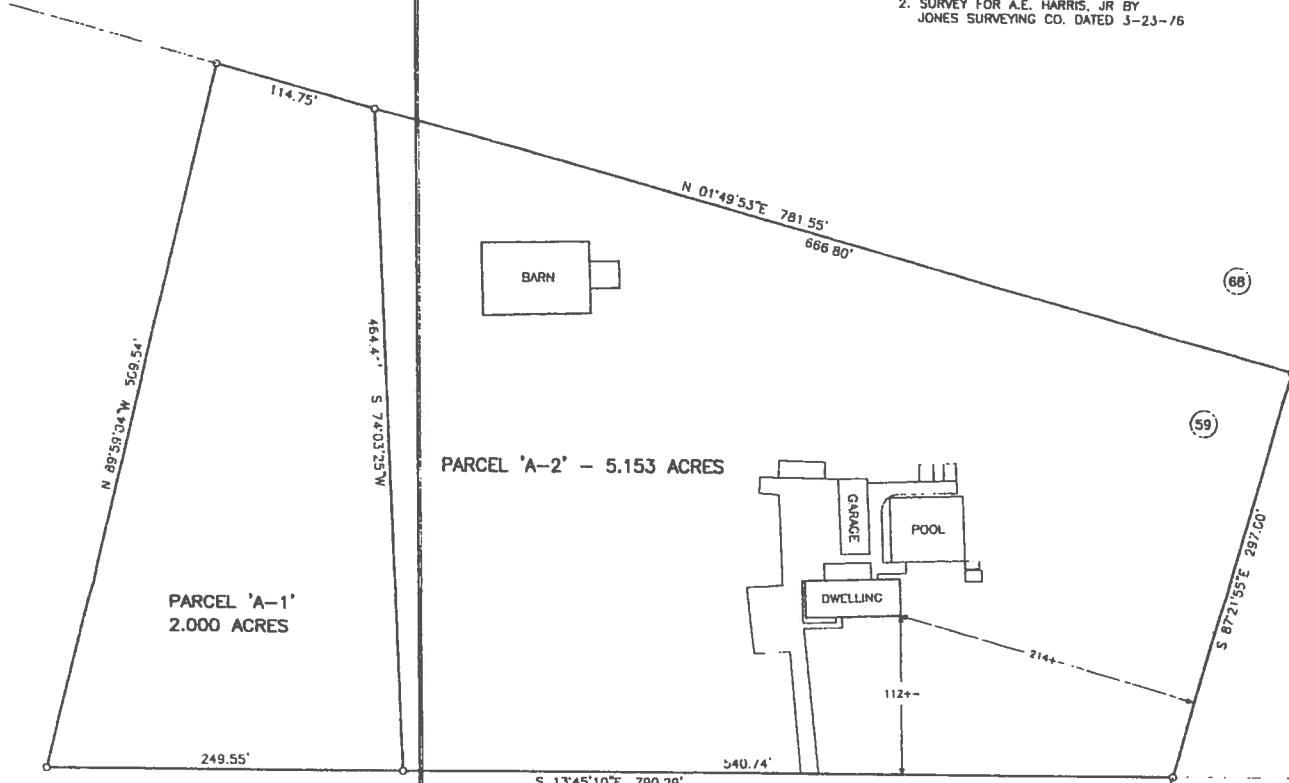
_____ Date

_____ Clerk

REFERENCE:
 1. SURVEY FOR G.D. WHITLEY BY T.W. ASH
 DATED NOV. 11, 1987
 2. SURVEY FOR A.E. HARRIS, JR BY
 JONES SURVEYING CO. DATED 3-23-76

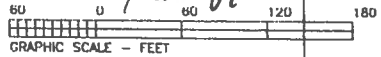


Doc ID: 0078786000
 Filed: 02/07/2005 at 11:11:22 AM
 Fee Amt: \$0.00 Page 1 of 1
 Houston, Tx Clerk Super for Court
 Garlvin W. Sullivan Clerk
 or 66 no 120



NOTE. FOR THE PURPOSE OF THIS SURVEY
 THE R/W IS 35' FROM AND PARALLEL
 TO THE C/L OF U.S. HIGHWAY 341

Approved
 1/9/06
 Houston County Planning Commission
 Secretary
 Robert D. Stephens
 Leona J. Stephens



REVISED 5-14-03 TO SHOW PARCELS 'A-1' & 'A-2'
 SURVEY FOR

ROBERT D. STEPHENS
 LEONA J. STEPHENS

LAND LOT 59 13TH DISTRICT
 HOUSTON COUNTY, GEORGIA
 SCALE 1"=60' FEBRUARY 21, 2002
 JONES SURVEYING & ENGINEERING INC.
 PERRY, GEORGIA (478) 987-2705



2-27-02

- IRON PIN PLACED
- LAND LOT LINE
- LAND LOT NUMBER

CERTIFICATION
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
 A CLOSURE PRECISION OF ONE FOOT IN 1025
 FEET AND AN ANGULAR ERROR 0.02" PER ANGLE
 POINT AND WAS ADJUSTED USING THE COMPASS RULE
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
 AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
 IN 61853 FEET
 THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON
 THIS PLAT WERE OBTAINED BY USING A TOPCON
 GTS 312 ELECTRONIC TOTAL STATION ON 21 02

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2362 filed on May 19, 2020, for a Special Exception for the real property described as follows:

LL 59 of the 13th Land District of Houston County, Georgia, Parcel "A-1" as shown on a plat of survey for Robert D. Stephens and Leona J. Stephens, Consisting of 2.0 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2363

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:

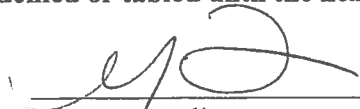
1. Name of Applicant Miliscent Turner
2. Applicant's Phone Number 229-412-1765
3. Applicant's Mailing Address 105 Saddlefield Court Bonaire, GA 31005
4. Property Description LL 74, 11th Land District of Houston County, Georgia, Lot 3, Block "B", Section 1, Phase 1 of Southfield Plantation Subdivision, consisting of 0.84 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Photography 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.

22 May 2020
Date


Applicant

Application # 2363

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

Houston County Zoning and Appeals Commission

Date Filed: May 22, 2020

Date of Notice in Newspaper: June 3 & 10, 2020

Date of Notice being posted on the property: June 5, 2020

Date of Public Hearing: June 22, 2020

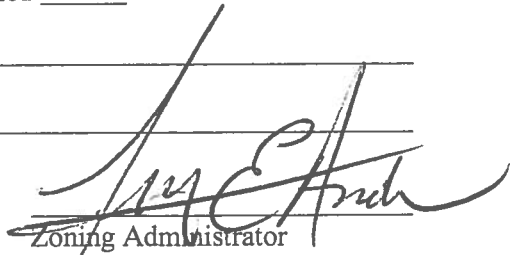
Fee Paid: \$100.00 Receipt # 41839

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

June 22, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: July 7, 2020

Date of Notice in Newspaper: June 3 & 10, 2020

Date of Public Hearing: July 7, 2020

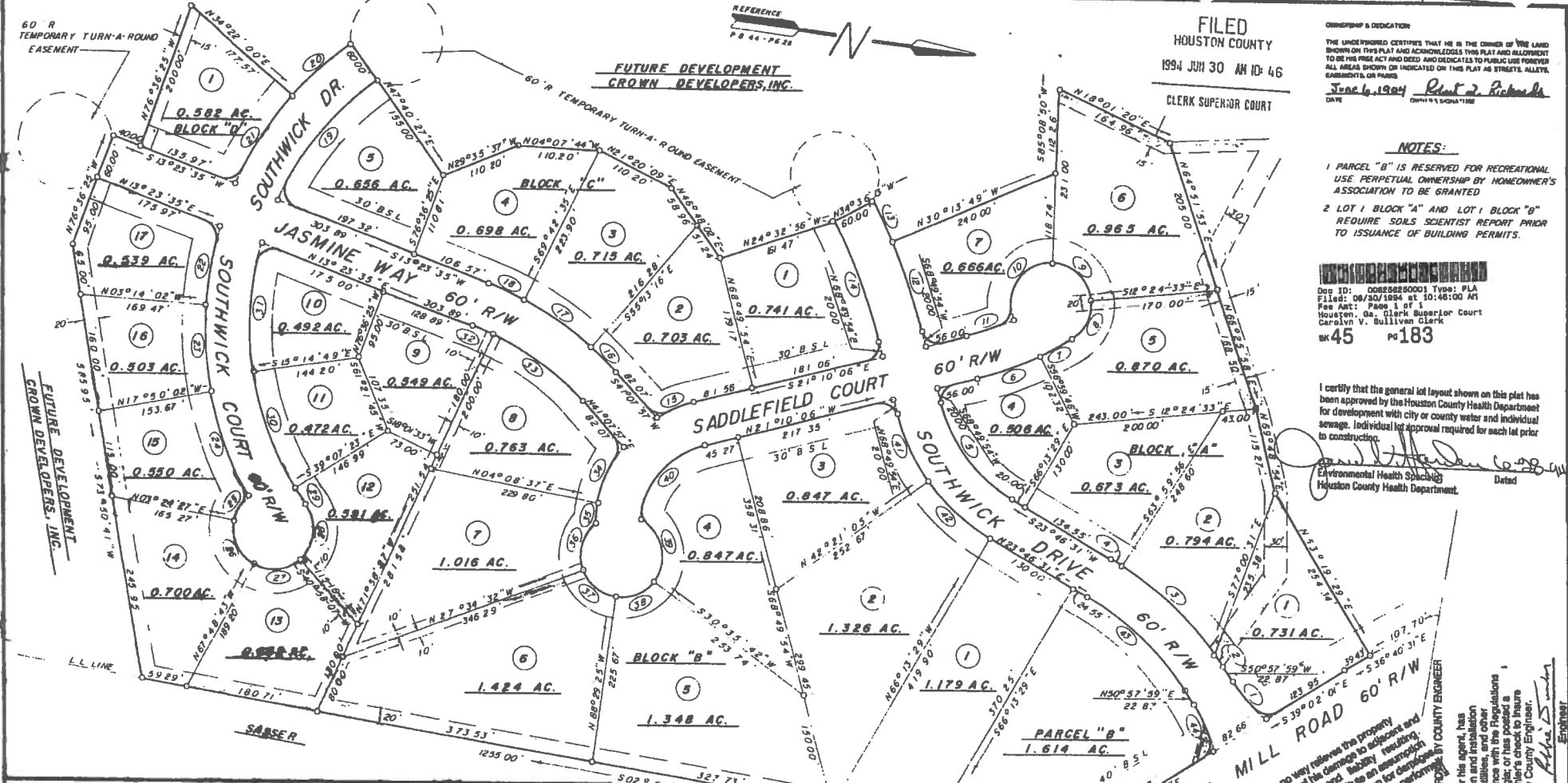
Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk



CURVILINEAR LOT DATA					LOT DATA				
LINE	ARC	RADIUS	CHORD	BEARING	LINE	ARC	RADIUS	CHORD	BEARING
1	67.15'	197.10'	66.83'	S 41° 12' 20" W	23	110.49'	463.00'	87'	N 79° 27' 58" E
2	18.94'	447.45'	18.94'	S 49° 44' 34" W	24	148.18'	465.00'	47.36'	N 63° 02' 13" E
3	174.30'	843.99'	173.18'	S 37° 15' 36" W	25	40.22'	38.00'	39.33'	S 65° 38' 35" E
4	17.83'	443.49'	17.23'	S 84° 03' 18" W	26	68.37'	55.00'	64.05'	N 57° 47' 52" E
5	165.14'	210.00'	160.92'	S 46° 18' 13" W	27	68.37'	55.00'	64.05'	N 13° 25' 18" W
6	91.30'	442.00'	91.14'	N 27° 05' 10" W	28	80.49'	55.00'	73.50'	S 89° 02' 37" W
7	56.9'	442.00'	50.88'	N 36° 18' 13" W	29	28.57'	405.00'	26.56'	S 48° 59' 51" W
8	60.29'	55.00'	57.32'	N 71° 00' 23" W	30	168.77'	405.00'	167.35'	S 62° 48' 54" W
9	79.14'	55.00'	72.49'	S 36° 22' 08" W	31	172.42'	405.00'	171.12'	S 86° 56' 57" W
10	110.84'	55.00'	93.01'	S 62° 35' 04" E	32	30.32'	375.00'	30.31'	N 15° 42' 34" E
11	68.45'	382.00'	68.35'	S 26° 18' 05" E	33	151.23'	375.00'	150.21'	N 29° 34' 45" E
12	124.32'	786.05'	124.19'	S 64° 17' 55" W	34	83.35'	175.81'	82.57'	S 72° 16' 28" E
13	80.00'	786.05'	59.98'	S 37° 34' 59" W	35	26.88'	175.81'	26.85'	N 89° 45' 51" E
14	170.25'	786.05'	160.86'	N 62° 08' 45" E	36	68.13'	55.00'	64.87'	S 81° 34' 09" E
15	54.86'	173.81'	54.62'	S 30° 06' 11" E	37	58.47'	55.00'	55.76'	S 31° 58' 02" E
16	48.84'	433.00'	48.21'	S 37° 57' 20" W	38	58.47'	55.00'	55.76'	N 28° 56' 51" W
17	110.00'	435.00'	109.71'	S 27° 32' 04" W	39	95.11'	55.00'	83.70'	S 71° 03' 13" W
18	52.37'	435.00'	52.33'	S 16° 50' 30" W	40	140.61'	115.81'	132.13'	N 55° 57' 01" W
19	212.29'	405.00'	209.87'	N 37° 20' 33" W	41	99.82'	270.00'	99.26'	N 58° 14' 26" E
20	108.00'	465.00'	107.76'	N 48° 58' 47" W	42	112.50'	270.00'	111.69'	N 35° 42' 43" E
21	140.20'	465.00'	139.67'	S 64° 16' 15" E	43	182.00'	383.49'	180.29'	N 37° 22' 15" E
22	92'	465.00'	104.70'	S 86° 46' 12" E	44	67.15'	197.10'	66.83'	N 60° 43' 38" E

- NOTES**
1. ALL EASEMENTS ARE DRAINAGE & UTILITY EASEMENTS UNLESS OTHERWISE SHOWN
 2. MINIMUM 30' BUILDING SET BACK LINE ON ALL LOTS 40' ON THOMPSON MILL ROAD
 3. 25' RADIUS ON ALL STREET CORNERS
 4. 29.373 ACRES IN THIS PHASE OF DEVELOPMENT

- LEGEND**
- 1. ● DENOTES IRON PIN FOUND
 - 2. ○ DENOTES IRON PIN SET
 - 3. (1) DENOTES CURVILINEAR LOT DESIGNATOR

CERTIFICATE OF FINAL APPROVAL

This plat has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, dated this 27 day of June, 1994.

