



Houston County Board of Commissioners Meeting

Perry Georgia

December 7, 2021

9:00 a.m.

HOUSTON COUNTY COMMISSIONERS MEETING
Perry, Georgia
December 7, 2021
9:00 A.M.

Call to Order

Turn Off Cell Phones

Invocation - Commissioner Perdue

Pledge of Allegiance – Major Brad Rigg, USAF

Approval of Minutes from November 16, 2021

Old Business:

1. Public Hearing on Special Exception Application #2562 – Commissioner Walker

New Business:

2. Public Hearing on Special Exception Applications #2568 thru #2576 – Commissioner Walker
3. Board Appointments – Commissioner Walker
4. City of Perry Annexation Request (N. Hwy. 341 / Development Authority) – Commissioner Perdue
5. De-Annexation Request (308 Woodlands Blvd. / ASIL Group) – Commissioner Perdue
6. Resolution Supporting Reform to Georgia’s Annexation Dispute Law – Commissioner Perdue
7. Purchase of Property (K2M Properties, LLC / 501 Hwy. 247) – Commissioner Byrd
8. Purchase of Property (IRA Financial Trust Co. / Sandefur Road) – Commissioner Byrd
9. Professional Services Contract (SP Design Group / Health Department) – Commissioner Byrd
10. Annual Road Race to Benefit Central GA Alzheimer’s Association - Commissioner Robinson
11. Vehicle Purchases (SUVs / HCSO-Juvenile, Patrol & Training) – Commissioner Robinson
12. Bid Award (Trucks / HCSO-Warrants) – Commissioner Robinson
13. Approval of Bills - Commissioner Walker

Public Comments

Commissioner Comments

Motion for Adjournment

Special Exception Summary

Application	Applicant	Location	Proposed Use	Z & A Recommendation/Comments
2562	James Bridges	107 Brittany Drive	Lawn Care	Approved unanimously, with the condition to allow the use of a 5 ft. x 8 ft. open trailer for the business
2568	Frank Deloach	128 Holiday Circle	Lawn Care	Approved unanimously, with the condition to allow the use of a 6 ft. x 12 ft. trailer for the business
2569	Fred & Kimberly Laguines	100 Wessex Drive	Consulting	Approved unanimously
2570	Corey Busbee & Tiffany Campbell	102 Heritage Drive	Towing	Denied unanimously, due to noncompliance with Sec. 95.1.4 of the Comprehensive Land Development Regulations
2571	Alvin Graul	202 Ellicott Drive	Custom Pen & Pencil Sets	Approved unanimously
2572	Courtney Schmidt	1121 Panola Circle	Dog Training	Approved unanimously
2573	Crystal Ambler	727 Old Perry Road	Book Marketing & Promotions	Tabled unanimously, in order for the applicant to be present at the hearing
2574	Krystal Lamar	101 Willow Creek	Craft Wine Vendor (Internet Sales)	Tabled unanimously, in order for the applicant to reassess the business plan
2575	Edwin Whitehead	2894 Hwy. 341 S	Janitorial	Approved unanimously
2576	Michael & Candice Harnage	101 Joshua Street	Insurance Agency	Approved unanimously, subject to compliance with any state regulatory agency requirements

At the November 2, 2021 meeting the Board tabled Special Exception Application #2562 submitted by James Bridges and sent it back to Zoning & Appeals for reconsideration to give the applicant an opportunity to attend the Zoning & Appeals hearing. Zoning & Appeals has now heard the application and recommends unanimous approval.

Motion by _____, second by _____ and carried _____ to

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

Special Exception Application #2562 submitted by James Bridges to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report.

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

Application No. 2562

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

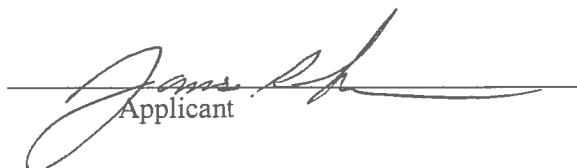
1. Name of Applicant James Bridges
2. Applicant's Phone Number 478-397-7964
3. Applicant's Mailing Address 107 Brittany Drive Perry, GA 31069
4. Property Description LL 188, 13th Land District of Houston County, Georgia, Lot 5, Block "A", Section 1 of Devonwood Subdivision, consisting of 2.25 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
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.

9-15-21
Date


Applicant

Application # 2562

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: September 15, 2021

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

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

Date of Public Hearing: November 22, 2021

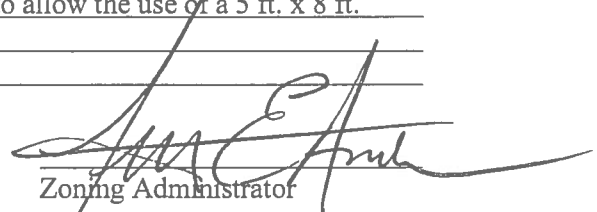
Fee Paid: \$100.00 Receipt # 42035

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 5 ft. x 8 ft. open trailer for the business.

November 22, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 7, 2021

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

Date of Public Hearing: December 7, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

Zoning & Appeals Recommendation

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2568 – Frank Deloach	Lawn Care	Unanimous	X		
#2569 – Fred & Kimberly Laguines	Consulting	Unanimous	X		
#2570 – Corey Busbee & Tiffany Campbell	Towing	Unanimous		X	
#2571 – Alvin Graul	Custom Pen & Pencil Sets	Unanimous	X		
#2572 – Courtney Schmidt	Dog Training	Unanimous	X		
#2573 – Crystal Ambler	Book Marketing/Promotions	Unanimous			X
#2574 – Krystal Lamar	Craft Wine Vendor (Internet)	Unanimous			X
#2575 – Edwin Whitehead	Janitorial	Unanimous	X		
#2576 – Michael & Candice Harnage	Insurance Agency	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:

- #2568 – Frank Deloach Lawn Care
- #2569 – Fred & Kimberly Laguines Consulting
- #2571 – Alvin Graul Custom Pen & Pencil Sets
- #2572 – Courtney Schmidt Dog Training
- #2575 – Edwin Whitehead Janitorial
- #2576 – Michael & Candice Harnage Insurance Agency

and; to deny the following application:

- #2570 – Corey Busbee & Tiffany Campbell Towing

and; to table the following applications and send back to Zoning & Appeals for reconsideration:

- #2573 – Crystal Ambler Book Marketing & Promotions
- #2574 – Krystal Lamar Craft Wine Vendor (Internet Sales)

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

Application No. 2568

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 Deloach
2. Applicant's Phone Number 478-955-7108
3. Applicant's Mailing Address 128 Holiday Circle Kathleen, GA 31047
4. Property Description LL 8, 11th Land District of Houston County, Georgia, Lot 21, Addition 3 of Piney Grove Subdivision, 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 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.

Oct 12 - 2021
Date

Frank Deloach
Applicant

Application # 2568

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 12, 2021

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

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

Date of Public Hearing: November 22, 2021

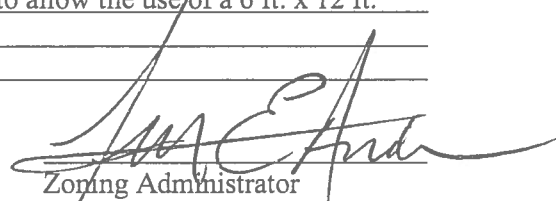
Fee Paid: \$100.00 Receipt # 42041

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 12 ft. trailer for the business.

November 22, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 7, 2021

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

Date of Public Hearing: December 7, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2569

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

1. Name of Applicant Fred and Kimberly Lagunes
2. Applicant's Phone Number 478-258-2889
3. Applicant's Mailing Address 100 Wessex Drive Bonaire, GA 31005
4. Property Description LL 43, 11th Land District of Houston County, Georgia, Lot 1, Block "D", Section 1 of Windsor Heights Subdivision, consisting of 0.57 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Consulting Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

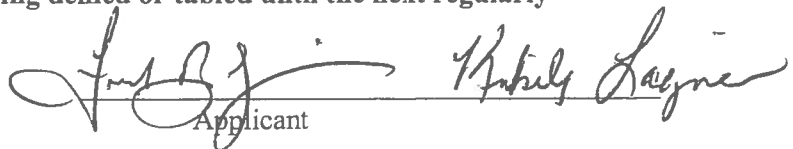
Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and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

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

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

15 OCT 2021

Date


Applicant

Application # 2569

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

Houston County Zoning and Appeals Commission

Date Filed: October 15, 2021

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

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

Date of Public Hearing: November 22, 2021

Fee Paid: \$100.00 Receipt # 42042

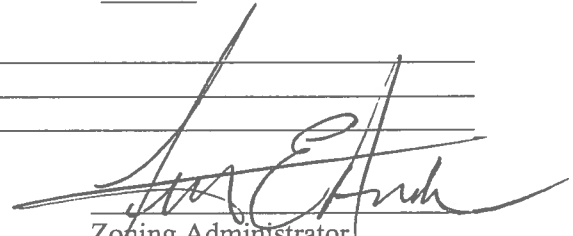
Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

November 22, 2021

Date


Zoning Administrator

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

Date of Recommendation Received: December 7, 2021

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

Date of Public Hearing: December 7, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

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

Application No. 2570

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 Corey Busbee and Tiffany Campbell
2. Applicant's Phone Number 803-724-8673
3. Applicant's Mailing Address 102 Heritage Drive Warner Robins, GA 31093
4. Property Description LL 135, 5th Land District of Houston County, Georgia, Lot 5, Block "A" of Heritage Subdivision, consisting of 3.06 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Towing Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10/18/2021
Date


Applicant

Application # 2570

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 18, 2021

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

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

Date of Public Hearing: November 22, 2021


Fee Paid: \$100.00 Receipt # 42043

Recommendation of Board of Zoning & Appeals:

Approval Denial X Tabled

Comments: Denied unanimously, due to noncompliance with Section 95.1.4 of the Houston County Comprehensive Land Development Regulations.

November 22, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 7, 2021

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

Date of Public Hearing: December 7, 2021

Action by Houston County Commissioners:

Approval Denied Tabled

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2571

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 Alvin Graul
2. Applicant's Phone Number 478-396-1880
3. Applicant's Mailing Address 202 Ellicott Drive Warner Robins, GA 31088
4. Property Description LL 96, 10th Land District of Houston County, Georgia, Lot 2, Block "D", Section 1, Phase 1 of Oxtan Plantation Subdivision, consisting of 0.34 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Custom Pen and Pencil Sets 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.

21 Oct 21
Date


Applicant

Application # 2571

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

Houston County Zoning and Appeals Commission

Date Filed: October 21, 2021

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

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

Date of Public Hearing: November 22, 2021

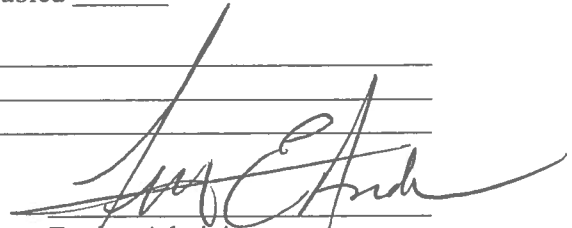
Fee Paid: \$100.00 Receipt # 42044

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

November 22, 2021
Date



Zoning Administrator

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

Date of Recommendation Received: December 7, 2021

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

Date of Public Hearing: December 7, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

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

Application No. 2572


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 Courtney Schmidt
2. Applicant's Phone Number 404-312-2553
3. Applicant's Mailing Address 1121 Panola Circle Warner Robins, GA 31088
4. Property Description LL 159, 10th Land District of Houston County, Georgia, Lot 16, Block "K", Section 4 of Settler's Landing Subdivision, consisting of 0.34 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Dog Training 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.

