



Houston County Board of Commissioners Meeting

Perry, Georgia

April 6, 2021

9:00 A.M.

HOUSTON COUNTY COMMISSIONERS MEETING

Perry, Georgia

April 6, 2021

9:00 A.M.

Call to Order

Turn Off Cell Phones

Invocation – Commissioner Byrd

Pledge of Allegiance – MSgt. Vernard Manis, USAF

Perdue Foundation Presentation to Fire Department

Recognition of National Lineman Appreciation Day – Flint Energies / GA Power

Approval of Minutes from March 16, 2021

New Business

1. Public Hearing on Special Exception Applications #2455 thru #2460 – Commissioner Robinson
2. ROW Abandonment Request (Bonaire First Baptist Church / SR96) – Commissioner Robinson
3. ROW Abandonment Request (George E. Perdue III / SR96) – Commissioner Robinson
4. ROW Abandonment Request (Marsha Priest / 146 Mossland Drive) – Commissioner Robinson
5. Intergovernmental Agreement (City of Perry / Hwy 127 Widening) – Commissioner Robinson
6. Intergovernmental Agreement (City of Perry / Elections) – Commissioner Perdue
7. Perry Annexation Request (111 Hill Road) – Commissioner Perdue
8. Warner Robins Annexation Request (700 Hwy. 96) – Commissioner Perdue
9. Warner Robins Annexation Request (Sullivan Road) – Commissioner Perdue
10. Warner Robins Annexation Request (Carl Vinson Pkwy & Dunbar Road) – Commissioner Perdue
11. Bond Extensions (Engineering) – Commissioner Perdue
12. Timber Reforestation (Landfill) – Commissioner Byrd
13. Contract for Services (Mid GA Trucking / Leachate Hauling) – Commissioner Byrd
14. Change Order (Strack, Inc. / Landfill PH 6, Stage 1, Cells 1-3) – Commissioner Byrd
15. Equipment Purchase (Landfill / Used Articulated Dump Truck) – Commissioner Byrd
16. Approval of Bid (Landfill / PH 6, Stage 1B Cell) – Commissioner Byrd
17. Approval of Bid (Water Dept. / Trucks) – Commissioner Byrd
18. Underground ROW Easement (Flint EMC / Bear Branch Road WTP) – Commissioner Walker
19. Professional Services Agreement (NBP Eng. / Chilled Water Plant Upgrade) – Commissioner Walker
20. Request for Master Water Meter Connection (City of Warner Robins / Vinings Village) – Commissioner Walker
21. Change Order (ICB / Annex Building Access Control) – Commissioner Walker
22. Approval of Bills – Commissioner Walker

Public Comments

Commissioner Comments

Motion for Adjournment



A Resolution Recognizing Monday, April 12, 2021 as Linemen Appreciation Day in Houston County

WHEREAS, the profession of linemen is steeped in personal, family, and professional tradition; and

WHEREAS, linemen are often first responders during storms and other catastrophic events, working to make the scene safe for other public safety heroes; and

WHEREAS, Flint Energies linemen work with thousands of volts of electricity high atop power lines 24 hours a day, 365 days a year, to keep electricity flowing; and

WHEREAS, linemen must often work under dangerous conditions far from their families to construct and maintain the energy infrastructure of the United States; and

WHEREAS, Flint Energies linemen put their lives on the line every day with little recognition from the community regarding the danger of their work.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Houston County proclaims April 12, 2021 to be Lineman Appreciation Day.

AND, BE IT FURTHER RESOLVED, that the Board recognizes the efforts of linemen in keeping the power on and protecting public safety and encourages all Houston County Citizens to show appreciation to our Flint Energies linemen for their work in keeping us all in the light.

SO RESOLVED this 6th day of April, 2021

Attested By:

Barry Holland
Director of Administration

Tommy Stalnaker, Chairman

Gail Robinson

Mark Byrd

Dan Perdue

H. Jay Walker, III



**A Resolution Recognizing Monday, April 12, 2021 as
Linemen Appreciation Day in Houston County**

WHEREAS, the profession of linemen is steeped in personal, family, and professional tradition; and

WHEREAS, linemen are often first responders during storms and other catastrophic events, working to make the scene safe for other public safety heroes; and

WHEREAS, Georgia Power linemen work with thousands of volts of electricity high atop power lines 24 hours a day, 365 days a year, to keep electricity flowing; and

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NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Houston County proclaims April 12, 2021 to be Lineman Appreciation Day.

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SO RESOLVED this 6th day of April, 2021

Attested By:

Barry Holland
Director of Administration

Tommy Stalnaker, Chairman

Gail Robinson

Mark Byrd

Dan Perdue

H. Jay Walker, III

Special Exception Summary

Application	Applicant	Location	Proposed Use	Z & A Recommendation/Comments
2455	David & Renee Lewis	103 Beaver Creek Road	Paint & Art Party	Approved unanimously, with the condition to amend the application by removing "metal working"
2456	Varrick & Tamara Horton	122 Forestbrooke Way	Crafts & Embroidery (Internet Sales)	Approved unanimously
2457	Lara West	205 Harner Road	Personal Training	Approved unanimously
2458	Matthew Augburger	2528 Elko Road	Cosmetic Renovation	Approved unanimously
2459	Valerie Myers	104 Houston Drive	Business Consulting	Approved unanimously
2460	Jessica Fletcher	213 Royal Crest Circle	Hair Braiding	Approved unanimously

**Zoning & Appeals
Recommendation**

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2455 – David & Renee Lewis	Paint/Art Party	Unanimous	X		
#2456 – Varrick & Tamara Horton	Crafts/Embroidery (Internet)	Unanimous	X		
#2457 – Lara West	Personal Training	Unanimous	X		
#2458 – Matthew Augburger	Cosmetic Renovation	Unanimous	X		
#2459 – Valerie Myers	Business Consulting	Unanimous	X		
#2460 – Jessica Fletcher	Hair Braiding	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:

#2455 – David & Renee Lewis	Paint/Art Party
#2456 – Varrick & Tamara Horton	Crafts/Embroidery (Internet Sales)
#2457 – Lara West	Personal Training
#2458 – Matthew Augburger	Cosmetic Renovation
#2459 – Valerie Myers	Business Consulting
#2460 – Jessica Fletcher	Hair Braiding

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

Application No. 2455

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 David and Renee Lewis
2. Applicant's Phone Number 478-997-1943
3. Applicant's Mailing Address 103 Beaver Creek Road Kathleen, GA 31047
4. Property Description LL 41, 11th Land District of Houston County, Georgia, Lot 2, Block "A" of Beaver Creek Acres Subdivision, consisting of 8.8 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation
for a Paint & Art Party and Metal Working 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.

2/3/2021
Date

David Lewis
Applicant

Application # 2455

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: February 3, 2021

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

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

Date of Public Hearing: March 22, 2021

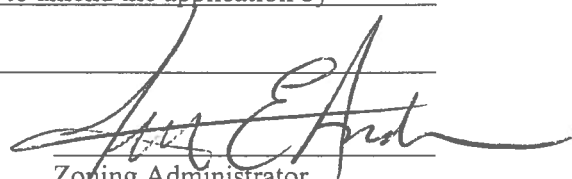
Fee Paid: \$100.00 Receipt # 41928

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to amend the application by removing "metal working".

March 22, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: April 6, 2021

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

Date of Public Hearing: April 6, 2021

Action by Houston County Commissioners:

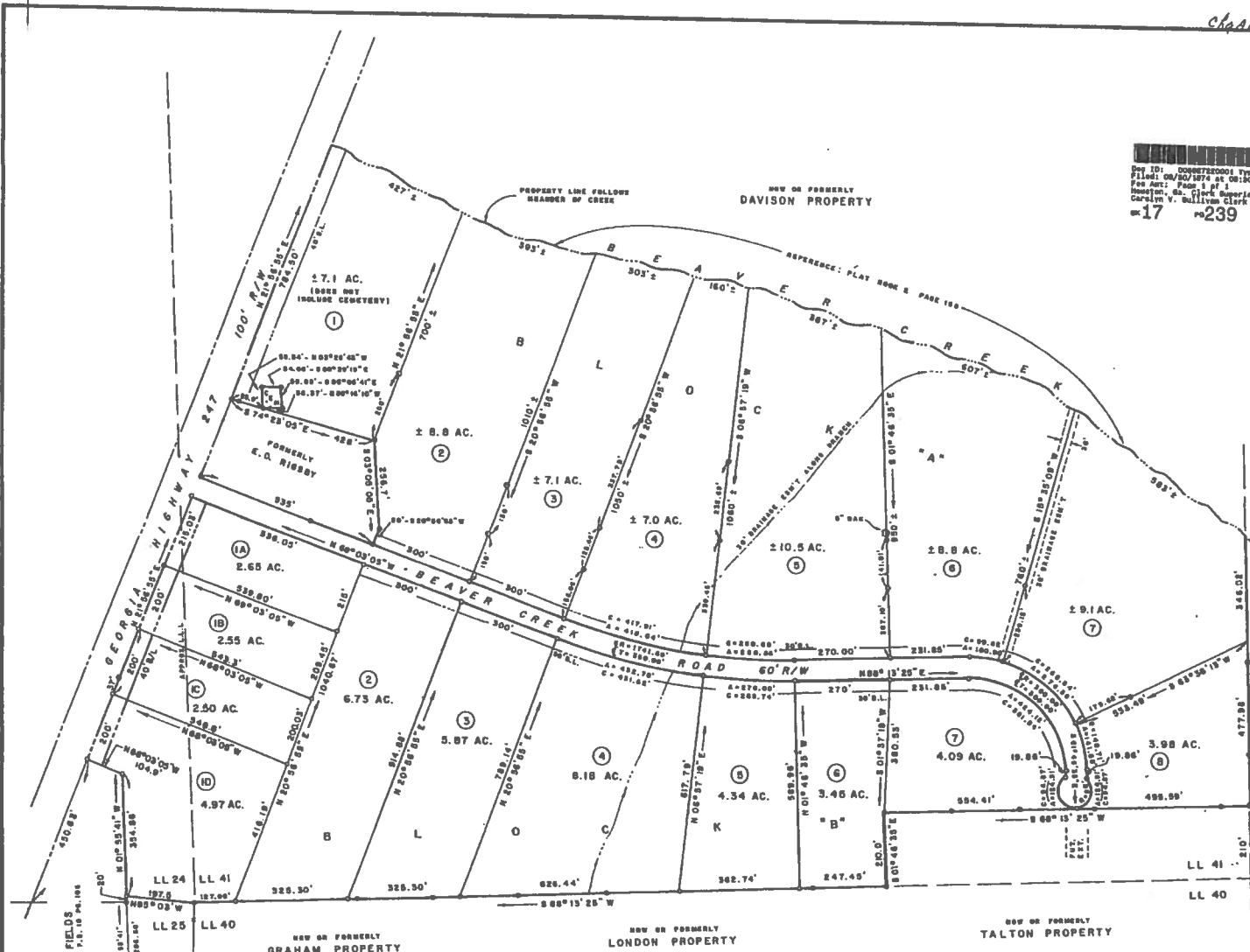
Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

Doc ID: 2008720001 Type: PLA
Filed: 08/30/1974 at 08:10:01 AM
Fee Amt: Page 1 of 1
Houston, GA. Clerk Superior Court
Carolyn V. Sullivan Clerk
-17 -239



Approved 7-29-74
Houston County Planning Commission
L. S. Beard
Secretary



J. M. FIELDS
REFERENCES: P.L. 10 24-108

REVISED: AUGUST 16, 1974, TO CREATE
LOTS 1B, 1C, AND 1D IN BLOCK "B".
REFERENCE: PLAT BY BROXTON
SURVEYING CO., DATED AUGUST
16, 1974 FOR J.M. FIELDS,
MILDRED FIELDS AND HARRY T. ASBELL.

REFERENCE:
SURVEY FOR MRS. L.E. LORD BY
BROXTON SURVEYING CO. DATED
12-15-69.

- NOTES:
- 1. ——— EXISTING CONCRETE MARKER
 - 2. ——— EXISTING IRON MARKER
 - 3. ——— IRON MARKER SET

REASONS AND RELIANCE SHOWN FOR THIS SURVEY ARE
ALL IN "B" BY A COMMITTEE AND
THE "STATE PLANS" AND "THE RECORDS"

John J. Blythe
DAVID BLYTHE
SURVEYOR

SUBDIVISION	
BEAVER CREEK ACRES	
IN LAND LOTS 24, 26, & 41	ELEVENTH DISTRICT HOUSTON COUNTY MAY 10, 1974
GEORGIA SCALE: 1"=250'	
BROXTON SURVEYING CO. WARNER ROBINS, GA. DRAWING NO. 4067-C	

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

Requirements - Section 95

Comments

Complies

Doesn't Comply

4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
5. No outside storage or display is permitted.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:			
1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The home business shall not involve group instruction or group assembly of people on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. No outside storage is allowed.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.	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 #2455 filed on February 3, 2021, for a Special Exception for the real property described as follows:

LL 41 of the 11th Land District of Houston County, Georgia, Lot 2, Block "A" of Beaver Creek Acres Subdivision, Consisting of 8.8 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. 2456

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 Varrick and Tamara Horton
2. Applicant's Phone Number 478-951-3320
3. Applicant's Mailing Address 122 Forestbrooke Way Bonaire, GA 31005
4. Property Description LL 43, 11th Land District of Houston County, Georgia, Lot 111, Section 1 of Forestbrooke Subdivision, consisting of 0.26 Acres
5. Existing Use Residential
6. Present Zoning District PUD
7. Proposed Use Special Exception for a Home Occupation
for a Crafts and Embroidery (Internet Sales) Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

2/11/2021
Date

Varrick Horton
Applicant

Application # 2456

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: February 11, 2021

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

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

Date of Public Hearing: March 22, 2021

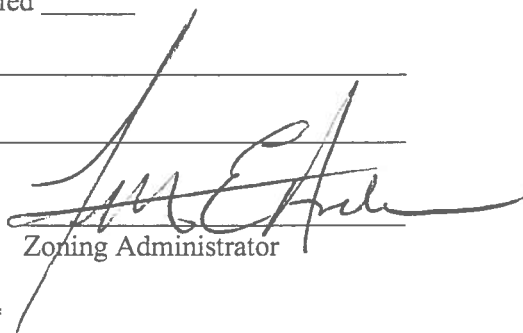
Fee Paid: \$100.00 Receipt # 41929

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

March 22, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: April 6, 2021

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

Date of Public Hearing: April 6, 2021

Action by Houston County Commissioners:

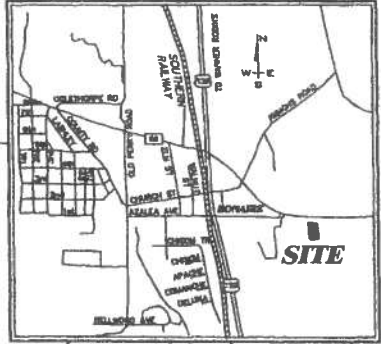
Approval _____ Denied _____ Tabled _____

Comments: _____

Date

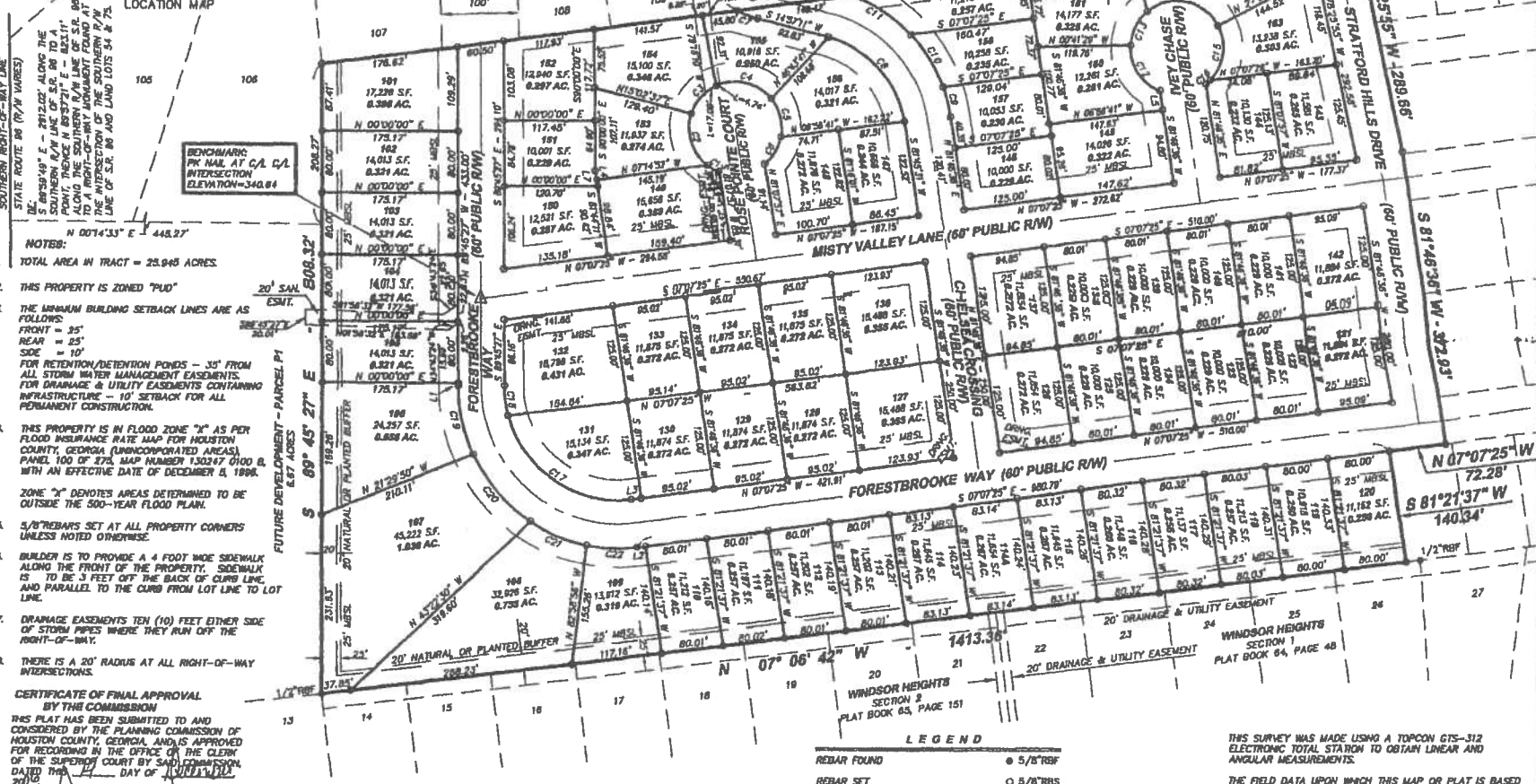
Clerk

S:\Land Projects\2008\08-01615 Forestbrooke Sect 1 © Stratford HMA\08-01615-PP.dwg 12/12/2008 7:24:54 PM EST



CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	BEARING
C1	80.00'	18.74'	S 22°07'35" W
C2	80.00'	74.80'	S 72°42'21" W
C3	80.00'	50.00'	N 47°48'00" W
C4	80.00'	78.45'	N 12°25'00" E
C5	80.00'	52.70'	N 28°12'00" E
C6	80.00'	41.55'	S 58°52'23" E
C7	130.01'	28.40'	S 21°22'40" W
C8	136.78'	155.26'	N 47°32'27" W
C9	186.82'	38.98'	N 73°7'48" E
C10	189.82'	80.00'	N 58°28'00" E
C11	186.82'	82.14'	N 32°23'00" E
C12	80.00'	74.51'	S 37°17'00" W
C13	80.00'	50.00'	N 63°17'33" W
C14	80.00'	106.88'	N 11°36'36" E
C15	80.00'	78.81'	S 83°26'24" E
C16	80.00'	7.61'	S 41°21'29" E
C17	145.81'	208.13'	N 33°46'10" E
C18	38.82'	42.03'	S 84°45'28" E
C19	205.81'	81.67'	S 27°30'00" W
C20	205.81'	113.31'	S 48°00'00" W
C21	205.81'	78.00'	S 22°41'11" W
C22	205.81'	64.88'	S 62°19'30" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°45'27" W	3.70'
L2	S 07°07'25" W	10.88'
L3	N 07°07'25" W	12.82'
L4	E 81°46'36" W	11.69'
L5	S 81°46'36" W	24.80'
L6	S 74°30'40" W	68.93'
L7	S 81°34'11" W	20.00'



- NOTES:
- TOTAL AREA IN TRACT = 23,945 ACRES.
 - THIS PROPERTY IS ZONED "PUD"
 - THE MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT = 25'
REAR = 35'
SIDE = 10'
FOR RETENTION/RETENTION PONDS - 35' FROM ALL STORM WATER MANAGEMENT EASEMENTS.
FOR DRAINAGE & UTILITY EASEMENTS CONTAINING INFRASTRUCTURE - 10' SETBACK FOR ALL PERMANENT CONSTRUCTION.
 - THIS PROPERTY IS IN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP FOR HOUSTON COUNTY, GEORGIA (UNINCORPORATED AREAS) PANEL 100 OF 274, MAP NUMBER 150247 0100 B, WITH AN EFFECTIVE DATE OF DECEMBER 4, 1998.
ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
 - 5/8" REBAR SET AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE.
 - BUILDER IS TO PROVIDE A 4 FOOT WIDE SIDEWALK ALONG THE FRONT OF THE PROPERTY. SIDEWALK IS TO BE 3 FEET OFF THE BACK OF CURB LINE AND PARALLEL TO THE CURB FROM LOT LINE TO LOT LINE.
 - DRAINAGE EASEMENTS TEN (10) FEET EITHER SIDE OF STORM PIPES WHERE THEY RUN OFF THE RIGHT-OF-WAY.
 - THERE IS A 20' ABANDON AT ALL RIGHT-OF-WAY INTERSECTIONS.

CERTIFICATE OF FINAL APPROVAL
BY THE COMMISSION
THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HOUSTON COUNTY, GEORGIA, AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT BY SAID COMMISSION, DATED THIS 17th DAY OF NOVEMBER, 2008.

THE HOUSTON COUNTY PLANNING COMMISSION
By: *[Signature]*
Secretary

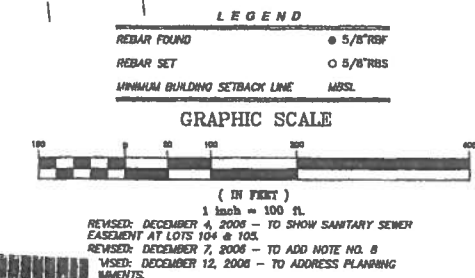
CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
I CERTIFY THAT THE OWNER, OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE REGULATIONS OF HOUSTON COUNTY, GEORGIA, OR HAS POSTED A PERFORMANCE BOND OR CASHIER'S CHECK TO INSURE COMPLETION AS REQUIRED BY THE COUNTY ENGINEER.

12-14-08 *[Signature]*
Date Engineer

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

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

12/12/08
Date *[Signature]*
Owner's Name



THIS SURVEY WAS MADE USING A TOPCON GTS-312 ELECTRONIC TOTAL STATION TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS.

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 254,965 FEET AND AN ANGULAR ERROR OF 0 DEGREES 00 MINUTES AND 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,842,269 FEET.

THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT ON THE PROPERTY PLATED, OR ANY POINT OF REFERENCE THEREON.

