



Houston County Board of Commissioners Meeting

Perry, Georgia

February 5, 2019

9:00 A.M.

HOUSTON COUNTY COMMISSIONERS MEETING

Perry, Georgia

February 5, 2019

9:00 A.M.

Call to Order

Turn Off Cell Phones

Invocation - Commissioner Walker

Pledge of Allegiance - 2nd Lt. Timothy Mertz, USAF

Approval of Minutes from January 22, 2019

New Business:

1. Public Hearing on Special Exception Applications #2223, #2224 and #2226 thru #2228 - Commissioner Walker
2. Personnel Request (Roads Dept. / Heavy Equipment Mechanic) – Commissioner Walker
3. Warner Robins Annexation Request (Vishnu Investments / Happy Foods) - Commissioner Walker
4. First Reading on Ordinance Amendment (Sec. 2-217 Library Board) - County Attorney Tom Hall
5. License Agreement (Shanks Broadcasting) – Commissioner Robinson
6. Maintenance Bond Renewals – Commissioner Robinson
7. Cul-de-Sac Bond Renewal – Commissioner Robinson
8. Change Order (2018 LMIG / Brittwood Court & Quail Run Drive) - Commissioner Thomson
9. Memorandum of Agreement (Joint 2019 LMIG) - Commissioner Thomson
10. Approval of Bid (Water Dept. / Regular Cab Trucks) – Commissioner McMichael
11. Approval of Bid (Water Dept. / Quad Cab Truck) – Commissioner McMichael
12. Approval of Bid (Water Dept. / 2-1/2 Ton Truck) – Commissioner McMichael
13. Approval of Bills - Commissioner McMichael

Public Comments

Commissioner Comments

Motion for Adjournment

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

Application No. 2223

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 Dennis Davis
2. Applicant's Phone Number 478-997-9215
3. Applicant's Mailing Address 205 Governors Walk Kathleen, GA 31047
4. Property Description LL 134, 10th Land District of Houston County, Georgia, Lot 3, Block "H", Section 1 of White Columns Subdivision, consisting of 0.52 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Transportation (Freight) 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.

11/30/2018
Date


Applicant

Application # 2223

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: November 30, 2018

Date of Notice in Newspaper: January 9 & 16, 2019

Date of Notice being posted on the property: January 11, 2019

Date of Public Hearing: January 28, 2019

Fee Paid: \$100.00 Receipt # 41577

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

January 28, 2019
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: February 5, 2019

Date of Notice in Newspaper: January 9 & 16, 2019

Date of Public Hearing: February 5, 2019

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

49-10

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.

8/6/96 R. O. Gilbert
Date Engineer

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

CURVILINEAR DATA

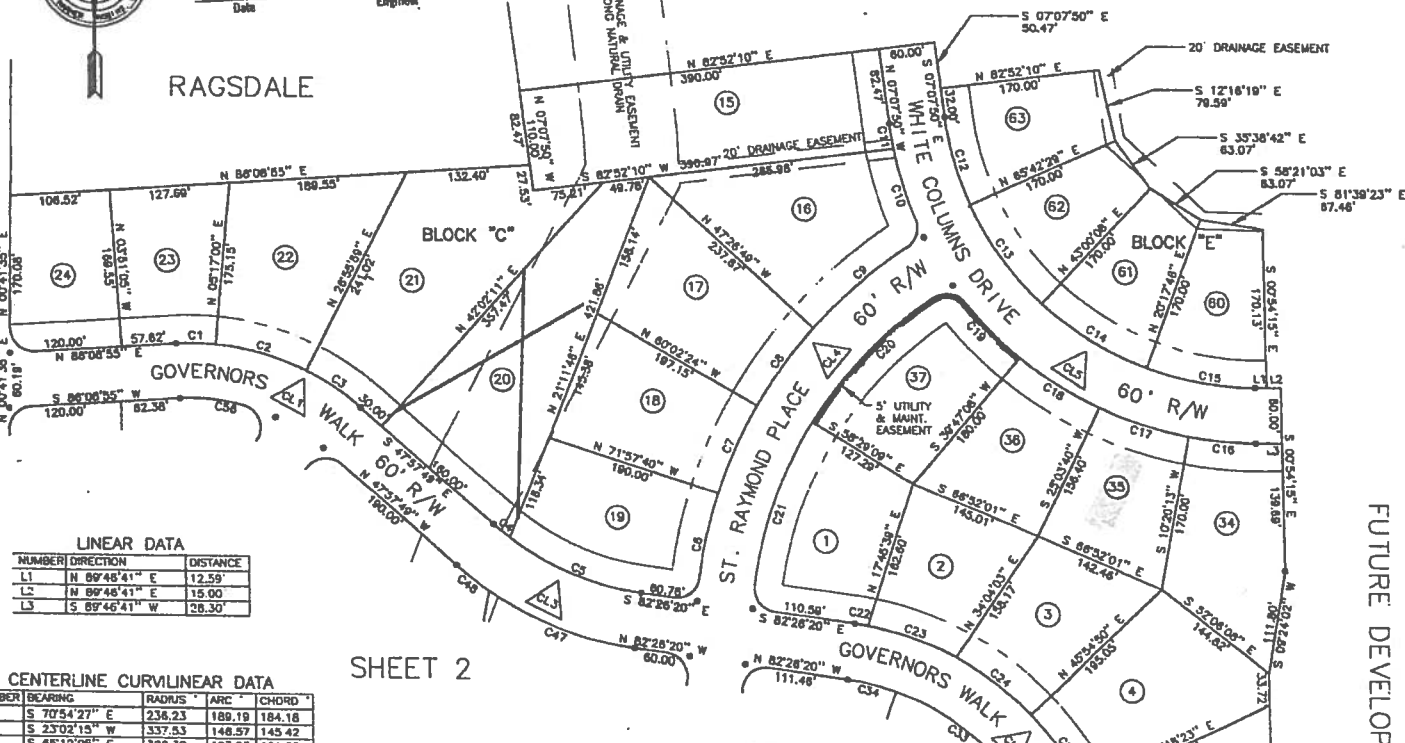
Table with 4 columns: NUMBER, BEARING, RADIUS, ARC, CHORD. Lists 56 data points (C1-C56) for various curves.