 W-26-21
Date


Applicant

Application # 2572

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 26, 2021

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

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

Date of Public Hearing: November 22, 2021

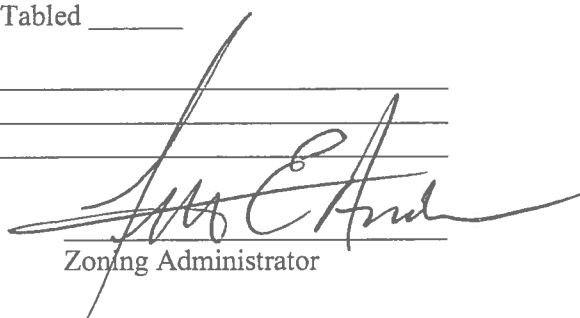
Fee Paid: \$100.00 Receipt # 42045

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

November 22, 2021
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 7, 2021

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

Date of Public Hearing: December 7, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

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

Application No. 2573

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 Crystal Ambler
2. Applicant's Phone Number 478-293-9538
3. Applicant's Mailing Address 727 Old Perry Road Kathleen, GA 31047
4. Property Description LL 246, 10th Land District of Houston County, Georgia, Parcel "C" as shown on a plat of survey for Catherine L. Jones, consisting of 11.53 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation
for a Book Marketing & Promotions 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.

Oct 26, 2021
Date

Crystal Ambler
Applicant

Application # 2573

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 26, 2021

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

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

Date of Public Hearing: November 22, 2021

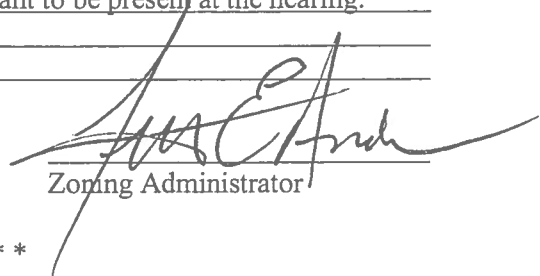
Fee Paid: \$100.00 Receipt # 42046

Recommendation of Board of Zoning & Appeals:

Approval _____ Denial _____ Tabled X

Comments: Tabled unanimously, in order for the applicant to be present at the hearing.

November 22, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 7, 2021

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

Date of Public Hearing: December 7, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2574

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 Krystal Lamar
2. Applicant's Phone Number 478-396-8250
3. Applicant's Mailing Address 101 Willow Creek Bonaire, GA 31005
4. Property Description LL 15, 11th Land District of Houston County, Georgia, Lot 6, Section 5, Phase 2 of Enchanted Oaks Subdivision, consisting of 1.01 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Craft Wine Vendor (Internet Sales) Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10/20/21
Date

Krystal Lamar
Applicant

Application # 2574

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 26, 2021

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

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

Date of Public Hearing: November 22, 2021

Fee Paid: \$100.00 Receipt # 42047

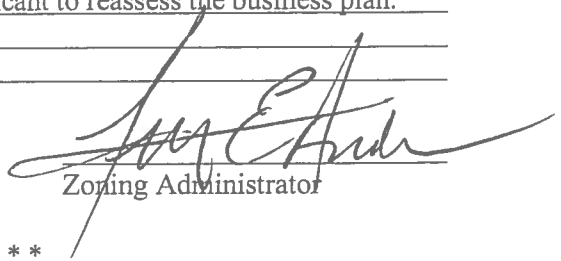
Recommendation of Board of Zoning & Appeals:

Approval _____ Denial _____ Tabled X

Comments: Tabled unanimously, in order for the applicant to reassess the business plan.

November 22, 2021

Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 7, 2021

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

Date of Public Hearing: December 7, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

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

Application No. 2575

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 Edwin Whitehead
2. Applicant's Phone Number 478-997-8103
3. Applicant's Mailing Address 2894 Hwy. 341 S Hawkinsville, GA 31036
4. Property Description LL 14, 13th Land District of Houston County, Georgia, Lot 11 of Charles Arnold Subdivision, consisting of 6.97 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation
for a Janitorial Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10/27/2021
Date


Applicant

Application # 2575

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

Houston County Zoning and Appeals Commission

Date Filed: October 27, 2021

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

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

Date of Public Hearing: November 22, 2021

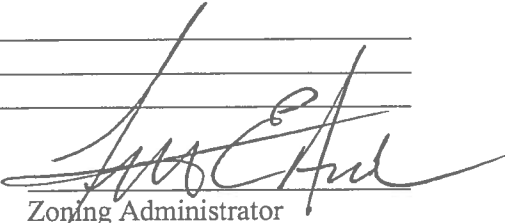
Fee Paid: \$100.00 Receipt # 42048

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

November 22, 2021
Date


Zoning Administrator

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

Date of Recommendation Received: December 7, 2021

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

Date of Public Hearing: December 7, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

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

Application No. 2576

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 Michael and Candice Harnage
2. Applicant's Phone Number 478-997-1251
3. Applicant's Mailing Address 101 Joshua Street Perry, GA 31069
4. Property Description LL 53, 14th Land District of Houston County, Georgia, Lot 1, Block "A" of Joshua Tree Subdivision, consisting of 1.07 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation
for a Insurance Agency Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10-27-2021
Date

Candice Harnage
Applicant

Application # 2576

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 27, 2021

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

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

Date of Public Hearing: November 22, 2021

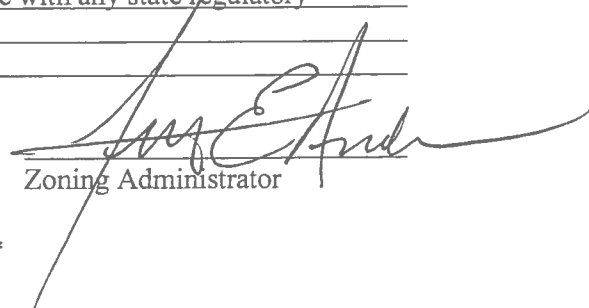
Fee Paid: \$100.00 Receipt # 42049

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

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

November 22, 2021
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 7, 2021

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

Date of Public Hearing: December 7, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

Board Appointments

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the following appointment:

Hospital Authority	LaRhonda W. Patrick	1/01/22 thru 12/31/25
---------------------------	----------------------------	------------------------------

and the following re-appointments:

Hospital Authority	Randall Walker	1/01/22 thru 12/31/25
	John Harley	1/01/22 thru 12/31/25

County Attorney Tom Hall, on behalf of the Development Authority of Houston County, has requested annexation into the City of Perry for a 572.60-acre property located at N. Highway 341 and the Perry Parkway. The property is currently zoned County M-2 (Industrial District) and the proposed zoning upon annexation is Perry M-2 (Industrial District). The property is contiguous to the existing city limits of Perry and does not create an unincorporated island. This is the remainder of the property the Authority owns at this site. Approximately 100 acres has already been annexed by Perry.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

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

All that tract or parcel of land situate, lying and being in Land Lots 4, 5, 6, 27, and 28 of the Ninth Land District of Houston County and Land Lots 12 and 13 of the Tenth Land District of Houston County, Georgia, being known and designated as Tract ‘HC’ containing 667.320 acres according to a plat of survey recorded at Plat Book 71, Page 14, Clerk’s Office, Houston Superior Court. The said plat and the copy thereof are incorporated herein by reference for all purposes.

LESS AND EXCEPT:

All those tracts or parcels of land situate, lying and being in Land Lot 6 of the Ninth Land District of Houston County, Georgia and Land Lot 12 of the Tenth Land District of Houston County, Georgia, known and designated as Tracts 6, 10, 11, 12, 14, 15, and 16, containing in the aggregate 14.718 acres, according to a plat of survey recorded at Plat Book 71, Page 13, Clerk’s Office, Houston Superior Court. The said plat and the copy thereof are incorporated herein by reference for all purposes.

ALSO, LESS AND EXCEPT:

All that tract or parcel of land situate, lying and being in Land Lot 5 of the Ninth Land District of Houston County, Georgia and Land Lots 12 and 13 of the Tenth Land District of Houston County, Georgia, being known and designated as Tract “B” containing 80 acres according to a plat of survey recorded at Plat Book 78, Page 45, Clerk’s Office, Houston Superior Court. The said plat and the copy thereof are incorporated herein by reference for all purposes.



Where Georgia comes together.

Department of Community Development

November 15, 2021

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

CERTIFIED MAIL

Dear Commissioners,

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

Property is located at N. Hwy 341, Perry

Parcel # 000160 025000 consisting of 572.60 acres

Legal description(s) attached.

Current zoning for the property within Houston County is M-2. The request is for annexation into the City of Perry with a zoning classification of M-2, General Industrial District.

Pursuant to O.C.G.A. § 36-66-4 a public hearing on zoning of the property to be annexed as noted above will be held at 6:00PM, January 4, 2022, at the Perry Events Center 1121 Macon Road, Perry. If the county has any objection under O.C.G.A. § 36-36-113, in accordance with the objection and resolution process, you must notify the City of Perry Community Development Department within thirty (30) calendar days of this notice.

Best Regards,

Bryan Wood, Director
Community Development

Enclosures



Where Georgia comes together.

Application # Annex
325-2021

Application for Annexation

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	*Applicant	*Property Owner
*Name	<u>K. Thomas Hall</u>	<u>Development Authority of Houston County</u>
*Title	<u>County Attorney</u>	
*Address	<u>200 Carl Vinson Parkway, War Robins, GA</u>	<u>31068</u>
*Phone	<u>478) 542-2012</u>	
*Email	<u>khalle.houstoncountyga.org</u>	

Property Information

*Street Address or Location	<u>N. Highway 341 and Perry Parkway</u>
*Tax Map #(s)	<u>000160 025000 572.60 acres</u>
*Legal Description	A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available; B. Provide a survey plat of the property, tied to the Georgia Planes Coordinate System.

Request

*Current County Zoning District	<u>M-2</u>	*Proposed City Zoning District	<u>M-2</u>
*Please describe the existing and proposed use of the property <u>Note: A Site Plan and/or other information which fully describes your proposal may benefit your application.</u> <u>The existing use is for industrial development and will continue the use for industrial development.</u>			

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
- *Fees:
 - Residential - \$140.00 plus \$16.25/acre (maximum \$1,700.00)
 - Planned Development - \$160.00 plus \$16.25/acre (maximum \$3,000.00)
 - Commercial/Industrial - \$245.00 plus \$22.65/acre (maximum \$3,170.00)
- *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Annexation applications require an informational hearing before the planning commission and a public hearing before City Council. Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
- *The applicant must be present at the hearings to present the application and answer questions that may arise.
- *Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes ___ No X
If yes, please complete and submit a Disclosure Form available from the Community Development office.

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

9. *Signatures:

*Applicant <i>[Signature]</i> , Attorney for the Property Owner	*Date 11/15/21
*Property Owner/Authorized Agent	*Date

Standards for Granting a Zoning Classification

The applicant bears the burden of proof to demonstrate that an application complies with these standards.

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? *No*

1. Identify the existing land uses and zoning classification of nearby properties.
West, North + South RAG; East M-2
2. Whether the proposed zoning will allow uses that are suitable in view of the uses and development of adjacent and nearby property. *M-2 zoning is appropriate to this area.*
3. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property. *No. It has been zoned M-2 for a number of years.*
4. Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan.
Yes.
5. Whether the zoning proposal will result in a use which will cause an excessive burden upon existing streets, transportation facilities, utilities, or schools. *No*
6. 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.
This property has been designated for industrial use for quite a number of years. M-2 zoning is the highest and best use of the property

LEGAL DESCRIPTION

PROPERTY BEING ANNEXED INTO THE CITY OF PERRY DEVELOPMENT AUTHORITY OF HOUSTON COUNTY

All that tract or parcel of land situate, lying and being in Land Lots 4, 5, 6, 27 and 28 of the Ninth Land District of Houston County and Land Lots 12 and 13 of the Tenth Land District of Houston County, Georgia, being known and designated as Tract 'HC' containing 667.320 acres according to a plat of survey recorded at Plat Book 71, Page 14, Clerk's Office, Houston Superior Court. The said plat and the copy thereof are incorporated herein by reference for all purposes.