Kerr M. Scarborough
Secretary

THE HOUSTON COUNTY PLANNING COMMISSION



SUBDIVISION

SECTION #1 PHASE #1
SOUTHFIELD PLANTATION

IN LAND LOT 74 ELEVENTH DISTRICT
HOUSTON COUNTY, GEORGIA
SCALE 1" = 100' JUNE 6, 1994

SCARBOROUGH LAND SURVEYS
P. O. BOX 6163 WARNER ROBINS, GA 3033-1491

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>		<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

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2363 filed on May 22, 2020, for a **Special Exception** for the real property described as follows:

LL 74 of the 11th Land District of Houston County, Georgia, Lot 3, Block "B", Section 1, Phase 1 of Southfield Plantation Subdivision, Consisting of 0.84 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. 2364

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:

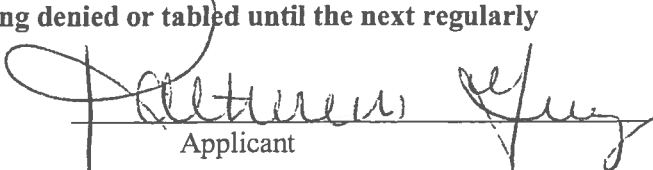
1. Name of Applicant Katherine Guy
2. Applicant's Phone Number 478-258-4624
3. Applicant's Mailing Address 509 Mt. Zion Road Bonaire, GA 31005
4. Property Description LL 187, 10th Land District of Houston County, Georgia, Lot 1, Block "B" of Hiram Young Subdivision, consisting of 1.01 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation
for an Event Coordinator Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

5/27/20
Date


Applicant

Application # 2364

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

Houston County Zoning and Appeals Commission

Date Filed: May 27, 2020

Date of Notice in Newspaper: June 3 & 10, 2020

Date of Notice being posted on the property: June 5, 2020

Date of Public Hearing: June 22, 2020

Fee Paid: \$100.00 Receipt # 41840

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

June 22, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: July 7, 2020

Date of Notice in Newspaper: June 3 & 10, 2020

Date of Public Hearing: July 7, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

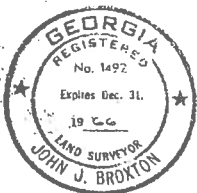
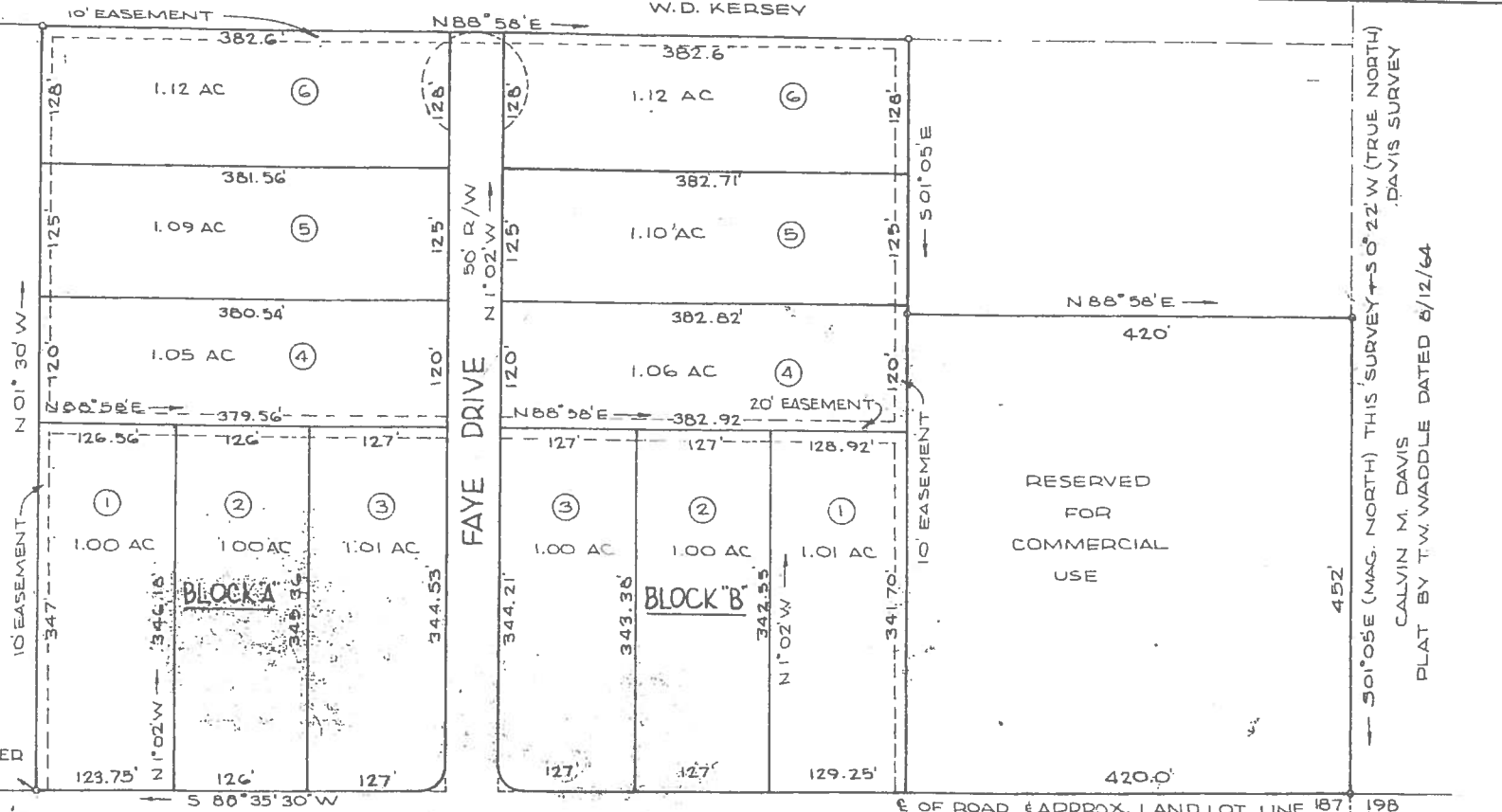
_____ Date

_____ Clerk



LOT 5 J.W. KERSEY SUBDIVISION
PLAT BY T.W. WADDLE DATED 10/7/65

1046.6' TO CORNER
OF HOUSTON
FACTORY HWY.



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

John J. Broxton
CARL J. STOKY GA. REG'D. SURV. NO. 156
JOHN J. BROXTON



Doc ID: 006886740001 Type: PLA
Filed: 08/18/1966 at 10:25:28 AM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 10 Pg 284

SUBDIVISION
HIRAM YOUNG SUBDIVISION
RESUBDIVISION OF LOT 6
J.W. KERSEY SUBDIVISION
IN LAND LOT 187 TENTH DISTRICT
HOUSTON CO. GEORGIA
AUGUST 18, 1966 SCALE 1"=100'
STORY AND BROXTON SURVEYING CO.
WARNER ROBINS GA. DRAWING NO. 35

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2364 filed on May 27, 2020, for a Special Exception for the real property described as follows:

LL 187 of the 10th Land District of Houston County, Georgia, Lot 1, Block "B" of Hiram Young Subdivision, Consisting of 1.01 Acres

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

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

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

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

Signature of Official

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

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

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

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

MIS Director Gail O'Quinn is requesting approval to hire William Weaver for the vacant Computer Network Technician position at a Grade 15-B based on his experience. Staff concurs that Mr. Weaver has the necessary experience to qualify for the B-step.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

hiring William Weaver for the vacant Computer Network Technician position in the MIS Department at a Grade 15-B effective July 8, 2020.



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: June 22, 2020
Re: William Weaver – Computer Network Tech

Gail O'Quinn is requesting to hire William Weaver for the vacant position of Computer Network Technician. Mrs. O'Quinn is requesting to hire at a Grade 15 step B or \$38,500.80 effective July 7, 2020. I have reviewed Mr. Weaver's qualifications and he does meet the requirements for the "B" step. Please consider this request.



Houston County, Georgia
Management Information Systems

Gail O'Quinn, Director
200 Carl Vinson Parkway
Warner Robins, GA 31093
Phone: 478-542-2030

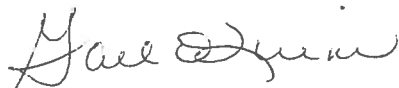
June 17, 2020

Ken Carter
Director of Personnel

Mr. Carter,

I am requesting approval for Mr. William Weaver be hired at grade/step 15B for the position of Computer Network Technician. This candidate is retired USAF and has extensive experience in different areas of computer networking. Experience on Mr. Weavers level will be greatly beneficial for every department that we serve in Houston County.

Thank you for your consideration


Gail O'Quinn

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) Network Technician (2) (3)	Date: 9 May 2020
<input checked="" type="checkbox"/> Full Time <input type="checkbox"/> Part Time <input type="checkbox"/> Temporary	Salary Desired: \$39,000

PERSONAL DATA

Name:	Last	First	Middle	Social Security Number
	Weaver	William	McCord	
Address:	No. & Street	Apt. No.	City, State, Zip	
	Bonaire, GA 31005			

Telephone Numbers: Home: _____ Business: _____	Are you between the ages of 17 and 70? <input type="checkbox"/> Yes <input checked="" 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 C 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	Lovejoy High, Hampton GA	8/91	6/95	12	Yes			
College(s)	Georgia Military College	1/2020				BAS	BM	2021
(Other if Applicable)	Community College of the Air Force	1/2009	1/2011		Yes	AAS		2011
Graduate School								

MILITARY

Branch of U.S. Service USAF From Mo/Yr. 1/1996 To Mo/Yr. 2/2020 Rank E-7

Major Duties: (Explain on separate sheet) Described below

Honorable Discharge: Yes Yes _____ No (If no, explain on separate sheet)

Service Schools or special training (Explain on separate sheet) _____

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

(Begin with your present or most recent employer)

Name of Employer USAF		Address Columbus AFB, MS	
Employment Dates (mo/yr)	Salary <u>56,000 / 50</u> hrs/wk	Name and Title of Supervisor	Telephone Number
from <u>11</u> / <u>14</u>	Starting: \$ _____ per _____	Gary Hayward	662-434-7090
to <u>11</u> / <u>19</u>	Present: \$ _____ per _____	Job Duties	
Position Title Human resource manager		Managed personnel issues for 1,500 individuals. Advised leaders on discipline, work issues and policy. Utilized computers to track and analyze metrics. Interfaced with customers daily to assess and resolve their needs/	
Reason for Leaving Retired			

Name of Employer USAF		Address Hill AFB, UT	
Employment Dates (mo/yr)	Salary <u>56,000 / 45</u> hrs/wk	Name and Title of Supervisor	Telephone Number
from <u>11</u> / <u>09</u>	Starting: \$ _____ per _____	Stan Woodford	801-777-2989
to <u>11</u> / <u>14</u>	Present: \$ _____ per _____	Job Duties	
Position Title Cyber Systems Manager		Managed 150-user Windows network. Designed and deployed new systems and servers. Maintained backbone, switches, cabling. Managed inventory of all items. Interfaced with customers to determine and resolve issues. Coordinated with vendors for repairs.	
Reason for Leaving Change of assignment			

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
David Pennington	Vernon Ave, Columbus AFB, MS	Personnel Manager	(662) _____	5
Jeffrey McCreary	1850 Popps Ferry Rd, Apt G707	Air Force Police (retired)	_____	5
Jason Layfield	P.O. Box 291288, Yigo, Guam	Firefighter	(671) 65 _____	5

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 9 May 2020



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)

NEW HIRE ABOVE MINIMUM STEP ACKNOWLEDGEMENT

It is fully understood that I am requesting to hire William Weaver 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.



Elected Official/Department Head Signature

6/17/2020
Date



Director of Administration

6/22/2020
Date

The Sheriff's Office has requested that a school zone be created for the newly constructed Bonaire Primary School located on Thompson Mill Road which has a posted speed limit of 40 mph. The Sheriff's Office is requesting the speed limit be reduced to 30 mph during school hours from 7:30 a.m. to 9:00 a.m. and from 3:00 p.m. to 4:30 p.m. from a point 1050 feet north of Lenox Drive to a point 1250 feet south of Lenox Drive.

If approved, staff will forward the change to the Georgia Department of Transportation.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the creation of a school speed zone for the new Bonaire Primary School located on Thompson Mill Road to be set at 30 mph during school hours from 7:30 a.m. to 9:00 a.m. and from 3:00 p.m. to 4:30 p.m. from a point 1050 feet north of Lenox Drive to a point 1250 feet south of Lenox Drive or 0.44 miles in length. The Speed Limit Ordinance is hereby amended accordingly.



HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT

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

MEMORANDUM

To: Houston County Board of Commissioners

KCR

From: Ken Robinson, Jr., Traffic Engineer

Date: June 23, 2020

CC: Robbie Dunbar, Director of Operations

RE: Thompson Mill Road- Bonaire Primary School Zone

OK
[Signature]

The Houston County Sheriff's Office (HCSO) has requested that a school speed zone be created for the new Bonaire Primary School located on Thompson Mill Road.

The posted speed limit for Thompson Mill Road is 40 mph. HCSO has requested that the speed limit be reduced to 30 mph during school hours. Listed below are the limits and times that the reduced speed will be implemented.

Road Name	School Name	From	To	Length in Miles	Speed Limit
Thompson Mill Road	Bonaire Primary 7:30AM TO 9:00AM 3:00PM TO 4:30PM SCHOOL DAYS ONLY	A point 1050 feet north of Lenox Drive	A point 1250 feet south of Lenox Drive	0.44	30

If accepted by the Board of Commissioners, Houston County Public Works will forward to the Georgia Department of Transportation to advise of the change in the County's speed ordinance.

Oliver C. Bateman, on behalf of NK Properties East LLC, has requested annexation into the City of Warner Robins for a property totaling 50.54 acres (a portion of Tax Parcel 000780 001000) located at 700 Highway 96. The property is currently zoned County C-2, R-1 and R-AG and the proposed zoning upon annexation is Warner Robins R-2 (Single Family Residential), R-3 (General Residential), and R-4 (Multi-Family Residential). 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:

a 50.54-acre portion of Tax Parcel 000780 001000 located at 700 Highway 96 as shown on a zoning plat drawn by Story, Clarke & Associates as Parcel 'Z'.

CITY OF WARNER ROBINS
GEORGIA'S INTERNATIONAL CITY - CHARTERED 1842
"A CITY OF CHARACTER"
Houston County Commissioners

June 3, 2020

JUN 8 2020

Received

MAYOR
Randy Toms

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

**MEMBERS OF
COUNCIL**

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

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – portion of property, Tax Parcel No., [000780 001000], totaling 50.54 acres located at 700 Highway 96.

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 NK Properties East, LLC. As required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A". The present zoning is C-2[General Commercial District][County], R-1[Single Family Residential District][County], R-AG[Residential Agricultural District][County] and the proposed zoning and land use for this tract upon annexation is R-2[Single Family Residential], R-3[General Residential], and R-4[Multi-Family Residential] under the zoning ordinance of the City of Warner Robins.

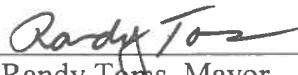
CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

OF COUNSEL
James E. Elliott, Jr.

