



Houston County Board of Commissioners Meeting

Perry, Georgia

October 1, 2019

9:00 A.M.

# HOUSTON COUNTY COMMISSIONERS MEETING

Perry, Georgia

October 1, 2019

9:00 A.M.

## Call to Order

## Turn Off Cell Phones

Invocation - Commissioner Walker

Pledge of Allegiance - Colonel Brian Mueller, USAF

## Approval of Minutes from September 17, 2019

## New Business:

1. Public Hearing on Special Exception Applications #2288 thru #2292 & #2294 - Commissioner Walker
2. Public Hearing on Rezoning Application #2293 – Commissioner Walker
3. Abandonment of Easement (Austin Tosi / Whippoorwill Drive) – Commissioner Walker
4. Release of Maintenance Bond (Forestbrooke & Stratford Hills) – Commissioner Robinson
5. Release of Cul-de-Sac Bonds (Harley Farms Subdivision) – Commissioner Robinson
6. Magistrate Court Renovations (ICB Construction Group / Additional Work) – Commissioner Robinson
7. Water Purchase Request (City of Perry / Greystone Subdivision) – Commissioner Robinson
8. Approval of Bid (Tandem Dump Truck / Roads) – Commissioner McMichael
9. Approval of Bid (Tractors / Roads) – Commissioner McMichael
10. Approval of Bills - Commissioner McMichael

## Public Comments

## Commissioner Comments

11. Executive Session for Attorney / Client matters per O.C.G.A. § 50-14-2(1) and for Real Estate matters per O.C.G.A. § 50-14-3(b)(1)

## Motion for Adjournment

## Special Exception Summary

<b>Application</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposed Use</b>	<b>Z &amp; A Recommendation/Comments</b>
2288	Frank Gray	112 Piney Grove Circle	Roofing	Approved unanimously
2289	ComSite, LLC	Saddlecreek Road	Telecommunications Tower	Approved unanimously, subject to compliance with any FAA requirements
2290	Timothy & Andrea Horne	207 Jester Lane	Bookkeeping	Approved unanimously
2291	Leo & Ruth Ann Spielman	119 Red Bird Circle	Resume Writing Service	Approved unanimously
2292	Marx Ivandich & Mildred Canales	105 Wright Lane	Lawn Care	Approved unanimously, with the condition to allow the use of a 6 ft. x 16 ft. open trailer for the business to be stored in shed
2294	Wes & Sarah Sawyers	134 Quail Run Drive	Real Estate Development	Approved unanimously

**Zoning & Appeals  
Recommendation**

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		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2288 – Frank Gray	Roofing	Unanimous	X		
#2289 – ComSite, LLC	Telecommunications Tower	Unanimous	X		
#2290 – Timothy & Andrea Horne	Bookkeeping	Unanimous	X		
#2291 – Leo & Ruth Ann Spielman	Resume Writing Service	Unanimous	X		
#2292 – Marx Ivandich & Mildred Canales	Lawn Care	Unanimous	X		
#2244 – Wes & Sarah Sawyers	Real Estate Development	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:

- |   |                          |
|---|--------------------------|
| #2288 – Frank Gray                      | Roofing                  |
| #2289 – ComSite, LLC                    | Telecommunications Tower |
| #2290 – Timothy & Andrea Horne          | Bookkeeping              |
| #2291 – Leo & Ruth Ann Spielman         | Resume Writing Service   |
| #2292 – Marx Ivandich & Mildred Canales | Lawn Care                |
| #2244 – Wes & Sarah Sawyers             | Real Estate Development  |

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

Application No. 2288

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 Frank Gray
2. Applicant's Phone Number 478-538-9810
3. Applicant's Mailing Address 112 Piney Grove Circle Kathleen, GA 31047
4. Property Description LL 25, 11<sup>th</sup> Land District of Houston County, Georgia, as shown on a plat of survey for Joseph Gray, consisting of 1.0 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation  
for a Roofing 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.**

8-7-19  
Date

Frank Gray  
Applicant

Application # 2288

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

**Houston County Zoning and Appeals Commission**

Date Filed: August 7, 2019

Date of Notice in Newspaper: September 4 & 11, 2019

Date of Notice being posted on the property: September 6, 2019

\*\*\*\*\*

Date of Public Hearing: September 23, 2019

Fee Paid: \$100.00 Receipt # 41645

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

September 23, 2019  
Date



Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: October 1, 2019

Date of Notice in Newspaper: September 4 & 11, 2019

Date of Public Hearing: October 1, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk



**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

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



**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2288 filed on August 7, 2019, for a Special Exception for the real property described as follows:

**LL 25 of the 11<sup>th</sup> Land District of Houston County, Georgia, as shown on a plat of survey for Joseph Gray, Consisting of 1.0 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. 2289

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 Steve Watkins – ComSite, LLC
2. Applicant's Phone Number 404-734-5503
3. Applicant's Mailing Address 3060 Mercer University Dr. Suite 210 Atlanta, GA 30341
4. Property Description LL 176, 10<sup>th</sup> Land District of Houston County, Georgia, as shown on a plat of survey for Verizon Location 478334, consisting of 0.2296 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Telecommunications Tower
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.**

8/7/19  
Date

  
Applicant

Application # 2289

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

**Houston County Zoning and Appeals Commission**

Date Filed: August 7, 2019

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Date of Public Hearing: September 23, 2019

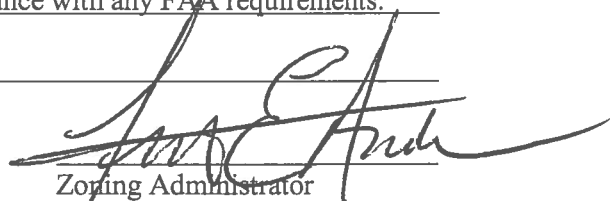
Fee Paid: \$100.00 Receipt # 41646

Recommendation of Board of Zoning & Appeals:

Approval  Denial  Tabled

Comments: Approved unanimously, subject to compliance with any FAA requirements.

September 23, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: October 1, 2019

Date of Notice in Newspaper: September 4 & 11, 2019

Date of Public Hearing: October 1, 2019

Action by Houston County Commissioners:

Approval  Denied  Tabled

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

**LEASE AREA**

ALL TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 176, 10TH LAND DISTRICT, HOUSTON COUNTY, GEORGIA, AND BEING PART OF THE LANDS OWNED BY LAWRENCE L. WARREN, AS RECORDED IN DEED BOOK 6702 PAGE 237, HOUSTON COUNTY RECORDS, HOUSTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR FOUND AT THE SOUTHEASTERLY CORNER OF LANDS OWNED BY LAWRENCE WARREN, AS RECORDED IN DEED BOOK 6702 PAGE 237, HOUSTON COUNTY RECORDS, SAID REBAR ALSO BEING LOCATED ON THE NORTHERLY RIGHT-OF-WAY OF SADDLECREEK ROAD (HAVING AN 80-FOOT RIGHT-OF-WAY); THENCE RUNNING ALONG SAID RIGHT-OF-WAY, SOUTH 89°32'01" WEST, 123.89 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 89°32'01" WEST, 30.23 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING, NORTH 07°34'01" WEST, 147.37 FEET TO A POINT; THENCE, NORTH 48°36'35" WEST, 125.89 FEET TO A POINT; THENCE, NORTH 48°36'35" WEST, 49.66 FEET TO A POINT; THENCE, NORTH 52°37'21" WEST, 437.75 FEET TO A POINT; THENCE, NORTH 55°44'31" WEST, 174.25 FEET TO A POINT; THENCE, NORTH 55°44'31" WEST, 98.80 FEET TO A POINT; THENCE, NORTH 32°49'25" WEST, 578.89 FEET TO A POINT; THENCE, NORTH 00°00'01" EAST, 81.75 FEET TO A POINT; THENCE, NORTH 89°59'59" WEST, 35.00 FEET TO A POINT; THENCE, NORTH 00°00'01" EAST, 30.00 FEET TO A POINT ON THE LEASE AREA AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 00°00'01" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 89°59'59" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 00°00'01" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 89°59'59" WEST, 100.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD 83), WEST ZONE.

SAID TRACT CONTAINS 0.2296 ACRES (10,000 SQUARE FEET), MORE OR LESS.

**30' INGRESS-EGRESS, FIBER & UTILITY EASEMENT #3**

TOGETHER WITH A 30-FOOT WIDE INGRESS-EGRESS, FIBER AND UTILITY EASEMENT LYING AND BEING IN LAND LOT 176, 10TH LAND DISTRICT AND LAND LOT 106, 13TH LAND DISTRICT, HOUSTON COUNTY, GEORGIA, AND BEING PART OF THE LANDS OWNED BY LAWRENCE L. WARREN, AS RECORDED IN DEED BOOK 6702 PAGE 237, HOUSTON COUNTY RECORDS, HOUSTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR FOUND AT THE SOUTHEASTERLY CORNER OF LANDS OWNED BY LAWRENCE WARREN, AS RECORDED IN DEED BOOK 6702 PAGE 237, HOUSTON COUNTY RECORDS, SAID REBAR ALSO BEING LOCATED ON THE NORTHERLY RIGHT-OF-WAY OF SADDLECREEK ROAD (HAVING AN 80-FOOT RIGHT-OF-WAY); THENCE RUNNING ALONG SAID RIGHT-OF-WAY, SOUTH 89°32'01" WEST, 123.89 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 89°32'01" WEST, 30.23 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING, NORTH 07°34'01" WEST, 147.37 FEET TO A POINT; THENCE, NORTH 48°36'35" WEST, 125.89 FEET TO A POINT; THENCE, NORTH 48°36'35" WEST, 49.66 FEET TO A POINT; THENCE, NORTH 52°37'21" WEST, 437.75 FEET TO A POINT; THENCE, NORTH 55°44'31" WEST, 174.25 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 55°44'31" WEST, 98.80 FEET TO A POINT THENCE, NORTH 32°49'25" WEST, 578.89 FEET TO A POINT; THENCE, NORTH 00°00'01" EAST, 81.75 FEET TO A POINT; THENCE, NORTH 89°59'59" WEST, 35.00 FEET TO A POINT; THENCE, NORTH 00°00'01" EAST, 30.00 FEET TO A POINT ON THE LEASE AREA; THENCE RUNNING ALONG SAID LEASE AREA, SOUTH 89°59'59" EAST, 100.00 FEET TO A POINT; THENCE LEAVING SAID LEASE AREA AND RUNNING, SOUTH 00°00'01" WEST, 30.00 FEET TO A POINT; THENCE, NORTH 89°59'59" WEST, 35.00 FEET TO A POINT; THENCE, SOUTH 00°00'01" WEST, 72.92 FEET TO A POINT; THENCE, SOUTH 32°49'25" EAST, 563.97 FEET TO A POINT; THENCE, SOUTH 55°44'31" EAST, 102.96 FEET TO A POINT; THENCE, SOUTH 53°06'41" WEST, 31.70 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD 83), WEST ZONE.