IN MY OPINION THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

PROJECT NO.: 08-0161
DRAWN BY: CHATCH
DESIGNED BY:
CHECKED BY: MDR
SCALE: 1" = 100'
DATE: 08/05/2008

SHEET
1
OF 1

EMC ENGINEERING SERVICES, INC.
FORMERLY MARLEY ENGINEERING COMPANY

ENVIRONMENTAL • SURVEYING • CIVIL • SURVEYING
CORPORATE OFFICE
23 EAST CHARLTON STREET
3314 LAKE PARK DRIVE
ALBANY, GEORGIA 31707
(706) 485-4233

REGISTERED PROFESSIONAL LAND SURVEYOR
CARY F. REDD
No. 2888

Date: 12/12/08

1 of 1

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

Requirements - Section 95

Comments

Complies

Doesn't Comply

4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
5. No outside storage or display is permitted.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The home business shall not involve group instruction or group assembly of people on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. No outside storage is allowed.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.	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 #2456 filed on February 11, 2021, for a Special Exception for the real property described as follows:

LL 43 of the 11th Land District of Houston County, Georgia, Lot 111, Section 1 of Forestbrooke Subdivision, Consisting of 0.26 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. 2457

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 Lara West
2. Applicant's Phone Number 703-732-5413
3. Applicant's Mailing Address 205 Harner Road Kathleen, GA 31047
4. Property Description LL 138, 10th Land District of Houston County, Georgia, Lot 3, Block "A", Section 1 of Hidden Shores Subdivision, consisting of 1.0 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation
for a Personal Training Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

2/12/2021
Date

Lara West
Applicant

Application # 2457

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

Houston County Zoning and Appeals Commission

Date Filed: February 12, 2021

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

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

Date of Public Hearing: March 22, 2021

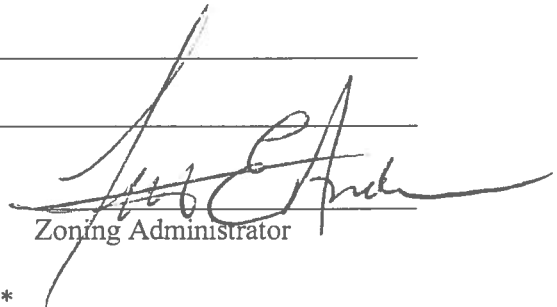
Fee Paid: \$100.00 Receipt # 41930

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

March 22, 2021
Date


Zoning Administrator

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

Date of Recommendation Received: April 6, 2021

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

Date of Public Hearing: April 6, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

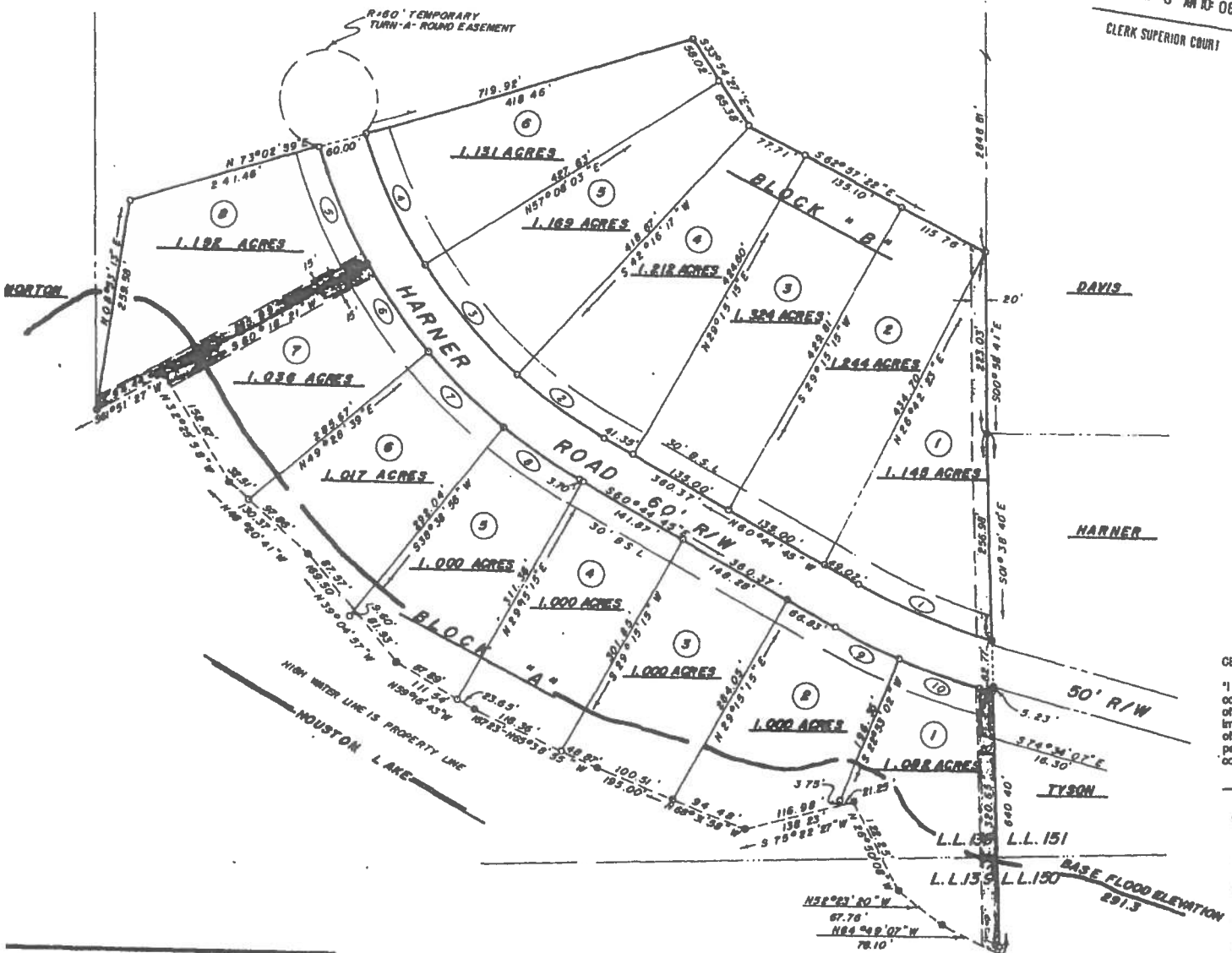
**GNANCY
FUTURE DEVELOPMENT**

L.L. 137 L.L. 152
L.L. 138 L.L. 151
FILED
HOUSTON COUNTY
1994 JAN -5 AM 10:08
CLERK SUPERIOR COURT

APPROVED & CERTIFIED
THE UNDERSIGNED CERTIFY THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAN AND REPRESENTS THAT HIS ALLOWANCE TO BE SHOWN IS IN ACCORDANCE WITH PUBLIC USE POWERS. ALL ASSESSMENTS OR REVENUES ON THIS PLAN IS SUBJECT TO THE DISCRETION OF THE CLERK.
11-9-93
John C. Phay
CLERK SUPERIOR COURT

REPLY TO: N
CR 44
PB 143

I certify that the general lot layout shown on this plot has been approved by the Houston County Health Department for development with city or county water and individual sewage. Individual lot approval required for each lot prior to construction.
Environmental Health Specialist
Houston County Health Department. Dated



NOTES:

- 17.100 ACRES IN THIS PHASE OF DEVELOPMENT.
- THERE IS NO PUBLIC SANITARY SEWER WITHIN 500 FEET OF THIS SUBDIVISION
- ALL EASEMENTS ARE DRAINAGE & UTILITY EASEMENTS WITH WIDTHS AS INDICATED
- MINIMUM 30' BUILDING SETBACK LINE ON ALL LOTS
- ACREAGES & DIMENSIONS ARE CALCULATED TO TIE LINES

LEGEND:

- DENOTES IRON PIN FOUND.
- DENOTES IRON PIN SET
- ⊙ DENOTES CURVILINEAR LOT DESIGNATOR.
- ⑦ DENOTES LOT NUMBER.
- DENOTES TIE LINE

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

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

12/17/93 *Ruthie Duster*
Date Engineer

"This approval in no way relieves the property owner or contractor of his damage to adjacent and downstream properties and liability resulting therefrom and shall not constitute an assumption of liability by the County of Houston for damages caused by construction and/or grading performed under said plans and permits." *R.C.P. 12/17/93*

Doc ID: C055280001 Type: PLA
Filed: 01/04/1994 at 10:08:00 AM
Page No: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BX 45 PB 51

THIS FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED FROM THE FOLLOWING SOURCES:
1. SURVEY DATA FROM THE FOLLOWING SOURCES:
2. THE PLAN HAS BEEN CALCULATED FOR CONFORMANCE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1000 FT. DISTANCE.

URVILINEAR LOT DATA

VE	ARC	RADIUS	CHORD	BEARING
1	177.00'	745.00'	177.18'	N 67°34'30"W
2	131.58'	830.00'	131.32'	N 54°45'49"W
3	175.00'	830.00'	174.44'	N 40°49'25"W
4	175.00'	830.00'	174.44'	N 24°54'28"W
5	133.47'	890.00'	133.18'	S 23°19'30"E
6	130.41'	890.00'	130.21'	S 35°06'30"E
7	130.41'	890.00'	130.21'	S 48°58'12"E
8	113.14'	890.00'	113.01'	S 88°02'8"E
9	88.50'	805.00'	88.46'	S 63°55'58"E
10	104.70'	805.00'	104.63'	S 70°30'33"E

CERTIFICATE OF FINAL APPROVAL
This plan has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, dated this 12 day of December, 1993.

THE HOUSTON COUNTY PLANNING COMMISSION
[Signature]
Secretary

In my opinion this plan is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law.
[Signature]



SUBDIVISION
**SECTION N 1
HIDDEN SHORES**
IN LAND LOTS 138 & 139 TENTH DISTRICT
HOUSTON COUNTY, GEORGIA
SCALE: 1" = 100'
NOVEMBER 4, 1993
SCARBOROUGH LAND SURVEYS
P.O. BOX 6165 WARMER ROBINS, GA. 30781-0161

15/151

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>	<p>Four - six clients per day. 10-15 per week 5am - 8pm</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>	<p>No signage</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
5. No outside storage or display is permitted.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:			
1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The home business shall not involve group instruction or group assembly of people on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. No outside storage is allowed.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.	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 #2457 filed on **February 12, 2021**, for a **Special Exception** for the real property described as follows:

LL 138 of the 10th Land District of Houston County, Georgia, Lot 3, Block "A", Section 1 of Hidden Shores Subdivision, Consisting of 1.0 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2458

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 Matthew Augburger
2. Applicant's Phone Number 478-231-2148
3. Applicant's Mailing Address 2528 Elko Road Elko, GA 31025
4. Property Description LL 202, 13th Land District of Houston County, Georgia, as shown on a plat of survey for Sam Way, consisting of 10.20 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation
for a Cosmetic Renovation 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.

Feb 12, 2021
Date


Applicant

Application # 2458

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: February 12, 2021

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

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

Date of Public Hearing: March 22, 2021

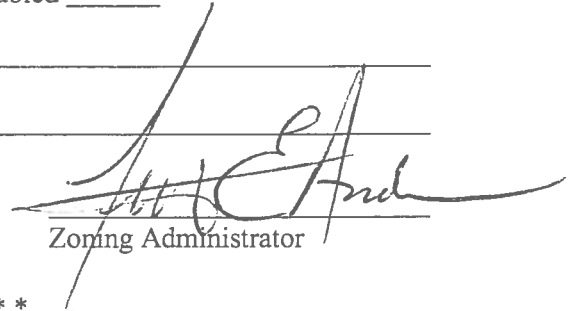
Fee Paid: \$100.00 Receipt # 41931

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

March 22, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: April 6, 2021

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

Date of Public Hearing: April 6, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

38/194

38/194

38/194

THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,675 FEET AND AN ANGULAR ERROR OF 2.2" PER ANGLE POINT AND WAS ADJUSTED BY USING THE COMPASS RULE.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY GEORGIA LAW.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 470,012 FEET.

Jesse Daniel Priest
MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GEODETIC TOTAL STATION--3.



GRAPHIC SCALE: 1" = 200'



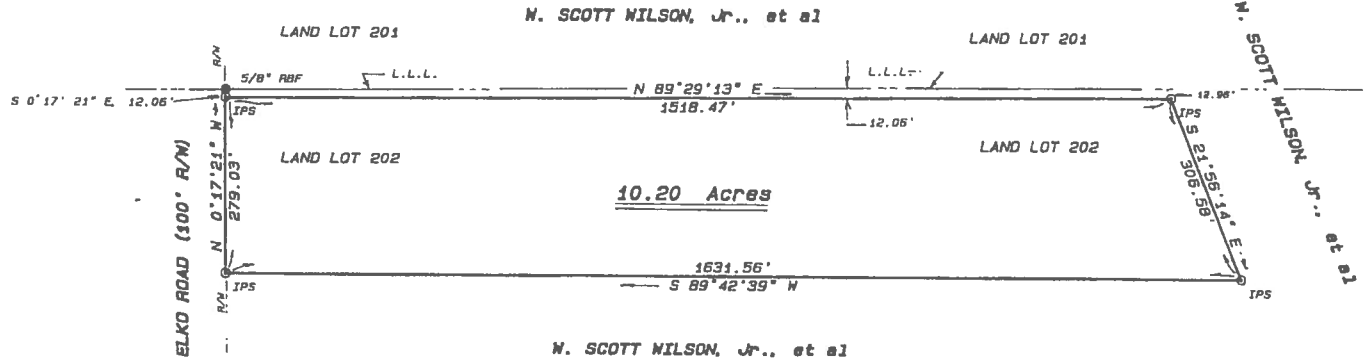
Doc ID: 008409800001 Type: PLA
Filed: 05/24/1990 at 05:08:00 PM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

BK 38 PG 194



Approved
5/24/90
Houston County Planning Commission

Thomas C. Anderson
Secretary



FILED
HOUSTON COUNTY
1990 MAY 24 PM 5:08
CLERK SUPERIOR COURT

Legend
RBF: 5/8" RE-BAR FOUND
IPS: 5/8" RE-BAR SET
L.L.L.: LAND LOT LINE
R/W: RIGHT OF WAY

HOUSTON COUNTY, OWNERSHIP AND DEDICATION

THE UNDERSIGNED DOES CERTIFY THAT THEY ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED AND HEREBY DEDICATES TO PUBLIC USE AS STREETS, ALLEYS, PARKS, AND EASEMENTS FOREVER ALL AS SO SHOWN OR INDICATED ON THIS PLAT.

DATE

PROPERTY SURVEY FOR
S A M W A Y
IN LAND LOT 202 13TH LAND DISTRICT
HOUSTON COUNTY, GEORGIA
MAY 22, 1990 SCALE: 1" = 200'

LOLLIS-PIREST and CO.
CONSULTING ENGINEERS & SURVEYORS
HANKINSVILLE, GEORGIA 31036
(912) 783-1501 PROJECT NO. 90-171 (4)

38/194

38/194

38/194

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2458 filed on February 12, 2021, for a Special Exception for the real property described as follows:

LL 202 of the 13th Land District of Houston County, Georgia, as shown on a plat of survey for Sam Way, Consisting of 10.20 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. 2459

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:

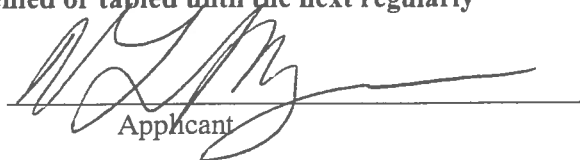
1. Name of Applicant Valerie Myers
2. Applicant's Phone Number 478-997-1884
3. Applicant's Mailing Address 104 Houston Drive Kathleen, GA 31047
4. Property Description LL 25, 11th Land District of Houston County, Georgia, Tract "5" as shown on a plat of survey for Inglewood Enterprises Inc., consisting of 1.0 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Business Consulting Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

2-23-21
Date


Applicant

Application # 2459

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: February 23, 2021

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

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

Date of Public Hearing: March 22, 2021

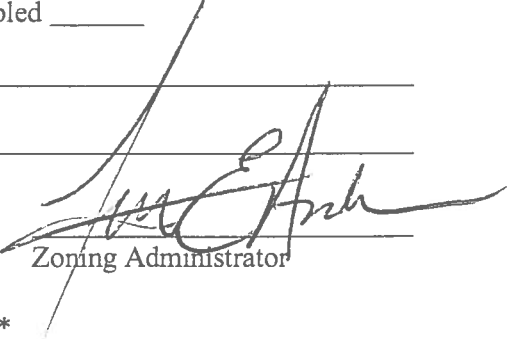
Fee Paid: \$100.00 Receipt # 41932

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

March 22, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: April 6, 2021

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

Date of Public Hearing: April 6, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

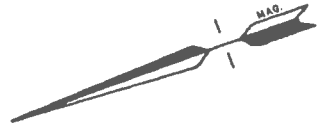
Comments: _____

_____ Date

_____ Clerk

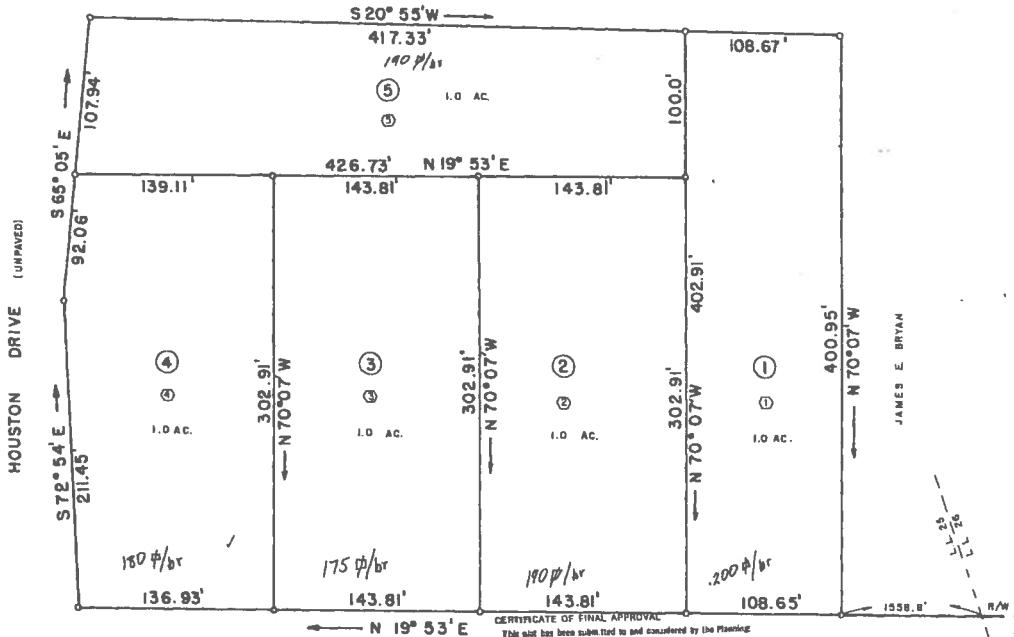
Recorded January 27, 1971

1411a



Doc ID: 00948490001 Type: PLA
Filed: 01/27/1971 at 08:02:28 AM
Fee Amt: \$100.00
Houston, Ga. Clerk Superior Court
Carlson V. Sullivan Clerk
BK 14 pg 120

TALTON STREET (UNPAVED)



CERTIFICATE OF FINAL APPROVAL
This plat has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, dated this 1st day of Dec, 1970.

GA. HWY. NO. 247

APPROVED BY HOUSTON COUNTY HEALTH DEPT.
IF INSTALLED IN ACCORDANCE WITH THIS PLAN
[Signature]
REGISTERED PROFESSIONAL SANITARIAN

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.
[Signature]
Member Ga. Ass. Reg. Land Surveyors



SUBDIVISION PLAT FOR
INGLEWOOD ENTERPRISES, INC.
LAND LOT 25 11TH DISTRICT
HOUSTON COUNTY, GEORGIA
SCALE 1" = 80' DEC 2, 1970
RICHARD L. JONES PERRY

REFERENCE PLAT - MILTON BECKHAM 7-14-70
① INDICATES PERCOLATION TEST HOLE

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 Valerie Myers

Address 104 Houston Dr. Kathleen, GA. 31047

Telephone Number 478-997-1884



Signature of Owner

Personally appeared before me

Lee S Insley

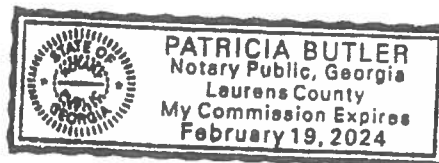
who swears/affirms that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Patricia Butler

Notary Public

2/17/2021

Date



Requirements - Section 95

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2459 filed on February 23, 2021, for a Special Exception for the real property described as follows:

LL 25 of the 11th Land District of Houston County, Georgia, Tract "5" as shown on a plat of survey for Inglewood Enterprises Inc., Consisting of 1.0 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2460

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 Jessica Fletcher
2. Applicant's Phone Number 478-225-8871
3. Applicant's Mailing Address 213 Royal Crest Circle Kathleen, GA 31047
4. Property Description LL 91, 10th Land District of Houston County, Georgia, Lot 18, Block "C" of Royal Oaks Subdivision, consisting of 0.62 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Hair Braiding Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

5/23/2021
Date


Applicant

Application # 2460

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: February 23, 2021

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

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

Date of Public Hearing: March 22, 2021

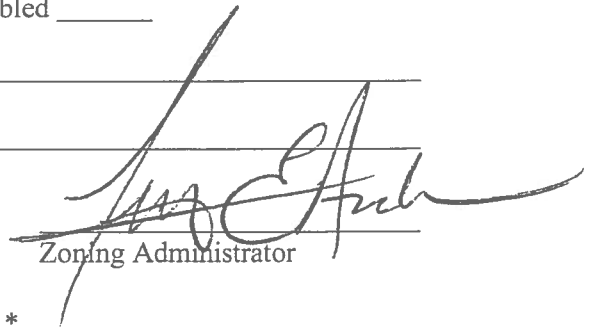
Fee Paid: \$100.00 Receipt # 41933

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

March 22, 2021
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: April 6, 2021

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

Date of Public Hearing: April 6, 2021

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

FILED

HOUSTON COUNTY

1997 APR 24 PM 2:56

CLERK SUPERIOR COURT

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

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

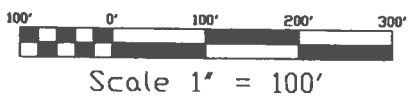
4/17/97 *Robin Dunder*
Date Engineer

"This approval in no way relieves the property owner or contractor of his or her responsibility and downstream property and liability resulting therefrom and the contractor shall be responsible for the completion of liability by the County of Houston for damages caused by construction and/or grading performed under said plans and permits."
Red
4/17/97



NUMBER	CD	B	L	LC
C1	N 69°53'00" E	250.00	182.97	178.54
C2	S 29°53'00" V	250.00	166.50	183.44
C3	S 30°48'22" V	137.24	191.63	176.44
C4	N 75°41'38" V	140.00	65.97	65.36
C5	N 17°16'12" E	680.00	190.87	189.45
C6	N 63°28'04" E	680.00	189.36	190.87
C7	N 19°14'28" E	780.00	43.08	44.27
C8	N 19°14'28" E	130.00	83.66	82.22
C9	S 50°48'22" V	190.00	265.29	244.26
C10	S 13°16'36" V	197.24	17.01	17.00
C11	S 33°54'09" V	197.24	129.00	122.92
C12	S 53°41'38" E	130.00	128.26	124.41
C13	S 61°44'43" E	361.56	207.59	204.75
C14	N 19°29'56" E	680.00	121.23	121.94
C15	S 75°41'38" V	200.00	94.25	93.38
C16	N 00°10'49" E	197.24	73.16	72.74
C17	S 53°41'38" E	210.00	179.59	174.17
C18	S 19°14'28" V	70.00	45.05	44.27
C19	S 19°14'28" V	130.00	83.66	82.22
C20	S 84°28'26" V	620.00	70.00	69.96
C21	S 17°28'26" V	620.00	222.17	220.98
C22	S 28°45'23" V	620.00	114.63	113.49
C23	S 19°44'38" V	680.00	46.23	46.22
C24	N 47°49'04" V	525.00	132.44	132.09
C25	N 62°12'19" V	525.00	132.44	132.09
C26	N 76°39'33" V	525.00	132.44	132.09
C27	S 88°53'09" V	525.00	132.44	132.09
C28	S 74°23'34" V	325.00	132.44	132.09
C29	S 77°08'30" V	390.00	226.05	220.67
C30	S 63°54'33" V	125.00	107.99	103.14
C31	S 18°54'33" V	135.00	184.96	180.51
C32	S 21°49'34" V	150.00	130.98	126.79
C33	N 81°05'48" E	650.00	130.00	129.78
C34	N 71°17'09" E	650.00	92.60	92.52
C35	N 70°39'34" E	445.00	59.00	54.97
C36	N 84°27'17" E	445.00	170.80	169.85
C37	S 74°41'33" E	445.00	168.47	167.35
C38	S 53°58'01" E	445.00	168.47	167.35
C39	N 77°14'08" V	190.00	70.67	69.60
C40	N 89°29'49" V	820.00	30.68	30.67
C41	S 84°30'57" V	820.00	127.00	126.98
C42	S 75°31'14" V	820.00	130.80	129.87
C43	S 63°26'50" V	820.00	115.69	115.66
C44	S 36°54'54" V	820.00	78.12	78.10
C45	N 21°49'34" E	210.00	183.26	177.50
C46	N 41°29'34" E	75.00	117.21	116.27
C47	N 29°16'26" E	780.00	137.64	137.49
C48	N 69°19'29" E	780.00	137.64	137.49
C49	N 79°14'38" E	780.00	137.64	137.49
C50	N 88°17'23" E	780.00	118.08	109.91
C51	S 71°32'23" E	130.00	73.73	72.75
C52	N 24°29'37" V	325.00	30.00	30.00
C53	N 37°17'48" V	325.00	132.44	132.09
C54	N 22°16'30" V	445.00	168.47	167.35
C55	N 28°04'22" V	190.00	25.00	24.95
C56	N 50°08'32" V	190.00	110.52	108.97
C57	N 39°08'37" V	130.00	73.73	72.75
C58	S 48°46'18" V	50.00	32.17	31.62
C59	S 60°11'11" V	50.00	32.10	49.78
C60	N 36°22'44" V	50.00	56.61	55.31
C61	N 29°28'38" E	50.00	75.76	68.72
C62	N 84°08'28" E	50.00	34.93	34.24
C63	N 89°38'22" E	50.00	32.18	31.62

I certify that the general lot layout shown on this plat has been approved by the Houston County Health Department for development with city or county water and individual sewage. Individual lot approval is required for each lot prior to construction.
Wayne Yancey 4-2-97
Environmental Health Specialist Dated
Houston County Health Department.



CERTIFICATE OF FINAL APPROVAL
This plat has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, dated this 17 day of April, 1997.
THE HOUSTON COUNTY PLANNING COMMISSION
By *James C. Gordon*
Secretary

SHEET 3 of 3

SUBDIVISION
FOR
ROYAL OAKS

LAND LOTS 91 & 102
HOUSTON COUNTY
GEORGIA

10TH DISTRICT
HOUSTON COUNTY
GEORGIA

CLEMENTS SURVEYING CO., INC.
1219 SOUTH HOUSTON LAKE ROAD
WARNER ROBINS, GEORGIA 31088
PHONE: (912) 922 - 4799

NOVEMBER 1, 1996
SCALE: 1" = 100'
NO. 2261 - 96

159

159

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.	One client a day Mon, Tues, Thur. Two clients a day Sat. and Sun. 5pm - 9pm & 8am - 5pm	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.	No signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.			
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.	N/A	<input 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.	N/A	<input 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.	N/A	<input type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

	Comments	Complies	Doesn't Comply
4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
5. No outside storage or display is permitted.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The home business shall not involve group instruction or group assembly of people on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. No outside storage is allowed.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.	N/A	<input 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 #2460 filed on February 23, 2021, for a Special Exception for the real property described as follows:

LL 91 of the 10th Land District of Houston County, Georgia, Lot 18, Block "C" of Royal Oaks Subdivision, Consisting of 0.62 Acres

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

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

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

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

Signature of Official

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

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

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

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

The County is aware of certain unimproved and unused sections of right-of-way that remain unimproved and unused after the completion of the SR96 widening project. These sections of right-of-way have ceased to be useful to the public to the extent that no substantial public purpose is served by them and it is in the best public interest the unimproved and unused sections of right-of-way be abandoned then conveyed back to the land owners to be subject to taxation. Pursuant to O.C.G.A. § 32-7-2(b)(1) the adjoining property owner, Bonaire First Baptist Church, Inc., was notified and a public notice of intent to abandon was advertised in the Houston Home Journal once a week for two weeks.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

The Board of Commissioners to sign the Resolution and the Deed of Abandonment abandoning unimproved and unused sections of a county right-of-way described as follows:

All that tract or parcel of land, situate lying and being in Land Lot 53 of the Eleventh Land District of Houston County, Georgia, being known and designated as Parcels 'D-1' and 'E-1' containing 1.309 acres, on a land survey done by Lee R. Jones dated December 31, 2000, G.R.L.S. No. 2680 and a copy of which is recorded in Plat Book 57, Page 32, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

This conveyance is subject to any easements for drainage or utilities presently existing within the above described property.

**A RESOLUTION OF RIGHT-OF-WAY ABANDONMENT
BY THE
BOARD OF COMMISSIONERS
OF
HOUSTON COUNTY, GEORGIA**

WHEREAS, the county is aware of certain unimproved and unused sections of right-of-way that remain unimproved and unused after the completion of the SR96 widening project, and based on the facts that these sections of right-of-way have ceased to be useful to the public to the extent that no substantial public purpose is served by these sections of right-of-way and that it is in the best public interest the unimproved and unused sections of right-of-way be abandoned then conveyed back to the land owners to be subject to taxation, the county is recommending these sections of unimproved and unused right-of-way located within Bonaire, Georgia lying in Land Lot 53 of the 11th Land District of Houston County be abandoned; and

WHEREAS, a legal description is attached hereto as **Exhibit "A"** and a survey is attached hereto as **Exhibit "B"** of the above-referenced unimproved and unused sections of right-of-way to be considered for abandonment, and more particularly describes the sections of right-of-way, as 'D-1' and 'E-1'; and

WHEREAS, Section 32-7-2(b)(1) of the Official Code of Georgia Annotated authorizes a County to abandon a section of the County road system which has for any reason ceased to be used by the public to the extent that no substantial public purpose is served by it, or because its removal from the County road system is otherwise in the best public interest, after notice to property owners located thereon; and

WHEREAS said Section 32-7-2(b)(1) of the Official Code of Georgia Annotated provides that upon the certification by the County, recorded in its minutes, accompanied by a plat or sketch, after notice to property owners located thereon, the County may declare that section of roads to no longer be a part of the County road system, and the rights of the public in and to the section of roads as a public road shall cease; and

WHEREAS pursuant to Section 32-7-2(b)(1) of the Official Code of Georgia Annotated the adjoining property owner, Bonaire First Baptist Church, Inc, was notified of the intent to abandon the sections of right-of-way; and

WHEREAS, notice of the public hearing for the abandonment of the proposed sections of right-of-way were duly published within the County legal organ once a week for two weeks; and

WHEREAS, a public hearing was held on April 6, 2021 at the appointed time; and

WHEREAS, the owner of the property that abuts the referenced unimproved and unused sections of right-of-way has actual notice of the proposed abandonment described herein, and no other legitimate objections thereto have been made.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners, and it is hereby resolved by the authority of the same, as follows:

1. It is certified that the removal of the unimproved and unused sections of right-of-way within Bonaire, Georgia as shown on the attached legal description (see Exhibit "A") and survey (see Exhibit "B") from the County road system is in the best public interest.
2. That the abandonment of said sections of right-of-way herein described be and is approved.
3. That the best interest of Houston County would be served by the conveyance of said sections of right-of-way to the abutting property owner so that they may be subject to taxation by Houston County.
4. That deed of abandonment be executed by the Chairman of the Board of Commissioners conveying interest in said sections of right-of-way within Bonaire, Georgia in Land Lot 54 of the 11th Land District of Houston County, Georgia, as shown on the attached legal description (see Exhibit "A") and survey (see Exhibit "B") to the owner of the property that abuts the referenced sections of right-of-way, their assigns, transferees and successors in interest.