Respectfully,

City of Warner Robins, Georgia

By: 
Randy Toms, Mayor
For the Mayor and Council

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

APPLICATION

Property Owner(s) Name: NK Properties East, LLC Cellphone: _____

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

Property Owner(s) Address: _____

Applicant's Name: Oliver C. Bateman, III Cellphone: 478-972-6043

Company Name (if applicable): The Bateman Group, LLC Office Phone: 478-745-0008

Applicant's Address: 2885 Walden Rd Macon, GA 31214

Property Information

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

ADDRESS/LOCATION: Hwy 96

Tract#: _____ Parcel#: 000780001000 Land Lot(s): 188 Land District#: 10

County: Houston Tax Parcel#: _____ Total Acres: _____

Survey Prepared by: _____ Dated _____

Recorded in Plat Book#: 1 Page#: _____

Present Zoning: RAG Requested Zoning: R2, R3, R4

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

Rezone 51 acres to R2, R3, R4

Infrastructure Information:

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

Is sewer service available? Yes No Jurisdiction: Warner Robins

Authorization:

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

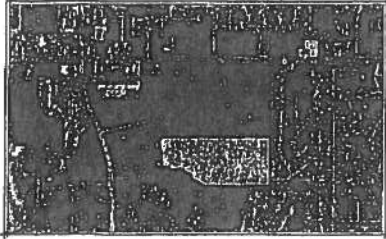
This form is to be executed under oath. I, Oliver C. Bateman, III do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 27 day of May 2020
Owner/Applicant Signature [Signature]

Print Name Oliver C. Bateman, III

STAMP DATE RECEIVED:

VICINITY MAP

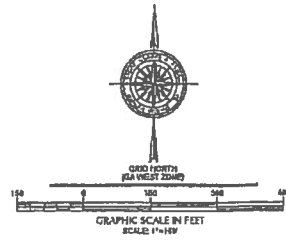


Line Table

Line #	Length	Direction
L1	109.62	S44°40'77"
L2	121.73	S52°39'23"E
L3	100.32	S45°02'14"E
L4	94.24	N70°48'11"E
L5	62.12	S81°12'14"E
L6	107.36	S57°25'12"E
L7	125.96	S28°43'41"E
L8	75.02	S27°17'24"E
L9	171.27	S67°11'32"E
L10	17.00	S00°00'00"E

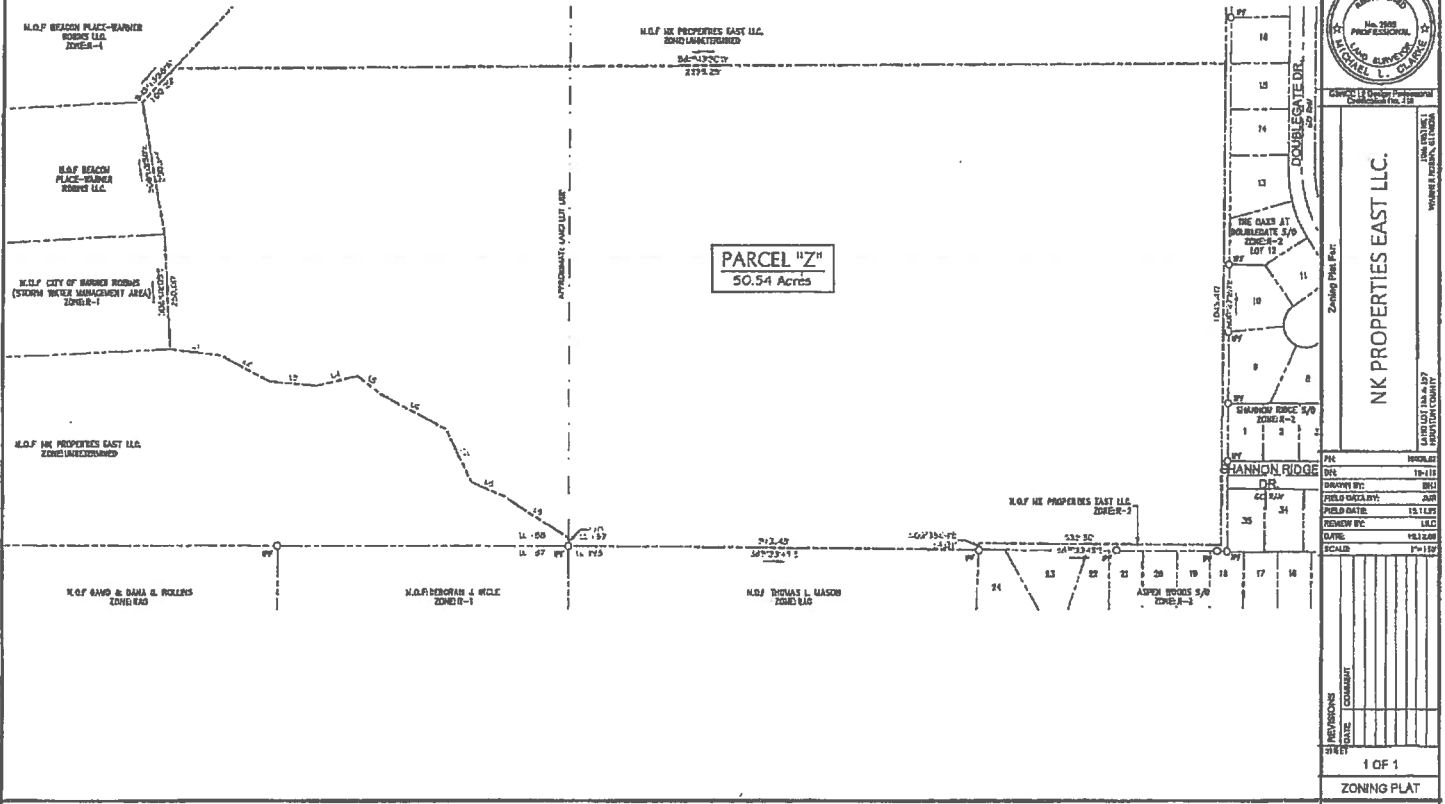
ZONING PLAT NOTES

1. THIS ZONING PLAT IS SOLELY FOR THE USE OF THE APPLICANT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF STORY CLARKE & ASSOCIATES.



STORY CLARKE & ASSOCIATES
PLANNERS
233 CHL. WILSON PARKWAY
TOWSON, MD 21286
OFFICE: 410.581.7151
CELL: 410.581.7152

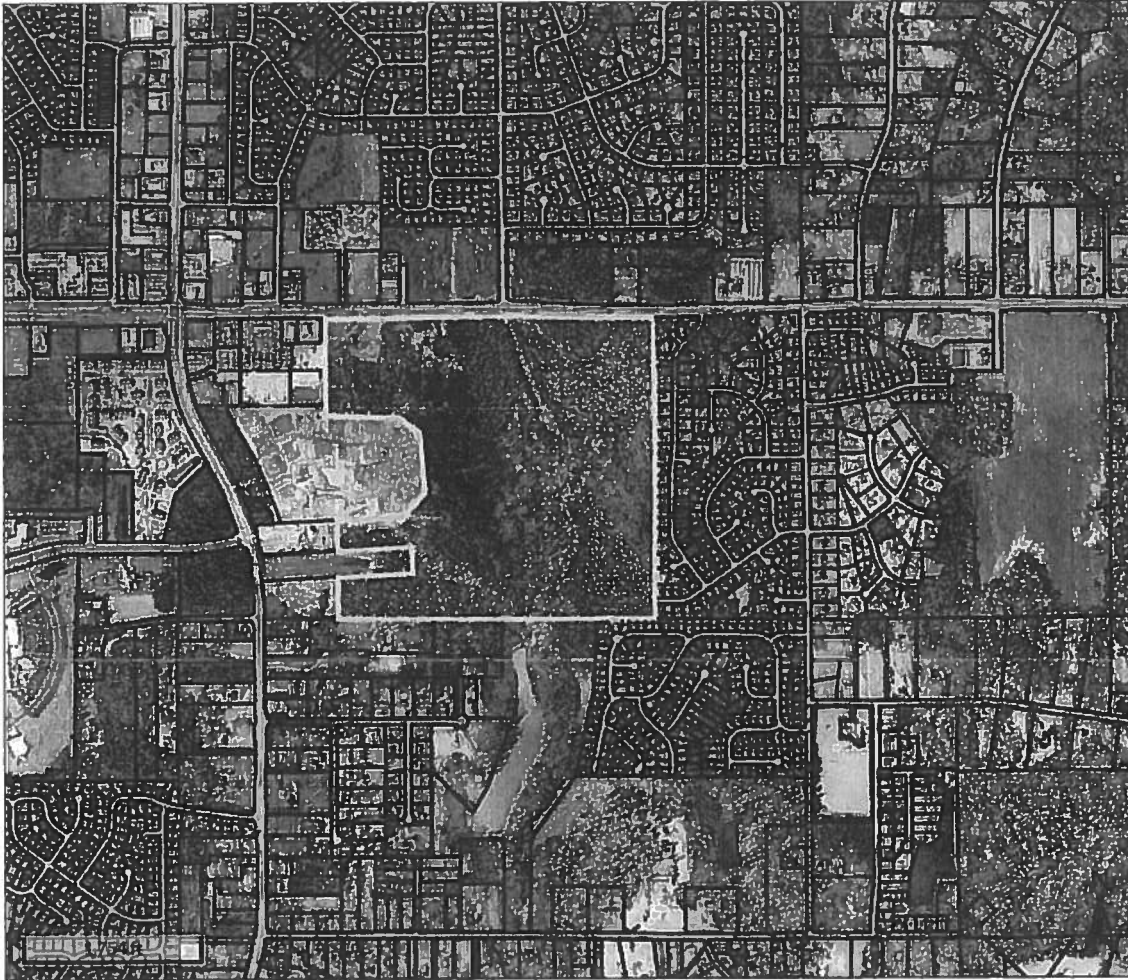
THIS MAP IS A REVISION OF THE PREVIOUS EDITION AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF STORY CLARKE & ASSOCIATES.



NK PROPERTIES EAST LLC.

STATE OF MARYLAND
 REGISTERED PROFESSIONAL ENGINEER
 No. 2988
 GEORGE L. CLARKE

DATE	10/11/17
SCALE	1"=100'
PREPARED BY	STORY CLARKE & ASSOCIATES
CHECKED BY	STORY CLARKE & ASSOCIATES
DATE	10/11/17
SCALE	1"=100'



Overview



Legend

-  Parcels
-  Roads

Parcel ID	000780 001000	Owner	NK PROPERTIES EAST LLC	Last 2 Sales			
Class Code	Residential		C/O MICHAEL NIXON	Date	Price	Reason	Qual
Taxing District	County		2121 DEL MAR HEIGHTS RD	1/1/2019		23	U
	County		DEL MAR CA 92014	6/22/2017		35	U
Acres	179.8	Physical Address	700 HWY 96				
		Assessed Value	Value \$3331000				
		Land Value	Value \$3.042e+006				
		Improvement Value	Value \$284200				
		Accessory Value	Value \$4800				

(Note: Not to be used on legal documents)

Date created: 6/3/2020
 Last Data Uploaded: 6/3/2020 5:54:45 PM

Developed by  **Schneider**
 GEOSPATIAL

Matt Widner, on behalf of Widner & Associates, Inc. and Bob White Self Storage, has requested annexation into the City of Perry for a property totaling 0.24 acres (portion of Tax Parcel 0P0380 036000) located at 1999 Sam Nunn Blvd. The property is currently zoned County R-1 and the proposed zoning upon annexation is Perry C-1 for an addition to the existing self-storage facility located at 103 Woodlawn Drive. The property is contiguous to the existing city limits of Perry. The property does not have County water or sanitation services.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

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

a 0.24-acre portion of Tax Parcel 0P0380 036000 located at 1999 Sam Nunn Blvd. as shown on a zoning plat drawn by Story, Clarke & Associates as Parcel 'Z'.



Where Georgia comes together.

Department of Community Development

Received

JUN. 19 2020

Houston County Commissioners
Warner Robins, GA

June 17, 2020

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

CERTIFIED MAIL

Dear Commissioners,

Please be advised the City of Perry, Georgia, has received an application requesting annexation into our jurisdiction for the property listed below:

Property is located at 1999 Sam Nunn Blvd; (OP0380 03600) 0.24 acre portion

Legal description as attached labeled Exhibit A

Current zoning for this property within Houston County is R-AG. The request is for annexation into the City of Perry C-1, Highway Commercial District. The property is currently undeveloped and is proposed for the addition to existing self-storage facility at 103 Woodlawn Drive.

Pursuant to O.C.G.A. § 36-66-4 a public hearing on zoning of the property to be annexed as noted above will be held at 6:00PM, August 4, 2020 at Perry City Hall. If the county has any objection under O.C.G.A. § 36-36-113, in accordance with the objection and resolution process, you must notify the City of Perry Community Development Department within thirty (30) calendar days of this notice.

Best Regards,

Bryan Wood, Director
Community Development

Enclosures



Where Georgia comes together.

ANNX-79-2020

Application # _____

Application for Annexation

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Widner & Associates, Inc.	Charitable Remainder Unitrust
*Title	Owner/Developer Rep.	JOSPEH SWANSON, AS TRUSTEE
*Address	793 Poplar St., Macon, GA 31201	1188 PARK AVE MURFREESBORO, TN 37129
*Phone	478-746-2010	
*Email	Matt@Widner-Assoc.com	

Property Information

*Street Address or Location	1999 Sam Nunn Blvd.
*Tax Map #(s)	0P0380 036000 (0.24 ac portion)
*Legal Description	A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available; B. Provide a survey plat of the property and/or a proposed site plan; C. For Annexation, a survey must be tied to the Georgia Planes Coordinate System.

Request

*Current County Zoning District	R1 (RAG per Tax records)	*Proposed City Zoning District	C-1
*Please describe the existing and proposed use of the property Existing - Undeveloped acreage Proposed - Addition to existing self-storage facility 103 Woodlawn Dr.			

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
- Fees:
 - Residential - \$135.00 plus \$15.00/acre (maximum \$1,600.00)
 - Planned Development - \$155.00 plus \$15.00/acre (maximum \$2,800.00)
 - Commercial/Industrial - \$235.00 plus \$22.00/acre (maximum \$3,000.00)
- The applicant/owner must respond to the 'standards' on page 2 of this application (you must answer 'why' you believe the requested zoning classification meets these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Annexation applications require an informational hearing before the planning commission and a public hearing before City Council. The property must be posted at least 15 days prior to the scheduled hearing dates.
- The applicant must be present at the hearings to present the application and answer questions that may arise.
- Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years, have you, the applicant, made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? Yes ___ No ___
If yes, please complete and submit the attached Disclosure Form.

8. The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

9. Signatures:

*Applicant Widner & Associates Inc. / Bob White Self Storage	<i>Matt Widner</i>	*Date 06/11/2020
*Property Owner/Authorized Agent	<i>Charitable Remainder Unitrust (Gays & Swanson), Trustee</i>	*Date 6-11-2020

Standards for Granting a Zoning Classification

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?
2. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.
3. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.
4. Describe how the proposed zoning district is consistent with the Comprehensive Plan.
5. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.
6. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district.

7/2019

For Office Use (receipt code 204.1)

Date received <i>4/15/20</i>	Fee paid <i>\$235.00 6/16</i>	Date deemed complete <i>6/16</i>	Public Notice Sign <i>by 6/26/20</i>	Legal Ad <i>placed & run 7/5</i>	County Notification <i>6/17/20</i>
Notice to Applicant	Routed to PC	Date of PC <i>7/13/20</i>	Date of Public Hearing <i>8/4/20</i>	Date of Council action <i>8/15/20</i>	Notice of action

June 15, 2020

City of Perry
1211 Washington Street
P.O. Box 2030
Perry, GA 31069

Subject: Bob White Storage Addition
103 Woodlawn Drive

Dear Council and Commission,

We are requesting the annexation of the area shown on the attached plat. The items below are part of the application. We have included these items on a separate page for clarity.

Standards for Granting Annexation

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?

No known covenant or restrictions exist.

2. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.

The proposed rezoning allows the existing business to grow. Surrounding properties would not necessarily be affected dramatically due to the large scale of undeveloped tracts in the immediate area surrounding the proposed rezoning.

3. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.

The surrounding property is owned by the same individual.

4. Describe how the proposed zoning district is consistent with the Comprehensive Plan.

The rezoning proposed is a continuation of the previously approved plan.

5. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.

Similar business practices will remain intact. The operations have had no adverse impact.

6. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district. The rezoning would support the community need for the storage service.