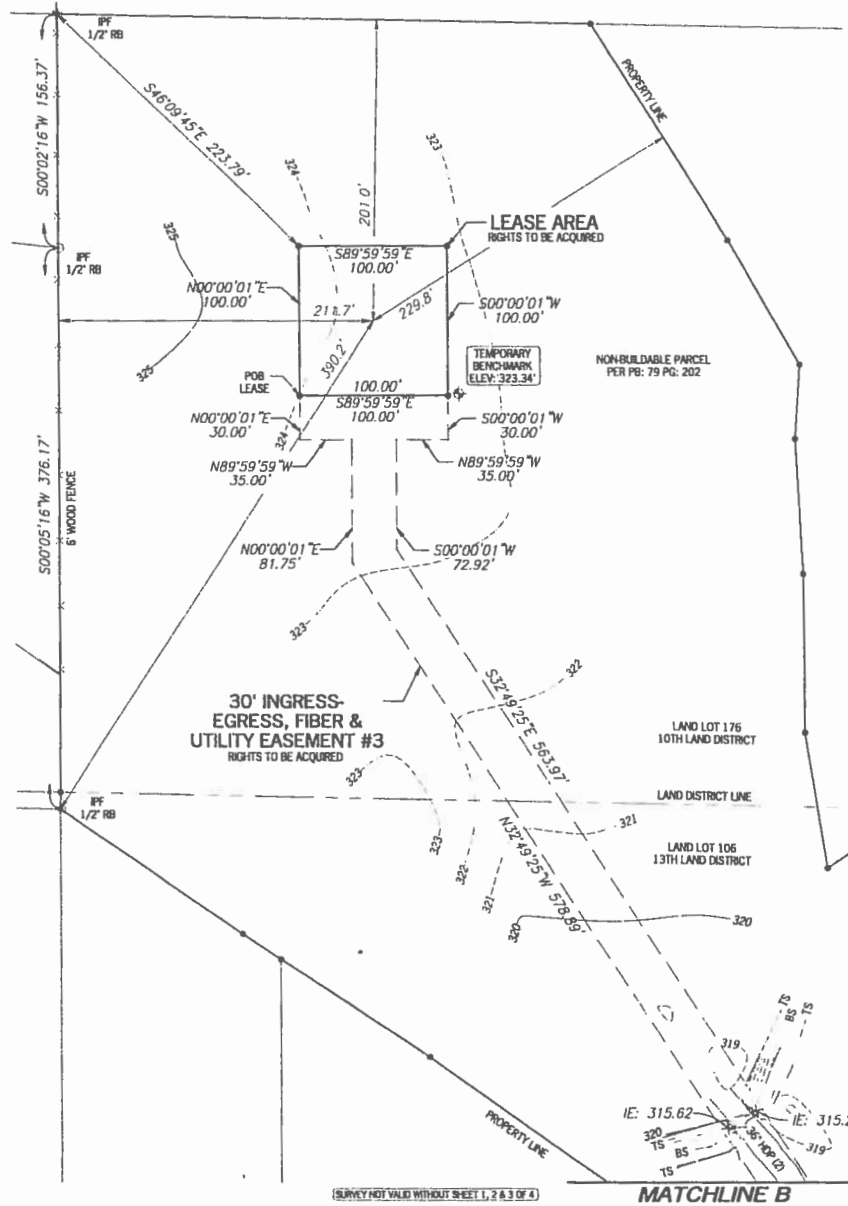
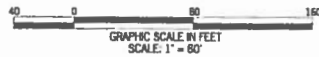
SAID TRACT CONTAINS 0.5852 ACRES (25,489.47 SQUARE FEET), MORE OR LESS.

- LEGEND**
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - PS IRON PIN SET
  - PF IRON PIN FOUND
  - CMF CONCRETE MONUMENT FOUND
  - UP UTILITY POLE
  - LP LEAD PIPE
  - FP FLAG POLE
  - SSWB SANITARY SEWER MANHOLE
  - SSWB STORM DRAIN MANHOLE
  - RVF REBAR
  - PH FIRE HYDRANT
  - EP EDGE OF PAVEMENT
  - TC TOP OF CURB
  - BC BACK OF CURB
  - TM TOP OF MOUND
  - BM BOTTOM OF MOUND
  - DU OVERHEAD UTILITY
  - LF UNDERGROUND UTILITY
  - CMF COMPLICATED METAL PIPE
  - CP REINFORCED CONCRETE PIPE
  - PVC POLYETHYLENE CHLORIDE PIPE
  - CMF CEMENT MORTAR ANCHOR
  - TR TRANSFORMER
  - JA JUNCTION BOX
  - SNCR SPANLE WING CATCH BASIN
  - DNCR DOUBLE WING CATCH BASIN
  - CLF CHAIN LINK FENCE
  - WV WATER VALVE
  - WV WATER METER
  - CD 24 INCH CLEANOUT
  - CD GAS MISC
  - WV W/4 F
  - WV W/4 F
  - IC ICE BRIDGE
  - BP BRIDGE POLE
  - EV 4T ELEVATION



**SITE INFORMATION**

LEASE AREA = 10,000 SQUARE FEET (0.2296 ACRES)  
 LATITUDE = 32°27'18.96" (NAD 83) (32.455267° N)  
 LONGITUDE = -83°40'19.58" (NAD 83) (-83.672105° W)  
 AT CENTER OF LEASE AREA  
 ELEVATION AT CENTER OF LEASE AREA = 323.6' A.M.S.L.



*Charles Lee Iner*

NO.	DATE	REVISION
1	05/22/2019	ADDED TITLE - NRV

EXHIBIT SURVEY PREPARED BY:  
**POINT TO POINT LAND SURVEYORS**  
 1010 Pennsylvania Avenue  
 McDonough, GA 30253  
 (p) 678.565.4440  
 (f) 678.565.4497  
 (w) pointtopointsurvey.com



EXHIBIT SURVEY PREPARED FOR:



**SADDLECREEK**

LAND LOT 176, 10TH DISTRICT & LAND LOT 106, 13TH DISTRICT HOUSTON COUNTY, GEORGIA

DRAWN BY: DRC  
 CHECKED BY: JKL  
 APPROVED: C. INER  
 DATE: JUNE 20, 2018  
 P2P JOB #: 182159GA

SHEET:  
**4**  
 OF 4

SURVEY NOT VALID WITHOUT SHEET 1, 2 & 3 OF 4

**MATCHLINE B**

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 Steve Watkins – ComSite, LLC

Address 3060 Mercer University Dr. Suite 210, Atlanta, Georgia 30341

Telephone Number 404.734.5503

  
\_\_\_\_\_  
Signature of Owner

Personally appeared before me

Terril Chambers

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

Terril Chambers

Notary Public 

TERRIL CHAMBERS NOTARY PUBLIC Houston County State of Georgia My Commission Expires September 20, 2021
--

Date July 29, 2019

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2289 filed on August 7, 2019, for a Special Exception for the real property described as follows:

**LL 176 of the 10<sup>th</sup> Land District of Houston County, Georgia, as shown on a plat of survey for Verizon Location 478334, Consisting of 0.2296 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. 2290

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 Timothy and Andrea Horne
2. Applicant's Phone Number 478-302-2444
3. Applicant's Mailing Address 207 Jester Lane Kathleen, GA 31047
4. Property Description LL 169, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 13, Block "A", Section 2 of Ruzic's Rye Subdivision, consisting of 0.83 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Bookkeeping 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.**

8-12-19  
Date

Andrea Horne  
Applicant



Application # 2290

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

**Houston County Zoning and Appeals Commission**

Date Filed: August 12, 2019

Date of Notice in Newspaper: September 4 & 11, 2019

Date of Notice being posted on the property: September 6, 2019

\*\*\*\*\*

Date of Public Hearing: September 23, 2019

Fee Paid: \$100.00 Receipt # 41647

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

September 23, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: October 1, 2019

Date of Notice in Newspaper: September 4 & 11, 2019

Date of Public Hearing: October 1, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

60/26

# Horne

#110  
60/26



**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 6 day of December 2002.

THE HOUSTON COUNTY PLANNING COMMISSION  
 by *[Signature]*  
 Secretary

Doc ID: 00226890001 Type: PLA  
 Filed: 12/06/02 at 01:50:18 PM  
 Fee Amt: Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 60 26

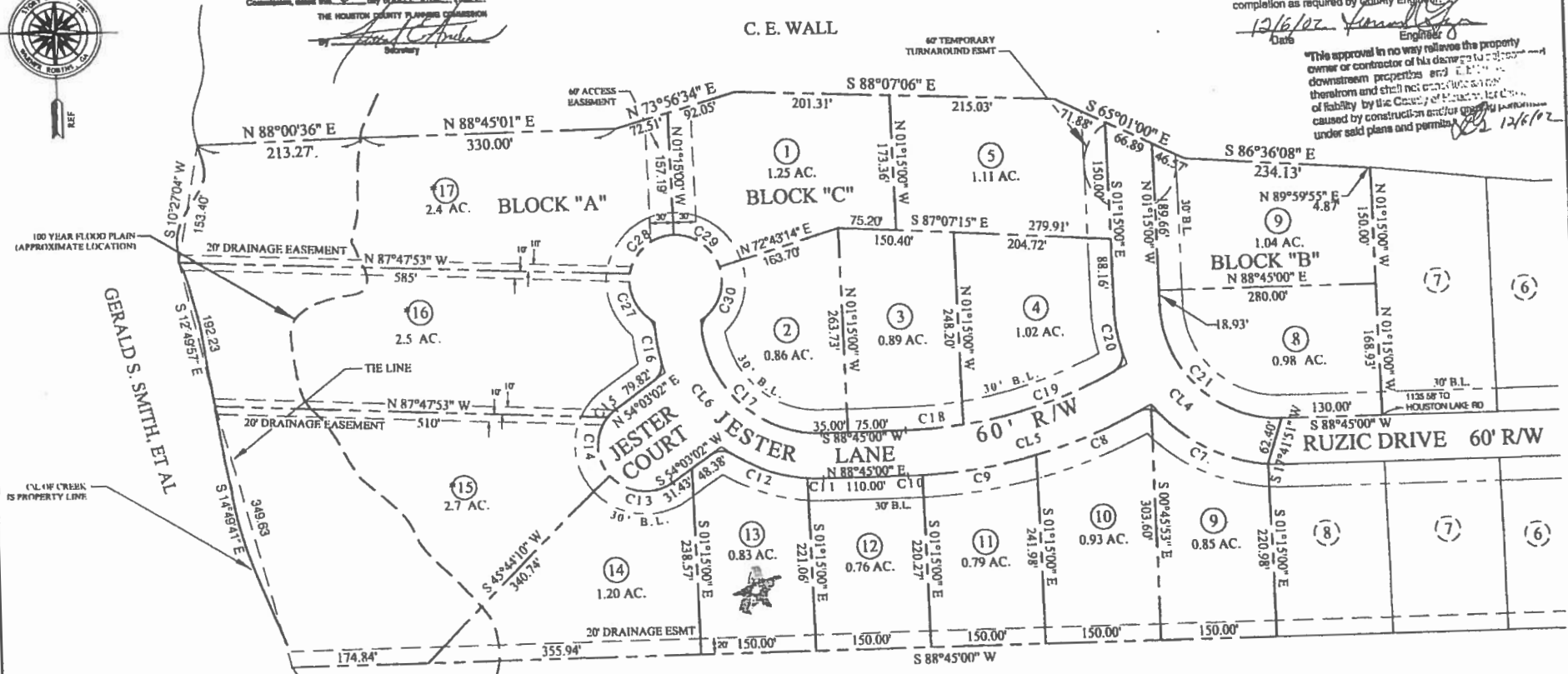
FILED  
 HOUSTON COUNTY  
 '02 DEC -6 PM 1:50  
 CLERK SUPERIOR COURT

**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 paid the performance bond or cashed check to insure completion as required by County Engineer."