This 6th day of April, 2021.

**HOUSTON COUNTY
BOARD OF COMMISSIONERS**

Chairman Tommy Stalnaker

Commissioner H. Jay Walker III

Commissioner Mark Byrd

Commissioner Gail Robinson

Commissioner Dan Perdue

Attest: _____
Barry Holland
Director of Administration

EXHIBIT "A"

All that tract or parcel of land, situate lying and being in Land Lot 53 of the Eleventh Land District of Houston County, Georgia, being known and designated as Parcels 'D-1' and 'E-1' containing 1.309 acres, on a land survey done by Lee R. Jones dated December 31, 2000, G.R.L.S. No. 2680 and a copy of which is recorded in Plat Book 57, Page 32, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

This conveyance is subject to any easements for drainage or utilities presently existing within the above described property.

50/32

D.L.T. J. W. 15/11/09 J

FILED
HOUSTON COUNTY
*01 FEB -3 PM 3:51
CLERK SUPERIOR COURT

THE UNDERSIGNED DOES CERTIFY THAT THEY ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED.
High Point 2 27 09 City

Doc ID: 00070180001 Type: PLA
Filed: 02/02/09 at 03:10:00 PM
Fee Act: Page 1 of 1
Houston, Co. Clerk Superior Court
Caroline V. Sullivan Clerk
57 32

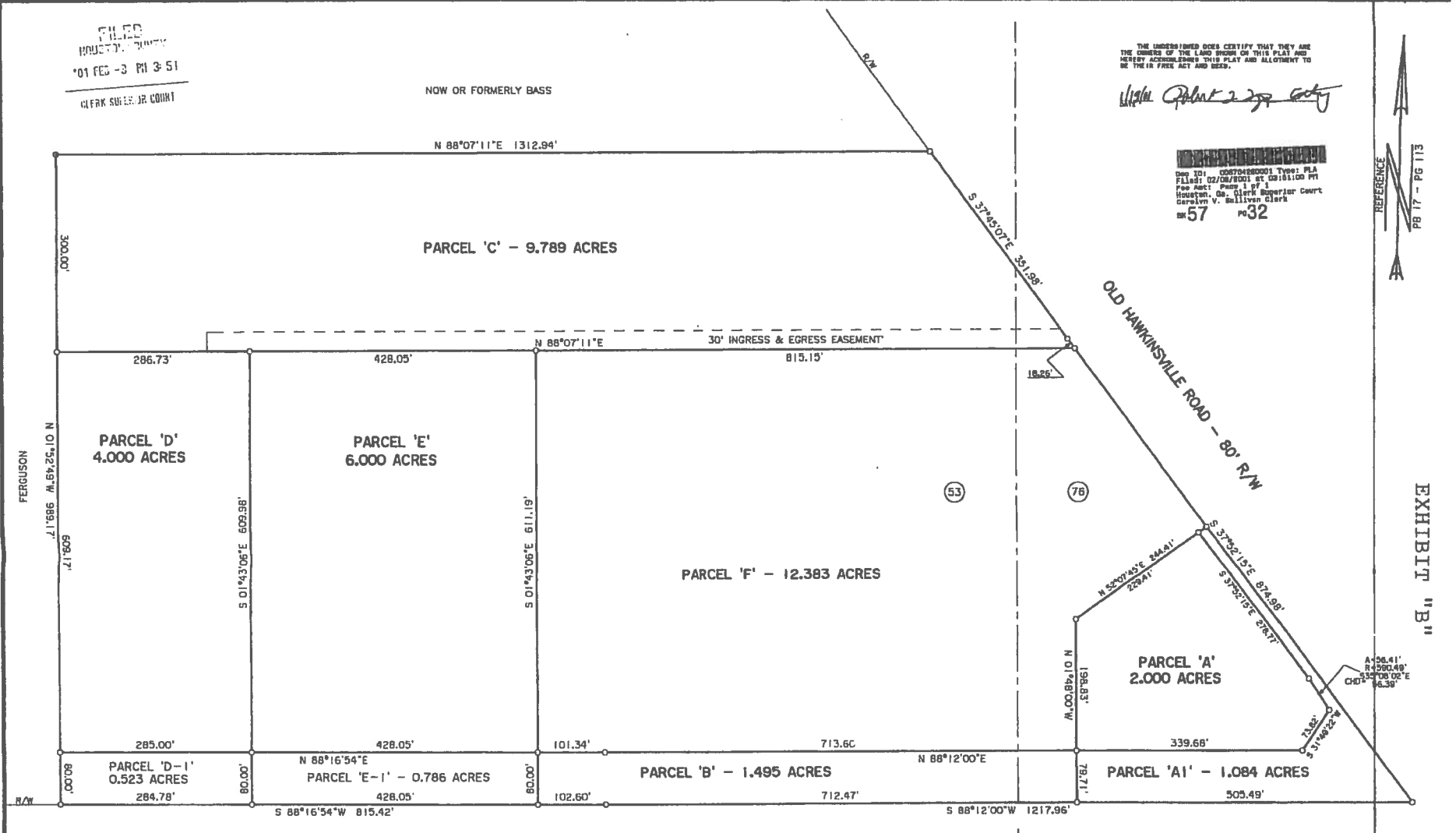
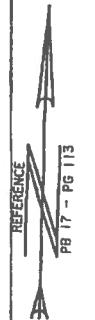


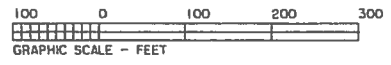
EXHIBIT "B"

STATE ROUTE 96 - 100' R/W

Approved
1/22/01
Houston County Planning Commission
[Signature]
Secretary

NOTE:
1. PARCELS 'A-1' 'B' 'D-1' & 'E-1' ARE INTENDED FOR FUTURE ROAD R/W

- ⊙ IRON PIN FOUND
- IRON PIN PLACED
- LAND LOT LINE
- Ⓢ LAND LOT NUMBER



CERTIFICATION
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32022 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 539733 FEET.
THE LINEAR AND ANGULAR MEASUREMENT SHOWN ON THIS PLAT WERE OBTAINED BY USING A LEITZ SET 3 ELECTRONIC TOTAL STATION.



SURVEY FOR
**GEORGE PERDUE III
BETTY P. GOCKEN**
LAND LOTS 53 & 76 11TH DISTR
HOUSTON COUNTY, GEOR
SCALE 1" = 100' DECEMBER 31, 2
JONES SURVEYING & ENGINEERING II
PERRY, GEORGIA (912) 987-27C

8841-178-85280A
57/32

PLAT NUMBER - C-323557

(Above space for recording officer use)
Charge Houston County Board of Commissioners
Return to Houston County Legal Department

DEED OF ABANDONMENT

STATE OF GEORGIA

COUNTY OF HOUSTON

THIS INDENTURE, made this _____ day of _____, in the year of our Lord Two Thousand Twenty-one between **HOUSTON COUNTY** of the County of Houston, State of Georgia, as party of the first part, hereinafter referred to as "Grantor" and **BONAIRE FIRST BAPTIST CHURCH, INC.**, as party of the second part, hereinafter referred to as "Grantee";

WITNESSETH

That the Grantor, for and in consideration of AND NO/100 DOLLARS, and other good and valuable consideration, the receipt and adequacy whereof is acknowledged, has bargained, sold and by these presents does remise, convey and forever QUIT-CLAIM to the Grantee, its successors and assigns, the following described right of way parcel:

All that tract or parcel of land, situate lying and being in Land Lot 53 of the Eleventh Land District of Houston County, Georgia, being known and designated as Parcels 'D-1' and 'E-1' containing 1.309 acres, on a land survey done by Lee R. Jones dated December 31, 2000, G.R.L.S. No. 2680 and a copy of which is recorded in Plat Book 57, Page 32, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

This conveyance is subject to any easements for drainage or utilities presently existing within the above described property.

TO HAVE AND TO HOLD the said described premises to the said Grantee, so that neither the said Grantor nor its successors or assigns, nor any other person or persons claiming under it shall at any time by any means or ways have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered
in the presence:

Witness

Notary Public

Board of Commissioners
of Houston County:

By: _____
Title: Chairman

Attest: _____
Title: Director of Administration

The County is aware of an unimproved and unused section of right-of-way that remains unimproved and unused after the completion of the SR96 widening project. This section of right-of-way has ceased to be useful to the public to the extent that no substantial public purpose is served by this section of right-of-way and it is in the best public interest the unimproved and unused section of right-of-way be abandoned then conveyed back to the land owner to be subject to taxation. Pursuant to O.C.G.A. § 32-7-2(b)(1) the adjoining property owner, George E. Perdue, III, was notified and a public notice of intent to abandon was advertised in the Houston Home Journal once a week for two weeks.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

The Board of Commissioners to sign the Resolution and the Deed of Abandonment abandoning an unimproved and unused section of a county right-of-way described as follows:

All that tract or parcel of land, situate lying and being in Land Lots 53 and 76 of the Eleventh Land District of Houston County, Georgia, being known and designated as Parcel 'B' containing 1.495 acres, on a land survey done by Lee R. Jones dated December 31, 2000, G.R.L.S. No. 2680 and a copy of which is recorded in Plat Book 57, Page 32, in the Clerk's Office, Houston Superior Court.

This conveyance is subject to any easements for drainage or utilities presently existing within the above described property.

**A RESOLUTION OF RIGHT-OF-WAY ABANDONMENT
BY THE
BOARD OF COMMISSIONERS
OF
HOUSTON COUNTY, GEORGIA**

WHEREAS, the county is aware of an unimproved and unused section of right-of-way that remains unimproved and unused after the completion of the SR96 widening project, and based on the facts that the section of right-of-way has ceased to be useful to the public to the extent that no substantial public purpose is served by this section of right-of-way and that it is in the best public interest the unimproved and unused section of right-of-way be abandoned and conveyed back to the land owner to be subject to taxation, the county is recommending this section of unimproved and unused right-of-way located within Bonaire, Georgia lying in Land Lots 53 and 76 of the 11th Land District of Houston County be abandoned; and

WHEREAS, a legal description is attached hereto as **Exhibit "A"** and a survey is attached hereto as **Exhibit "B"** of the above-referenced unimproved and unused section of right-of-way to be considered for abandonment, and more particularly describes the section of right-of-way, as 'B'; and

WHEREAS, Section 32-7-2(b)(1) of the Official Code of Georgia Annotated authorizes a County to abandon a section of the County road system which has for any reason ceased to be used by the public to the extent that no substantial public purpose is served by it, or because its removal from the County road system is otherwise in the best public interest, after notice to property owners located thereon; and

WHEREAS said Section 32-7-2(b)(1) of the Official Code of Georgia Annotated provides that upon the certification by the County, recorded in its minutes, accompanied by a plat or sketch, after notice to property owners located thereon, the County may declare that section of roads to no longer be a part of the County road system, and the rights of the public in and to the section of roads as a public road shall cease; and

WHEREAS pursuant to Section 32-7-2(b)(1) of the Official Code of Georgia Annotated the adjoining property owner, George E. Perdue III, was notified of the intent to abandon the section of right-of-way; and

WHEREAS, notice of the public hearing for the abandonment of the proposed section of right-of-way was duly published within the County legal organ once a week for two weeks; and

WHEREAS, a public hearing was held on April 6, 2021 at the appointed time; and

WHEREAS, the owner of the property that abuts the referenced unimproved and unused section of right-of-way has actual notice of the proposed abandonment described herein, and no other legitimate objections thereto have been made.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners, and it is hereby resolved by the authority of the same, as follows:

1. It is certified that the removal of the unimproved and unused section of right-of-way within Bonaire, Georgia as shown on the attached legal description (see

Exhibit "A") and survey (see Exhibit "B") from the County road system is in the best public interest.

2. That the abandonment of said section of right-of-way herein described be and is approved.
3. That the best interest of Houston County would be served by the conveyance of said section of right-of-way to the abutting property owner so that they may be subject to taxation by Houston County.
4. That deed of abandonment be executed by the Chairman of the Board of Commissioners conveying interest in said section of right-of-way within Bonaire, Georgia in Land Lots 54 and 76 of the 11th Land District of Houston County, Georgia, as shown on the attached legal description (see Exhibit "A") and survey (see Exhibit "B") to the owner of the property that abuts the referenced section of right-of-way, their assigns, transferees and successors in interest.

This 6th day of April, 2021.

**HOUSTON COUNTY
BOARD OF COMMISSIONERS**

Chairman Tommy Stalnaker

Commissioner H. Jay Walker III

Commissioner Mark Byrd

Commissioner Gail Robinson

Commissioner Dan Perdue

Attest: _____
Barry Holland
Director of Administration

EXHIBIT "A"

All that tract or parcel of land, situate lying and being in Land Lots 53 and 76 of the Eleventh Land District of Houston County, Georgia, being known and designated as Parcel 'B' containing 1.495 acres, on a land survey done by Lee R. Jones dated December 31, 2000, G.R.L.S. No. 2680 and a copy of which is recorded in Plat Book 57, Page 32, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

This conveyance is subject to any easements for drainage or utilities presently existing within the above described property.

57/32

DLT-1102

5/1/99

FILED
HOUSTON COUNTY
'01 FEB -3 PM 3-51
CLERK SUSAN JR COURT

NOW OR FORMERLY BASS

THE UNDERSIGNED DOES CERTIFY THAT THEY ARE THE CORNERS OF THE LAND SHOWN ON THIS PLAT AND HEREBY RECOMMENDS THIS PLAT AND ALLOTMENT TO BE THE IN FREE ACT AND DEED.
Light Palat 2 2/29 Gody

Doc ID: 02070458001 Type: PLA
Filed: 02/04/2001 at 02:11:00 PM
Fee Amt: Page 1 of 1
Houston, GA, Clerk Superior Court
Catherine V. Sullivan Clerk
BK 57 PG 32

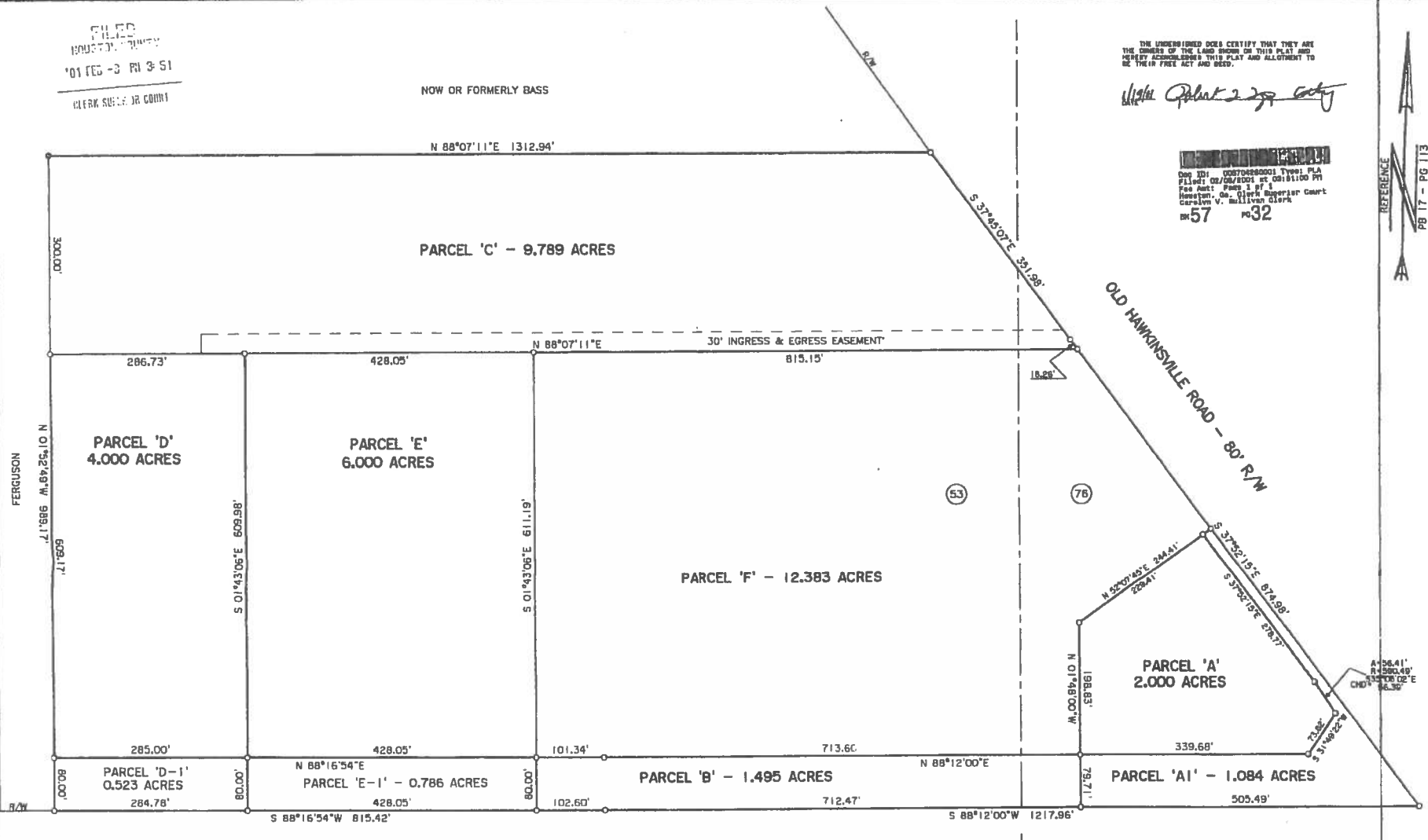


EXHIBIT "B"

STATE ROUTE 96 - 100' R/W

Approved
1/22/01
Houston County Planning Commission
[Signature]
Secretary

NOTE:
1. PARCELS 'A-1' 'B' 'D-1' & 'E-1' ARE INTENDED FOR FUTURE ROAD R/W

- ⊙ IRON PIN FOUND
- IRON PIN PLACED
- LAND LOT LINE
- Ⓣ LAND LOT NUMBER



CERTIFICATION
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32022 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 539733 FEET.
THE LINEAR AND ANGULAR MEASUREMENT SHOWN ON THIS PLAT WERE OBTAINED BY USING A LEITZ SET 3 ELECTRONIC TOTAL STATION.



SURVEY FOR
GEORGE PERDUE III
BETTY P. GOCKEN
LAND LOTS 53 & 76 11TH DISTR
HOUSTON COUNTY, GEOR.
SCALE 1" = 100' DECEMBER 31, 21
JONES SURVEYING & ENGINEERING II
PERRY, GEORGIA (912) 987-270

PLAT NUMBER - C-3235571

8841-78-85280A
57/32

(Above space for recording officer use)
Charge Houston County Board of Commissioners
Return to Houston County Legal Department

DEED OF ABANDONMENT

STATE OF GEORGIA

COUNTY OF HOUSTON

THIS INDENTURE, made this _____ day of _____, in the year of our Lord Two Thousand Twenty-one between **HOUSTON COUNTY** of the County of Houston, State of Georgia, as party of the first part, hereinafter referred to as "Grantor" and **GEORGE E. PERDUE, III** as party of the second part, hereinafter referred to as "Grantee";

WITNESSETH

That the Grantor, for and in consideration of AND NO/100 DOLLARS, and other good and valuable consideration, the receipt and adequacy whereof is acknowledged, has bargained, sold and by these presents does remise, convey and forever QUIT-CLAIM to the Grantee, its successors and assigns, the following described right of way parcel:

All that tract or parcel of land, situate lying and being in Land Lots 53 and 76 of the Eleventh Land District of Houston County, Georgia, being known and designated as Parcel 'B' containing 1.495 acres, on a land survey done by Lee R. Jones dated December 31, 2000, G.R.L.S. No. 2680 and a copy of which is recorded in Plat Book 57, Page 32, in the Clerk's Office, Houston Superior Court.

This conveyance is subject to any easements for drainage or utilities presently existing within the above described property.

TO HAVE AND TO HOLD the said described premises to the said Grantee, so that neither the said Grantor nor its successors or assigns, nor any other person or persons claiming under it shall at any time by any means or ways have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered
in the presence:

Witness

Notary Public

Board of Commissioners
of Houston County:

By: _____
Title: Chairman

Attest: _____
Title: Director of Administration

Marsha Priest has requested that a 20' unopened right-of-way that is located on her property at 146 Mossland Drive, Perry, Georgia in the unincorporated area of Houston County be abandoned. Pursuant to O.C.G.A. § 32-7-2(b)(1) the adjoining property owner was notified and a public notice of intent to abandon was advertised in the Houston Home Journal once a week for two weeks.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

The Board of Commissioners to sign the Resolution and the Deed of Abandonment abandoning the 20' unopened right-of-way located at 146 Mossland Drive, Perry, Georgia in the unincorporated area of Houston County described as follows:

All that tract or parcel of land, situate lying and being in Houston County, Georgia, being known and designated as a 20' road between Lot 1 of Block "B" and Lot 14 of Block "A" of the J.H. Davis & Son Subdivision on a land survey which is recorded in Plat Book 1, Page 216, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

This conveyance is subject to any easements for drainage or utilities presently existing within the above described property.

**A RESOLUTION OF RIGHT-OF-WAY ABANDONMENT
BY THE
BOARD OF COMMISSIONERS
OF
HOUSTON COUNTY, GEORGIA**

WHEREAS, Marsha Priest, has requested that a 20' unopened right-of-way that is located on her property at 146 Mossland Drive, Perry, Georgia in the unincorporated area of Houston County, be abandoned; and

WHEREAS, a legal description is attached hereto as **Exhibit "A"** and a survey is attached hereto as **Exhibit "B"** of the above-referenced right-of-way to be considered for abandonment; and

WHEREAS, Section 32-7-2(b)(1) of the Official Code of Georgia Annotated authorizes a County to abandon a section of the County road system which has for any reason ceased to be used by the public to the extent that no substantial public purpose is served by it, or because its removal from the County road system is otherwise in the best public interest, after notice to property owners located thereon; and

WHEREAS said Section 32-7-2(b)(1) of the Official Code of Georgia Annotated provides that upon the certification by the County, recorded in its minutes, accompanied by a plat or sketch, after notice to property owners located thereon, the County may declare that section of roads to no longer be a part of the County road system, and the rights of the public in and to the section of roads as a public road shall cease; and

WHEREAS pursuant to Section 32-7-2(b)(1) of the Official Code of Georgia Annotated the adjoining property owner, Marsha Priest, was notified of the intent to abandon the section of right-of-way; and

WHEREAS, notice of the public hearing for the abandonment of the 20' unopened right-of-way was duly published within the County legal organ once a week for two weeks; and

WHEREAS, a public hearing was held on April 6, 2021 at the appointed time; and

WHEREAS, the owner of the property that abuts the referenced right-of-way sought to be abandoned, has actual notice of the proposed abandonment described herein, and no other legitimate objections thereto have been made.

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

1. It is certified that the removal of the 20' unopened right-of-way within Houston County, Georgia as described and shown on the attached legal description (see Exhibit "A") and survey (see Exhibit "B") from the County road system is in the best public interest.

2. That the abandonment of said right-of-way herein described be and is approved.
3. That the best interest of Houston County would be served by the conveyance of said right-of-way to the abutting property owner so that it may be subject to taxation by Houston County.
4. That deed of abandonment be executed by the Chairman of the Board of Commissioners conveying interest in said right-of-way within Houston County, Georgia, as described and shown on the attached legal description (**see Exhibit "A"**) and survey (**see Exhibit "B"**) to the owner of the property that abuts the referenced right-of-way, their assigns, transferees and successors in interest.

This 6th day of April, 2021.

**HOUSTON COUNTY
BOARD OF COMMISSIONERS**

Chairman Tommy Stalnaker

Commissioner H. Jay Walker III

Commissioner Mark Byrd

Commissioner Gail Robinson

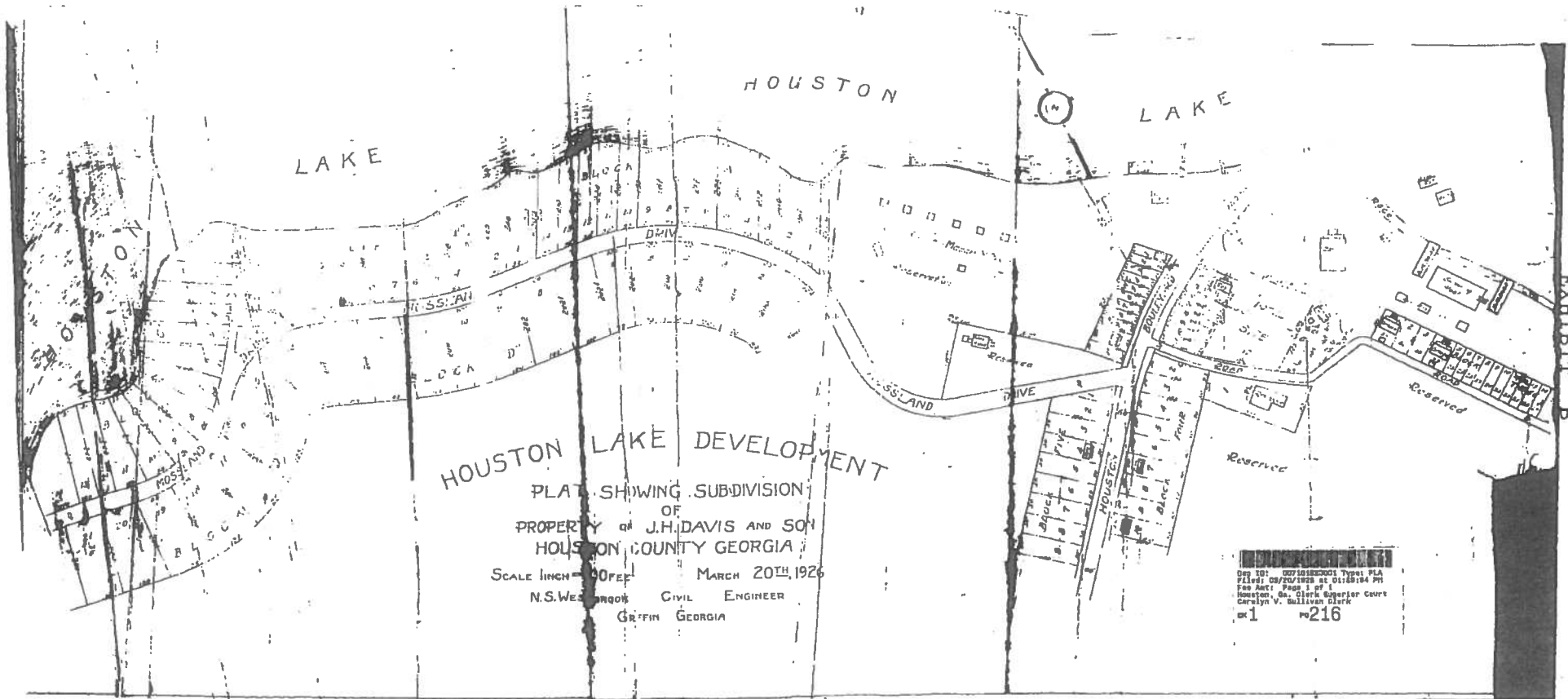
Commissioner Dan Perdue

Attest: _____
Barry Holland
Director of Administration

EXHIBIT "A"

All that tract or parcel of land, situate lying and being in Houston County, Georgia, being known and designated as a 20' road between Lot 1 of Block "B" and Lot 14 of Block "A" of the J.H. Davis & Son Subdivision on a land survey which is recorded in Plat Book 1, Page 216, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

This conveyance is subject to any easements for drainage or utilities presently existing within the above described property.



