



Houston County Board of Commissioners Meeting

Perry, Georgia

September 4, 2018

9:00 A.M.

HOUSTON COUNTY COMMISSIONERS MEETING

**Perry, Georgia
September 4, 2018
9:00 A.M.**

Call to Order

Turn Off Cell Phones

Invocation - Commissioner Walker

Pledge of Allegiance - MSgt. Patricia Hart, USAF

Approval of Minutes from August 21, 2018

Old Business:

1. Abandonment of Right of Way (Thomas Hollingsworth) - Commissioner Robinson

New Business:

2. Public Hearing on Rezoning Application #2197 - Commissioner Walker
3. Public Hearing on Special Exception Applications #2199 thru #2206 - Commissioner Walker
4. Water Purchase Request (City of Warner Robins) - Commissioner Walker
5. First Reading of Ordinance (Three-Way Stop Sign) - County Attorney
6. Cul-de-Sac Right-of-Way Abandonment (Old Windmill Road) - Commissioner Robinson
7. Quit Claim Deed (Hunt & Ed Beckham Realty) - Commissioner Robinson
8. Maintenance Bond Extension (The Windmill at Mossy Lake) - Commissioner Thomson
9. Professional Services Agreement (Bryant Engineering / E911 Parking Lot) - Commissioner Thomson
10. Emergency Repair (Storm Water Drainage) - Commissioner Thomson
11. Change Order (Pyles Plumbing / Old Hawkinsville Road Water Project) - Commissioner McMichael
12. Board Appointment (Planning & Zoning) - Commissioner McMichael
13. Approval of Bills - Commissioner McMichael

Public Comments

Commissioner Comments

Motion for Adjournment

At the August 21, 2018 meeting the Board voted to table a request by Mr. Thomas Hollingsworth to abandon the sixty foot road right of way (for Sage Meadows Lane) between Lots 7 and 22 in Southfield Plantation, Section 5, Phase 1. Public Works staff and the County Attorney have reviewed the request further and recommend denial of the request.

Motion by _____, second by _____ and carried _____ to

- approve
- deny
- table
- authorize

the abandonment of the sixty foot road right of way (for Sage Meadows Lane) between Lots 7 and 22 in Southfield Plantation, Section 5, Phase 1.



Houston County

Abandonment of Easement/Right-of-Way Request Form

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

1. Name: Thompson Mill Development Company
 Address: 78 Sandspur Trail
Hawkinsville, GA
 Phone Number: 478-808-1487

2. Location and Description of Property:
213 and 217 Yale Circle

3. Reason for Request:
Abandon right-of-way and convert to
an Easement

For Office Use Only

<u>Department</u>	<u>Approve</u>	<u>Deny</u>	<u>Signature/Comments</u>
Inspections/P&Z	_____	_____	
Environmental Health	_____	_____	
Engineering	_____	<input checked="" type="checkbox"/>	<u>Need ROW for watermain to EMS</u>
Roads & Bridges	_____	_____	
Water	_____	<input checked="" type="checkbox"/>	<u>DWELL</u>
Fire/E911	_____	_____	
Attorney	_____	<input checked="" type="checkbox"/>	<u>Preserve waterline in ROW</u>

Please review by 8/29/18 . Scheduled for 9/04/18 agenda.

LEGEND

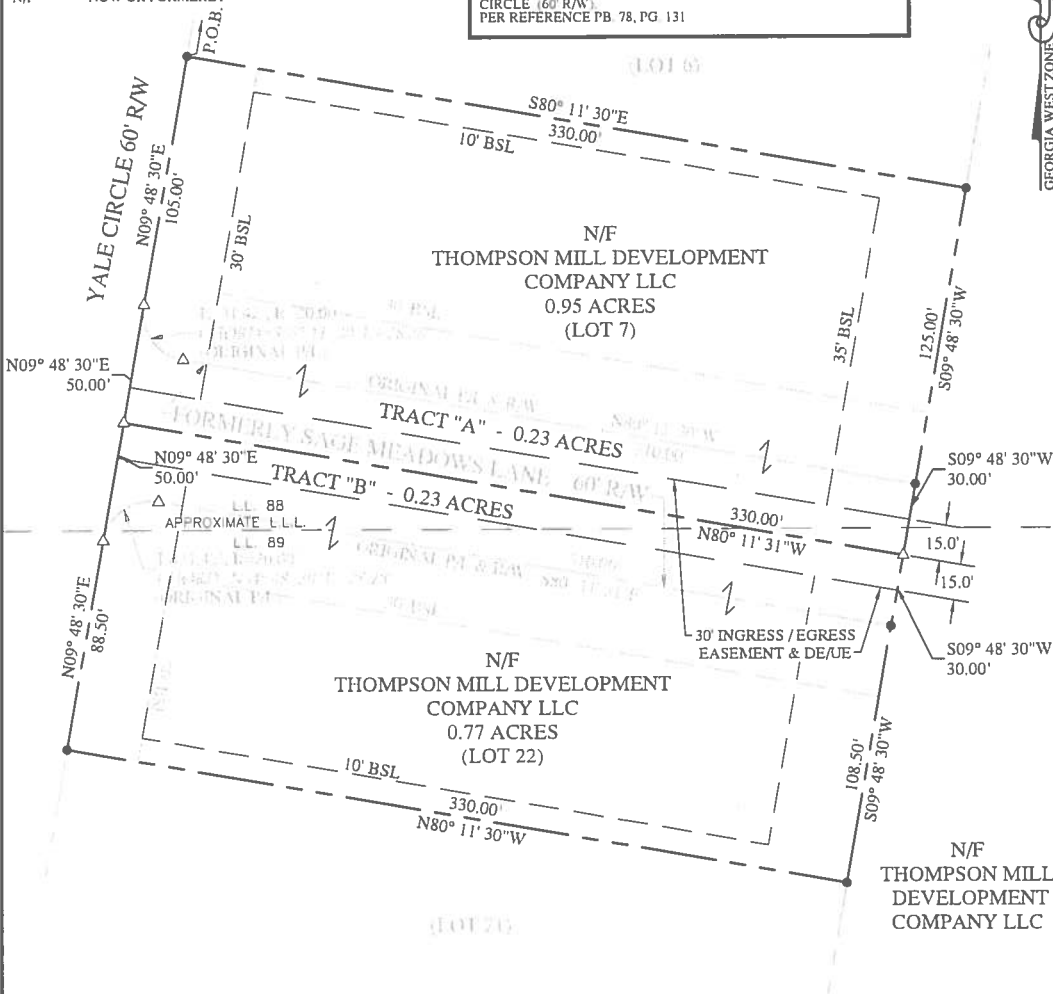
- 1/2" REBAR SET
- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- OTP OPEN TOP PIPE FOUND
- △ CALCULATED CORNER
- ⊠ CONCRETE MONUMENT FOUND
- R/W RIGHT OF WAY
- B/L BUILDING LINE
- P/L PROPERTY LINE
- L.L.L. LAND LOT LINE
- N/F NOW OR FORMERLY

TOTAL AREA: 2.18 ACRES

PURPOSE OF PLAT:
TO COMBINE TRACT "A" WITH THE PROPERTY TO THE NORTH
TO MAKE ONE TRACT CONTAINING 1.18 ACRES.

TO COMBINE TRACT "B" WITH THE PROPERTY TO THE SOUTH
TO MAKE ONE TRACT CONTAINING 1.00 ACRES.

P.O.B.:
875 71' ALONG THE THE EAST R/W OF YALE CIRCLE (60' R/W)
TO THE INTERSECTION WITH THE SOUTH R/W OF TRAILS END
CIRCLE (60' R/W)
PER REFERENCE PB. 78, PG. 131



SURVEYOR'S CERTIFICATION

IT IS CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL SURVEYING AND PLATTING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE CITY / COUNTY, HAVE BEEN FULLY COMPLIED WITH. FURTHERMORE, THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

REFERENCE:
P.B. 78, PGS. 1&2
P.B. 78, PG. 131

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

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

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

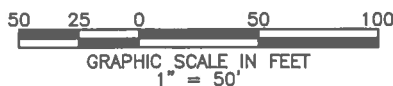
Marty A McLeod
AGENT SIGNATURE

8/09/18
DATE

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

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A TOPCON GTS 211D AND HAS A LINEAR PRECISION RATIO OF ONE FT. IN 24,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FT. IN 485,000 FEET.

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



FOR THE CLERK OF SUPERIOR COURTS USE ONLY

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



PLAT FOR:
**LOT 7 & LOT 22
OF SOUTHFIELD PLANTATION
SECTION 5, PHASE 1**

COUNTY:	HOUSTON
DISTRICT:	11TH
LAND LOT:	88, 89
DATE:	8/09/18
SCALE:	1"=50'
JOB NO.	06024

REVISION	DATE



P:\PROJECTS\300 - DEVELOPER\0602F - SECTION 5, PHASE 1.2.3 SEF\01 - SURVEY CAD\PHASE 1\NETAL PLAT\0602A-LOT 7 AND LOT 22 ADDITIONS-2.DWG

Public hearing on Re-Zoning Application #2197 submitted by Oliver Bateman for a 66.46 acre tract located on Davidson Road. Present zoning is County R-1. Proposed zoning is R-2. Planning & Zoning recommends unanimous approval subject to Section 88 - Unpaved Roads of the Comprehensive Land Development Regulations being strictly enforced and an emergency egress access may be required to the unpaved section of Davidson Road.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Re-Zoning Application #2197 submitted by Oliver Bateman.

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

Application No. 2197

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

1. Name of Applicant Oliver Bateman
2. Applicant's Phone Number 478-972-6043
3. Applicant's Mailing Address 2885 Walden Road Macon, Ga. 31216
4. Property Description LL 55, 11th Land District of Houston County, Georgia, Tract "4" as shown on a plat for survey for J.I. Davidson Estate, Consisting of 66.46 acres
5. Existing Use Vacant Land
6. Present Zoning District ~~R-AG~~ R-1
7. Proposed Use Re-Zoning for Residential Use
8. Proposed Zoning District R-2
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

6/19/18
Date


Applicant

Application # 2197

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

Houston County Planning and Zoning Commission

Date Filed: June 19, 2018

Date of Notice in Newspaper: August 1 & 8, 2018

Date of Notice being posted on the property: July 27, 2018

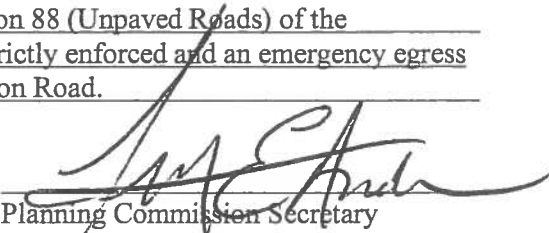
Date of Hearing: August 20, 2018

Fee Paid: \$300 Receipt # 41551

Recommendation of Board of Planning & Zoning:
Approval X Denial _____ Tabled _____

Comments: Approved unanimously, subject to Section 88 (Unpaved Roads) of the Comprehensive Land Development Regulations being strictly enforced and an emergency egress access may be required to the unpaved section of Davidson Road.

August 20, 2018
Date


Planning Commission Secretary

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

Date of Recommendation Received: September 4, 2018

Date of Notice in Newspaper: August 1 & 8, 2018

Date of Public Hearing: September 4, 2018

Action by Houston County Commissioners:
Approval _____ Denied _____ Tabled _____

Reason if denied or tabled: _____

_____ Date

_____ Clerk

60/49

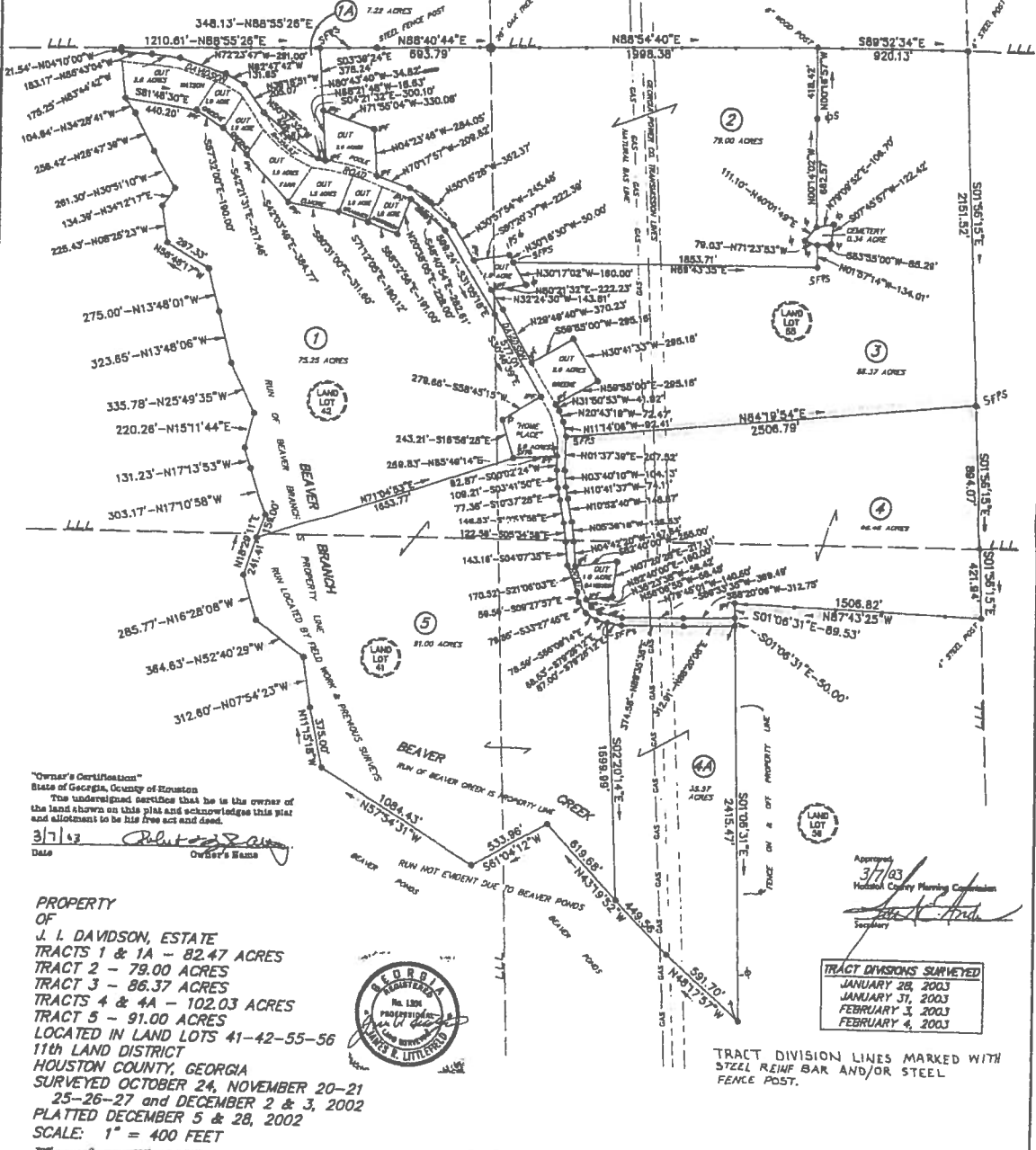
Rev: DLT 60/49

JAMES R. LITTLEFIELD
602 BARLOW STREET
AMERICUS, GA 31709
228-624-4004

ERROR OF CLOSURE = 1/7,000, BALANCED BY COMPASS
RULE. ANGLE ERROR = 15" PER ANGLE POINT. ANGLES AND
DISTANCES MEASURED BY TOPCON 875-303 TOTAL STATION.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE. ALL ANGLES
I CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE
AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM
STANDARDS AND REQUIREMENTS OF LAW.

60 49
No. 10: 0211100001 Type: PLD
Issued: 02/15/2003 at 10:27:17 AM
Fee Amt: \$0.00 Page 1 of 1
Houston, TX 77002
John R. Bergeron Court
Corvair, Billville, Clark
#60 #49

SFPS = STEEL FENCE POST SET
β = STEEL REINFORCEMENT BAR SET
R/P = IRON PIPE FOUND



"Owner's Certification"
State of Georgia, County of Houston
The undersigned certifies that he is the owner of the
land shown on this plat and acknowledges this plat
and allotment to be his free act and deed.
3/7/03
Date *Robert L. Davidson*
Owner's Name

PROPERTY
OF
J. L. DAVIDSON, ESTATE
TRACTS 1 & 1A - 82.47 ACRES
TRACT 2 - 79.00 ACRES
TRACT 3 - 86.37 ACRES
TRACTS 4 & 4A - 102.03 ACRES
TRACT 5 - 91.00 ACRES
LOCATED IN LAND LOTS 41-42-55-56
11th LAND DISTRICT
HOUSTON COUNTY, GEORGIA
SURVEYED OCTOBER 24, NOVEMBER 20-21
25-26-27 and DECEMBER 2 & 3, 2002
PLATTED DECEMBER 5 & 28, 2002
SCALE: 1" = 400 FEET



Approved:
3/7/03
Houston County Planning Commission
John R. Bergeron
Surveyor
TRACT DIVISIONS SURVEYED
JANUARY 28, 2003
JANUARY 31, 2003
FEBRUARY 3, 2003
FEBRUARY 4, 2003

TRACT DIVISION LINES MARKED WITH
STEEL REINF BAR AND/OR STEEL
FENCE POST.