LESS AND EXCEPT:

All those tracts or parcels of land situate, lying and being in Land Lot 6 of the Ninth Land District of Houston County, Georgia and Land Lot 12 of the Tenth Land District of Houston County, Georgia, being known and designated as Tracts 6, 10, 11, 12, 14, 15 and 16, containing in the aggregate 14.718 acres, according to a plat of survey recorded at Plat Book 71, Page 13, Clerk's Office, Houston Superior Court. The said plat and the copy thereof are incorporated herein by reference for all purposes.

ALSO, LESS AND EXCEPT:

All that tract or parcel of land situate, lying and being in Land Lot 5 of the Ninth Land District of Houston County, Georgia and Land Lots 12 and 13 of the Tenth Land District of Houston County, Georgia, being known and designated as Tract "B" containing 80 acres according to a plat of survey recorded at Plat Book 78, Page 45, Clerk's Office, Houston Superior Court. The said plat and the copy thereof are incorporated herein by reference for all purposes.

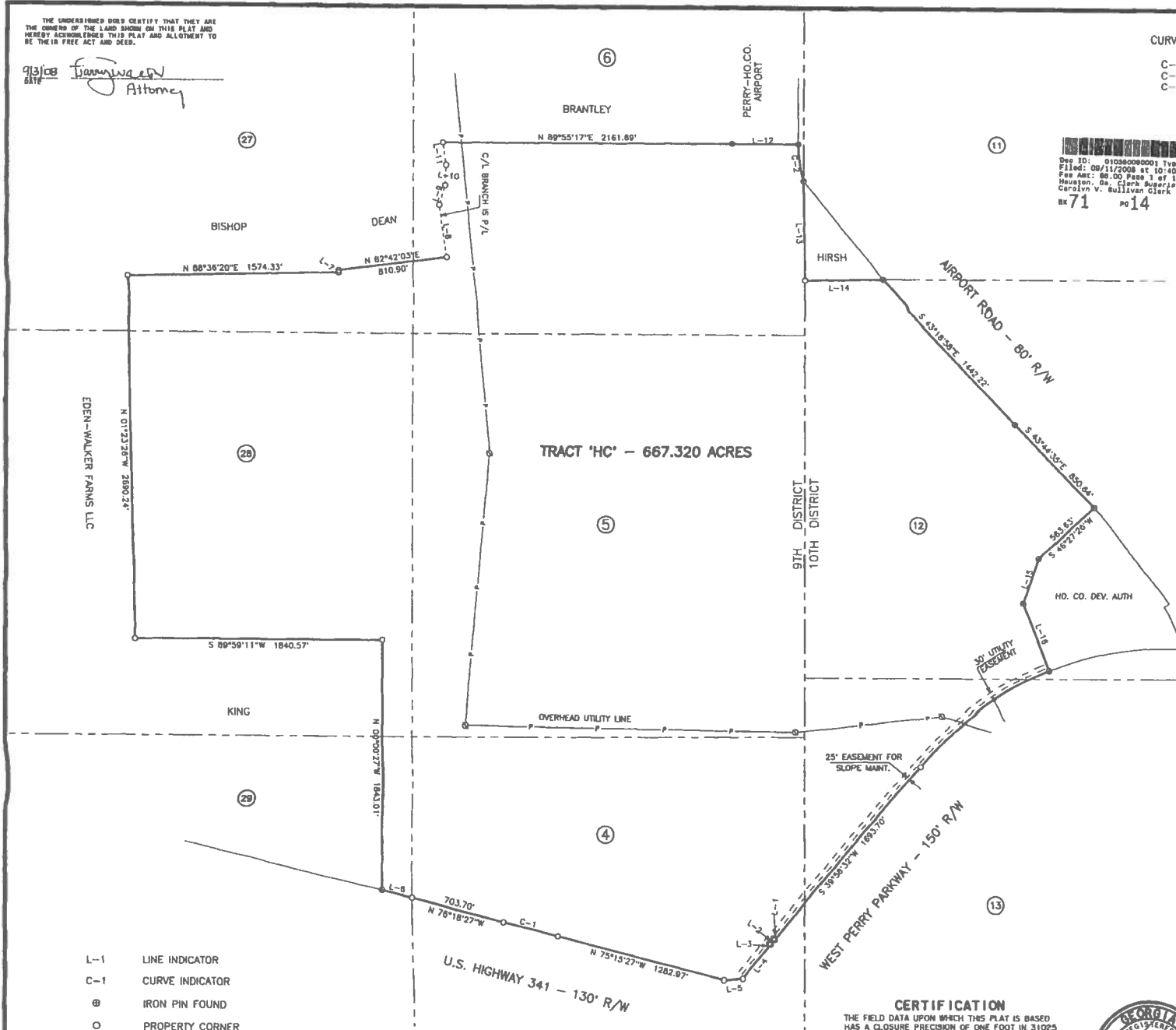
THE UNDERSIGNED FIELD CERTIFY THAT THEY ARE THE CORNER OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED.

9/3/08 Deanna W. Dean
 DATE Attorney

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	22917.67'	419.99'	419.98'	N 75°46'57"W
C-2	895.65'	278.62'	277.50'	S 08°14'52"E
C-3	2366.83'	1190.27'	1177.77'	S 54°22'57"W

COURSE	BEARING	DISTANCE
L-1	N 50°01'28"W	15.00'
L-2	S 39°58'32"E	50.00'
L-3	S 50°01'28"E	15.00'
L-4	S 39°58'32"W	331.20'
L-5	S 85°25'29"W	142.12'
L-6	N 76°20'27"W	228.14'
L-7	N 00°22'00"E	16.00'
L-8	N 08°07'35"W	398.85'
L-9	N 16°57'00"E	152.80'
L-10	N 02°08'00"E	149.30'
L-11	N 07°43'00"W	167.90'
L-12	N 89°53'47"E	498.67'
L-13	S 00°58'18"E	750.34'
L-14	N 89°01'45"E	583.04'
L-15	S 18°24'23"W	366.53'
L-16	S 21°11'02"E	533.79'

Doc ID: 3102000000; Type: PLT
 Filed: 09/11/2008 at 10:40:35 AM
 Fee Amt: \$8.00 Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK 71 Pg 14

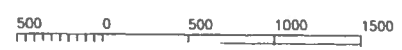


Approved
 9/3/08
 Houston County Planning Commission
[Signature]
 SECRETARY



- REFERENCE:
1. SURVEY FOR NORTHROP CORP. BY JONES SURVEYING DATED 10-15-86
 2. SURVEY FOR AMERICAN REAL ESTATE INV CO BY PIEDMONT SURVEYING DATED 5-8-97
 3. SURVEY FOR HO.CO. DEVL. AUTH. BY JONES SURVEYING DATED 11-29-2000

- L-1 LINE INDICATOR
- C-1 CURVE INDICATOR
- ⊙ IRON PIN FOUND
- PROPERTY CORNER



CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31025 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3161806 FEET.

THE LINEAR AND ANGULAR MEASUREMENT SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-312 ELECTRONIC TOTAL STATION ON 6-13-08



SURVEY FOR
HOUSTON COUNTY DEVELOPMENT AUTHORITY

LOCATED AS SHOWN IN THE 9TH & 10TH DISTRICT
 HOUSTON COUNTY, GEORGIA
 SCALE 1" = 500' AUGUST 26, 2008

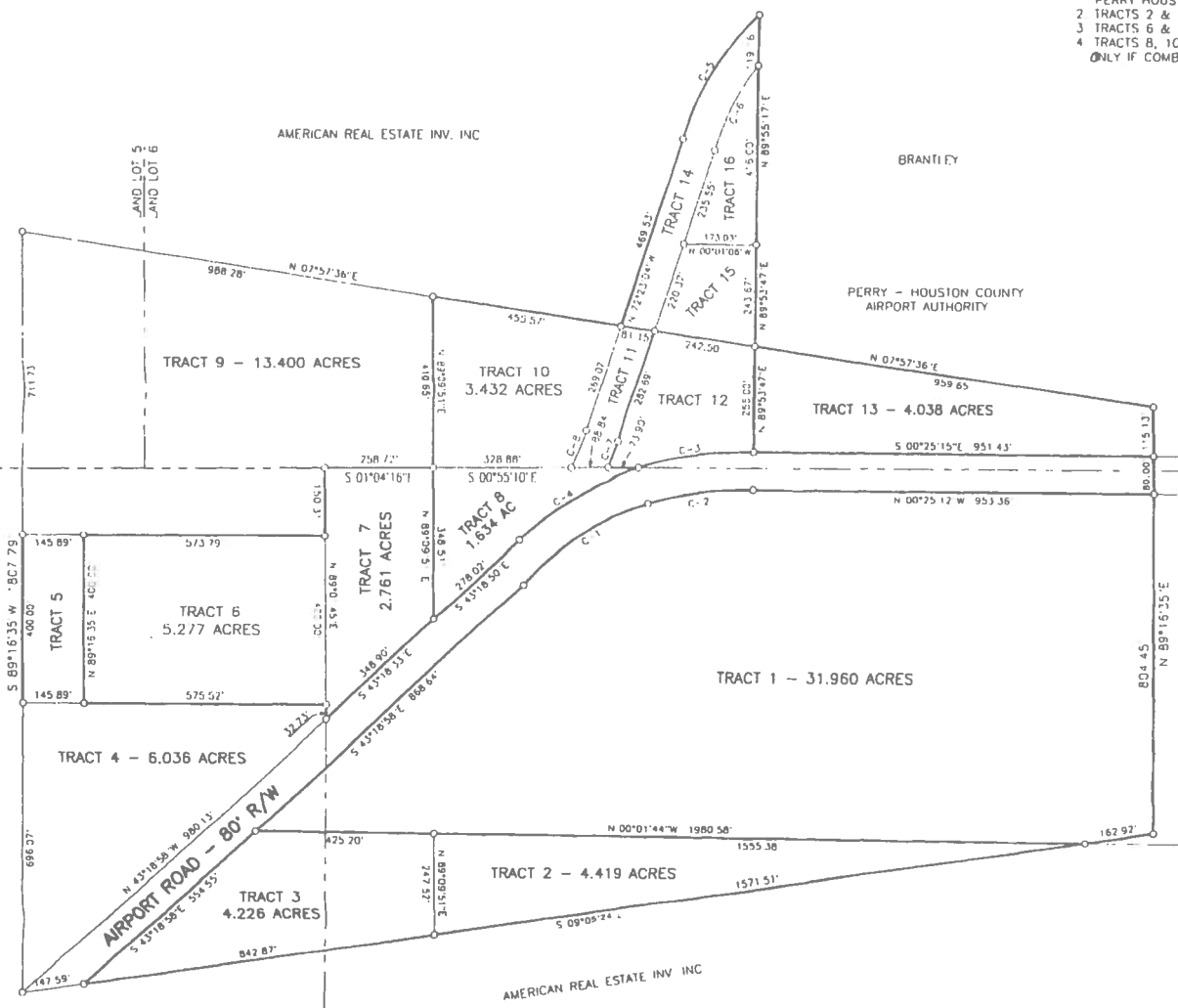


- 1 TRACTS 4, 5 & 9 ARE APPROVED SOLELY FOR THE ACQUISITION OF AN AVIGATION EASEMENT TO THE PERRY HOUSTON COUNTY AIRPORT AUTHORITY
- 2 TRACTS 2 & 3 ARE APPROVED IF COMBINED INTO ONE PARCEL
- 3 TRACTS 6 & 7 ARE APPROVED IF COMBINED INTO ONE PARCEL
- 4 TRACTS 8, 10, 11, 14, 15 & 16 ARE APPROVED ONLY IF COMBINED INTO ONE TRACT

Dec 10: 01040580001 Type: PLT
 Filed: 12/02/2008 at 02:43:11 PM
 Fee Amt: \$8.00 Page: 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
71 **pc 13**

9TH DISTRICT
 10TH DISTRICT

AMERICAN REAL ESTATE INV. INC



PERRY HOUSTON COUNTY
 AIRPORT AUTHORITY

Approved
 9/11/08
 Houston County Planning Commission
[Signature]
 Chairman

THE UNDERSIGNED DOES CERTIFY THAT THEY ARE THE OWNER OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THIS PLAT AND ALIGNMENT TO BE THE IRREV. ACT AND DEED.