12/6/02 *[Signature]*  
 Date Engineer

"This approval in no way relieves the property owner or contractor of his duty to inspect and maintain downstream properties and shall not constitute an endorsement or warranty of the County of Houston for any liability by the County of Houston for any damage caused by construction and/or operation performed under said plans and permits." 12/6/02



NOTE  
 LOTS 15, 16 & 17 BLOCK "A" MUST HAVE A SITEPLAN SUBMITTED TO THE HOUSTON COUNTY HEALTH DEPARTMENT PRIOR TO APPROVAL.

DAVID G. WALKER, ET AL

CENTERLINE CURVILINEAR DATA

NUMBER	DIRECTION	RAID	APIC	CHORD
CL5	S 75°10'00" W	630.06	298.56	296.78
CL6	N 49°15'00" W	180.00	282.74	284.56



**NOTES**

- 14 LOTS IN SUBDIVISION
- 22 ACRES IN SUBDIVISION
- STREET RIGHTS OF WAY ARE 60'
- DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT OF WAY LINES
- 25' RADII IN ALL STREET CORNERS
- ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED

**CERTIFICATION**

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSEST PRECISION OF ONE FOOT IN 700 FEET AND AN ANGULAR ERROR OF ONE PERCENT POINT AND WAS ADJUSTED USING THE CRANDALL METHOD.

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

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-313 AND 100 TAPE.

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

ROBERT GROM, REGISTERED SURVEYOR

**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.

12/06/02  
 (DATE)

*[Signature]*  
 OWNERS SIGNATURE

CURVILINEAR DATA

NUMBER	DIRECTION	RAID	APIC	CHORD
CL7	N 61°59'12" W	210.00	173.82	189.00
CL8	S 68°45'42" W	660.06	164.97	164.54
CL9	S 80°30'02" W	660.06	151.90	151.56
C10	S 87°55'42" W	660.06	181.91	181.93
C11	N 66°27'12" W	210.00	211.11	211.10
C12	N 66°01'14" W	210.00	120.73	119.07
C13	N 62°58'23" W	60.00	90.01	81.85
C14	N 60°11'42" W	60.00	83.36	76.82
C15	N 46°49'42" E	60.00	15.12	15.09
C16	N 10°17'56" W	210.00	68.33	61.06
C17	S 46°15'00" E	150.00	226.16	212.13
C18	N 85°18'30" E	600.06	75.20	75.15
C19	N 70°34'00" E	800.06	230.44	229.03
C20	N 11°32'30" W	210.00	75.44	75.04
C21	S 46°15'00" E	150.00	236.67	212.13
C22	N 25°37'44" W	60.00	73.91	69.32
C23	N 49°15'00" E	60.00	83.17	76.67
C24	S 64°15'32" E	60.00	77.46	72.19
C25	S 20°44'00" W	60.00	79.62	71.90



**STORY & COMPANY, INC.**  
 328 W. WATSON BLVD. SUITE 77 WADSWORTH, GA 30150  
 TELEPHONE: 478-922-7724 FAX: 478-922-3488

**SURVEY FOR RUZIC'S RYE SECTION 22**

LAND LIST IN HOUSTON COUNTY 10th DISTRICT GEORGIA

SCALE: 1"=100'  
 DATE: 04 NOV 2002  
 100' DISTRICT GEORGIA  
 DRAWN BY: MP

60/26

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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><b>Home Businesses</b> are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
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 #2290 filed on August 12, 2019, for a Special Exception for the real property described as follows:

**LL 169 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 13, Block "A", Section 2 of Ruzic's Rye Subdivision, Consisting of 0.83 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. 2291

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 Leo and Ruth Ann Spielman
2. Applicant's Phone Number 478-258-6837
3. Applicant's Mailing Address 119 Red Bird Circle Bonaire, GA 31005
4. Property Description LL 196, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 10, Block "C", Section 1, Phase 3 of Peachtree Estates Subdivision, consisting of 0.43 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Resume Writing Service 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.**

8-13-2019  
Date

Leo I Spielman  
Applicant

Application # 2291

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

**Houston County Zoning and Appeals Commission**

Date Filed: August 13, 2019

Date of Notice in Newspaper: September 4 & 11, 2019

Date of Notice being posted on the property: September 6, 2019

\*\*\*\*\*

Date of Public Hearing: September 23, 2019

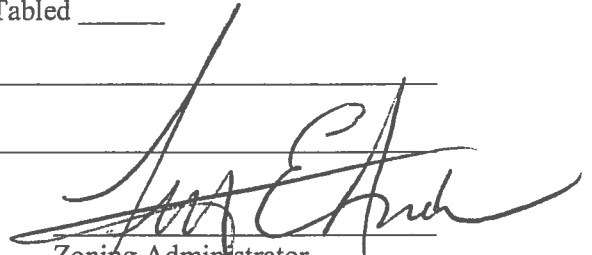
Fee Paid: \$100.00 Receipt # 41648

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

September 23, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: October 1, 2019

Date of Notice in Newspaper: September 4 & 11, 2019

Date of Public Hearing: October 1, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk





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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2291 filed on August 13, 2019, for a Special Exception for the real property described as follows:

**LL 196 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 10, Block "C", Section 1, Phase 3 of Peachtree Estates Subdivision, Consisting of 0.43 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. 2292

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:

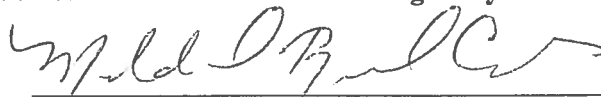
1. Name of Applicant Marx Ivandich and Mildred Canales
2. Applicant's Phone Number 443-846-5136
3. Applicant's Mailing Address 105 Wright Lane Bonaire, GA 31005
4. Property Description LL 253, 10<sup>th</sup> Land District of Houston County, Georgia, as shown on a plat of survey for Marjorie C. Berry, consisting of 1.27 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Lawn Care 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.**

13 Aug 2019  
Date

  
Applicant

Application # 2292

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

**Houston County Zoning and Appeals Commission**

Date Filed: August 13, 2019

Date of Notice in Newspaper: September 4 & 11, 2019

Date of Notice being posted on the property: September 6, 2019

\*\*\*\*\*

Date of Public Hearing: September 23, 2019

Fee Paid: \$100.00 Receipt # 41649

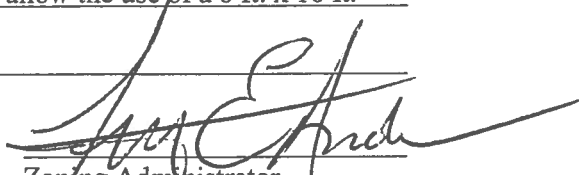
Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously, with the condition to allow the use of a 6 ft. x 16 ft.

open trailer for the business to be stored in a shed.

September 23, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: October 1, 2019

Date of Notice in Newspaper: September 4 & 11, 2019

Date of Public Hearing: October 1, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

64/186

**"Owner's Certification"**  
State of Georgia, County of Houston

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

Date 4-15-2005 Marjorie C. Berry  
as agent for Owner's Name

Return to Wayne Venable Approved

4/15/05  
Houston County Planning Commission

Secretary

NOW OR FORMERLY  
GOHEEN

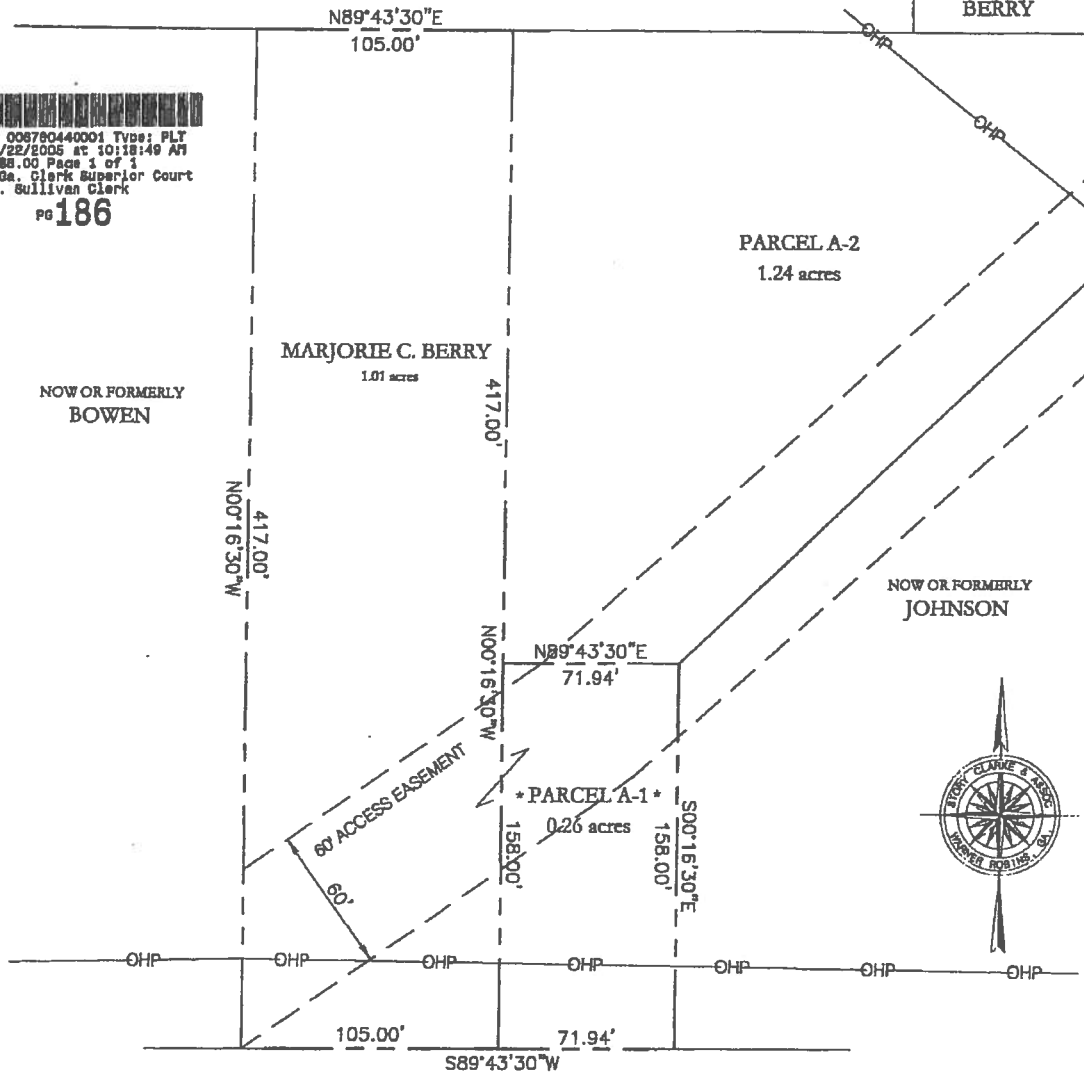
NOW OR FORMERLY  
LONGSHORE

NOW OR FORMERLY  
BERRY



Doc ID: 006780440001 Type: PLT  
Filed: 04/22/2005 at 10:18:49 AM  
Fee Amt: \$8.00 Page 1 of 1  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Clerk

