

**HOUSTON COUNTY COMMISSIONERS MEETING**

**Perry, Georgia**

**August 7, 2018**

**9:00 A.M.**

**Call to Order**

**Turn Off Cell Phones**

**Invocation** - Commissioner Robinson

**Pledge of Allegiance** - 2<sup>nd</sup> Lt. Alison Skidmore, USAF

**Approval of Minutes from:** July 17, 2018 at 6:00 p.m.  
July 23, 2018 at 11:30 a.m. and 6:00 p.m.  
June 30, 2018 at 4:00 p.m.

**New Business:**

1. Public Hearing on Special Exception Applications #2192 thru #2195 - Commissioner Walker
2. Public Hearing on Rezoning Application #2196 - Commissioner Walker
3. Retirement Plan Amendment - Commissioner Walker
4. Budget Adjustments for FY18 - Commissioner McMichael
5. Water Purchase Request from Warner Robins (660 Lake Joy Road) - Commissioner Robinson
6. Change Order (Flournoy Drive Drainage Improvements) - Commissioner Robinson
7. Professional Services Agreement (Storm Water Drainage Repairs) - Commissioner Thomson
8. Equipment Purchase (Generator / Hwy. 96 WTP) - Commissioner Thomson
9. Vehicle Purchase (Patrol Division) - Commissioner Thomson
10. Approval of Bills - Commissioner McMichael

**Public Comments**

**Commissioner Comments**

**Motion for Adjournment**

**Zoning & Appeals  
Recommendation**

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2192 - Bruce & Lena Applewhite	Vending Machine Service	Unanimous	X		
#2193 - Jeffrey & Jane Williams	Skincare Services	4 to 1	X		
#2194 - Leeann Steinmetz	Dog Breeding (Corgis)	Unanimous	X		
#2195 - Hanna Jeter	Professional Organizing	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:

- |                                 |                         |
|---------------------------------|-------------------------|
| #2192 - Bruce & Lena Applewhite | Vending Machine Service |
| #2193 - Jeffrey & Jane Williams | Skincare Services       |
| #2194 - Leeann Steinmetz        | Dog Breeding (Corgis)   |
| #2195 - Hanna Jeter             | Professional Organizing |

## Special Exception Summary

<b>Application</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposed Use</b>	<b>Z &amp; A Recommendation/Comments</b>
2192	Bruce and Lena Applewhite	110 Keith Road	Vending Machine Svc.	Approved unanimously, with the condition to allow the use of a 6 ft. x 12 ft. enclosed trailer for the business
2193	Jeffrey and Jane Williams	282 Spring Chase Cir.	Skincare Services	Approved, (Voting: Four yes, one no) subject to compliance with all state regulations
2194	Leeann Steinmetz	823 Klondike Road	Dog Breeding (Corgis)	Approved unanimously, subject to compliance with all state regulations
2195	Hanna Jeter	610 Foxborough Lane	Professional Organizing	Approved unanimously

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

Application No. 2192

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 Bruce and Lena Applewhite
2. Applicant's Phone Number 478-737-3847
3. Applicant's Mailing Address 110 Keith Road Bonaire, GA 31005
4. Property Description LL 231, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 1, Section 2 of Rozier Acres Subdivision, consisting of 2.37 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation  
for a Vending Machine Service Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

6-1-18  
Date

Bruce Applewhite  
Applicant

Application # 2192

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

**Houston County Zoning and Appeals Commission**

Date Filed: June 1, 2018

Date of Notice in Newspaper: July 4 & 11, 2018

Date of Notice being posted on the property: July 6, 2018

\*\*\*\*\*

Date of Public Hearing: July 23, 2018

Fee Paid: \$100.00 Receipt # 41546

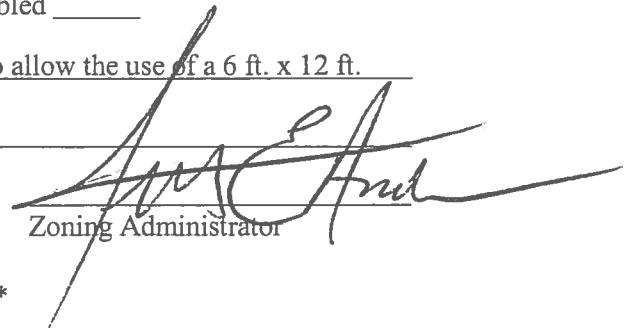
Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously, with the condition to allow the use of a 6 ft. x 12 ft.

enclosed trailer for the business.

July 23, 2018  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: August 7, 2018

Date of Notice in Newspaper: July 4 & 11, 2018

Date of Public Hearing: August 7, 2018

Action by Houston County Commissioners:

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

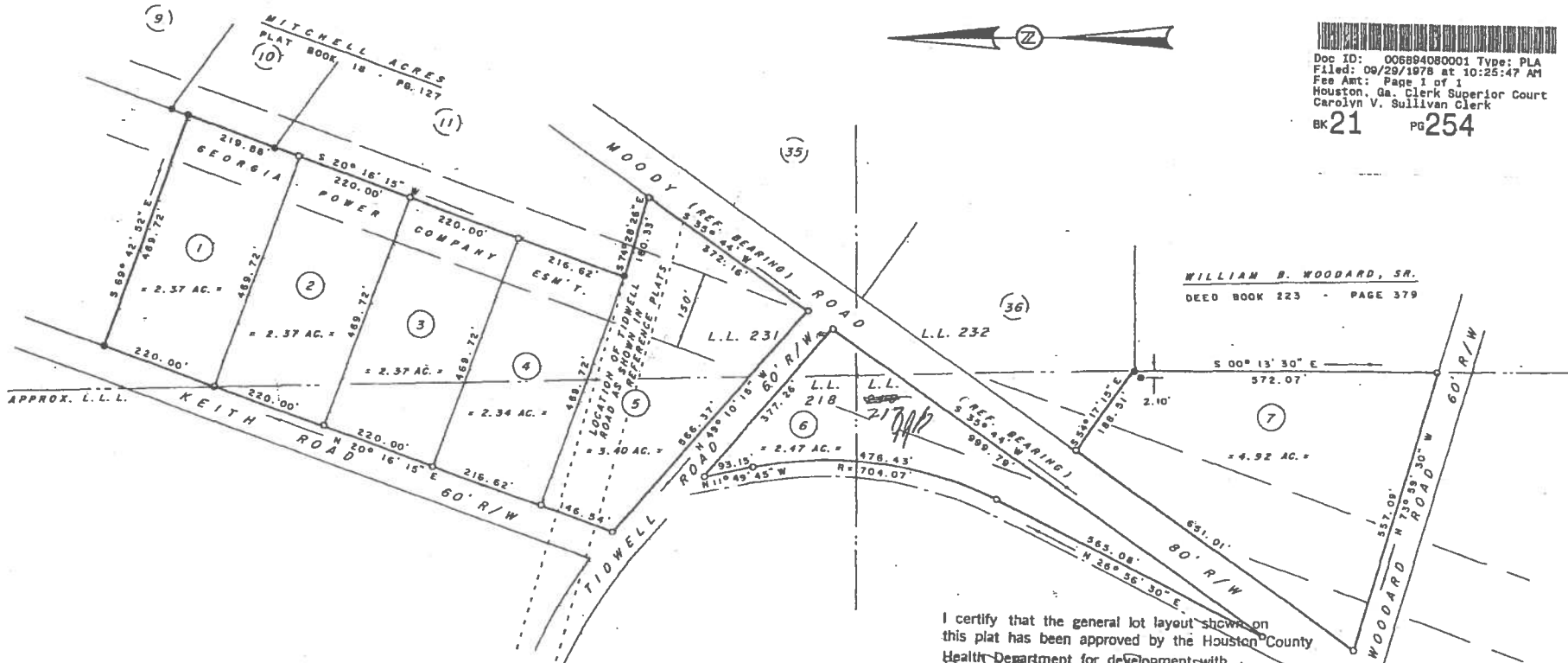
Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk



Doc ID: 006694080001 Type: PLA  
 Filed: 09/29/1978 at 10:25:47 AM  
 Fee Amt: Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
**BK 21 PG 254**

WILLIAM B. WOODARD, SR.  
 DEED BOOK 223 - PAGE 379

- = NOTES =**
1. —●— IRON MARKER FOUND
  2. —○— IRON MARKER SET
  3. LOT LINES ARE AT RIGHT ANGLES TO STREET LINES UNLESS OTHERWISE INDICATED

- = REFERENCE =**
- |                  |          |
|------------------|----------|
| 1. PLAT BOOK 16  | PAGE 159 |
| 2. PLAT BOOK 18  | PAGE 127 |
| 3. DEED BOOK 494 | PAGE 247 |
| 4. DEED BOOK 461 | PAGE 24  |



I certify that the general lot layout shown on this plat has been approved by the Houston County Health Department for development with  
9-26-78  
 Date Registered Sanitarian  
 Houston County Health Department

Approved  
9-26-78  
 Houston County Planning Commission  
John S. Beard  
 Secretary

I CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.  
ERRY W. WITHERINGTON  
 #1730 GA. REG'D. SURV.

SUBDIVISION	
SECTION NO 2	
<b>ROZIER ACRES</b>	
IN LAND LOTS 217, 218, 231 & 232 - TENTH DISTRICT HOUSTON COUNTY GEORGIA	
SEPTEMBER 22, 1978	SCALE: 1" = 200'
BROXTON & ASSOCIATES WARNER ROBINS, GA. DRAWING NO 5235-8	

**Requirements - Section 95**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Businesses</b> are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>12' x 6' enclosed trailer will be used for the business</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2192 filed on **June 1, 2018**, for a **Special Exception** for the real property described as follows:

**LL 231 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 1, Section 2 of Rozier Acres Subdivision, Consisting of 2.37 Acres**

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

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

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

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

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

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

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

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

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

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

Application No. 2193

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 Jeffery and Jane Williams
2. Applicant's Phone Number 478-390-2111
3. Applicant's Mailing Address 282 Spring Chase Circle Kathleen, GA 31047
4. Property Description LL 199, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 30, Block "A", Section 3, Phase 2 of Spring Chase Subdivision, consisting of 0.87 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Skincare Services 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.**

06/5/18  
Date

Jane Williams  
Applicant

Application # 2193

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

**Houston County Zoning and Appeals Commission**

Date Filed: June 5, 2018

Date of Notice in Newspaper: July 4 & 11, 2018

Date of Notice being posted on the property: July 6, 2018

\*\*\*\*\*

Date of Public Hearing: July 23, 2018

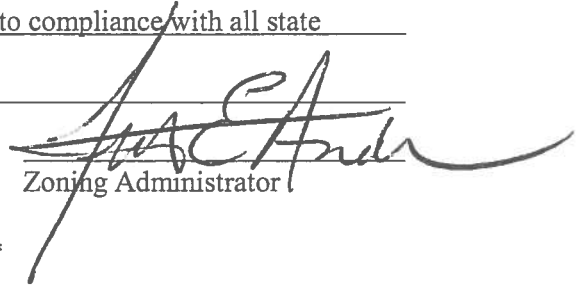
Fee Paid: \$100.00 Receipt # 41547

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved, (Voting: Four yes, one no) subject to compliance with all state regulations.