Respectfully,

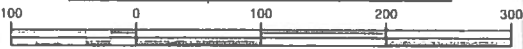
Matthew T. Widner, RLA



793 Poplar Street
P O Box 102
Macon GA 31202
(478) 746-2010
Fax (478) 746-0149
widner@widner-assoc.com
www.widner-assoc.com



REFERENCE NORTH



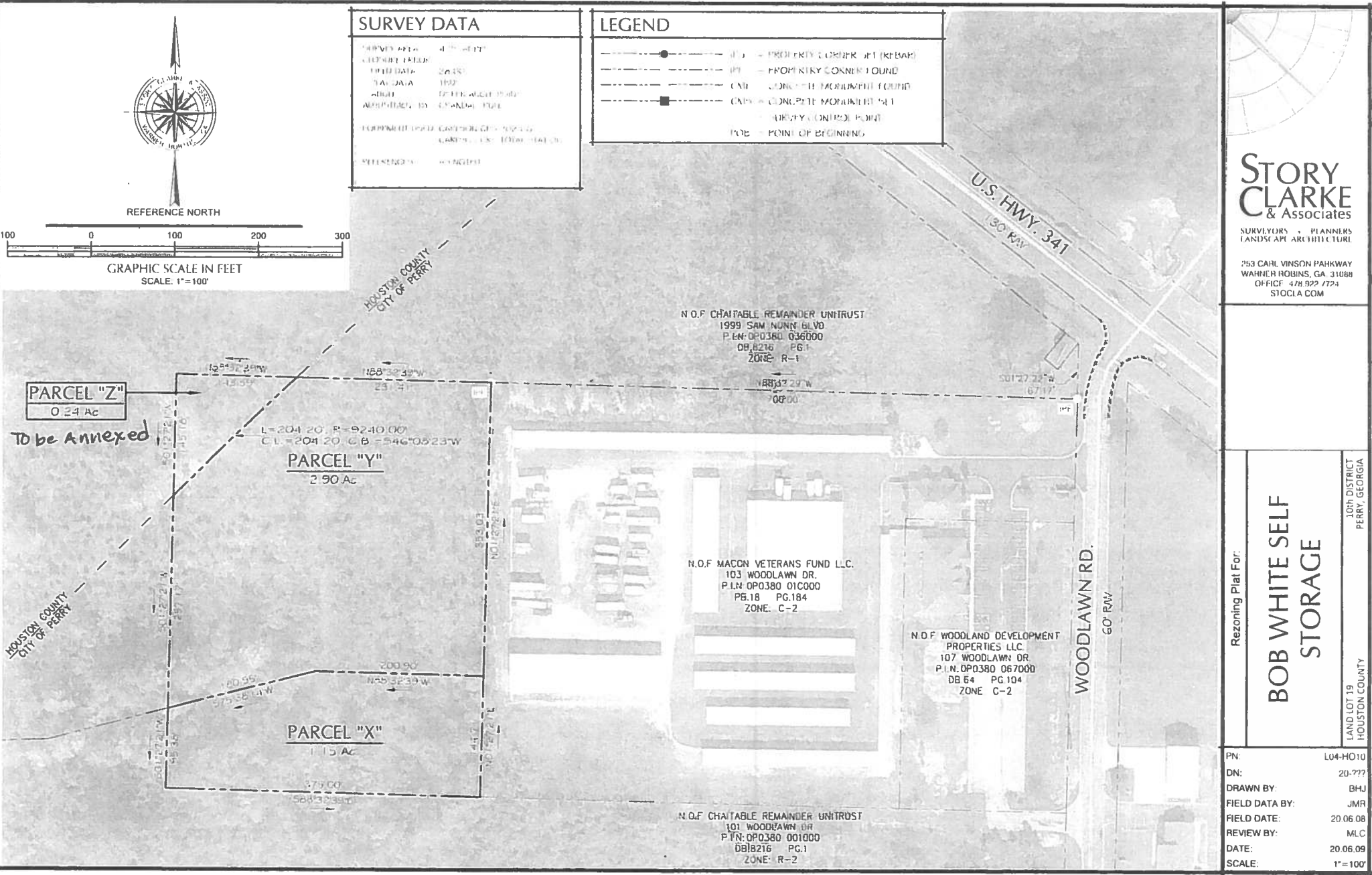
GRAPHIC SCALE IN FEET
SCALE: 1"=100'

SURVEY DATA

TERRACE AREA: 4.77 ACRES
 FIELD DATA: 2018
 FIELD DATA: 182
 ADJUST: DEERWALT METHOD
 APPROVED BY: CHANDLER PUGH
 SUPPORTED BY: CATERPILLAR (5244)
 CARTON: US-1000-100-01
 WITNESSED BY: CHANDLER PUGH

LEGEND

- PROPERTY CORNER (FIND)
- PROPERTY CORNER FOUND
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- SURVEY CONTROL POINT
- POINT OF BEGINNING



STORY CLARKE & Associates
 SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTURE

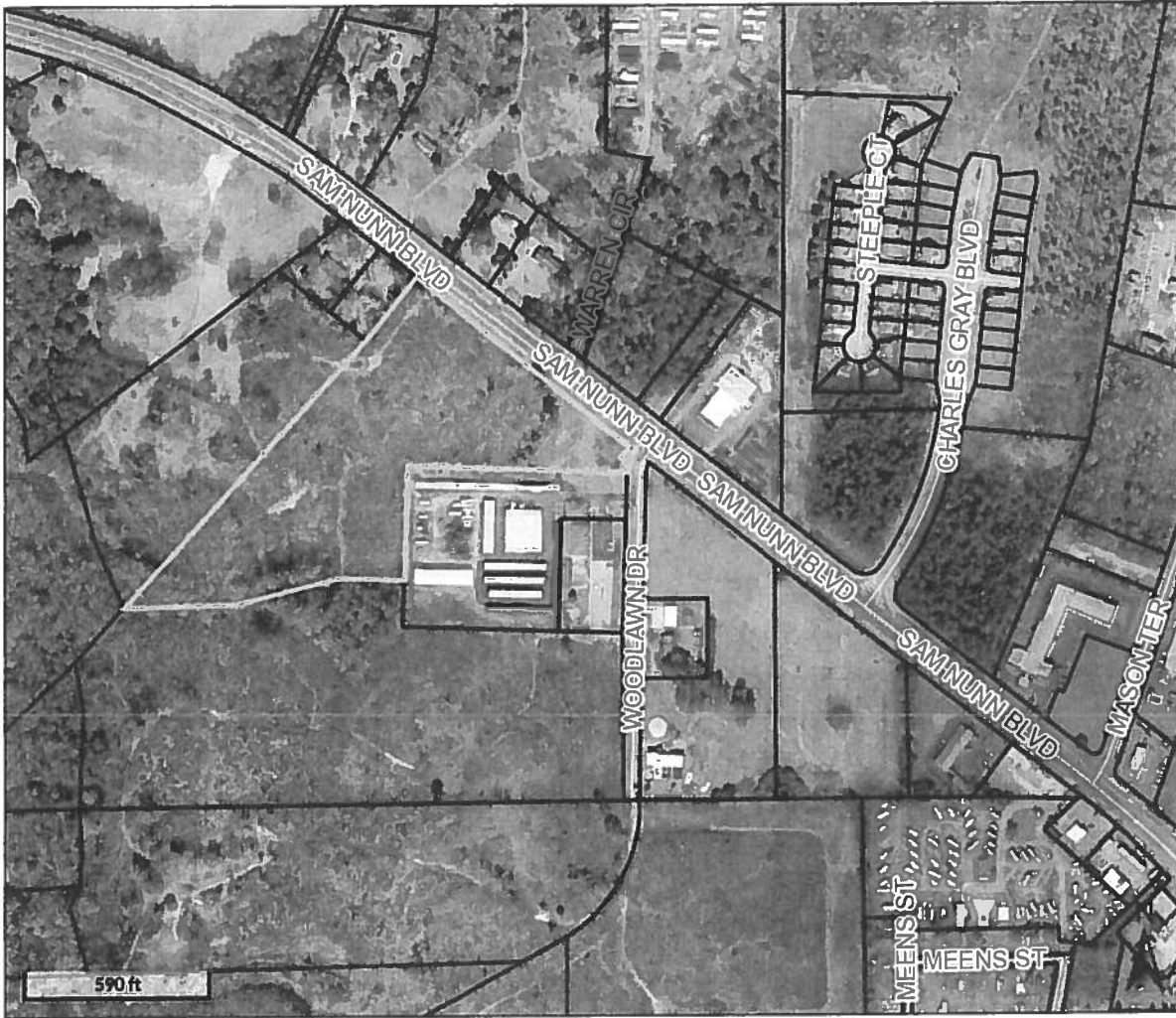
253 CARL VINSON PARKWAY
 WADSWORTH, GA 31088
 OFFICE 478.922.1774
 STCLA.COM

Rezoning Plat For:

BOB WHITE SELF STORAGE

LAND LOT 19
HOUSTON COUNTY
10th DISTRICT
PERRY, GEORGIA

PN:	L04-HO10
DN:	20-???
DRAWN BY:	BHJ
FIELD DATA BY:	JMR
FIELD DATE:	20.06.08
REVIEW BY:	MLC
DATE:	20.06.09
SCALE:	1"=100'



Overview



Legend

-  Parcels
-  Roads

Parcel ID	0P0380036000	Owner	CHARITABLE REMAINDER UNITRUST	Last 2 Sales			
Class Code	Residential		C/O JOSPEH M SWANSON, AS	Date	Price	Reason	Qual
Taxing District	Perry		TRUSTEE	6/1/2019		23	U
	Perry		1188 PARK AVE	4/30/2019		23	U
Acres	14.23		MURFREESBORO TN 37129				
		Physical Address	1999 SAM NUNN BLVD				
		Assessed Value	Value \$110900				
		Land Value	Value \$110900				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 7/1/2020
 Last Data Uploaded: 7/1/2020 6:04:48 AM

LEGAL DESCRIPTION FOR PARCEL "Z"

All that tract or parcel of land situate, lying and being in Land Lot 19 of the Tenth Land District of Houston County, Georgia and more particularly described as follows:

Beginning at the of intersection of the Southwest right of way of US Highway 341 with the East land lot line of Lot No. 19 and running thence along said highway right of way North 53 degrees 49 minutes West for a distance of 579.9 feet to a point for a corner; thence South 01 degrees 27 minutes 22 seconds West for a distance of 67.17 feet; thence North 88 degrees 32 minutes 29 seconds West for a distance of 700.00 feet to a point; thence North 88 degrees 32 minutes 29 seconds West for a distance of 231.41 feet to a point and the point of beginning for the 0.24 acre tract. FROM THIS POINT OF BEGINNING, thence North 88 degrees 32 minutes 39 seconds West for a distance of 143.59 feet to a point; thence South 01 degree 27 minutes 21 seconds West for a distance of 145.18 feet to a point; thence along the arc of the curve with a radius of 9240.00' for a distance of 204.20 feet, the arc subtended by a chord bearing South 46 degrees 08 minutes 23 seconds West a distance of 204.20 feet to aforesaid POINT OF BEGINNING.



Where Georgia comes together.

Application # R2NE 80-
2020

Application for Rezoning
Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Widner & Associates, Inc.	Charitable Remainder Unitrust
*Title	Owner/Developer Rep.	JOSPEH SWANSON, AS TRUSTEE
*Address	793 Poplar St., Macon, GA 31201	1188 PARK AVE MURFREESBORO, TN 37129
*Phone	478-746-2010	
*Email	Matt@Widner-Assoc.com	

Property Information

*Street Address or Location	1999 Sam Nunn Blvd. and 101 Woodlawn Drive
*Tax Map #(s)	0P0380 036000 and 0P0380 001000
*Legal Description	A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available. B. Provide a survey plat of the property and/or a proposed site plan; C. For Annexation, a survey must be tied to the Georgia Planes Coordinate System.

Request

*Current Zoning District	R1	*Proposed Zoning District	C2
*Please describe the existing and proposed use of the property Existing - Undeveloped acreage Proposed - Addition to existing self-storage facility 103 Woodlawn Dr.			

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
- Fees:
 - Residential - \$135.00 plus \$15.00/acre (maximum \$1,600 00)
 - Planned Development - \$155.00 plus \$15.00/acre (maximum \$2,800 00)
 - Commercial/Industrial - \$235.00 plus \$22 00/acre (maximum \$3,000.00)
- The applicant/owner must respond to the 'standards' on page 2 of this application (you must answer 'why' you believe the application meets the tests for granting the rezoning). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Rezoning applications require an informational hearing before the planning commission and a public hearing before City Council. The property must be posted at least 15 days prior to the scheduled hearing dates.
- An application for rezoning affecting the same parcel shall not be submitted more often than once every six months.
- The applicant must be present at the hearings to present the application and answer questions that may arise.
- Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years, have you, the applicant, made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? Yes _____ No _____
If yes, please complete and submit the attached Disclosure Form.

9. The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

10. Signatures:

*Applicant Widner & Associates Inc. / Bob White Self Storage	<i>Matt Widner</i>	*Date 06/11/2020
*Property Owner/Authorized Agent <i>Charitable Remainder Unitrust / J. J. Duran, Trustee</i>		*Date 6-11-2020

Standards for Granting a Rezoning

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?
2. Describe the existing land uses and zoning classifications of surrounding properties.
3. Describe the suitability of the subject property for use as currently zoned.
4. Describe the extent to which the value of the subject property is diminished by the current zoning designation.
5. Describe the extent to which the diminished property value promotes health, safety, morals, and general welfare of the public.
6. Describe the relative gain to the public compared to any hardship imposed on the property owner.
7. Describe how the subject property has no reasonable economic use as currently zoned.
8. How long has the subject property been vacant as currently zoned, considering development in the vicinity?
9. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.
10. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.
11. Describe how the proposed zoning district is consistent with the Comprehensive Plan.
12. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.
13. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district.

Revised 7/18/19

For Office Use (receipt code 204.1)

Date received <i>6/15/20</i>	Fee paid <i>6/14/20</i>	Date deemed complete <i>6/16/20</i>	Public Notice Sign <i>6/4/20</i>	Legal Ad. <i>6/18-7/15</i>	County Notification <i>N/A 6/17</i>
Notice to Applicant	Routed to PC	Date of PC <i>7/13/20</i>	Date of Public Hearing <i>8/4/20</i>	Date of Council action <i>8/18/20</i>	Notice of action

June 15, 2020

City of Perry
1211 Washington Street
P.O. Box 2030
Perry, GA 31069

Subject: Bob White Storage Addition
103 Woodlawn Drive

Dear Council and Commission,

Widner & Associates respectfully requests rezoning to allow an addition to the existing Bob White Self Storage Facility at 103 Woodlawn Drive. The parcels for the addition are currently zoned R-1 and R-2 and the new parcel is +/- 4 acres. This property is located west of the existing storage area. The existing facility is reaching capacity and continues to see increases in the request for services. Therefore, Bob White Storage sees a need for their customers to be offered additional units. The new parcel for this addition is currently part of lands of 101 Woodlawn Drive and 1999 Sam Nunn Blvd. Upon rezoning the property will be combined with the existing 103 Woodlawn Drive parcel and will be platted to reflect this combination. The access to the new addition will be developed from the entrance to Woodlawn Drive. The existing entrance will remain the same as the current layout. (Please see the following page for standards for rezoning.)

Respectfully submitted.

Matthew T. Widner, RLA



793 Poplar Street
P.O. Box 102
Macon, GA 31202
(478) 746-2010
Fax (478) 746-0149
widner@widner-assoc.com
www.widner-assoc.com

Standards for Granting Rezoning

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?