BK **64** PG **186**



\* PARCEL A-1 IS NOT TO BE CONSTRUED AS AN \*  
INDIVIDUAL BUILDING LOT BUT RATHER AS AN  
ADDITION TO ADJACENT PROPERTY



GRAPHIC SCALE IN FEET

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

Robert L. Story  
ROBERT L. STORY, LICENSE NO. 1885

SCALE: 1"= 50'

DATE: 11 MAR 05

DWN BY: JCB

PRJ: SV/H005

DWG: 05-068-B1



COMPILED PLAT

FOR  
MARJORIE C. BERRY

LAND LOT 253  
HOUSTON COUNTY

10th DISTRICT  
GEORGIA



**STORY  
CLARKE  
& ASSOCIATES**

LAND SURVEYING  
LAND PLANNING  
LANDSCAPE ARCHITECTURE

253 CARL VINSON PKWY WARNER ROBINS, GA. 31088  
TEL: 478.922.7724 FAX: 478.922.3480

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

Requirements - Section 95	Comments	Complies	Doesn't Comply
4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. No outside storage or display is permitted.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Home Businesses</b> are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:			
1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
3. The home business shall not involve group instruction or group assembly of people on the premises.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
6. No outside storage is allowed.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.	N/A	<input type="checkbox"/>	<input type="checkbox"/>



**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2292 filed on August 13, 2019, for a Special Exception for the real property described as follows:

**LL 253 of the 10<sup>th</sup> Land District of Houston County, Georgia, as shown on a plat of survey for Marjorie C. Berry, Consisting of 1.27 Acres**

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

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

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

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

\_\_\_\_\_  
Signature of Official

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

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

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

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

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

Application No. 2294

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 Wes and Sarah Sawyers
2. Applicant's Phone Number 478-918-7954
3. Applicant's Mailing Address 134 Quail Run Drive Warner Robins, GA 31088
4. Property Description LL 92, 5<sup>th</sup> Land District of Houston County, Georgia, Lot 1, Block "E", Section 2, Phase 1 of Brittwood Subdivision, consisting of 1.03 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Real Estate Development 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.**

28 August 2019  
Date

Sarah G. Sawyer Wesley Sawyer  
Applicant

Application # 2294

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

**Houston County Zoning and Appeals Commission**

Date Filed: August 28, 2019

Date of Notice in Newspaper: September 4 & 11, 2019

Date of Notice being posted on the property: September 6, 2019

\*\*\*\*\*

Date of Public Hearing: September 23, 2019

Fee Paid: \$100.00 Receipt # 41771

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

September 23, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: October 1, 2019

Date of Notice in Newspaper: September 4 & 11, 2019

Date of Public Hearing: October 1, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk



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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2294 filed on **August 28, 2019**, for a **Special Exception** for the real property described as follows:

**LL 92 of the 5<sup>th</sup> Land District of Houston County, Georgia, Lot 1, Block "E", Section 2, Phase 1 of Brittwood Subdivision, Consisting of 1.03 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.

## Re-Zoning Summary

<b>Application</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposed Use</b>	<b>P &amp; Z Recommendation/Comments</b>
2293	William Smith III, Daphane Smith, & William Smith Jr.	Talton Road	Rezoning from R-AG to R-1	Approved unanimously



Public hearing on Re-zoning Application #2293 submitted by William Smith III, Daphane Smith, and William Smith, Jr. for a 49.58-acre tract located at the southeast corner of SR127 and Talton Road. Present zoning is R-AG Residential Agricultural. Proposed zoning is R-1 Residential. Planning & Zoning recommends unanimous approval.

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

- approve
- disapprove
- table
- authorize

**Re-Zoning Application #2293 submitted by William Smith III, Daphane Smith, and William Smith, Jr.**

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

Application No. 2293

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 William Smith III, Daphane Smith and William Smith, Jr.
2. Applicant's Phone Number 478-954-3477
3. Applicant's Mailing Address 2619 Hwy. 127 Kathleen, Ga. 31047
4. Property Description LL 214, 10<sup>th</sup> Land District of Houston County, Georgia, Tract "A" as shown on a plat for survey for William Edmond Smith III, Daphane Smith and William Edmond Smith, Jr., Consisting of 49.58 acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Re-Zoning for Residential Use
8. Proposed Zoning District R-1
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

8/21/19  
Date  
8/21/19

William E Smith III  
Applicant  
William E Smith III

Application # 2293

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

**Houston County Planning and Zoning Commission**

Date Filed: August 21, 2019

Date of Notice in Newspaper: August 28 & September 4, 2019

Date of Notice being posted on the property: August 30, 2019

\*\*\*\*\*

Date of Hearing: September 16, 2019

Fee Paid: \$300 Receipt # 41650

Recommendation of Board of Planning & Zoning:  
Approval X Denial \_\_\_\_\_ Tabled \_\_\_\_\_

Comments: Approved unanimously.

September 16, 2019  
Date

  
Planning Commission Secretary

\*\*\*\*\*

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

Date of Recommendation Received: October 1, 2019

Date of Notice in Newspaper: August 28 & September 4, 2019

Date of Public Hearing: October 1, 2019

Action by Houston County Commissioners:

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

Reason if denied or tabled: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

**LEGEND**

- 1 2" REBAR SET
- 1 2" REBAR FOUND UNLESS OTHERWISE NOTED
- TOP OPEN TOP PIPE FOUND
- △ CALCULATED CORNER
- CONCRETE MONUMENT FOUND
- R/W RIGHT-OF-WAY
- HL BUILDING LINE
- PL PROPERTY LINE
- DF DRAIN W/VE EASEMENT
- FE FTH HILLS EASEMENT
- SE SANITARY SEWER EASEMENT
- MH MANHOLE
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DROP INLET
- HW HEADWALL
- AC ACRE
- PAV PAVEMENT
- CRK CREEK
- LLL LAND LOT LINE
- N/F NOW OR FORMERLY

REFERENCES  
 P.B. 46, PG 68  
 P.B. 54, PG 134  
 P.B. 74, PG 199

TOTAL AREA: 49.58 ACRES

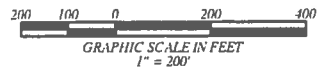
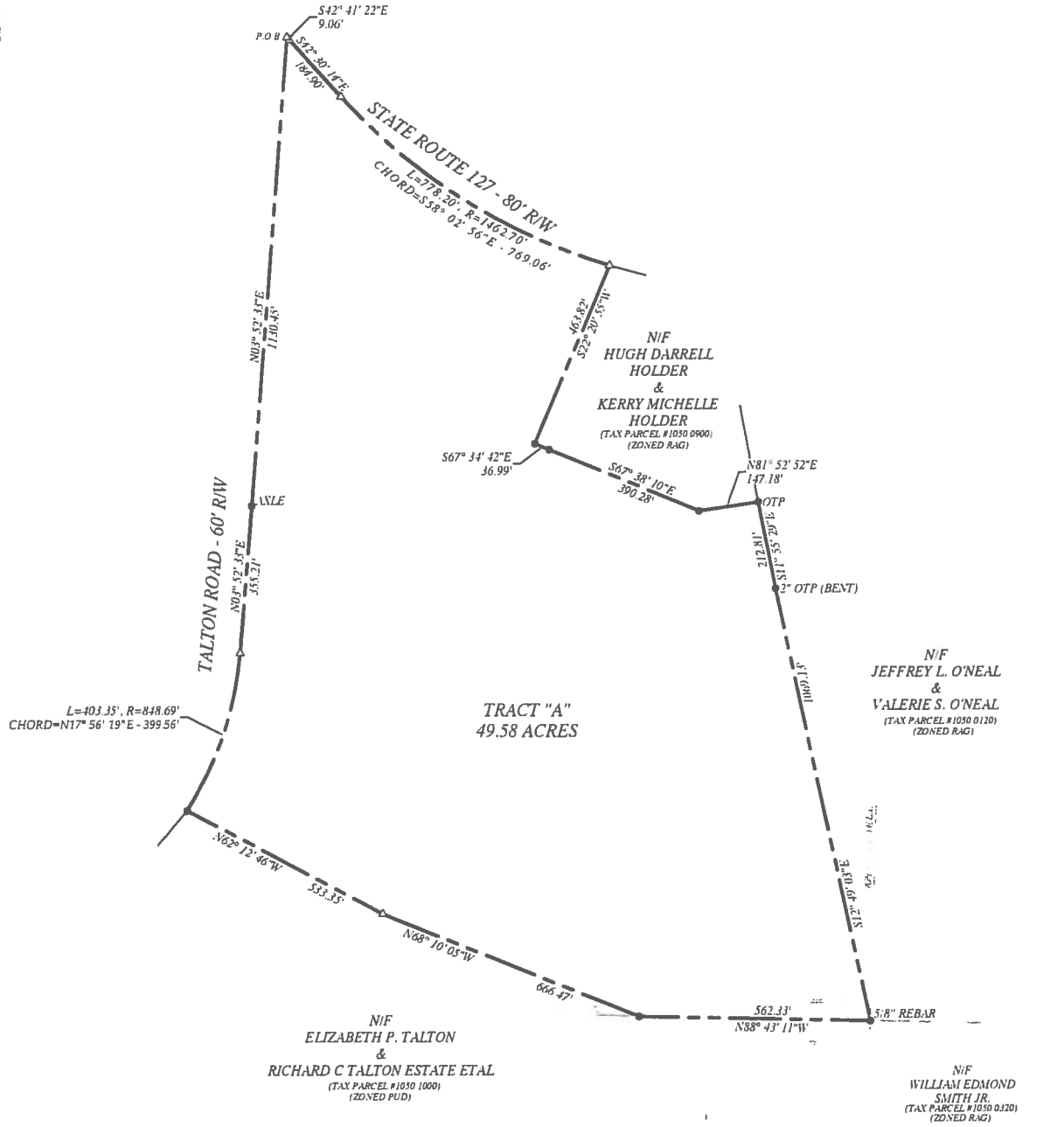