July 23, 2018  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: August 7, 2018

Date of Notice in Newspaper: July 4 & 11, 2018

Date of Public Hearing: August 7, 2018

Action by Houston County Commissioners:

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

**EXHIBIT TO AGREEMENT  
EXHIBIT " A "**

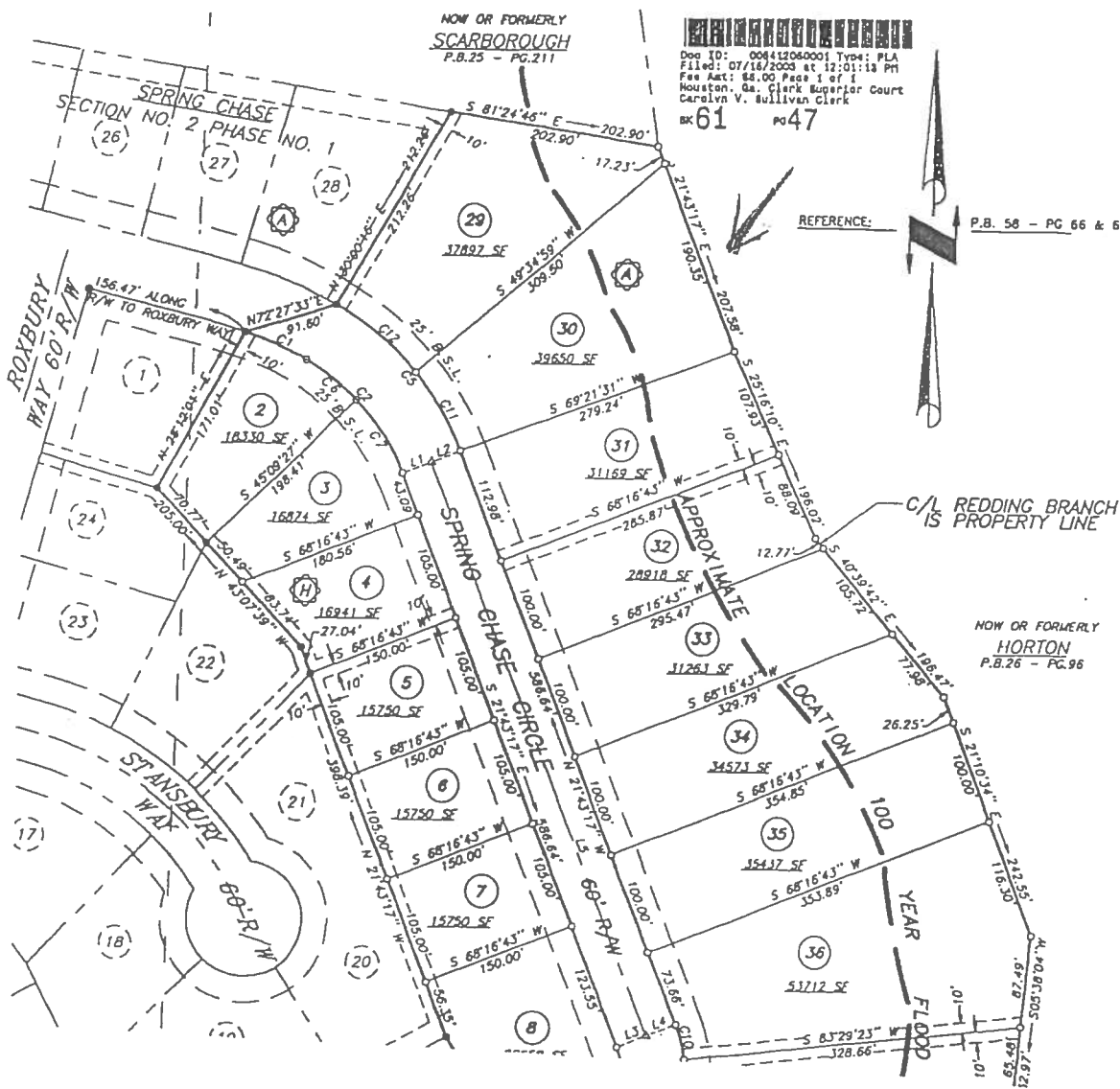


2010 Printing

This Exhibit is part of the Agreement with an Offer Date of October 6, 2010 for the purchase and sale of that certain Property known as: 282 Spring Chase Court, Kathleen, Georgia 31047.

[NOTE: The following language is furnished by the parties and is particular to this transaction.]

**PART OF SUBDIVISION PLAT OF SURVEY OF THE PROPERTY**



Buyer's Initials: \_\_\_\_\_

Seller's Initials: \_\_\_\_\_

**Requirements - Section 95**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2193 filed on June 5, 2018, for a Special Exception for the real property described as follows:

**LL 199 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 30, Block "A", Section 3, Phase 2 of Spring Chase Subdivision, Consisting of 0.87 Acres**

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

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

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

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

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

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

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

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

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

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

Application No. 2194

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:

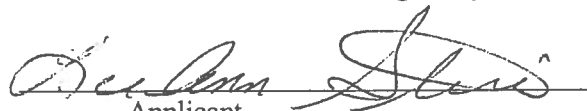
1. Name of Applicant Leeann Steinmetz
2. Applicant's Phone Number 478-997-9333
3. Applicant's Mailing Address 823 Klondike Road Hawkinsville, GA 31036
4. Property Description LL 55, 12<sup>th</sup> Land District of Houston County, Georgia, Lot 15 of Graham Road Farm Subdivision, consisting of 7.16 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Dog Breeding (Corgi) 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.**

6/11/2018  
Date

  
Applicant



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

**Houston County Zoning and Appeals Commission**

Date Filed: June 11, 2018

Date of Notice in Newspaper: July 4 & 11, 2018

Date of Notice being posted on the property: July 6, 2018

\*\*\*\*\*

Date of Public Hearing: July 23, 2018

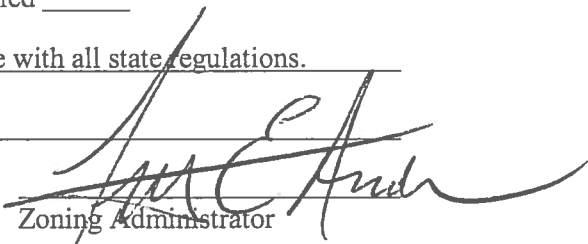
Fee Paid: \$100.00 Receipt # 41548

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously, subject to compliance with all state regulations.

July 23, 2018  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: August 7, 2018

Date of Notice in Newspaper: July 4 & 11, 2018

Date of Public Hearing: August 7, 2018

Action by Houston County Commissioners:

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

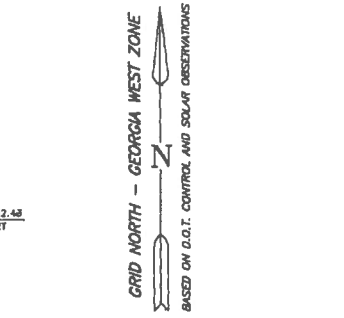
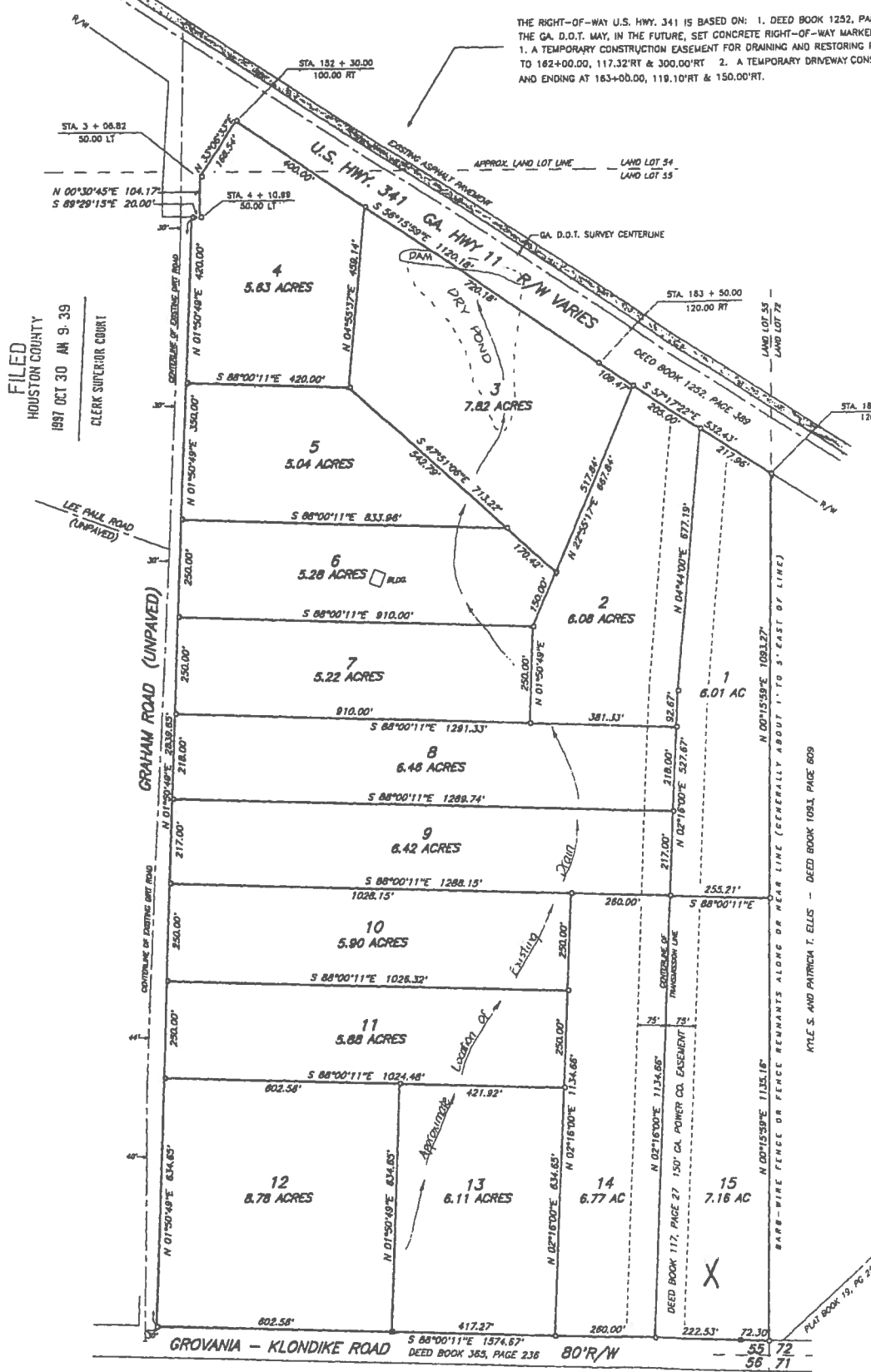
Comments: \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