9-11-08 *[Signature]*
 Date

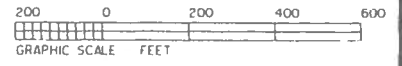
CURVILINEAR DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	CH BEARING
C-1	646.89'	357.21'	352.69'	N 32°58'45"W
C-2	815.65'	253.74'	252.71'	N 08°14'52"W
C-3	895.65'	278.62'	277.50'	S 08°14'52"E
C-4	726.89'	331.81'	328.93'	S 30°14'13"E
C-5	690.00'	340.34'	336.90'	N 58°15'14"W
C-6	610.00'	217.78'	216.63'	S 62°09'23"E
C-7	665.47'	64.19'	64.16'	S 69°37'16"E
C-8	585.47'	92.71'	92.62'	N 67°50'52"W

TRACT 5 - 1.340 ACRES
 TRACT 11 - 0.65' ACRES
 TRACT 12 - 1.944 ACRES
 TRACT 14 - 1.364 ACRES
 TRACT 15 - 1.089 ACRES
 TRACT 16 - 0.962 ACRES

CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24029 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1234285 FEET.
 THE LINEAR AND ANGULAR MEASUREMENT SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-312 ELECTRONIC TOTAL STATION ON 5-9-08



SURVEY FOR
**HOUSTON COUNTY
 AIRPORT AUTHORITY**

LAND LOTS 5 & 6 9TH DISTRICT
 LAND LOTS 10 & 11 10TH DISTRICT
 HOUSTON COUNTY, GEORGIA
 SCALE 1" = 200' MAY 8, 2008

JONES SURVEYING & ENGINEERING INC.
 PERRY, GEORGIA (478) 987-2705

- 1/2" REBAR SET
- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- OPEN TOP PIPE FOUND
- △ CALCULATED CORNER
- △ CONCRETE MONUMENT FOUND
- RIGHT OF WAY
- BUILDING LINE
- PROPERTY LINE
- DRAINAGE EASEMENT
- UTILITIES EASEMENT
- SANITARY SEWER EASEMENT
- MANHOLE
- CATCH BASIN
- JUNCTION BOX
- DROP INLET
- HEADWALL
- PAVEMENT
- ACRE
- PAYMENT
- CREEK
- LAND LOT LINE
- FIRE HYDRANT
- FENCE LINE
- FINISH FLOOR ELEVATION
- POWER LINE
- POWER POLE
- CENTER LINE
- TEST HOLE
- SITE PLAN ENG. DEPT.
- SITE PLAN HEALTH DEPT.
- RADIUS
- ELEVATION
- RESIDENTIAL DRAINAGE PLAN
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- LIGHT POLE
- WATER VALVE
- WATER METER
- NOW OR FORMERLY

SURVEYOR'S CERTIFICATION

TOTAL AREA: 100.00 ACRES

460681
78/45

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 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 13-6-67 AUTHORITY O.C.G.A. SECS. 13-6-42, 43-13-4, 43-13-6, 43-13-19, 43-13-22.

BY (MARTY A. McLEOD):
REGISTERED GEORGIA LAND SURVEYOR NUMBER - 2991

File No.: 615-738
Return: WHG&M
Plat Book 78 / Page 45

REFERENCES:
P.B. 56, PG. 196
P.B. 71, PGS. 13&14

"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.

Signature: [Signature]
DATE: 4/5/16

Approved: [Signature]
Houston County Planning Commission
Secretary: [Signature]

cmulgee, Inc.
SURVEYORS • ENGINEERS • CONSULTANTS • PLANNERS
906 Ball Street
Perry, Georgia 31069
Office (478) 224-7070
Fax (478) 224-7072

SURVEY FOR:
SANDLER NONWOVEN CORP.
&
HOUSTON COUNTY DEVELOPMENT AUTHORITY

Doc ID: 04250010001 Type: PLT
Recorded: 04/07/2016 at 03:17:38 PM
Fee Amt: \$5.00 Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

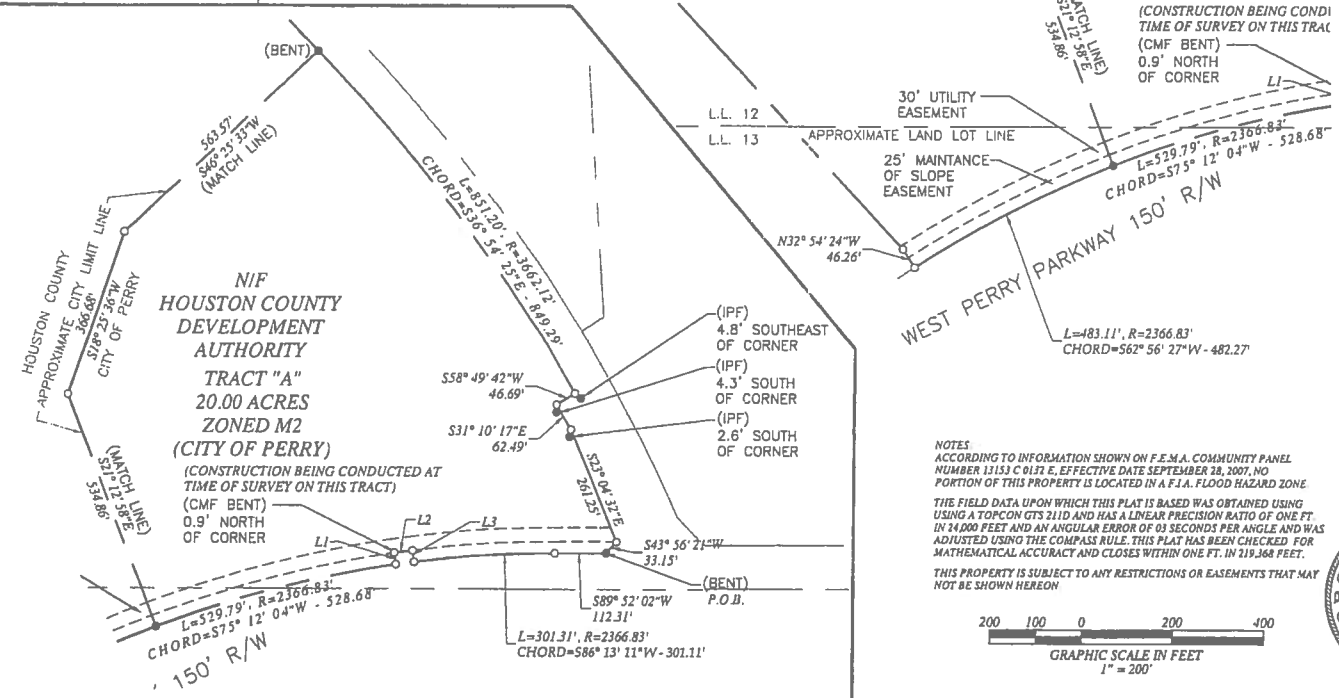
bk 78 pg 45

HEIGHT RESTRICTION NOTE:
ANY CONSTRUCTION TO BE APPROVED BY PERRY-HOUSTON COUNTY AIRPORT AUTHORITY AND FAA DUE TO RESTRICTIONS ON HEIGHT OF ANY IMPROVEMENTS ON TRACTS "A" & "B" AS SHOWN HEREON.

TRACT "B"
80.00 ACRES
ZONED M2 (HOUSTON COUNTY)
(SEE HEIGHT RESTRICTION NOTE)

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	23.00'	S08° 23' 13"E
L2	40.07'	S82° 05' 33"W
L3	25.00'	N07° 25' 37"W



NOTES
ACCORDING TO INFORMATION SHOWN ON F.E.M.A. COMMUNITY PANEL NUMBER 13153 C 0137 E, EFFECTIVE DATE SEPTEMBER 28, 2007, NO PORTION OF THIS PROPERTY IS LOCATED IN A F.I.A. FLOOD HAZARD ZONE.
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 1400 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 219,368 FEET.
THIS PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY NOT BE SHOWN HEREON.

COUNTY: HOUSTON
DISTRICT: 9TH & 10TH
LAND LOT: 5-9TH, 12 & 13-10TH
DATE: 3/31/16
SCALE: 1"=200'
JOB NO. 15-0313A

NO.	DATE	REVISION
1	4/26/16	ADDED SOUTH L.L. OF L.L. 12 AND 20 ACRE TRACT





Doc ID: 012878790003 Type: GLR
Filed: 11/21/2012 at 02:48:29 PM
Fee Amt: \$14.00 Page 1 of 3
Transfer Tax: \$0.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

BK **6041** PG **342-344**

After recording, return to:
Michael J. Long, Esq.
Long & Hall LLP
311 Margie Drive
Warner Robins, Georgia 31088

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF HOUSTON

THIS INDENTURE, made this 21st day of November, 2012, between AMERICAN REAL ESTATE INVESTMENT COMPANY, LTD. n/k/a AMERICAN REAL ESTATE INVESTMENT COMPANY, LTD. LP, organized and existing under the laws of the State of Georgia (hereinafter called "GRANTOR"), and DEVELOPMENT AUTHORITY OF HOUSTON COUNTY (hereinafter called "GRANTEE"), and (the terms Grantor and Grantee to include their respective heirs, legal representatives, successors and assigns where the context hereof requires or permits).

WITNESSETH:

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy, and sufficiency of which are hereby acknowledged by Grantor, does hereby remise, convey and forever QUITCLAIM unto the said Grantee, all of its entire right, title and interest passing hereunder, whatever the same be, in and to that certain property described in Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof by this reference.

TO HAVE AND TO HOLD the above-described tract or parcel of land, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit, and behoof of Grantee, forever, in FEE SIMPLE.

BOOK 6041 PAGE 343

IN WITNESS WHEREOF, the said GRANTOR has caused this deed to be executed by the duly authorized officers of its general partner and the corporate seal of its general partner to be affixed hereto, the day and year above written.

AMERICAN REAL ESTATE INVESTMENT COMPANY, LTD., n/k/a AMERICAN REAL ESTATE INVESTMENT COMPANY, LTD., LP

BY: R J & J ENTERPRISES, INC., IT'S SOLE GENERAL PARTNER

By: [Signature]
Name: N. D. Horton, Jr., President

Signed, sealed and delivered in presence of:
[Signature]
Unofficial Witness

[Signature]
Notary Public

(CORPORATE SEAL)

My Commission Expires: 1-18-14



[Quitclaim Deed]

BOOK 6041 PAGE 344

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land situate, lying and being in Land Lots 4, 5, 6, 12, 13, 27, 28 and 29 of the 9th and 10th Land Districts of Houston County, Georgia, being known and designated as Tract "HC", consisting of 667.320 acres, more or less, and having such shapes, metes, bounds, courses and distances as are shown on a plat of survey prepared by Lee R. Jones, Georgia Registered Land Surveyor No. 2680, dated August 26, 2008 and recorded in Plat Book 71, Page 14, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

PR.111721.DeveAuth.000160025000

Request for annexation received 11/17/21 – Agenda 12/7/2021 – 30th Day 12/17/2021

Request Received From: Perry

Property Location: N. HWY 341, Perry

Parcel ID: 000160 025000 (572.60 acres)

Zone Change: Currently County M-2 zoning to City of Perry M-2, General Industrial District

Debra Presswood – No comments or concerns listed.