No known covenant or restrictions exist.

2. Describe the existing land uses and zoning classifications of surrounding properties.

The existing land use is commercial to the east and large tracts of undeveloped land on the other sides. While the large undeveloped tracts remain R-1 and R-2. Commercial property to the east is zoned C-2. This development is a continuation of existing zoning and development on the east and west sides of Woodlawn Drive.

3. Describe the suitability of the subject property for use as currently zoned.

The existing zoning would prevent the continued development of this business.

4. Describe the extent to which the value of the subject property is diminished by the current zoning designation.

The highest and best value for this property is to provide the existing business to grow. The rezoning would be necessary for this growth as the current zoning would not allow.

5. Describe the extent to which the diminished property value promotes health, safety, morals, and general welfare of the public.

Diminished property value does not promote health, safety, morals, and general welfare of the public. Diminished value reduces the tax base and the services that the community it can provide to citizens. Alternatively, the growth of businesses would strengthen the community.

6. Describe the relative gain to the public compared to any hardship imposed on the property owner.

The community, through use of the existing services, have expressed a need. The property owner and the public would be limited by the current zoning and would not have the ability to receive the services at this location.

7. Describe how the subject property has no reasonable economic use as currently zoned.

The timber has been harvested from the property and there is no proposed alternative for other development.

8. How long has the subject property been vacant as currently zoned, considering development in the vicinity?

This property has been vacant since the zoning was put in place.

9. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.

The proposed rezoning allows the existing business to grow. Surrounding properties would not necessarily be affected dramatically due to the large scale of undeveloped tracts in the immediate area surrounding the proposed rezoning.

10. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.

The surrounding property is owned by the same individual.

11. Describe how the proposed zoning district is consistent with the Comprehensive Plan.

The rezoning proposed is a continuation of the previously approved plan.

12. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.

Similar business practices will remain intact. The operations have had no adverse impact.

13. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district. The rezoning would support the community need for the storage services.

LEGAL DESCRIPTION FOR PARCEL "X"

All that tract or parcel of land situate, lying and being in Land Lot 19 of the Tenth Land District of Houston County, Georgia and more particularly described as follows:

Beginning at the of intersection of the Southwest right of way of US Highway 341 with the East land lot line of Lot No. 19 and running thence along said highway right of way North 53 degrees 49 minutes West for a distance of 579.9 feet to a point for a corner; thence South 01 degrees 27 minutes 22 seconds West for a distance of 67.17 feet; thence North 88 degrees 32 minutes 29 seconds West for a distance of 700.00 feet to a point, thence North 88 degrees 32 minutes, 39 seconds West for a distance of 375.00 feet to a point; thence South 01 degree 27 minutes 21 seconds West for a distance of 402.36 feet to a point for a corner and the point of beginning for the 1.15 acre tract. FROM THIS POINT OF BEGINNING, thence South 01 degrees 27 minutes 21 seconds West for a distance of 95.38 feet to a point, thence South 88 degrees 32 minutes 39 seconds East for a distance of 375.00 feet, thence North 01 degrees 27 minutes 21 seconds East for a distance of 144.71 feet; thence North 88 degrees 32 minutes 39 seconds West for a distance of 200.90 feet; thence South 75 degrees 38 minutes 14 seconds West for a distance of 180.95 feet to aforesaid POINT OF BEGINNING.

LEGAL DESCRIPTION FOR PARCEL "Y"

All that tract or parcel of land situate, lying and being in Land Lot 19 of the Tenth Land District of Houston County, Georgia and more particularly described as follows:

Beginning at the of intersection of the Southwest right of way of US Highway 341 with the East land lot line of Lot No. 19 and running thence along said highway right of way North 53 degrees 49 minutes West for a distance of 579.9 feet to a point for a corner; thence South 01 degrees 27 minutes 22 seconds West for a distance of 67.17 feet; thence North 88 degrees 32 minutes 29 seconds West for a distance of 700.00 feet to a point for a corner and the point of beginning for the 2.09 acre tract. FROM THIS POINT OF BEGINNING, thence North 88 degrees 32 minutes 39 seconds West for a distance of 375.00 feet to a point; thence South 01 degree 27 minutes 21 seconds West for a distance of 402.36 feet to a point; thence North 75 degrees 38 minutes 14 seconds East for a distance of 180.95 feet to a point, thence South 88 degrees 32 minutes 39 seconds East for a distance of 200.90, thence North 01 degrees 27 minutes 21 seconds East for a distance of 353.03 feet to aforesaid POINT OF BEGINNING.

Public Works staff has requested approval to convert the intersection of Lake Joy Road/Joy Drive & Hatcher Road from the existing 2-way stop to a 4-way stop. A corridor study was performed by Wilburn Engineering and their recommendation was to install the 4-way stop to help reduce traffic delays in this area. The Sheriff's Office and the City of Warner Robins both agree with this recommendation. The Lake Joy Road leg of this intersection is within the city's jurisdiction.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Public Works to convert the existing 2-way stop control at the intersection of Lake Joy Road/Joy Drive & Hatcher Road to a 4-way stop control.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

MEMORANDUM

To: Houston County Board of Commissioners

From: Ken Robinson, Jr., Traffic Engineer
KERJ

Date: June 25, 2020

CC: Robbie Dunbar, Director of Operations; Tom Hall, County Attorney

RE: Lake Joy Road/Joy Drive & Hatcher Road Intersection Improvement

ok
[Signature]

Houston County Public Works and the City of Warner Robins requested Wilburn Engineering to perform a corridor study for the surrounding area around Russell Parkway and Lake Joy Road in reference to access control. Wilburn Engineering submitted recommendations to help reduce delay in this area.

Wilburn Engineering recommended to convert the existing 2-Way stop controls at the intersections of Lake Joy Road/Joy Drive & Hatcher Road to a 4-Way stop control to reduce projected side-street stop control delays.

Houston County Public Works agrees with the recommendation by Wilburn Engineering. Houston County Sheriff's Office and the City of Warner Robins also concur (Lake Joy Road at the intersection is under the jurisdiction of the City of Warner Robins).

Houston County Public Works request the Houston County Board of Commissioners approve converting the intersection of Lake Joy Road/Joy Drive & Hatcher Road intersection from the existing 2-Way stop control to a 4-Way stop control.

Your approval is appreciated.

The Engineering Department is requesting authority to enter into a supplemental agreement for engineering services on the Lake Joy Road SPLOST construction project with R.K. Shah & Associates in the amount of \$76,924.62. This would amend the original agreement of \$461,093.08 to a total of \$538,017.70. The additional work will reduce some of the large ditch sections behind the curb and design a concrete flume for one parcel.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

entering into a supplemental agreement for additional design services with R.K. Shah & Associates on the Lake Joy Road 2012 SPLOST construction project increasing the current agreement from \$461,093.08 by \$76,924.62 to an amended total of \$538,017.70.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

MEMORANDUM

To: Houston County Board of Commissioners
From: Ronnie Heald *RJH*
CC: Robbie Dunbar
Date: Monday, June 29, 2020
RE: Supplemental Agreement for Engineering Services
Lake Joy Road (CW12-02)

OK
[Signature]

The Engineering Department requests permission to enter into an agreement for additional services for Lake Joy Road in the amount of \$76,924.62 from R. K. Shah & Associates. This cost will be added to the existing contract of which is \$461,093.08 to make a total cost of \$538,017.70 for design services. This request is to eliminate or reduce some of the large ditch sections behind the curb and design a concrete flume for Parcel 60. This additional work will take about 2 months to complete.

This proposed amendment to the Comprehensive Land Development Regulations for Houston County would add the following to the regulations: Article XVIII Appendix A. Solar Energies Systems, subsection 18 to Section 71.1.3 – Residential Districts; Uses Permitted by a Special Exception, and subsection 6 to Section 73.2.2 – Wholesale and Industrial District; Permitted Uses. The amendment concerns the siting, construction, installation and decommissioning of solar energy systems. The amendment comes with a recommendation for approval from the Planning & Zoning Board who met and considered the amendment on June 15, 2020.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the signing of an amendment to the Comprehensive Land Development Regulations for Houston County adding the following to the regulations: Article XVIII Appendix A. Solar Energies Systems, subsection 18 to Section 71.1.3 – Residential Districts; Uses Permitted by a Special Exception, and subsection 6 to Section 73.2.2 – Wholesale and Industrial District; Permitted Uses.

**AMENDMENT TO
THE COMPREHENSIVE LAND DEVELOPMENT REGULATION
FOR HOUSTON COUNTY**

WHEREAS it is in the best interest of Houston County to facilitate the siting, construction, installation, and decommissioning of solar energy systems (SESs) in Houston County in a manner that encourages local economic development and protects the health, safety, and welfare of the citizens of Houston County, and at the same time mitigates any adverse impacts to wildlife, agricultural lands, forests, and other natural landscapes; and

WHEREAS the intent of Houston County is to increase energy security and diversify the energy portfolio, to promote the use of Georgia-based energy resources, to decrease the cost of energy, to bolster local economic development and employment prospects, to increase consumers' choices in energy consumption, to encourage the use of a renewable energy resource, to support Georgia's sustainability agenda, and to reduce air and water pollution; and

WHEREAS the intent of Houston County is not to compromise or contradict the health, safety, or environmental requirements contained in other federal, state, and local laws, nor is it to create heightened standards for the siting, construction, installation, and decommissioning of SESs that would discriminate against SESs relative to other similar commercial, industrial, or utility projects within unincorporated Houston County; and

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

That the Comprehensive Land Development Regulations for Houston County, Georgia, adopted in the Code of Ordinances of Houston County at Chapter 72, section 72-1 is amended by adding Article XVIII titled Appendix and adding Appendix A titled Solar Energies Systems which shall read as follows:

ARTICLE XVIII

APPENDIX

Appendix A. Solar Energies Systems.

Section A-100. Definitions.

As used in this ordinance, unless the context otherwise requires, the following definitions shall apply:

Solar Energy System (SES): means a device or structural design feature that provides for the collection of solar energy for electricity generation, consumption, or transmission, or for thermal applications.

For purposes of the Houston County zoning code, SES refers only to (1) photovoltaic SESs that convert solar energy directly into electricity through a semiconductor device or (2) solar thermal systems that use collectors to convert the sun's rays into useful forms of energy for water heating, space heating, or space cooling.

SES as used in the Houston County zoning code excludes concentrated solar power, which uses mirrors to focus the energy from the sun to produce electricity.

Ground Mounted Solar Energy System: means an SES that is structurally mounted to the ground and does not qualify as an Integrated SES. For purposes of the Houston County zoning code, any solar canopy that does not qualify as an Integrated SES shall be considered a Ground Mounted SES, regardless of where it is mounted.

The *Footprint* of a Ground Mounted SES is calculated by drawing a perimeter around the outermost SES panels and any equipment necessary for the functioning of the SES, such as transformers and inverters. The Footprint does not include any visual buffer or perimeter fencing. Transmission lines (or portions thereof) required to connect the SES to a utility or consumer outside the SES perimeter shall not be included in calculating the Footprint.

Ground Mounted SESs shall be delineated by size as follows:

- *Small Scale Ground Mounted Solar Energy System (Small Scale SES)* means a Ground Mounted SES with a Footprint of less than 1 – 5 acres.
- *Intermediate Scale Ground Mounted Solar Energy System (Intermediate Scale SES)* means a Ground Mounted SES with a Footprint of between 5 and 50 acres.
- *Large Scale Ground Mounted Solar Energy System (Large Scale SES)* means a Ground Mounted SES with a Footprint of more than >50 acres.

Section A-101. Applicability.

A-101.1. This article applies to the siting, construction, installation, and decommissioning of any new SES to be constructed or installed after the effective date of this ordinance within the jurisdiction of unincorporated Houston County.

A-101.2. Any SES that, prior to the effective date of this ordinance, is in operation shall be exempt from complying with this ordinance, unless the Footprint of a Ground Mounted SES is increased by more than 25% after the effective date of this ordinance.

A-101.3. Unless otherwise expressly stated herein, an SES shall comply with all applicable federal, state, and local laws, including the requirements of the County zoning code and applicable building, fire, electric, and plumbing codes. If a provision in this ordinance directly conflicts with a requirement of the County zoning code, this ordinance shall control.

Section A-102. General Requirements for All Ground Mounted Solar Energy Systems.

The following requirements apply to all Ground Mounted SESs, in addition to the specific requirements in this ordinance that apply to Intermediate and Large Scale SESs respectively.

A-102.1. Solar Access. Consistent with O.C.G.A. § 44-9-20 et seq., a property owner may obtain a solar easement from another property owner for the purpose of ensuring a Ground Mounted SES adequate exposure to sunlight.

A-102.2. Impervious Surface. Ground mounted structures and components of the Ground Mounted SES, including transformers and foundations, shall be considered impervious. However, for purposes of compliance with the County zoning code's impervious surface coverage requirements, the panels of a Ground Mounted SES shall be considered pervious if they maintain sheet flow and allow for water to infiltrate under and around them through a pervious surface and into the subsoil.

A-102.3. Lighting. To reduce light pollution, lighting of a Ground Mounted SES shall:

A-102.3.1. be limited to the minimum reasonably necessary for its safe operation;

A-102.3.2. be directed downward where reasonably feasible;

A-102.3.3. incorporate full cut-off fixtures; and

A-102.3.4. reasonably utilize motion sensors.

A-102.4. Tree Removal. The removal of trees or natural vegetation for a Ground Mounted SES shall be avoided to the extent reasonably practicable and shall comply with Section 83 of the Comprehensive Land Development Regulations.

A-102.5. Decommissioning. Unless otherwise approved by Houston County, decommissioning shall begin no later than 12 months after a Ground Mounted SES has ceased to generate electricity or thermal energy:

A-102.5.1. for a Ground Mounted SES allowed without a permit, within 6 months of the beginning of decommissioning, the SES and all structures associated with it shall be removed, all materials shall be recycled or otherwise reused to the extent reasonably practicable, and the property shall be returned to its condition prior to the installation of the SES or to some other condition reasonably appropriate for the designated land use; and

A-102.5.2. for a Ground Mounted SES allowed with a permit, the SES shall be decommissioned in accordance with the most recent decommissioning plan approved by Houston County, and as further described in the Special Use Permit provision of this ordinance.

Section A-103. Specific Requirements for Intermediate Scale Solar Energy Systems.

The following requirements apply to Intermediate Scale SESs, in addition to the general requirements in this ordinance that apply to all Ground Mounted SESs.

A-103.1. Setbacks. An Intermediate Scale SES shall comply with the following setback requirements:

A-103.1.1. the Intermediate Scale SES shall be located no closer than the lesser of (a) 10 feet from any property line, or (b) the required setback for the applicable zoning district, if any;

A-103.1.2. the Intermediate Scale SES shall be located no closer than the required setback for the applicable zoning district, if any; and

A-103.1.3. the Intermediate Scale SES shall be located no closer than 50 feet from any residential dwelling unit on an adjacent lot.

A-103.2. Visual Buffers. An Intermediate Scale SES in a residential or agricultural district shall have, to the extent reasonably practicable, a visual buffer of natural vegetation, plantings, earth berms, and/or fencing that provides a reasonable visual and lighting screen to reduce the view of the SES from residential dwelling units on adjacent lots (including those lots located across a public right-of-way). The existing natural tree growth and natural land forms along the SES perimeter may create a sufficient buffer and shall be preserved when reasonably practicable. Any visual buffer must be established and maintained in accordance with the most recent visual buffer plan approved by Houston County, and as further described in the Special Use Permit provision of this ordinance.