906 Bell Street  
 Perry, Georgia 31069  
 office (478) 224-7070  
 fax (478) 224-7072  
 WWW.MCLEODSURVEYING.COM

**McLeod**  
 SURVEYING

ADDRESS FOR  
**WILLIAM EDMOND SMITH, III**  
**DAPHANE SMITH**  
 &  
**WILLIAM EDMOND SMITH, JR.**

COUNTY:	HOUSTON
DISTRICT:	10TH
LAND LOT:	214
DATE:	8-20-19
SCALE:	1"=200'
JOB NO.:	0070-001



**NOT FOR FINAL RECORDING**

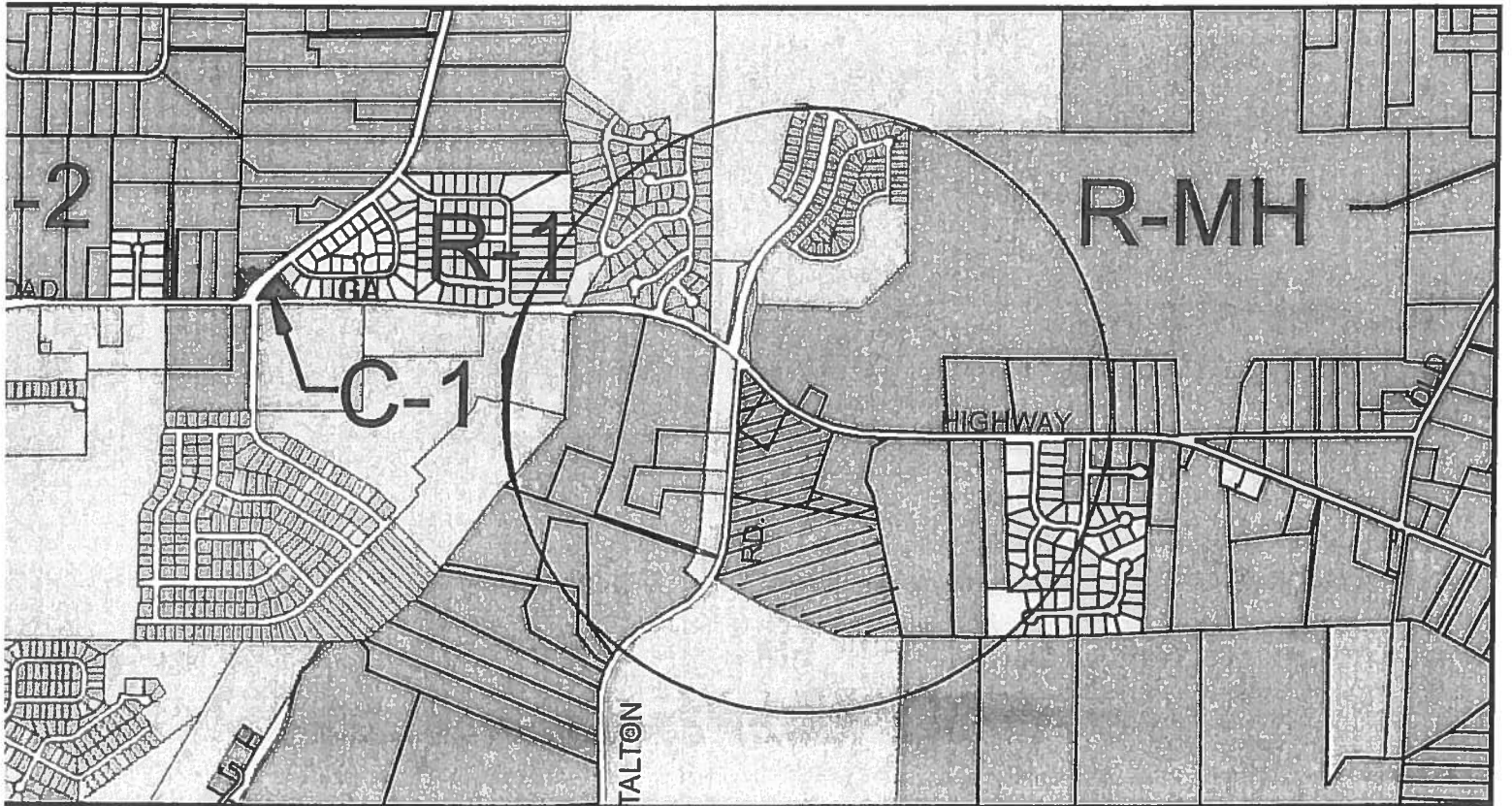


01/04/19 - 12/31/2019 - TERRILL / SMITH / EDMOND SMITH, III & TALTON / RICHARD C TALTON ESTATE ETAL / 12345 / 12345 / 12345

# Zoning Legend

## ZONING

- AFBASE
- C-1
- C-2
- CITY
- M-1
- M-2
- PUD
- R-1
- R-2
- R-3
- R-4
- R-AG
- R-MH
- CityLimitLines



**STANDARDS GOVERNING THE EXERCISE OF ZONING POWER**

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

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

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

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

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

No destruction of property values will occur.

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

There is no gain to the public.

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

The current zoning of the subject property can be developed.

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

The property was vacant prior to the adoption of the Comprehensive Land Development Regulations.

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

The proposed rezoning will be suitable because property to the north is zoned R-1.

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

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

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

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

There are adequate public facilities available to the property. However, there is not public sewer to the property.

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

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

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

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2293, filed on August 21, 2019, for a Re-Zoning Request for the real property described as follows:

**LL 214 of the 10th Land District of Houston County, Georgia, Tract "A" as shown on a plat of survey for William Edmond Smith III, Daphane Smith and William Edmond Smith Jr., consisting of 49.58 Acres on Talton Road**

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

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

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

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

\_\_\_\_\_  
Signature of Official

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

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

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

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



Mr. Austin R. Tosi of 114 Whippoorwill Drive has requested that the County abandon the utility and drainage easement on the southern border of his property. Engineering staff is recommending denial of the request in order to preserve the easement for possible future corrections to drainage. Planning & Zoning and the Fire Department support the position of the Engineering Department.

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

- approve
- disapprove
- table
- authorize

**a request for abandonment of the utility and drainage easement at Whippoorwill Drive submitted by Austin R. Tosi.**



# Houston County

## Abandonment of Easement/Right-of-Way Request Form

Please provide the following information. Attach a **\$25.00 check** payable to Houston County Commissioners and **six (6) copies** of a plat that identifies the easement/right-of-way you wish the County to abandon. Return this form to the Commissioner's Office for processing. If you're requesting the County to abandon public right-of-way, you will be responsible for drafting the appropriate quitclaim deed. The County will record all deeds and plats with the Clerk's office.

1. Name: A AUSTIN R. TOSI  
 Address: 114 WHIPPOORWILL DRIVE  
WARNER ROBINS, GA 31088  
 Phone Number: C/R 478-954-1202 H/P 478-953-2324

2. Location and Description of Property:  
Lot 8, Block B, of the Whippoorwill subdivision

3. Reason for Request:  
See attached document

### For Office Use Only

Department	Approve	Deny	Signature/Comments
Inspections/P&Z		<input checked="" type="checkbox"/>	<i>[Signature]</i> supports Engineering Dep position.
Environmental Health	<input checked="" type="checkbox"/>		<i>[Signature]</i>
Engineering		<input checked="" type="checkbox"/>	No immediate need or obvious concerns need to keep for unknown future possibilities.
Roads & Bridges	<input checked="" type="checkbox"/>		<i>[Signature]</i>
Water	<input checked="" type="checkbox"/>		<i>[Signature]</i>
Fire/E911	<input checked="" type="checkbox"/>		<i>[Signature]</i> pending P&Z + engineering study of Abandonment will direct easement connecting
Attorney	<input checked="" type="checkbox"/>		<i>[Signature]</i> (subj. to engineering review) sever property preventing any future corrections to drainage for entire street.

Please review by 9/12/19. Scheduled for 9/17/19 agenda.

Attachment to the Houston County Abandonment of Easement/Right-of-Way Request Form

Name: Austin R. Tosi

Address: 114 Whippoorwill Drive, Warner Robins, GA 31088

Phone #: H/P 478-953-2324 C/P 478-954-1202

Location and Description of Property:

Lot 8, Block B, of the Whippoorwill Subdivision

Reason for Request:

I am requesting abandonment of the utility and drainage easement at the southern border of my property so I may pursue a variance with the Houston County Zoning Office to repair and modify the shed on the southeast corner of my property. I believe this easement to be invalid as there are no utilities in this easement, and the easement is not graded for drainage, nor does it contain any pipes or other devices to facilitate drainage. It is my assertion the actual utility and drainage easement exists on the northern border of my property along Whippoorwill Drive itself. All of my, and that of my neighbors, utilities and drainage is buried on the northern border of all lots along the southern edge of the roadway called Whippoorwill Drive. The plat for the subdivision does not accurately reflect the location of these utilities or the drainage for these properties and therefore, the easement on the southern border of my property should be abandoned.

In addition, the easement was established 40 years ago; it contains old-growth trees and it has not been maintained or developed by the County. All of the homeowners have installed fences within the drainage easement--mine was installed by former Commissioner Snelgrove when he owned my property in the early 1980's. The home has been sold a number of times before I purchased it in 2001...my fence still exists in this easement.