Tom Hall – Comments: The property is contiguous to the Perry city limits. There is not a zoning change. It is currently M-2 and will be M-2 upon annexation. This is the remainder of the property the Authority owns at this site. Approximately 100 acres has already been annexed by Perry. Annexation does not create an unincorporated island.

Concerns: Preserve any county utilities.

Chief Stoner – Comments: None

Concerns: None

Tim Andrews – Comments: No comments.

Concerns: No concerns.

James Moore – Comments: I have no objections to the annexation request.

Concerns: No concerns.

Public Works – **Robbie Dunbar** – No comments or concerns listed.

Terry Dietsch – No comments or concerns listed.

Ronnie Heald – No comments or concerns listed.

Van Herrington – No comments or concerns listed.

Brian Jones – No comments or concerns listed.

Allen Mason – No comments or concerns listed.

Travis McLendon – No comments or concerns listed.

Ken Robinson – No comments or concerns listed.

Jeff Smith – No comments or concerns listed.

Sheriff Talton – No comments or concerns listed.

Alan Smith – Comments: None

Concerns: none



Overview



Legend

- Parcels
- Roads

<p>Parcel ID 000160 025000</p> <p>Class Code Exempt</p> <p>Taxing District County</p> <p>Acres 572.6</p>	<p>Owner HOUSTON COUNTY DEVELOPMENT AUTHORITY</p> <p>200 CARL VINSON PKWY WARNER ROBINS, GA 31088</p> <p>Physical Address N HWY 341</p> <p>Assessed Value Value \$12167700</p> <p>Land Value Value \$1.21677e+007</p> <p>Improvement Value</p> <p>Accessory Value</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>11/21/2012</td> <td></td> <td>06</td> <td>U</td> </tr> <tr> <td>11/21/2012</td> <td></td> <td>06</td> <td>U</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	11/21/2012		06	U	11/21/2012		06	U
Date	Price	Reason	Qual											
11/21/2012		06	U											
11/21/2012		06	U											

(Note: Not to be used on legal documents)

Date created: 11/30/2021
Last Data Uploaded: 11/30/2021 6:04:41 AM

Asil Group, LLC is requesting their property currently located within the City of Perry at 308 Woodlands Boulevard, Kathleen, Houston County be de-annexed from the City of Perry. The lot is currently an unbuildable lot since utilities are not available in this area from the City of Perry. This request is being made in order to allow the owner to request to have the property annexed into the City of Warner Robins which will create a buildable lot.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the de-annexation of the property owned by Asil Group, LLC currently located within the City of Perry at 308 Woodlands Boulevard, Kathleen, Houston County and authorize the signing of the appropriate resolution to be sent to the City of Perry. The property is more particularly described as follows:

All that tract or parcel of land, situate lying and being in Land Lots 233 of the 10th Land District of Houston County, Georgia, being known and designated as Lot 42-A, containing 9,628.90 square feet, according to that certain plat of survey prepared by McLeod Surveying, certified by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated October 14, 2019, a copy of which is of record in Map Book 81, Page 96, Clerk's Office, Houston Superior Court.

CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of an original resolution duly adopted by the Board of Commissioners of Houston County on the 7th day of December 2021.

In witness whereof, I hereunto set my hand and affix the seal of the County, this _____ day of _____, 2021.

Director of Administration

[Affix Seal]

**RESOLUTION
HOUSTON COUNTY
DE-ANNEXATION**

WHEREAS, the property owner Asil Group, LLC desires to de-annex their property currently located within the City of Perry located at 308 Woodlands Boulevard, Kathleen, in Houston County, Georgia; and

WHEREAS, O.C.G.A. § 36-36-22 requires county agree to accept the property as a pre-condition to the voluntary de-annexation of land by a municipal governing authority.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Houston County that the de-annexation of the property described below from the corporate boundaries of the City of Perry, Georgia is hereby _____.

All that tract or parcel of land, situate lying and being in Land Lots 233 of the 10th Land District of Houston County, Georgia, being known and designated as Lot 42-A, containing 9,628.90 square feet, according to that certain plat of survey prepared by McLeod Surveying, certified by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated October 14, 2019, a copy of which is of record in Map Book 81, Page 96, Clerk's Office, Houston Superior Court.

This _____ day of _____, 2021.

**HOUSTON COUNTY
BOARD OF COMMISSIONERS**

Chairman Tommy Stalnaker

Commissioner Mark Byrd

Commissioner Dan Perdue

Commissioner Gail Robinson

Commissioner H. Jay Walker III

Attest: _____
Barry Holland
Director of Administration



Where Georgia comes together.

Department of Community Development

Received

November 9, 2021

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

NOV 15 2021

Houston County Commissioners

Warner Robins, GA

CERTIFIED MAIL

Dear Commissioners,

Please be advised the City of Perry, Georgia, has received an application requesting a de-annexation from the City of Perry for the property listed below:

Property is located at 308 Woodlands Blvd., Kathleen

Parcel #0P64A0 223000 consisting of 0.22 acres.

Legal description(s) attached.

Current zoning for the property within the City of Perry is PUD, Planned Unit Development. The request is for de-annexation into the City of Warner Robins.

Pursuant to O.C.G.A. § 36-66-4 a public hearing on zoning of the property to be de-annexed as noted above will be held at 6:00PM, January 4, 2022, at the Perry Events Center 1121 Macon Road, Perry. If the county has any objection under O.C.G.A. § 36-36-113, in accordance with the objection and resolution process, you must notify the City of Perry Community Development Department within thirty (30) calendar days of this notice.

Best Regards,

Bryan Wood, Director
Community Development

Enclosures

Cc: Mayor Randy Toms – City of Warner Robins



Where Georgia comes together.

ANNX - 0316 - 2021

Application # _____

Application for De-Annexation

Community Development (478) 988-2720

Contact Information

*Indicates Required Field

	Applicant	Property Owner
*Name	ASIL Group, LLC	ASIL Group, LLC
*Title	Keith Newton	
*Address	3528 US Hwy 41 N	3528 US Hwy 41 N
*Phone	Byron, GA 31008	Byron, GA 31008
*Email	vthomas.nd@gmail.com	vthomas.nd@gmail.com

Property Information

*Street Address or Location	308 Woodlands Blvd	*Tax Map #(s)	OP64A0-223000
*Legal Description A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available, B. Provide a survey plat of the property, tied to the Georgia Planes Coordinate System.			

Request

*Reason for your request (include additional sheets if needed):
make land part of buildable lot in City of Warner Robins, no available utilities in City of Perry, currently non-buildable lot

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
- *Fees:**
 - Residential - \$140.00 plus \$16.25/acre (maximum \$1,700.00)
 - Planned Development - \$160.00 plus \$16.25/acre (maximum \$3,000.00)
 - Commercial/Industrial - \$245.00 plus \$22.65/acre (maximum \$3,170.00)
- See Section 2-2.2 of the Land Management Ordinance for procedures.
- The staff will verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled planning commission and city council hearing dates.
- *The applicant must be present at the hearings to present the application and answer questions that may arise.**
- *Campaign Notice required by O.C.G.A. Section 36-67A-3:** Within the past two years has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes No
If yes, please complete and submit a Disclosure Form available from the Community Development office!
- *Signatures:** By signing below applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

*Applicant	ASIL Group LLC	*Date	11-8-21
*Property Owner/Authorized Agent	Keith Newton	*Date	11-8-21

ASIL Group, LLC
3528 Hwy 41 North
Byron, GA 31008
(478) 953-1100 | Fax: (478) 953-1101

Department of Community Development
City of Perry
1211 Washington Street
Perry, GA 31069
(478) 988-2720

November 8, 2021

Re: Letter of Intent, De-Annexation for 308 Woodlands Blvd, Lot 42-A

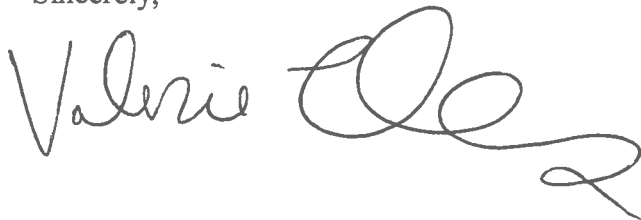
To Whom It May Concern:

This is our formal letter of intent to request de-annexation of 308 Woodlands Blvd, non-buildable Lot 42-A, totaling 0.22 acres, to be removed out of the City of Perry.

This tract is tax parcel No. 0P34A0-223000 and is recorded on Book 81, Page 96 as part of The Woodlands of House, Phase 3-Section 2B, on survey by McLeod Surveying, dated October 14, 2019. It is zoned R-3.

This lot is located at the city-line of Perry and Warner Robins. Homes to the west are located in the City of Perry and future homes located to the east are located in the City of Warner Robins. Upon approval of de-annexation, we intend to use this 0.22 tract to create a buildable lot within the City of Warner Robins. Utilities are available from the City of Warner Robins at this location.

Sincerely,

A handwritten signature in black ink, appearing to read "Valerie" followed by a stylized, cursive flourish.

TOTAL AREA: 2.70 ACRES

- 1/2" REBAR SET
- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- OPEN TOP PIPE FOUND
- △ CALCULATED CORNER
- CONCRETE MONUMENT FOUND
- R/W RIGHT OF WAY
- BL BUILDING LINE
- PL PROPERTY LINE
- DE DRAINAGE EASEMENT
- UE UTILITIES EASEMENT
- SSE SANITARY SEWER EASEMENT
- MH MANHOLE
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DROP INLET
- HW HEADWALL
- AC ACRE
- L.L.L. LAND LOT LINE
- PH FIRE HYDRANT
- F FENCE LINE
- FPE FINISH FLOOR ELEVATION
- P POWER LINE
- PP POWER POLE
- CL CENTER LINE
- R RADIUS
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- WV WATER VALVE
- WM WATER METER
- N/F NOW OR FORMERLY

PURPOSE OF PLAT:
 TO DELINEATE THE TWO DIFFERENT OWNERS OF THE LOTS SHOWN HEREIN FOR BANKING PURPOSES ONLY. ALEXIS INVESTMENTS LLC OWNING LOTS 39-A THRU 41-A AND ASIL GROUP LLC OWNING LOTS 39 THRU 41. THESE LOTS ARE NOT TO BE CONSIDERED AS SEPARATE LOTS AS STATED BELOW.

COMBINE LOTS 39 AND 39-A TO MAKE ONE LOT. SAID LOT WILL CONTAIN 19556.57 S.F. AS SHOWN HEREON.

COMBINE LOTS 40 AND 40-A TO MAKE ONE LOT. SAID LOT WILL CONTAIN 19551.87 S.F. AS SHOWN HEREON.

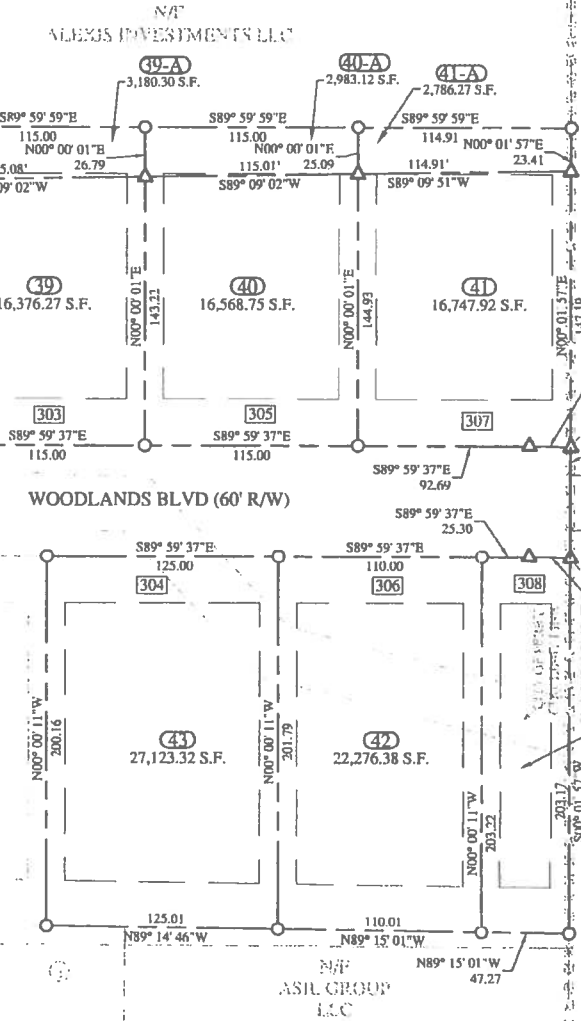
COMBINE LOTS 41 AND 41-A TO MAKE ONE LOT. SAID LOT WILL CONTAIN 19514.19 S.F. AS SHOWN HEREON.