HOME TRACT ACREAGE IS NOT INCLUDED IN TOTAL.
DAVIDSON ROAD ACREAGE (7.17 ACRES) IS NOT INCLUDED IN TOTAL.
PAVED PORTION OF DAVIDSON ROAD HAS ±60 FT. R/W.
UNPAVED PORTION OF DAVIDSON ROAD HAS ±50' R/W.

60/49

67/09

Zoning Legend

ZONING

AFBASE

C-1

C-2

CITY

M-1

M-2

PUD

R-1

R-2

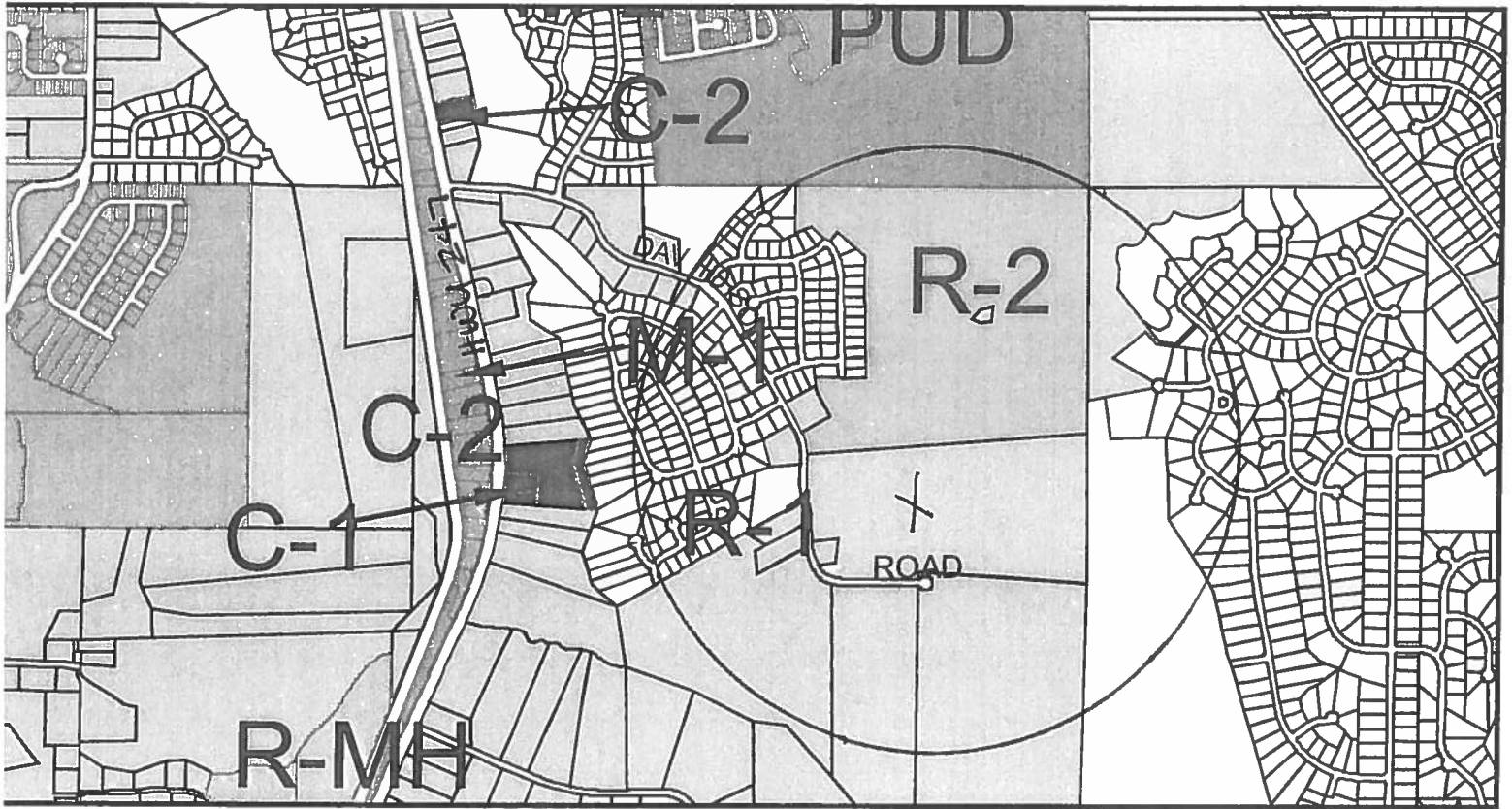
R-3

R-4

R-AG

R-MH

CityLimitLines



STATE OF GEORGIA

COVENANT

THIS AGREEMENT, made and entered into this 19 day of June, 2018, by and between THE BANK of PERRY party of the first part, and THE CITY OF WARNER ROBINS, GEORGIA, party of the second part.

WITNESSETH: That,

WHEREAS, said party of the first part owns property now located in the unincorporated areas of said County more fully described as follows:

All that tract or parcel of land lying and being in Land Lots 55 & 56, of the Eleventh (11th) Land District, Houston County, Georgia, being known and designated as Tract 4, containing 66.46 acres more or less, J. L. Davidson Estate Subdivision, according to a plat of survey being of record in Plat Book 60, Page 49, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby incorporated for all purposes.

LOCATION: Davidson Road, Bonaire, Georgia; and

WHEREAS, said described real estate, while in the vicinity of the city limits, is not presently contiguous to the City; and

WHEREAS, said party of the first part has requested certain services be provided to the above-described property by the said party of the second part, and

WHEREAS, party of the second party agrees to provide said services under the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the City's agreement to furnish sanitary sewer service to the above-described premises, the undersigned hereby covenants and agrees as follows: a minimum of 100 residential and/or commercial structures constructed on said property shall be equipped, at a minimum, with a cooktop/stove and water heater utilizing the City's natural gas service.

This covenant shall run with the land and be binding upon the heirs, grantees, successors and assigns of the undersigned.

Party of the second part shall release the subject property from the provisions of this covenant upon its annexation into the corporate limits of Warner Robins, Georgia.

IN WITNESS WHEREOF, said parties have hereunto set their hands and seals on the date first above written.

THE BANK OF PERRY, a Division of Persons
Banking Company

By: [Signature]
Michael M. Allen
As Its Senior Vice-President,
Special Assets Division

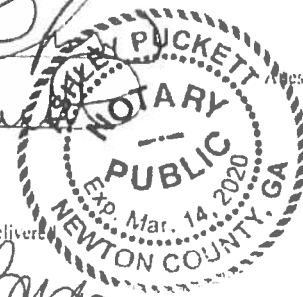
Attest: [Signature]
As Its Vice President.

CITY OF WARNER ROBINS, GEORGIA

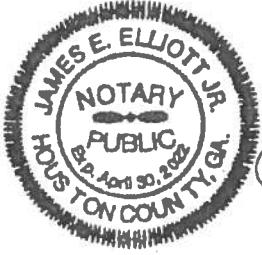
By: [Signature]
Randy Toms, Mayor

Attest: [Signature]
Kathy Opitz, Interim City Clerk

Signed, sealed and delivered
in the presence of:

[Signature]
Witness
[Signature]
Notary Public


Signed, sealed and delivered
in the presence of:

[Signature]
Witness
[Signature]
Notary Public


June 18, 2018

To: Houston County Planning and Zoning

To Whom it May Concern:

This letter is to grant Oliver Bateman, III, permission to rezone property located on Davidson Road, also described as a 66 +/- acre tract located on Houston County Tax Map Parcel 001260 07000 as recorded in Deed Book 5220, Page 339, Plat Book 60, Page 49 at the Houston County Courthouse in Perry, GA.

Sincerely,



Oliver Bateman, III

Bank of Perry.

STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

The subject property is suitable for the R-2 zoning.

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

No property values are diminished by the R-2 zoning.

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

No destruction of property values will occur.

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

There is no gain to the public.

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

The current zoning of the subject property can be developed.

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

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

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

The proposed rezoning will be suitable because property to the north is zoned R-2.

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

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

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

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

Public sewer will be available to the property.

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

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

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

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2197, filed on **June 19, 2018**, for a **Re-Zoning Request** for the real property described as follows:

LL 55 of the 11th Land District of Houston County, Georgia, Tract "4" as shown on a plat of survey for J.I. Davidson Estate, consisting of 66.46 Acres on Davidson Road

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

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

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

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

Signature of Official

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

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

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

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

**Zoning & Appeals
Recommendation**

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2199 - RickyWood	Construction/Remodeling	Unanimous	X		
#2200 - Mitchell & Dina Marion	Real Estate Investment	Unanimous	X		
#2201 - Kathy Duke	T-Shirt Printing	Unanimous	X		
#2202 - Joshua & Kathleen Ingram	Daycare	Unanimous	X		
#2203 - Joseph Reid	Lawn Care Services	Unanimous	X		
#2204 - Shelby Calhoun & Bobby Mines, Jr.	Utility Communications	Unanimous	X		
#2205 - Joshua Brown & Megan Hall	Technology Consulting	Unanimous	X		
#2206 - Rachel Edwards	Seal Coating	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:

#2199 - RickyWood	Construction/Remodeling
#2200 - Mitchell & Dina Marion	Real Estate Investment
#2201 - Kathy Duke	T-Shirt Printing
#2202 - Joshua & Kathleen Ingram	Daycare
#2203 - Joseph Reid	Lawn Care Services
#2204 - Shelby Calhoun & Bobby Mines, Jr.	Utility Communications
#2205 - Joshua Brown	Technology Consulting
#2206 - Rachel Edwards	Seal Coating

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

Application No. 2199

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:

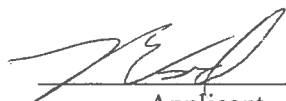
1. Name of Applicant Ricky Wood
2. Applicant's Phone Number 478-442-0430
3. Applicant's Mailing Address 201 Quail Run Drive Warner Robins, GA 31093
4. Property Description LL 92, 5th Land District of Houston County, Georgia, Lot 25, Block "C", Section 2, Phase 1 of Brittwood Subdivision, consisting of 1.05 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Construction and Remodeling 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.

7/2/2018
Date


Applicant

Application # 2199

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: July 2, 2018

Date of Notice in Newspaper: August 8 & 15, 2018

Date of Notice being posted on the property: August 10, 2018

Date of Public Hearing: August 27, 2018

Fee Paid: \$100.00 Receipt # 41553

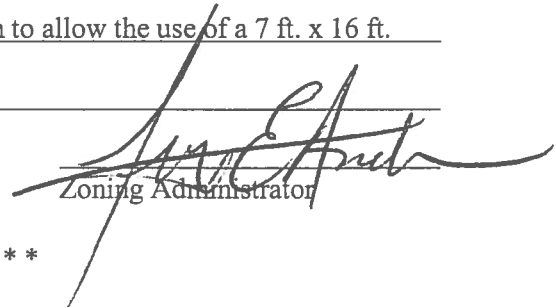
Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 7 ft. x 16 ft.

enclosed trailer (stored in the back yard) for the business.

August 27, 2018
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: September 4, 2018

Date of Notice in Newspaper: August 8 & 15, 2018

Date of Public Hearing: September 4, 2018

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

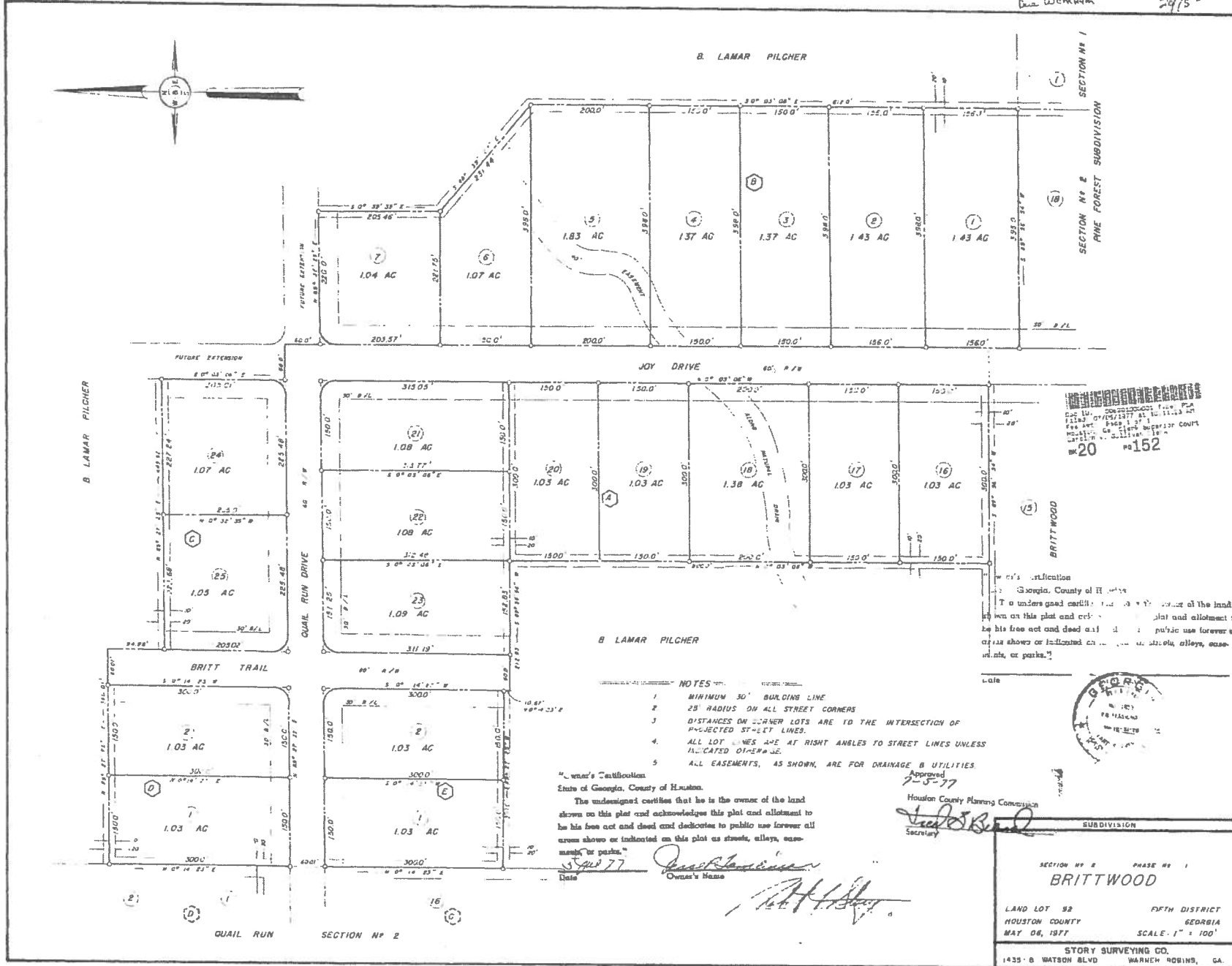
_____ Clerk

Recorded July 6, 1977

20/152

200
Dw WCM/WHM

20/152



20 152

My certification
 I, Georgia, County of Houston
 do hereby certify that the plat and allotment to
 be his free act and deed and that the public use forever as
 shown or indicated on this plat as streets, alleys, easements,
 or parks.