FUTURE DEVELOPMENT

LAKE JOY ROAD 80' R/W

RAGSDALE



LINEAR DATA

Table with 3 columns: NUMBER, DIRECTION, DISTANCE. Lists linear segments L1-L5.

CENTERLINE CURVILINEAR DATA

Table with 4 columns: NUMBER, BEARING, RADIUS, ARC, CHORD. Lists 9 data points (C1-C9) for centerline curves.

SHEET 2

CERTIFICATE OF FINAL APPROVAL

This plat has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, dated this 6 day of August, 1996.

THE HOUSTON COUNTY PLANNING COMMISSION

Secretary

SHEET 2

OWNER'S CERTIFICATION

I, the undersigned, certify that I am the owner of the land shown on this plat and acknowledge this plat and allotment to be my free act and deed.

7-24-96 R. O. Gilbert
DATE OWNER'S SIGNATURE

CERTIFICATION

The field data upon which this map or plat is based has a closure precision of one foot in 28,000 feet and an angular error of 0" per angle point, and was adjusted using the Crandall Rule.

This map or plat has been calculated for closure and is found to be accurate within one foot in 578,500 feet.

The linear and angular measurements shown on this plat were obtained by using a Nikon DTM-A20 and 100' tape.

NOTES

- 1. 50 LOTS IN SUBDIVISION.
2. 36.80 ACRES IN SUBDIVISION.
3. STREET RIGHTS OF WAY ARE 60'
4. DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT OF WAY LINES.
5. 25' RADIUS ON ALL STREET CORNERS
6. ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED.
7. 30' BUILDING SETBACK ON ALL STREET RIGHT OF WAYS, UNLESS OTHERWISE NOTED.
8. LOT 20 BLOCK 'C' NOT APPROVED FOR BUILDING.
9. PLOT PLAN REQUIRED ON LOTS 4, 5 & 6 BLOCK 'F' FOR BUILDING PERMIT TO BE ISSUED.

I certify that the general 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.

8-6-96 Environmental Health Specialist Houston County Health Department.

FUTURE DEVELOPMENT

REVISED 24 JULY 1996

PAGE 1 OF 2



SUBDIVISION FOR WHITE COLUMNS SECTION NO. 1 LAND LOT 134 HOUSTON COUNTY 10th DISTRICT GEORGIA

STORY & COMPANY, INC. SCALE: 1"=100' DATE: 12 JUL 1996

FILED HOUSTON COUNTY

1996 AUG -7 PM 12:03

CLERK SUPERIOR COURT

49 90-91

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>	<p>No signage</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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.</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 40 Ft open trailer will be used for the business to be stored in Henderson</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 #2223 filed on November 30, 2018, for a **Special Exception** for the real property described as follows:

LL 134 of the 10th Land District of Houston County, Georgia, Lot 3, Block "H", Section 1 of White Columns Subdivision, Consisting of 0.52 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. 2224

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 Ryan Scott
2. Applicant's Phone Number 478-396-1352
3. Applicant's Mailing Address 234 Grove Lane Kathleen, GA 31047
4. Property Description LL 184, 10th Land District of Houston County, Georgia, Lot 68, Section B, Phase 5 of Walker's Grove Subdivision, consisting of 0.34 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Graphic Design (Internet Sales) Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

12/04 - 2018
Date


Applicant

Application # 2224

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: December 4, 2018

Date of Notice in Newspaper: January 9 & 16, 2019

Date of Notice being posted on the property: January 11, 2019

Date of Public Hearing: January 28, 2019


Fee Paid: \$100.00 Receipt # 41578

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

January 28, 2019
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: February 5, 2019