ALL LOTS TO BE IN CITY OF PERRY.

HOLLOW WOOD WAY (50' R/W)

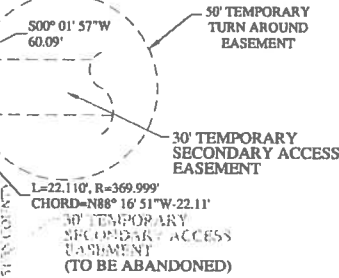
WOODLANDS BLVD (60' R/W)

PARK



N/F ALEXIS INVESTMENTS LLC

N/F ASIL GROUP LLC



Type: GEORGIA STANDARD PLATS
 Recorded: 11/5/2019 2:35:00 PM
 Fee Amt: \$8.00 Page 1 of 1
 Houston, Ga. Clerk Superior
 BK 81 PG 96

FOR THE CLERK OF SUPERIOR COURTS USE ONLY

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

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

Marty A. McLeod
 AGENT SIGNATURE DATE

"I CERTIFY THAT THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE CITY OF PERRY, GA AND COMPLIES WITH REQUIREMENTS OF THE PRELIMINARY PLAT APPROVED BY THE PLANNING COMMISSION, OR HAS POSTED AN ACCEPTABLE PERFORMANCE BOND IN LIEU THEREOF."

Bryan Wood
 DIRECTOR OF COMMUNITY DEVELOPMENT DATE
 CITY OF PERRY, GEORGIA

"SURVEYOR'S CERTIFICATION"

IT IS CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL SURVEYING AND PLATTING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE CITY /COUNTY, HAVE BEEN FULLY COMPLIED WITH.

FURTHERMORE, THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-07, AUTHORITY O.C.G.A. SECS. 15-6-07, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

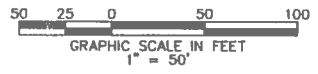
BY *Marty A. McLeod*
 REGISTERED GEORGIA LAND SURVEYOR NUMBER 2991

STIPACKS:
 FRONT 25'
 BACK 25'
 SIDE 5'

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 A TOTAL STATION 2110 AND HAS A LINEAR PRECISION RATIO OF ONE FT. IN 24,000 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE. AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FT. IN 432,723 FEET.

ACCORDING TO INFORMATION SHOWN ON F.E.M.A. COMMUNITY PANEL NUMBER 13153 C 0093 E, EFFECTIVE DATE SEPTEMBER 28, 2007, NO PORTION OF THIS PROPERTY IS LOCATED IN A F.L.A. FLOOD HAZARD ZONE "A".



NO.	DATE	REVISION

COUNTY:	HOUSTON
DISTRICT:	10TH
LAND LOT:	233
DATE:	10/14/19
SCALE:	1" = 50'
JOB NO.	16-0652C

SURVEY FOR:
LOTS 39 THRU 43
THE WOODLANDS OF HOUSTON
PHASE 3 SECTION 2-B



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



Doc ID: 013190560004 Type: GLR
Recorded: 01/06/2014 at 05:00:00 PM
Fee Amt: \$16.00 Page 1 of 4
Transfer Tax: \$0.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

BK **6461** PG **262-265**

13-8340 #11708
Due/Ret MOORE LAW FIRM, LLC
Post Office Drawer 8269
Warner Robins, GA 31095
(478) 328-3200

(This Space for Official Use Only)

WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF HOUSTON**

This Indenture made this th 27 day of December, 2013 between SD WOODLANDS, LLC, a Georgia limited liability company, as party or parties of the first part, hereinafter called Grantor, and ASIL GROUP, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100 (\$10.00) Dollars** and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING MORE FULLY DESCRIBED ACCORDING TO EXHIBIT "A" ATTACHED HERETO, WHICH BY THIS REFERENCE THERETO IS INCORPORATED HEREIN AND MADE A PART HEREOF FOR ALL PURPOSES.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

BOOK 6461 PAGE 263

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

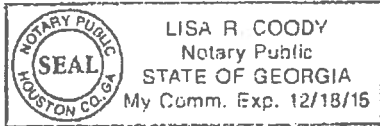
Signed, sealed and delivered in the presence of:

SD WOODLANDS, LLC

Michelle Suchey
Witness

By: F. Keith Newton (SEAL)
F. Keith Newton, Manager

Lisa R Coody
Notary Public



BOOK 6461 PAGE 264

EXHIBIT "A"
Legal Description

All those tracts or parcels of land situate, lying and being in Land Lots 215, 216, 233 and 234 of the Tenth Land District of Houston County, Georgia, known and designated as Tract 1, comprising 115.448 acres, and Tract 2, comprising 13.156 acres, according to that certain plat of survey prepared by Waddle & Company, certified by Christopher A. Branscom, Georgia Registered Land Surveyor No. 3164, dated December 23, 2013, a copy of which is of record in Map Book 75, Pages 188-192, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

LESS AND EXCEPT, all those lots, tracts or parcels of land comprising the subdivided lots and public rights-of-way comprising the Subdivision known as SANFORD PLACE, PHASE NO. 2, SECTION NO. 1, and is delineated on that certain map or plat of survey of said Subdivision prepared by Waddle & Company, certified by Theodore W. Waddle, Jr., Georgia Registered Land Surveyor No. 2139, dated November 3, 2011, a copy of which is of record in Map Book 74, Pages 44-45, Clerk's Office, Houston Superior Court, and being more particularly described and identified according to said Subdivision Survey as Lots 11 through 14 (both inclusive), Block "D," and Hawk's Tail Drive (50' R/W). Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

ALSO LESS AND EXCEPT, all those lots, tracts or parcels of land comprising the subdivided lots and public rights-of-way comprising the Subdivision known as SANFORD PLACE, PHASE NO. 2, SECTION NO. 2, and is delineated on that certain map or plat of survey of said Subdivision prepared by Waddle & Company, certified by Theodore W. Waddle, Jr., Georgia Registered Land Surveyor No. 2139, dated July 11, 2013, a copy of which is of record in Map Book 75, Pages 122-123, Clerk's Office, Houston Superior Court, and being more particularly described and identified according to said Subdivision Survey as Lots 15 through 26 (both inclusive), Block "D;" Lots 11 through 15 (both inclusive), Block "E;" Hawk's Tail Drive (50' R/W); and Rolling Acres Drive (50' R/W). Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

ALSO LESS AND EXCEPT, all that tract or parcel of land situate, lying and being in Land Lots 248 and 249 of the 10th Land District of Houston County, Georgia, being known and designated as Parcel 3 shown on Sheet Nos. RW-6, RW-7, RW-8 and RW-14 as REQUIRED EASEMENT TRACT 1 containing 0.02 acres, 696.58 square feet and REQUIRED EASEMENT TRACT 2, containing 0.01 acres, 362.73 square feet, and REQUIRED R/W containing 0.031 acres, 13,426.69 square feet and REQUIRED EASEMENT TRACT 3, containing 0.08 acres, 3,622.16 square feet on a set of plans entitled HOUSTON COUNTY BOARD OF COMMISSIONERS RIGHT-OF-WAY PLANS FOR OLD PERRY ROAD WIDENING, dated September 22, 2008, of record in Map Book 71, Pages 29-37, Clerk's Office, Houston Superior Court. Said Right of Way Plans and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

ALSO LESS AND EXCEPT, all that tract or parcel of land situate, lying and being in Land Lots 216 and 217 of the 10th Land District of Houston County, Georgia, being known and designated as Parcel 49 shown on Sheet No. 19 as PARCEL 049 REQ'D R/W KC548 containing 0.092 acres, 4,006.46 square feet and as Parcel 049 REQ'D PERM. EASM'T KC667 containing 0.119 acres, 5,200.00 square feet as shown on a set of plans entitled PUBLIC WORKS DEPARTMENT HOUSTON COUNTY RIGHT-OF-WAY OF PROPOSED MOODY ROAD, PHASE 3 IMPROVEMENTS FROM SR 127 TO COUNTRY LANE prepared by American Engineer, Inc., dated September 24, 2008 and last revised on July 19, 2011, on file at the office of the Houston County Public Works, 2018 Kings Chapel Road, Perry, Georgia. Said Right of Way plans and the record thereof are incorporated herein by reference for all purposes.

ALSO LESS AND EXCEPT, all that tract or parcel of land situate, lying and being in Land Lots 216 and 217 of the 10th Land District of Houston County, Georgia, being known and designated as Parcel 52, shown on Sheet Nos. 19 and 20 as PARCEL 052 REQ'D R/W KC551 containing 0.131 acres, 5,724.51 square feet and as PARCEL 052 REQ'D PERM. EASM'T KC668 containing 0.205 acres, 8,914.23 square feet as shown on a set of plans entitled PUBLIC WORKS DEPARTMENT HOUSTON COUNTY RIGHT-OF-WAY OF PROPOSED MOODY ROAD, PHASE 3 IMPROVEMENTS FROM SR 127 TO COUNTRY LANE, prepared by American Engineer, Inc., dated September 24, 2008 and last revised on July 19, 2011, on file at the office of the Houston County Public Works, 2018 Kings Chapel Road, Perry, Georgia. Said Right of Way plans and the record thereof are incorporated herein by reference for all purposes.

END OF EXHIBIT "A"

DeA.PR.111521.AsilGroupLLC

Request for de-annexation received 11/15/21 – Agenda 12/7/2021 – 30th Day 12/15/2021

Request Received From: Perry

Property Location: 308 Woodlands Boulevard, Kathleen

Parcel ID: 0P64A0 223000 (0.22 acres)

Zone Change: Currently Zoned City of Perry PUD; will be requested to be annexed into City of Warner Robins upon approval of this de-annexation request.

Debra Presswood – No comments or concerns listed.

Tom Hall – Comments: There are no legal problems with this de-annexation.

Concerns: Once the property has been de-annexed the City of Warner Robins will need to annex the property.

Chief Stoner – Comments: None

Concerns: None

Tim Andrews – Comments: No comments.

Concerns: No concerns.

James Moore – Comments: No objections to de-annexation

Concerns: No Concerns

Public Works – **Robbie Dunbar** – No comments or concerns listed.

Terry Dietsch – No comments or concerns listed.

Ronnie Heald – No comments or concerns listed.

Van Herrington – No comments or concerns listed.

Brian Jones – No comments or concerns listed.

Allen Mason – No comments or concerns listed.

Travis McLendon – No comments or concerns listed.

Ken Robinson – No comments or concerns listed.

Jeff Smith – No comments or concerns listed.

Sheriff Talton – No comments or concerns listed.

Alan Smith – Comments: None

Concerns: None

ASIL Group, LLC
3528 Hwy 41 North
Byron, GA 31008
(478) 953-1100 | Fax: (478) 953-1101

Houston County
Building Inspection, Planning & Zoning
200 Carl Vinson Parkway
Warner Robins, GA 31088
(478) 542-2018

November 15, 2021

Re: Letter of Intent, De-Annexation for 308 Woodlands Blvd, Lot 42-A

To Whom It May Concern:

This is our formal letter of intent to request that Houston County accepts the portion of land at 308 Woodlands Blvd, the non-buildable Lot 42-A, totaling 0.22 acres, once it is de-annexed from the City of Perry. We are asking for approval based on a short-time frame needed in order for ASIL Group to file for annexation for 308 Woodlands Blvd into the City of Warner Robins.