51

THE RIGHT-OF-WAY U.S. HWY. 341 IS BASED ON: 1. DEED BOOK 1252, PAGE 389 2. R/W PLANS AND CONTROL POINTS PROVIDED BY THE GA. D.O.T. THE GA. D.O.T. MAY, IN THE FUTURE, SET CONCRETE RIGHT-OF-WAY MARKERS AT THE STATIONS LABELED ON THIS PLAT. THE GA. D.O.T. ALSO HAS:  
 1. A TEMPORARY CONSTRUCTION EASEMENT FOR DRAINING AND RESTORING POND, SAID EASEMENT BEING FROM 157+50.00, 109.29'RT & 300.00'RT TO 162+00.00, 117.32'RT & 300.00'RT 2. A TEMPORARY DRIVEWAY CONSTRUCTION EASEMENT, BEGINNING AT 162+62.00, 118.39'RT & 150.00'RT AND ENDING AT 163+00.00, 119.10'RT & 150.00'RT.



**TOTAL AREA**  
 94.56 ACRES (SUM OF LOTS 1 THROUGH 15)

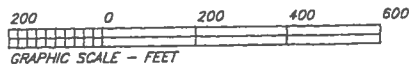
**OWNER'S CERTIFICATION:**  
 State of Georgia, County of HOUSTON  
 The undersigned certifies that he is the owner of the land shown on this plat and acknowledges this plat and easement to be his free act and deed and dedicates to public use hereof all areas shown or indicated on this plat as surveys, ditches, easements, or parts.  
 9-22-97 Brent Cunningham (Agent)  
 Date -Owner's Name

Approved  
 9/22/97  
 Houston County Planning Commission  
 Secretary



The field data upon which this plat is based has a closure precision of one foot in 44,120 feet and an angular error of 02" per angle point and was adjusted using the Least Squares Method. Measurements were made using a Topcon GTS-3010 Total Station. This plat has been calculated for closure and is found to be accurate within 1 foot in 100,000+ feet.  
 THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

Doc ID: 005784870001 Type: PLA  
 Filed: 10/30/1997 at 09:38:00 AM  
 Fee Amt: Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 51 185



**REFERENCE**  
 DEED BOOK 123, PAGE 218  
 PLAT BOOK 5, PAGE 65

**LEGEND**  
 ○ 1/2" IRON REBAR SET OR TO BE SET  
 ■ CONCRETE RIGHT-OF-WAY MARKER FOUND

SUBDIVISION  
**GRAHAM ROAD FARM**  
 IN LAND LOTS 54 & 55 12TH LAND DISTRICT  
 HOUSTON COUNTY GEORGIA  
 SEPTEMBER 22, 1997 SCALE: 1" = 200'  
 Brent Cunningham and Co., Inc.  
 LAND SURVEYING  
 101 McArthur Boulevard, 31003 - P.O. Box 3646, 31006-3546  
 Warner Robins, Georgia - Phone/Fax: 812-822-6518  
 DRAWING NUMBER 9178-D

51/185

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**Requirements - Section 95**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2194 filed on **June 11, 2018**, for a **Special Exception** for the real property described as follows:

**LL 55 of the 12<sup>th</sup> Land District of Houston County, Georgia, Lot 15 of Graham Road Farm Subdivision, Consisting of 7.16 Acres**

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

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

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

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

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

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

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

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

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



Alan Smith to Barry Holland

08/01/2018 09:35 AM

This message has been replied to.

Barry,  
Here is the information of Department of Ag web page.  
She is current.

## Animal Industry Division Pet Dealers Licenses

**License #:** 3700237

**Pet Dealer Name:** Lee Ann Steinmetz

**Contact:** Lee Ann Steinmetz

**Address:** 823 Klondike rd

**City, State, Zip:** Hawkinsville, GA 31036

**County:** HOUSTON

**Phone:** 478-997-9333

**Issue Date:** 5/25/2018 12:54:00 PM

**Expiration Date:** 6/30/2019

**Alan Smith**  
ACO/ACI  
Director of Animal Control  
Houston County, GA

This message originates from the Animal Control Department of Houston County, Georgia. This e-mail message and all attachments may contain legally privileged and confidential information intended solely for the use of the addressee. If you are not the intended recipient, you should immediately stop reading this message and delete it from your system. Any unauthorized reading, distribution, copying or other use of this message or its attachments is strictly prohibited. All personal messages express solely the sender's views and not those of the Animal Control Department of Houston County, Georgia. This message may not be copied or distributed without this disclaimer. If you have received this message in error, please notify the sender immediately.

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

Application No. 2195

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 Hanna Jeter
2. Applicant's Phone Number 912-996-0381
3. Applicant's Mailing Address 610 Foxborough Lane Bonaire, GA 31005
4. Property Description LL 43, 11<sup>th</sup> Land District of Houston County, Georgia, Lot 106, Section 1 of Stratford Hills Subdivision, consisting of 1.51 Acres
5. Existing Use Residential
6. Present Zoning District PUD
7. Proposed Use Special Exception for a Home Occupation  
for a Professional Organizing Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10/12/18  
Date

Hanna Jeter  
Applicant

Application # 2195

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

**Houston County Zoning and Appeals Commission**

Date Filed: June 12, 2018

Date of Notice in Newspaper: July 4 & 11, 2018

Date of Notice being posted on the property: July 6, 2018

\*\*\*\*\*

Date of Public Hearing: July 23, 2018

Fee Paid: \$100.00 Receipt # 41549

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

July 23, 2018  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: August 7, 2018

Date of Notice in Newspaper: July 4 & 11, 2018

Date of Public Hearing: August 7, 2018

Action by Houston County Commissioners:

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

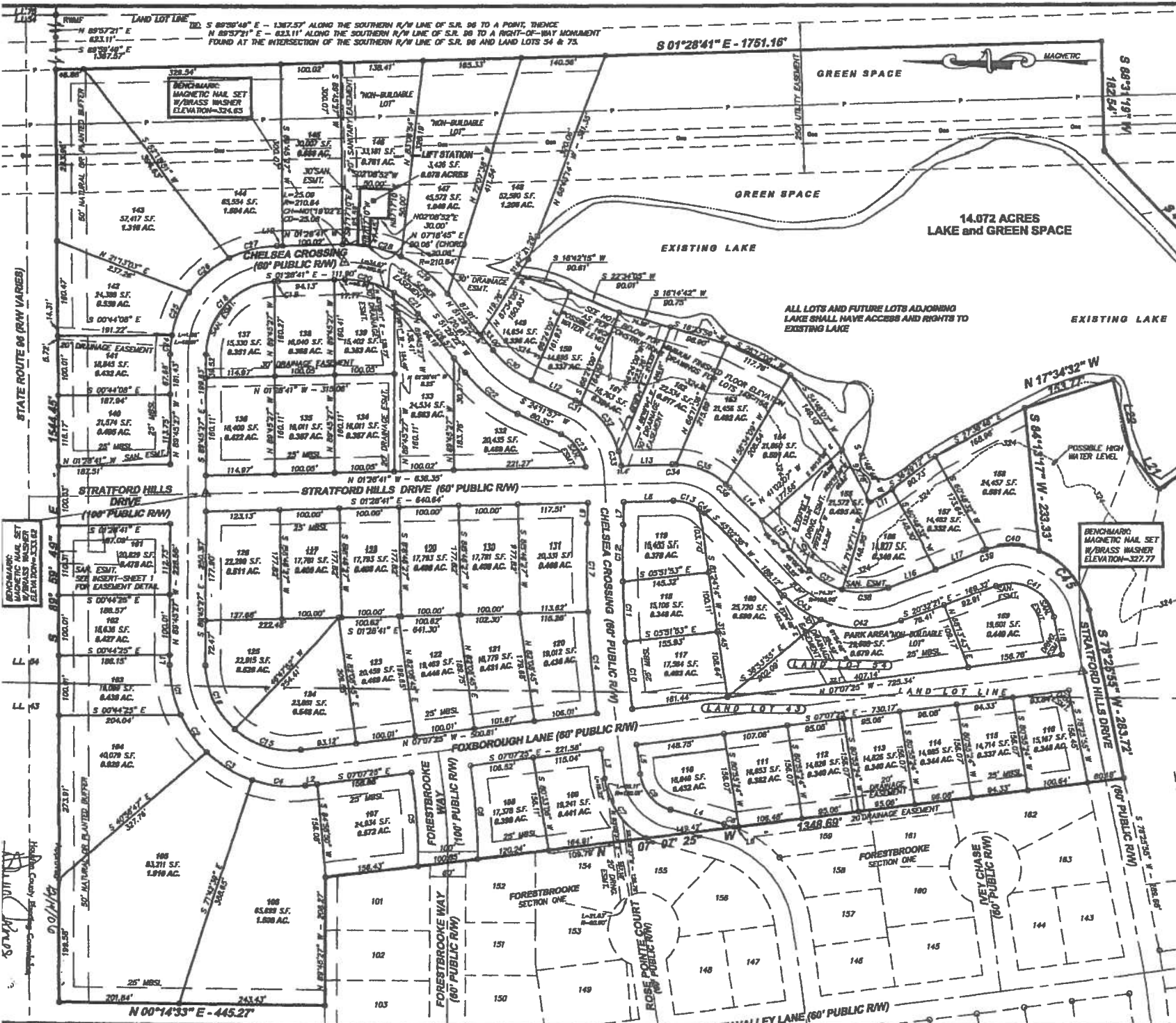
Comments: \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk



At 01/20/20  
not last



**EMC ENGINEERING SERVICES, INC.**  
 FORENSIC MARSHURY ENGINEERING COMPANY  
 ENVIRONMENTAL & MARSHURY - CIVIL & SURVEYING  
 224 LAKE PARK DRIVE  
 ALBANY, GEORGIA 31707  
 (202) 434-1173  
 (404) 434-1173



Date: 12/12/2008

NO.	DESCRIPTION	DATE	BY
1	ADDED LIFT STATION SITE & SANITARY EASEMENT	01/14/09	MDR
2	ADDED SANITARY & DRAINAGE EASEMENT	01/17/07	MDR
3	ADDRESS PLANNING COMMENTS	01/12/08	CFR

**FINAL PLAT**  
**STRATFORD HILLS**  
**SUBDIVISION**  
**SECTION ONE**  
 PART LAND LOTS 43 & 64, 11th LAND DISTRICT  
 HOUSTON COUNTY, GEORGIA

PROJECT NO.: 06-0162  
 DRAWN BY: C.HATCH  
 DESIGNED BY:  
 SURVEYED BY: MDR  
 CHECKED BY:  
 SCALE: 1"=100'  
 DATE: 09/07/2008

**SHEET**

FILED: 01/17/2009 at 04:44:30 PM  
 File No. 06-0162 Page 1 of 4  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Bulliver Clerk

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

AUTHORIZATION OF PROPERTY OWNER  
Application for Special Exception/Variance

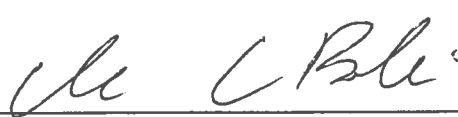
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Houston County, Georgia.

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

Name of Applicant Hanna Jeter

Address 1010 Foxborough Lane  
Bonaine, GA 31005

Telephone Number 912-996-0381

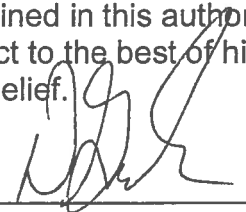


Signature of Owner

Personally appeared before me

Chance C. Babin

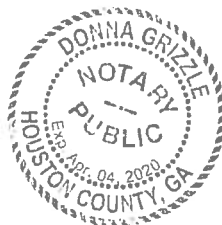
who swears/affirms that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.



Notary Public

06/11/2018

Date



**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2195 filed on **June 12, 2018**, for a **Special Exception** for the real property described as follows:

**LL 43 of the 11<sup>th</sup> Land District of Houston County, Georgia, Lot 106, Section 1 of Stratford Hills Subdivision, Consisting of 1.51 Acres**

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

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

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

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

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

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

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

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

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

Public hearing on Re-Zoning Application #2196 submitted by Oliver Bateman for a 6 acre portion of a larger 185.8 acre tract located on the east side of Houston Lake Road south of Hwy. 96. Present zoning is County R-AG. Proposed zoning is C-2 Commercial. Planning & Zoning recommends unanimous approval with access through the right-hand entrance and exit only and compliance with the Environmental Health Department for the septic tank.

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

- approve
- disapprove
- table
- authorize

**Re-Zoning Application #2196 submitted by Oliver Bateman.**

## Re-Zoning Summary

<b>Application</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposed Use</b>	<b>P &amp; Z Recommendation/Comments</b>
2196	Oliver Bateman	Houston Lake Road	Rezoning from R-AG to C-2	Approved unanimously, with access only through the right hand entrance and exit, and compliance with the Environmental Health Department for the septic tank

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

Application No. 2196

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 Oliver Bateman
2. Applicant's Phone Number 478-972-6043
3. Applicant's Mailing Address 2885 Walden Road Macon, Ga. 31216
4. Property Description LL 188, 10<sup>th</sup> Land District of Houston County, Georgia, as shown on a plat for survey for Tract "A-1", Consisting of 6.00 acres
5. Existing Use Vacant Land
6. Present Zoning District R-AG
7. Proposed Use Re-Zoning for Commercial Use
8. Proposed Zoning District C-2
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.

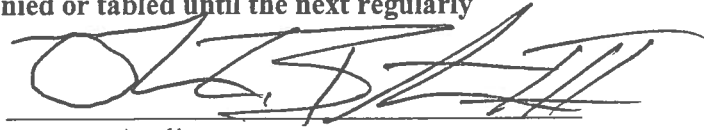
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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.**

6/18/18  
Date

  
Applicant



Application # 2196

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

**Houston County Planning and Zoning Commission**

Date Filed: June 18, 2018

Date of Notice in Newspaper: June 27 & July 4, 2018

Date of Notice being posted on the property: June 29, 2018

\*\*\*\*\*

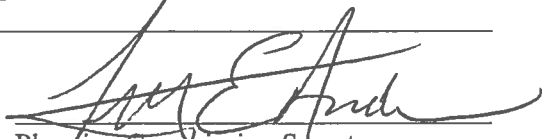
Date of Hearing: July 16, 2018

Fee Paid: \$300 Receipt # 41550

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

Comments: Approved unanimously, with access only through the right hand entrance and exit, and compliance with the Environmental Health Department for the septic tank.

July 16, 2018  
Date

  
Planning Commission Secretary

\*\*\*\*\*

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

Date of Recommendation Received: August 7, 2018

Date of Notice in Newspaper: June 27 & July 4, 2018

Date of Public Hearing: August 7, 2018

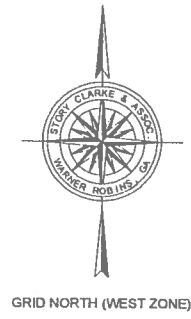
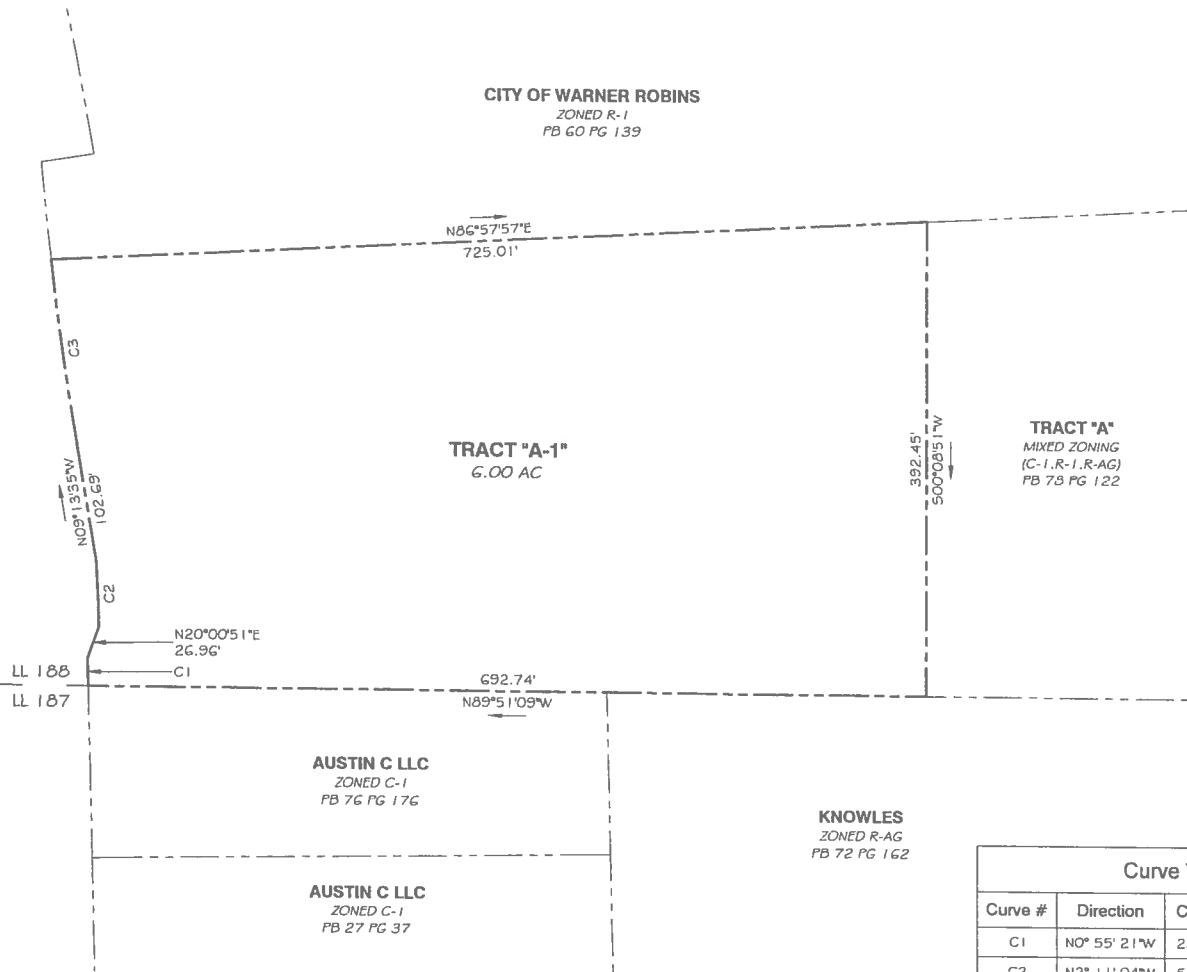
Action by Houston County Commissioners:  
Approval \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_