Date of Notice in Newspaper: January 9 & 16, 2019

Date of Public Hearing: February 5, 2019

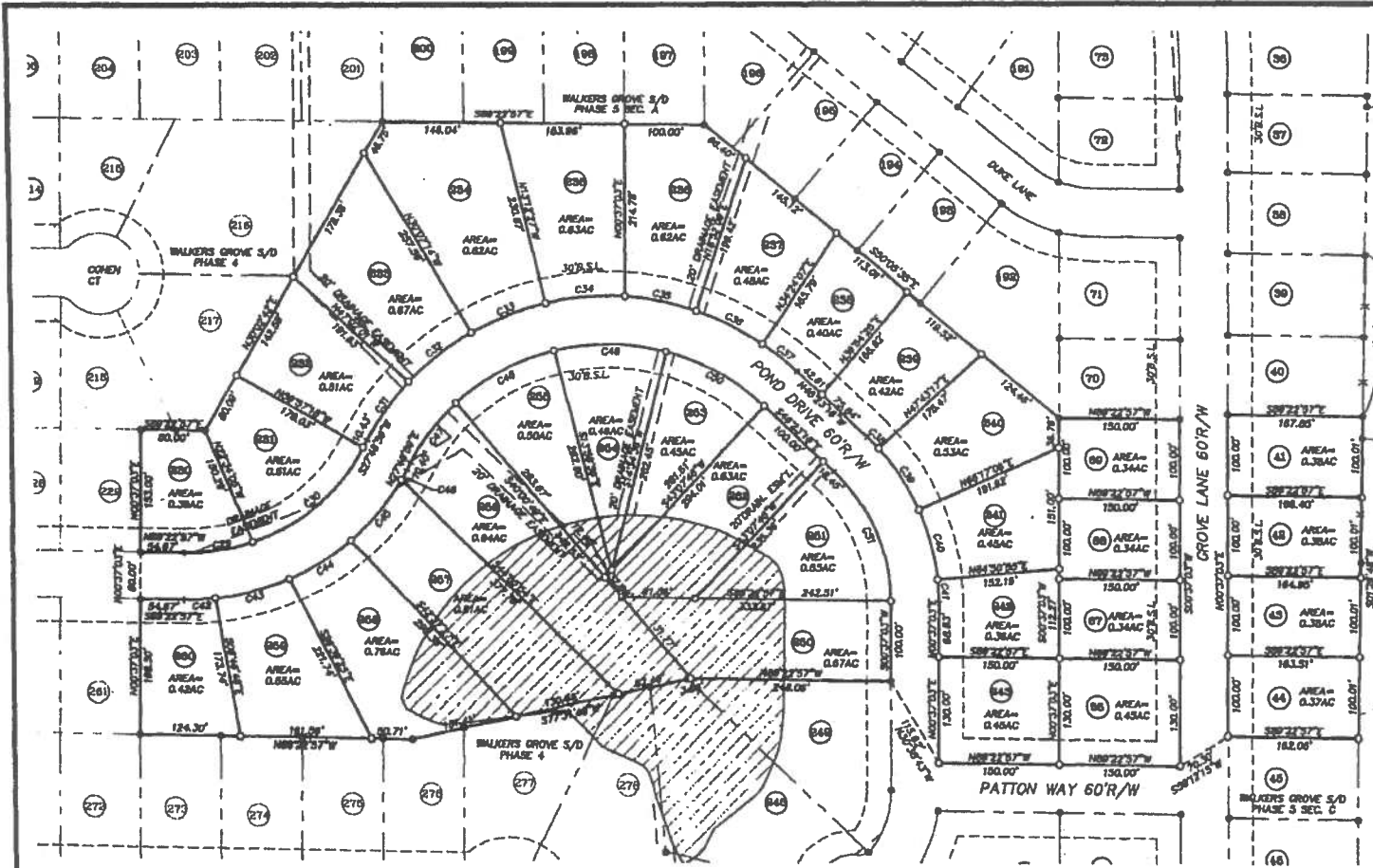
Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk



CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

I certify that the owner, or his agent, has complied with the provisions and conditions of the plan, drawings, sections and other improvements in accordance with the Regulations of Houston County, Georgia, and that the performance bond or similar bond to insure completion as required by Code Annotated, Georgia Code, Title 33, Chapter 2, Article 1, Section 2-101.

Shelby Allen
Date: _____

This approval in no way releases the property owner or contractor of charges to inspect and determine proper and safety recording 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.

Shelby Allen
Date: _____

Owner's Certification
State of Georgia, County of Houston
I, the undersigned, certify that I am the owner of the land shown on this plat and acknowledge this plat and consent to its use and approval.

Shelby Allen
Date: _____

CERTIFICATE OF FINAL APPROVAL
This plat has been submitted to and approved by the Planning Commission of Houston County, Georgia, and as approved by recording in the office of the Clerk of the Superior Court by and Commission, dated the 13th day of December, 2004.