A-103.3. Signage. An Intermediate Scale SES:

A-103.3.1 shall display signs (a) stating the risks that may result from contact with an Intermediate Scale SES, (b) identifying the owner or operator of the Intermediate Scale SES, and (c) providing a 24-hour emergency contact phone number;

A-103.3.2. shall comply with the requirements of the applicable zoning district for displaying any advertisement; and

A-103.3.3. may have signs that contain educational information about the Intermediate Scale SES.

Section A-104. Specific Requirements for Large Scale Solar Energy Systems.

The following requirements apply to Large Scale SESs, in addition to the general requirements in this ordinance that apply to all Ground Mounted SESs.

A-104.1. Setbacks. A Large Scale SES shall comply with the following setback requirements:

A-104.1.1. the Large Scale SES shall be located no closer than 50 feet from any property line;

A-104.1.2. the Large Scale SES shall be located no closer than 50 feet from any public right-of-way; and

A-104.1.3. the Large Scale SES shall be located no closer than 150 feet from any residential dwelling unit on an adjacent lot.

A-104.2. Visual Buffers. A Large Scale SES shall have, to the extent reasonably practicable, a visual buffer of natural vegetation, plantings, earth berms, and/or fencing that provides a reasonable visual and lighting screen to reduce the view of the SES from residential dwelling units on adjacent lots (including those lots located across a public right-of-way). The existing natural tree growth and natural land forms along the SES perimeter may create a sufficient buffer and shall be preserved when reasonably practicable. Any visual buffer must be established and maintained in accordance with the most recent visual buffer plan approved by Houston County, and as further described in the Special Use Permit provision of this ordinance.

A-104.3. Signage. A Large Scale SES:

A-104.3.1. shall display signs (a) stating the risks that may result from contact with a Large Scale SES, (b) identifying the owner or operator of the Large Scale SES, and (c) providing a 24-hour emergency contact phone number;

A-104.3.2. shall comply with the requirements of the applicable zoning district for displaying any advertisement; and

A-104.3.3. may have signs that contain educational information about the Large Scale SES.

Section A-105. Special Exception Application.

In addition to the general requirements for a Special Exception application set forth in the County zoning code, the following shall be contained in any Special Use Permit application for an SES:

A-105.1. Basic Information. The applicant shall submit a document that lists the following:

A-105.1.1. the address of the property on which the SES will be located;

A-105.1.2. the applicant's name, address, telephone number, and email address;

A-105.1.3. the property owner's name, address, telephone number, and email address;

A-105.1.4. if known, the SES operator's name, address, telephone number, and email address;

A-105.1.5. if known, the installation company's name, address, telephone number, email address, and license number; and

A-105.1.6. evidence of the applicant's control of the property, such as a deed, lease, or option agreement with the landowner.

A-105.2. Planning. The applicant shall submit the following, based on the most current and accurate information reasonably available:

A-105.2.1. a site plan of the property that depicts the locations of all existing and proposed structures (including solar arrays, inverters, transformers, electrical substations, and buildings), property lines, rights-of-way, roads, required setbacks, and visual buffers;

A-105.2.2. a topographic map that depicts vegetative cover, watersheds, or wetlands on the property;

A-105.2.3. a visual buffer plan that demonstrates that any visual buffer (a) minimizes impacts of the SES on adjacent residential dwelling units, as required by this ordinance, (b) preserves natural tree growth and natural land forms along the SES perimeter, as required by this ordinance, and (c) adheres to any additional visual buffer requirements of the County zoning code that may further minimize impacts of the SES on the community character;

A-105.2.4. a decommissioning plan that contains the following:

A-105.2.4.1. the name, address, telephone number, and e-mail address of the person(s) or entity(ies) responsible for implementing the decommissioning plan;

A-105.2.4.2. a statement of conditions that require the decommissioning plan to be implemented;

A-105.2.4.3. as part of decommissioning, a removal plan that identifies all structures, components, and non-utility owned equipment that shall be removed;

A-105.2.4.4. as part of decommissioning, a plan for recycling or otherwise reusing all materials to the extent reasonably practicable;

A-105.2.4.5. as part of decommissioning, a restoration plan to return the property to its condition prior to the installation of the SES or to some other condition reasonably appropriate for the designated land use after the SES is removed; and

A-105.2.4.6. a timeline to complete decommissioning.

A-105.3. Certifications. The applicant shall submit an affidavit that provides, to the best of the applicant's knowledge:

A-105.3.1. construction and operation of the SES will comply with all applicable federal and state laws;

A-105.3.2. construction and operation of the SES will comply with all local laws, including the requirements of the County zoning code, unless waived by Houston County; and

A-105.3.3. commercial general liability insurance will be maintained throughout the siting, construction, installation, operation, and decommissioning of the SES.

Section A-106. Special Exception Review.

A-106.1. Upon receiving a Special Exception application for an SES, Houston County shall conduct permitting proceedings in accordance with the requirements of County zoning code.

A-106.2. A Special Exception application may be denied if Houston County determines the SES does not comply with the requirements of the County zoning code.

A-106.3. The applicant's appeal rights are consistent with those rights expressed in the County zoning code.

FURTHERMORE:

WHEREAS the addition of Article XVIII Appendix A. Solar Energies Systems will need to be addressed in Section 71 Residential Districts subsection 71.1.3 Uses Permitted by a Special Exception and Section 73 Wholesale and Industrial District subsection 73.2.2 Permitted Uses;

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

That the Comprehensive Land Development Regulations for Houston County, Georgia adopted in the Code of Ordinances of Houston County at Chapter 72, section 72-1 is amended by adding item (18) to Section 71.1.3 and adding item (6) to Section 73.2.2 and the sections shall read as follows:

Section 71. Residential Districts

71.1. R-AG Agriculture Residential District

71.1.3 Uses Permitted by a Special Exception

(18) Solar Energy Systems. Subject to the performance standards in Article XVIII of these regulations.

Section 73. Wholesale and Industrial District

73.2. M-2 Industrial District.

73.2.2. Permitted Uses.

(6) Solar Energy Systems. Subject to the performance standards in Article XVIII of these regulations.

SO APPROVED, this _____ day of _____, 2020.

**BOARD OF COMMISSIONERS
OF HOUSTON COUNTY**

Chairman

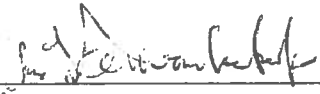
Commissioner

Commissioner

Commissioner

Commissioner

So recommended by the Houston County Planning and Zoning Board, this 15th day of June, 2020.



Chairman

This request from the Superior Court Accountability Court is to renew the contract with Empowered Living Counseling and Life Coaching, LLC to provide therapeutic individual and group counseling services, healthcare education, clinical evaluations and recommendations as covered under the current grant program.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing a contract for services with Empowered Living Counseling and Life Coaching, LLC to provide services for participants of the Houston County Accountability Court. The contract terms will be effective July 1, 2020 and terminate June 30, 2021.

MEMORANDUM OF AGREEMENT

STATE OF GEORGIA

HOUSTON COUNTY

THIS AGREEMENT is made and entered into this 11th day of May 2020, by and between Houston County, Georgia, a political subdivision of the State of Georgia (“County”) and Empowered Living Counseling and Life Coaching LLC (“Contractor”).

WITNESSETH:

WHEREAS, Houston County wishes to engage the services of Empowered Living Counseling and Life Coaching LLC (Contractor), for the purposes and during the time set out below; and,

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

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

1. Designation of Contractor. Said Contractor represents that they are qualified to perform the duties of Therapeutic Individual and Group Counseling Services, Healthcare Education, Clinical Evaluations and Recommendations.
2. Services Provided by Contractor. Contractor shall provide services agreed to by Houston County and the Contractor in cooperation with program staff. The services to be provided by the Contractor shall include, but are not limited to, the following:

EMPOWERED LIVING COUNSELING AND LIFE COACHING LLC agrees to:

- a) Within 7 business days of a referral to the Mental Health Court conduct a clinical evaluation by a licensed counselor using multiple screening tools (TCU DS-II, CMHS for Men or Women as appropriate, and a clinical interview that addresses mental health and substance abuse issues) to rule in/out the presence of a severe and persistent mental illness.
- b) Attend treatment team meeting as needed and participate in eligibility and compliance reviews, with the goal of maximizing participation and outcomes.
- c) Provide appropriate counseling services to include but not limited to: Individual Therapy, Seeking Safety, Trauma Recovery Empowerment Model, Motivational Interviewing Cognitive Behavioral Intervention for Substance Use, Moral Reconciliation Therapy, and Moral Reconciliation Therapy (Trauma Focused).
- d) Each participant shall be placed into the Motivational Interviewing group within 5 business days of entering into the program.
- e) Provide gender specific treatment if necessary.
- f) Provide Mental Health Court Coordinator weekly updates on each participant's attendance at appointments, compliance with treatment recommendations progress and current medication and medication compliance. Such updates shall be entered in the web based case management system utilized by the court.
- g) Appear in court and treatment team meetings as needed.
- h) Other duties as required by the Mental Health Court Coordinator or Judge Katherine K. Lumsden.

3. Classification of Contractor. The relationship between Houston County and Contractor shall be that of an independent contractor. Nothing in this Agreement is intended nor shall it be construed to create an agency relationship, an employer-employee relationship, or a joint venture relationship between Contractor and Houston County, nor between Contractor and the State of Georgia merit System or the Superior Courts of Houston Judicial Circuit. As such, Houston County shall not be liable or responsible for any acts and/or omissions of Contractor with respect to the services to be provided by Contractor hereunder. Further, Contractor agrees to release, indemnify and hold harmless Houston County and each of its staff members, employees, officers, directors, agents and representatives (“Indemnitees”) from and against all claims, suits, actions, liability, losses, damages, costs, charges, expenses, judgements, and settlements caused or alleged to be caused in whole or in part by any act or omission by Houston County or by any act or omission by any Indemnitee arising out of contractor’s provision of services as set forth in the Agreement.
4. Compensation. Houston County shall pay to Empowered Living Counseling and Life Coaching LLC a sum not to exceed \$172.50 for every session of 1.5 hours of group therapy, \$125.00 for every staffing attended, \$57.50 for every 30 minutes of assessment completed, \$112.50 for every client session of individual therapy, \$25.00 for every 15 minutes of care coordination, and \$28.75 for every 15 minutes of crisis intervention. Contractor agrees to provide appropriately itemized statements rendering such services on a monthly basis, and payment shall be made by Houston County promptly thereafter according to its schedule for payment of bills.

5. Duration of Contract. This contract may be terminated by either party for any reason by giving thirty (30) days written notice of termination to the other party. Unless terminated by either party in the manner provided above, the duration of this contract will be for the period of July 1, 2020 to June 30, 2021.
6. Entire Agreement. This Agreement constitutes the entire agreement of the parties and is intended as a complete and exclusive statement of the promises, representation, negotiations, discussions and agreements that have been made in connection with the subject matter hereof. No modifications or amendments to the Agreement shall be binding upon the parties hereto. All prior negotiations, agreements, and understandings with respect to the subject matter of this Agreement are superseded hereby.
7. Grounds for Termination. Paragraph 5 herein notwithstanding, commission of any of the below listed offenses by Contractor may result in immediate termination of this Contract:
 - a) Arrest for a felony offense.
 - b) Arrest and conviction for a misdemeanor offense which involves substance abuse.
 - c) Acts involving moral turpitude.
 - d) Fraternalization outside the professional context with any participant of the Program.
 - e) Conduct detrimental to the goals of the Program in the sole discretion of the Superior Court.
 - f) Inability to provide contracted services.

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

CONTRACTOR

BY: J. Hawick

WITNESS: Kate Huber

HOUSTON COUNTY, GEORGIA

BY: _____

Chairman, Houston County Board of Commissioners

The Juvenile Court has applied for, and been awarded, the coming year (July 1, 2020 thru June 30, 2021) Juvenile Justice Incentive Grant in the amount of \$272,000.

Houston County had previously been identified as one of 18 counties in Georgia with a high number of youths who have been placed in secure detention or secure confinement or who have been committed to the Department of Juvenile Justice (DJJ). This continued grant funding will assist us in our overall goal of reducing felony commitments to DJJ.

If accepted, the Houston County Juvenile Court would again serve as the referral source for youth to receive Multi-Systemic Therapy (MST) services under this grant. Multi-Systemic Therapy is an intensive family and community-based treatment program that focuses on addressing all environmental systems (their homes and families, schools and teachers, neighborhoods and friends) that impact chronic and violent juvenile offenders. Community Solutions, Inc. (CSI) would once again be contracted to provide these services under the grant.

Staff recommends acceptance of this grant and approval of the separate Memorandum of Understanding (MOU) and service contract that spell out the terms of our arrangement with Community Solutions, Inc. (CSI).

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign all documents necessary to accept the 2021 Juvenile Justice Incentive Grant in the amount of \$272,000 which will provide funding for a local Multi-Systemic Therapy (MST) program designed to serve youth in the community who would otherwise be committed to Georgia's Department of Juvenile Justice; and to sign the Service Contract and Memorandum of Understanding with Community Solutions, Inc.

Barry Holland

From: Stephanie Mikkelsen <SMikkelsen@cjcc.ga.gov>
Sent: Tuesday, June 30, 2020 2:11 PM
To: Deborah Edwards; Barry Holland
Cc: Haley Mckinney
Subject: FY21 JJIG Notification

Good Afternoon,
Congratulations. It's my pleasure to inform you that the Criminal Justice Coordinating Council has awarded Houston County a total of \$272,000 as part of the FY21 Juvenile Justice Incentive Grant Program.

We will be sending a separate email containing the award packet, instructions on how to submit the packet, and additional guidance regarding budgets shortly.

Thank you for your dedication to helping our youth and we look forward to continue working with you all!

Respectfully,
Stephanie

Stephanie Mikkelsen

Juvenile Justice Program Director

Criminal Justice Coordinating Council

104 Marietta St. NW, Suite 440, Atlanta, GA 30303

O: 404.657.1959 | M: 404.275.6511



Houston County Juvenile Court

Service Contract

Re: 2021 Juvenile Justice Incentive Grant

THIS AGREEMENT is entered into this 1st day of July, 2020 by and between Community Solutions Inc., 340 West Newberry Road, Suite B. Bloomfield, CT 06002, hereinafter referred to as the contractor or "CSI", and Houston County Board of Commissions/Houston County Juvenile Court, 206 Carl Vinson Parkway, Warner Robins, GA 31088, hereinafter referred to as "HCJC".

Whereas, CSI provides Multi-systemic Therapy to the youth of HCJC, and

Whereas, as the addendum attached to this Service Contract, this contract is required to incorporate all terms in the Criminal Justice Coordinating Council Subgrant Award Y _____ and Criminal Justice Coordinating Council Special Conditions, and

Whereas, the parties have agreed upon mutually satisfactory terms of association as hereinafter expressed.

Now, therefore, in consideration of the mutual terms and considerations herein contained, the parties agree as follows:

1. Scope of Services

Community Solutions Inc. (CSI) will provide Multi-systemic Therapy (MST) to 30 youth and families, residing in Houston County, annually. The MST program delivers a home-based service to address the major risk and need factors that predict further involvement within juvenile justice systems. The ultimate goal of MST is to empower families to build an environment that promotes health. The key to this empowerment plan is building a relationship with the family. MST services will provide therapeutic services in the youth's home, school and community and the program operates 24 hours a day, seven days a week. In the first several weeks, a therapist may see members of the referred families almost daily. The frequency of contact decreases as the treatment progresses. There are generally 60 hours of direct contact over three to four months.