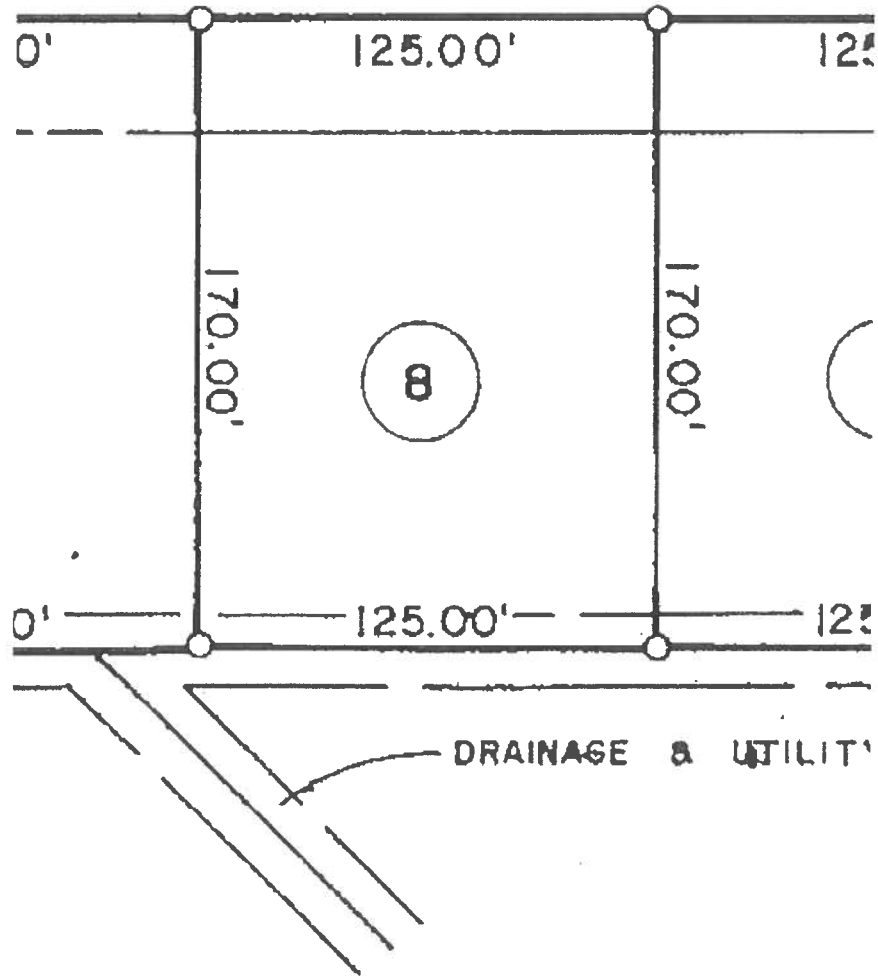
Lastly, all of the homeowners in the Whippoorwill subdivision, Block B, (except one who has not been available) have signed the attached petition to ask for this easement to be abandoned.





" W

60' R/W



RAIL RUN

certification

Georgia County of Houston.

undersigned certifies that he is the

AUSTIN R TOSI  
ELIZABETH A TOSI  
114 WHIPPOORWILL DR  
WARNER ROBINS, GA 31088-6517

6203  
64-1341/611

20 Aug 2019  
Date

Pay to the Order of Houston County Commissioners \$ 25<sup>00</sup>/<sub>100</sub>  
Twenty five dollars no cent Dollars

For Easement  AKR

H. J. Clarke

JEWELLED ELEMENT

BOARD OF COUNTY COMMISSIONERS  
HOUSTON COUNTY  
200 CARL VINSON PARKWAY  
WARNER ROBINS, GEORGIA 31088

No 5396

Received from Austin R. Tosi 8-20, 2019 \$ \_\_\_\_\_  
For Easement abandonment Account No. \_\_\_\_\_ \$ 25.00  
Account No. \_\_\_\_\_ \$ \_\_\_\_\_

Cash \_\_\_\_\_  
Ck.# 6203

By [Signature]  
HOUSTON COUNTY COMMISSIONERS

The Forestbrooke Subdivision (Lots 273-276 & 305-311) and the Stratford Hills Subdivision (Lots 277-281 & 294-304) have been completed in accordance with the Comprehensive Land Development Regulations. Public Works staff requests release of the bond and acceptance of the roadways and stormwater management facilities for maintenance purposes. The stormwater facility will be owned by Houston County.

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

- approve
- disapprove
- table
- authorize

**the release of the maintenance bond (SunTrust Letter of Credit #70002339, expiring February 20, 2020) for Forestbrooke Subdivision (Lots 273-276 & 305-311) and the Stratford Hills Subdivision (Lots 277-281 & 294-304); and to accept Thurston Street, 686 feet or 0.13 mile at a speed limit of 25 mph; Foxborough Lane, 370 feet or 0.07 mile at a speed limit of 25 mph; Mathis Mill Drive, 633 feet or 0.12 mile at a speed limit of 25 mph; Bedfordshire Lane, 792 feet or 0.15 mile at a speed limit of 25 mph; and to accept the 2.93-acre Forestbrooke & Stratford Hills Subdivision stormwater detention pond.**




**HOUSTON COUNTY PUBLIC WORKS DEPARTMENT**

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



# Memo

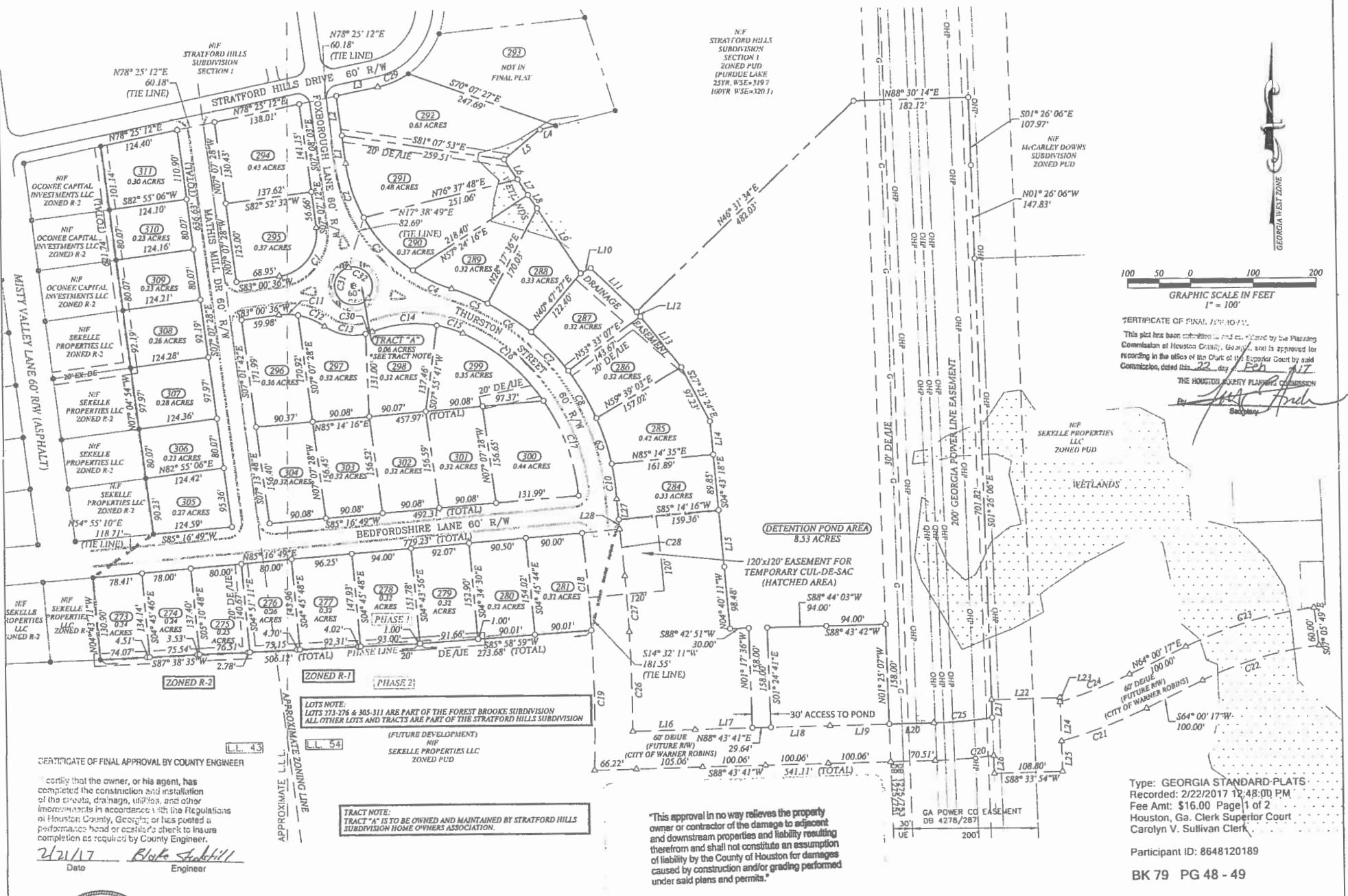
**Date:** September 19, 2019  
**To:** Houston County Board of Commissioners  
**From:** Blake Studstill *BS*  
**RE:** Maintenance Bond; Forestbrooke and Stratford Hills Subdivision; Suntrust, Letter of Credit #70002339; Expires February 20, 2020

*OK* 

Lots 273-276 & 305-311 in The Forestbrooke Subdivision and Lots 277-281 & 294-304 in The Stratford Hills Subdivision have been completed in accordance with "The Comprehensive Land Development Regulations for Houston County." Please consider this request to release the above referenced bond, and to accept the following roads and stormwater management facilities recorded for maintenance purposes (ref. PB 79/ PG48-49). The stormwater management facility will be owned by Houston County (ref PB 81/ PG 1).

STREET NAME	STREET LENGTH	SPEED LIMIT
Thurston Street	686 ft or 0.13 mile	25 mph
Foxborough Lane	370 ft or 0.07 mile	25 mph
Mathis Mill Drive	633 ft or 0.12 mile	25 mph
Bedfordshire Lane	792 ft or 0.15 mile	25 mph

FACILITY NAME	FACILITY AREA	FACILITY TYPE
Forestbrooke & Stratford Hills Subdivision	2.93 acres	Stormwater Detention Pond



CERTIFICATE OF FINAL APPROVAL  
 This plat has been submitted and examined 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 22 day of Feb 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 certificate of insurance completion as required by County Engineer.

Date: 2/21/17  
 Engineer: Blake Stubbins

LOTS NOTE:  
 LOTS 273-276 & 305-311 ARE PART OF THE FOREST BROOKE SUBDIVISION  
 ALL OTHER LOTS AND TRACTS ARE PART OF THE STRATFORD HILLS SUBDIVISION

TRACT NOTE:  
 TRACT "A" IS TO BE OWNED AND MAINTAINED BY STRATFORD HILLS SUBDIVISION HOME OWNERS ASSOCIATION.