BY: _____
Houston County Planning Commission

I warrant 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 septic systems. Individual lot approval is required for each lot prior to construction.

Performance Health Department
Houston County Health Department

CURVE TABLE

CURVE	BEARING	CHORD	LENGTH	RADIUS
C29	S89°29'12"W	83.89'	88.27'	350.00'
C30	S49°13'42"W	181.52'	183.71'	320.00'
C31	S33°23'29"W	98.84'	98.00'	340.00'
C32	S31°26'21"W	100.00'	100.36'	340.00'
C33	S88°20'10"W	100.00'	100.36'	340.00'
C34	S83°17'04"W	98.24'	99.80'	340.00'
C35	N78°46'36"W	93.40'	93.75'	340.00'
C36	N68°21'32"W	91.88'	92.17'	340.00'
C37	N58°59'33"W	84.92'	84.83'	340.00'
C38	N44°20'00"W	70.00'	70.00'	380.00'
C39	N32°36'48"W	60.32'	60.72'	380.00'
C40	N14°28'00"W	50.32'	50.72'	380.00'
C41	N02°18'00"W	28.18'	28.18'	280.00'
C42	N87°02'31"W	38.35'	38.37'	310.00'
C43	N74°38'12"W	43.89'	43.37'	310.00'
C44	N57°14'12"W	43.89'	43.25'	310.00'
C45	N38°21'53"W	48.21'	48.13'	310.00'
C46	N28°02'20"W	33.84'	33.84'	310.00'
C47	N17°38'20"W	24.24'	24.70'	380.00'
C48	N01°38'31"W	13.28'	14.07'	280.00'
C49	S88°24'28"W	128.81'	140.89'	280.00'
C50	S87°44'10"W	128.80'	140.85'	280.00'
C51	S22°37'12"W	178.17'	180.49'	220.00'

NOTES:

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED & ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF DONALDSON, GARRETT & ASSOCIATES, INC. AUTHORITY O.C.G.A. 43-18-12.
- DONALDSON, GARRETT AND ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- BUILDING SETBACK LINES FRONT = 30' SIDE (INTERIOR LOTS) = 10' SIDE (ADJACENT TO ROADS) = 30' REAR = 35'
- TOTAL AREA (INCLUDING ROADS) PHASE V, SECTION B = 18.48 ACRES
- THIS PROPERTY IS NOT IN A DESIGNATED 100 YEAR FLOOD HAZARD ZONE AS PER FIRM COMMUNITY PANEL 13044-0074 DATED JUNE 4, 1990 BY GRAPHIC PLOTTING ONLY.
- LOTS 280 THRU 288 TO HAVE AN APPROVED SITE PLAN PRIOR TO CONSTRUCTION and are subject to additional Houston Dept. requirements, etc.

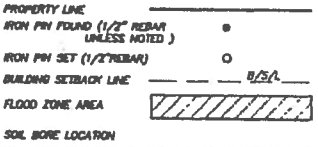
REFERENCES:

PLAT BOOK 13 PAGE 42
PLAT BOOK 30 PAGE 184
DEED BOOK 1143 PAGE 431

THE FOLLOWING PLATS PREPARED BY DONALDSON, GARRETT & ASSOCIATES, INC.

DRAWING NO. 2907-88-C
DRAWING NO. 2986-89-C
DRAWING NO. 2700-88-C
DRAWING NO. 2701-88-C
DRAWING NO. 2833-87-C
DRAWING NO. 3438-01-C
DRAWING NO. 3538-01-C

LEGEND:



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 septic systems. Individual lot approval is required for each lot prior to construction.

Shelby Allen
Date: 6/5/05

Environmental Health Specialist
Houston County Health Department

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET AND ANGULAR ERROR OF 02 PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 70,145+ FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A LEITZ SET 2 TOTAL STATION.



DATE: 5/16/05

R.L.S. NO.	2202
DATE:	3/18/2004
CHKD: RT	
DRWN: MH	
PRJ. NO.:	4052-010-D1

SUBDIVISION SURVEY

FOR

WALKER'S GROVE SUBDIVISION PHASE V SECTION B

LAND LOT 184 HOUSTON COUNTY TENTH LAND DISTRICT GEORGIA

SCALE: 1"=100'

C&C: N/A

DRAWING NO. 3942-04-C

FIELD BOOK: N/A

DONALDSON, GARRETT, & ASSOCIATES, INC.
MADON • CHARLOTTE, NC
4876 WINDHOLM DRIVE, P.O. BOX 7308
MADON, GA 31810
(478)474-8840 Fax (478) 477-8834
http://www.dg-a.com

AUTHORIZATION OF PROPERTY OWNER
Application for Special Exception/Variance


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


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

Name of Applicant Ryan Scott

Address 234 Grovel Ln
 Kamble GA 37047

Telephone Number 478-396-1352




Signature of Owner

Personally appeared before me

 Meghan Scott

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



Notary Public

 12-10-2018

Date

CHRISTY PRESTON
NOTARY PUBLIC
Houston County
State of Georgia
My Comm. Expires July 15, 2019