- NOTES
1. MINIMUM 30' BOUNDING LINE
 2. 25' RADIUS ON ALL STREET CORNERS
 3. DISTANCES ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET LINES
 4. ALL LOT LINES ARE AT RIGHT ANGLES TO STREET LINES UNLESS INDICATED OTHERWISE
 5. ALL EASEMENTS, AS SHOWN, ARE FOR DRAINAGE & UTILITIES

Owner's Certification
 State of Georgia, County of Houston.
 The undersigned certifies that he is the owner of the land shown on this plat and acknowledges this plat and allotment to be his free act and deed and dedicates to public use forever all streets shown or indicated on this plat as streets, alleys, easements, or parks.
 Date 5/6/77
 Owner's Name B. Lamar Pilcher

Approved
 5-5-77
 Lester J. Beard
 Secretary
 Houston County Planning Commission



SUBDIVISION
 SECTION NO 2 PHASE NO 1
BRITTWOOD
 LAND LOT 22 FIFTH DISTRICT
 HOUSTON COUNTY GEORGIA
 MAY 06, 1977 SCALE: 1" = 100'
 STORY SURVEYING CO.
 1435 B WATSON BLVD WARREN ROBINS, GA.
 PP 102 0

Requirements - Section 95

	Comments	Complies	Doesn't Comply
4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. No outside storage or display is permitted.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
3. The home business shall not involve group instruction or group assembly of people on the premises.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
6. No outside storage is allowed.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.	A 7x16' enclosed trailer will be used and stored in the rear yard	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95	Comments	Complies	Doesn't Comply
1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.	<i>No signage</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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.	<i>No clients will come to the home.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.		<input checked="" type="checkbox"/>	<input type="checkbox"/>

WOOD CONSTRUCTION INC

478-442-0430
woodconstructionhomes
@gmail.com

July 2, 2018

To Whom It May Concern:

201 Quail Run DR
Warner Robins, GA
31088

I am requesting consideration for a home based business license for Wood Construction Inc. We are a Residential Remodeling and Construction Contractor.

Property address 201 Quail Run Drive, Warner Robins 31088

There will be no customers, vendors at location.

No manufacturing or assembling of products.

No signage.

We do not store materials at our residence.

We do have a 7x16 enclosed trailer for tool storage that I pull with me daily.

We do not have employees other than myself and my wife Teresa Wood.

Sincerely yours,



Ricky M Wood



STATE OF GEORGIA

Brian P. Kemp, Secretary of State
Board for Residential and General Contractors
Residential Basic Individual

License No. RB1003014

Status: Active

Ricky Matthew Wood
201 Quail Run Dr
WARNER ROBINS GA 31088

Issued: 6/5/2008

Expires: 6/30/2020



Real-time license verification is available at sos.georgia.gov/PLB

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2199 filed on July 2, 2018, for a **Special Exception** for the real property described as follows:

LL 92 of the 5th Land District of Houston County, Georgia, Lot 25, Block "C", Section 2, Phase 1 of Brittwood Subdivision, Consisting of 1.05 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. 2200

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:

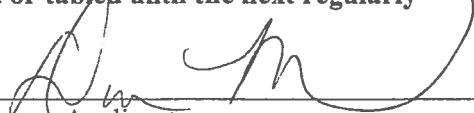
1. Name of Applicant Mitchell and Dina Marion
2. Applicant's Phone Number 478-233-0171
3. Applicant's Mailing Address 210 Harner Road Kathleen, GA 31047
4. Property Description LL 138, 10th Land District of Houston County, Georgia, Lot 5, Block "B", Section 1 of Hidden Shores Subdivision, consisting of 1.17 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Real Estate Investment 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.

17 Jul 2018
Date


Applicant

Application # 2200

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: July 17, 2018

Date of Notice in Newspaper: August 8 & 15, 2018

Date of Notice being posted on the property: August 10, 2018

Date of Public Hearing: August 27, 2018

Fee Paid: \$100.00 Receipt # 41554

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

August 27, 2018
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: September 4, 2018

Date of Notice in Newspaper: August 8 & 15, 2018

Date of Public Hearing: September 4, 2018

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

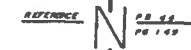
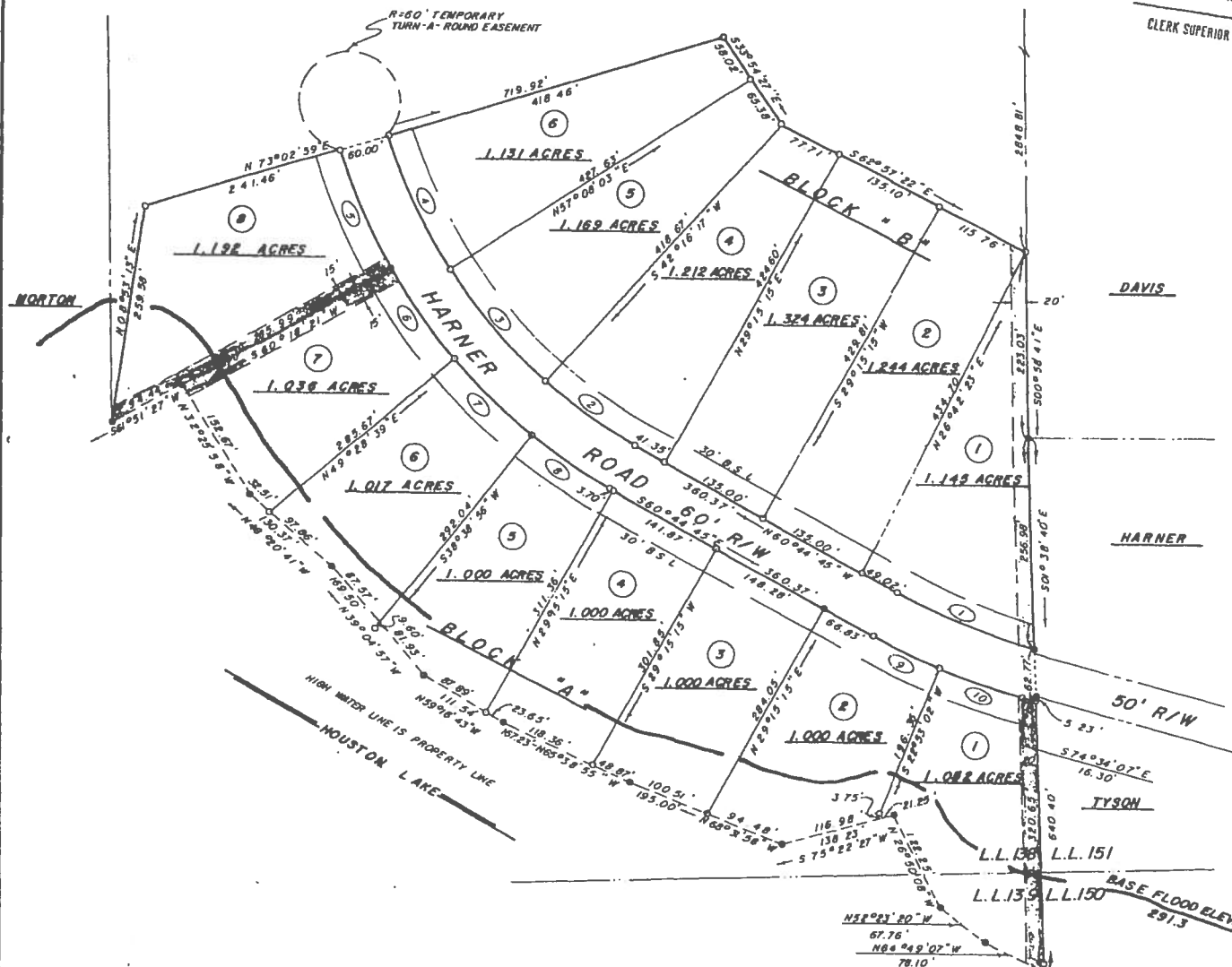
Comments: _____

_____ Date

_____ Clerk

CHANCY
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



DIVERSITY & OED-CATION:
THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAN AND ACKNOWLEDGES THIS PLAN AND ALLYMENTS TO BE HIS FREE ACT AND DEED AND SUBJECT TO PUBLIC LAWS, EASEMENTS, EASEMENTS, OR RIGHTS.
11-8-93
Jim Cheney
OWNER'S SIGNATURE
DATE

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

NOTES:

1. 17.100 ACRES IN THIS PHASE OF DEVELOPMENT.
2. THERE IS NO PUBLIC SANITARY SEWER WITHIN 500 FEET OF THIS SUBDIVISION.
3. ALL EASEMENTS ARE DRAINAGE & UTILITY EASEMENTS WITH WIDTHS AS INDICATED.
4. MINIMUM 30' BUILDING SETBACK LINE ON ALL LOTS.
5. ACREAGES & DIMENSIONS ARE CALCULATED TO TIE LINES.

LEGEND:

- 1. ● DEMOTES IRON PIN FOUND
- 2. ○ DEMOTES IRON PIN SET
- 3. (4) DEMOTES CURVILINEAR LOT DESIGNATOR
- 4. (7) DEMOTES LOT NUMBER.
- 5. ○-○-○ DEMOTES 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
Date
R. J. Tyson
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." RJP 12/17/93

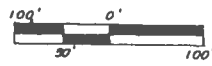
Doc ID: 006259880001 Type: PLA
Filed: 01/05/1994 at 10:08:00 AM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
bk 45 pg 51

CURVILINEAR LOT DATA

LINE	ARC	RADIUS	CHORD	BEARING
1	177.80'	745.00'	177.18'	N 67° 34' 30" W
2	131.56'	630.00'	131.32'	N 54° 45' 49" W
3	175.00'	630.00'	174.44'	N 40° 49' 25" W
4	175.00'	630.00'	174.44'	N 24° 54' 29" W
5	153.47'	690.00'	153.16'	S 23° 18' 20" E
6	130.41'	690.00'	130.21'	S 35° 06' 30" E
7	130.41'	690.00'	130.21'	S 49° 56' 12" E
8	113.14'	690.00'	113.01'	S 58° 02' 54" E
9	89.50'	805.00'	89.48'	S 63° 55' 52" E
10	104.70'	805.00'	104.63'	S 70° 30' 33" E

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 5 day of December, 1993.
THE HOUSTON COUNTY PLANNING COMMISSION
Secretary

In my opinion this plat is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law.
Harry M. Scarborough



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. 30349

Doesn't
Comply

Requirements - Section 95

Comments

Complies

	Comments	Complies	Doesn't Comply
<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>	<p>No signage</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p>No customers will come to the home. Internet Based</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 #2200 filed on July 17, 2018, for a **Special Exception** for the real property described as follows:

LL 138 of the 10th Land District of Houston County, Georgia, Lot 5, Block "B", Section 1 of Hidden Shores Subdivision, Consisting of 1.17 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. 2201

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 Kathy Duke
2. Applicant's Phone Number 478-808-2553
3. Applicant's Mailing Address 505 Plum Street Elko, GA 31025
4. Property Description LL 204, 13th Land District of Houston County, Georgia, as shown on a plat of survey for Charlee Duke, consisting of 13.68 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a T-Shirt Printing 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.

7-18-18
Date

Kathy Duke
Applicant

Application # 2201

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: July 18, 2018

Date of Notice in Newspaper: August 8 & 15, 2018

Date of Notice being posted on the property: August 10, 2018

Date of Public Hearing: August 27, 2018

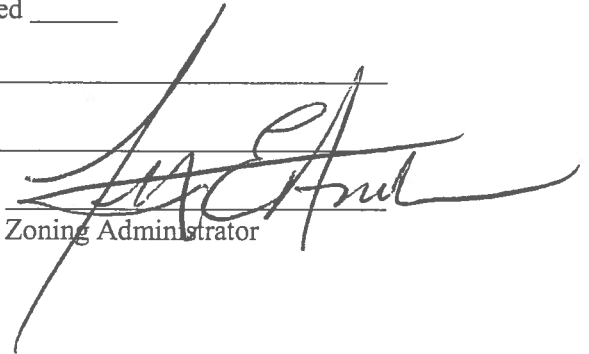
Fee Paid: \$100.00 Receipt # 41555

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

August 27, 2018
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: September 4, 2018

Date of Notice in Newspaper: August 8 & 15, 2018

Date of Public Hearing: September 4, 2018

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

59/182

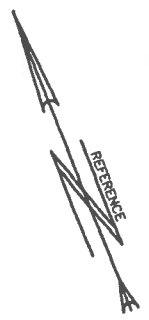
Don Wilcox

59/182

Doc ID: 00073150001 Type: PLA
 Recorded: 02/06/2003 at 05:02:02 PM
 Fee Amt: \$0.00 Page 1 of 1
 Rec'd by: T&E
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK 59 PG 182

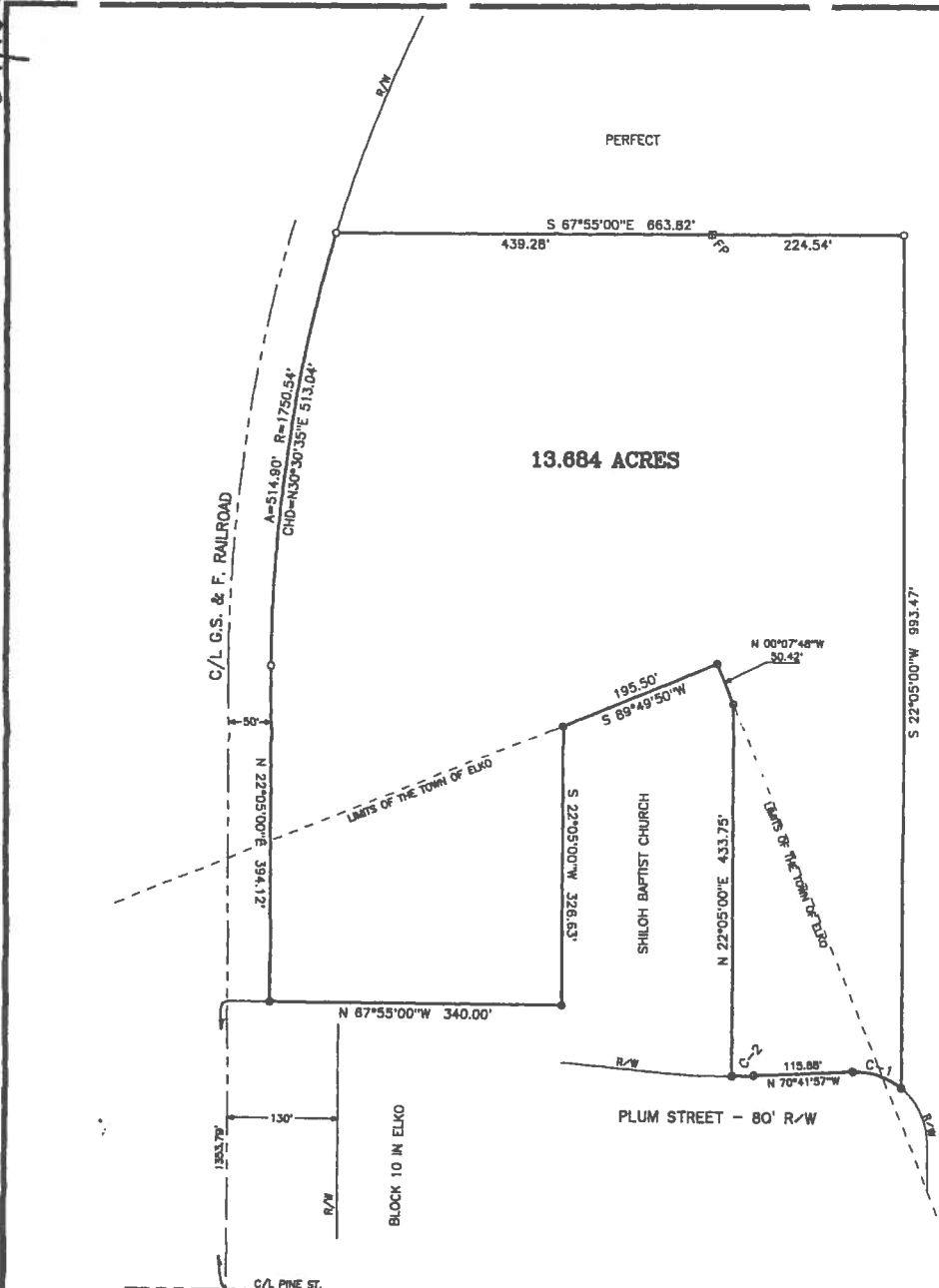
CURVE	RADIUS	LENGTH	CHORD	CH-BEARING
C-1	85.29'	61.65'	60.32'	N 49°59'30"W
C-2	843.41'	25.88'	25.88'	N 69°49'16"W

- IRON PIN FOUND
- ⊙ IRON PIN PLACED
- C-1 CURVE INDICATOR



- REFERENCE:
1. SURVEY FOR HOUSTON COUNTY COMMISSIONERS FOR RIGHT-OF-WAY OF PLUM STREET IN THE TOWNSHIP OF ELKO
 2. PLAT BOOK 16 - PAGE 55

Approved
 2/10/03
 Houston County Planning Commission
[Signature]



THE UNDERSIGNED ONE CERTIFY THAT THEY ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED.
Charles Duke
 DATE

CERTIFICATION
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31025 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 35000+ FEET.
 THE LINEAR AND ANGULAR MEASUREMENT SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-312 ELECTRONIC TOTAL STATION ON 6-12-02

SURVEY FOR
CHARLEE DUKE
 TOWNSHIP OF ELKO
 LAND LOT 204 13TH DISTRICT
 HOUSTON COUNTY, PERRY, GEORGIA
 SCALE 1" = 100' JUNE 11, 2002
JONES SURVEYING & ENGINEERING INC.
 PERRY, GEORGIA (478) 987-2705



59/182

182

59/182

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.	No customers will come to the home	<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**

<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>	<p>N/A</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>5. No outside storage or display is permitted.</p>	<p>N/A</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>		<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>6. No outside storage is allowed.</p>		<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2201 filed on July 18, 2018, for a Special Exception for the real property described as follows:

LL 204 of the 13th Land District of Houston County, Georgia, as shown on a plat of survey for Charlee Duke, Consisting of 13.68 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. 2202

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 Joshua and Kathleen Ingram
2. Applicant's Phone Number 678-462-8509
3. Applicant's Mailing Address 113 Jubilee Circle Bonaire, GA 31005
4. Property Description LL 196, 10th Land District of Houston County, Georgia, Lot 19, Block "D", Section 1, Phase 2 of Peachtree Estates Subdivision, consisting of 0.43 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Daycare 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.