This tract is tax parcel No. 0P34A0-223000 and is recorded on Book 81, Page 96 as part of The Woodlands of House, Phase 3-Section 2B, on survey by McLeod Surveying, dated October 14, 2019. It is zoned R-3.

This lot is located at the city-line of Perry and Warner Robins. Homes to the west are located in the City of Perry and future homes located to the east are located in the City of Warner Robins. Utilities are available from the City of Warner Robins at this location. Upon approval of de-annexation, we intend to use this 0.22 tract to create a buildable lot within the City of Warner Robins and will file for annexation into the City of Warner Robins as soon as able.

If you have any questions, please contact me at 478-733-0776

Sincerely,



Valerie Thomas

Annexation has become very problematic for local governments in the entire State of Georgia. There are some significant issues with the current annexation laws regarding the procedure of annexation of property from the counties into the cities. A Study Committee on Annexation was established by the Georgia House of Representatives, and Houston County was involved in the hearings conducted by this Committee. Houston County wants to support the final report of the House Committee by adopting the Resolution for Houston County Supporting Reform to Georgia's Annexation Dispute Resolution Law.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the Board of Commissioners to adopt the Resolution of Houston County Supporting Reform to Georgia's Annexation Dispute Resolution Law in order to support reforms to the current annexation laws regarding the process of annexation of property from the counties to the cities. A copy of this resolution will be given to each state representative and senator representing Houston County.

**RESOLUTION
OF
HOUSTON COUNTY
SUPPORTING REFORM TO GEORGIA'S
ANNEXATION DISPUTE RESOLUTION LAW**

WHEREAS, annexation of unincorporated areas by municipalities may be appropriate to provide public services not otherwise available from the county, but may be abused when its primary objectives are to expand a city's tax base or circumvent a county's land use plan or zoning ordinance;

WHEREAS, the pressure from growth and development is expected to increase in the future and annexation for land use changes may adversely impact neighboring residents, disrupt a county's land use plan, cause significant service delivery challenges, and/or strain existing county infrastructure;

WHEREAS, city governments are neither elected by nor accountable to unincorporated residents and may not duly consider their concerns in making land use decisions impacting them;

WHEREAS, in 2007 the Georgia General Assembly established an annexation dispute resolution procedure to try to help balance these interests while respecting everyone's property rights;

WHEREAS, this dispute resolution procedure has not been changed since its enactment and is long overdue for revisions to further avoid the negative impact on Georgia citizens;

WHEREAS, in 2021, the Georgia House of Representatives adopted House Resolution 222, establishing a Study Committee on Annexation to review the dispute resolution procedure; and

WHEREAS, the House Study Committee held hearings around the state, solicited recommendations from impacted annexation stakeholders, and has issued its final report and recommendations.

NOW, THEREFORE, BE IT RESOLVED by the Houston County Board of Commissioners that this body urges the Georgia General Assembly to follow the recommendations of the 2021 House Study Committee on Annexation and adopt meaningful reforms to Georgia's annexation dispute resolution law during the 2022 legislative session. These changes should:

- revise the procedures of the annexation dispute resolution process;
- empower the Department of Community Affairs to administer this process more effectively; and
- better balance the oftentimes conflicting interests among counties, cities, incorporated and unincorporated citizens, and developers seeking different land uses through annexation. As only State law can help reach this balance, State law must be changed to respect all parties and persons impacted by Georgia's continued population growth.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to each member of the Georgia House of Representatives and Senate representing Houston County and made available to ACCG, the public and press.

ADOPTED, THIS _____ DAY OF _____ 2021.

**HOUSTON COUNTY BOARD OF
COMMISSIONERS**

Barry Holland
Director of Administration

Chairman Tommy Stalnaker

Commissioner Mark Byrd

Commissioner Dan Perdue

Commissioner Gail Robinson

Commissioner H. Jay Walker III

CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of an original resolution duly adopted by the Board of Commissioners of Houston County on the 7th day of December 2021.

In witness whereof, I hereunto set my hand and affix the seal of the County, this _____ day of _____, 2021.

Director of Administration

[Affix Seal]

The County wants to purchase land currently owned by K2M Properties, LLC, located at 501 Hwy 247 S, Bonaire, Georgia containing 0.87 acres for a purchase price not to exceed \$220,000.00 and any cost the County accrues during the closing of the purchase. The Board will need to approve the Chairman to be able to sign all documents necessary to close the purchase of the property. The property is to be used for possible intersection improvements and beautification purposes.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the Board of Commissioners to adopt the Resolution of Houston County Purchase of Land that authorizes Chairman Stalnaker to sign any and all documents to complete the purchase of the property currently owned by K2M Properties, LLC, located at 501 Hwy 247 S, Bonaire, Georgia containing 0.87 acres for a purchase price not to exceed \$220,000.00 and any cost the County accrues during the closing of the purchase of the property. The property is more particularly described in the deed attached as Exhibit "A" to the Resolution of Houston County Purchase of Land.

**RESOLUTION
HOUSTON COUNTY
PURCHASE OF LAND**

WHEREAS, Houston County desires to purchase property currently owned by K2M Properties, LLC, located at 501 Hwy 247 S, Bonaire Georgia containing 0.87 acres, and is more particularly described in Exhibit "A" attached hereto and by reference made a part hereof; and

WHEREAS, Houston County will purchase the property for a purchase price not to exceed \$220,000.00 and will pay any cost the County accrues during the closing of the purchase of the property described in Exhibit "A"; and

WHEREAS, Houston County Board of Commissioners duly authorize the Chairman, Tommy Stalnaker, on behalf of Houston County to sign any and all documents necessary to close the purchase of the property described in Exhibit "A".

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

1. The Chairman, Tommy Stalnaker, of the Houston County Board of Commissioners is authorized to sign any and all documents necessary to close the purchase of the property described in Exhibit "A" for a purchase price not to exceed \$220,000.00 and any cost the County accrues during the closing of the purchase.

This _____ day of _____, 2021.

**HOUSTON COUNTY
BOARD OF COMMISSIONERS**

Chairman Tommy Stalnaker

Commissioner Mark Byrd

Commissioner Dan Perdue

Commissioner Gail Robinson

Commissioner H. Jay Walker III

Attest: _____
Barry Holland
Director of Administration

BOOK 640 PAGE 697

Pa. Thru E. Will
200 Dec 1983
Texas 1985

CORRECTIVE DEED OF ASSENT

STATE OF GEORGIA
COUNTY OF HOUSTON:

THIS INDENTURE, made and entered into on this the 1st day of ~~November~~ ^{October}, 1983, between VIRGIL H. SHEPARD, as Executor and Trustee under the Last Will and Testament of Marie Johnson, late of Houston County, deceased, Party of the First Part, and JAMES ASHLEY JOHNSON, of said State and County as Party of the Second Part.

WITNESSETH: that Party of the First Part, by virtue of the power and authority vested in him by said Will, which has been duly probated in solemn form and admitted to record in the Probate Court of said State and County, and in compliance with said will, has bargained, granted, sold, and conveyed, and hereby does grant, bargain, sell and convey unto the said Party of the Second Part, his heirs and assigns, the following described property to-wit:

"Tract 1: All that tract or parcel of land lying and being in Land Lot 21 in the upper Eleventh Land District of Houston County, Georgia, and being a portion of the 0.16 acre tract of land purchased by Mrs. Marie Johnson from Mrs. Dessie A. Weatherly and Jack M. Weatherly, Trustees, on May 5, 1958, and recorded in Deed Book 125, folio 240, Clerk's Office of Houston Superior Court. Said property is more particularly described as follows:

BEGINNING at the northwest corner of said property where the right-of-way of Southern Railway and the right-of-way of State Highway No. 96 intersect and running thence in an easterly direction along the south line of the right-of-way of Highway #96 for a distance of 103 feet, more or less, to the point where State Highway #96 and State Highway #247 intersect; thence in a southerly direction along the west side of the right-of-way of State Highway 247 a distance of 92 feet, more or less, to a point; thence in a westerly direction a distance of 80 feet, more or less, to the right-of-way of Southern Railway; thence in a northerly direction a distance of 120 feet, more or less, to the point of beginning.

Said property is shown as Tract 3 on a plat of survey prepared by Jake Harrell, Land Surveyor, which is referred to in the above deed from Dessie and Jack Weatherly, which plat is incorporated herein by reference for a more particular description.

Tract 2:
Also, all that tract or parcel of land, lying and being in the south half of Land Lot 21, upper Eleventh District, Houston County, Georgia, and shown on a plat of record in Plat Book 7, page 62, Clerk's Office of Houston Superior Court. Said property is more completely described as Parcel "A", as shown on said plat and is described as follows:

BOOK 640 PAGE 698

COMMENCING at a point on the west side of the right-of-way of U.S. Highway 247, where said point intersects the property owned by Mrs. Marie Johnson; thence running west for a distance of 84.40 feet to the railroad right-of-way; thence South and along the Railroad right-of-way a distance of 116.80 feet to a point; thence East and along a line perpendicular to the Railroad right-of-way for a distance of 72.3 feet to a point; thence North and along the right-of-way of U. S. 247 for a distance of 104 feet to the point of beginning.

This is the same property conveyed to Virgil H. Shepard as Trustee, and as Executor of the Estate of Marie Johnson, from H. C. Talton by deed dated March 1968, and recorded in deed book 300, page 347-348, Clerk's Office of Houston Superior Court.

Tract 3: Also, all that tract or parcel of land lying and being in the south half of Land Lot No. 21 of the Upper Eleventh Land District, Houston County, Georgia, as shown on a plat of record in plat book 7, page 62, Clerk's Office of Houston Superior Court. Said property is more particularly described as being Parcel "B" as shown on said plat, and is described as follows:

COMMENCING at a point on the west side of the right-of-way of U.S. Highway 247, where Parcel "A" and "B" intersect ; thence running West along the dividing line between said Parcels "A" and "B" as shown on said plat for a distance of 72.3 feet to the Railroad right-of-way; thence South and along the Railroad right-of-way to the point where the Railroad Crossing and Bonaire Street intersect; thence East and along Bonaim Street for a distance of approximately 20 feet, more or less to the right-of-way of U.S. Highway 247; thence North and along the right-of-way of said U.S. Highway No. 247 to the point of beginning.

This is the balance of the property owned by H. C. Talton between the right-of-way of U. S. Highway 247 and the Railroad. This is the same property conveyed to Virgil H. Shepard as Executor and Trustee of the Estate of Marie Johnson, deceased, from H. C. Talton, by deed dated March, 1968, and recorded in deed book 300, page 345-346, Clerk's Office of Houston Superior Court."

The purpose of this Deed is to correct the description and to convey the additional property which was not conveyed by deed from the said parties hereto, recorded in deed book 580, page 402, Houston County Records.

This Deed is executed to evidence the assent of the Executor/Trustee to the Bequest to Party of the Second Part in said Will.

TO HAVE AND TO HOLD, the same, together with all the rights, members and appurtenances thereto, belonging, or in anywise appertaining, to the Party of the Second Part, his own proper use, benefit and behoof, in as full, ample and complete a manner as same was possessed or enjoyed by the said Marie Johnson during her lifetime.

BOOK 640 PAGE 699

IN WITNESS WHEREOF, Party of the First Part has hereunto set his hand and affixed his seal, the day and year first above written.

Virgil H. Shepard

SEAL

VIRGIL H. SHEPARD, in his representative capacity as Executor and Trustee under the will of Marie Johnson

Signed, sealed and delivered in

the presence of:

Ann Farmer

Judy Mathis

Notary Public, My Commission Expires AUG. 13, 1985
STATE OF GEORGIA



GEORGIA, HOUSTON COUNTY
Recorded in Book No. 640 Page 697-699,
this 3rd day of November, 1983.
Carolyn V. Sullivan
Clerk Superior Court, Houston County, Ga.