Requirements - Section 95

Comments

Complies

Doesn't Comply

<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>	<p>Applicant has written approval of the property owner</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 clients will come to the home</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

<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 #2224 filed on December 4, 2018, for a Special Exception for the real property described as follows:

LL 184 of the 10th Land District of Houston County, Georgia, Lot 68, Section B, Phase 5 of Walker's Grove Subdivision, 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. 2226

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 Magen Rackley
2. Applicant's Phone Number 478-244-0405
3. Applicant's Mailing Address 300 Third Street Elko, GA 31025
4. Property Description LL 204, 13th Land District of Houston County, Georgia, Parcel "B" as shown on a plat of survey for Ramard R. Rackley & Charlene H. Rackley, consisting of 0.55 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Remodeling and Fixture Installation 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.

1/2/19
Date

Magen Rackley
Applicant

Application # 2226

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

Houston County Zoning and Appeals Commission

Date Filed: January 2, 2019

Date of Notice in Newspaper: January 9 & 16, 2019

Date of Notice being posted on the property: January 11, 2019

Date of Public Hearing: January 28, 2019

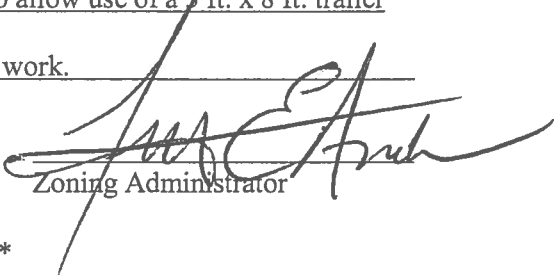
Fee Paid: \$100.00 Receipt # 41580

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow use of a 5 ft. x 8 ft. trailer for the business and no fixture installation involving electrical work.

January 28, 2019
Date


Zoning Administrator

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

Date of Recommendation Received: February 5, 2019

Date of Notice in Newspaper: January 9 & 16, 2019

Date of Public Hearing: February 5, 2019

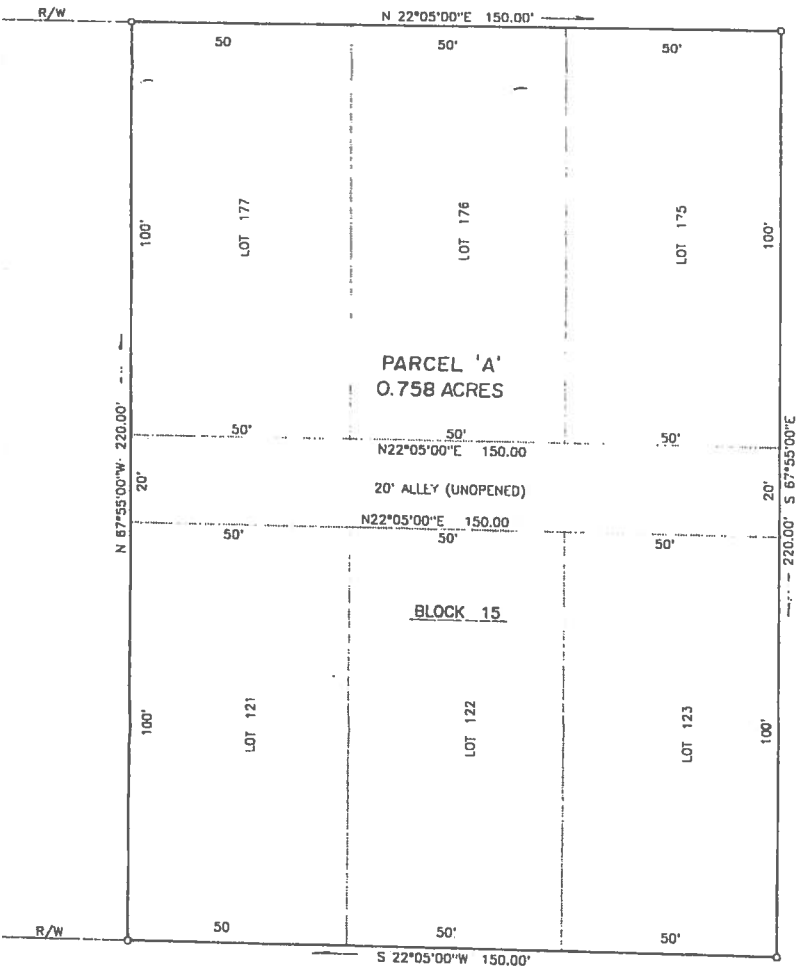
Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