HOUSTON LAKE DEVELOPMENT

PLAT SHOWING SUBDIVISION
 OF
 PROPERTY OF J.H. DAVIS AND SON
 HOUSTON COUNTY GEORGIA
 SCALE 1 INCH = 40 FEET MARCH 20TH 1926
 N.S. WESTBROOK CIVIL ENGINEER
 GRiffin GEORGIA

See 101 - 0071010001 Types PLA
 Filed: 03/20/26 at 11:18 AM
 Fee Amt: Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 bk 1 pg 216

EXHIBIT "B"

(Above space for recording officer use)
Charge Houston County Board of Commissioners
Return to Houston County Legal Department

DEED OF ABANDONMENT

STATE OF GEORGIA

COUNTY OF HOUSTON

THIS INDENTURE, made this _____ day of _____, in the year of our Lord Two Thousand Twenty-one between **HOUSTON COUNTY** of the County of Houston, State of Georgia, as party of the first part, hereinafter referred to as "Grantor" and **MARSHA W PRIEST**, as party of the second part, hereinafter referred to as "Grantee";

WITNESSETH

That the Grantor, for and in consideration of AND NO/100 DOLLARS, and other good and valuable consideration, the receipt and adequacy whereof is acknowledged, has bargained, sold and by these presents does remise, convey and forever QUIT-CLAIM to the Grantee, its successors and assigns, the following described right of way parcel:

All that tract or parcel of land, situate lying and being in Houston County, Georgia, being known and designated as a 20' road between Lot 1 of Block "B" and Lot 14 of Block "A" of the J.H. Davis & Son Subdivision on a land survey which is recorded in Plat Book 1, Page 216, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

This conveyance is subject to any easements for drainage or utilities presently existing within the above described property.

TO HAVE AND TO HOLD the said described premises to the said Grantee, so that neither the said Grantor nor its successors or assigns, nor any other person or persons claiming under it shall at any time by any means or ways have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered
in the presence:

Witness

Notary Public

Board of Commissioners
of Houston County:

By: _____
Title: Chairman

Attest: _____
Title: Director of Administration

5

This Intergovernmental Memorandum of Agreement with the City of Perry sets forth the County superintending the road construction portion of the Hwy 127 Widening project and the City of Perry overseeing all aspects of the utilities relocation. The contractor will bill the City for the utilities relocation and the City will pay that cost directly to the contractor. The County will pay all other costs to the contractor utilizing county-wide 2018 SPLOST funds.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing the Intergovernmental Memorandum of Agreement between the County and the City of Perry on the Highway 127 Widening project and the relocation of utilities.

**INTERGOVERNMENTAL
MEMORANDUM OF AGREEMENT
HOUSTON COUNTY AND CITY OF PERRY
HIGHWAY 127 WIDENING PROJECT
RELOCATION OF UTILITIES**

THIS AGREEMENT (the “Agreement”) is made and entered this the ____ day of _____, 2021 by and between Houston County through its duly elected Board of Commissioners, hereinafter referred to as “County”, the City of Perry, through its duly elected Mayor and Council, hereinafter referred to as “City”.

WITNESSETH:

WHEREAS, the County is superintending a county wide Special Purpose Local Option Sales Tax (SPLOST) project from the 2018 SPLOST known as SR 127/Houston Lake Road Widening from Kings Chapel Road to Gray Road, (2018 SPLOST CW1801), hereinafter the “Project”; and

WHEREAS, a portion of that project includes the relocation of a City gas line, sewer line and water line, hereinafter “Utility Relocation”; and

WHEREAS, SPLOST funds are not programmed to be used to pay the cost of Utility Relocation on this project; and

WHEREAS, the County and the City are entering into this Agreement in order to allow payment for Utility Relocation in compliance with Georgia Law.

NOW, THEREFORE, in consideration of the mutual benefits for each Party, the County and the City agree as follows:

1.

The County will superintend the Project and the City will oversee all aspects of the Project relating to Utility Relocation.

2.

The portion of the Project for Utility Relocation will be billed separately from the Contractor to the City.

3.

The Contractor will invoice the City for cost of the Utility Relocation and the City agrees to pay the cost of the Utility Relocation directly to the Contractor.

4.

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

5.

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

6.

Neither Party shall assign this Agreement at any time and from time to time without the prior written consent of the other Party.

So AGREED, the day and year first written above.

COUNTY OF HOUSTON, GEORGIA

By: _____
Tommy Stalnaker, Chairman

Attest: _____
Barry Holland, Director of Administration

CITY OF PERRY, GEORGIA

By: _____
Randall Walker, Mayor

Attest: _____
Annie Warren, City Clerk

The City of Perry has requested that the Houston County Board of Elections conduct their elections for the 2021 election year. The County has conducted elections for the City for many years. This contract contains the same terms as did the City of Warner Robins and the Board of Education's contracts.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing the Intergovernmental Agreement for Conduct of the City of Perry Elections for the 2021 election year expiring on December 31, 2021.

STATE OF GEORGIA
COUNTY OF HOUSTON

INTERGOVERNMENTAL AGREEMENT
FOR CONDUCT OF CITY OF PERRY ELECTIONS

FOR GOOD AND VALUABLE CONSIDERATIONS, the CITY OF PERRY, GEORGIA (municipal governing authority), herein after called “the City”, the HOUSTON COUNTY BOARD OF COMMISSIONERS (county governing authority), herein after called “the County”, and the HOUSTON COUNTY BOARD OF ELECTIONS, herein after called “Board of Elections” agree as follows:

1.

In accordance with O.C.G.A. 21-2-45(c), The City hereby requests the County as governing authority of the county and the Board of Elections to conduct any and all municipal elections held for or in the City of Perry. The Board of Elections shall perform all duties as election superintendent, with exceptions noted. The City agrees to furnish to the Board of Elections in a timely manner, any and all documents necessary for the Board of Elections to conduct said elections. The City in accordance with O.C.G.A 21-2-224(e) shall be responsible for reviewing and certifying the city’s voters list and notifying the Board of Elections of any coding errors in city districts or challenge(s) to voters’ qualifications. The City Attorney shall be legal counsel to the Board of Elections concerning municipal election matters, the cost shall be paid by the City.

2.

The Parties agree that the elections shall be conducted in accordance with provisions of the Constitution of Georgia, the Georgia Election Code, Rules of the State Election Board and City Charter, together with any future amendments.

3.

According to O.C.G.A. 21-2-70.1 and 21-2-380.1 the City of Perry hereby appoints Houston County Board of Elections as Election Superintendent and absentee ballot clerk for the City’s municipal elections (hereinafter, “City Elections Superintendent”). As such, all early voting will be conducted at the Board of Elections, 801 Main Street, Perry, Georgia.

4.

In accordance with O.C.G.A. 21-2-131(a)(1)(A), the City shall be responsible for fixing and publishing notice of the election and the qualifying fees for each office before February 1 of each year in which a municipal election is held and at least 35 days prior to any special election.

5.

The City Election Superintendent appoints Annie Warren as Qualifying Officer and she shall be responsible for qualifying, accepting Notice of Candidacy and Affidavit along with qualifying fees. Qualifying will be conducted at Perry City Hall. Qualifying will be conducted by the City between 8:30 A.M. on the third Monday in August and 4:30 P.M. on the third Wednesday in August. Qualifying fees collected shall be the property of the City. In the event of a challenge to a candidate's qualifications the City Elections Superintendent and the Qualifying Officer in conjunction with counsel from the City Attorney, shall hear such challenge. In the event a lawsuit is filed, the City Attorney shall provide counsel and legal representation to the Board and its employees. The cost of such shall be paid by the City.

6.

The City Qualifying Officer pursuant to the Georgia Government Transparency and Campaign Finance Act of 2010, shall be responsible for notifying the Georgia Government Transparency and Campaign Finance Commission of qualified candidates and information so requested about such candidates. The City Clerk or Chief Executive Officer shall be responsible for performing filing officer duties as required by the Georgia Government Transparency and Campaign Finance Commission for any and all reports filed by the candidates/officials or committees in conjunction with any City Election. In the event of changes to the Act this contract may be amended.

7.

If required in the future, the City shall be responsible for submissions to the U.S. Department of

Justice regarding changes in the election process including, but not limited to, redrawing of council district lines and changes in voting equipment. The Board of Elections shall be responsible for submissions to the U.S. Department of Justice regarding changes in voting location(s). The current voting locations as currently set by the City. The City shall make said location available as necessary. The City shall be responsible for costs associated with the mailing of new voter ID cards notifying voters of their new council district and/or voting location (if applicable), O.C.G.A. 21-2-226 (e) and (g).

8.

The Board of Elections shall be responsible for providing election materials, securing of poll workers, contract workers and temporary workers as needed to facilitate the early voting, absentee voting and election process. The Board of Elections shall also be responsible for the logic and accuracy testing on the voting equipment to be used.

The City will be responsible for and shall pay all invoices and expenses directly which are incurred in the conduct of the election including, but not limited to, the cost of advertising, poll workers, poll worker training, contract/temporary labor for Logic and Accuracy (L&A) of Ballot Marking Device (BMD) and Poll Pads units, contract/temporary labor for early in person voting, mail absentee ballots, transportation of BMD units, Scanner Units, UPS units to and from polling location, programming, technical, and site support. In addition, the City shall reimburse to the County wages of full and part-time staff (not to exceed one week + Election Day), the City shall pay .075 (seven and one-half cents) per active voter for the City precincts to be divided equally between full-time employees directly to the staff, to include the Registration/Election Supervisor, for overtime and travel, for the time spent in the preparation for and conduct of each election. All invoices and expenses will be forwarded directly to the City for payment. Active Voter is defined as a voter in a City precinct who has not been moved to the inactive list of voters pursuant to O.C.G.A. 21-2-234.

The City shall also be responsible for cost incurred for required training according to O.C.G.A. 21-2-100 (a) - (d).

In accordance with O.C.G.A. 21-2-285, in the event no election is held the City will pay only those costs associated up to the notice of election cancellation running in the legal organ of the county and certification to the Elections Division of the office of The Secretary of State.

9.

In accordance with O.C.G.A. 21-2-300(e) the City wishes to contract with the County and Board of Elections for the use of voting equipment, worker cards, and technician keys. Once equipment passes Logic and Accuracy testing, any cost of repairs and shipping becomes the expense of the City.

10.

After the close of the polls, memory Cards and election supplies are to be transported to the Board of Elections office located in the Houston County Government Building, 801 Main Street, Perry. Votes will be tabulated and absentee ballots counted and entered into the Election Management server for accumulation. The server shall remain located at the Board of Elections office. Consolidation and certification of the election will take place at the Board of Elections office. A copy of the certification and election results will be forwarded to the City Clerk. The Board of Elections will also be responsible for the forwarding of documents and certification to the Elections division of the Office of the Secretary of State.

11.

The City agrees to cooperate with the County and the Board of Elections, their agents and employees regarding any claim(s) (including but not limited to, challenges, contests etc.) losses or expenses (including but not limited to, attorney fees and court fees) as related to the holding of the City's

elections.

12.

The contract terms will cover the 2021 election year only expiring on December 31, 2021.

In WITNESS WHEREOF, the City, the County and Board of Elections hereunto agree:

CITY OF PERRY, GEORGIA

By: _____
Randall Walker, Mayor

Date: _____

Attest: _____
Annie Warren, City Clerk

Date: _____

HOUSTON COUNTY BOARD OF COMMISSIONERS

By: _____
Tommy Stalnaker, Chairman

Date: _____

Attest: _____
Barry Holland, Director of Administration

Date: _____

HOUSTON COUNTY BOARD OF ELECTIONS

By: _____
John Applegate, Chairman

Date: _____

Attest: _____
Debra Presswood,
Registration/Election Supervisor

Date: _____

At the February 16, 2021 meeting the Board concurred with an annexation request from the City of Perry at 111 Hill Road for a 5.67-acre portion of Tax Parcel 000580 034000. That action for annexation included the rezoning from Houston County R-AG to City of Perry R-2A Single Family Residential.

However, during the City Planning Commission meeting of February 22, 2021, it came to light that the annexation as proposed inadvertently created a county island. This application has now been revised to create a strip of land connecting County properties thereby removing the creation of the island. No other aspects of this application have been changed. Staff review of this amended application brought no new comments or concerns.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

with a revised City of Perry annexation request for a 5.67-acre portion of the property at 111 Hill Road, Tax Parcel 000580 034000, further described in an Annexation and Rezoning Plat for Tract “B” for WCH Homes, drawn by McLeod Surveying, Marty McLeod, GRLS# 2991.



Where Georgia comes together.

Department of Community Development

Received

MAR 8 2021

March 5, 2021

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

Houston County Commissioners
Warner Robins, GA

CERTIFIED MAIL

Dear Commissioners,

You were previously notified of the requested annexation of the property identified below. I understand you concurred with this annexation at your February 16, 2021 meeting. At the City Planning Commission meeting on February 22, 2021 we realized that the proposed annexation would create a county island. The enclosed plat of the property to be annexed has been revised to create a 10 foot strip connecting county properties. No other aspects of the application have been changed.

Property is located at 111 Hill Road

Parcel (HC 000580 034000) 5.67 acres

Legal description as attached labeled Exhibit A

Current zoning for the property within Houston County is R-AG. The request is for annexation and rezoning into the City of Perry for R-2A, Single Family Residential. The property is currently undeveloped and is proposed for a single family residential subdivision.

Pursuant to O.C.G.A. § 36-66-4 a public hearing on zoning of the property to be annexed as noted above will be held at 6:00PM, May 4, 2021 at the Perry Events Center 1121 Macon Road, Perry. If the county has any objection under O.C.G.A. § 36-36-113, in accordance with the objection and resolution process, you must notify the City of Perry Community Development Department within thirty (30) calendar days of this notice.

Best Regards,

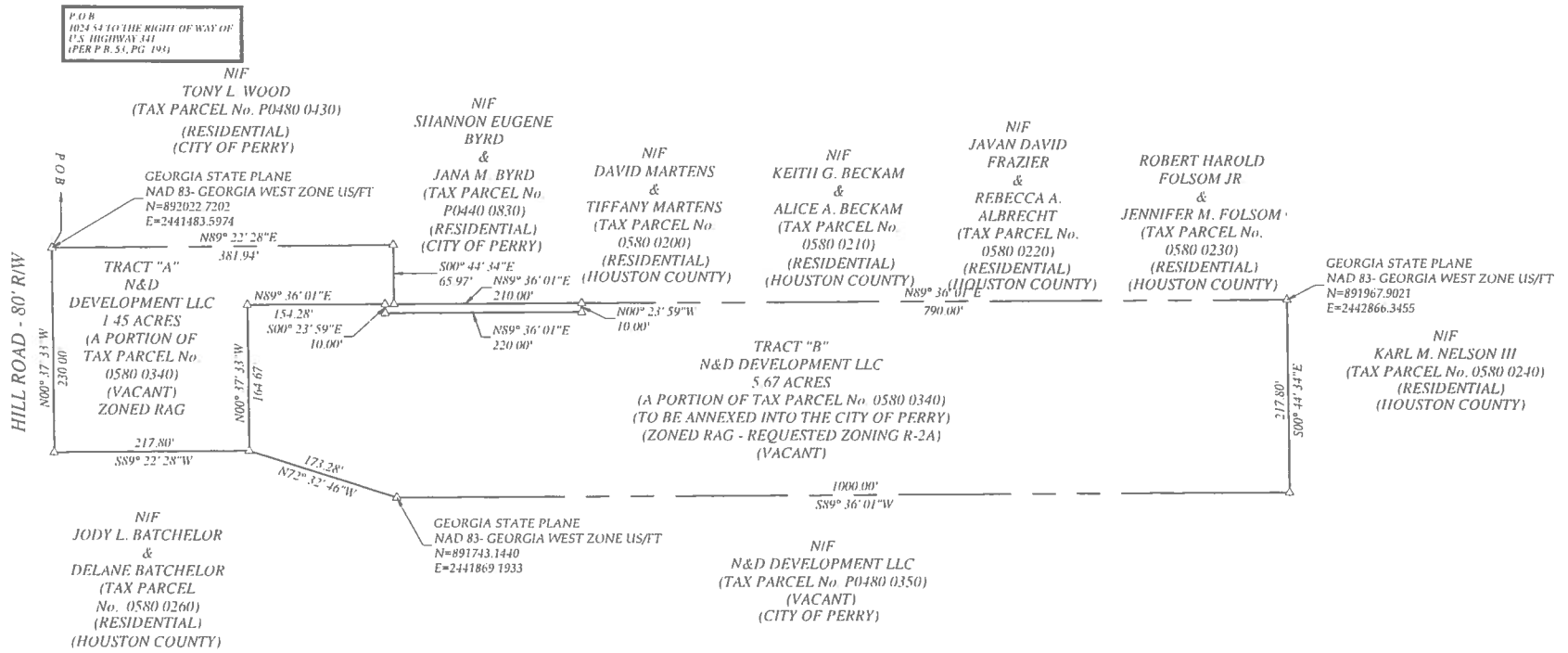
Bryan Wood, Director
Community Development

Enclosures

LEGEND

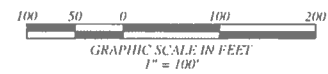
- 1/2" REBAR SET
- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- O.T.P. OPEN TOP PIPE FOUND
- △ CALCULATED CORNER
- ⊠ CONCRETE MONUMENT FOUND
- R.O.W. RIGHT OF WAY
- B.L. BUILDING LINE
- P.L. PROPERTY LINE
- D.E. DRAINAGE EASEMENT
- U.E. UTILITIES EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- M.H. MANHOLE
- C.B. CATCH BASIN
- J.B. JUNCTION BOX
- D.I. DROP INLET
- H.W. HEADWALL
- A.C. ACRE
- P.V.M.T. PAVEMENT
- C.R. CREEK
- L.L.L. LAND LOT LINE
- F.H. FIRE HYDRANT
- F.E.C. FENCE LINE
- F.F.E. FINISH FLOOR ELEVATION
- P. POWER LINE
- P.P. POWER POLE
- C.L. CENTER LINE
- T.H. TEST HOLE
- S.P.E.D. SITE PLAN ENG. DEPT.
- S.P.H.D. SITE PLAN HEALTH DEPT.
- R. RADII'S
- E.L. ELEVATION
- R.D.P. RESIDENTIAL DRAINAGE PLAN
- R.C.P. REINFORCED CONCRETE PIPE
- C.M.P. CORRUGATED METAL PIPE
- L.P. LIGHT POLE
- W.V. WATER VALVE
- W.M. WATER METER
- N.F. NOW OR FORMERLY

TOTAL AREA: 7.12 ACRES



P.O.B.
 1024.5410 TO THE RIGHT OF WAY OF
 U.S. HIGHWAY 341
 (PER P.P. 51, PG. 195)

GEORGIA STATE PLANE
 NAD 83- GEORGIA WEST ZONE US/FT
 N=891967.9021
 E=2442866.3455



NO.	DATE	REVISION

COUNTY:	HOUSTON
DISTRICT:	13TH
LAND LOT:	189
DATE:	1/11/2021
SCALE:	1" = 100'
JOB NO.:	0674-010

ANNEXATION AND REZONING PLAT OF:
TRACT "B"
 FOR
WCH HOMES



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



Where Georgia comes together.

Application # Annex 188-
2020

Application for Annexation

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	N&D Development LLC	N&D Development LLC
*Title	President	Natavar Patel
*Address	104 Madison North Drive Macon, GA 31220	104 Madison North Drive Macon, GA 31220
*Phone	478-972-8288	478-972-8288
*Email	natavarpatel@yahoo.com	natavarpatel@yahoo.com

Property Information

*Street Address or Location	111 Hill Road
*Tax Map #(s)	000580 034000
*Legal Description	A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available; B. Provide a survey plat of the property and/or a proposed site plan; C. For Annexation, a survey must be tied to the Georgia Planes Coordinate System.

Request

*Current County Zoning District	RAG	*Proposed City Zoning District	R2a
*Please describe the existing and proposed use of the property Existing land is sparsely wooded and mostly grassland. An approximately 1.16 acre residential parcel adjacent Hill Road will be broken out of the 7.12 acre property. The 1.16 acre parcel will remain within Houston County, the remainder (5.96 acres) of the property is to be zoned R2a and joined to a 25 acre parcel to the south for use as a residential subdivision.			

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
- Fees:
 - Residential - \$137.00 plus \$16.00/acre (maximum \$1,650.00)
 - Planned Development - \$158.00 plus \$16.00/acre (maximum \$2,900.00)
 - Commercial/Industrial - \$240.00 plus \$22.00/acre (maximum \$3,100.00)
- The applicant/owner must respond to the 'standards' on page 2 of this application (you must answer 'why' you believe the requested zoning classification meets these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Annexation applications require an informational hearing before the planning commission and a public hearing before City Council. The property must be posted at least 15 days prior to the scheduled hearing dates.
- The applicant must be present at the hearings to present the application and answer questions that may arise.
- Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years, have you, the applicant, made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? Yes ___ No ___
If yes, please complete and submit the attached Disclosure Form.

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

9. Signatures:

*Applicant	*Date
*Property Owner/Authorized Agent	*Date

Standards for Granting a Zoning Classification

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

Revised 7/17/20

For Office Use (receipt code 204.1)

Date received	Fee paid	Date deemed complete	Public Notice Sign	Legal Ad	County Notification
Notice to Applicant	Routed to PC	Date of PC	Date of Public Hearing	Date of Council action	Notice of action

January 12, 2021

Mr. Bryan Wood
Community Development Director
City of Perry
741 Main Street
Perry, Ga 31069
478-988-2720
bryan.wood@perry-ga.gov

**Subject: Application for Annexation
111 Hill Road
000580 034000**

Dear Mr. Wood,

Please see attached application and conceptual plan for annexation for ±5.96 acres located at 111 Hill Road. Below is the Standards for Granting a Zoning Classification (Page 2 of application).

1. There are no covenants or restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district.
2. The property is bounded by RAG Houston County and R1 City of Perry zoned property. Only on the south side does the property abut a lot without an existing home.
3. The surrounding lots except the adjacent southern 25 acre parcel are developed home lots.
4. The Comprehensive Plan designates the area for residential use.
5. ±5.96 acres of the property is planned to be combined with a larger parcel adjacent to the south side. The property would be served by an existing sanitary sewer pump station (Chinaberry pump station) to the southeast of the property. This planned development is within one mile of the new Tucker Road water plant.
6. The property has sat dormant since before it was sold in 1999 and was subsequently sold again in 2006. It is of public benefit to develop the property for its intended residential use.

We would like to be placed on the next available agenda for the Perry Planning Commission. Please let me know if you have any question or concerns.

Thank you,

Russell Wheeler, P.E.
Project Manager
Triple Point Engineering.

Exhibit A



Doc ID: 008427310001 Type: GLR
Filed: 08/04/2006 at 02:27:40 PM
Fee Amt: \$94.00 Page 1 of 1
Transfer Tax: \$84.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 3946 PG 89

2006070637

Return To: 11502
ROBERT ABNEY FRICKS
239-B SMITHVILLE CHURCH RD.
WARNER ROBINS, GA 31088

STATE OF GEORGIA
COUNTY OF HOUSTON

Warranty Deed

THIS INDENTURE, made and entered into this 21st day of July, 2006, by and between DEBORAH M. LYNN, of Houston County, State of Georgia, as party or parties of the first part, hereinafter referred to as "Grantor" and N&D DEVELOPMENT, LLC, of Houston County, State of Georgia as party or parties of the second part, hereinafter referred to as "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee the hereinafter described property, to wit:

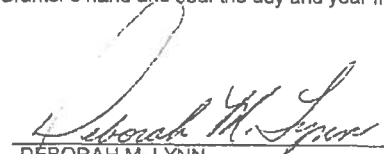
All that tract or parcel of land situate, lying and being in Land Lot 189 of the Thirteenth Land District of Houston County, Georgia, and being known and designated as Parcel 12 containing 7.119 acres as shown on a plat of survey prepared by Lee R. Jones, Registered Land Surveyor Number 2680, dated February 16, 1999 and recorded in Map Book 53, Page 193, Clerk's Office, Houston Superior Court.

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

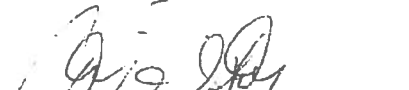
AND THE SAID GRANTOR will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

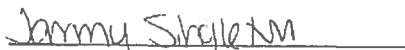
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

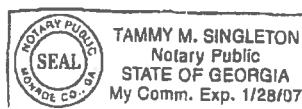
Signed, Sealed and Delivered in the presence of:


DEBORAH M. LYNN
GRANTOR

GRANTOR


Witness


NOTARY PUBLIC





Overview



Legend

-  Parcels
-  Roads

Parcel ID	000580 034000	Owner	N&D DEVELOPMENT LLC	Last 2 Sales			
Class Code	Residential		104 MADISON NORTH DRIVE	Date	Price	Reason	Qual
Taxing District	County		MACON, GA 31220	7/21/2006	\$84000	04	U
Acres	7.12	Physical Address	111 HILL RD	2/22/1999	\$27900	LM	Q
		Assessed Value	Value \$62000				
		Land Value	Value \$62000				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 10/26/2020
 Last Data Uploaded: 10/26/2020 6:03:07 AM

Developed by  **Schneider**
 GEOSPATIAL

Kirk Farrelly of Capital Growth Buchalter, on behalf of Michael Nixon and NK Properties East LLC, has requested annexation into the City of Warner Robins for a 1.121-acre tract of land which is in the northwest corner of the 119.51-acre property at 700 Hwy. 96. Present zoning for the larger parcel is R-1 Single Family Residential, R-AG Residential Agricultural, and C-2 General Commercial. The proposed zoning upon annexation is Warner Robins C-2 General Commercial.