MST addresses the causes of delinquency and problem behaviors for an individual within a broader environment. The interventions focus on the youth and family, the peer context, the school and vocational performance, and neighborhood/community supports. The overarching goal is to help parents develop the skills and resources needed to independently address the inevitable difficulties that arise in rearing teenagers and to teach youth to cope with family, peer, school and neighborhood problems.

CSI MST Clinical Supervisors set up the first appointment for the Therapists to ensure it will occur within 24-72 hours. CSI MST Therapists make the face-to-face contact with each family member within 72 hours (immediately, if an emergency), from time of referral to MST. If unavailable to make face-to-face contact within 24-72 hours, the referring unit of the Houston

County Juvenile Court shall be immediately notified. Whenever possible the therapist will begin consultation with the family prior to the youth's release from the out-of-home placement to ensure the first face-to-face can occur within 24-72 hours.

Upon opening a new case, CSI MST Therapists make every effort to work with probation and anticipate any barriers to service delivery. This assessment informs the therapist and reduces the need for the family to be referred for a higher level of care.

CSI MST Therapists meet with the family to learn what each person would like to see changed. The MST overarching and weekly intermediary goals must reflect the family's desires for change and goal should be evaluated as such.

Time of Performance

Per the grant, the services should commence on July 1, 2020 and run through June 30, 2021. Any program extension will be based on need and require the completion of an amendment

2. Compensation

The contract amount under this Agreement will be paid on a per diem per youth basis (\$90 per diem, billing begins once the referrals are assigned to a therapist for treatment), with the total contract amount of \$272,000 for the contract period from July 1, 2020 to June 30, 2021. Community Solutions (CSI) agrees to submit invoices to Houston County Juvenile Court (HCJC) no later than the 10th day of each month for the previous month services.


3. Termination

Either party can terminate the contract by 30 days written notice. Houston County Juvenile Court should reimburse Community Solutions for the services done during this month.

4. Witness Whereof

The parties hereto have caused this Service Contract to be executed by their duly authorized officers.

Community Solutions, Inc.

By 
Fernando J. Muñiz, CFO

Houston County Juvenile Court

Houston County Board of Commissioners

By _____
Tommy Stalnaker, Chairman

Date: 5-6-2020

Date: _____

Houston County Juvenile Court

Memorandum of Understanding

Re: 2021 Juvenile Justice Incentive Grant

This Memorandum of Understanding (MOU) outlines the agreement between the Houston County Board of Commissioners/Houston County Juvenile Court and **Community Solutions, Inc. (CSI)**.

Background on 2021 Juvenile Justice Incentive Grant

The purpose of this grant opportunity is to provide funding for local programs designed to serve youth in the community who would otherwise be committed to Georgia's Department of Juvenile Justice (DJJ).

Role of Houston County Juvenile Court

Houston County Juvenile Court will serve as the referral source for youth to receive MST services. In addition, the Court will facilitate communication between families, school personnel, the Department of Juvenile Justice, the Community Service Board, court personnel and MST.

Role of the Vendor

Community Solutions Inc. (CSI) will provide Multisystemic Therapy (MST) to 30 youth and families, residing in Houston County, annually. MST is a family-based treatment model for juvenile offenders designed to improve the psychosocial functioning of youth and their families and to reduce delinquent behavior. The foundation of MST is that the family will learn new skills early in treatment that they will be able to use and sustain throughout the rest of treatment and thereafter, thus eliminating the need for future services. Evaluations of MST have demonstrated significant and sustained reductions in delinquency and in the length of stay in out of home placements. The MST program delivers a home-based service to address the major risk and need factors that predict further involvement within juvenile justice systems. The ultimate goal of MST is to empower families to build an environment that promotes health. The key to this empowerment plan is building a relationship with the family.

CSI will hire a Clinical Supervisor and two therapists and train them in the MST model. Therapists will deliver services in the homes. MST services are typically delivered in home and community settings to increase cooperation and enhance generalization, the ability to continue skills learned without the support and oversight of the therapist. Therapists will carry caseloads of 4-6 clients with service duration of 4-6 months. To make ecological changes, MST staff will be available 24 hours per day, 7 days per week, using an on-call schedule of week-ends and holidays. CSI track program data and provide regular reports to Houston Juvenile Court.

Funding

The contract amount under this Agreement will be paid on a per diem per youth basis (\$90 per diem). The Contractor will send the invoices to County no later than the 10th day of each month for the previous month services. The total amount of this Agreement is \$272,000 for the period of 7/1/2020 to 6/30/2021.

Modification or Termination of MOU

This MOU will remain in effect until one of the parties notifies the other of its intent to modify or terminate the agreement. Each party will provide a 30-day notice of its intent to modify or terminate the agreement. Should the modification or termination of the agreement take place while individuals are still being served under the term of this agreement, both parties agree to work together to find alternative services for these individuals.

For Houston County Juvenile Court: Deborah A. Edwards Date: _____
Deborah A. Edwards, Judge

For Houston County Board of Commissioners: _____ Date: _____
Tommy Stalnaker, Chairman

For Community Solutions, Inc.: Fernando J. Muñiz Date: 5-6-2020
Fernando J. Muñiz, Chief Executive Officer

The Windmill at Mossy Lake Subdivision, Section 2, Phase 2 and Phase 3 have been completed in accordance with the Comprehensive Land Development Regulations. Public Works staff requests release of the bonds and acceptance of the roadways for maintenance purposes.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the release of the maintenance bond (Citizens Bank Cochran Letter of Credit #3523311710-1 expiring September 10, 2020) for The Windmill at Mossy Lake Subdivision, Section 2, Phase 2 and to accept Mossy Lake Road for 0.30 mile at 25 mph; and the release of the maintenance bond (SunMark Bank Letter of Credit #534568 expiring August 16, 2020) for The Windmill at Mossy Lake Subdivision, Section 2, Phase 3 and to accept Mossy Lake Road for 0.40 mile at 25 mph and Old Windmill Road for 0.05 mile at 25 mph.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

MEMORANDUM

To: Houston County Board of Commissioners

From: Blake Studstill, Environmental Engineer *BS*

Date: June 17, 2020

RE: Maintenance Bond; Windmill at Mossy Lake Subdivision, Section 2, Phase 2; Citizens Bank of Cochran Letter of Credit #3523311710-1; Expires September 10, 2020

OK
[Signature]

Windmill at Mossy Lake Subdivision, Section 2, Phase 2 has been completed in accordance with "*The Comprehensive Land Development Regulations for Houston County.*" Please consider this request to release the above-referenced bond and to accept the following roads recorded for maintenance purposes (ref. PB 79/ PG232).

STREET NAME	STREET LENGTH	SPEED LIMIT
Mossy Lake Road	0.30 mile	25 mph

Type: GEORGIA
STANDARD PLATS
Recorded: 9/25/2017 2:55:00 PM
Fee Amt: \$8.00 Page 1 of 1
Houston, Ga. Clerk Superior
BK 79 PG 232

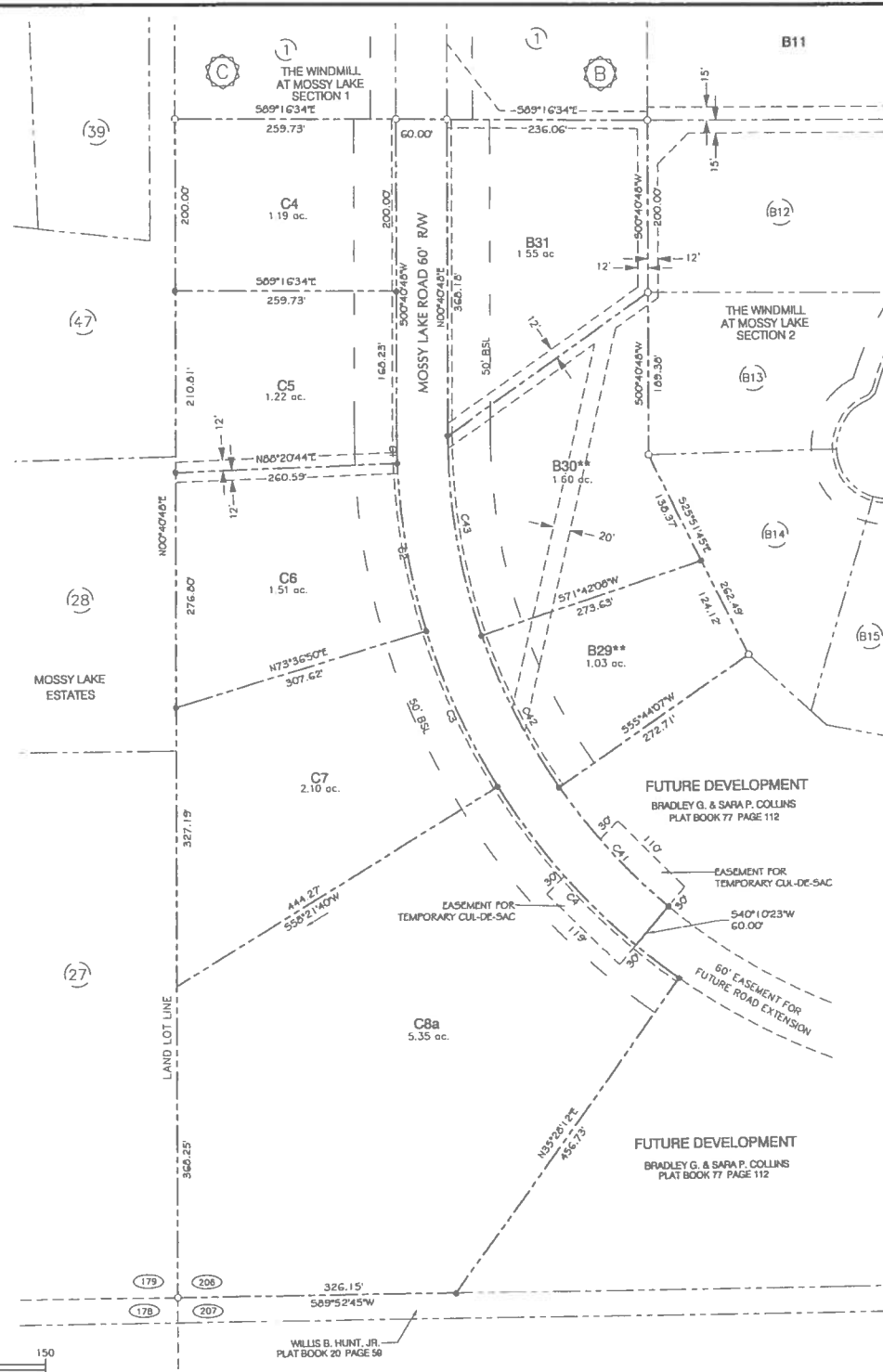
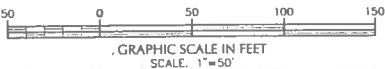
SUBDIVISION NOTES

1. 6 LOTS IN SUBDIVISION
2. 6.66 ACRES IN SUBDIVISION
3. STREET RIGHTS OF WAY ARE 60'
4. ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED
5. 30' FRONT, 35' REAR, AND 10' SIDE BUILDING SETBACK LINES ON ALL LOTS UNLESS OTHERWISE ANNOTATED.
6. 50' FRONT, 35' REAR, AND 10' SIDE BUILDING SETBACK LINES ON ALL LOTS UNLESS OTHERWISE ANNOTATED.
7. ADDITIONAL 10' BUILDING SETBACK FROM ALL EASEMENTS.
8. A 5' UTILITY EASEMENT SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY
9. ** INDICATES LOTS ARE SUBJECT TO ADDITIONAL REQUIREMENTS FOR HEALTH DEPARTMENT APPROVAL, PRIOR TO CONSTRUCTION.
10. THIS APPROVAL IN NO WAY RELIEVES THE PROPERTY OWNER OR CONTRACTOR OF HIS DAMAGE TO ADJACENT AND/OR DOWNSTREAM PROPERTIES AND LIABILITY RESULTING THEREFROM 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.
11. THE TEMPORARY CUL-DE-SAC EASEMENT WILL EXPIRE UPON THE ROAD EXTENSION. IF THE ROAD IS NOT EXTENDED AND AN APPROVED PERMANENT CUL-DE-SAC IS INSTALLED SAID TEMPORARY CUL-DE-SAC EASEMENT SHALL BE CONVERTED TO RIGHT-OF-WAY.

CURVE TABLE				
CURVE	CD	RADIUS	ARC	CHORD
C1	500°29'14"E	780.00	31.78	31.78
C2	509°01'13"E	780.00	200.55	200.00
C3	523°47'13"E	780.00	201.53	200.95
C4	543°05'03"E	780.00	311.62	309.55
C41	541°1'61"6"E	720.00	189.96	189.35
C42	526°1'65"3"E	720.00	200.65	200.00
C43	508°49'32"E	720.00	256.46	237.39



GRID NORTH (WEST ZONE)



CERTIFICATIONS

OWNER 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 ALIGNMENT 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.
B. B. Bentley 17.09.22
OWNER/AGENT DATE

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 25 DAY OF September 2017.
THE HOUSTON COUNTY PLANNING COMMISSION
BY *[Signature]* SECRETARY

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 CHECK TO INSURE COMPLETION AS REQUIRED BY COUNTY ENGINEER.
9/22/17 9:26/4 2017
DATE ENGINEER

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 IS REQUIRED FOR EACH LOT PRIOR TO CONSTRUCTION.
[Signature] 9.25.17
DATE ENVIRONMENTAL HEALTH SPECIALIST HOUSTON COUNTY HEALTH DEPARTMENT

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 & 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 05" PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 264,344 FEET.
[Signature]
MICHAEL L. CLARKE PLS 2265

SURVEYOR CERTIFICATION
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, 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 APPROXIMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER 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 AS 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 15-6-67.
[Signature]
MICHAEL L. CLARKE PLS 2265

LEGEND:

- - PROPERTY CORNER SET (REBAR)
- - PROPERTY CORNER FOUND (REBAR)
- - CONCRETE MONUMENT FOUND
- - CONCRETE MONUMENT SET
- △ - SURVEY CONTROL POINT
- x - CHISELED "x"
- — — — — LAND LOT LINE
- — — — — BUILDING SETBACK LINE
- — — — — SANITARY SEWER EASEMENT
- — — — — UTILITY EASEMENT
- — — — — DRAINAGE EASEMENT
- — — — — DRAINAGE & UTILITY EASEMENT
- — — — — LAND LOT
- — — — — — POINT OF BEGINNING



STORY CLARKE & Associates
SURVEYORS + PLANNERS
LANDSCAPE ARCHITECTURE
253 CARL VINSON PARKWAY
WARNER ROBINS, GA. 31088
OFFICE: 478.822.1724
STOCLA.COM

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THE WINDMILL at MOSSY LAKE SECTION 2 PHASE 2

SUBDIVISION PLAT OF:
LAND LOT 206 HOUSTON COUNTY GEORGIA 30th DISTRICT

PN: 04033.022
DN: 17-075-C
DRAWN BY: RLS
FIELD DATA BY: JMR
FIELD DATE: 09.13.17
REVIEW BY: MLC
DATE: 09.21.17
SCALE: 1"=100'

REVISIONS	DATE	COMMENT



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

MEMORANDUM

To: Houston County Board of Commissioners

From: Blake Studstill, Environmental Engineer *BS* *BS*

Date: June 17, 2020

RE: Maintenance Bond; Windmill at Mossy Lake Subdivision, Section 2, Phase 3; SunMark Bank Letter of Credit #534568; Expires August 16, 2020

Windmill at Mossy Lake Subdivision, Section 2, Phase 3 has been completed in accordance with *"The Comprehensive Land Development Regulations for Houston County."* Please consider this request to release the above-referenced bond and to accept the following roads recorded for maintenance purposes (ref. PB 80/ PG127).