7/18/18
Date

Kathleen Ingram
Applicant

Application # 2202

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

Houston County Zoning and Appeals Commission

Date Filed: July 18, 2018

Date of Notice in Newspaper: August 8 & 15, 2018

Date of Notice being posted on the property: August 10, 2018

Date of Public Hearing: August 27, 2018

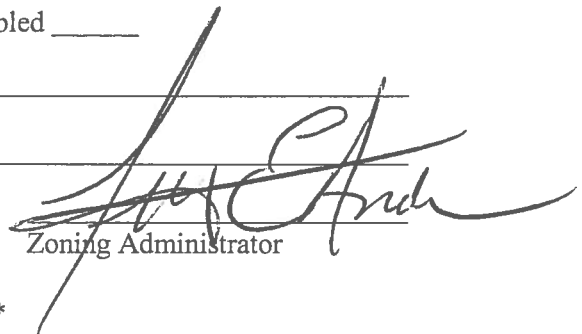
Fee Paid: \$100.00 Receipt # 41556

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

August 27, 2018
Date


Zoning Administrator

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

Date of Recommendation Received: September 4, 2018

Date of Notice in Newspaper: August 8 & 15, 2018

Date of Public Hearing: September 4, 2018

Action by Houston County Commissioners:

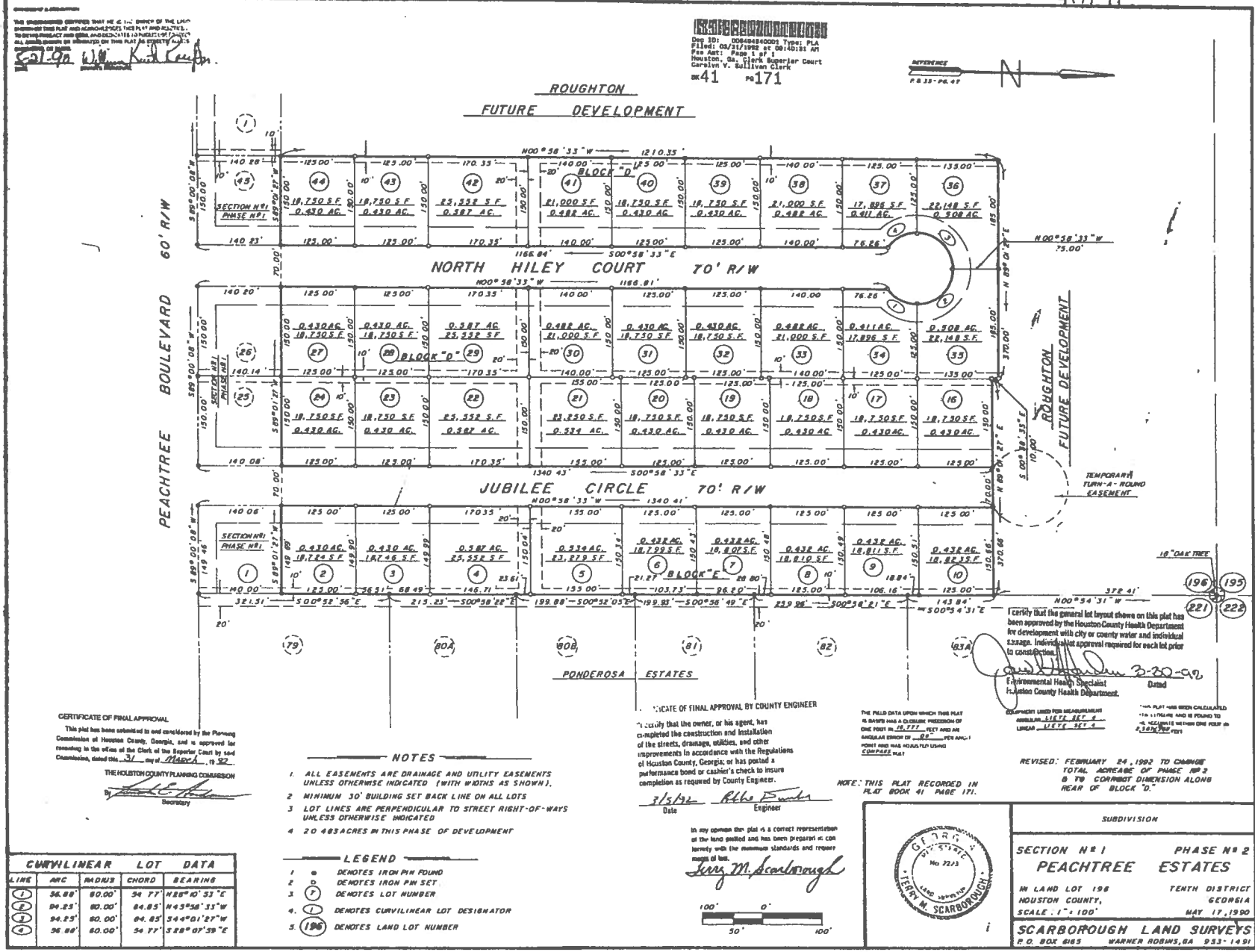
Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

41/171



The undersigned certifies that he is the owner of the land shown on this plat and has caused the same to be surveyed and platted in accordance with the laws of the State of Georgia and the regulations of the State Surveyor General. He further certifies that the same is not subject to any other claim or encumbrance.

Map No. 41-171
 Filed: 03/21/1992 at 09:10:18 AM
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk



CERTIFICATE OF FINAL APPROVAL
 This plat has been submitted to and examined by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, dated this 31st day of March, 1992.

THE HOUSTON COUNTY PLANNING COMMISSION
 Secretary

- NOTES**
1. ALL EASEMENTS ARE DRAINAGE AND UTILITY EASEMENTS UNLESS OTHERWISE INDICATED (WITH WIDTHS AS SHOWN).
 2. MINIMUM 30' BUILDING SET BACK LINE ON ALL LOTS
 3. LOT LINES ARE PERPENDICULAR TO STREET RIGHT-OF-WAYS UNLESS OTHERWISE INDICATED
 4. 20.483 ACRES IN THIS PHASE OF DEVELOPMENT

- LEGEND**
1. ● DENOTES IRON PIN FOUND
 2. ○ DENOTES IRON PIN SET
 3. ○ DENOTES LOT NUMBER
 4. ○ DENOTES CURVILINEAR LOT DESIGNATOR
 5. ○ DENOTES LAND LOT NUMBER

CURVILINEAR LOT DATA				
LINE	ARC	RADIUS	CHORD	BEARING
1	36.88'	80.00'	54.77'	N86°10'53"E
2	84.25'	80.00'	84.85'	N43°58'33"W
3	84.25'	80.00'	84.85'	S44°01'27"W
4	36.88'	80.00'	54.77'	S28°07'39"E

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.

3/5/92 R. M. Scarborough
 Date Engineer

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PERCENTAGE OF ONE PART IN 25,777 FEET AND AN ANGULAR ERROR OF .02 PER ANGLE. FURTHER INFO HAS BEEN SUPPLIED UPON COMPLETION OF THIS PLAT.

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

Environmental Health Specialist
 Houston County Health Department
 Dated 3-20-92

REVISOR: FEBRUARY 24, 1992 TO CHANGE TOTAL ACRES OF PHASE #2 & TO CORRECT DIMENSION ALONG REAR OF BLOCK 'D'.

In my opinion this plat is a correct representation of the land granted and has been prepared in conformity with the minimum standards and proper maps of law.

R. M. Scarborough
 Surveyor



SUBDIVISION

SECTION # 1 PHASE # 2
PEACHTREE ESTATES

IN LAND LOT 198 TENTH DISTRICT
 HOUSTON COUNTY, GEORGIA
 SCALE: 1" = 100' MAY 17, 1990

SCARBOROUGH LAND SURVEYS
 P.O. BOX 6165 WARNER ROBINS, GA 3033-1491

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.	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"/>
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.	No more than six children newborn - to 4 yrs.	<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 #2202 filed on July 18, 2018, for a Special Exception for the real property described as follows:

LL 196 of the 10th Land District of Houston County, Georgia, Lot 19, Block "D", Section 1, Phase 2 of Peachtree Estates Subdivision, Consisting of 0.43 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2203

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 Joseph Reid
2. Applicant's Phone Number 478-955-9328
3. Applicant's Mailing Address 207 Sabelko Court Bonaire, GA 31005
4. Property Description LL 42, 11th Land District of Houston County, Georgia, Lot 7, Block "A", Section 1 of Harley Estates Subdivision, consisting of 0.37 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Lawncare Service Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

7-19-18

Date


Applicant

Application # 2203

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: July 19, 2018

Date of Notice in Newspaper: August 8 & 15, 2018

Date of Notice being posted on the property: August 10, 2018

Date of Public Hearing: August 27, 2018

Fee Paid: \$100.00 Receipt # 41557

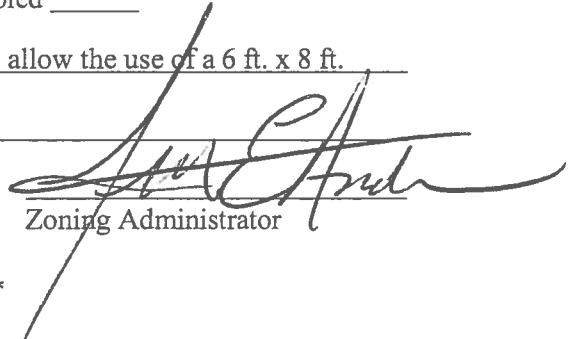
Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 6 ft. x 8 ft.

open trailer for the business.

August 27, 2018
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: September 4, 2018

Date of Notice in Newspaper: August 8 & 15, 2018

Date of Public Hearing: September 4, 2018

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

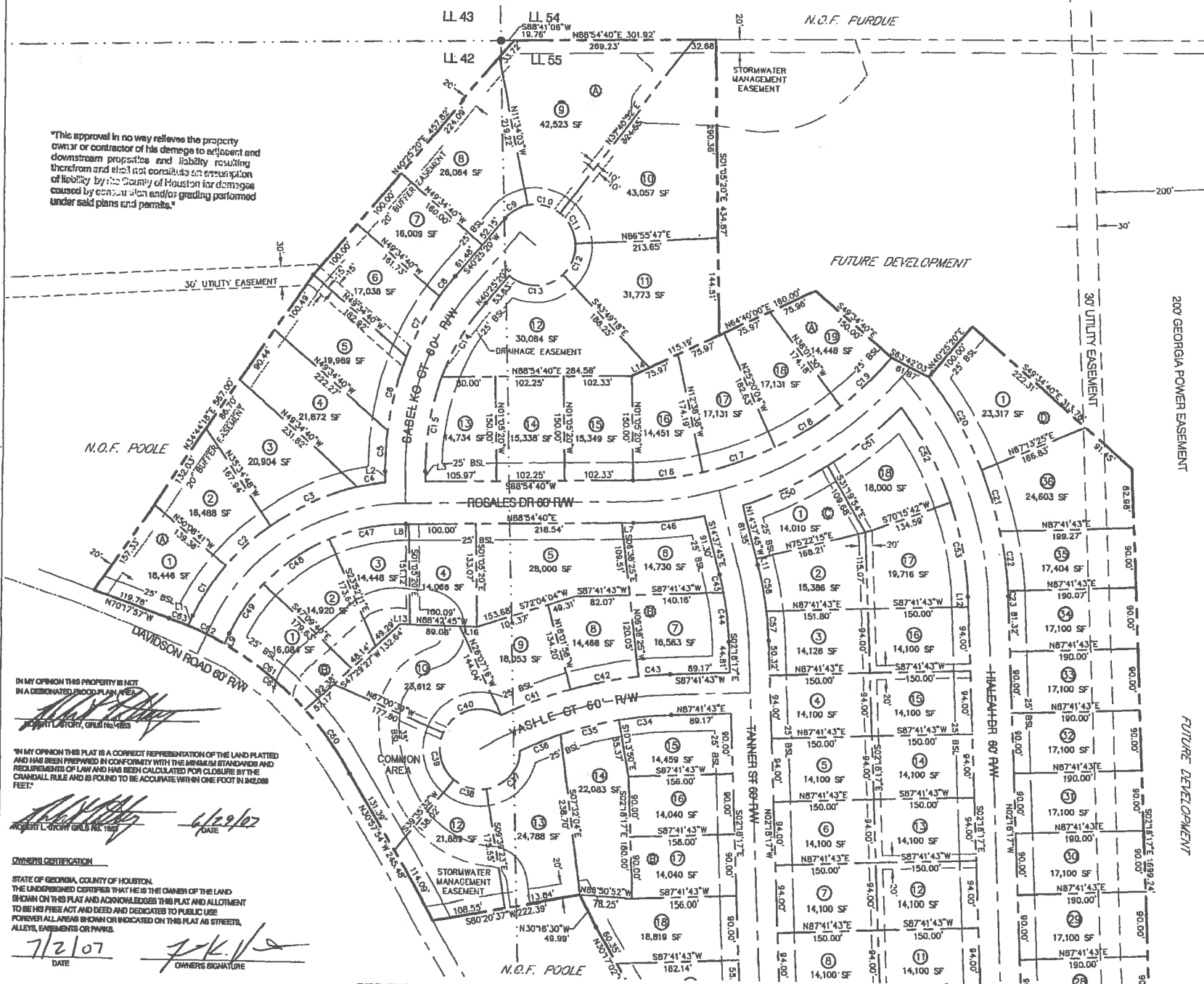
Comments: _____

_____ Date

_____ Clerk

"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 erosion and/or grading performed under said plans and permits."

Doc ID: 0087060002 Tools: PLT
 Filed: 07/02/07 at 08:01:00 PM
 Fee Amt: \$18.00 Page 1 of 2
 Houston, Ga. Clerk Superior Court
 Carolyn V. Bullivan Clerk
 BK 69 PG 22-23



- NOTES**
1. 76 LOTS IN SUBDIVISION
 2. 26.40 ACRES IN SUBDIVISION
 3. STREET RIGHTS OF WAY ARE 20'
 4. DISTANCES SHOWN ON CORNER LOT ARE TO PROJECTED STREET RIGHT OF WAY LINES
 5. 25' BACKSET ON ALL STREET CORNERS
 6. ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED
 7. REFERENCE DEVELOPMENT PLANS FOR HARLEY ESTATED SECTION 1, DATED FEB 10, 2008
 8. BUILDING SETBACKS: FRONT - 0' SIDE - 10' REAR - 5' EASEMENT - 10'

IN MY OPINION THIS PROPERTY IS NOT IN A DESIGNATED FLOOD PLAIN AREA

[Signature]
 ROBERT L. GRIFFIN, CLS No. 4983

IN MY OPINION THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW AND HAS BEEN CALCULATED FOR CLOSURE BY THE CRANDALL RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 362.08 FEET.

[Signature] 6/29/07
 ROBERT L. GRIFFIN, CLS No. 4983

OWNERS 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 DEDICATED TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAN AS STREETS, ALLEYS, EASEMENTS OR PARKS.

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

I CERTIFY THE OWNER, OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE REGULATIONS OF HOUSTON COUNTY, GEORGIA; OR HAS POSTED A PERFORMANCE BOND OR CASHIERS CHECK IN LIEU THEREOF.