This vacant property is adjacent to the Warner Robins city limits and the annexation will not create an unincorporated island. The zoning requested is compatible with surrounding properties. The proposed use as a McAlister's Deli requires annexation into the City in order to obtain sewer for the site.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

with a City of Warner Robins annexation request for the 1.121-acre portion of property located at 700 Hwy. 96 (Tax Parcel 000780 335000) as shown on a preliminary plat by David L. Hester, GRLS# 3042 dated February 26, 2021 for McAllister's Deli.

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

Received

March 4, 2021

MAR 9 2021

MAYOR
Randy Toms

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

Houston County Commissioners
Warner Robins, GA

**MEMBERS OF
COUNCIL**

Post 1

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – 1.121 acre portion of property located at 700 Hwy 96 - Tax Parcel No., [000780 335000]

Post 2

Charlie Bibb

Post 3

Keith Lauritsen

Post 4

Kevin Lashley

Post 5

Clifford Holmes, Jr.

Post 6

Larry Curtis, Jr.

Dear Commissioners:

Notice is hereby given, pursuant to O.C.G.A. §36-36-6, that the City of Warner Robins, Georgia, has accepted a petition for annexation, pursuant to O.C.G.A. §36-36-20, *et seq.* (Article II or 100% Application Method). The owner of this property, who has filed a written request for annexation, is NK Properties East, LLC. As required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A".

According to Houston County Tax Assessor's, the present zoning is R-1[Single Family Residential District][County], R-AG[Residential Agricultural District][County], and C-2[General Commercial District][County] and the proposed zoning and land use for the 1.121 acre portion of this tract upon annexation is C-2[General Commercial District][City], under the zoning ordinance of the City of Warner Robins.

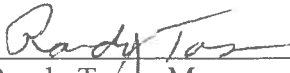
CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia B. Mize

OF COUNSEL
James E. Elliott, Jr.

Respectfully,

City of Warner Robins, Georgia

By: 
Randy Toms, Mayor
For the Mayor and Council

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

APPLICATION

Property Owner(s) Name: Michael Nixon Cellphone:

Company Name (if applicable): NK Properties East LLC Office Phone:

Property Owner(s) Address: P.O. Box 6608, Warner Robins, GA, 31095

Applicant's Name: Kirk Farrelly Cellphone: 504-258-9229

Company Name (if applicable): Capital Growth Buchalter, Inc. Office Phone: 205-263-4589

Applicant's Address: 361 Summit Blvd. Suite 110, Birmingham, AL 35243

Property Information

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

ADDRESS/LOCATION: 700 HWY 96 Bonaire, GA 31005

Tract#: Parcel#: 0W1110 131000 Land Lot(s): 188 Land District#: 10

County: Houston Tax Parcel#: Total Acres: 119.51

Survey Prepared by: Story Clarke and Associates Dated December 11, 2008

Recorded in Plat Book#: 61 Page#: 162

Present Zoning: C2 Requested Zoning: C2

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

Annexation of 1.12 acres in the northwest corner of the property into Warner Robins for sewer access.

Infrastructure Information:

Is water available to this site? [X] Yes [] No Jurisdiction: Houston County

Is sewer service available? [X] Yes [] No Jurisdiction: Warner Robins

Authorization:

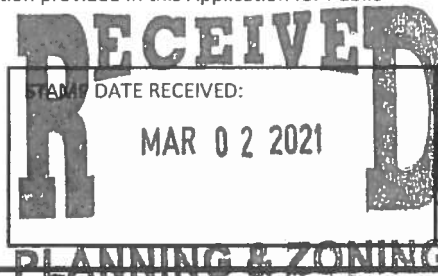
Upon receipt of the completed application package, the Community Development Department shall notify the Owner/Applicant of scheduled date, times, and locations of the public meetings/hearings. The Owner/Applicant or a representative must be present to answer any questions that may be asked. In the event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

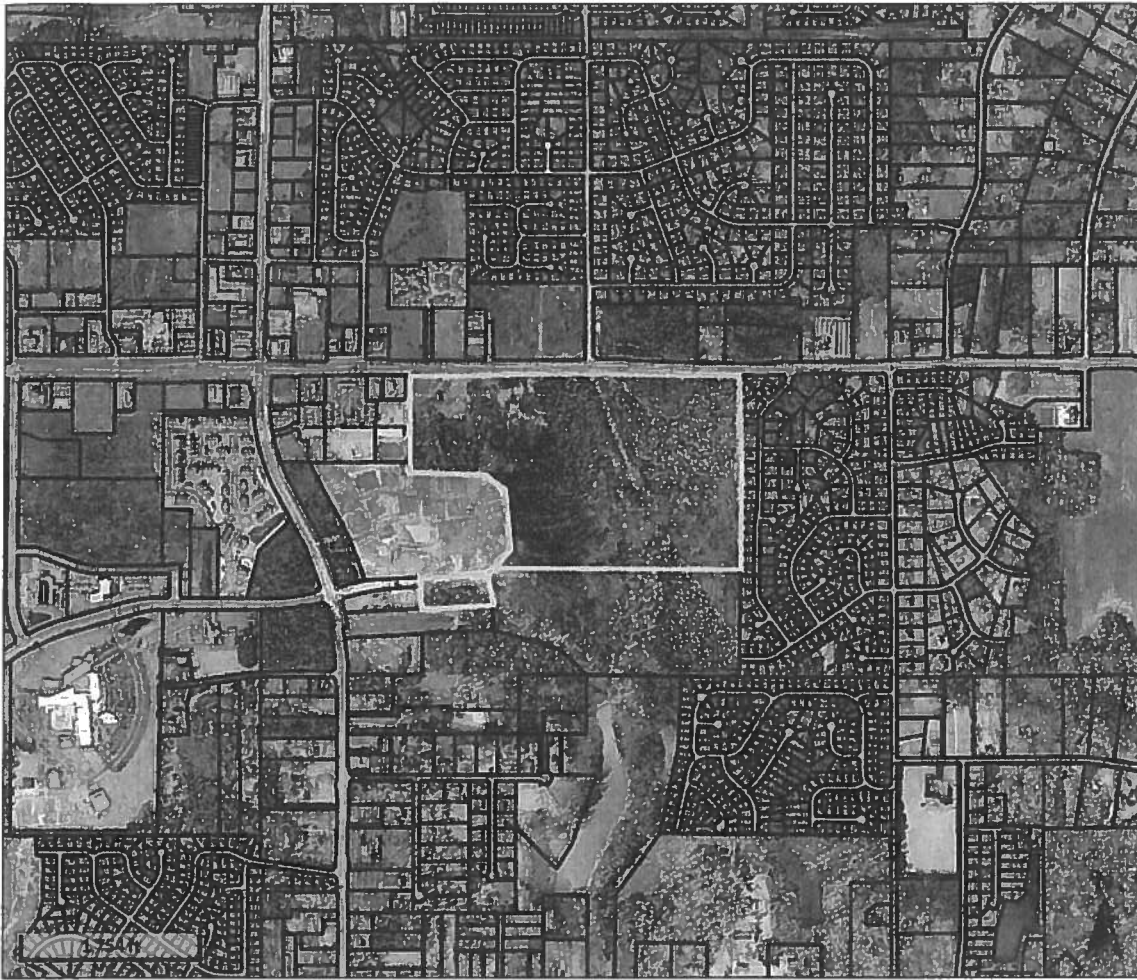
This form is to be executed under oath. I, James Kirk Farrelly, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 25 day of February 2021.

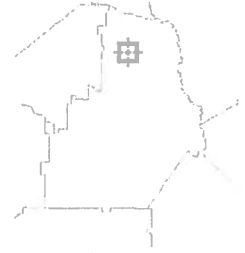
Owner/Applicant Signature James K. Farrelly

Print Name James Kirk Farrelly






Overview



Legend

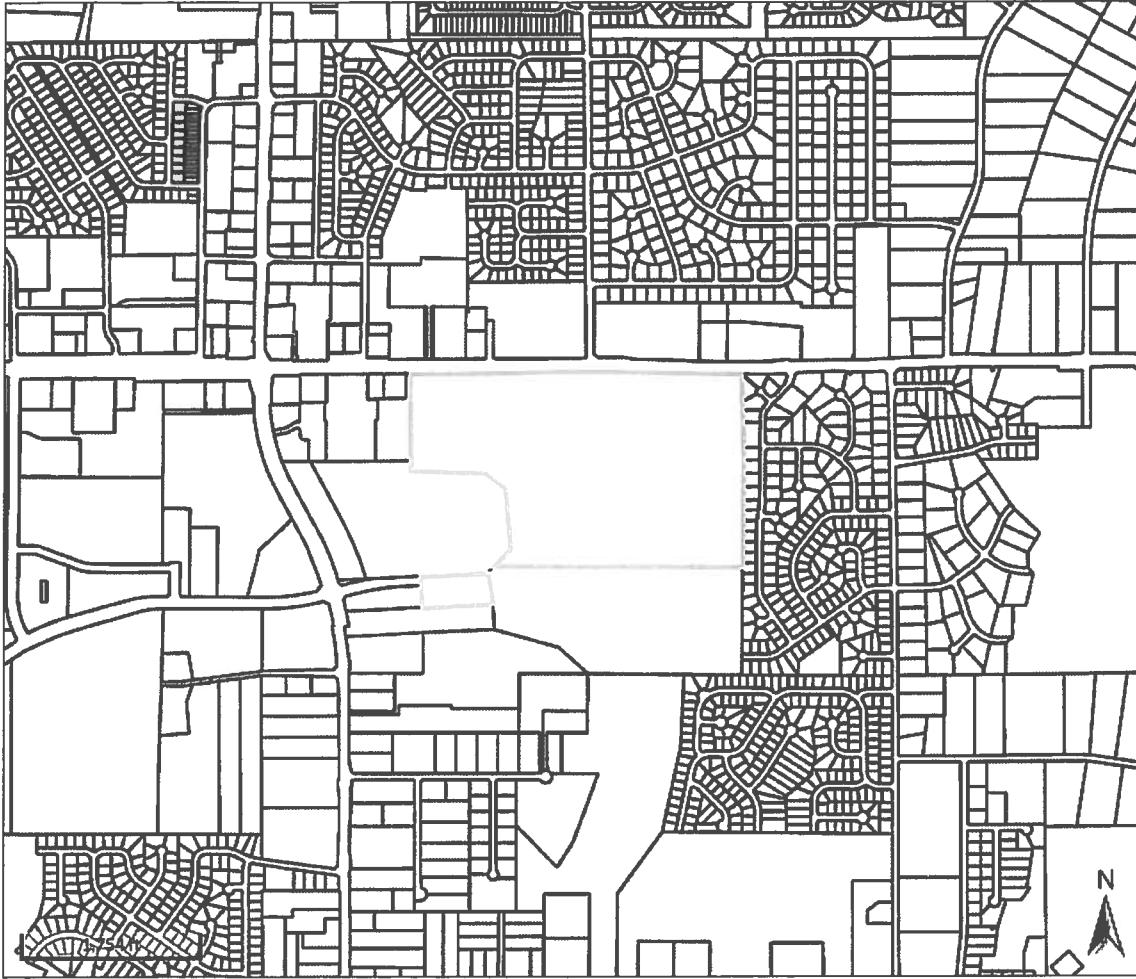
-  Parcels
-  Roads

Parcel ID	000780 335000	Owner	NK PROPERTIES EAST LLC	Last 2 Sales			
Class Code	Residential		C/O MICHAEL NIXON	Date	Price	Reason	Qual
Taxing District	County		2121 DEL MAR HEIGHTS RD	1/1/2019		23	U
Acres	119.51		DEL MAR, CA 92014	6/22/2017		35	U
		Physical Address	700 HWY 96				
		Assessed Value					
		Land Value					
		Improvement Value					
		Accessory Value					

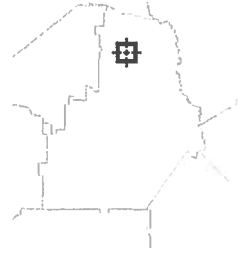
(Note: Not to be used on legal documents)

Date created: 3/5/2021
Last Data Uploaded: 3/5/2021 6:05:51 AM

Developed by  Schneider
GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	000780 335000	Owner	NK PROPERTIES EAST LLC	Last 2 Sales			
Class Code	Residential		C/O MICHAEL NIXON	Date	Price	Reason	Qual
Taxing District	County		2121 DEL MAR HEIGHTS RD	1/1/2019		23	U
Acres	119.51		DEL MAR, CA 92014	6/22/2017		35	U
		Physical Address	700 HWY 96				
		Assessed Value					
		Land Value					
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 3/5/2021
Last Data Uploaded: 3/5/2021 6:05:51 AM

Developed by  Schneider
GEOSPATIAL

Summary

Parcel Number 0W1110 131000
 Location Address 700 HWY 96
 Legal Description TRACT A 119.51 ACRES LL 188/10TH LD
 (Note: Not to be used on legal documents)
 Class R5-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning C2 R1 RAG
 Tax District Warner Robins (District 4)
 Millage Rate 33.28
 Acres 119.51
 Homestead Exemption No (\$0)
 Landlot/District 188 / 10

[View Map](#)



Owner

NK PROPERTIES EAST LLC
 C/O MICHAEL NIXON
 2121 DEL MAR HEIGHTS RD
 DEL MAR, CA 92014

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	119.51

Residential Improvement Information

Style One Family
 Heated Square Feet 4538
 Interior Walls Sheetrock
 Exterior Walls Masonry (brick)
 Foundation Slab
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1951
 Roof Type Composition Shingle
 Flooring Type Carpet/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 4
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 11
 Value \$122,500
 Condition Good
 Fireplaces\Appliances Const 1 sty 1 Box 1

Commercial Improvement Information

Description 15 Office Buildings-D
 Value \$161,700
 Actual Year Built 1880
 Effective Year Built 1990
 Square Feet 2882
 Wall Height 10
 Wall Frames 1% Wood
 Exterior Wall 1% Aluminum Siding
 Roof Cover 1% Galvanized Metal
 Interior Walls 1% Sheetrock
 1%
 Floor Construction 1% Open Wood Joists
 Floor Finish 1% Carpet/Vinyl Tile
 Ceiling Finish 1% Acoustical Tile
 Lighting 1% Recessed F.F.
 Heating 1% Cent. Htg. & A.C.
 Number of Buildings 1

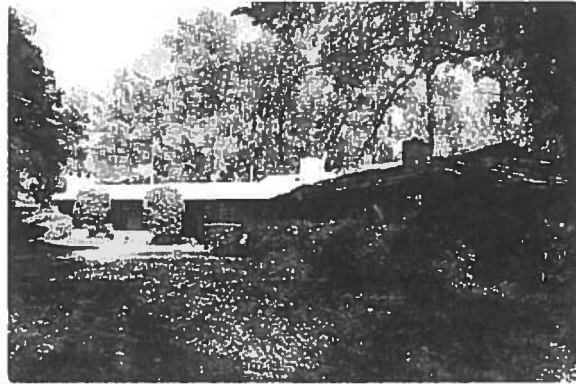
Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Horse Stable (w/Floor)	1951	29x74 / 0	0	\$1,800
Site Improvement	1951	3x0 / 1	1	\$3,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/1/2019	8101 279	71 162	\$0	Quit claim deed or divorce settlement	NIXON JON A ESTATE & KEELING GAYLE ETAL	NK PROPERTIES EAST LLC
6/22/2017	7558 160	78 172	\$0	Affidavits of prescriptive title or possession	AFFIDAVIT	NIXON JON A & KEELING GAYLE N
7/2/2013	6289 38	71 162	\$0	Quit claim deed or divorce settlement	NIXON JON A ETAL	NIXON JON A & KEELING GAYLE N
3/31/2009	4897 301	71 162	\$0	Corrective Deed	NIXON JOHN P	NIXON JON A ETAL
1/8/2009	4893 277	71 162	\$0	Settling an estate or to satisfy debt or wishes	NIXON IRIS ESTATE ETAL	NIXON JOHN P ETAL
4/11/2000	1525 422		\$0	Right of way	RIGHT OF WAY	NIXON JOHN P & IRIS T
8/17/1993	1043 588	44 86	\$0	Parcel split or combined after sale	BOARD OF COMMISSIONERS	NIXON JOHN P & IRIS T
1/3/1992	945 352	41 24	\$0	Parcel split or combined after sale	BOARD OF COMMISSIONERS	NIXON JOHN P & IRIS T
2/2/1990	872 639	37 184	\$0	Right of way	EASEMENT	NIXON JOHN P & IRIS T
3/9/1982	606 14	7 195	\$0	Partial interest or land contract	NIXON JOHN P	NIXON JOHN P & IRIS T
5/1/1975	456 724		\$0	Related or corporate affiliate	NIXON IRIS T	NIXON JOHN P
1/18/1968	297 115		\$0	Related or corporate affiliate	NIXON JOHN P	NIXON IRIS T
1/27/1965	231 111		\$0	History of sales not validated		NIXON JOHN P

Photos



No data available for the following modules: Land, Conservation Use Rural Land, Mobile Homes, Prebill Mobile Homes, Permits, Valuation, Sketches.

The Houston County Assessor Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 11/25/2020, 6:05:52 AM

Version 2.3.96

Developed by
 Schneider
 GEOSPATIAL



CAPITAL GROWTH
BUCHALTER

February 24, 2021

Warner Robbins
Office of Planning & Zoning
700 Watson Blvd
Warner Robbins, GA 31095

Re: Annexation & Rezone - Letter of Intent

To Whom It May Concern:

This shall serve as a Letter of Intent to the Office of Planning & Zoning of Warner Robbins to annex from Houston County into the city of Warner Robbins for the land located at 700 Hwy 96 Bonaire, GA 31005. The submittal request is to develop a McAlister's Deli on 1.12 acres of vacant land. We understand that the proposed use will be required to annex into the city in order to obtain sewer availability for the site. The area to the west of the site is developed and includes a variety of retail and restaurants. The area to the south and east is undeveloped except for a single residential home located to the southeast. The annexation and rezoning applications have been submitted along with this letter meeting all the requirements.

Should you have any questions, please do not hesitate to contact me.

Respectfully Submitted,

James K. Farrelly

Capital Growth Buchalter
Kirk Farrelly
kfarrelly@cgppe.com
(205) 263-4589

ANNEXATION

Please have this page with any comments and concerns back to Barry Holland by March 30, 2021 to be put on the April 6, 2021 agenda. Property known as 700 Hwy 96 1.121 acre portion of tax parcel 000780 335000.

COMMENTS The property is adjacent to the Warner Robins city limits. This annexation does not create an unincorporated island. The zoning being requested is compatible with surrounding properties.

CONCERNS Preserve any County Utilities

Tim Andrews / Building Inspection

Robbie Dunbar / Public Works

Debra Presswood / Board of Elections

Tom Hall / County Attorney

Alan Smith / Animal Control

Sheriff Talton / Sheriff's Office

Chief Stoner / Fire -HEMA

Capt. Ricky Harlowe / E911

James Moore / Tax Assessors


75A00

ANNEXATION

Please have this page with any comments and concerns back to Barry Holland by March 30, 2021 to be put on the April 6, 2021 agenda. Property known as 700 Hwy 96 1.121 acre portion of tax parcel 000780 335000.

COMMENTS CUSTOMER WILL BE HOUSTON COUNTY WATER
SYSTEM CUSTOMER

CONCERNS _____

Name	Position
Tim Andrews / Building Inspection	
Robbie Dunbar / Public Works	
Debra Presswood / Board of Elections	
Tom Hall / County Attorney	
Alan Smith / Animal Control	
Sheriff Talton / Sheriff's Office	
Chief Stoner / Fire -HEMA	
Capt. Ricky Harlowe / E911	
James Moore / Tax Assessors	



HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT

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

Annexation

Please review, sign and return to Jordan Kelley

Robbie Dunbar




Terry Dietsch



Ronnie Heald



Van Herrington



Brian Jones

~~Pre Design meeting scheduled~~
~~Brian Jones - water service should be from~~
~~large main on SR 96 and then Walker/HH Rd~~

Allen Mason



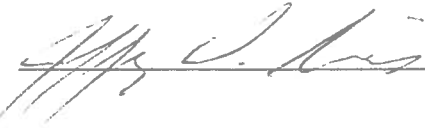
Travis McLendon



Ken Robinson



Jeff Smith



Larry Warnock, President of Bry-Mel Homes, Inc., has requested annexation into the City of Warner Robins for a 1-acre parcel of land on Sullivan Road just north of Northside Elementary School. Present zoning is County R-1 Single Family Residential and the proposed zoning upon annexation is Warner Robins R-3 General Residential District. This property is contiguous to the Warner Robins city limits and annexation would not create an unincorporated island.

According to a letter of intent submitted to the Warner Robins Department of Community Development and made a part of the application, Bry-Mel Homes owns approximately 65 acres adjacent to this property where he is proposing a possible 250+ home subdivision and this 1-acre property would provide access for this future development to Sullivan Road on the north side of Northside Elementary School.

Motion by _____, second by _____ and carried _____ to

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

with a City of Warner Robins request for annexation for a 1-acre property (Tax Parcel 000710 073000, Tract C-3, Land Lot 152, 5th Land District) located on Sullivan Road north of Northside Elementary School.

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

Received

March 4, 2021

MAR 9 2021

MAYOR
Randy Toms

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

Houston County Commissioners
Warner Robins, GA

**MEMBERS OF
COUNCIL**

Post 1

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – property totaling 1 acre, located at Sullivan Road, East of Carl Vinson Parkway - Tax Parcel No., [000710 073000]

Post 2

Charlie Bibb

Post 3

Keith Lauritsen

Post 4

Kevin Lashley

Post 5

Clifford Holmes, Jr.

Post 6

Larry Curtis, Jr.

Dear Commissioners:

Notice is hereby given, pursuant to O.C.G.A. §36-36-6, that the City of Warner Robins, Georgia, has accepted a petition for annexation, pursuant to O.C.G.A. §36-36-20, *et seq.* (Article II or 100% Application Method). The owner of this property, who has filed a written request for annexation, is Bry-Mel Homes, Inc. As required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A". The present zoning is R-1 [Single Family Residential District][County], and the proposed zoning and land use for this tract upon annexation is R-3 [General Residential District][City], under the zoning ordinance of the City of Warner Robins.


CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia B. Mize

OF COUNSEL
James E. Elliott, Jr.

Respectfully,

City of Warner Robins, Georgia

By: 
Randy Toms, Mayor
For the Mayor and Council

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

AC

APPLICATION

Property Owner(s) Name: LARRY E. WARNOCK, PRES Cellphone: 478-951-6562

Company Name (if applicable): BOY-MEL HOMES, INC Office Phone: 478-951-6562

Property Owner(s) Address: 303 SMOKE RISE DR
WARNER ROBINS GA 31088

Applicant's Name: LARRY E. WARNOCK, PRES Cellphone: 478-951-6562

Company Name (if applicable): BOY-MEL HOMES, INC Office Phone: 478-951-6562

Applicant's Address: 303 SMOKE RISE DR
WARNER ROBINS GA 31088

Property Information

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

ADDRESS/LOCATION: SULLIVAN RD

Tract#: C-3 Parcel#: 00710073000 Land Lot(s): 157 Land District#: 15

County: HOUSTON Tax Parcel#: 00710073000 Total Acres: .1

Survey Prepared by: ROD HERBERT B. ORR #2016 Dated MAY 15, 1997

Recorded in Plat Book#: 3129/51 Page#: 242-243/75

Present Zoning: 12-1 Requested Zoning: 12-3

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

TO DEVELOP AS R-3 AS PART OF A
250± R-3 DEVELOPMENT LOTS ON 6.3-49
ACRES. BOTH TRACTS ARE OWNED BY BOY-
MEL HOMES, INC.

Infrastructure Information:

Is water available to this site? Yes ___ No Jurisdiction: CITY OF WARNER ROBINS
CITY OF SULLIVAN RD - TOWN OF SULLIVAN RD

Is sewer service available? Yes ___ No Jurisdiction: CITY OF WARNER ROBINS
CITY OF SULLIVAN RD - TOWN OF SULLIVAN RD

Authorization:

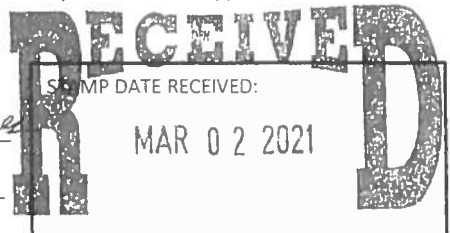
Upon receipt of the completed application package, the Community Development Department shall notify the Owner/Applicant of scheduled date, times, and locations of the public meetings/hearings. The Owner/Applicant or a representative must be present to answer any questions that may be asked. In the event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

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

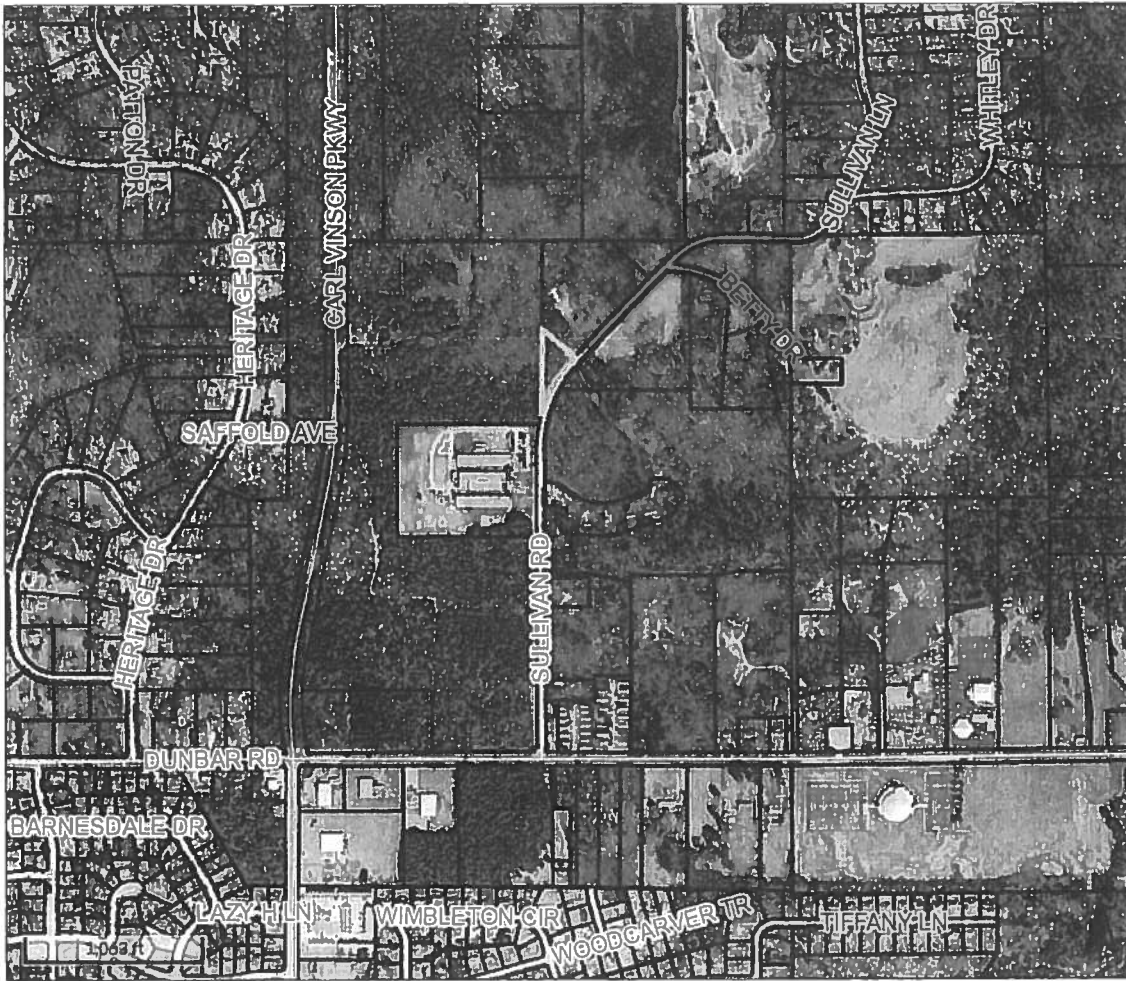
This 25 day of FEBRUARY 202021

Owner/Applicant Signature L. Warnock Pres

Print Name LARRY E WARNOCK



PLANNING & ZONING



Legend
 Parcels
 Roads

Parcel ID	000710 073000	Owner	BRY-MEL HOMES INC	Last 2 Sales			
Class Code	Residential		303 SMOKE RISE DR	Date	Price	Reason	Qual
Taxing District	County		WARNER ROBINS, GA 31088	8/20/2004	\$18000	LM	Q
Acres	1	Physical Address	SULLIVAN RD				
		Assessed Value	Value \$15900				
		Land Value	Value \$15900				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 3/5/2021
 Last Data Uploaded: 3/5/2021 6:05:51 AM

Developed by  **Schneider**
 GEOSPATIAL

LETTER OF INTENT
BRY-MEL Homes, Inc

303 SMOKERISE DRIVE
WARNER ROBINS, GEORGIA 31088
Tel. (478) 953-2796 951-6562

2/25/2021

TO: DEPT OF COMMUNITY AFFAIRS & P&Z

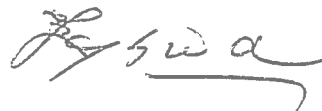
ATT: DARIN CUNTI'S

FROM: LARRY WRAVOLIC, PRESIDENT BRY-MEL
HOMES, INC.