STREET NAME	STREET LENGTH	SPEED LIMIT
Mossy Lake Road	0.40 mile	25 mph
Old Windmill Road	0.05 mile	25 mph

Type: GEORGIA STANDARD PLATS
 Recorded: 8/27/2018 9:28:00 AM
 Fee Amt: \$8.00 Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 Participant ID: 8702048094
 BK 80 PG 127

SURVEY DATA

SURVEY AREA: 1.05 ACRES
 CLOSURE ERROR:
 FIELD DATA: 25.000'
 PLAT DATA: 103.00'
 ANGLE: 0' PER ANGLE POINT
 ADJUSTMENT BY: CRANDALL RULE
 EQUIPMENT USED: CARLSON GPS 702-GGEGFS HW
 CARLSON CRS TOTAL STATION
 REFERENCES: FB 64 PAGE 62

Curve Table				
Curve #	Arc	Radius	Chord	Bearing
C1	150.69	470.00	150.05	S9°45'24"E
C2	31.42	20.00	20.20	S44°25'43"W
C3	66.12	720.00	66.07	N67°09'40"W
C4	200.00	720.00	199.36	N75°48'36"W
C5	200.00	720.00	199.35	N59°50'41"W
C6	25.89	721.17	25.89	N50°51'28"W
C7	169.90	720.03	169.95	N42°16'16"W
C8	64.02	780.00	64.00	S52°10'42"E
C9	203.85	780.00	203.27	N62°01'00"W
C10	206.20	780.00	205.60	N77°04'49"W
C11	80.52	780.00	80.49	N67°36'50"W
C12	31.42	20.00	20.20	N45°34'17"W
C13	169.93	530.00	169.20	S9°45'24"E



STORY CLARKE & Associates
 SURVEYORS PLANNERS
 LANDSCAPE ARCHITECTURE
 253 CARL WILSON PARKWAY
 WARNER ROBINS, GA. 31088
 OFFICE: 478.822.7724
 STOCIA.COM

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Subdivision Plat For:
WINDMILL AT MOSSY LAKE
 PHASE "2" SECTION "3"
 10th DISTRICT
 GEORGIA
 LAND LOT 206 & 207
 HOUSTON COUNTY

CERTIFICATIONS

OWNER CERTIFICATION
 STATE OF GEORGIA, COUNTY OF HOUSTON, THE UNDERSIGNED CERTIFY THAT HE IS THE OWNER OF SAID LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO HIS FREE ACCT AND DEED AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PAGES.
 [Signature] 8/24/2018
 OWNER/AGENT DATE

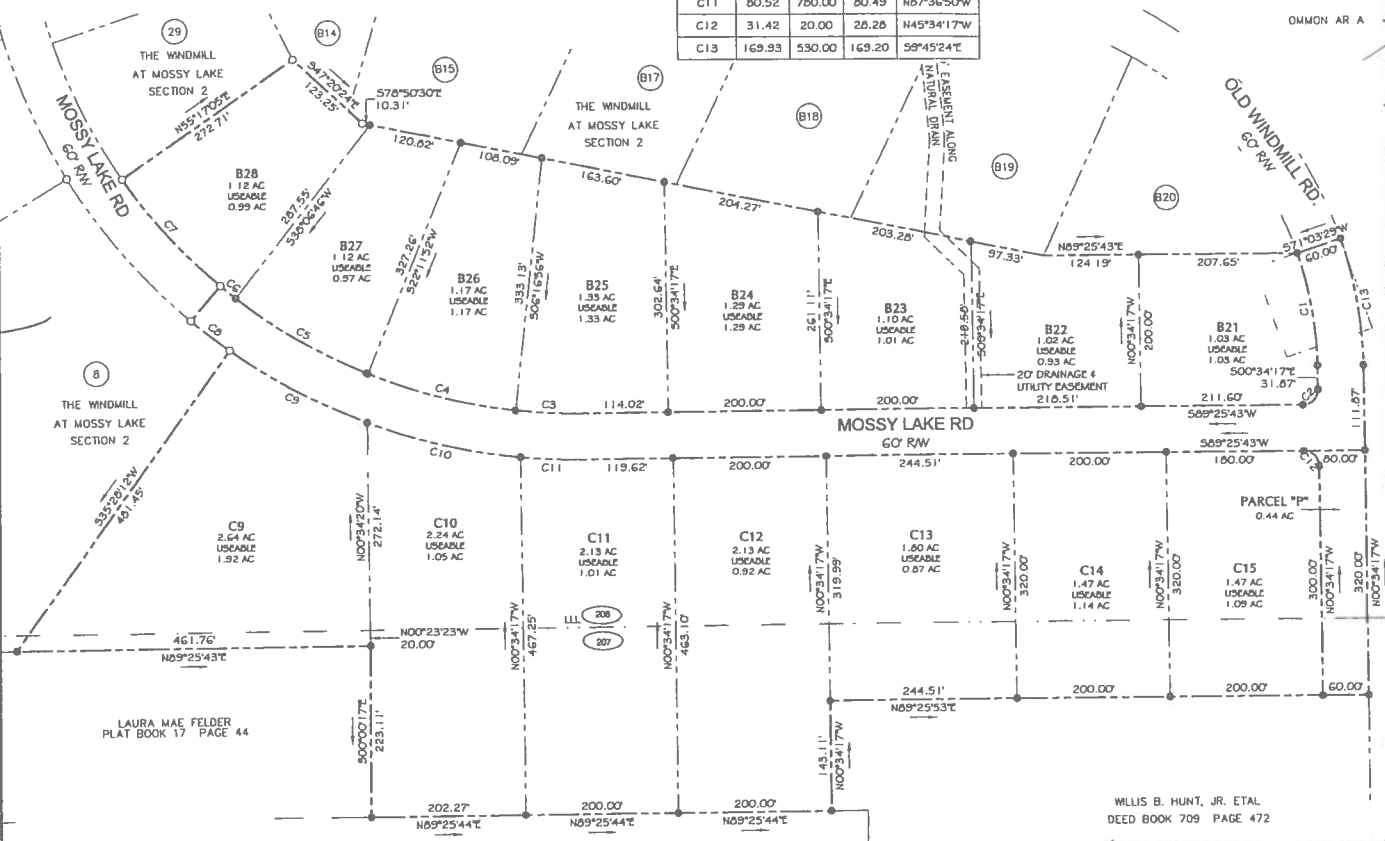
PLANNING & ZONING FINAL PLAT APPROVAL CERTIFICATION
 THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HOUSTON COUNTY, GEORGIA, AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT FOR SAID COMMISSION, DATED THIS 24 DAY OF August, 2018.
 THE HOUSTON COUNTY PLANNING COMMISSION
 BY: [Signature] SECRETARY

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 CASHERS CHECK TO INSURE COMPLETION AS REQUIRED BY COUNTY ENGINEER.
 8/23/18 [Signature] Blake Stokitt
 DATE ENGINEER

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 SEWERAGE. INDIVIDUAL LOT APPROVAL IS REQUIRED FOR EACH LOT PRIOR TO CONSTRUCTION.
 8/24/18 [Signature] Christa J. Miller
 DATE ENVIRONMENTAL HEALTH SPECIALIST
 HOUSTON COUNTY HEALTH DEPARTMENT

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 & 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 05' PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE. THIS MAP OR PLAT HAS BEEN MADE FOR AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 264,344 FEET.
 [Signature] MICHAEL L. CLARKE PL3 2065

SURVEYOR CERTIFICATION
 *AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, 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 CONFORMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCELS. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS 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 15-6-67.
 [Signature] 18/08/21
 MICHAEL L. CLARKE PL3 2065



LEGEND

●	IFS = PROPERTY CORNER SET (REBAR)
○	IFP = PROPERTY CORNER FOUND (REBAR)
□	CMF = CONCRETE MONUMENT FOUND
■	CMS = CONCRETE MONUMENT SET
▲	SURVEY CONTROL POINT
*x	CHISELED "x"
LL	LAND LOT LINE
BSL	BUILDING SETBACK LINE
SSC	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE & UTILITY EASEMENT
LL	LAND LOT
POB	POINT OF BEGINNING

"This approval in no way relieves the property owner or contractor of the 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."

SUBDIVISION NOTES

- 15 LOTS IN SUBDIVISION
- 25.95 ACRES IN SUBDIVISION
- STREET RIGHTS OF WAY ARE 60'
- ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED
- 50' FRONT, 35' REAR, AND 10' SIDE BUILDING SETBACK LINES ON ALL LOTS UNLESS OTHERWISE ANNOTATED.
- ADDITIONAL 10' BUILDING SETBACK FROM ALL EASEMENTS.
- A 5' UTILITY EASEMENT SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY
- ** INDICATES LOTS ARE SUBJECT TO ADDITIONAL REQUIREMENTS FOR HEALTH DEPARTMENT APPROVAL PRIOR TO CONSTRUCTION.
- THIS APPROVAL IN NO WAY RELIEVES THE PROPERTY OWNER OR CONTRACTOR OF HIS DAMAGE TO ADJACENT AND/OR DOWNSTREAM PROPERTIES AND LIABILITY RESULTING THEREFROM 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.
- PARCEL "P" IS NOT TO BE CONSTRUCTED AS AN INDIVIDUAL BUILDING LOT.

PN: 04033.04
 DN: 18-071
 DRAWN BY: BHL
 FIELD DATA BY: JMR
 FIELD DATE: 18.07.24
 REVIEW BY: MLC
 DATE: 18.08.21
 SCALE: 1"=120'

REVISIONS	DATE	COMMENT

1 OF 1
 FINAL PLAT

This change order on the Phase 6 Leachate Tank and Pond Construction project is the final adjusting change order and will reduce the contract price by \$276.98 for an amended total of \$2,064,937.12.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing the final adjusting change order on the Phase 6 Leachate Tank and Pond Construction project at the Landfill with Peed Bros, Inc. The change order will reduce the current contract price of \$2,065,214.10 by \$276.98 to a final contract total of \$2,064,937.12. There is no change in contract time.




**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

Memo

To: Houston County Board of Commissioners

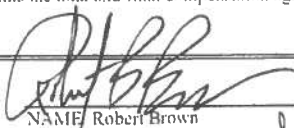
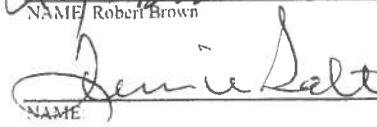
From: Robbie Dunbar, Director of Operations 

CC: Terry Dietsch

Date: June 15, 2020

Re: Change Order No. 2 - Final – Phase 6 Leachate Tank & Pond
Construction

Please consider this request to approve the attached change order to the above-referenced construction contract. This is a change order (**deduct**) of **\$276.98**. This is a final adjusting change order.

CONTRACT CHANGE ORDER					Change Order No 2 - FINAL	Date 5/20/2020
Contractor: Peed Bros, Inc PO Box 398 Butler, GA 31006			Engineer: Atlantic Coast Consulting 7 E. Congress St, Suite 801 Savannah, GA 31401		Owner: Houston County Board of Commissioners 210 Perry Parkway Perry, GA 31069	
You are hereby directed to comply with the following changes from the contract plans and specifications:			Project: Phase 6 Leachate Tank & Pond Construction		Contract No	Project No G013-119
Item	Description	QTY	Unit	Unit Cost	Decrease in contract price	Increase in contract price
3.b	Silt Fence - Type S	647	LF	\$ 3.25	\$ (2,102.75)	
3.e	Storm Drain Outlet Protection	46	SY	\$ 31.92		\$ 1,468.32
3.k	Storm Drain Inlet Protection	1	EA	\$ 230.00	\$ (230.00)	
4.b	Excavation - On Site Materials	15,608	CY	\$ 2.95		\$ 46,043.60
4.c	Structural Fill - On Site Materials	5,704	CY	\$ 2.95	\$ (16,826.80)	
5.a	Excavation - On Site Materials	93	CY	\$ 2.95		\$ 274.35
5.b	Structural Fill - On Site Materials	1,593	CY	\$ 2.95		\$ 4,699.35
6.a	36" RCP	7	LF	\$ 71.70		\$ 501.90
6.d	18" RCP	13	LF	\$ 29.80	\$ (387.40)	
6.e	24" RCP	2	LF	\$ 42.00		\$ 84.00
7.a	Materials Testing	1	LS	\$ 10,000.00	\$ (10,000.00)	
7.b	Construction Verification Services	1	LS	\$ 12,000.00	\$ (12,000.00)	
8.a	Beyond Bedding	200	CY	\$ 62.55	\$ (12,510.00)	
9.a	On Site Suitable Earth Material	960	CY	\$ 7.00		\$ 6,720.00
9.b	Crushed Stone	75	CY	\$ 67.44	\$ (5,058.00)	
D	3-Inch x 6-Inch Dual Contained FM	15	LF	\$ 42.00	\$ (630.00)	
E	Cleanup & Testing	15	LF	\$ 6.50	\$ (97.50)	
F	Remove & Replace Asphalt Pavement	9	SY	\$ 170.00	\$ (1,530.00)	
G	Reduce Asphalt Pavement RFPs	141	SY	\$ 69.05	\$ (9,736.05)	
1	LGL Reroute at headwall	1	LS	\$ 4,560.00		\$ 4,560.00
2	FM and containment drain modifications	1	LS	\$ 1,800.00		\$ 1,800.00
3	Existing Leachate Tank piping revisions	1	LS	\$ 6,600.00		\$ 6,600.00
4	Tank Drain modifications	1	LS	\$ 4,500.00	\$ (4,500.00)	
6	Pipe Modifications to existing tank ball valve	1	LS	\$ 2,580.00		\$ 2,580.00
				Total decrease:	\$ (75,608.50)	
				Total increase:		\$ 75,331.52
Changes in contract price due to this change order:				Net increase/(decrease) in contract price:		\$ (276.98)
The changes in contract scope described in this change order are hereby incorporated into the contract.						
The previously approved contract price was: \$ 2,065,214.10 The new approved contract price is: \$ 2,064,937.12						
A total of 0 calendar days is hereby <u>added</u> to the original contract period, making the new completion date: <u>14-Mar-19</u>						
The combination of the change in dollar amount and the change in contract period represents the total and final compensation agreed to by the parties for the change in scope covered by this change order.						
Recommended by Engineer:		Atlantic Coast Consulting				6/8/2020
				NAME: Robert Brown		Date
Accepted by Contractor:		Peed Bros, Inc.				5-21-20
				NAME: Jennie Salter		Date
Approved by Owner:		Houston County Board of Commissioners		NAME: Robbie Dunbar		Date

Summary of bills by fund:

• General Fund (100)	\$2,541,803.44
• Emergency 911 Telephone Fund (215)	\$ 138,476.85
• Fire District Fund (270)	\$ 93,467.92
• 2006 SPLOST Fund (320)	\$ 2,997.00
• 2012 SPLOST Fund (320)	\$ 442,674.59
• 2018 SPLOST Fund (320)	\$1,669,996.63
• Water Fund (505)	\$ 166,283.55
• Solid Waste Fund (540)	<u>\$ 150,519.31</u>
Total for all Funds	\$5,206,219.29

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$5,206,219.29