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

\_\_\_\_\_  
Date

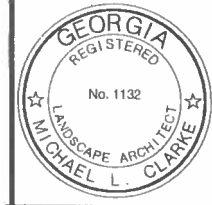
\_\_\_\_\_  
Clerk

HOUSTON LAKE ROAD RW VARIES



**STORY CLARKE & Associates**  
 SURVEYORS + PLANNERS  
 LANDSCAPE ARCHITECTURE

253 CARL VINSON PARKWAY  
 WARNER ROBINS, GA. 31088  
 OFFICE 478.922.7724  
 STOCLA.COM



Res zoning Plat For:

**TRACT "A-1"**

LAND LOT 188  
 HOUSTON COUNTY  
 10th DISTRICT  
 GEORGIA

Curve Table				
Curve #	Direction	Chord	Radius	Length
C1	N0° 55' 21"W	23.46'	2906.16'	23.46'
C2	N2° 11' 04"W	54.63'	2916.01'	54.63'
C3	N7° 55' 39"W	148.97'	2906.16'	148.99'



GRAPHIC SCALE IN FEET  
 SCALE: 1"=100'

PN:	18014
DN:	N/A
DRAWN BY:	MNM
FIELD DATA BY:	N/A
FIELD DATE:	N/A
REVIEW BY:	MLC
DATE:	18.06.15
SCALE:	1"=100'

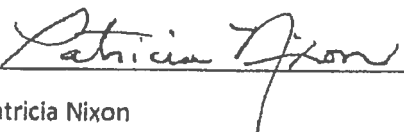
June 18, 2018

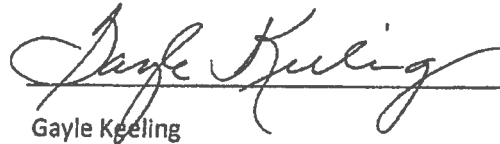
To: Houston County Planning and Zoning

To Whom it May Concern:

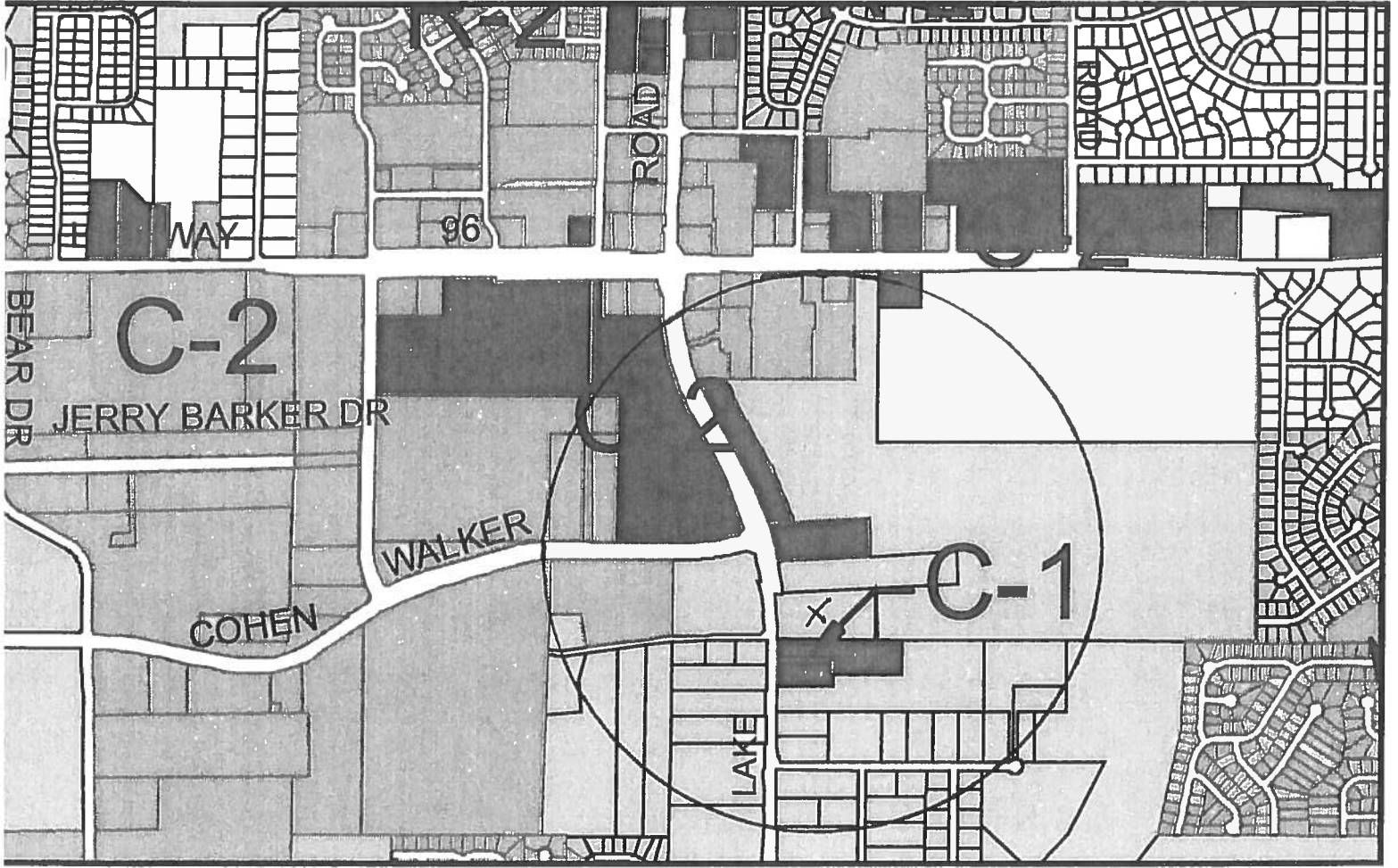
This letter is to grant Oliver Bateman, III, Phil Bader, or Story and Clarke Engineering, permission to rezone property located on Houston Lake Road, also described as a 6 +/- acre portion of that land containing 185.8 +/- acres located on Houston County Tax Map Parcel 000780 001000 as recorded in Deed Book 6289, Page 38, Plat Book 71, Page 162 at the Houston County Courthouse in Perry, GA.

Sincerely,

  
\_\_\_\_\_  
Patricia Nixon

  
\_\_\_\_\_  
Gayle Keeling

- ZONING**
- AFBASE
  - C-1
  - C-2
  - CITY
  - M-1
  - M-2
  - PUD
  - R-1
  - R-2
  - R-3
  - R-4
  - R-AG
  - R-MH
  - City Limit Lines



**STANDARDS GOVERNING THE EXERCISE OF ZONING POWER**

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

The subject is suitable for its zoned purpose.

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

The property values of the subject property is not diminished by the current R-AG zoning.

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

There is no destruction of property values.

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

There will be a relative gain to the public if the property is rezoned because there will be additional commercially zoned property in the area to support a service business.

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

The property has a reasonable economic use as currently zoned because a single family dwelling could be located on the property.

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

The property is vacant. It has been vacant as zoned for forty years.

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

The proposed rezoning is suitable with the development of adjacent and nearby properties which is zoned commercial use.

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

The proposed zoning will enhance the usability of the adjacent properties.

- 9) ***The adequacy of public facilities and services intended to serve the Lot proposed to be rezoned, including but not limited to roads, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, wastewater treatment, and solid waste services;***

Public facilities are available to the site.

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

The proposed zoning is in conformity to a land use plan that was approved by the Planning Commission when the property was subdivided.

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

There are no other existing or changing conditions which will affect the development of the property other than the property is located on Houston Lake Road.

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2196, filed on **June 18, 2018**, for a **Re-Zoning Request** for the real property described as follows:

**LL 188 of the 10th Land District of Houston County, Georgia, as shown on a plat of survey for Tract "A-1", consisting of 6.00 Acres on Houston Lake Road**

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

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

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

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

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

- 
- Note 1:** Business Entity – Corporation, partnership, limited partnership, firm, enterprise, Franchise, association, or trust.
  - Note 2:** Property Interest – Direct or Indirect ownership, including any percentage of Ownership less than total ownership.
  - Note 3:** Financial Interest – all direct ownership interests of the total assets or capital Stock of a business entity where such ownership interest is 10 percent or more.
  - Note 4:** Member of the family - spouse, mother, father, brother, sister, son, or daughter.

This amendment to the County's retirement plan would allow certain former contract employees, who are now County employees, an opportunity to buy back a limited period of time for service performed while a contract employee. The County is restricted in this action by federal law to a maximum of five years in the buyback. Those who wish to participate must notify the County by September 30<sup>th</sup> and the additional credited service must be purchased on or before February 28, 2019.

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

- approve
- disapprove
- table
- authorize

**Chairman Stalnaker to sign the resolution to amend the ACCG Defined Benefit Plan for Houston County employees as well as Plan Amendment #4 to permit certain former contract employees to purchase service performed as a contract employee limited, by federal law, to a maximum of five years in the buyback. Any additional credited service purchased must be paid for by lump sum on or before February 28, 2019.**





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## Houston County Personnel Department

Houston County Board of Commissioners

200 Carl Vinson Parkway

Warner Robins, GA 31088

478/542-2005 (Office) 478/542-2118 (Fax)

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To: County Commissioners  
From: Kenneth Carter, Director of Personnel  
Date: July 18, 2018  
Re: Retirement Plan Amendments

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Attached are amendments to the retirement plan to allow select employees who were contract employees to buy back a limited period of time.

Please consider this request.

**RESOLUTION TO AMEND THE  
ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA  
DEFINED BENEFIT PLAN  
FOR HOUSTON COUNTY EMPLOYEES**

**WITNESSETH:**

**WHEREAS**, Houston County (the "Employer") maintains the Association County Commissioners of Georgia Defined Benefit Plan for Houston County Employees ("the Plan") for the benefit of its eligible employees.

**WHEREAS**, the Employer adopted the Plan through an Adoption Agreement most recently effective January 1, 2015.

**WHEREAS**, Section 16.02 of the Plan allows the Employer to amend the Plan with the consent of the Association County Commissioners of Georgia Defined Benefit Plan Board of Trustees.

**WHEREAS**, the Employer previously adopted Plan Amendments #2 and #3 to permit certain employees to purchase up to 5 years of Credited Service for prior service performed as a contract employee.