2-2-07
 DATE *[Signature]*
 COUNTY ENGINEER

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 27 DAY OF June, 2007

THE HOUSTON COUNTY PLANNING COMMISSION

[Signature]
 SECRETARY

SUBMISSION FLAT
 FOR
Harley Estates
 SECTION "1"

LAND LOTS 42 & 65
 HOUSTON COUNTY

11th DISTRICT
 GEORGIA

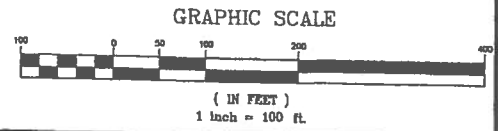
SCALE: 1"=100'
 DATE: 20 JUNE 07
 DWN BY: MBT
 DWG: 07-067-C1

[Professional Seal]

STORY CLARKE & ASSOCIATES

LAND SURVEYING
 LAND PLANNING
 LANDSCAPE ARCHITECTURE

253 CARL VINSON PKWY WARNER ROBINS, GA. 31088
 TEL: 478-722-7721 FAX: 478-722-7407



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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>A 6'x8' open trailer will be used</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2203 filed on July 19, 2018, for a Special Exception for the real property described as follows:

LL 42 of the 11th Land District of Houston County, Georgia, Lot 7, Block "A", Section 1 of Harley Estates Subdivision, Consisting of 0.37 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2204

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 Shelby Calhoun and Bobby Mines Jr.
2. Applicant's Phone Number 478-951-9753
3. Applicant's Mailing Address 1087 Dunbar Road Warner Robins, GA 31093
4. Property Description LL 108, 5th Land District of Houston County, Georgia, Tract "F-5" as shown on a plat of survey for Sue Dunbar Kinsaul, consisting of 2.116 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Utility Communications 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.

1 AUG 2018

Date

Shelby G. Calhoun

Applicant

Application # 2204

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

Houston County Zoning and Appeals Commission

Date Filed: August 1, 2018

Date of Notice in Newspaper: August 8 & 15, 2018

Date of Notice being posted on the property: August 10, 2018

Date of Public Hearing: August 27, 2018

Fee Paid: \$100.00 Receipt # 41558

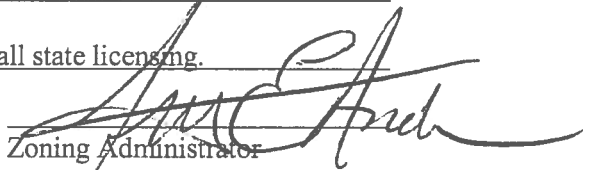
Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 7 ft. x 10 ft.

Enclosed trailer for the business and subject to compliance with all state licensing.

August 27, 2018
Date


Zoning Administrator

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

Date of Recommendation Received: September 4, 2018

Date of Notice in Newspaper: August 8 & 15, 2018

Date of Public Hearing: September 4, 2018

Action by Houston County Commissioners:

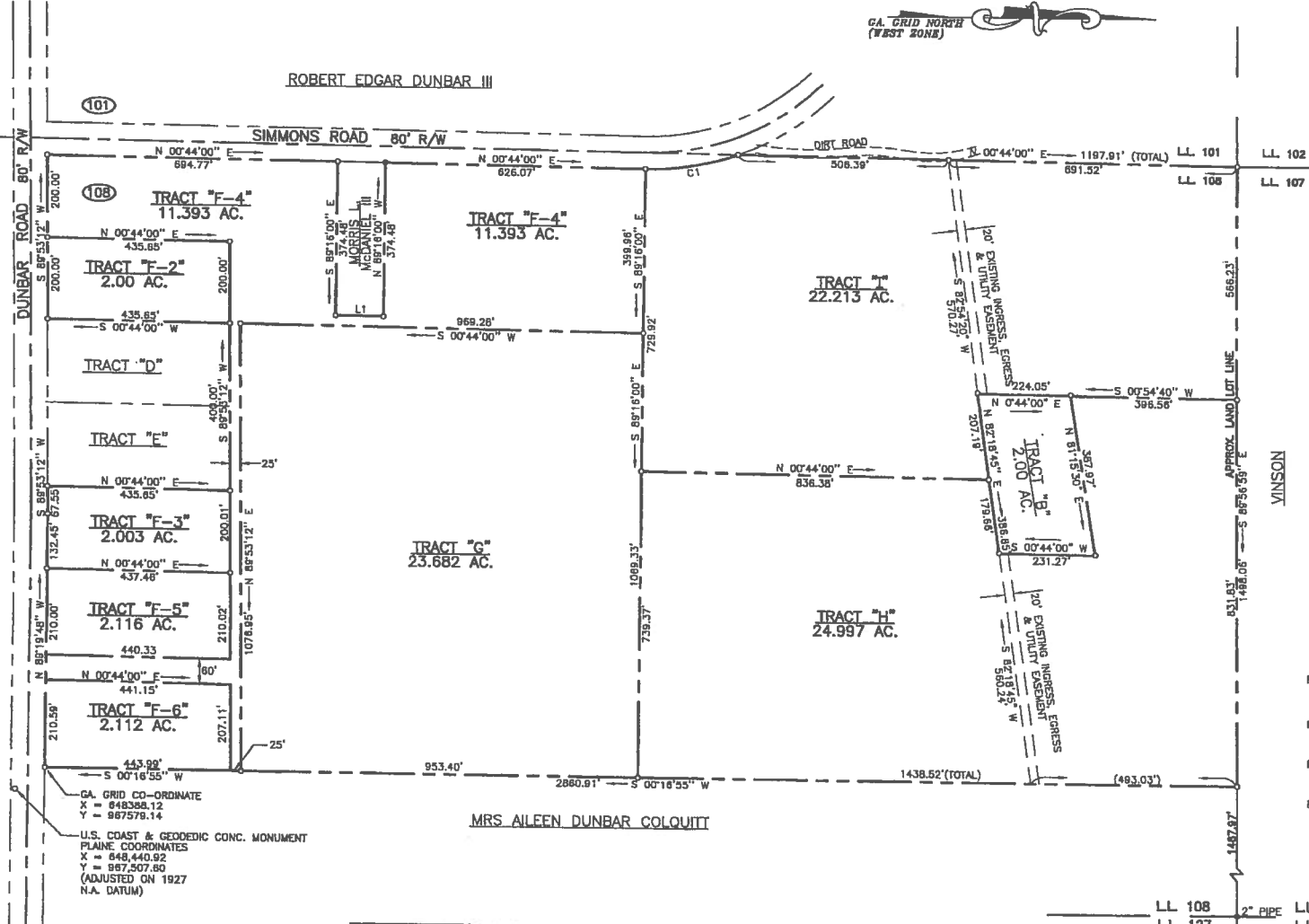
Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

G.A. GRID NORTH
(WEST ZONE)



Doc ID: 0088220001 Type: PLT
 Filed: 12/18/2004 at 12:28:13 PM
 Fee Amt: \$0.00 Page 1 of 1
 Notary: Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 SW 63 PO 197

Approved:
 12/10/04
 Houston County Planning Commission
 Secretary

- REVISED: DECEMBER 6, 2004
TRACT F-1 SUBDIVIDED INTO TRACTS F-4, F-5 & F-6.
- REVISED: NOVEMBER 06, 2003
TRACT F-1 SUBDIVIDED TO FORM TRACT F-3.
- REVISED: FEBRUARY 3, 2003
TRACT F-3 SUBDIVIDED INTO TRACTS F-1 & F-2.
- REVISED: DECEMBER 20, 2002
TO CORRECT ACREAGE IN TRACT F.

G.A. GRID CO-ORDINATE
 X = 848388.12
 Y = 967579.14
 U.S. COAST & GEODESIC CONC. MONUMENT
 PLANE COORDINATES
 X = 848,440.92
 Y = 967,507.80
 (ADJUSTED ON 1927
 N.A. DATUM)

No.	DISTANCE	BEARING
L1	113.00'	N 00°44'00" E

CURVILINEAR LOT DATA			
CURVE NO.	RADIUS	ARC	CHORD BEARING
C1	840.00'	227.47'	226.28' N 09°26'56" W

NOTES:
 (109) DENOTES LAND LOT NUMBER

REFERENCE:
 1. COMPILED PROPERTY PLAT FOR SUE DUNBAR KINSAUL
 DATED SEPTEMBER 28, 1999 BY WADDLE & COMPANY

THE UNDERSIGNED CERTIFIES THAT HE IS
 THE OWNER OF THE LAND SHOWN ON THIS
 PLAT AND ACKNOWLEDGES THIS PLAT.

Sue W. Kinsaul 12/09/04
 OWNER'S NAME DATE

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.

REG. LAND SURVEYOR



PROPERTY PLAT
 FOR
SUE DUNBAR KINSAUL
 TRACTS "F", "G", "H" & "I"

IN LAND LOT 108
 HOUSTON COUNTY
 DECEMBER 22, 2001

5TH DISTRICT
 GEORGIA
 SCALE: 1" = 200'

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

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND
 IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1294279 FEET.

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 customers will come to the home.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

Comments

Complies

Doesn't Comply

4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. No outside storage or display is permitted.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
3. The home business shall not involve group instruction or group assembly of people on the premises.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
6. No outside storage is allowed.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.	A 7'x10' enclosed trailer will be used for the business.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2204 filed on August 1, 2018, for a Special Exception for the real property described as follows:

LL 108 of the 5th Land District of Houston County, Georgia, Tract "F-5" as shown on a plat of survey for Sue Dunbar Kinsaul, Consisting of 2.116 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. 2205

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 Joshua Brown and Megan Hall
2. Applicant's Phone Number 813-347-3149
3. Applicant's Mailing Address 409 North Lake Drive Perry, GA 31069
4. Property Description LL 120, 10th Land District of Houston County, Georgia, Lot 6, Block "C", Section 2, Phase 2 of North Lake Joy Estates, consisting of 0.34 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Technology 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.

8/01/18
Date


Applicant

Application # 2205

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: August 1, 2018

Date of Notice in Newspaper: August 8 & 15, 2018

Date of Notice being posted on the property: August 10, 2018

Date of Public Hearing: August 27, 2018

Fee Paid: \$100.00 Receipt # 41559

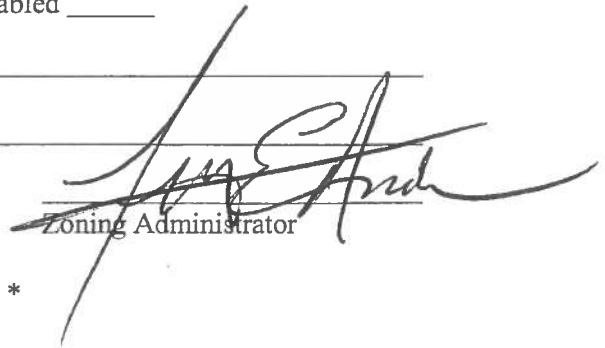
Recommendation of Board of Zoning & Appeals:

Approval Denial Tabled

Comments: Approved unanimously.

August 27, 2018

Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: September 4, 2018

Date of Notice in Newspaper: August 8 & 15, 2018

Date of Public Hearing: September 4, 2018

Action by Houston County Commissioners:

Approval Denied Tabled

Comments: _____

Date

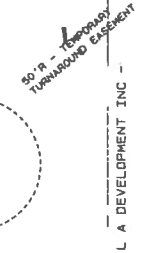
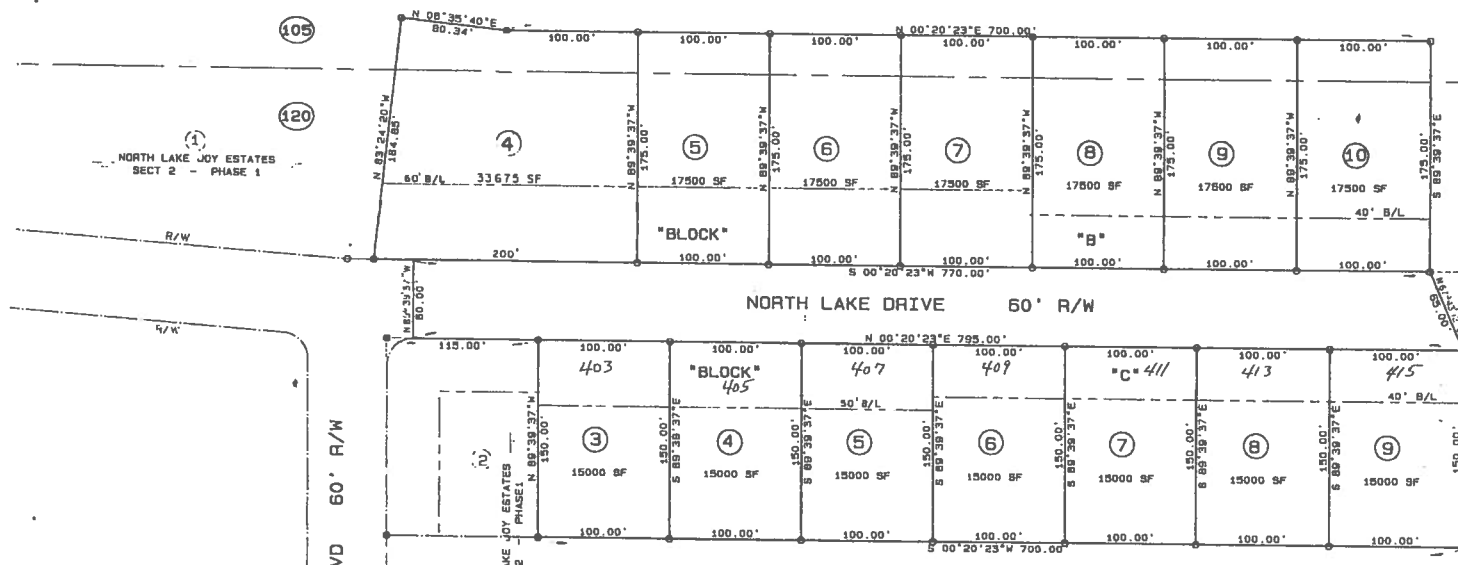
Clerk

40/187

FILED
10:51:31 AM
631 JUL 22 PM 3:38

CLERK SUPERIOR COURT

L A DEVELOPMENT INC



L A DEVELOPMENT INC

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 7 day of July, 1991.

THE HOUSTON COUNTY PLANNING COMMISSION
 By [Signature]
 Secretary

I certify that the general lot layout shown on this plat has been approved by the Houston County Health Department for development with city or county water and individual sewage. Individual lot approval required for each lot prior to construction.
[Signature]
 Environmental Health Specialist
 Houston County Health Department
 Dated 7-1-91

REVISED APRIL 30 1991 TO COMBINE LOTS 3 & 4 BLOCK B INTO LOT 4 AND CHANGE B/L TO 60' ON LOTS 4, 5, 6, & 7 BLOCK B.

THE UNDERSIGNED DOES CERTIFY THAT THEY ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAN AND HEREBY ACKNOWLEDGES THIS PLAN 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 SAID PLAN.
5/9/91
[Signature]
 DATE [Signature]

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 in lieu of completion as required by County Engineer.
7/9/91
[Signature]
 Date [Signature]
 Engineer



Dwg ID: 00328180001 Type: PLA
 Filed: 07/22/1991 at 09:16:00 PM
 Fee Amt: Page 3 of 4
 Houston, GA, Clerk Superior Court
 Carolyn V. Sullivan, Clerk
 40 187



NOTES:

1. PROPERTY ZONED R-1
2. TOTAL AREA - 6.672 ACRES
3. SUBDIVIDED AS PROPERTY OF L A DEVELOPMENT INC - PERRY GA.
4. 20' RADIUS ON ALL STREET CORNERS
5. DISTANCES AS SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OF R/W
6. --- 0' --- IRON PIN PLACED
7. --- 0' --- IRON PIN FOUND
8. (1) LOT NUMBER
9. --- 40' MINIMUM BUILDERS LINE
10. --- LAND LOT LINE
11. (105) LAND LOT NUMBER

CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31102 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT AND HAS ADJUSTED USING THE COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND ACCURATE WITHIN ONE FOOT IN 692069 FEET.
 THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A LEITZ SET 3 ELECTRONIC TOTAL STATION



SUBDIVISION PLAT OF
NORTH LAKE JOY ESTATES
 SECTION 2 - PHASE 2
 LAND LOTS 105 & 120 10TH DISTRICT
 HOUSTON COUNTY GEORGIA
 SCALE 1" = 60' ft MARCH 25 1991
JONES SURVEYING COMPANY
 PERRY GA (812) 887-2705

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.	Applicant has written approval of the owner	<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"/>

August 19, 2018

Joshua Brown
409 North Lake Drive
Perry, Georgia 31069

RE: Acknowledgement of Leaseholder's Business License Request

To Whom It May Concern:

James Jackson is the owner of the residence located at 409 North Lake Drive, Perry, Georgia 31069. The current legal tenants of the residence are Joshua Brown and Meagan Hall. The tenants have requested and been granted the right to use the residence as a base of operations for a home business.