SUBJECT: ANNEX & REZONE 1 ACRE
TAX PARCEL 0071607300

CURRENT ZONING R-1 REQUEST R-3
I OWN 64.39 ACRES WITH A PROPOSED POSSIBLE
PRELIMINARY R-3 RESIDENTIAL SUBDIVISION
OF 250± HOMES ON 60' LOTS. THE ANNEX-
EXACTION OF THIS 1 ACRE TRACT WOULD
ALLOW ALL OF MY CONTIGUOUS PROPERTY TO
BE R-3 & PROVIDE ACCESS TO SULLIVAN
RD ON THE NORTH SIDE OF NORTHSIDE
ELEMENTARY SCHOOL.

DEVIATION OF NON USE SHOULD BE SIGHT
BECAUSE ENGINEERING FIRM STONY & CLARK
IS UPDATING THE ENTIRE 66 ACRES PROPOSED
DEVELOPMENT & PROVIDED GROWTH TO THE
NORTHSIDE OF WARNER ROBINS AND INCREASE
THE TAX & UTILITY BASE FOR CITY OF
WARNER ROBINS, GA




ANNEXATION

Please have this page with any comments and concerns back to Barry Holland by March 30, 2021 to be put on the April 6, 2021 agenda. Property known as 1 acre portion of tax parcel 000710 073000 located East of Carl Vinson Parkway at Sullivan Road

COMMENTS This property is contingent to the Warner Robins city limits. Annexation does not create an unincorporated island.

CONCERNS Preserve any county utilities.

	Signed off
Tim Andrews / Building Inspection	<hr/>
Robbie Dunbar / Public Works	<hr/>
Debra Presswood / Board of Elections	<hr/>
Tom Hall / County Attorney	
Alan Smith / Animal Control	<hr/>
Sheriff Talton / Sheriff's Office	<hr/>
Chief Stoner / Fire -HEMA	<hr/>
Capt. Ricky Harlowe / E911	<hr/>
James Moore / Tax Assessors	<hr/>

ANNEXATION

Please have this page with any comments and concerns back to Barry Holland by March 30, 2021 to be put on the April 6, 2021 agenda. Property known as 1 acre portion of tax parcel 000710 073000 located East of Carl Vinson Parkway at Sullivan Road

COMMENTS No Fire Department related Concern/Comments

CONCERNS Increased traffic volume around Elementary School. Recommend ensuring access to Sullivan Rd through this parcel is not the sole access for neighborhood. Additional access should be provided south of the school.

Tim Andrews / Building Inspection

Robbie Dunbar / Public Works

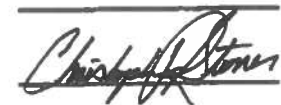
Debra Presswood / Board of Elections

Tom Hall / County Attorney

Alan Smith / Animal Control

Sheriff Talton / Sheriff's Office

Chief Stoner / Fire -HEMA



Capt. Ricky Harlowe / E911

James Moore / Tax Assessors

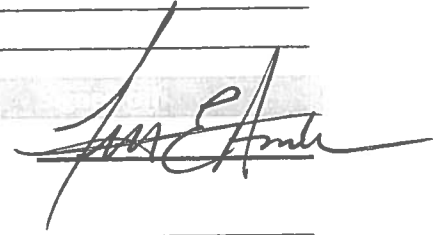
ANNEXATION

Please have this page with any comments and concerns back to Barry Holland by March 30, 2021 to be put on the April 6, 2021 agenda. Property known as 14.12 acre portion of tax parcel 000710 23A000 located Northwest Corner of Carl Vinson Parkway at Dunbar Road

COMMENTS _____

CONCERNS Sufficient road access the entire property because of its size and shape.

Tim Andrews / Building Inspection



Robbie Dunbar / Public Works

Debra Presswood / Board of Elections

Tom Hall / County Attorney

Alan Smith / Animal Control

Sheriff Talton / Sheriff's Office

Chief Stoner / Fire -HEMA

Capt. Ricky Harlowe / E911

James Moore / Tax Assessors



HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT

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

Annexation

Please review, sign and return to Jordan Kelley

Robbie Dunbar

[Handwritten signature]

Terry Dietsch

Terry Dietsch

Ronnie Heald

Ronnie Heald

Van Herrington

Van Herrington

Brian Jones

Brian Jones

Allen Mason

Allen Mason

Travis McLendon

Travis McLendon Dr. DeWay? How many

Ken Robinson

Ken Robinson

Jeff Smith

Jeff Smith

ANNEXATION

Please have this page with any comments and concerns back to Barry Holland by March 30, 2021 to be put on the April 6, 2021 agenda. Property known as 1 acre portion of tax parcel 000710 073000 located East of Carl Vinson Parkway at Sullivan Road

COMMENTS PRE DESIGN MEETING HAS NOT BEEN REQUESTED.

CONCERNS _____

Tim Andrews / Building Inspection



Robbie Dunbar / Public Works

Debra Presswood / Board of Elections

Tom Hall / County Attorney

Alan Smith / Animal Control

Sheriff Talton / Sheriff's Office

Chief Stoner / Fire -HEMA

Capt. Ricky Harlowe / E911

James Moore / Tax Assessors

Larry Warnock, President of Bry-Mel Homes, Inc., has requested annexation into the City of Warner Robins for a 14.12-acre parcel of land north of Dunbar Road and just west of the Carl Vinson Parkway Extension right-of-way adjacent to Heritage Subdivision. Present zoning is County R-1 Single Family Residential and the proposed zoning upon annexation is Warner Robins C-2 General Commercial District. This property is contiguous to the Warner Robins city limits and annexation would not create an unincorporated island.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

with a City of Warner Robins request for annexation for a 14.12-acre property (Tax Parcel 000710 23A000, Tract A, Land Lot 152, 5th Land District) located north of Dunbar Road and just west of the Carl Vinson Parkway Extension right-of-way adjacent to Heritage Subdivision.

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

Received

March 4, 2021

MAR 9 2021

MAYOR
Randy Toms

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

Houston County Commissioners
Warner Robins, GA

**MEMBERS OF
COUNCIL**

Post 1

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – property totaling 14.12 acres, located at the Northwest Corner of Carl Vinson Parkway and Dunbar Road - Tax Parcel No., [000710 23A000]

Post 2

Charlie Bibb

Post 3

Keith Lauritsen

Post 4

Kevin Lashley

Post 5

Clifford Holmes, Jr.

Post 6

Larry Curtis, Jr.

Dear Commissioners:

Notice is hereby given, pursuant to O.C.G.A. §36-36-6, that the City of Warner Robins, Georgia, has accepted a petition for annexation, pursuant to O.C.G.A. §36-36-20, *et seq.* (Article II or 100% Application Method). The owner of this property, who has filed a written request for annexation, is Bry-Mel Homes, Inc. As required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A". The present zoning is R-1[Single Family Residential District][County], and the proposed zoning and land use for this tract upon annexation is C-2[General Commercial District][City], under the zoning ordinance of the City of Warner Robins.

CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia B. Mize

OF COUNSEL
James E. Elliott, Jr.

Respectfully,

City of Warner Robins, Georgia

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

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

APPLICATION

Property Owner(s) Name: LARRY E. WARNOCK, PRES Cellphone: 478-951-6562

Company Name (if applicable): BRY-MEI HOMES, INC Office Phone: 478-951-6562

Property Owner(s) Address: 303 SMOKEHOUSE DR
WARNER ROBINS, GA 31088

Applicant's Name: LARRY E. WARNOCK, PRES Cellphone: 478-951-6562

Company Name (if applicable): BRY-MEI HOMES, INC Office Phone: 478-951-6562

Applicant's Address: 303 SMOKEHOUSE DR
WARNER ROBINS GA 31088
Property Information

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

ADDRESS/LOCATION: CARL VINSON & DEBARA

Tract#: A Parcel#: 00071023A000/LL1350 Land Lot(s) 157, 574 Land District#: 13575

County: HOUSTON Tax Parcel#: 0071023A000 Total Acres: 14.12

Survey Prepared by: STORY & COMPANY INC Dated APRIL 23, 2003

Recorded in Plat Book#: 2869 Page#: 78-79

Present Zoning: R-1 Requested Zoning: C-2

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

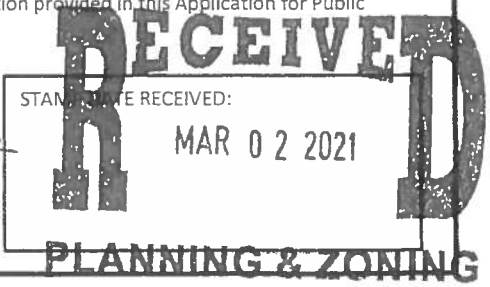
I OWN THE ADJACENT PROPERTIES ACROSS
FROM PROPOSED CARL VINSON PARKWAY & PLAN
TO DEVELOP & BUILD APPROXIMATELY 250+ HOMES
ON 60' WIDE LOTS ON ADJACENT LAND. THIS
TRACT A WOULD BE SUITABLE FOR A MINI STORE AND
COMPLEX.

Infrastructure Information:
Is water available to this site? Yes ___ No Jurisdiction: CITY OF WARNER ROBINS
Is sewer service available? Yes ___ No Jurisdiction: CITY OF WARNER ROBINS

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

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

This 25 day of FEBRUARY 2021.
Owner/Applicant Signature: [Signature]
Print Name: LARRY E. WARNOCK
BRY-MEI HOMES, INC PRES



LETTER OF INTENT
BRY-MEL Homes, Inc

303 SMOKERISE DRIVE
WARNER ROBINS, GEORGIA 31088
Tel. (478) 963-2796 951-6562

2/25/2024

TO : DEPT of COMMUNITY AFFAIRS / P&Z

ATT: DARIN CURTIS

FROM: LARRY WARLOCK, PRESIDENT BRYMEL HOMES, INC.

SUBJECT: ANNEX & RE ZONE 14.12 ACRES

TAX PARCEL 0071023900

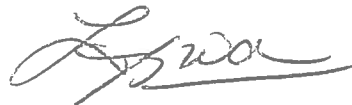
CURRENT ZONING R1; REQUEST C-2

I OWN 64.39 ACRES WITH A POSSIBLE
PRELIMINARY R-3 RESIDENTIAL SUBDIVISION OF
250+ HOMES ON 60' LOTS.



THIS NUMBER OF HOMES WOULD CREATE
A POTENTIAL NEED FOR MINI STORAGE
BUILDINGS. C-3 WOULD BE COMPATIBLE
WITH ADJACENT COMMERCIAL PROPERTIES

AND THE PROPOSED CARL VINSON EXTENSION.
ANY IMPROVEMENTS ON THIS PROPERTY SHOULD
NOT DETRACT FROM THE 250+ HOMES TO BE
BUILT ON ADJACENT TRACT "C" 6 ACRES AND
TRACT "D" 64.39 ACRES.

DURATION OF NON USE SHOULD BE SHORT
BECAUSE ENGINEERING IS BEING COORDINATED BY
CLARKE & STONY ENGINEERING. APPROVAL OF THIS
REQUEST WILL PROVIDE FINAL PIECE OF THE 86 ACRE
DEVELOPMENT PACKAGE





- Legend**
-  Parcels
 -  Roads

Parcel ID	000710 23A000	Owner	BRY-MEL HOMES INC	Last 2 Sales			
Class Code	Residential		303 SMOKE RISE DR	Date	Price	Reason	Qual
Taxing District	County		WARNER ROBINS, GA 31088	1/7/2004		29	U
Acres	14.13	Physical Address	CARL VINSON PKWY	1/7/2004	\$111213	19	U
		Assessed Value	Value \$133600				
		Land Value	Value \$133600				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 3/5/2021
 Last Data Uploaded: 3/5/2021 6:05:51 AM

Developed by  **Schneider**
 GEOSPATIAL

ANNEXATION

Please have this page with any comments and concerns back to Barry Holland by March 30, 2021 to be put on the April 6, 2021 agenda. Property known as 14.12 acre portion of tax parcel 000710 23A000 located Northwest Corner of Carl Vinson Parkway at Dunbar Road

COMMENTS This property is contiguous to the Warner Robins City limits. Annexation does not create an unincorporated island.

CONCERNS Preserve any County utilities. Property to the east is R-land proposed zoning is C-2. There is C-2 zoning on the south side of Dunbar Road.

Tim Andrews / Building Inspection

Robbie Dunbar / Public Works

Debra Presswood / Board of Elections

Tom Hall / County Attorney

Alan Smith / Animal Control

Sheriff Talton / Sheriff's Office

Chief Stoner / Fire -HEMA

Capt. Ricky Harlowe / E911

James Moore / Tax Assessors



ANNEXATION

Please have this page with any comments and concerns back to Barry Holland by March 30, 2021 to be put on the April 6, 2021 agenda. Property known as 14.12 acre portion of tax parcel 000710 23A000 located Northwest Corner of Carl Vinson Parkway at Dunbar Road

COMMENTS No Fire Department related Concern/Comments

CONCERNS This development would place commercial development adjoining the back property lines of residences on Heritage Dr. Also concerned with access to Dunbar Rd and increased traffic entering at Carl Vinson intersection.

Tim Andrews / Building Inspection

Robbie Dunbar / Public Works

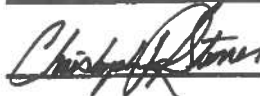
Debra Presswood / Board of Elections

Tom Hall / County Attorney

Alan Smith / Animal Control

Sheriff Talton / Sheriff's Office

Chief Stoner / Fire -HEMA



Capt. Ricky Harlowe / E911

James Moore / Tax Assessors

ANNEXATION

Please have this page with any comments and concerns back to Barry Holland by March 30, 2021 to be put on the April 6, 2021 agenda. Property known as 14.12 acre portion of tax parcel 000710 23A000 located Northwest Corner of Carl Vinson Parkway at Dunbar Road

COMMENTS PREDESIGN MEETING HAS NOT BEEN REQUESTED.

CONCERNS _____

Tim Andrews / Building Inspection



Robbie Dunbar / Public Works

Debra Presswood / Board of Elections

Tom Hall / County Attorney

Alan Smith / Animal Control

Sheriff Talton / Sheriff's Office

Chief Stoner / Fire -HEMA

Capt. Ricky Harlowe / E911

James Moore / Tax Assessors



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

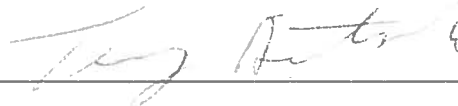
Annexation

Please review, sign and return to Jordan Kelley

Robbie Dunbar



Terry Dietsch



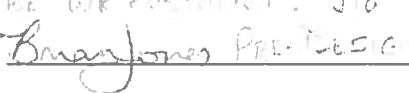
Ronnie Heald



Van Herrington



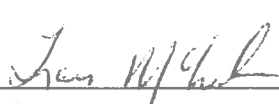
Brian Jones

ADJACENT TO EUNICE WPA WILL
BE WR...


Allen Mason



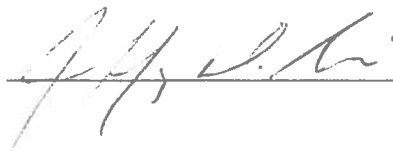
Travis McLendon

 ? about driveway onto Seelick Ave
RD

Ken Robinson



Jeff Smith



Public Works staff has requested the extension of the following bonds:

- Forestbrooke / Stratford Hills, Phase 2b – Cul-de-Sac bond
- Forestbrooke / Stratford Hills, Phase 2b – Maintenance bond
- Southfield Plantation Subdivision, Section 7 – Performance bond

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the extension of the cul-de-sac bond (Suntrust Letter of Credit #70003935 expiring April 10, 2021) and the extension of the maintenance bond (Suntrust Letter of Credit #70003936 expiring April 10, 2021) at Forestbrooke / Stratford Hills, Phase 2b for one year to give the developer an opportunity to perform the required work; and the extension of the Performance bond (OneSouth Bank Letter of Credit #410778 expiring April 6, 2021) at Southfield Plantation, Section 7 for six months to give the developer an opportunity to perform the required work. If the bond(s) are not extended by their respective expiration dates the County will draw the bond(s) and contract the work.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

MEMORANDUM

To: Houston County Board of Commissioners

From: Ken Robinson, Traffic Engineer

KER

Ok

[Signature]

Date: March 30, 2021

RE: Cul-de-sac Bond; Forestbrooke/Stratford Hills Ph 2b; Suntrust, Letter of Credit #70003935;
Expires April 10, 2021

This matter is in reference to **Forestbrooke/Stratford Hills Ph 2b**. This phase of the subdivision has not been completed in accordance with "*The Comprehensive Land Development Regulations for Houston County*." Please consider this request to extend the above referenced bond for one year to give the developer an opportunity to perform the required work. If the bond is not extended by April 10, 2021, we will draw this bond and contract the work.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

MEMORANDUM

To: Houston County Board of Commissioners

From: Ken Robinson, Traffic Engineer

Ken Robinson

OK

Date: March 30, 2021

RE: Maintenance Bond; Forestbrooke/Stratford Hills Ph 2b; Suntrust, Letter of Credit #70003936;
Expires April 10, 2021

This matter is in reference to **Forestbrooke/Stratford Hills Ph 2b**. This phase of the subdivision has not been completed in accordance with "*The Comprehensive Land Development Regulations for Houston County*." Please consider this request to extend the above referenced bond for one year to give the developer an opportunity to perform the required work. If the bond is not extended by April 10, 2021, we will draw this bond and contract the work.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

M E M O R A N D U M

To: Houston County Board of Commissioners

From: Ken Robinson, Traffic Engineer 

Date: March 30, 2021

RE: Performance Bond; Southfield Plantation Subdivision, Section 7; OneSouth Bank Letter of Credit #410778; Expires April 6, 2021

OK 

Southfield Plantation Subdivision, Section 7 has not been completed in accordance with "*The Comprehensive Land Development Regulations for Houston County.*" Please consider this request to extend the above referenced bond for six months to give the developer an opportunity to perform the required work. If the bond is not extended by April 6, 2021, we will draw the bond and contract the work.

The County recently harvested timber from approximately 71.4 acres of Landfill property. Our timber consultant, American Forest Management, is recommending reforestation of this acreage at an estimated cost of \$245 per acre or \$17,493. County staff and our landfill consultants, Atlantic Coast Consulting, agree with this recommendation. The process would include chemical site prep taking place between July and October followed by the planting of Loblolly pine seedlings between December and March while the seedlings are dormant.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize


the reforestation of 71.4 acres of Houston County Landfill property at a cost of \$245 per acre or an estimated total of \$17,493 by American Forest Management of Sandersville, GA. This work will be paid for with Solid Waste Capital Funds.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

Memo

To: Houston County Board of Commissioners
From: Robbie Dunbar, Director of Operations 
Date: March 24, 2021
Re: Timber Reforestation at Houston County Landfill

Please consider this request for American Forest Management, Inc. (AFM) to proceed with preparations to reforest approximately 71.4 acres of the land that has been recently harvested. The estimated cost for this project is *\$245.00 per acre* or **\$17,493.00**. AFM is our timber consultant for approximately 2,000 acres of managed timber at Houston County's Landfill. This reforestation does not conflict with our future expansion project.

Thank you for your consideration of this request.

Attachments- Memo from Terry Dietsch, Solid Waste Superintendent
Recommendation from American Forest Management

HOUSTON COUNTY PUBLIC WORKS DEPARTMENT

2018 Kings Chapel Road
Perry, Georgia 31069-2828
(478) 987-4280 • Fax (478) 988-8007



Memo

To : Robbie Dunbar, Director of Operations
From : Terry Dietsch, Solid Waste Superintendent *Terry Dietsch*
Date : March 19, 2021
Re : Reforestation 71.4 Acres

Please consider my recommendation to replant 71.4 acres of the Landfill Tract. Estimate from American Forest Management is \$17,493.00 or \$245.00 per acre. The timber was clear cut in 2020 and there are no future plans for this property. I have consulted with Mr. Robert Brown of Atlantic Coast Consulting, Inc and he concurs with the reforestation plan.



AMERICAN FOREST
MANAGEMENT

March 15, 2021

Dear Houston County Board of Commissioners:

As requested, American Forest Management, Inc. visited the Houston County Landfill Tract on February 22, 2021. The purpose of this visit was to review the tract and determine what, if any, forest management activities are needed to keep the forest healthy, productive, and sustainable. Below you will find my recommendations. I have also attached maps showing the treatment areas.

American Forest Management, Inc. recommends that 71.4 acres that was sold in 2019 and cut in 2020 be planted back in Loblolly Pines. Reforestation is a two-step process. First, is to control unwanted vegetation via chemical site preparation. This step usually takes place between July and October. Step two is the actual planting of the seedlings. We plant seedlings during the winter months when the seedlings are dormant, usually between December and March. Pine plantations provide superior returns than that of naturally regenerated stands. The area recommended for reforestation is shown on the attached map. "Exhibit A"

I estimate the turnkey cost of reforestation to be \$245.00 per acre or \$17,493.00. This price includes chemical site prep, Loblolly seedlings 2nd generation "Elite" or better, machine planting +/- 600 trees per acre, and on-site supervision. The per acre cost is slightly higher than in previous years do to the increased chemical cost and planting labor cost.

Please feel free to call me with any questions you may have. I look forward to working with you on the forest management of this property.

Sincerely,

Jason Alexander
American Forest Management, Inc.
GA Registered Forester #2477

WE'RE IN THIS
TOGETHER

Houston County HOCO 2021 REFORESTATION

DATE: 3/15/21

ACTIVITY TYPE: SITE PREPARATION
ACTIVITY YEAR: 2021
ACTIVITY ACRES: 71.4
COUNTY: HOUSTON
STATE: GA

Map Scale: 1 in. = 1250 ft.
Reference Scale: 1:12500

Jason Alexander (478) 533-0203
jason.alexander@afmforest.com
American Forest Management Inc.
www.americanforestmanagement.com

Exhibit A



Reforestation - 71.4 ac.



This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.



AMERICAN FOREST
MANAGEMENT

Staff recommends that the County renew a one-year contract with Mid Georgia Trucking to haul leachate from the Landfill to a local EPD approved water treatment facility.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing a contract with Mid Georgia Trucking to haul and deliver leachate generated from the Houston County Landfill to a treatment facility at a rate of \$200 per load. Contract term is effective May 6, 2021 and expires on May 5, 2022.



HOUSTON COUNTY BOARD OF COMMISSIONERS

MARK E. BAKER
PURCHASING AGENT

2020 KINGS CHAPEL ROAD * PERRY, GA 31069-2828
TELEPHONE (478) 218-4800 * FACSIMILE (478) 218-4805

MEMORANDUM

To: Houston County Board of Commissioners

From: Mark E. Baker

Cc: Barry Holland

Date: February 22, 2021

Subject: Bid# 21-21 Leachate Hauling

The Houston County Purchasing Department recommends that Houston County Board of Commissioners renew a 1-year contract with Mid Georgia Trucking to haul leachate from the Houston County Landfill to a local EPD approved water treatment facility. This contract will guarantee a minimum of 3 loads per day/5 days a week at \$200.00 per load. The contract expense will be charged to 540-4530-52.2110.

HAULING CONTRACT

THIS AGREEMENT (The "Agreement") is entered into between Houston County (herein called "County") and Decariton Mims d/b/a Mid Georgia Trucking (Hereinafter called "Contractor")

Recitals

- A. County owns a landfill and desires to contract with Contractor to haul and deliver leachate generated from the landfill to a water treatment facility.
- B. Contractor is the owner of one or more motor vehicles suitable for the transportation and desires to contract with County for the hauling and delivery of such materials.
- C. Contractor represents that it is capable and experienced in the hauling and delivery of such materials.
- D. Contractor agrees to comply with all rules, ordinances, statutes, regulations, orders of decrees that may be issued under any state or federal statutes that are applicable to the execution or performances of this Agreement by Contractor, including (but not limited to) Georgia motor carrier safety rules and regulations, of whatever type and nature, which may apply to such hauling and delivery as well as the Federal Motor Carrier Safety Regulations, where applicable.

In consideration of the premises and other good and valuable consideration, County and Contractor mutually agree as follows:

Section I

Tender of Materials: Acceptance of Tender

- a. From time to time, at least three times a day five days per week, Monday through Saturday, County will tender to the Contractor loads of leachate for hauling and delivery by Contractor. After the material is loaded onto Contractor's vehicles, Contractor accepts full responsibility for the hauling and delivery, and in the event said load is not delivered as specified, then County may charge to the account of Contractor any damages incurred by County by reason of any failure to deliver the materials as specified.

- b. It is mutually agreed by and between the parties that the hauling and delivery of such load or loads as shall be accepted from County by Contractor shall be performed under and in accordance with, the terms and provisions of this Agreement.