**WHEREAS**, the Employer desires to adopt Plan Amendment #4 to permit certain additional employees to purchase up to 5 years of Credited Service for prior service performed as a contract employee, under certain conditions.

**NOW THEREFORE**, the Employer, by and through the Houston County Board of Commissioners, hereby resolves as follows:

**RESOLVED**, that the Houston County Board of Commissioners hereby approves the adoption of the attached Plan Amendment # 4 to the Association County Commissioners of Georgia Defined Benefit Plan for Houston County Employees, effective September 1, 2018.

**FURTHER RESOLVED**, that the Houston County Board Chair is hereby authorized, empowered, and directed to take all further actions and to execute all documents necessary to implement these resolutions.

**FURTHER RESOLVED**, that any resolution in conflict with this resolution is hereby repealed.

This \_\_\_\_ day of \_\_\_\_\_, 2018.

**HOUSTON COUNTY, GEORGIA**

By: \_\_\_\_\_  
Chair, Board of Commissioners

Date: \_\_\_\_\_

Attest:

By: \_\_\_\_\_

Date: \_\_\_\_\_

**PLAN AMENDMENT #4  
TO ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA  
DEFINED BENEFIT PLAN  
FOR HOUSTON COUNTY EMPLOYEES**

**THIS AMENDMENT** is made and entered into by Houston County, Georgia (the "Employer") by and through the Houston County Board of Commissioners.

**WITNESSETH:**

**WHEREAS**, the Employer maintains the Association County Commissioners of Georgia Defined Benefit Plan for Houston County Employees ("the Plan") for the benefit of its eligible employees;

**WHEREAS**, the Employer adopted the Plan through an Adoption Agreement most recently effective January 1, 2015;

**WHEREAS**, Section 16.02 of the Plan allows the Employer to amend the Plan with the consent of the Association County Commissioners of Georgia Defined Benefit Plan Board of Trustees;

**WHEREAS**, the Employer previously adopted Plan Amendments #2 and #3 to permit certain employees to purchase Credited Service for prior service performed as a contract employee;

**WHEREAS**, the Employer desires to amend the Plan to permit certain additional employees to purchase Credited Service for prior service performed as a contract employee under certain conditions.

**NOW, THEREFORE**, the Plan is hereby amended as follows effective September 1, 2018, subject to the approval of this Plan Amendment #4 by the Association County Commissioners of Georgia Defined Benefit Plan Board of Trustees:

1. Section 11.06 of the Plan, Additional Credited Service, is hereby amended by deleting subsection (c) thereof in its entirety and substituting in lieu thereof the following:

"(c) (1) Effective December 6, 2016, and subject to the provisions of subsection (b) hereof, each Participant listed below may purchase additional Credited Service for the period of time each such Participant previously worked for Houston County as an independent contractor, up to five (5) years (subject to any limitations or restrictions under federal law). The Employer shall inform each Participant in writing of the cost to purchase his or her additional Credited Service. The cost of purchasing such additional Credited Service shall not exceed an amount equal to the Actuarial Equivalent present value of the Participant's additional Accrued Benefit attributable to the purchased Service, as of the date of purchase. Each Participant must notify the Employer in writing, on or before December 31, 2016, of the amount of Additional Credited Service that he or she intends to purchase, if any. Such additional Credited Service must be purchased on or before June 30, 2017. If the Participant does not purchase the maximum amount of additional Credited Service permitted on or before June 30, 2017, he or she shall receive credit only for Service actually purchased, including any partial months. This subsection (c)(1) applies only to Grady R. Trussell, John Bell, K. Thomas Hall, Beverly Robinson and Charles T. Mock; provided however, that effective February 7, 2017 this subsection (c)(1) shall also apply to Wilbur Greene and Gail O'Quinn, and notwithstanding any provision of this subsection (c)(1) to the contrary, these two employees shall have until February 28, 2017 to notify the Employer in writing of the amount of Additional Credited Service that they intend to purchase.

(2) Effective September 1, 2018, and subject to the provisions of subsection (b) hereof, each Participant listed below may purchase additional Credited Service for the period of time each such Participant previously worked for Houston County as an independent contractor, up to five (5) years (subject to any limitations or restrictions under federal law). The Employer shall inform

each Participant in writing of the cost to purchase his or her additional Credited Service. The cost of purchasing such additional Credited Service shall not exceed an amount equal to the Actuarial Equivalent present value of the Participant's additional Accrued Benefit attributable to the purchased Service, as of the date of purchase. Each Participant must notify the Employer in writing, on or before September 30, 2018, of the amount of Additional Credited Service that he or she intends to purchase, if any. Such additional Credited Service must be purchased on or before February 28, 2019. If the Participant does not purchase the maximum amount of additional Credited Service permitted on or before February 28, 2019, he or she shall receive credit only for Service actually purchased, including any partial months. This subsection (c)(2) applies only to Donald Allen, Eric Hester, and Mark Wilson."

Amendment Effective Date:

September 1, 2018

IN WITNESS WHEREOF, the Employer has caused its duly authorized officer to execute this Plan Amendment on the date noted below.

**HOUSTON COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Accepted By: \_\_\_\_\_  
Association County Commissioners of Georgia Defined Benefit Plan Board of Trustees

Date: \_\_\_\_\_

FY18 Budget adjustments are being prepared and will be presented to the Board by Monday August 6<sup>th</sup>.

The City of Warner Robins has requested a master water meter connection to the County's Water System in order to serve a proposed salon and retail plaza at 660 Lake Joy Road. They are requesting approval for a 3" master water meter to be installed on the east side of Lake Joy Road to serve the development. Public Works staff has reviewed the request and recommend approval under our city / county water purchase agreement.

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

- approve
- disapprove
- table
- authorize

**a request from the City of Warner Robins for a master water meter connection to the Houston County Water System to serve the proposed salon and retail plaza at 660 Lake Joy Road to be installed on the east side of Lake Joy Road.**

# Memo

**To:** Houston County Board of Commissioners

**From:** Robbie Dunbar 

**Date:** 7/25/2018

**Re:** Water Purchase Request from City Warner Robins

---

Please find attached request from City of Warner Robins to serve the *Proposed Salon and Retail Plaza* at 660 Lake Joy Road under our city/county water purchase agreement. In keeping with water use agreement between Houston County Board of Commissioners and City of Warner Robins, and adhering to rate structure approved by Houston County Board of Commissioners on December 6, 2005, please favorably consider this request.

**CITY OF WARNER ROBINS**  
GEORGIA'S INTERNATIONAL CITY - CHARTERED 1943  
"A CITY OF CHARACTER"

**REQUEST FOR MASTER WATER METER CONNECTION  
TO HOUSTON COUNTY WATER SYSTEM**

**MAYOR**  
Randy Toms

**MEMBERS OF  
COUNCIL**

**Post 1**  
Daron Lee  
**Post 2**  
Carolyn Robbins  
**Post 3**  
Keith Lauritsen  
**Post 4**  
Tim Thomas  
**Post 5**  
Clifford Holmes, Jr.  
**Post 6**  
Mike Davis

**CITY CLERK**  
Kathy Opitz  
Interim

**CITY ATTORNEY**  
James E. Elliott

July 9, 2018

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

**RE: Proposed Salon and Retail Plaza**  
**660 Lake Joy Rd, Kathleen, GA 31047**  
**Three Inch (3") Inter Utility Master Meter**

Gentlemen,

The City of Warner Robins has received plans for the above development.

The owner is:           Webenuts Holdings, LLC  
                                  194 Shi Rd  
                                  Macon, GA 31220  
                                  Phone: 478-254-4838

Engineer is:             Rowland Engineering, Inc.  
                                  3312 Northside Drive, Suite A100  
                                  Macon, GA 31220  
                                  Phone: 478-621-7500

This is for compliance with the Infrastructure agreement. Plans show this meter being installed on the east side of Lake Joy Road to serve the development.

Consider this letter as The City of Warner Robins request for this servicing.

If you have any questions, please call me at (478) 302-5449.

Sincerely,

*City of Warner Robins*



William Abarca, P.E.  
Utilities Engineer

700 WATSON BLVD • P.O. Box 8629 • WARNER ROBINS, GEORGIA 31095

(478) 293-1000 • FAX (478) 929-1124 • [www.wrga.gov](http://www.wrga.gov)



Staff recommends approval of Change Order #1 with LaKay Enterprises on the drainage improvements project for Flournoy Drive increasing the contract total by \$13,276.31. The change order addresses conflicts with existing utilities, patching streets to allow use by the public and improving drainage on Lumpkin Drive.

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

- approve
- disapprove
- table
- authorize

**Chairman Stalnaker to sign Change Order #1 with LaKay Enterprises, Inc. of Fort Valley, GA on the drainage improvements project for Flournoy Drive. The original contract amount of \$180,877 will increase by \$13,276.31 for an amended total of \$194,153.31.**



**HOUSTON COUNTY  
PUBLIC WORKS DEPARTMENT**

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

# MEMORANDUM

**To:** Houston County Board of Commissioners

**From:** Brian Jones, County Engineer *BJ*

**Date:** Friday, July 13, 2018

**RE:** **Drainage Improvements for Flournoy Drive – Change Order #1**

*OK*  
*[Signature]*

Please consider this request to approve the following change order to the **Drainage Improvements for Flournoy Drive** construction contract.

CHANGE ORDER #1 – The purpose of this change order is to address the conflicts between the proposed drainage improvements and existing utilities, and improve drainage along Flournoy Drive. There were three areas where conflicts occurred.

1. Crossing water mains and service lines – At three locations, service lines for residences were unable to be worked around during installation. Also at three locations, crossing mains had to be lowered to allow storm drain to be installed.
2. Aging water main parallel with drainage lines – During excavations for drainage pipe installation, it was discovered that an aging water main was nearer to the proposed pipe. Further, the main was partially under the pavement for the street. To avoid disturbance of the main and subsequently replacing it with a portion of the road, the drain pipe was shifted into an existing easement in a front yard. This required additional cuts on side street, patching, sod and earthwork.
3. Added drainage inlet – During construction, an additional inlet and pipe was installed to improve drainage on side street.

Total Change Order - **\$13,276.31** and the addition of **0 days** to the contract length. You will find attached a final adjusting change order from and the invoice for the extra work from LaKay Enterprises, Inc.