Any questions or concerns should be directed to the property manager:

Tanya Seymour, Property Manager
B & T Real Estate Inc., LLC
P. O. Box 379
Bonaire, Georgia 31005
478.335.2680

Thanks,



James P. Jackson

241 Freeman Avenue
Forsyth, Georgia 31029

Notary Public

My Comm. Exp:

Today's Date: 8/19/18

SEP 19 2019

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2205 filed on August 1, 2018, for a Special Exception for the real property described as follows:

LL 120 of the 10th Land District of Houston County, Georgia, Lot 6, Block "C", Section 2, Phase 2 of North Lake Joy Estates, Consisting of 0.34 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. 2206

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 Rachel Edwards
2. Applicant's Phone Number 478-396-1746
3. Applicant's Mailing Address 210 Krisken Court Warner Robins, GA 31093
4. Property Description LL 160, 5th Land District of Houston County, Georgia, Lot 10 of Echeconnee Heights Subdivision, consisting of 0.41 Acres
5. Existing Use Residential
6. Present Zoning District R-MH
7. Proposed Use Special Exception for a Home Occupation
for a Seal Coating (Construction) 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.

Aug. 1, 2018
Date

Rachel Edwards
Applicant

Application # 2206

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: August 1, 2018

Date of Notice in Newspaper: August 8 & 15, 2018

Date of Notice being posted on the property: August 10, 2018

Date of Public Hearing: August 27, 2018

Fee Paid: \$100.00 Receipt # 41560

Recommendation of Board of Zoning & Appeals:

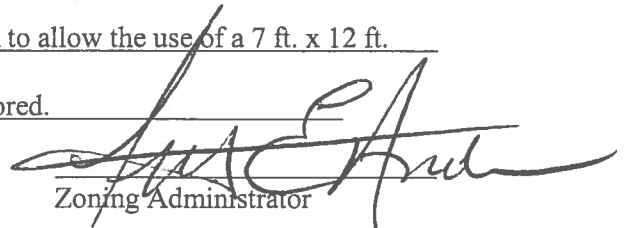
Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 7 ft. x 12 ft.

open trailer for the business and no chemicals improperly stored.

August 27, 2018

Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: September 4, 2018

Date of Notice in Newspaper: August 8 & 15, 2018

Date of Public Hearing: September 4, 2018

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

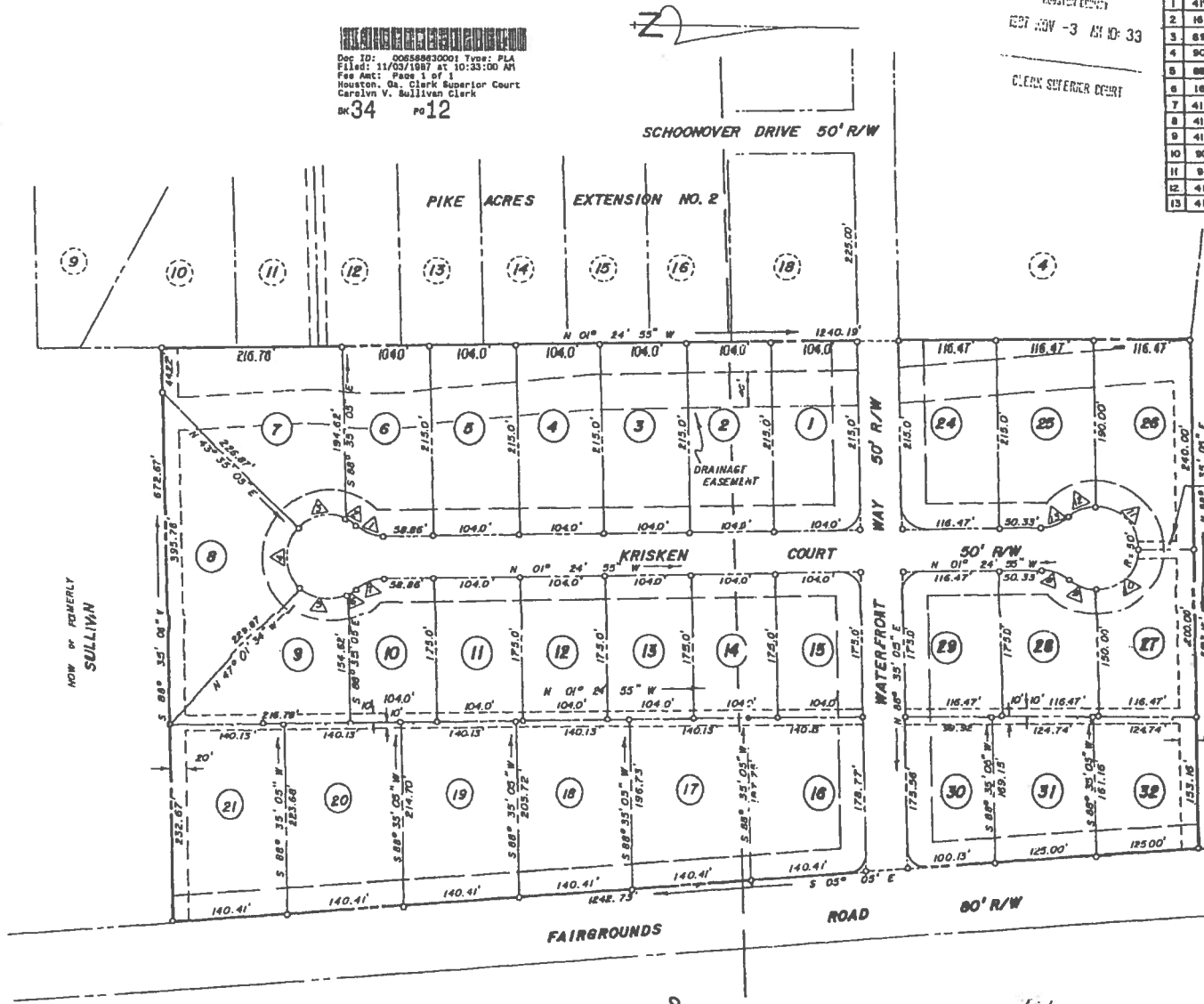
Date

Clerk

Doc ID: 00658830001 Type: PLA
 Filed: 11/03/1987 at 10:33:00 AM
 Fee Amt: Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK 34 Pg 12

FILED
 REGISTERED DEPT
 OCT NOV -3 AM 10:33
 CLERK SUPERIOR COURT

CURVILINEAR LINE INFORMATION					
NO	DELTA	RADIUS	ARC	CHORD	YEN
1	41° 24' 35"	50.0'	36.14	35.36	16.90
2	16° 34' 30"	50.0'	14.46	14.41	7.28
3	89° 50' 05"	50.0'	60.84	57.24	34.90
4	90° 36' 39"	50.0'	79.07	71.09	50.94
5	88° 13' 25"	50.0'	60.41	56.80	34.61
6	16° 34' 30"	50.0'	14.46	14.41	7.28
7	41° 24' 35"	50.0'	36.14	35.36	16.90
8	41° 24' 35"	50.0'	36.14	35.36	16.90
9	41° 24' 35"	50.0'	36.14	35.36	16.90
10	90° 00' 00"	50.0'	78.54	70.71	50.00
11	90° 00' 00"	50.0'	78.54	70.71	50.00
12	41° 24' 35"	50.0'	36.14	35.36	16.90
13	41° 24' 35"	50.0'	36.14	35.36	16.90



NOTES

- DISTANCES, AS SHOWN ON CORNER LOTS, ARE TO THE INTERSECTION OF PROJECTED STEET RIGHT-OF-WAY LINES.
- IRON PINS TO BE SET ON ALL LOT CORNERS.
- 25' RADIUS ON ALL STREET CORNERS.
- ALL LOT LINES ARE AT RIGHT ANGLES TO STREET LINES UNLESS OTHERWISE INDICATED.
- ALL EASEMENTS ARE FOR DRAINAGE & UTILITIES UNLESS OTHERWISE INDICATED.
- MINIMUM 30' BUILDING LINE ON ALL STREETS.
- ① DENOTES LOT NUMBERS.
- ⊿ DENOTES REFERENCE NUMBER FOR CURVE DATA.

I certify that the general lot layout shown on this plat has been approved by the Houston County Health Department for development with city and county water and individual sewage.

Date Registered Sanitarian
 Houston County Health Department

Health Department Approval Relates to the General Sub-Division Lot Layout only - Individual Approval Required for each lot prior to Construction.

Date Registered Sanitarian
 Houston County Health Department

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

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

Date 10-29-87
 Engineer



SUBDIVISION

ECHCONNEE HEIGHTS

IN LAND LOT 159 & 160 8th DISTRICT
 HOUSTON COUNTY GEORGIA
 OCTOBER 13, 1987 SCALE: 1" = 100'

CLEMENTS SURVEYING CO., INC.
 12-B-C RUSSELL PKWY. WARNER ROBINS, GA.

17 Oct 87
[Signature]

10/30/87
[Signature]
 Surveyor

[Signature]

34112

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 customers will come to the home	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

Comments

Complies

Doesn't Comply

<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>Applicant shall store Hazardous properly</p>	<input checked="" 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>A 7'x12' open trailer will be used for the business in the future</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2206 filed on August 1, 2018, for a Special Exception for the real property described as follows:

LL 160 of the 5th Land District of Houston County, Georgia, Lot 10 of Echeconnee Heights Subdivision, Consisting of 0.41 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 City of Warner Robins has requested a master water meter connection to the County's Water System in order to serve the industrial park customers at the proposed Crestview Road Extension development. They are requesting approval for an 8" master water meter to be installed on the south side of the proposed Crestview Road Extension entrance. Public Works staff as well as the County's water system consultant have reviewed the request and recommend approval under our city / county water purchase agreement.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

a request from the City of Warner Robins for a master water meter connection to the Houston County Water System to serve the proposed Crestview Road Extension development (Warner Robins/Peach County Industrial Park) to be installed on the south side of the proposed Crestview Road Extension entrance. The County reserves the right to terminate service in the event that consumption demands exceed those proposed by the industrial client.

Memo

To: Houston County Board of Commissioners

From: Robbie Dunbar 

Date: 8/22/2018

Re: Water Purchase Request from City Warner Robins

Please find attached request from City of Warner Robins to serve a proposed industrial customer in the proposed Warner Robins/Peach County Industrial Park. Houston County Water System's consultant recommends conditional approval of service request based on consumption data provided by industrial customer. Please consider approval of water sale to Warner Robins at the current rate (\$1.77/1,000 gals). Please make sure that Houston County Water System has the right to terminate service in the event that consumption demands exceed those proposed by industrial client.

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

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

MAYOR
Randy Toms

**MEMBERS OF
COUNCIL**

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

CITY CLERK
Kathy Opitz
Interim

CITY ATTORNEY
James E. Elliott

May 15, 2018

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

**RE: Crestview Road Extension and US 41
Eight Inch (8") Inter Utility Master Meter**

Gentlemen,

The City of Warner Robins will be installing an 8" master water meter to service the Industrial Park customers at the proposed Crestview Road Extension development.

This is for compliance with the Infrastructure Agreement. The 8" master meter is to be installed on the south side of the proposed Crestview Road Extension entrance.

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



Carter & Sloop
CONSULTING ENGINEERS

August 17, 2018

Mr. Robbie Dunbar
Houston County Public Works
2018 Kings Chapel Road
Perry, GA 31069

SUBJECT: Houston County, Georgia
Pure Flavor Water Demand Evaluation

Dear Robbie:

As you are aware, I have requested and received water demands for the Pure Flavor Distribution Facility being proposed as a joint development by the Peach County/City of Warner Robins Joint Development Authority. The facility is located in Peach County approximately 900 LF north of the intersection of Hwy 41 and Crestview Church Road. I received potable water and sprinkler water demands for fire suppression from Mike Faircloth with Dublin Construction Company. Mr. Faircloth received the potable water demands from AH&P Consulting Engineers and he received the sprinkler demands from Burkhart Design Services. I received irrigation demands for landscaping via email from BJ Walker with the Development Authority of Peach County.

After a review of the demands provided, I believe this facility can be served by Houston County Water without adversely affecting the existing customers served by the Houston County water system in this area. The maximum instantaneous demand for potable water and landscape irrigation would be around 40 gallons per minute. This amount should not stress your elevated storage or your pumping capacity. On a monthly basis, the potable water demands and summer time irrigation would approach 202,000 gallons per month. This is roughly the equivalent of 25-35 residential homes using an average of 6,000 to 8,000 gallons per month.

I would recommend that the County make the stakeholders involved aware that future growth (and water supply) cannot be guaranteed as a true large industrial water user could not be supported by the County's current water system. This request for water should be conditionally approved, subject to evaluation as future development occurs.

Please also let the parties involved understand that static water pressures at the take point on Hwy 41 will be 44-46 psi at best (county side of master meter). This pressure meets EPD's minimum standards for minimum working pressure. Delivery of suitable pressures downstream of the take point should be the responsibility of the water purchaser.

The demands provided have been included with this letter and are summarized as follows:

Potable Water Demands (per AH&P)

115 people per day; 65 first shift; 50 second shift

35 gallons per person per day

Total Water Demand (Daily) = 4,025 gallons per day

Total Water Demand (Instantaneous) = 24 gallons per minute (using first shift, peaking factor of 15)

Sprinkler Water Demands (per Burkhardt Design Services)

Per design criteria provided, a 500 gpm fire pump on site would operate the sprinklers and, if activated, result in a "City" side inlet pressure of 29 psi at the pump. Load on your system would be roughly 642 gpm per design provided.

Total Water Demand (Instantaneous) = 642 gallons per minute

Total Water Demand = 77,040 gallons in a two hour fire event

Irrigation Water Demands for Landscaping (per BJ Walker)

1 acre to be irrigated

GPM per sprinkler head = 2.5 gpm; 6 heads per zone

Max zone flow rate = $6 \times 2.5 \text{ gpm} = 15 \text{ gpm}$

Gallons per day for 45 minute run time per head = $60 \times 2.5 \times 45 = 6750 \text{ gallons}$

Total Water Demand (Instantaneous) = 15 gpm

Total Water Demand (Daily) = 6,750 gallons

Total Water Demand (Monthly) = 81,000 gallons

Potable Water Evaluation

Based on the demands presented, potable water usage will be minimal. 35 gallons per person per day coincides with EPD minimum standards for estimating water demands for "factories". 35 gallons per day x 65 people (first shift) = 2,275 gallons per day, or 1.6 gallons per minute. Applying a peaking factor of 10 yields 16 gallons per minute instantaneous peak, which is minimal. Applying a 15 peaking factor yields an instantaneous demand of 24 gpm, again minimal. A total daily demand of 4,025 gallons per day based on 115 employees in a 24 hour period equates to roughly 120,750 gallons per month. **That amount is roughly the equivalent of 15-20 homes using an average of 6,000 to 8,000 gallons per month.**

Sprinkler Evaluation

The County performed a fire flow test that yielded a fire flow of 1000 gpm with a 37 psi residual off the 8" water main on Hwy 41 near the project site. The sprinkler calculations provided by Burkhardt call for 642 gpm demand at a minimum 62 psi which requires a booster pump. Burkhardt's analysis concludes that at 642 gpm, the suction side pressure at the fire pump inlet would be 29 psi meeting NFPA recommendations. A two-hour sprinkler event (642 gpm x 120 minutes) equates to a volume of 77,000 gallons or about 1/3 of the Quail Run Tank (the nearest tank to the site).

Irrigation (for Landscaping) Evaluation

Instantaneous irrigation demands appear to be minimal at 15 gpm based on one zone running at a time. During the summer months, running three times per week, approximately 6,750 gallons per day would be used, or approximately 81,000 gallons per month. **This volume of water would be the equivalent of roughly 10-13 homes using an average of 6,000 to 8,000 gallons per month.**

Further Evaluation:

The Quail Run water plant will serve as the primary water source for this development due to its proximity and hydraulic connectivity to the site. The Quail Run tank is 250,000 gallons with a typical operating range of 5' (pump on to pump off). The well currently runs at approximately 1,550 gpm. The County has a 12 inch water main that leaves the tank and runs approximately 2,900 LF to Crestview Church Road where it ties in to an 8 inch water main that runs approximately 4,000 LF along Crestview Church Road in a westerly direction and then north along US 41 to the intersection of the proposed development.

In reviewing pump records for the last two years, the month of May served as the highest pumping month for the Quail Run water plant in 2017. In that month, the Quail Run plant pumped a max day of 866,000 gallons. In May of 2018, the Quail Run plant pumped a max day of 1,058,000 gallons. Based on 1,058,000 and using a well capacity of 1,550 gallons per minute, the well operated around 12 hours during that max day in May. The proposed development should have a combined daily demand of potable and irrigation of 10,775 gallons. This volume can be delivered in to the Quail Run tank by the well in about 7 minutes (10,775 gallons divided by 1,550 gpm = 7.0 minutes). Therefore, the well can deliver to the elevated storage tank the daily demand needed to serve the development in approximately 7 minutes. The instantaneous demand for potable water and irrigation would be approximately 39 gpm. This amount should not adversely impact the Quail Run system. Therefore, there is additional capacity at the Quail Run plant to accommodate the proposed development **at the demands provided herein.**

Please let me know if you need any additional information or if you have any questions on our evaluation.