\*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.\*



NO.	DATE	REVISION

COUNTY:	HOUSTON
DISTRICT:	11TH
LAND LOT:	43 & 54
DATE:	12/23/16
SCALE:	1" = 100'
JOB NO.	0626B

FINAL PLAT FOR: SHEET 1 OF 2  
 LOTS 273-276 & 305-311  
 FOREST BROOKE SUBDIVISION  
 &  
 LOTS 277-281, 284-292, & 294-304  
 STRATFORD HILLS SUBDIVISION

**Ocmulgee, Inc.**  
 SURVEYORS • ENGINEERS • CONSULTANTS • PLANNERS  
 906 Ball Street office (478) 224-7070  
 Perry, Georgia 31069 fax (478) 224-7072

TOTAL AREA: 8.53 ACRES

- O 1/2" REBAR SET
- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- OTF OPEN TOP PIPE FOUND
- △ CALCULATED CORNER
- ⊠ CONCRETE MONUMENT FOUND
- R/W RIGHT OF WAY
- B/L BUILDING LINE
- PL PROPERTY LINE
- DE DRAINAGE EASEMENT
- UE UTILITIES EASEMENT
- SSE SANITARY SEWER EASEMENT
- L.L.L. LAND LOT LINE
- NIF NOW OR FORMERLY

**SURVEYOR'S CERTIFICATION**

IT IS CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL SURVEYING AND PLATTING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE CITY OF HOUSTON, HAVE BEEN FULLY COMPLIED WITH. FURTHERMORE, THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 186-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 13-6-47 AUTHORITY O.C.G.A. SECS. 13-6-47, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

BY (MARY A. McLEOD): *Mary A. McLeod*  
 REGISTERED GEORGIA LAND SURVEYOR NUMBER - 3991

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

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

*Mary A. McLeod* 6/10/19  
 AGENT'S SIGNATURE DATE

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

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING USING A TOPCON GTS 211D AND HAS A LINEAR PRECISION RATIO OF ONE FT. IN 24,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FT. IN 737,838 FEET.

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

THERE IS A 10' MINIMUM BUILDING SETBACK REQUIREMENT FOR ALL DRAINAGE EASEMENTS THAT CONTAIN INFRASTRUCTURE.

**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 11 day of June, 2019.

THE HOUSTON COUNTY PLANNING COMMISSION

By: *[Signature]*  
 Secretary

Type: GEORGIA  
 STANDARD PLATS  
 Recorded: 6/12/2019 9:28:00  
 AM  
 Fee Amt: \$8.00 Page 1 of 1  
 Houston, Ga. Clerk Superior  
 BK 81 PG 1

FOR THE CLERK OF SUPERIOR COURTS USE ONLY



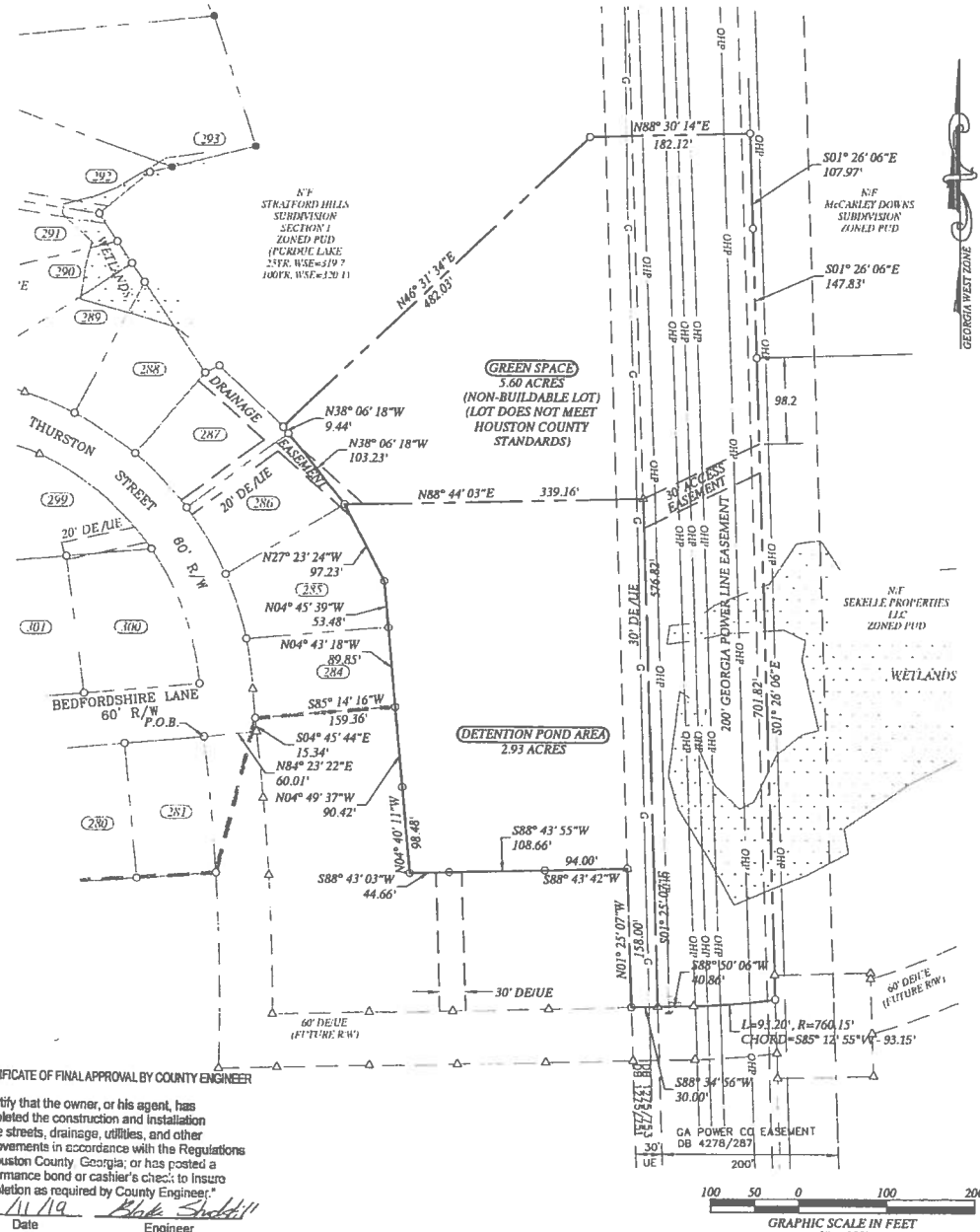
NO.	DATE	REVISION

COUNTY: HOUSTON  
 DISTRICT: 11TH  
 LAND LOT: 54  
 DATE: 6/10/19  
 SCALE: 1" = 100'  
 JOB NO. 0626B

FINAL PLAT FOR:  
 FOREST BROOKE SUBDIVISION  
 &  
 STRATFORD HILLS SUBDIVISION  
 DETENTION POND



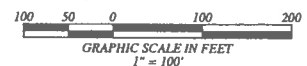
906 Ball Street  
 Perry, Georgia 31069  
 office (478) 224-7070  
 fax (478) 224-7072  
 WWW.MCLEODSURVEYING.COM



**CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER**

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

Date: 6/11/19 Engineer: *[Signature]*



Harley Farms Subdivision Phase 1 at Harley Farms Drive and at Ashley Nicole Avenue have both been extended as a part of the continued construction of Phase 2 eliminating the need for the cul-de-sac bonds. Engineering staff requests release of these bonds.

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

- approve
- disapprove
- table
- authorize


**the release of the cul-de-sac bonds on Harley Farms Drive (Persons Banking Letter of Credit #432984, Expires November 9, 2019) and on Ashely Nicole Avenue (Persons Banking Letter of Credit #432985, Expires on November 9, 2019) in Harley Farms Subdivision.**

**HOUSTON COUNTY PUBLIC WORKS DEPARTMENT**

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



# Memo

**Date:** September 19, 2019 OK 

**To:** Houston County Board of Commissioners

**From:** Blake Studstill <sup>BS</sup>

**RE:** Cul-De-Sac Bond; Harley Farms Subdivision, Phase 1; Persons Banking,  
Letter of Credit #432984; Expires November 9, 2019

---

**The Harley Farms Subdivision, Phase 1** has been extended as a part of the continued construction of Harley Farms Subdivision, Phase 2. This eliminates the need for the above referenced cul-de-sac bond located on Harley Farms Drive. Please consider this request to release the bond upon expiration.

**HOUSTON COUNTY PUBLIC WORKS DEPARTMENT**

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



# Memo

OK  
*[Signature]*

**Date:** September 19, 2019  
**To:** Houston County Board of Commissioners  
**From:** Blake Studstill *BS*  
**RE:** Cul-De-Sac Bond; Harley Farms Subdivision, Phase 1; Persons Banking,  
Letter of Credit #432985; Expires November 9, 2019

---

The Harley Farms Subdivision, Phase 1 has been extended as a part of the continued construction of Harley Farms Subdivision, Phase 2. This eliminates the need for the above referenced cul-de-sac bond located on Ashley Nicole Ave. Please consider this request to release the bond upon expiration.

At the September 3<sup>rd</sup> meeting the Board approved a variety of interior and exterior work needed at the Magistrate Court building. Staff has asked that the scope of work be expanded to include sheetrock repair, new baseboards, installation of expansion joints above the hallway doors and paint for both the walls and seventeen doors and frames. The additional cost is \$16,298. The original work is still ongoing on the exterior of the building.

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

- approve
- disapprove
- table
- authorize

**the award of additional Magistrate Court Renovations to ICB Construction Group of Macon in the amount of \$16,298. SPLOST 2012 will fund these additional renovations.**



September 23, 2019

DESIGN-BUILD | CONSTRUCTION MANAGEMENT

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

RE: Houston County Magistrate Court Hallway Renovations

Dear Mr. Dunbar,

We are pleased to have an opportunity to submit this proposal for the work described herein for the Houston County Magistrate Court Hallway Renovations located at 89 Cohen Walker Drive Warner Robins, GA 31088. The proposal includes all required supervision, labor, materials, equipment and overhead to undertake and complete the proposed work as described herein.

**SECTION INDEX**

Section A: Price

Section B: Scope of Work

**SECTION A – LUMP SUM PRICE**

Our proposal to complete all work in accordance with the conditions stated herein is as follows:

**Sixteen Thousand Two Hundred Ninety-Eight Dollars and 00/100 (\$16,298.00)**

**SECTION B – SCOPE OF WORK**

1. Install new stainless-steel angles for sheetrock outside corners
2. Install new rubber baseboard; approximately 275'. Color was chosen by Judge Turner
3. Install expansion joints above hallway doors
4. Repair all cracks on the walls in the hallway
5. Apply one primer coat and one finish coat on the hallway walls
6. Lightly sand and apply two coats of finish paint on a total of 17 doors and frames.
7. File cabinets, bookcases, and filing boxes will be moved then placed back when job is complete
8. Poly floor covering will be laid to protect flooring
9. Painting will be done after hours

Should you have any questions regarding this proposal feel free to contact me at 478.812.8451.

Respectfully,  
ICB Construction Group

A handwritten signature in black ink that reads "Ronnie Blalock".

Ronnie Blalock  
Vice President

ICBCONSTRUCTIONGROUP.COM



Pursuant to our current water use agreement, the City of Perry has requested the installation of an 8” master water meter to serve Greystone Subdivision located off Langston Road

Public Works has reviewed the request and recommends approval under our water purchase agreement adhering to the approved rate structure with the stipulations that the issuance of the utility permit to the City of Perry being based on all conditions being met according to the Houston County Utility Accommodations policy and that the water distribution engineering plans be approved by the Houston County Water System.