**FINAL ADJUSTING CHANGE ORDER**

No. 1

Project: **Drainage Improvements for Flournoy Drive**

Date: **July 13, 2018**

Owner: **Houston County Board of Commissioners**

Contractor: **LaKay Enterprises Inc.**

Engineer: **Brian Jones**

You are requested to make the following changes in the Contract Documents.

Description: **As directed by the engineer, the Contractor: 1) replaced crossing water mains and service lines that were in conflict to allow for the installation of the storm drain; 2) shifted the location of storm drain to avoid conflict with a parallel water main; 3) patched storm drain crossing at on Lumpkin Drive at Flournoy drive; and 4) install additional drainage inlet at Lumpkin Drive.**

Purpose of Change Order: **To resolve conflicts with utilities, patch streets to allow use by the public, and improve drainage on Lumpkin Drive.**

Attachments: **None**

<u>Change in Contact Price:</u>	<u>Change in Contract Time</u>
Original Contract Price \$ <u>180,877.00</u>	Original Contract Time <u>90</u> Calendar days or date
Previous Change Orders No. <u>0</u> to No. <u>0</u> \$ <u>0</u>	Net Change from previous Change Orders <u>0</u> Days
Contract Price prior to this Change Order \$ <u>180,877.00</u>	Contract Time Prior to this Change Order <u>90</u> Calendar days
Net Increase(decrease) of this Change Order \$ <u>13,276.31</u>	Net Increase (decrease) of this Change Order <u>0</u> Days
Contract Price with all approved Change Orders \$ <u>194,153.31</u>	Contract Time with all approved Change Orders <u>90</u> Calendar days or date

Recommended:

Approved:

Approved:

By Brian Jones  
Engineer

By \_\_\_\_\_  
Owner

By Billy C. [Signature]  
Contractor

Date: \_\_\_\_\_

The Engineering Department recommends entering into a professional services agreement with Enviro Trenchless, LLC to rehabilitate storm water drainage pipes located near 135 Falcon Crest and 102 Shenandoah Trail in Statham's Landing. The method utilized to accomplish the repairs is a centrifugally cast concrete pipe (re-lining) process that does not require excavation of the existing pipe as with a traditional pipe repair. This method will result in a savings of over forty percent compared to traditional methods.

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

- approve
- disapprove
- table
- authorize

**entering into a professional services agreement with Enviro Trenchless, LLC of Warner Robins to rehabilitate storm water drainage pipes near 135 Falcon Crest and 102 Shenandoah Trail for the total amount of \$48,025. Funds for this project will come from the Stormwater Drainage (4250) budget.**



# MEMORANDUM

*OK Res*

**To:** Houston County Board of Commissioners

**From:** Brian Jones, County Engineer *BJ*

**Date:** Friday, July 13, 2018

**RE:** Storm water drainage repairs – 135 Falcon Crest and 102 Shenandoah Trail

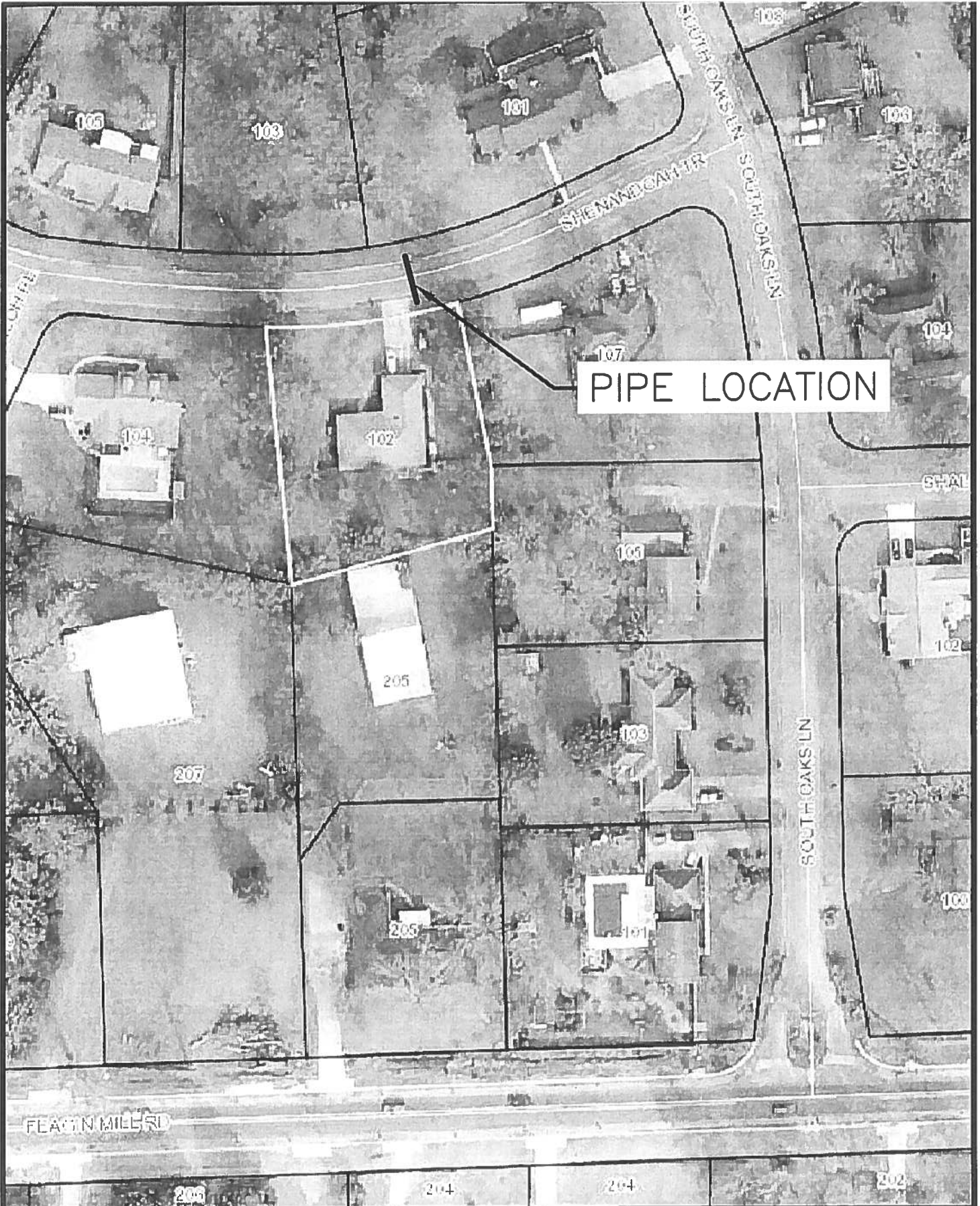
The Engineering Department requests permission to enter into an agreement with Enviro Trenchless, LLC, to provide professional services to rehabilitate multiple storm water drainage pipes in the amount of **\$48,025**. Specifically, the work involves the re-lining of storm water structures located near 135 Falcon Crest, and 102 Shenandoah Trail.

Enviro Trenchless is a local firm located in Warner Robins and a sole source for centrifugally cast concrete pipe (CCCP) rehabilitation services. The process does not require excavation of the existing pipe as with typical pipe repair projects. With our projects listed above, there is not only disruption to the residents in the vicinity of the repairs, there is also high costs associated with cutting the road, excessive excavation, and utility conflicts. Normally, traditional repair methods are less expensive than CCCP, however in these instances it results in a savings of 41%. For comparison, listed below are the costs for the project with the engineer's estimate of the costs using conventional construction methods.

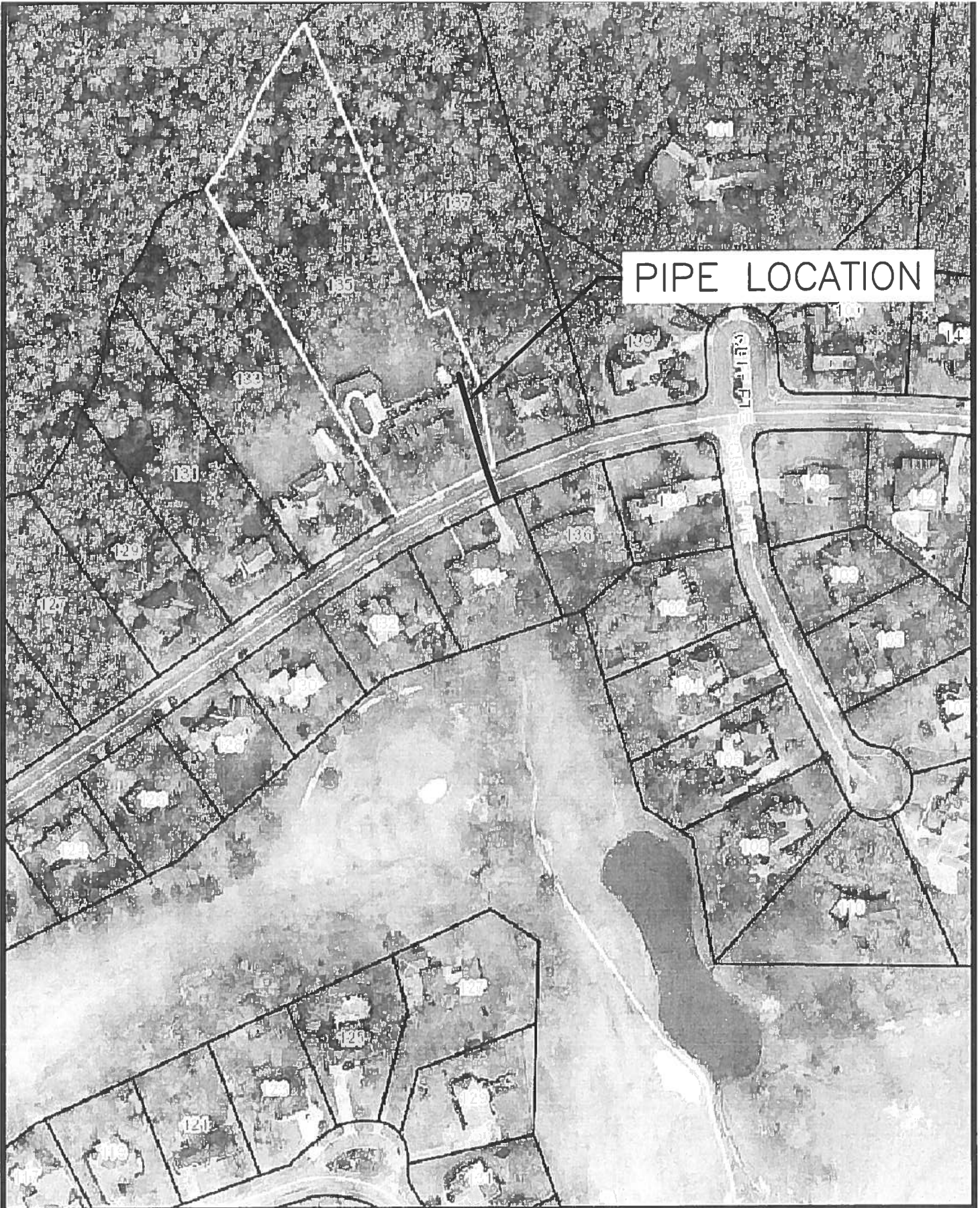
Location	Description	Conventional Construction	CCCP Rehabilitation
135 Falcon Crest	280 LF of 36" CMP and 2 curb inlets	\$65,703	\$40,100
102 Shenandoah Tr.	35 LF of 30" CMP and 2 curb inlets	\$15,844	\$7,925
		<b>\$81,547</b>	<b>\$48,025</b>

I appreciate your time and attention on this matter.