Sincerely,

CARTER & SLOOPE, INC.


Chad Sipe, P.E.

Encl: Potable water demands per AH&P – 1 copy
Sprinkler water demands per Burkhart Design Services – 1 copy
Irrigation water demands per BJ Walker – 1 copy
Cc: File (w/ encl)



ANDREWS, HAMMOCK, & POWELL, INC.
250 Charter Lane, Suite 100
Telephone (478) 405-8301
Fax (478) 405-8210
www.ahpengr.com

August 8, 2018

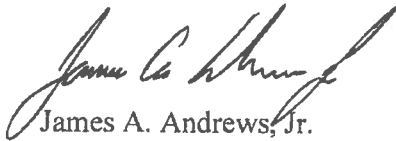
Mr. Jack Pyles
Pyles Plumbing & Utility Contractors, Inc
835 Hillcrest Avenue
Macon, Georgia 31204

RE: Pure Flavor

Dear Jack:

Based on 115 people, working two-shifts in a 24-hour period, and using 35 GPD per person, the estimated sanitary sewerage load will be 4,025 gallons per day.

Sincerely,



James A. Andrews, Jr.

kh

Pure Flavor Distribution Warehouse

Preliminary Design Criteria

**Design per NFPA 13
Ordinary Hazard Group II
12'-0" Storage Height**

Existing water flow information:

Static: 45psi

Residual: 37psi

Gpm: 1000gpm

System Demand with 250gpm Hose Allowance:

642.44gpm @ 62.29psi

16.49psi Safety Allowance

Note: The city pressure at the fire pump inlet is 29psi and meets all NFPA recommendations

Proposed Pump & System Components:

- (2) Wet-Pipe Ordinary Hazard Group II Sprinkler System Risers
- Installation of a 50psi @ 500gpm Fire Pump
- 5.6K Upright Sprinklers
- 4" Dia. Feed Main, 4" Dia. Back Main, and 1-1/2" Line piping

Chad Sipe

From: BJ Walker <bufordwalker3@gmail.com>
Sent: Thursday, August 09, 2018 8:58 AM
To: Chad Sipe
Cc: Mike Faircloth; DWalker@houstoncountyga.org; Brennan Bass; bj-walker@peachcounty.net; mwalters@wrga.gov; RDunbar@houstoncountyga.org; Rick Saunders <rsaunders@saunderseng.com> (rsaunders@saunderseng.com)
Subject: Re: Pure Flavor

Chad,

We are undecided as to whether or not we will install irrigation. It is not currently in the budget. However should we elect to install a system comprised mostly of rotor heads with 30' to 35' radius coverage, I would estimate the amount to be the following:

Area to be irrigated 1 acre

heads required to obtain head to head coverage 60

#3 nozzle of PGP rotor at 45 psi =2.5 GPM

system will generally allow 5 to 6 heads run at that psi.

total GPM per zone estimated to be 15 gpm

should system run 3 times per week for 45 min per zone 60 heads x 2.5 gpm x 45 min x 12 cycles per month = 81,000 gallons per month (precipitation rate for #3 nozzle at 45 psi is .40 inches per hour...45 min run time produces .3 inches of rainfall equivalent)

B.J. Walker
Executive Director
Development Authority of Peach County
425 James E. Khoury Drive - Unit B
Fort Valley, Georgia 31030
P: 478-825-3826 Cell: 478-256-9257
www.peachcountydevelopment.com

On Thu, Aug 9, 2018 at 8:24 AM, Chad Sipe <csipe@cartersloope.com> wrote:

Mike,

Do you have any information on the landscaping water demands for the site?

5

County Attorney Tom Hall will conduct a first reading of an amendment to the Houston County Code of Ordinances. In order to ensure the safety and the proper flow of traffic for the traveling public it is necessary to add Section 62-7 to Chapter 62 - Traffic and Vehicles. This new section will permit the addition of a three-way stop at the intersection of Abercorn Street and Bull Street.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

MEMORANDUM

To: Houston County Board of Commissioners

From: Ken Robinson, Jr., Traffic Engineer

Date: August 13, 2018

CC: Robbie Dunbar, Director of Operations

RE: Installation of Stop Sign at Intersection of Bull Street and Abercorn Street

OK

After numerous requests from the homeowners of Savannah Square residential neighborhood to create a three way stop at the intersection of Bull Street and Abercorn Street, Houston County Public Works and the Houston County Sheriff Office concur with their request.

We ask that the Houston County Board of Commissioners pass an ordinance to install a stop sign where Bull Street intersects Abercorn Street to create a three way stop.

Thank you for your time and consideration of this request.

AMENDMENT TO CODE

**CODE OF ORDINANCES
HOUSTON COUNTY, GEORGIA**

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

That the Code of Ordinances, Houston County, Georgia, is hereby amended by adding a section to Chapter 62 – Traffic and Vehicles; Article I – In General to be numbered: Sec. 62 - 7, which shall read as follows:

Sec. 62-7 Three Way Stop at the Intersection of Abercorn Street and Bull Street.

In order to help ensure the safety and the proper flow of traffic for the traveling public at the intersection of Abercorn Street and Bull Street a three way stop shall be erected.

BE IT ORDAINED this ____ day of _____, 2018, by the Board of Commissioners of Houston County, Georgia.

A portion of the Old Windmill Road temporary cul-de-sac in the Windmill at Mossy Lake Subdivision Phase 2 Section 3 needs to be abandoned due new development in the subdivision and the extension of the road. Pursuant to O.C.G.A. § 32-7-2(b)(1) the adjoining property owners have been 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 Abandoning a portion of the Old Windmill Road temporary cul-de-sac described as follows:

All that tract or parcel of land, situate lying and being in Land Lot 206 of the Tenth Land District of Houston County, Georgia, being known and designated as Parcel "Q", containing .15 acres, and Parcel "R", containing 619 square feet, on a land survey done by Michael L. Clarke dated August 6, 2018, 2018, G.R.L.S. No. 2865.

**A Resolution Abandoning
Houston County
Right-of-Way**

WHEREAS, the right-of-way for the cul-de-sac on Old Windmill Road in the Windmill at Mossy Lake Subdivision Phase 2 Section 3 was designed to be temporary; and

WHEREAS, due to new development in the subdivision a portion of the original right-of-way for the cul-de-sac on Old Windmill Road, more particularly described in Exhibit "A" and Exhibit "B" attached hereto and by reference made a part hereof, has ceased to be used by the public such that no substantial public purpose is served by it; and

WHEREAS, pursuant to O.C.G.A. § 32-7-2(b)(1) the adjoining property owners have been notified and a public notice of intent to abandon has been advertised in the Houston Home Journal once a week for two weeks,

NOW, THEREFORE, BE IT RESOLVED by the Houston County Board of Commissioners that the portion of the cul-de-sac on Old Windmill Road, described in Exhibit "A" and Exhibit "B", is hereby abandoned and shall no longer be a part of the county road system and the rights of the public in and to the section of road as a public road shall cease. The Chairman is authorized to sign the Quit Claim Deeds transferring the portions of the original right-of-way for the cul-de-sac on Old Windmill Road, more particularly described in Exhibit "A" and Exhibit "B".

So Resolved this _____ day of _____, 2018.

HOUSTON COUNTY BOARD OF
COMMISSIONERS

Barry Holland
Director of Administration

Chairman Tommy Stalnaker

Commissioner H. Jay Walker III

Commissioner Tom McMichael

Commissioner Gail Robinson

Commissioner Larry Thomson

All that tract or parcel of land, situate lying and being in Land Lot 206 of the Tenth Land District of Houston County, Georgia, being known and designated as Parcel "Q", containing .15 acres, and Parcel "R", containing 619 square feet, on a land survey done by Michael L. Clarke dated August 6, 2018, 2018, G.R.L.S. No. 2865.

EXHIBIT "A"

GRAPHIC SCALE IN FEET
SCALE: 1"=30'

LEGEND

	EAS - EASEMENT
	PC - PROPERTY CORNER
	CM - CONCRETE MONUMENT
	CP - CALCULATED POINT

WINDMILL AT
MOSSY LAKE S/D
PH.2 SEC.1
LOT: B20

CERTIFICATIONS

CONSTRUCTION

STATE OF GEORGIA, COUNTY OF HUNTER
I, MICHAEL L. CLARKE, a duly licensed Professional Land Surveyor, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on this date.

Michael L. Clarke 18.08.06

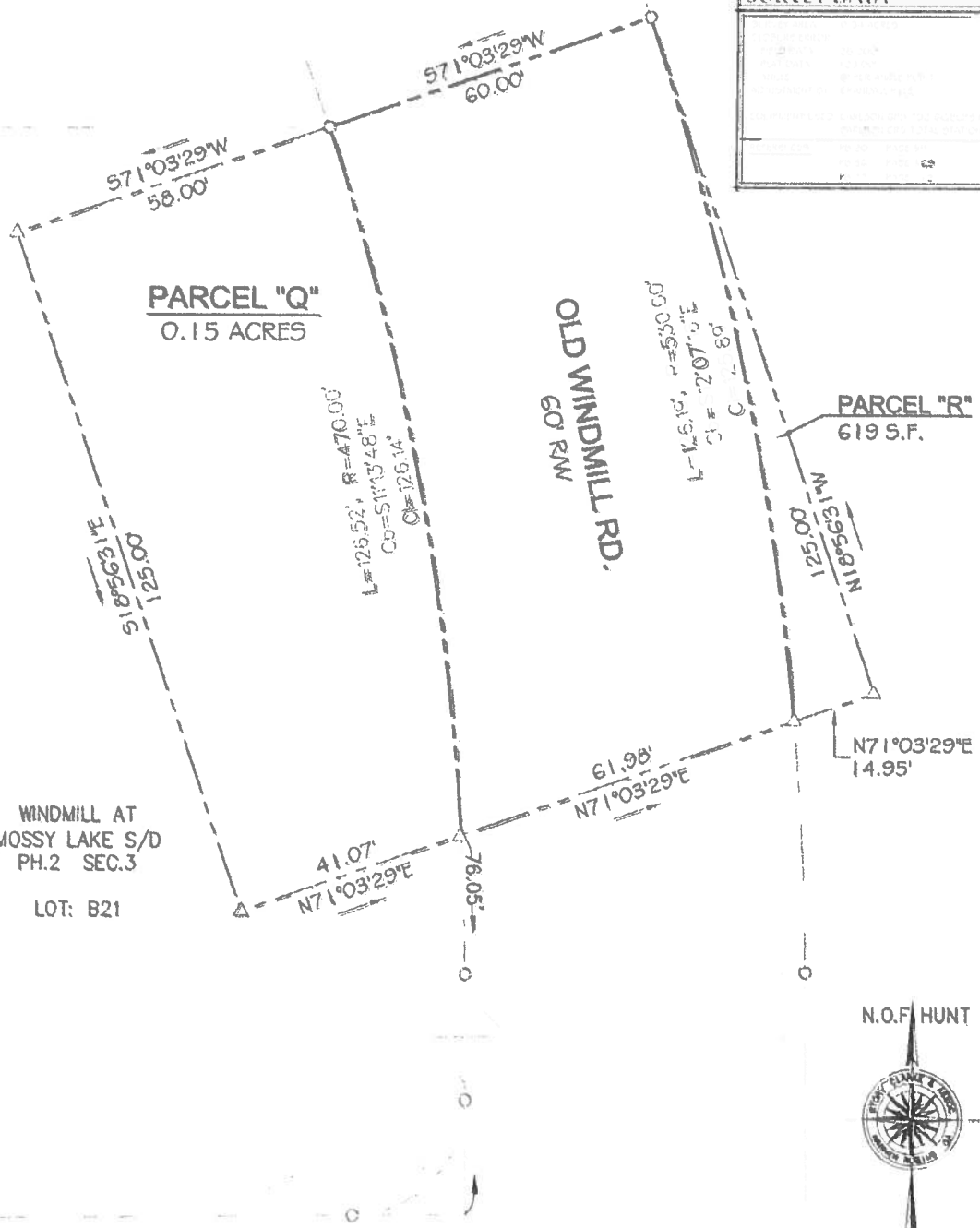
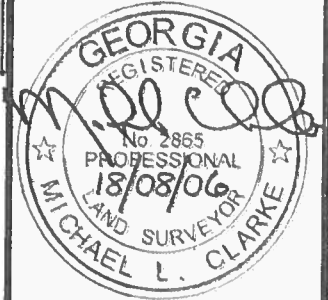
M. L. Clarke

STORY
CLARKE
Associates

SURVEYOR PLANNER
LANDSCAPE ARCHITECT

SURVEY DATA

2002 CARL VINSON
WASHER BOMBING
COURSE #2002711
STADIUM



Survey For:
Windmill at Mossy Lake
Phase "2" Section "3"
10th DISTRICT
HOUSTON COUNTY
GEORGIA
LAND LOT 206

PN	04033 3
DN:	18 070
DRAWN BY:	BJJ
FIELD DATA BY	JMR
FIELD DATE.	18-07-24
REVIEW BY.	MLC
DATE:	18.08.06
SCALE	1"=30'

MOSSY LAKE RD.
60' R/W



EXHIBIT "B"

A portion of Old Windmill Road cul-de-sac in the Windmill at Mossy Lake Subdivision Phase 2 Section 3 being designated as Parcel "R" and having just been abandoned should be conveyed to Christian Huddleston Hunt, Peter Gregroy Hunt and Amy Elizabeth Hunt the adjacent property owners. Parcel "Q" of Old Windmill Road cul-de-sac having just being abandoned should be conveyed to Ed Beckham Realty & Appraisals, LLC the adjacent property owner. The abandoned portions of the Old Windmill Road cul-de-sac are so small they cannot be used independently and are no longer needed due to the extension of said road in the Windmill at Mossy Lake Subdivision.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign the Quit Claim Deed to Christian Huddleston Hunt, Peter Gregroy Hunt and Amy Elizabeth Hunt for Parcel "R" of the abandoned portion of right-of-way on the Old Windmill Road cul-de-sac and to sign the Quit Claim Deed to Ed Beckham Realty & Appraisals, LLC for Parcel "Q" of the abandoned portion of right-of-way on the Old Windmill Road cul-de-sac. Both parcels were described in the previous abandonment resolution.

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

QUIT CLAIM DEED

STATE OF GEORGIA

COUNTY OF HOUSTON

THIS INDENTURE, made this _____ day of _____, in the year of our Lord Two Thousand Eighteen between **BOARD OF COMMISSIONERS OF HOUSTON COUNTY** of the County of Houston, State of Georgia, as party of the first part, hereinafter referred to as "Grantor" and **CHRISTIAN HUDDLESTON HUNT, PETER GREGROY HUNT AND AMY ELIZABETH HUNT**, 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 206 of the Tenth Land District of Houston County, Georgia, being known and designated as Parcel "R", containing 619 square feet, on a land survey done by Michael L. Clarke dated August 6, 2018, 2018, G.R.L.S. No. 2865 as shown by Exhibit "A", attached hereto and by reference made a part hereof.

This conveyance is subject to any 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.

Quit Claim Deed
Board of Commissioners of Houston County
To Christian Huddleston Hunt, Peter Gregroy Hunt,
and Amy Elizabeth Hunt Leonard
Page 2

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:

Board of Commissioners of Houston County

Witness

By: _____
Title: Chairman

Notary Public

Attest: _____
Title: Director of Administration

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

QUIT CLAIM DEED

STATE OF GEORGIA

COUNTY OF HOUSTON

THIS INDENTURE, made this _____ day of _____, in the year of our Lord Two Thousand Eighteen between **BOARD OF COMMISSIONERS OF HOUSTON COUNTY** of the County of Houston, State of Georgia, as party of the first part, hereinafter referred to as “Grantor” and **ED BECKHAM REALTY & APPRAISALS LLC**, 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 206 of the Tenth Land District of Houston County, Georgia, being known and designated as Parcel “Q”, containing 0.15 acres, on a land survey done by Michael L. Clarke dated August 6, 2018, 2018, G.R.L.S. No. 2865 as shown by Exhibit “A”, attached hereto and by reference made a part hereof.

This conveyance is subject to any 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.