Section II

Performance of Agreement

- a. Contractor agrees to haul leachate from the Houston County Landfill to a designated water treatment facility and County agrees to pay Contractor for delivering or hauling such load or loads in accordance with the provision for payment set forth in the Agreement.

Section III

Furnishing of Motor Vehicles

- a. Contractor agrees to furnish motor vehicles in good and safe operating condition, suitable for the hauling and delivery of materials tendered, and to furnish drivers who are qualified to operate Contractor's motor vehicles, together with all gasoline, oil, lubricants, tires and other accessories to such motor vehicles and to perform all repairs and maintenance. It is expressly understood and agreed that County shall not be responsible or liable to Contractor for any of the expense or cost of operations, maintenance, or repairs of such motor vehicles.
- b. It is expressly understood and agreed that County shall have no control over the selection of drivers of Contractor's motor vehicles. The full cost and responsibility for recruiting, hiring, firing, terminating and compensating employees and drivers of Contractor's motor vehicles shall be borne by Contractor.

Section IV

Compensation for Hauling

- a. County will make payment to Contractor of two hundred dollars (\$200.00) per load tendered and delivered. Payment will be made twice a month according to the bill paying cycle of County.

Section V
Relationship of Parties

- a. It is the express intent of each of the parties that the relationship created between them by this Agreement be contractual only, and that Contractor be an independent contractor retained by County to provide the services called for herein.
- b. An employee or agent of Contractor shall never be deemed to be the employee or agent of the County. Contractor shall have the sole right to hire and fire all drivers and shall exercise all control, direction and supervision over them with respect to the physical details of the work to be performed and the manner in which the work is performed.
- c. County shall not have the right to exercise any control, direction or supervision over the hauling and delivery of the materials except as the insistence on the ultimate completed timely delivery of the materials hauled and delivered by Contractor.
- d. Contractor further agrees not to allow drivers to transfer passengers or persons who are not employed by Contractor in connection with the operation of the motor vehicles onto property where County is carrying on its operation.

Section VI
Indemnity and Provision of Insurance

- a. To the fullest extent permitted by law Contractor will unconditionally indemnify County against all liability, costs, expenses, claims and damages, including cost of defense, such as attorney fees and fees of expert witnesses, which County may at any time suffer or incur, or become liable for by reason of any accidents, damages or injuries sustained either to the persons or property of and/or its agents and employees, or to any third-party, to the fullest extent permitted by law. The indemnity obligations arising hereunder shall inure the benefit of County regardless of whether the injury or damages sustained arose out of County's sole or concurrent negligence or that of County's agents and employees.
- b. Contractor further agrees to secure and maintain, during all times it is engaged in work under this Agreement, the following insurance:
 - 1. Commercial General Liability Insurance, providing coverage for both damage to property and injury to persons, expressly insuring Contractor's indemnity obligations as referenced in paragraph "a" above, in an amount not less than One Million Dollars (\$1,000,000) each occurrence and Two Million Dollars (\$2,000,000) in the aggregate,

and including coverage for losses falling within the "products-completed operations hazard."

2. Commercial Auto Insurance, providing coverage for both damage to property and injury to persons, expressly insuring Contractor's indemnity obligations referenced in paragraph "a" above in an amount not less than One Million Dollars (\$1,000,000) combined single limit.
3. Excess Insurance, providing coverage for both damage to property and injury to persons, over and above the coverage's provided in paragraphs "b(1)" and "b(2)", above in an amount not less than One Million Dollars (\$1,000,000) each occurrence or accident and in the aggregate.
4. Workers' Compensation and Employers Liability with limits required by the State of Georgia each employee for injury.

Contractor agrees to name County as an additional insured under each policy except Workers' Compensation, on a primary and non-contributory basis, without restriction as to fault or liability. Contractor agrees to furnish County with Certificates of Insurance identifying each carrier, evidencing Contractor's compliance with the obligations as set forth herein and which states that the coverage's afforded under the policies will not be canceled or terminated unless at least thirty (30) days' written notice is given the County. Contractor further agrees that the insurance provided to County as set forth herein shall not operate to preclude, circumvent or nullify any obligation assumed by it in paragraph "a" above to indemnify County for loss or damage sustained to any person or property.

Section VII

Taxes and License Fees

- a. Contractor agrees to make all deductions from payment to employees or agents of Contractor for all Social Security, Unemployment or other taxes and deductions. Contractor shall make and render, in Contractor's name, all applicable reports and payments of such sums so deducted as shall be required by any and all applicable federal and state laws.
- b. Contractor further agrees to report and pay any and all license and transportation fees or other privilege or performance fees under the terms of this Agreement.
- c. Contractor represents and warrants to County that the motor vehicles used to haul loads under this Agreement are registered with the appropriate state and/or local authorities for the maximum weight permitted by law for said vehicles. Contractor will defend and hold harmless and indemnify County from and against any damages suffered by or fines,

levies or claims asserted against County as a result of the failure of the Contractor to register said vehicles for the maximum weight permitted by law.

Section VII

Term and Termination

- a. This Agreement shall be effective as of the date set forth below and shall continue for one year, either party may terminate this Agreement upon 30 days' written notice to the other.

Section IX

No Assignment

- a. Contractor shall not assign its rights or delegate its obligations under this Agreement.

So agreed this ____ day of _____, 20__.

County:

By: _____
Tommy Stalnaker, Chairman

Contractor:

Decariton Mims d/b/a

Mid Georgia Trucking

This final change order on the Landfill Phase 6, Stage 1, Cells 1-3 construction project represents the actual quantities installed and will reduce the contract amount from \$3,507,138.33 to \$3,305,153.51.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing Charge Order #1 (Final) with Strack, Inc. of Fairburn, GA decreasing the contract amount of \$3,507,138.33 to \$3,305,153.51.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

Memo

To: Houston County Board of Commissioners

From: Robbie Dunbar, Director of Operations

Date: March 15, 2021

Re: Phase 6 Stage 1 Cells 1-3 Construction Change Order No. 1 (Final)

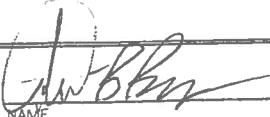
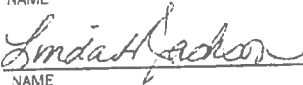
OK
A handwritten signature in black ink, appearing to be "Robbie Dunbar", with a long horizontal line extending to the right.

Please find attached proposal for Change Order No. 1 for decrease in contract price of **\$201,984.82** for the *Landfill Phase 6 Stage 1 Cells 1-3 Construction Project*.

This change order represents actual quantities installed on the project and will reduce the contract amount from **\$3,507,138.33** to **\$3,305,153.51**. Please consider this request for approval of this final adjusting change order.

Thank you for your consideration of this request.

Attachments - Change Order No. 1 (Final)

CONTRACT CHANGE ORDER					Change Order No. 1 - FINAL	Date 3/10/2021
Contractor: Strack, Inc. 125 Laser Industrial Court Fairburn, Georgia 30213			Engineer: Atlantic Coast Consulting 7 E Congress St, Suite 801 Savannah, GA 31401		Owner: Houston County Board of Commissioners 200 Carl Vinson Parkway Warner Robins, GA 31088	
You are hereby directed to comply with the following changes from the contract plans and specifications:			Project: SR 247 MSWLF Phase 6, Stage 1 Cells 1-3 Construction		Contract No.	Project No. G013-122
Item	Description	QTY	Unit	Unit Cost	Decrease in contract price	Increase in contract price
2d	Rip Rap Lined Ditch	2	SY	\$ 48.40	\$ -	\$ 96.80
2e	Grass Ditch with Erosion Mat	1,224	SY	\$ 1.53	\$ -	\$ 1,872.72
2f	Grass Ditch with Turf Reinforcement Mat	2,008	SY	\$ 2.61	\$ (5,240.88)	\$ -
2g	Slope Stabilization Matting	1,323	SY	\$ 1.18	\$ (1,561.14)	\$ -
2j	Storm Drain Outlet Protection	119	SY	\$ 41.18	\$ -	\$ 4,900.42
2k	Permanent Grassing	8	AC	\$ 3,577.35	\$ -	\$ 28,618.80
4b	Excavation - On Site Materials	86,422	CY	\$ 1.93	\$ (166,794.46)	\$ -
4c	Structural Fill - On Site Materials	2,584	CY	\$ 0.71	\$ -	\$ 1,834.64
4d	Liner Base - 18-Inch Select Backfill	123,427	SF	\$ 0.31	\$ (38,262.37)	\$ -
4e	Liner Base - 6-Inch Subbase	123,427	SF	\$ 0.11	\$ (13,576.97)	\$ -
4f	Alternate Leachate Collection Layer with Double Sided Geocomposite	117,697	SF	\$ 0.98	\$ (115,343.06)	\$ -
4g	Rock Toe Drain	77	LF	\$ 118.48	\$ (9,122.96)	\$ -
4h	8-Inch Leachate Cleanout	2	EA	\$ 411.19	\$ (822.38)	\$ -
5a	60 Mil HDPE Textured Geomembrane	123,427	SF	\$ 0.67	\$ (82,696.09)	\$ -
5c	Stage Separation Berm	175	LF	\$ 37.64	\$ -	\$ 6,587.00
5d	Temporary Stormwater Diversion Berm	1	LS	\$ 17,188.91	\$ -	\$ 17,188.91
6a	Perforated 8-Inch Leachate Collection Line	113	LF	\$ 61.47	\$ (6,946.11)	\$ -
6f	3' x 6' HDPE Dual-Contained Forcmain	505	LF	\$ 24.68	\$ (12,463.45)	\$ -
6g	Cleanup & Testing	618	LF	\$ 3.06	\$ (1,891.08)	\$ -
7a	48-Inch Dia. RCP Storm Drain	160	LF	\$ 113.35	\$ -	\$ 18,136.00
7b	48-Inch Dia. Concrete Headwall	2	EA	\$ 2,262.46	\$ -	\$ 4,524.92
8b	Temporary Liner Edge Marker	4	EA	\$ 131.11	\$ -	\$ 524.44
10a	Construction Verification Surveying	1	LS	\$ 10,000.00	\$ (10,000.00)	\$ -
10b	Materials Testing	1	LS	\$ 5,000.00	\$ (5,000.00)	\$ -
11a	Suitable Earth Material	500	CY	\$ 6.47	\$ (3,235.00)	\$ -
11b	Crushed Stone	100	CY	\$ 63.12	\$ (6,312.00)	\$ -
12a	In Addition to Specific Bedding	100	CY	\$ 86.08	\$ (8,608.00)	\$ -
13a	Rock Excavation	500	CY	\$ 25.09	\$ (12,545.00)	\$ -
13b	Trench Rock	50	CY	\$ 65.39	\$ (3,269.50)	\$ -
A	Add Electrical Duct Seal to conduits (RFP #1)	1	LS	\$ 150.00	\$ -	\$ 150.00
B	Add Sampling Port at Leachate Tank (RFP #2)	1	LS	\$ 1,000.00	\$ -	\$ 1,000.00
C	Add Well Clearing	1	LS	\$ 2,730.00	\$ -	\$ 2,730.00
D	Add Spare Leachate Sump Pump (RFP #4)	1	LS	\$ 8,776.14	\$ -	\$ 8,776.14
E	Add Leachate Sump Riser Connection (RFP #5)	1	LS	\$ 4,834.02	\$ -	\$ 4,834.02
F	Add Underdrain (RFP #6)	1	LS	\$ 114,463.10	\$ -	\$ 114,463.10
G	Add Stormdrains (RFP #7)	1	LS	\$ 9,129.25	\$ -	\$ 9,129.25
H	Add Phase 3 Valve Repair (RFP #8)	1	LS	\$ 11,747.63	\$ -	\$ 11,747.63
I	Stored Liner Materials	1	LS	\$ 64,590.84	\$ -	\$ 64,590.84
				Total decrease:	\$ (503,690.45)	
				Total increase:		\$ 301,705.63
Changes in contract price due to this change order:				Net increase/(decrease) in contract price:		\$ (201,984.82)
The changes in contract scope described in this change order are hereby incorporated into the contract.						
The previously approved contract price was: \$ 3,507,138.33 The new approved contract price is: \$ 3,305,153.51						
A total of 0 calendar days is hereby (added) to the original contract period, making the new completion date:						
The combination of the change in dollar amount and the change in contract period represents the total and final compensation agreed to by the parties for the change in scope covered by this change order.						
Recommended by Engineer:	Atlantic Coast Consulting, Inc.			3/11/21		
Accepted by Contractor:	Strack, Incorporated			3/11/2021		
Approved by Owner:	Houston County Board of Commissioners	NAME		Date		

In November of 2020 one of the County's articulated dump trucks, a 2006 CAT 740, caught fire and was a total loss. We received an insurance settlement of \$145,000 for the loss of this truck. Staff is recommending the replacement purchase of a used 2014 Volvo A40G articulated dump truck at a cost of \$175,000. This truck has been in use as a rental at the Landfill for a month or so while we checked it out. The monthly rental cost will be applied to the \$175,000 purchase price.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the purchase of one used 2014 Volvo A40G articulated dump truck for use at the Landfill from Ascendum Machinery of Macon for a total cost of \$175,000. Solid Waste Capital Funds will fund the balance of this equipment purchase after applying the \$145,000 insurance settlement.



**HOUSTON COUNTY BOARD OF COMMISSIONERS
PURCHASING DEPARTMENT**

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

MARK E. BAKER
PURCHASING AGENT

MEMORANDUM

TO: Houston County Board of Commissioners
FROM: Mark E. Baker
CC: Barry Holland
DATE: March 30, 2021
SUBJECT: Purchase of One (1) Used 2014 Volvo A40G w/Tailgate (Articulated Dump Truck)

The Purchasing and Public Works Departments are recommending that the Houston County Board of Commissioners purchase One (1) Used 2014 Volvo A40G w/Tailgate (Articulated Dump Truck) needed for the Landfill Department from Ascendum Machinery in Macon, GA for the price of \$175,000. This is a replacement vehicle due to a fire totaling out a 2006 CAT 740 Articulated Dump Truck. The insurance settlement received is for \$145,000.

The 2014 Volvo A40G w/Tailgate will be charged as follows:

Quantity	Budget	Department	Placement	Total Cost
1	540-11.7500	4530	Landfill Department	\$175,000.00

Bids were solicited for the Landfill Phase 6, Stage 1B Cell Construction project with four contractors submitting proposals. Staff, along with our consultants Atlantic Coast Consulting, recommend award to low bidder Peed Bros, Inc. as the most responsive and responsible bidder.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize


the award of the Landfill Phase 6, Stage 1B Cell Construction project to Peed Bros., Inc. of Butler, GA in the amount of \$3,940,246.20. Solid Waste Capital Funds will fund this project.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

Memo

To: Houston County Board of Commissioners
From: Robbie Dunbar, Director of Operations 
Date: March 30, 2021
Re: Proposal Recap: Phase 6, Stage 1B Cell Construction

Please see below a recap of proposals received for Phase 6, Stage 1B Cell Construction at the Landfill.

Peed Bros., Inc.	\$3,940,246.20
Glover Construction Co, Inc.	\$5,375,016.00
T & K Construction, LLC	\$5,122,656.83
Shamrock Environmental Corporation	\$5,276,674.43

These proposals were evaluated by Landfill Staff and ACC, the Landfill's Engineering Consultant. Staff recommends the Board of Commissioners award the contract to Peed Bros., Inc. for **\$3,940,246.20**. Peed Bros., Inc. was the most responsive and responsible proposer. This construction project should yield landfill capacity to last almost 7 years.

Thank you for your consideration of this request.



7 E. Congress Street
Suite 801
Savannah, GA 31401
(912) 236-3471
www.atcc.net

March 30, 2021

Mr. Robbie Dunbar
Director of Operations
Houston County
2018 Kings Chapel Road
Perry, Georgia 31069

Re: Recommendation of Award
SR 247 MSW Landfill
Phase 6, Stage 1B Cell Construction (BID # 21-17)

Dear Mr. Dunbar,

Proposals were received from four general contractors on March 16, 2021 for the above referenced project. A total of nine general contractors attended the pre-proposal conference and ten sets of the Request for Proposals (RFP) documents were purchased during the proposal phase. As requested, Atlantic Coast Consulting, Inc. (ACC) has completed a review of the proposal documentation submitted. ACC has compared that information to the required submittal documentation as defined by Houston County's RFP (Bid # 21-17).

A summary of the price proposals submitted by each contractor is included in the attached Table 1. Table 2 presents the results of our evaluation of the proposals based on the criteria presented in the RFP with the weighting system approved by the County. Based on this evaluation, we recommend Peed Bros. Inc. (Peed) as the responsive and responsible proposer whose proposal is most advantageous to the County.

Peed's total proposal base amount plus Alternate C was \$3,940,246.20. The proposed base amount from Peed is within our estimated opinion of probable costs for the construction of the new 13.4-acre Phase 6, Stage 1B cell. Based on 2020 Remaining Capacity Report, this construction project should yield landfill capacity that should last almost 7 years.

Philadelphia Indemnity Insurance Company is the surety company for Peed's proposal bond and will most likely furnish the performance and payment bonds for this project. They are listed in the current U.S. Department of the Treasury Circular 570 with an underwriting limitation that is greater than the bond amount. They are shown as being licensed in the State of Georgia. While we make no representation as to the solvency

Mr. Robbie Dunbar
March 30, 2021
Page 2

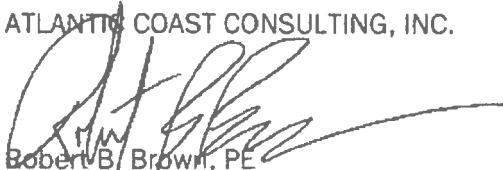


of this surety company, inclusion in this circular does indicate that they are acceptable as a surety on federal bonds. We would like to remind you that an "officer of the government entity" is required by Georgia Law (O.C.G.A 36-91-40(a)(2)) to "approve as to the solvency of the surety". As your engineer, we are not qualified to assure the solvency of the surety. We recommend that your attorney suggest procedures to assure compliance with this Georgia Law.

If you concur with this recommendation and you have confirmed the solvency of the surety, please advise us and we will notify the contractor of award and will transmit the conformed documents to them for execution and attachment of bonds and insurance.

Sincerely,

ATLANTIC COAST CONSULTING, INC.



Robert B. Brown, PE
Vice President

cc: Mark Baker, Houston County
Terry Dietsch, Houston County
Brad Higerd, ACC

Table 1
Houston County - SR 247 MSW Landfill
Phase 6 Stage 1B Cell Construction

Contractor	Base Bid	Base w/ Alternate A	Base w/ Alternate B	Base w/ Alternates A + B	Low Option Plus Alternate C
Peed Bros., Inc.	\$3,807,358.20	\$4,180,606.20	* \$4,263,862.20	* \$4,637,110.20	\$3,940,246.20
Glover Construction Co, Inc.	\$5,764,556.00	* \$6,201,956.00	\$5,180,656.00	* \$5,618,056.00	\$5,375,016.00
T&K Construction, LLC	* \$5,470,587.23	* \$5,896,323.23	* \$4,907,143.23	* \$5,332,879.23	* \$5,122,656.83
Shamrock Environmental Corporation	\$5,890,060.83	\$5,429,332.83	\$5,464,032.83	\$5,003,304.83	\$5,276,674.43

Bold/italic indicates the lowest bid including Alternates A and B for each listed Proposer.

Alternate A - Total project costs using alternate clay liner

Alternate B - Total project costs using alternate liner protective cover system

Alternates A + B - Total project costs using alternate clay liner and liner protective cover system

Alternate C - Total project costs from low option plus asphalt pavement

* Table 1 includes corrected math errors based on Proposer's Unit Pricing per RFP.

TABLE 2
 HOUSTON COUNTY - SR 247 MSW LANDFILL
 PHASE 6, STAGE 1B CELL CONSTRUCTION
 PROPOSAL RANKING

Contractor	Criteria (total points possible for each)					Total
	Cost (50 points)	Experience & Capacity (25 points)	Client References for Similar work (15 points)	Schedule (5 points)	Acceptance of Conditions (5 points)	
Peed Bros., Inc.	50	25	12	5	5	97
Glover Construction Co, Inc.	32	25	15	5	1	78
T&K Construction, LLC	36	25	15	5	5	86
Shamrock Environmental Corporation	34	20	9	5	1	69

Notes:

Cost scoring calculated by % difference from low price.

Experience & Capacity scoring: 0 - no submittal, 5 - unacceptable, 10 - marginal, 15 - average, 20 - above average, 25 - excellent

Client references scoring: 0 - no submittal, 3 - unacceptable, 6 - marginal, 9 - average, 12 - above average, 15 - excellent

Schedule scoring: 0 - no submittal, 1 - unacceptable, 2 - marginal, 3 - average, 4 - above average, 5 - excellent

Acceptance scoring: 0 - no submittal, 1 - unacceptable, 2 - marginal, 3 - average, 4 - above average, 5 - excellent

Bids were solicited for two new ½-ton regular cab pick-up trucks for use in the Water Department with four dealers responding. Although Ginn Commercial is low bid at \$22,699 per truck, the \$22,931 per truck price from Phil Brannen Ford of Perry falls within the County's 3% vendor preference policy. Staff recommends award to Phil Brannen Ford for both trucks.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of two Ford F-150 ½-ton regular cab pick-up trucks for use in the Water Department from Phil Brannen Ford of Perry at a unit cost of \$22,931 for a total cost of \$45,862. These vehicles will be paid for with Water Capital Funds.



**HOUSTON COUNTY BOARD OF COMMISSIONERS
PURCHASING DEPARTMENT**

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

MARK E. BAKER
PURCHASING AGENT

MEMORANDUM

TO: Houston County Board of Commissioners
FROM: Mark E. Baker
CC: Barry Holland
DATE: March 26, 2021
SUBJECT: Purchase of Two (2) 2021 Half Ton Reg Cab Trucks
(Bid # 21-23)

The Purchasing Department solicited prices for Two (2) New 2021 Half Ton Reg Cab Trucks in March 2021. These vehicles will be used by the Houston County Water Department.

The Purchasing Department recommends that the Houston County Board of Commissioners purchase the vehicles from Phil Brannen Ford of Perry at a price of \$22,931.00 each. They are a local business receiving the 3% preferential. A total of \$45,862.00 will be charged to 505-11.7500.

<u>Company</u>	<u>Bid Amount Each</u>
Jeff Smith Ford	\$24,699
Ginn Commercial	\$22,699
Alan Vigil Ford	\$22,945
Phil Brannen Ford of Perry	\$22,931

This proposed underground right of way easement will provide service to the new Bear Branch Road Water Treatment Plant that is currently under construction.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing the underground right of way easement with Flint Electric Membership Corporation as depicted on Exhibit A and as described on Exhibit B for the underground power line servicing the new Bear Branch Road Water Treatment Plant.

Return to:
Flint EMC
Attn: Easement Coordinator
P.O. Box 308
Reynolds, GA 31076-0308

UNDERGROUND RIGHT OF WAY EASEMENT

STATE OF GEORGIA

Work Order

COUNTY OF HOUSTON

Map

THIS AGREEMENT, made this _____ day of APRIL, 2021, between BOARD OF COMMISSIONERS OF HOUSTON COUNTY, a political subdivision of the State of Georgia, County of Houston, whose address is 200 CARL VINSON PARKWAY, WARNER ROBINS, GA 31088, Party of the First Part (hereinafter called "Owner"), and FLINT ELECTRIC MEMBERSHIP CORPORATION, a Georgia Corporation, Party of the Second Part (hereinafter referred to as "Flint EMC").

WITNESSETH:

That the said Party of the First Part, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, in hand paid at and before the sealing and delivery of these presents, Owner has granted, bargained, sold and conveyed, and by these presents do(es) grant, bargain, sell and convey unto said Flint EMC, its successors and assigns, an easement and right of way to serve property of the Owner or other members of Flint EMC. The easement is generally depicted on Exhibit "A" and is more particularly described on Exhibit "B" attached hereto. Exhibits "A" and "B" are incorporated herein and made a part hereof for all purposes.

Said easement to be used to lay, construct, operate and maintain an electric transmission and/or distribution line or system under the above described lands for the transmission and distribution of electric power, including all wires, cables, handholds, manholes, transformers, transformer enclosures, concrete pads, connection boxes,

ground connections, attachments, equipment, accessories and appurtenances necessary and desirable in connection therewith all of which are hereafter referred to as "Facilities". Transformers and associated equipment may be above ground.

The Facilities erected hereunder shall remain the property of Flint EMC and Flint EMC shall have the right to inspect, rebuild, repair, remove, improve and make such changes, alterations, substitutions and additions in and to its facilities as Flint EMC may from time to time deem advisable, including the right to increase or decrease the number of conduits, wires, cables, handholds, manholes, connection boxes, transformers and transformer enclosures.

Flint EMC shall at all times have the right to keep the easement clear of all buildings, structures or other obstructions and to cut, trim and control the growth by chemical means machinery or otherwise of trees and shrubbery located within ten (10) feet of the center line for underground construction **and, to cut and remove any tree or trees ("Danger Tree(s)) outside the right of way area which, in the opinion of Flint EMC or its representatives, constitutes a hazard to or may endanger the safe and proper operation or maintenance of said lines and system.** The right conferred herein grants to Flint EMC the right to control vegetation that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed). All trees and limbs cut by Flint EMC at any time shall remain the property of the Owner. **As used herein, a Danger Tree is a tree whose height plus five feet is equal to or greater than the distance from the base thereof to a point on the ground directly adjacent to the nearest portion of the line or system.** Flint EMC shall have the right to enter Owners premises, outside of the defined easement, to have access to Danger Trees and the same shall not constitute a trespass, forcible entry, detainer or other tort.

Flint EMC shall not be liable for, nor bound by, any statement, agreement, or understanding not herein expressed. The undersigned warrant(s) title to the property herein affected with the understanding that Flint EMC is relying upon said warranty in obtaining this easement.

Owner, his successors and assigns may use the land within the easement for any purpose not inconsistent with the right hereby granted, provided such use does not interfere with or endanger the construction, operation or maintenance of Flint EMC's facilities.

For the purpose of constructing, inspecting, maintaining or operation of its facilities, Flint EMC shall have the right of ingress to and egress from the easement over the lands of Owner adjacent to the easement and lying between public and private roads and the easement, such right to be exercised in such manner as shall occasion

the least practicable damage and inconvenience to Owner.

It is specifically agreed that where there is a reference to Owner, the same shall be construed to include the heirs, representatives, successors and assigns, either voluntary or by act of the Parties or involuntary by operation of the law of the same, and shall be held to include the plural if there should be more than one, and shall also include the masculine and feminine sex.

TO HAVE AND TO HOLD the said bargained right of way and easement, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the proper use, benefit and in behalf of Flint EMC, its successors and assigns.

Owner will warrant and forever defend the right and title to the above described easement and right of way unto Flint EMC against the lawful claims of Owner and others claiming by, through or under Owner.

IN WITNESS WHEREOF, the said Owner has hereunto set his hand and affixed his seal and delivered these presents, the day and year above written.