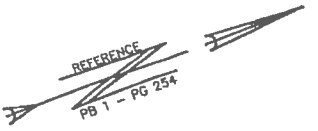
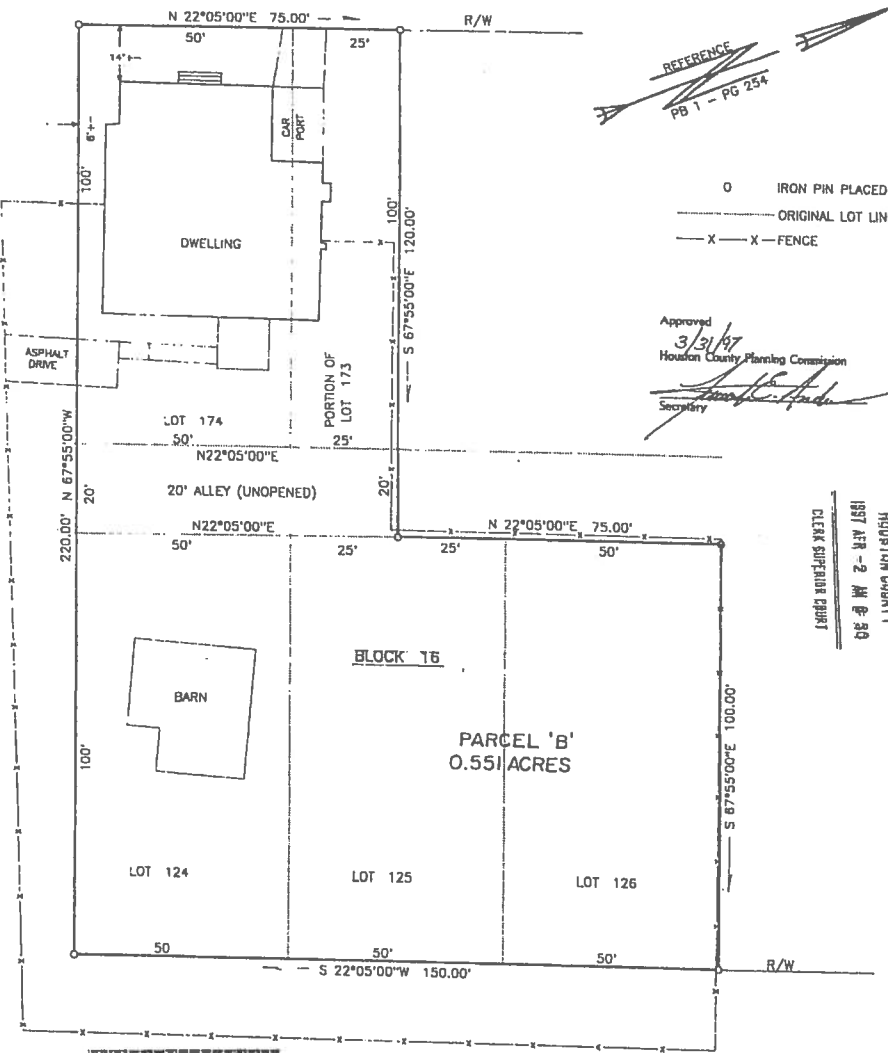
Clerk



THIRD STREET - 80' R/W

MULBERRY STREET - 80' R/W

RAILROAD AVENUE - 80' R/W



0 IRON PIN PLACED
 --- ORIGINAL LOT LINE
 -X-X- FENCE

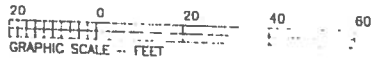
Approved
 3/31/97
 Houston County Planning Commission
 Secretary

FILED
 HOUSTON COUNTY
 1997 APR -2 AM 8:39
 CLERK SUPERIOR COURT

THE UNDERSIGNED DOES CERTIFY THAT THEY ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGE THIS PLAT AND ALIGNMENT TO BE THEIR FREE ACT AND DEED.

Charles R. Rackley

I CERTIFY THAT THIS PLAT IS NOT IN A FLOOD HAZARD ZONE.



Doc ID: 00503870001 Type: PLA
 Filed: 04/02/1997 at 08:30:00 AM
 Fee Amt: Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK 49 Pg 196

CERTIFICATION
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23216 FEET AND AN ANGULAR ERROR OF 00" 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 50000+ FEET.
 THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A LEITZ SET 3 ELECTRONIC TOTAL STATION.



SURVEY FOR
RAMARD R. RACKLEY
CHARLENE H. RACKLEY

PORTION OF BLOCKS 15 & 16
 TOWN OF ELKO

LAND LOT 204 13TH DISTRICT
 HOUSTON COUNTY, GEORGIA
 SCALE 1"=20' OCTOBER 30, 1996

JONES SURVEYING COMPANY
 PERRY, GEORGIA (912) 887-2705

AUTHORIZATION OF PROPERTY OWNER
Application for Special Exception/Variance

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

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

Name of Applicant Magen Rackley / M+J Rackley Const. LLC

Address 300 Third St Eiko GA 31025

Telephone Number 478-244-0405 / 478-218-8701

Charlene Rackley

Signature of Owner

Personally appeared before me

Charlene Rackley

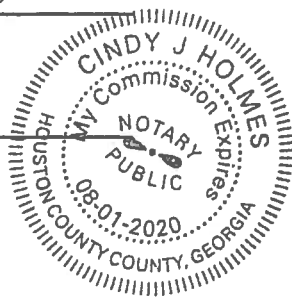
who swears/affirms that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Cindy J Holmes