BJ/bj



**STORM WATER DRAINAGE REPAIR  
102 SHENANDOAH TRAIL**



PIPE LOCATION

STORM WATER DRAINAGE REPAIR  
135 FALCON CREST



# Enviro Trenchless, LLC

March 29, 2018

Quote 18011 R-1

Blake Studstill  
Civil/Environmental Engineer  
Houston County Public Works  
2018 Kings Chapel Road  
Perry, GA 31069

Sent Via email: [bstudstill@houstoncountyga.org](mailto:bstudstill@houstoncountyga.org)

RE: Quote for Storm Water Pipe Rehabilitation Services at  
102 Shenandoah Drive  
Warner Robins, GA

### Scope of Work

Furnish materials, equipment, labor and supervision to make the following improvements to a 30" diameter by 35 linear foot corrugated metal pipe (CMP) and two (2) vertical CMP manholes totaling 8 vertical feet. The work includes:

1. Repair of voids in the invert, sealing of open joints and filling voids at upstream manhole.
2. Installation of Centrifugally Cast Concrete Pipe (CCCP) at 1/2" thickness in 35 LF of the 30" CMP.
3. Installation of Centrifugally Cast Concrete Pipe (CCCP) at 1/2" thickness in 8 VF of the 30" CMP manholes.

### Cost of Work

Item	Description	Quantity	Unit	Unit Price	Total Cost
1	Mobilization	1	LS	NC	NC
2	Fill (pump) Voids in Storm Pipe	50	Bags	\$ 55.00	\$ 2,750.00
3	Storm Pipe Lining 30" CMP (1/2" Minimum Thickness)	35	LF	115.00	4,025.00
4	Storm Pipe Lining 30" CMP Manholes (1/2" Minimum Thickness)	8	VF	115.00	920.00
<b>Total</b>					<b>\$ 7,695.00</b>

+ BOND 230.00  
**\$ 7,925.00**

4501 Russell Parkway  
 Suite 19  
 Warner Robins, GA 31088

(478) 333-3880 office

(678) 550-9121 e-Fax



Please contact me if you have any questions about this proposal or need additional information at 478-472-1963 or [gfowler@envirotrenchless.com](mailto:gfowler@envirotrenchless.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Fowler", written in a cursive style.

Glenn Fowler  
President

GF:dw



# Enviro Trenchless, LLC

March 28, 2018

Quote 18009

Blake Studstill  
Civil/Environmental Engineer  
Houston County Public Works  
2018 Kings Chapel Road  
Perry, GA 31069

Sent Via email: [bstudstill@houstoncountyga.org](mailto:bstudstill@houstoncountyga.org)

RE: Quote for Storm Water Pipe Rehabilitation Services at  
135 Falcon Crest  
Warner Robins, GA

### Scope of Work

Furnish materials, equipment, labor and supervision to make the following improvements to a 36" diameter by 280 total linear foot corrugated metal pipe (CMP) and two (2) vertical CMP manholes totaling 18 vertical feet. This includes two pipe segments, one of 40 linear feet of road crossing and the second of 240 linear feet along/near property line of the resident. The work includes:

1. Repair of voids in the invert and the sealing of several open joints.
2. Installation of Centrifugally Cast Concrete Pipe (CCCP) at 1/2" thickness in 280 LF of the 36" CMP.
3. Installation of Centrifugally Cast Concrete Pipe (CCCP) at 1/2" thickness in 18 VF of the CMP manholes.

### Cost of Work

Item	Description	Quantity	Unit	Unit Price	Total Cost
1	Mobilization	1	LS	NC	NC
2	Fill (pump) Voids in Storm Pipe	30	Bags	\$ 55.00	\$ 1,650.00
3	Storm Pipe Lining 36" CMP (1/2" Minimum Thickness)	280	LF	125.00	35,000.00
4	Storm Pipe Lining 36" CMP Manholes (1/2" Minimum Thickness)	18	VF	125.00	2,250.00
<b>Total</b>					<b>\$ 38,900.00</b>

+ BOND 1,200.00  
**\$ 40,100.00**

4501 Russell Parkway  
Suite 19  
Warner Robins, GA 31088

(478) 333-3880 office

(678) 550-9121 e-Fax

Please contact me if you have any questions about this proposal or need additional information at 478-472-1963 or [gfowler@envirotrenchless.com](mailto:gfowler@envirotrenchless.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Fowler".

Glenn Fowler  
President

GF:dw

Public Works staff recommends the purchase of a back-up generator with a 600 amp transfer switch and a level 2 steel enclosure for sound attenuation at the Highway 96 Water Treatment Plant. Anderson Power Services maintains generators at other Houston County Water System plants and has quoted the equipment cost including installation at \$135,030.

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

- approve
- disapprove
- table
- authorize

**purchase and installation of one 400KW Generac generator with 600 amp switch and a level 2 steel enclosure at the Highway 96 Water Treatment Plant from Anderson Power Services of Winston, GA in the amount of \$135,030. Water System Capital funds will purchase this equipment.**

# HOUSTON COUNTY PUBLIC WORKS DEPARTMENT

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



**Date:** 7/17/2018

**To:** Houston County Commissioners

**From:** Dan Walker *DW*

**RE:** Backup Generator Quote

*OK Res*

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Please find attached a quote from Anderson Power for the purchase and installation of a 400 KW generator and 600 Amp transfer switch for the Highway 96 water treatment plant.

Should you approve this purchase, we would also recommend the addition of the Level 2 Steel Enclosure for sound attenuation, due to this location's proximity to apartments and the Phoenix Center.

This project will be funded by the Water Department Capital fund.



# Anderson Power Services

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July 16, 2018

Houston County  
2018 Kings Chapel Road  
Perry, GA 31069

Attn: Terry Mock

Re: Highway 96 Plant Generator Installation Quote

Dear Mr. Mock:

Per your request, I have provided a quote for a generator and installation at the above site. I have provided the following for your review.

**Highway 96 Plant – 400 KW Generac Generator with a 600 Amp switch and Installation  
\$126,230.00 (quote with standard equipment and installation)**

**Adders:**

**Please add \$8,800.00 to above quote with Level 2 Steel Enclosure \_\_\_\_\_** Initial if accepted  
(This being the quietest of the sound attenuation available)

**Please add \$4,800.00 to the above quote for 12 Concrete Bollards \_\_\_\_\_** Initial if accepted

This quote includes above listed equipment, labor and materials for installation, and a factory authorized startup.

**Notes:**

- Taxes are not included, due to exemption.
- Gas work is not included.
- Factory Authorized Startup is completed during normal business hours; if after hours or off hours are requested then additional charges will apply.
- Lead time: 10-12 Weeks.

If you have any questions, please don't hesitate to contact me at 678-793-2878. Please provide a PO# for acceptance of this quote.

Sincerely,

Keith Brantley

---

2175 Jason Industrial Parkway

■ Winston, GA 30187

■ 770-222-1315

■ Fax: 770-222-2517

[www.andersonpowerservices.com](http://www.andersonpowerservices.com)

The Purchasing Department recommends the purchase of ten new Chevy Tahoe Pursuit SUVs for use in the Patrol Division of the Sheriff's Department from state-wide contract holder Hardy Chevrolet at a unit price of \$32,939.

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

- approve
- disapprove
- table
- authorize

**the award of ten (10) new 2018 Chevrolet Tahoe Pursuit SUVs for use in the Patrol Division of the Sheriff's Department from Hardy Chevrolet of Dallas, GA at the state-wide contract unit cost of \$32,939 or a total of \$329,390. These vehicles are to be purchased from the General Fund.**



**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:** July 17, 2018  
**SUBJECT:** Purchase of Ten (10) New Chevrolet Tahoes for HCSO Patrol  
(Maint #s 850, 851, 852, 853, 854, 855, 856, 857, 858, and 859)  
(Bid Folder #19-04)

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The Purchasing Department solicited prices for Ten (10) new SUVs in July 2018. These vehicles will be used by the Houston County Sheriff's Office/Patrol Division.

The Purchasing Department recommends that the Houston County Board of Commissioners purchase the vehicles from Hardy Chevrolet in Dallas Georgia who provided a State Contract #40199-409 price of \$32,939 each for a total cost of \$329,390. The cost of the vehicles will be charged to 100-3300-54.2200.



# 10

## Summary of bills by fund:

• General Fund (100)	\$ 2,266,625.72
• Emergency 911 Telephone Fund (215)	\$ 83,745.78
• Fire District Fund (270)	\$ 23,455.00
• 2001 SPLOST Fund (320)	\$ 82,365.64
• 2006 SPLOST Fund (320)	\$ 282,921.47
• 2012 SPLOST Fund (320)	\$ 791,384.23
• Water Fund (505)	\$ 155,375.49
• Solid Waste Fund (540)	\$ <u>423,589.76</u>
Total for all Funds	\$ 4,109,463.09

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

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$ 4,109,463.09