**OWNER: BOARD OF COMMISSIONERS
OF HOUSTON COUNTY**

ATTEST :(if necessary)

By: _____

By: _____

Title: _____

Title: _____

Signed, sealed and delivered
in the presence of:

Witness

Notary Public
My Commission expires: _____
[NOTARIAL SEAL]

EXHIBIT "A"

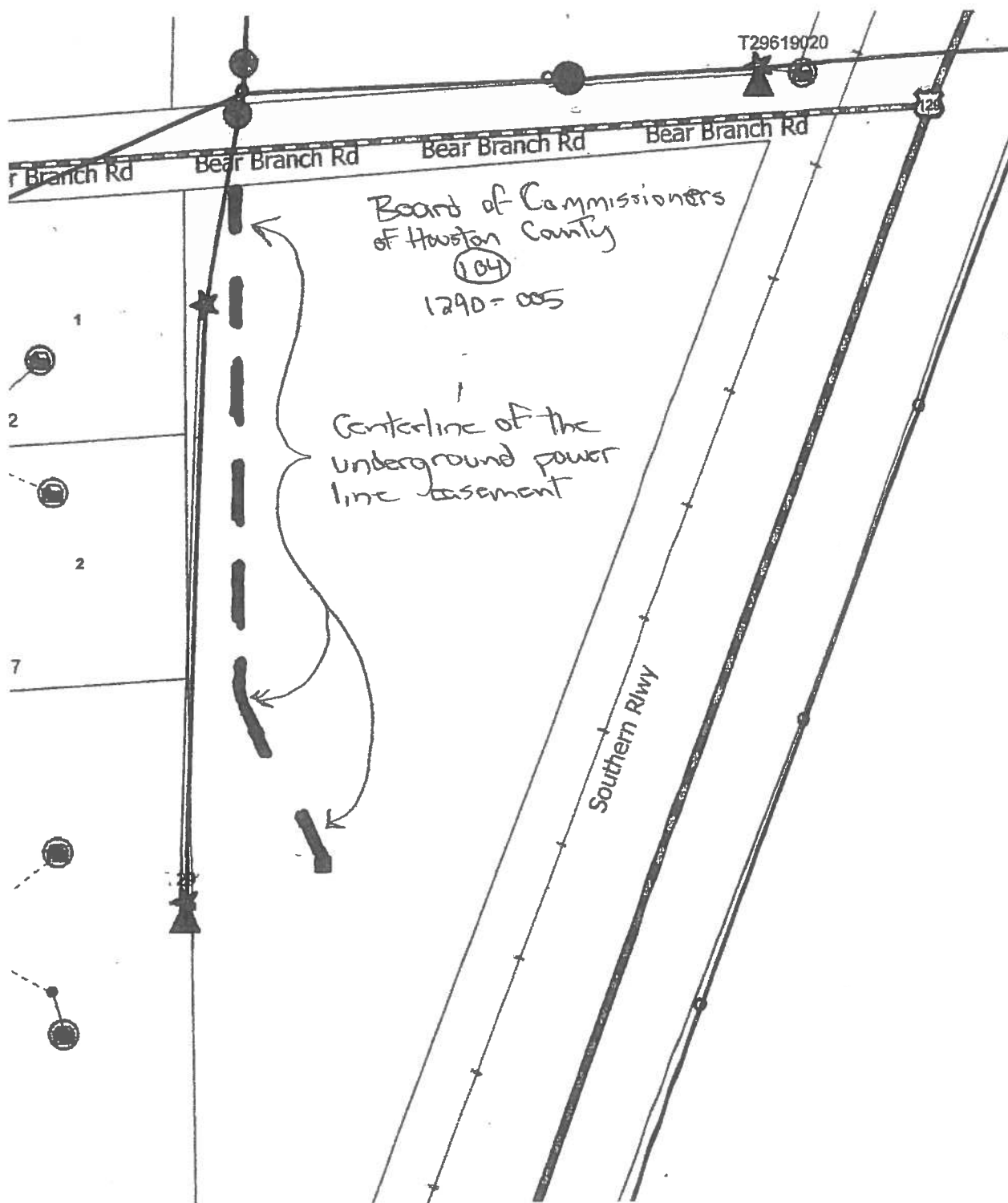


EXHIBIT "B"

All that tract or parcel of land lying and being in Land Lot 4 of the Eleventh Land District of Houston County, Georgia, containing 6.486 acres, and being more particularly described as follows:
Beginning at an iron pin at the northeast corner of subject tract, said point being the northeast corner of "Parcel A" shown on a plat of survey prepared by Jones Surveying Company dated July 11, 1994 of record in Plat Book 46, Page 13, Clerk's Office of Houston County Superior Court; also being the point where the southerly 80' right of way of Bear Branch Road intersects the westerly 100' right of way of Norfolk-Southern Railway Company; Thence along the westerly right of way of said railway a bearing of South 21°15'30" West and a distance of 1,270.05 feet to an iron pin;
Thence leaving said right of way a bearing of North 0°24'30" East and a distance of 276.12 feet to an iron pin; Thence a bearing of North 0°24'30" West and a distance of 24.98 feet to an iron pin;
Thence a bearing of North 01°01'20" East and a distance of 59.68 feet to an iron pin;
Thence a bearing of North 00°21'30" East and a distance of 417.08 feet to an iron pin;
Thence a bearing of North 00°21'20" East and a distance of 400.31 feet to an iron pin on the southerly right of way of Bear Branch Road;
Thence along said right of way a bearing of South 89°32'40" East and a distance of 11.43 feet to an iron pin; Thence continuing along said right of way a bearing of North 86°16'15" East and a distance of 466.92 feet to an iron pin and the POINT OF BEGINNING.

The easement conveyed hereby is a portion of the property described above, as shown on EXHIBIT "A" and is more particularly described as follows:

Commence at the intersection of the south right-of-way of Bear Branch Road and the west right-of-way of Southern Railroad;

Thence proceed in a West direction along the south right-of-way of Bear Branch Road about 490 feet, more or less, to a point in the west property line of said property, thence proceed in an East direction along the south right-of-way of Bear Branch Road about 40 feet, more or less, to a point in the south right-of-way of Bear Branch Road, which is the POINT OF BEGINNING;

Said POINT OF BEGINNING shall be the centerline of the easement, thence proceed in a South direction about 400 feet, more or less, to a point, thence proceed in a Southeast direction about 100 feet, more or less, to a point, said easement shall be 20 feet of even width, (10 feet on either side of the centerline).

Subject property is more commonly known as:

104 Bear Branch Road
Kathleen, GA 31047
Tax Parcels 1290 005

Public Works staff recommends entering into a professional services agreement with NBP Engineers to provide HVAC, Electrical, Plumbing, and Sprinkler Design as well as Contract Administration Services for a lump sum fee of \$11,000 on the Chilled Water Plant Upgrades project at the courthouse.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

entering into a professional services agreement with NBP Engineers of Macon in the amount of \$11,000 to provide mechanical and electrical construction documents and for construction administration services on the Chilled Water Plant Upgrades project at the County courthouse.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

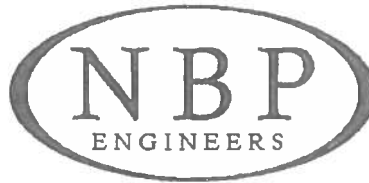
Memo

To: Houston County Board of Commissioners
From: Michael Phillips, Facilities Superintendent
Date: March 29, 2021
Re: Houston County Courthouse
Proposal for Chilled Water Plant Upgrades

A handwritten signature in black ink, appearing to be "OK" followed by a stylized signature.

Staff would like for the Board of Commissioners to consider the attached proposal for Professional Services from **NBP Engineers** for the **Houston County Courthouse Chilled Water Plant Upgrades Project**. The total contract amount is **\$11,000** to include Mechanical and Electrical Construction Documents and Construction Administration Services for the project.

Thank you for your consideration of this request.



OVER 50 YEARS OF ENGINEERING EXCELLENCE

TIMOTHY W. TROTTER
SUSAN H. DAY
KEVIN M. SMITH
WILSON H. DENT
DALE R. HEIRING

W. STEPHEN HOLLOWAY – SR. ASSOCIATE
JOHN D. LAPRATT - ASSOCIATE

GEORGE M. NOTTINGHAM, JR.
ARTHUR D. BROOK
CHARLES E. PENNINGTON
FOUNDERS

W.A. NOTTINGHAM
NEIL S. WYCHE
EMERITUS

NBP Engineers, Inc.

Proposal for Professional Services

Date: March 28, 2021

Client: Houston County Public Works
Kings Chapel Road
Perry, GA 31069

Attn: Mr. Robbie Dunbar

Project Name/Location: Houston County Courthouse Chilled Water Plant Upgrades

Scope of Project:

NBP Engineers, Inc. will provide Mechanical and Electrical Construction Documents and Construction Administration Services for the following scope:

- Upgrade existing Courthouse Control system serving the chilled water plant to include: new controller(s), replace existing bypass valve, new sensors, and new graphics.
- Replace existing chilled water pumps with new pumps with motors rated for variable speed drives.
- Incorporate variable-primary chilled water flow to help mediate short cycling of chillers and to improve energy efficiency of pumping system.

Total estimated cost of construction: **\$172,115**

Houston County Public Works
Attn: Mr. Robbie Dunbar
March 28, 2021

Re: Houston County Courthouse – Chilled Water Plant Upgrades

Scope/Intent and Extent of Services:

NBP shall provide Professional Engineering services for Houston County Public Works in accordance with the terms and conditions as set forth in a Professional Services Contract, as appropriately modified to conform to the terms of this proposal.

Fee Arrangement:

NBP proposes to provide complete HVAC, Electrical, Plumbing, and Sprinkler Design, and Contract Administration Services for a lump sum fee of **\$11,000**. We propose this fee be divided into milestones as follows:

100% Construction Documents	\$ 9,000
Contract Administration *	\$ 2,000
* To be invoiced in proportion to Contractor's percent completion	
TOTAL	\$ 11,000

The Construction Administration portion of the project shall include review of shop drawings, submittal data, response to questions from the Owner, Architect, and Contractor, and two (2) site visits to visually confirm the Contractor's adherence to the Construction Documents, and interpretation of the mechanical and electrical portions of the Construction Documents as required.

Our hourly rates for any Additional Services are as follows:

Principals	\$200.00
Professional Engineer	\$175.00
Engineers	\$125.00
Designers	\$110.00
CADD Operator	\$ 90.00
Clerical	\$ 75.00

All approved travel for Additional Services will be reimbursable at \$.585 per mile for driving personal vehicles and the total cost for public transportation. Food and lodging will be billed at cost. If required, reproductions and other materials for submission to the owner will be billed at cost plus 10%.

NBP will prepare our drawings on CADD, Microstation, utilizing disks, e-mail, or other electronic formats provided to the company by the architects.

Deliverables: NBP will provide reproducible drawings and specifications.

Record Drawings: Record Drawings will be provided as part of the basic services to include electronic format.

COPYRIGHT 2021 NBP ENGINEERS, INC. • AN EQUAL EMPLOYMENT OPPORTUNITY CONSULTING ENGINEERING FIRM

316 CORPORATE PARKWAY • MACON, GA 31210
PO BOX 26880 • MACON, GA 31221

(478) 745-1691 • (478) 750-9873 FAX
WWW.NBPENGINEERS.COM

139 COUNTRY GARDEN ROAD
HEADLAND, AL 36345

Houston County Public Works
Attn: Mr. Robbie Dunbar
March 28, 2021

Re: Houston County Courthouse – Chilled Water Plant Upgrades

Cost Management: NBP will review vendor pricing or work associated with this project.

Data/Comm: Not required or included.

A/V: Not required or included.

Hazardous Materials: This proposal does not include any special design services that might be necessary relating to hazardous material abatement on the site or special phasing relating to such abatement. NBP is not aware of the presence of or lack of presence of hazardous materials in the area of the work site.

Building Envelope Criteria: Not required or included.

Arc-Flash Studies: Not required or included.

Sustainable Design: This project will incorporate the minimum requirements of the Georgia Efficiency and Sustainability Act and may include other sustainable design features where feasible. An energy model analysis and related life cycle costing are not included in this proposal.

Formal Reviews: Peer Review and Value Engineering services are not included in this proposal. The special documentation, additional meetings and formalization of documents necessary for both can be provided as additional services.

Commissioning: Not required or included.

Special Conditions:

1. If accepted, a Contract shall be signed based on Standard Form of Agreement between the Architect and Consultant for Professional Services such as the AIA form referenced or other mutually agreed upon contract form.
2. Mediation of all questions in dispute under this Agreement shall be at the choice of either party. Prior to any arbitration or litigation, mediation shall be used to facilitate discussion and assist the parties in reaching a mutually satisfying solution. Further, the Architect shall endeavor to seek agreement to mediation in lieu of arbitration in contracts between Architect and Owner, and between Owner and the Contractor.
3. This proposal is valid until June 1, 2021.

Thank you for considering NBP Engineers to assist you with this project.

Houston County Public Works
Attn: Mr. Robbie Dunbar
March 28, 2021

Re: Houston County Courthouse -- Chilled Water Plant Upgrades

Prepared and Offered by:

Stephen Holloway, P.E.

Printed Name & Title



Signature

Date

NBP Engineers, Inc.

Accepted by:

Printed Name & Title

Signature

Date

Pursuant to our current water use agreement, the City of Warner Robins has requested the installation of a master water meter for Vinings Village located at Russell Parkway and Houston Lake Road. They are requesting an eight-inch inter-utility master meter to serve a proposed commercial development.

Public Works has reviewed the request and recommends approval of the meter under our water purchase agreement.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

a request from the City of Warner Robins to include Vinings Village located at Russell Parkway and Houston Lake Road in the current water use agreement between the City of Warner Robins and Houston County. An eight-inch Master water meter will be installed for this location. Approval is contingent upon meeting the requirements of the Houston County Utility Accommodations, and upon the develop posting a bond covering 125% of construction cost for work performed on the Houston County Water System.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

MEMORANDUM

OK
[Signature]

To: Houston County Board of Commissioners
From: Brian Jones, Utility Engineer *[Signature]*
Date: Monday, March 15, 2021
CC: Robbie Dunbar, Director of Operations
RE: Water Purchase Request from City of Warner Robins

Please find attached the request from the City of Warner Robins to serve *Vinings Village* under our city/county water purchase agreement. For your reference, I have a Location Map showing the location of the development and the area to be served. In keeping with water use agreement between the Houston County Board of Commissioners and the City of Warner Robins, and adhering to rate structure approve by Houston County Board of Commissioners on November 19, 2019, please favorably consider this request contingent upon meeting the requirements of the Houston County Utility Accommodations, and the developer posting a bond covering 125% of construction cost for work performed on the Houston County Water System (see attached letter).

Thank you for your consideration of 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

November 13, 2020

**MEMBERS OF
COUNCIL**

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

CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

OF COUNSEL
James E. Elliott, Jr.

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

RE: Vinings Village
Located at Russell Parkway and Houston Lake Road
Warner Robins, GA 31088
Eight Inch (8") Inter Utility Master Meter

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

Owner: CT Investments
810 Corder Road
Warner Robins, GA 31088
Phone: 478-256-3419

Engineer: Bryant Engineering
906 Ball Street, Suite A
Perry, GA 31069
Phone: 478-224-7070

This is for compliance with the Infrastructure agreement. Plans show this meter being installed on the south side of Russell Parkway to serve the commercial property.

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

Location Map Vinings Village

by Fellowship Church

SERVICE
AREA

MULTI-FAMILY

COMMERCIAL



LAT.: N032.591743°
LONG.: -W083.675617

Wood Apartments

Master
Thai Pepper

8th

COMMERCIAL

COMMERCIAL

COMMERCIAL



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

May 15, 2021

Chad Bryant, PE
Bryant Engineering
906 Ball Street, Suite A
Perry, Georgia 31069

Subject: Water Connection Approval at Vinings Village Commercial Development,
Russell Parkway

Dear Mr. Bryant,

The plans for the above referenced project have been reviewed by the City of Warner Robins and the Houston County Water Department. The Department requires a performance bond, escrow letter, or letter of credit of 125% of current in-place construction costs for work on the County's water system.

Upon acceptance by the County for connecting to our system by the City, the appropriate master meter being located on site, and receipt of the performance assurance, the connection is permitted.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Brian Jones".

Brian Jones
Utility Engineer
Houston County Water Department

HOUSTON COUNTY UTILITY ACCOMMODATIONS

Review:

PLAN SUBMITTAL:

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

General Information

INCLUDE:

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

For Underground Facilities

INCLUDE:

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

For Overhead Facilities

INCLUDE:

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

This change order on the Houston County Annex Access Control project adds new hardware, access control, and the necessary electrical to add one more door to the scope of work. This door enters at the back hall of the MIS, Personnel and Building Inspection departments and is used by MIS to bring equipment into and out of their storeroom. Staff recommends approval of this change order.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing Change Order #1 on the Houston County Annex Access Control contract with ICB Construction Group of Macon increasing the contract price of \$94,523 by \$5,893 for a total contract amount of \$100,416 to be paid for with HOST funds.

**Houston County Annex
Access Control
CHANGE ORDER PROPOSAL
3/24/2021**

PREPARED FOR

**Michael Phillips
Houston County Public Works
2018 Kings Chapel Road
Perry, GA 31069**

PREPARED BY

**Kenna Scragg
ICB Construction Group
577 Mulberry Street, Suite 550
Macon, GA 31201**

PROPOSAL

The following change order proposal provides the Scope of Work and Costs for Change Order 1 to the Houston County Annex Access Control Contract. This proposal is based on Hardware Schedule included as Attachment 1 and Drawing included as Attachment 2.

Envisioned start date: Contingent on Notice of Award by Owner plus 6-Weeks for Delivery of Doors Hardware

Duration: 1-Week

Total Cost of the project: \$5,893.00

Project Specifics for Construction Agreement

The specific Scope of Work for this project is based on the drawings, conversations, and meetings held on-site. The following paragraphs provide a detailed description of the Work and amend the Drawings based on direction received by the Owner during conversations and meetings. The amended Scope of Work, where different from the Drawings, supersedes drawings, plans, or verbal discussions.

DOORS AND HARDWARE

- Door 110
 - Provide new Hardware at the existing Door #110. (Reference Attachment 1 Hardware Schedule)

ELECTRICAL/ACCESS CONTROL

- Work includes all Low Voltage Wiring, Access Control, and Electrical as required to Provide Access control at door #110. (Reference Drawing Attachment 2)

GENERAL REQUIREMENTS

- Project Management and Supervision
- Daily Cleaning and Debris Removal
- General Liability and Worker's Compensation Insurance

EXCLUSIONS

- After-hours work
- Builder's Risk Insurance

CHANGE ORDER PROPOSAL SIGN-OFF

ICB Construction Group proposes to provide the Work described above for an all-inclusive fee of:

Five Thousand Eight Hundred Ninety-Three Dollars (\$5,893.00).

This price includes supervision, labor, material, equipment taxes, and other related costs.

This Proposal is open for acceptance for 30-Days from the Date of Proposal unless extended in writing by ICB Construction Group. At the end of this period, ICB Construction Group reserves the right to extend, in writing, the period for acceptance.

Daryl Long

Tommy Stalnaker

Daryl Long, CEO
ICB Construction Group

Chairman Stalnaker
Houston County Board of
Commissioners

Manufacturers

<u>Abbrev</u>	<u>Name</u>
LCN	LCN COMMERCIAL DIVISION ALLEGION, PLC PO BOX 100 121 W. RAILROAD AVENUE PRINCETON IL 60356-0100 www.lcnclosers.com
NGP	NATIONAL GUARD PRODUCTS INC 4985 E RAINES ROAD MEMPHIS TN 38118 www.ngpinc.com
SCE	SCHLAGE ELECTRONIC SECURITY ALLEGION, PLC 575 BIRCHSTREET FORESTVILLE CT 06010 www.schlage.com/support
SCH	SCHLAGE LOCK COMPANY ALLEGION, PLC 3899 HANCOCK EXPRESSWAY COLORADO SPRINGS CO 80911 www.schlage.com
VON	VONDUPRIN ALLEGION, PLC 2720 TOBEY DRIVE INDIANAPOLIS IN 46219 www.vonduprin.com

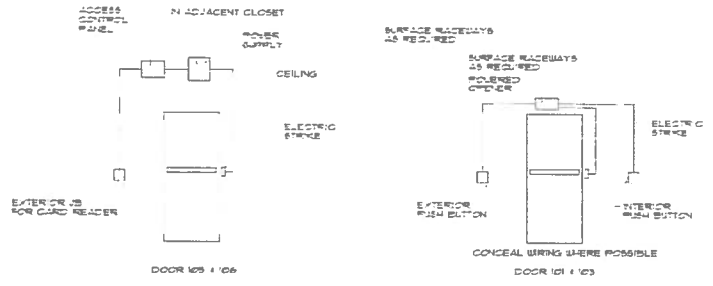
Heading 07 (HwSet)

1 SGL DOOR(S) 110 EXTERIOR FROM CORRIDOR
30" x 70" x 1-3/4" x EXST x EXST x NON-RTD

Hand Degree
Act InAct
R:IR

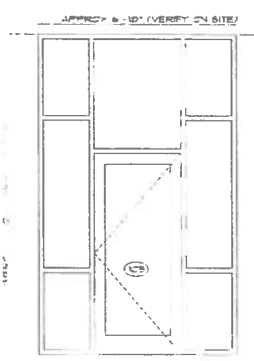
Totals	Each Assembly to have					
(1)	1	EA	ELECTRIC HINGE	5BB1 4.5 X 4.5 TW4	643	IVE
(1)	1	EA	PANIC HARDWARE	QEL 35A-L X 360L-NL 3	313	VON
(1)	1	EA	SURFACE CLOSER	4040XP SHCUSH TBSRT	695	LCN
(1)	1	EA	MOUNTING PLATE	404UXP-18PA	695	LCN
(1)	1	EA	CUSH SHOE SUPPORT	4040XP-30	695	LCN
(1)	1	EA	SPACER	4040XP-61	695	LCN

Attachment 2 to Houston County Annex
Access Control Change Order Proposal
3/24/2021



DOOR WIRING SCHEMATIC

SCALE NONE



DOOR & FRAME - 105

LOCATE HARDWARE ACCESS
CONTROL DEVICES IN THIS SPACE
ADD POWER AS REQUIRED
NOTIFY ACCESS CONTROL
UNITS WHEN EACH DOOR NOTED
TO THIS SPACE

MATCH BY STING
FRAME DIMENSIONS
ON SITE

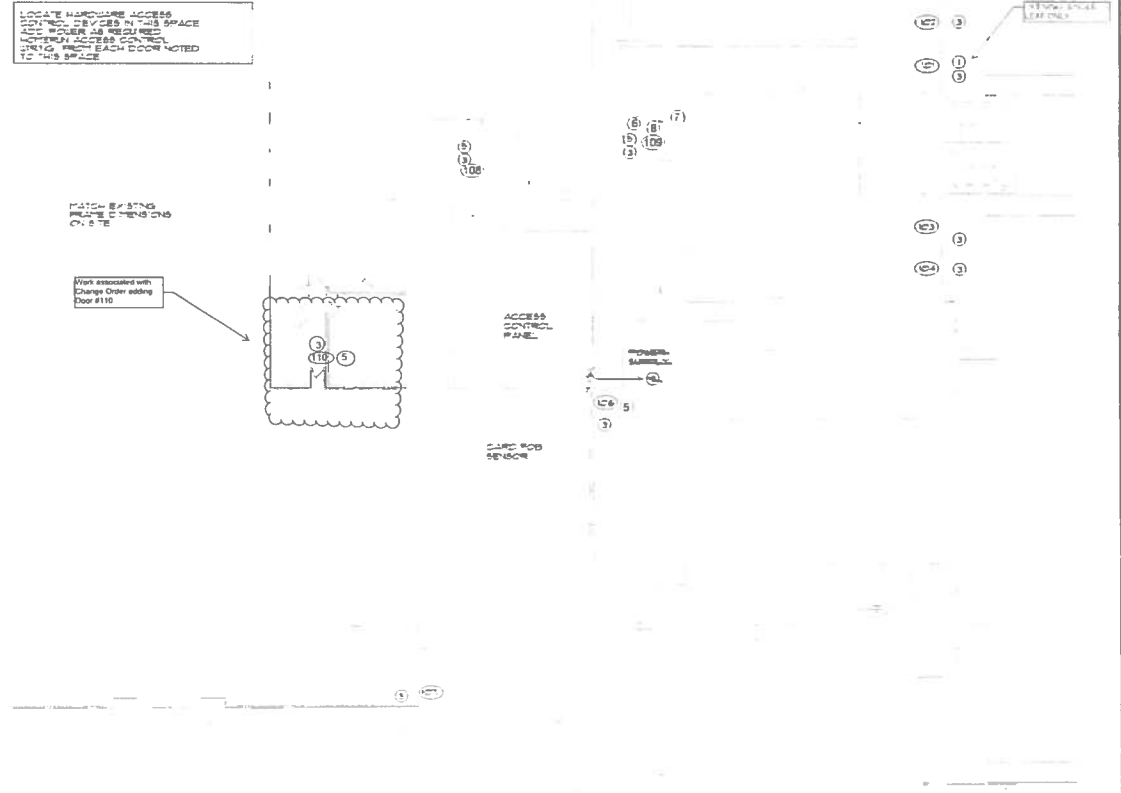
Work associated with
Change Order adding
Door #110

NOTES

- ① DOOR SET HAS EXISTING ASSISTED OPENER DEVICE DEMO AND INSTALL NEW COMPLETE - MODIFY POWER AND CONDUIT/RACEWAYS AS REQUIRED
- ② DEV 20AMP CIRCUIT - ROUTE TO NEARBY ELEC PANEL - VERIFY EXACT LOCATION ON SITE
- ③ EXISTING DOOR NEW HARDWARE
- ④ NEW DOOR AND FRAME AND HARDWARE WITH ACCESS CONTROL
- ⑤ ADD RETRACTABLE DOOR LATCH / ACCESS CONTROL TO THIS FRAME
- ⑥ REMOVE KEY PAD AND INSTALL CARD READER
- ⑦ ALL ACCESS CONTROL ROUTES FROM THIS ROOM
- ⑧ PROVIDE COVER PLATE, SAME MATERIAL, COLOR & FINISH AS STOREFRONT WHERE KEY PAD IS REMOVED

POWER SUPPLY
ACCESS CONTROL PANEL
CARD READER SENSOR

NEW DOOR AND FRAME COMPLETE
DEMO EXISTING DOOR & FRAME



REVISION	
1	2-17-2021
2	2-24-2021

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PROJECT NO
SHEET TITLE
DATE 17 SEPT 2020
DRAWN BY
CHECKED BY
SHEET NUMBER A1

Summary of bills by fund:

• General Fund (100)	\$1,489,421.77
• Emergency 911 Telephone Fund (215)	\$ 57,561.24
• Fire District Fund (270)	\$ 76,890.56
• 2006 SPLOST Fund (320)	\$ 7,434.73
• 2012 SPLOST Fund (320)	\$ 156,220.05
• 2018 SPLOST Fund (320)	\$ 869,486.49
• Water Fund (505)	\$ 171,737.80
• Solid Waste Fund (540)	<u>\$ 548,028.45</u>
Total for all Funds	\$3,376,781.09

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$3,376,781.09