Notary Public

8-1-2020

Date



Requirements - Section 95

Comments

Complies

Doesn't Comply

<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>	<p>Applicant has written approval of the property owner</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</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. No outside storage or display is permitted.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.	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 5FT X 8FT trailer will be used for the business	<input type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2226 filed on **January 2, 2019**, for a **Special Exception** for the real property described as follows:

LL 204 of the 13th Land District of Houston County, Georgia, Parcel "B" as shown on a plat of survey for Ramard R. Rackley and Charlene H. Rackley, Consisting of 0.55 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. 2227

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

1. Name of Applicant David and Brianna Cruden
2. Applicant's Phone Number 847-951-2830
3. Applicant's Mailing Address 507 Altamaha Way Bonaire, GA 31005
4. Property Description LL 105, 11th Land District of Houston County, Georgia, Lot 3, Block "F", Section 2, Phase 2 of The Meadow at Riverbend Subdivision, consisting of 0.79 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Yoga Studio Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

2 January 2019
Date

Brianna Cruden
Applicant

Application # 2227

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: January 2, 2019

Date of Notice in Newspaper: January 9 & 16, 2019

Date of Notice being posted on the property: January 11, 2019

Date of Public Hearing: January 28, 2019

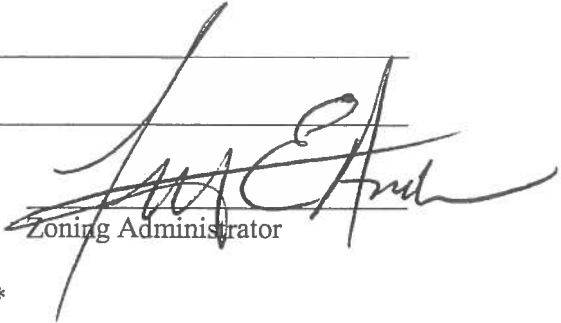
Fee Paid: \$100.00 Receipt # 41581

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

January 28, 2019
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: February 5, 2019

Date of Notice in Newspaper: January 9 & 16, 2019

Date of Public Hearing: February 5, 2019

Action by Houston County Commissioners:

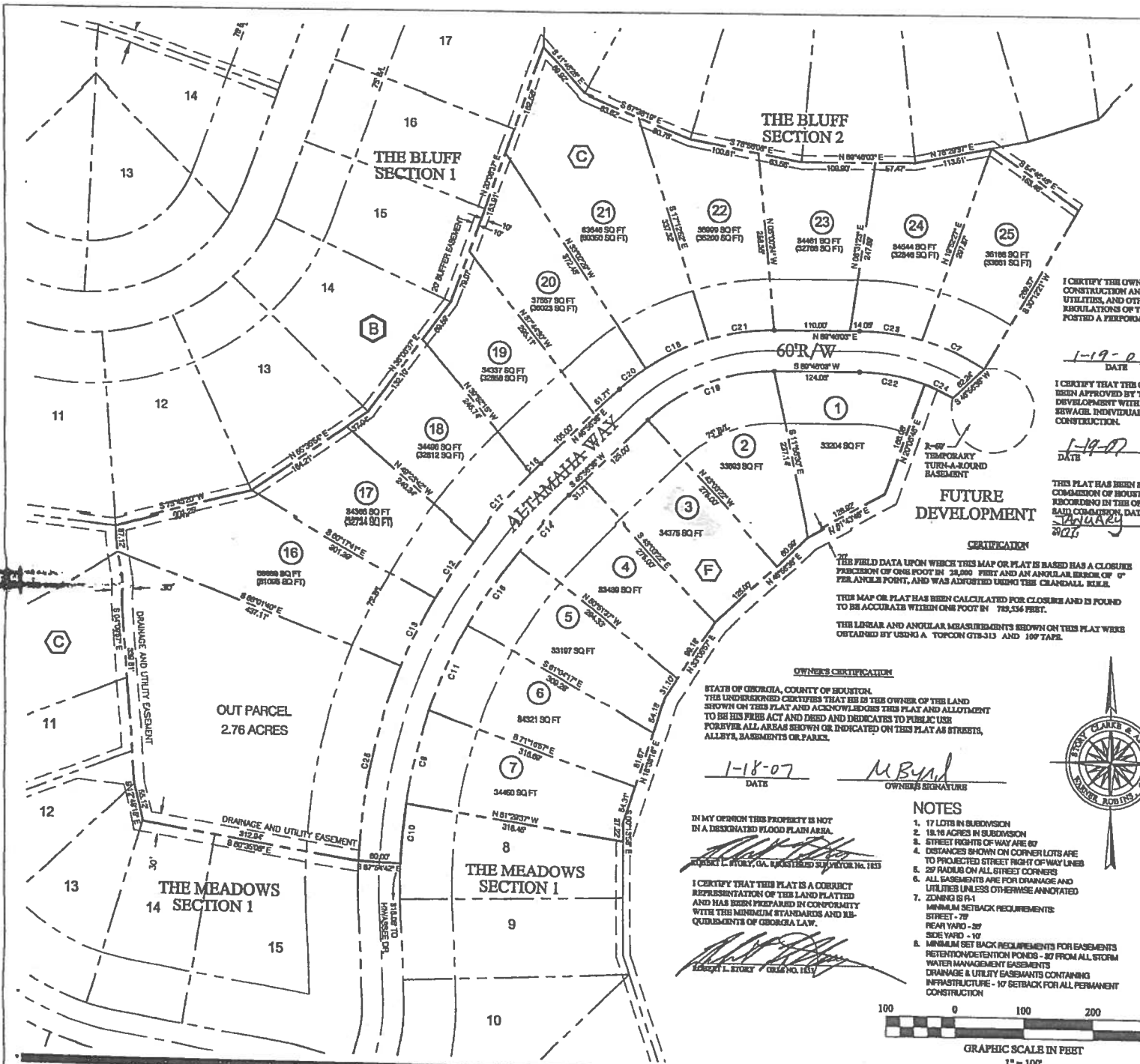
Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