Recorded 11/3/83
Carolyn V. Sullivan, Clerk

The County wants to purchase land currently owned by IRA Financial Trust Company CFBO Gordon Matthews, located on Sandefur Road containing 1.62 acres for a purchase price not to exceed \$40,000.00 and any cost the County accrues during the closing of the purchase. The Board will need to approve Chairman to be able to sign all documents necessary to close the purchase of the property. The property is to be used to expand the detention pond owned by Houston County adjacent to the 1.62 acres and for park purposes.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the Board of Commissioners to adopt the Resolution of Houston County Purchase of Land authorizing Chairman Stalnaker to sign any and all documents to complete the purchase of the property currently owned by IRA Financial Trust Company CFBO Gordon Matthews, located on Sandefur Road containing 1.62 acres for a purchase price not to exceed \$40,000.00 and any cost the County accrues during the closing of the purchase of the property. The property is more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 103 of the Tenth (10th) Land District, Houston County, Georgia, and being known and designated as Parcel "B", containing 1.62 acres, more or less, according to a Property Plat for the Houston County Board of Commissioners prepared by Story, Clarke & Associates on April 27, 2010, a copy of which is recorded in Plat Book 72, Page 198, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

**RESOLUTION
HOUSTON COUNTY
PURCHASE OF LAND**

WHEREAS, Houston County desires to purchase property currently owned by IRA Financial Trust Company CFBO Gordon Matthews, located on Sandefur Road containing 1.62 acres, and is more particularly described in Exhibit "A" attached hereto and by reference made a part hereof; and

WHEREAS, Houston County will purchase the property for a purchase price not to exceed \$40,000.00 and will pay any cost the County accrues during the closing of the purchase of the property described in Exhibit "A"; and

WHEREAS, Houston County Board of Commissioners duly authorize the Chairman, Tommy Stalnaker, on behalf of Houston County to sign any and all documents necessary to close the purchase of the property described in Exhibit "A".

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

1. The Chairman, Tommy Stalnaker, of the Houston County Board of Commissioners is authorized to sign any and all documents necessary to close the purchase of the property described in Exhibit "A" for a purchase price not to exceed \$40,000.00 and any cost the County accrues during the closing of the purchase.

This _____ day of _____, 2021.

**HOUSTON COUNTY
BOARD OF COMMISSIONERS**

Chairman Tommy Stalnaker

Commissioner Mark Byrd

Commissioner Dan Perdue

Commissioner Gail Robinson

Commissioner H. Jay Walker III

Attest: _____

Barry Holland
Director of Administration

CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of an original resolution duly adopted by the Board of Commissioners of Houston County on the 7th day of December 2021.

In witness whereof, I hereunto set my hand and affix the seal of the County, this _____ day of _____, 2021.

Director of Administration

[Affix Seal]

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 103 of the Tenth (10th) Land District, Houston County, Georgia, and being known and designated as Parcel "B", containing 1.62 acres, more or less, according to a Property Plat for the Houston County Board of Commissioners prepared by Story, Clarke & Associates on April 27, 2010, a copy of which is recorded in Plat Book 72, Page 198, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

The County has been in discussions with the Health Department and the North Central Health District concerning modifications to the existing Health Department building as well as an addition. Staff recommends contracting with SP Design Group of Macon for the architectural services necessary.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing the professional services agreement with SP Design Group Architects & Engineers, Inc. of Macon for design services for the proposed new Houston County Health Department Addition and Modifications project. SP Design Group will perform these services for 7% of the Guaranteed Maximum Price (GMP) as estimated by the construction manager. Total construction costs are estimated to be \$4,100,000.

We received a request from Mr. John Rowlands, Race Director of the annual “Run 2 End Alzheimer’s at the Landing’s” to benefit Alzheimer’s, for approval on Saturday, April 2, 2022 as the race date. The Landing Pointe Plaza in Bonaire will serve as both the start and finish for the 5K and 10K runs. The Statham’s Landing Homeowners’ Association and the owners of the Landing Pointe shopping center have approved the event and date already; additionally, the Central Georgia Alzheimer’s Association also supports and endorses this event. Mr. Rowlands has asked the Sheriff Department for assistance with traffic control, and they have agreed to lend their support to the event. Last year’s event raised \$41,879 for the Alzheimer’s Association and their goal is to increase awareness and raise these funds for the care, support, and research into a cure for Alzheimer’s.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

support for the upcoming Annual “Run 2 End Alzheimer’s at the Landing’s” to benefit the Central Georgia Alzheimer’s Association. The event will take place on Saturday, April 2, 2022 starting and finishing at the Landing Pointe Plaza in Bonaire. The Sheriff Department has agreed to assist with traffic control during the hours of the race.

Mr. Tommy Stalnaker
Chairman Houston County Board of Commissioners
200 Carl Vinson Parkway
Warner Robins, Georgia 31088

Dear Chairman Stalnaker:

I hope this note finds you and the commissioners well. I am once again asking you and our county commissioners to allow and support us once again to host the annual "Run 2 End Alzheimer's at the Landings" where all proceeds benefit the Central Georgia Alzheimer's Association. Thanks to your support and that of the Houston County Sheriff, the 2021 event was a success due to the generosity of our community. We raised and donated \$41,879 to the Alzheimer's Association for 2021, which is amazing! Details of the 2022 event are as follows:

- **Date:** Saturday, April 2, 2022
- **Time:** 7:00 - 10:30 (packet pick up - closure)
- **Name:** "Run 2 End Alzheimer's at the Landings"
- **Distance:** 5k and 10.5K; the 5k will start at 8:00 AM, followed by the 10.5k at 8:30 AM
- **Location/Route:** Both runs start/finish at the Landing Pointe Plaza and are loops starting on Sandy Run Rd (East), north on to Old Hawkinsville Rd (the only major intersection), and then turn into Statham's Landing where the remainder of the courses will be executed
- **Finish Time:** Our goal is to be finished no later than 10:30.
- **Participants:** We estimate the number of participants at 250 - 300; however, the number is very weather dependent, and hopefully COVID will have little bearing on the number of participants.
- **Volunteers:** We'll have volunteers throughout the course.
- **Coordination:** The Statham's Landing Homeowners' Association and the owners of the Landing Pointe shopping center both approved the event and the date; additionally, the Central Georgia Alzheimer's Association supports and endorses this event.

Our primary goal is to make the event safe for participants, volunteers and our sponsors, and hopefully the pandemic will be behind us. If it is not, we will use the same protocols we used this year. Your favorable consideration would be greatly appreciated. If you have questions or concerns, please contact me at your convenience.

Sincerely,

John Rowlands, Race Director
108 Statham's Way
Warner Robins, 31088
478.319.9228
www.run2endalz.org

The Sheriff's Department has a need for three replacement SUVs. One each for the Juvenile and the Training Division which are budgeted replacement vehicles. These two vehicles are funded by the 2018 SPLOST. The other one is for the Patrol Division which replaces a wrecked vehicle. The replacement for the wrecked Patrol vehicle will have an insurance settlement with law enforcement grant funds covering the balance of the cost. Purchasing staff has located two admin-equipped Ford Explorers for Juvenile and Training and one police interceptor Ford Explorer for Patrol through Phill Brannen Ford. Due to the scarcity of available vehicles and the extremely long lead times for new orders, staff recommends purchasing these in-stock vehicles.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of two (2) new 2021 Ford Explorer SUVs for use in the Juvenile and Training Divisions at a unit cost of \$33,818 and one (1) new 2022 Ford Explorer SUV-Interceptor for use in the Patrol Division at a unit cost of \$38,400; all from Phil Brannen Ford of Perry. SPLOST 2018 will fund the purchase of the Juvenile vehicle (320-3325-54.2200) and the Training vehicle (320-3300-54.2200). The Patrol vehicle will be paid for utilizing \$17,888 in law enforcement grant funds and the balance of \$20,512 from an insurance settlement.



**HOUSTON COUNTY BOARD OF COMMISSIONERS
PURCHASING DEPARTMENT**

MARK E. BAKER
PURCHASING AGENT

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

M E M O R A N D U M

TO: Houston County Board of Commissioners
FROM: Mark E. Baker
CC: Barry Holland
DATE: November 29, 2021
SUBJECT: Purchase of One (1) 2021 Ford Explorer

The Purchasing Department located one (1) new in-stock SUV at Phil Brannen Ford of Perry. This vehicle will be used, to replace a totaled unit, by the Juvenile Division.

The Purchasing Department recommends that the Houston County Board of Commissioners go forward and purchase the in-stock vehicle from Phil Brannen Ford of Perry due to lead times on newly ordered vehicles. The cost of \$33,818 will be charged to 320-3325-54.2200 (SPLOST 2018).



**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: November 30, 2021
SUBJECT: Purchase of One (1) 2021 Ford Explorer

The Purchasing Department located one (1) new in-stock SUV at Phil Brannen Ford of Perry. This vehicle will be used by the Training Department.

The Purchasing Department recommends that the Houston County Board of Commissioners go forward and purchase the in-stock vehicle from Phil Brannen Ford of Perry due to lead times on newly ordered vehicles. The cost of \$33,818 will be charged to 320-3300-54.2200 (SPLOST 2018).



**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: December 1, 2021
SUBJECT: Purchase of One (1) 2022 Ford Police Interceptor

The Purchasing Department located one (1) new in-stock SUV at Phil Brannen Ford of Perry. This vehicle will be used, to replace a totaled unit, by the Patrol Division.

The Purchasing Department recommends that the Houston County Board of Commissioners go forward and purchase the in-stock vehicle from Phil Brannen Ford of Perry due to lead times on newly ordered vehicles. The cost of \$38,400.00 will be paid with \$17,888.00 from a law enforcement grant and \$20,512.00 from the insurance settlement.

Bids were solicited for four new pick-up trucks for use in the Warrants Division with two dealers responding. Staff recommends award to low bidder Phil Brannen Ford at a unit cost of \$33,939. These are FY22 budgeted vehicles to be paid for from SPLOST 2018.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of four (4) new Ford F-150 half-ton crew cab trucks for use in the Warrants Division from Phil Brannen Ford of Perry at a unit cost of \$33,939 totaling \$135,756. SPLOST 2018 will fund the purchase of these vehicles.



**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: November 29, 2021
SUBJECT: Purchase of Four (4) 2022 Half Ton Crew Cab Trucks
(Bid # 22-09)

The Purchasing Department solicited pricing for four (4) New 2022 Half Ton Crew Cab Trucks in November 2021. These vehicles will be used by the Houston County Warrants Department.

The Purchasing Department recommends that the Houston County Board of Commissioners purchase the vehicles from Phil Brannen Ford of Perry at a price of \$33,939.00 each. Therefore, a total of \$135,756.00 will be charged to 320-3300-54.2200 (SPLOST 2018).

<u>Company</u>	<u>Bid Amount Each</u>	<u>Lead Time</u>
Phil Brannen Ford of Perry	\$33,939.00	3-6 months
Jeff Smith Ford of Byron	\$36,150.00	3-4 months

Summary of bills by fund:

• General Fund (100)	\$ 7,528,464.58
• Emergency 911 Telephone Fund (215)	\$ 538,351.91
• Fire District Fund (270)	\$ 304,595.20
• 2006 SPLOST Fund (320)	\$ 221,718.04
• 2012 SPLOST Fund (320)	\$ 1,080,880.88
• 2018 SPLOST Fund (320)	\$ 1,493,625.72
• Water Fund (505)	\$ 662,224.14
• Solid Waste Fund (540)	<u>\$ 681,074.13</u>
Total for all Funds	\$12,510,934.60

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$12,510,934.60