Quit Claim Deed
Board of Commissioners of Houston County
To Ed Beckham Realty & Appraisals LLC

Page 2

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:

Board of Commissioners of Houston County

Witness

By: _____
Title: Chairman

Notary Public

Attest: _____
Title: Director of Administration



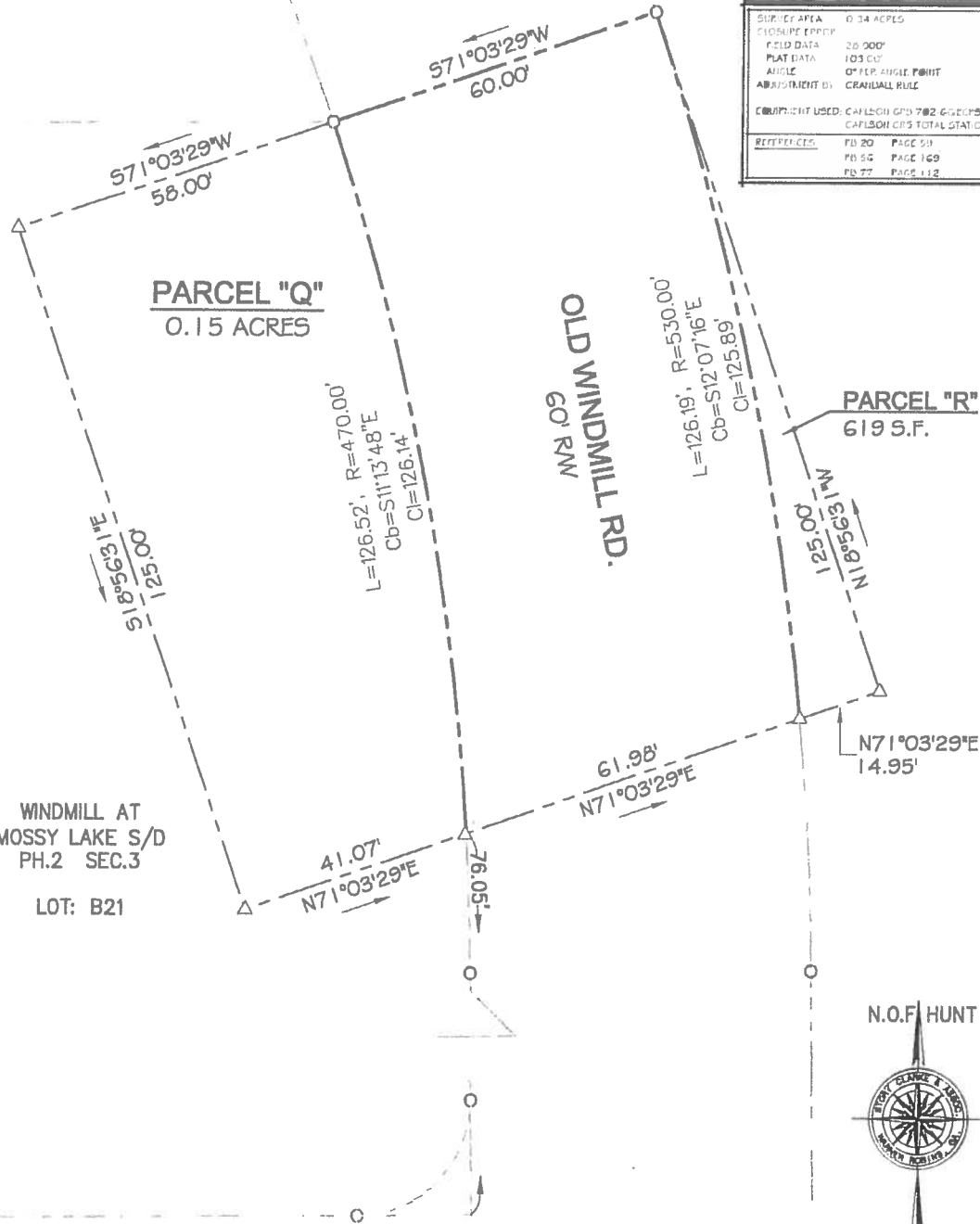
GRAPHIC SCALE IN FEET
SCALE: 1"=30'

LEGEND

	IPS = PROPERTY CORNER SET (REBAR)
	IPF = PROPERTY CORNER FOUND (REBAR)
	CMF = CONCRETE MONUMENT FOUND
	CP = CALCULATED POINT

WINDMILL AT
MOSSY LAKE S/D
PH.2 SEC.1

LOT: B20



CERTIFICATIONS

OWNER CERTIFICATION

STATE OF GEORGIA, COUNTY OF HOUSTON
THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF SAID LAND
SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT
TO BE HIS FREE ACT AND DEED AND DECIDES TO PUBLIC USE
FOREVER. ALL APPAS SHOWN OR INDICATED ON THIS PLAT AS STREETS,
ALLEYS, EASEMENTS OR RIGHTS.

Michael L. Clarke 18.08.08
DATE

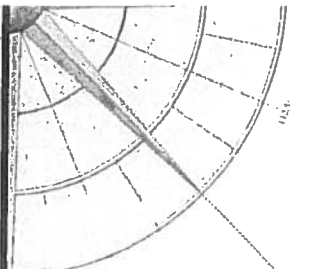
SURVEYOR CERTIFICATION

THIS MAP OR PLAT IS A CORRECT REPRESENTATION OF THE LAND
PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE
REQUIREMENTS OF THE SURVEYING ACT OF 1909 AND THE
REGULATIONS OF THE BOARD OF SURVEYORS AND GEODETISTS
OF THE STATE OF GEORGIA. THE SURVEYOR HAS BEEN
DULY LICENSED AND IS A MEMBER OF THE PROFESSIONAL
SURVEYORS AND GEODETISTS OF THE STATE OF GEORGIA.
THE LINEAR AND ANGULAR MEASUREMENTS OF THIS PLAT WERE
OBTAINED BY USING A LEICA 5600 AND A LEICA DISTANCE
MEASUREMENT INSTRUMENT.

Michael L. Clarke
MICHAEL L. CLARKE, P.L.S. No. 2865

SURVEY DATA

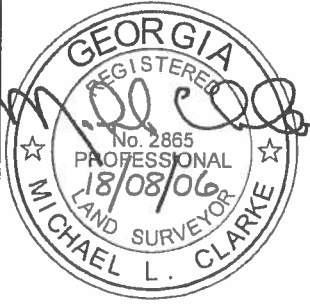
SURFACE AREA	0.34 ACRES
CLOSURE ERROR	20.000"
FIELD DATA	103.00'
ANGLE	0° PER ANGULAR POINT
ABSTRACTED BY	GRAVELL RULE
EQUIPMENT USED	CARLSON GPS 782 GEODETIC CARLSON GPS TOTAL STATION
REFERENCES	FD 20 PAGE 59 FD 54 PAGE 169 FD 77 PAGE 112



STORY CLARKE & Associates

SURVEYORS + PLANNERS
LANDSCAPE ARCHITECTURE

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



Survey For:
Windmill at Mossy Lake
Phase "2" Section "3"

10th DISTRICT
GEORGIA

LAND LOT 206
HOUSTON COUNTY

PN:	04033.3
DN:	18-070
DRAWN BY:	BHJ
FIELD DATA BY:	JMR
FIELD DATE:	18.07.24
REVIEW BY:	MLC
DATE:	18.08.06
SCALE:	1"=30'

MOSSY LAKE RD.
60' RW

EXHIBIT "A"

The Engineering Department is requesting to extend the maintenance bond for one year on The Windmill at Mossy Lake Subdivision Section 2 Phase 2 to give the developer an opportunity to perform the required work in accordance with the Comprehensive Land Development Regulations. If the bond is not extended by September 19, 2018, the County will draw the bond and contract the work.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the extension of the maintenance bond (SunMark Letter of Credit #4023412-1, expiring September 19, 2018) for The Windmill at Mossy Lake Subdivision Section 2 Phase 2. If the bond is not extended by September 19, 2018, the County will draw the bond and contract the work.

HOUSTON COUNTY PUBLIC WORKS DEPARTMENT

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



Memo

OK Res

Date: August 22, 2018
To: Houston County Board of Commissioners
From: Blake Studstill *BS*
RE: Maintenance Bond; The Windmill at Mossy Lake S/D Section 2 Phase 2;
SunMark Letter of Credit #4023412-1; Expires September 19, 2018

This matter is in reference to The Windmill at Mossy Lake Subdivision Section 2 Phase 2. 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 September 16, 2018, we will draw this bond and contract the work.

The Engineering Department has requested approval to enter into a professional services agreement with Bryant Engineering to provide construction plans for the proposed E911 center employee parking lot behind the facility. The fee proposal is for \$12,500 for the survey and construction documents plus construction oversight for the project at a rate of \$300 per site visit and \$100 per hour for material submittals review and approvals.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

entering into a professional services agreement with Bryant Engineering of Perry to provide construction plans for the proposed E911 center employee parking lot in the amount \$12,500 for the initial partial boundary and topographic survey and the constructions documents plus construction oversight for the project at a rate of \$300 per site visit and \$100 per hour for material submittals review and approvals. This project is funded by SPLOST 2012 and SPLOST 2018.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

MEMORANDUM

To: Houston County Board of Commissioners

From: Ronnie Heald

Date: Tuesday, August 28, 2018

CC: Robbie Dunbar, Director of Operations
Brian Jones, County Engineer *BJ*

RE: Agreement for Engineering Services
911 Center Parking Lot

OK
[Signature]

The Engineering Department requests permission to enter into an agreement with Bryant Engineering, to provide construction plans for the 911 Center Parking Lot.

For your reference, I have attached a copy of the proposal. The fee for the work would be \$12,500.00. The time frame for the design would be 45 days.



Chad R. Bryant, P.E.
President

August 23, 2018

Project No.: 0203-002

Ronnie Heald
Senior Engineer
Houston County Public Works
2018 Kings Chapel Road
Perry, GA 31069
478-987-4280
RHeald@houstoncountyga.org

**Subject: Professional Services Fee Proposal
911 Center Parking Lot
Warner Robins, Georgia**

Dear Mr. Heald,

It is my understanding you wish to expand the parking lot for the Houston County 911 Center located at 200 Carl Vinson Parkway in Warner Robins, Georgia. The expansion will include approximately 40 additional parking spaces. Proposed site improvements include the construction of supporting infrastructure including parking facilities, sidewalks, storm drainage, and utilities. Prior to design, we will need to prepare a Boundary and Topographic survey of the site. Bryant Engineering will prepare all necessary documents required for construction and to obtain a Land Disturbance Permit as required by the City of Warner Robins and the State of Georgia. All Permit fees will be the responsibility of the owner. Expected Services required are listed below with a price breakdown per service:

1. Initial Partial Boundary and Topographic Survey	\$2,500
2. Construction Documents	<u>\$10,000</u>
TOTAL	\$12,500
3. Construction Oversight	\$300 Per Visit \$100/hour for Submittals review and Approval

1. *Initial Partial Boundary and Topographic Survey* includes performing a boundary showing the south and east property as well as a topographic survey of the site. This survey will pick up utilities per 811 locate, existing improvements, elevations, etc.
2. *Construction Documents* includes all documents required for permitting and construction.
3. *Construction Oversight* will be billed based on a per site visit at the request of the developer. Material Submittals review and approvals will be billed on an hourly basis at the rate specified above.





Chad R. Bryant, P.E.
President

Since Bryant Engineering has extensive experience in all of these areas, I am confident that you, as our Client, will be fully satisfied with our services. If found acceptable, please initial each page, sign on the "Agreement" page, and scan/email/fax/mail the executed document to initiate the project. Also included in this package is an information sheet for you to complete that will provide Bryant Engineering with pertinent information about our client and their project and a Fee Schedule for any services requested above and beyond the Contract Scope. Please call or email if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chad R. Bryant, P.E.', written in a cursive style.

Chad Bryant, P.E.
President
Bryant Engineering



At the August 7, 2018 meeting the Board approved contracting with Enviro Trenchless, LLC to repair storm drainage pipes at 135 Falcon Crest for \$40,100. Subsequently, a heavy rain storm caused the collapse of the drain pipe halfway down the pipe and under the driveway and fence of the residence. On August 23, 2018 Public Works staff contacted the Commissioner's office and requested an emergency repair due to this urgent situation. LaKay Enterprises, Inc. was immediately engaged and instructed to remove and replace that section of collapsed pipe at a cost of \$33,200. The remainder of the pipe will be rehabilitated by Enviro Trenchless after LaKay finishes that work. The \$40,100 contract with Enviro Trenchless will be reduced and paid out on a unit cost basis. The approximate total of the job now will be roughly \$57,000.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the ratification of an emergency contract for repair to the storm drainage pipes at 135 Falcon Crest with LaKay Enterprises, Inc. of Fort Valley for \$33,200. Funds for this project will come from the Stormwater Drainage (4250) budget.



HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT

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

MEMORANDUM

To: Houston County Board of Commissioners

From: Brian Jones, County Engineer

Date: Tuesday, August 28, 2018

CC: Robbie Dunbar, Director of Operations

RE: Emergency Storm Drain Removal and Replacement at 135 Falcon Crest

OK
[Signature]

At the August 7th meeting, the Board of Commissioners granted Public Works permission to contract with Enviro Trenchless, LLC, to repair storm drainage structures at 135 Falcon Crest and 102 Shenandoah Trail. Due to a recent high-intensity rainfall event, a portion of the storm drain pipe at 135 Falcon Crest collapsed. The collapse occurred about halfway down the pipe and under the driveway and fence of the residence. Public Works requested and received permission to take urgent action and begin repair of the failed portion of pipe. LaKay Enterprises, Inc., was instructed to remove and replace the pipe, starting at the failure and proceeding to the outlet end of the pipe. LaKay agreed to perform the work and begin immediately. The cost to perform the work is \$33,200.

Enviro Trenchless will still be required to rehabilitate the remaining storm drain structures and will begin after LaKay completes the work.

Public Works is requesting approval of a final adjusting change order to the Old Hawkinsville Road Water System Improvement project. Due to an underrun in the estimated quantities for the project the original contract amount of \$310,342 will decrease by \$20,914.50 to a final total of \$289,427.50.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing Change Order #1 (Final) with Pyles Plumbing & Utility Contractors, Inc. on the Old Hawkinsville Road Water System Improvement project decreasing the contract amount by \$20,914.50. The original contract price of \$310,342 will decrease to a final total of \$289,427.50.



**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

A handwritten signature in black ink, appearing to read "Robbie Dunbar", is written over the printed name.

Date: August 30, 2018

RE: Change Order Request Water System Improvements to Serve Old Hawkinsville Rd

Due to an underrun in estimated quantities for the above-referenced project, please consider this a request for approval of Change Order #1 (**Deduct**) in the amount of **(\$20,914.50)**. This will adjust the final contract amount to \$289,427.50. Retainage is still being withheld until permanent grassing has been fully established.

CONTRACT CHANGE ORDER

CONTRACT FOR: Water System Improvements to Serve Old Hawkinsville Road	C & S PROJECT NO: H9500.105 (bk)
OWNER: Houston County Board of Commissioners	ORDER NO: 1 (Final)
CONTRACTOR: Pyles Plumbing & Utility Contractors, Inc	DATE: August 13, 2018
	STATE: Georgia
	COUNTY: Houston

You are hereby requested to comply with the following changes from the contract plans and specifications:

Description of Changes	DECREASE in Contract Price	INCREASE in Contract Price
See Attached		
TOTALS	\$52,515.50	\$31,601.00
NET CHANGE IN CONTRACT PRICE	\$20,914.50	

Justification:

The contract amount has been revised to reflect the actual work completed by the Contractor.

The amount of the contract will decrease by the amount of Twenty Thousand, Nine Hundred Fourteen and 50/100 Dollars \$20,914.50.

The contract total including this and previous change orders will decrease to Two Hundred Eighty-Nine Thousand, Four Hundred Twenty-Seven and 50/100 Dollars \$289,427.50.

The contract period provided for completion will increase by 0 Days.
This document will become a supplement to the contract and all provisions will apply hereto.

Requested:

Pyles Plumbing & Utility Contractors, Inc.

8/12/18
(Date)

Recommended:

Carter & Sloope, Inc.

8/22/18
(Date)

Accepted:

Houston County Board of Commissioners

(Date)

Reappointment of Gary Garrard to the Planning & Zoning Board.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

appoint Gary Garrard to another four year term on the Houston County Planning & Zoning Board beginning September 7, 2018 and expiring September 6, 2022.

Summary of bills by fund:

• General Fund (100)	\$1,391,694.03
• Emergency 911 Telephone Fund (215)	\$ 51,571.44
• Fire District Fund (270)	\$ 28,652.70
• 2001 SPLOST Fund (320)	\$ 193.87
• 2006 SPLOST Fund (320)	\$ 46,281.90
• 2012 SPLOST Fund (320)	\$ 836,736.35
• Water Fund (505)	\$ 78,417.01
• Solid Waste Fund (540)	\$ <u>199,071.17</u>
Total for all Funds	\$2,632,618.47

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$2,632,618.47