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

- approve
- disapprove
- table
- authorize

**a request from the City of Perry to include Greystone Subdivision located off Langston Road in the current water use agreement between the City of Perry and Houston County. An eight-inch master water meter will be installed for this location. The following requirements will apply:**

- 1. Issuance of utility permit to City of Perry based on all conditions being met according to “Houston County Utility Accommodations”.**
- 2. Water Distribution Engineering plans approved by Houston County Water System.**
- 3. The current rate structure is subject to adjustment by the calendar year end.**




**HOUSTON COUNTY  
PUBLIC WORKS DEPARTMENT**

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

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# Memo

To: Houston County Board of Commissioners  
From: Robbie Dunbar, Director of Operations   
CC: Dan Walker, Utilities Superintendent  
Date: September 25, 2019  
Re: Water Purchase Request from City of Perry

---

Please find attached request from City of Perry to serve *Greystone* subdivision under our city/county water purchase agreement. In keeping with water use agreement between Houston County Board of Commissioners and City of Perry, and adhering to rate structure approved by Houston County Board of Commissioners on December 6, 2005, please favorably consider this request based on the following requirements:

1. Issuance of utility permit to City of Perry based on all conditions being met according to "Houston County Utility Accommodations". (see attached)
2. Water Distribution Engineering plans approved by Houston County Water System.



Where Georgia comes together.

Department of Community Development

478-988-2733  
Telephone

chad.mcmurrian@perry-ga.gov  
E-mail

September 24, 2019

Dan Walker  
Houston County Public Works Department  
2018 King Chapel Road  
Perry, GA 31069

Re: Greystone Subdivision – Master Water Meter installation request on Langston Rd.

Dear Dan,

By this letter I am requesting that Greystone subdivision be included in the current water use agreement between the City of Perry and Houston County.

An 8” master water meter is proposed to be installed at the location per Houston County specifications.

Thank you and please contact me if you have any questions.

Sincerely,

Chad McMurrian  
Engineering Services Manager

# HOUSTON COUNTY UTILITY ACCOMMODATIONS

Review:

## **PLAN SUBMITTAL:**

The plan submittal will include three complete sets of plans (hard copy) and electronic plan in PDF. The plans will have a cover sheet with a location map, description of proposed construction/installation, and a symbols legend. Plan sheets must have information as described below.

## ***General Information***

### **INCLUDE:**

1. Road name and any side road names shown on plans
2. Street address along route
3. Dimensions of the roadway shown on plans
  - a. Rights of Way widths
  - b. Pavement Widths (specify back of curb or edge of pavement)
  - c. Distance to ditch and/or toe of slope from edge of pavement and/or centerline
  - d. Curb and type of curb, if applicable
4. Distance to nearest side street/road, if no side road shown
5. Visible surface water and storm drainage facilities (pipes/inlets)
6. All visible existing utility facilities
7. All utility installations must be in the back 5' of the right of way or adjacent to any already existing facility and meet GADOT Road-side design guidelines

## ***For Underground Facilities***

### **INCLUDE:**

1. Length, size, and type of construction/facility
2. Distance of facility from edge of pavement, ditch or curb and right of way
3. Depth of cover of facility on back slope and through ditches, shoulders, and under pavement (Proposed cross-section of installation)
4. Details, if attached to bridges or over drainage structures
5. Boring or tunneling
  - a. Length, size, and type of casing
  - b. Location from edge of pavement and size of bore pit
  - c. Outside diameter of bore hole, proposed line and type of bore
  - d. Show a cross-section of bore
  - e. Typical section (cross section) reflecting changing terrain
6. Size and method of repair for pavement cuts (in accordance with DOT Utility manual)
7. Method of installing (telephone/TV cables/gas – Bored, trenched or plowed)
8. Detailed distance for offset portions of installations
9. Dimensioned location of fire hydrant, manholes, Poles, and other appurtenances

## ***For Overhead Facilities***

### **INCLUDE:**

1. Length, size, and type of construction/facility
2. Distance from edge of pavement/curb for proposed poles and anchors
3. Overhead clearance for crossings (Must meet utility governing codes)
4. Location of temporary poles
5. Indicate poles to be changed out or removed
6. Locate poles per GADOT utility accommodation roadside design guidelines

Bids were solicited for one new tandem dump truck for use in the Roads Department with seven vendors responding. Staff recommends award to low bidder Middle Georgia Freightliner for a unit price of \$121,819 which includes the option of a dump body vibrator.

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

- approve
- disapprove
- table
- authorize

**the award of one new 2021 Freightliner 114SD tandem dump truck for use in the Roads Department from Middle Georgia Freightliner of Macon for the unit price of \$121,819. SPLOST 2012 will fund the purchase of this vehicle.**



**HOUSTON COUNTY BOARD OF COMMISSIONERS  
PURCHASING DEPARTMENT**

2020 KINGS CHAPEL ROAD • PERRY, GEORGIA 31069-2828  
(478) 218-4800 • FACSIMILE (478) 218-4805

**MARK E. BAKER**  
PURCHASING AGENT

**MEMORANDUM**

**TO:** Houston County Board of Commissioners  
**FROM:** Mark E. Baker  
**CC:** Barry Holland  
**DATE:** September 25, 2019  
**SUBJECT:** Purchase of One (1) 2021 Tandem Dump Truck  
(Bid # 20-12)

The Purchasing Department solicited prices for One (1) New 2020 Tandem Dump Truck in September 2019. This vehicle will be used by the Houston County Roads & Bridges Department.

The Purchasing Department recommends that the Houston County Board of Commissioners purchase the Tandem Dump Truck from Middle Georgia Freightliner for \$121,819.00 with option of a dump body vibrator for an additional \$862.00. A total of \$122,681.00 will be charged to the 2012 SPLOST account 320-4200-54.2200.

<b>Company</b>	<b>Year</b>	<b>Make</b>	<b>Model</b>	<b>Bid Amount</b>
<b>Middle Georgia Freightliner</b>	<b>2021</b>	<b>Freightliner</b>	<b>114SD</b>	<b>\$121,819.00</b>
<b>Peach State Freightliner</b>	<b>2021</b>	<b>Freightliner</b>	<b>114SD</b>	<b>\$122,209.00</b>
<b>Peach State Freightliner</b>	<b>2021</b>	<b>Western Star</b>	<b>4700</b>	<b>132,444.00</b>
<b>Rush Truck Centers</b>	<b>2019</b>	<b>International</b>	<b>HX615</b>	<b>\$125,877.24</b>
<b>Vanguard Truck Center</b>	<b>2021</b>	<b>Mack</b>	<b>GR6YF</b>	<b>\$140,023.34</b>
<b>Bruckner's</b>	<b>2021</b>	<b>Mack</b>	<b>GR64FR</b>	<b>\$141,402.00</b>
<b>Nextran</b>	<b>2021</b>	<b>Mack</b>	<b>GU713</b>	<b>\$143,466.00</b>

Bids were solicited for two tractors for use in the Roads Department with four vendors responding. Staff recommends a split award of one tractor to Lasseter Tractor for a John Deere and one tractor to Walker-Rhodes Tractor Co. on a Kubota.

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

- approve
- disapprove
- table
- authorize

**the award of one new 2019 John Deere 5100E tractor from Lasseter Tractor of Tifton for the unit cost of \$49,000 and one new 2019 Kubota M5-111HDC-1 tractor from Walker-Rhodes Tractor Co. of Perry at a unit cost of \$51,498 for use in the Roads Department. 2012 SPLOST will fund the purchase of these tractors.**



**HOUSTON COUNTY BOARD OF COMMISSIONERS  
PURCHASING DEPARTMENT**

2020 KINGS CHAPEL ROAD • PERRY, GEORGIA 31069-2828  
(478) 218-4800 • FACSIMILE (478) 218-4805

**MARK E. BAKER**  
PURCHASING AGENT

**M E M O R A N D U M**

**To:** Houston County Board of Commissioners  
**FROM:** Mark E. Baker  
**CC:** Barry Holland  
**DATE:** September 18, 2019  
**SUBJECT:** Purchase of Two (2) 2019 89 PTO HP, 100 HP Engine Tractors  
(Bid # 20-11)

The Purchasing Department solicited prices for Two (2) New Tractors in August 2019. These vehicles will be used by the Houston County Roads & Bridges Department.

As requested by the Public Works Department, the Houston County Board of Commissioners should purchase one tractor from Lasseter Tractor at price of \$49,000 and one from Walker Rhodes Tractor Co. at a price of \$51,498 for a total cost of \$100,498. They will be charged to 2012 SPLOST account 320-4200-54.2200.

<b>Company</b>	<b>Make</b>	<b>Model</b>	<b>Bid Amount</b>
Lasseter Tractor	John Deere	5100E	\$49,000
Walker-Rhodes Tractor Co.	Kubota	M5-111 HDC-1	\$51,498
Atlantic & Southern Equipment	Case	110C Farmall	\$54,975
Tidewater	Massey Ferguson	4710	\$55,400



Walker Rhodes Tractor -Perry

Lasseter Equip Group -Unadilla

<b>Price</b>	\$	51,498.00	\$	49,000.00
<b>Brand</b>		Kubota		John Deere
<b>Model</b>		M-111 HDC-1		5100E
<b>Transmission</b>		8F/8R		12F/12R
<b>Net HP</b>		105.6		100
<b>PTO HP</b>		89		85
<b>Engine RPM</b>		2600		2400
<b>Alternator</b>		80A		120A
<b>PTO Speed</b>		540RPM		540RPM
<b>Tire Size</b>		12.4-24 R1-Front 18.4-30 R1-Rear		12.4-24 R1-Front 18.4-30 R1-Rear
<b>Wheel Base</b>		88.6"		92.5"
<b>Tractor Weight</b>		7033lbs.		8150lbs.
<b>Standard Warranty</b>		24mo/2000hrs		24mo/2000hrs
<b>Powertrain</b>		36mo/3000hrs		
<b>Extended Warranty</b>	36 mo/3000hrs (total) \$2000 48 mo/4000hrs (total) \$3000		60mo/5000hrs (total) \$3000	
<b>Delivery</b>		30-60 Days ARO		30 Days

# 10

## Summary of bills by fund:

• General Fund (100)	\$1,384,370.47
• Emergency 911 Telephone Fund (215)	\$ 46,990.99
• Fire District Fund (270)	\$ 22,738.63
• 2006 SPLOST Fund (320)	\$ 98.89
• 2012 SPLOST Fund (320)	\$ 5,268.24
• 2018 SPLOST Fund (320)	\$1,006,017.81
• Water Fund (505)	\$ 319,593.59
• Solid Waste Fund (540)	<u>\$ 608,365.50</u>
Total for all Funds	\$3,393,444.12

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

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$3,393,444.12

Executive Session for Attorney / Client matters per O.C.G.A. § 50-14-2(1) and for Real Estate matters per O.C.G.A. § 50-14-3(b)(1)