68/102



NUMBER	DIRECTION	RADIUS'	APC'	CHORD'
C7	N 88°40'45" W	330.00	100.30	100.00
C8	S 13°36'43" W	770.00	137.23	137.05
C10	S 05°17'50" W	770.00	86.26	86.21
C11	S 23°48'23" W	770.00	137.23	137.05
C12	S 33°14'07" W	830.00	102.64	102.47
C13	S 25°58'16" W	830.00	112.02	111.94
C14	S 43°02'31" W	770.00	104.08	104.80
C15	S 49°14'42" W	800.00	20.26	20.25
C16	S 54°02'03" W	770.00	137.23	137.05
C17	S 41°08'54" W	880.00	128.84	128.82
C18	S 64°05'59" W	330.00	100.44	100.05
C19	S 65°21'32" W	270.00	261.80	187.74
C20	S 61°08'54" W	330.00	49.40	48.58
C21	S 81°18'33" W	330.00	67.81	67.45
C22	N 80°00'00" W	270.00	65.90	65.30
C23	N 82°18'47" W	330.00	61.22	60.83
C24	S 65°01'19" E	270.00	46.01	45.98
C25	N 12°01'40" E	830.00	286.04	286.02

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 THE CITY OF WARNER ROBINS, GEORGIA; OR HAS POSTED A PERFORMANCE BOND OR CASHIER'S CHECK IN LIEU THEREOF.

1-19-07
DATE
David Hall
COUNTY ENGINEER

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 SEWERAGE. INDIVIDUAL LOT APPROVAL REQUIRED FOR EACH PRIOR TO CONSTRUCTION.

1-19-07
DATE
Thomas Johnson
SENIOR GENERAL HEALTH SPECIALIST
HOUSTON COUNTY HEALTH DEPARTMENT

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 19 DAY OF JANUARY 2007.

THE HOUSTON COUNTY PLANNING COMMISSION
John A. Arch
SECRETARY

REVISED: 16 JAN 2007 TO ADD NOTES 7 & 8

FUTURE DEVELOPMENT

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE FRACTION OF ONE FOOT IN 24,000 FEET AND AN ANGULAR ERROR OF 0" PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 78,534 FEET.
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-313 AND 109 TAPE.

OWNER'S CERTIFICATION

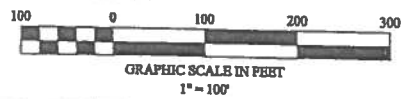
STATE OF GEORGIA, COUNTY OF HOUSTON.
THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND AGREES TO BE HIS FREE ACT AND DEED AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.

1-18-07
DATE
M. Byrd
OWNER'S SIGNATURE

NOTES

- 17 LOTS IN SUBDIVISION
- 18.76 ACRES IN SUBDIVISION
- STREET RIGHTS OF WAY ARE 60'
- DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT OF WAY LINES
- 25' RADII ON ALL STREET CORNERS
- ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED
- ZONING IS R-1
- MINIMUM SETBACK REQUIREMENTS:
STREET - 70'
REAR YARD - 30'
SIDE YARD - 10'
- MINIMUM SET BACK REQUIREMENTS FOR EASEMENTS:
RETENTION/RETENTION PONDS - 30' FROM ALL STORM WATER MANAGEMENT EASEMENTS
DRAINAGE & UTILITY EASEMENTS CONTAINING INFRASTRUCTURE - 10' SETBACK FOR ALL PERMANENT CONSTRUCTION

IN MY OPINION THIS PROPERTY IS NOT IN A DESIGNATED FLOOD PLAIN AREA.
Robert L. Story
ROBERT L. STORY, GA. REGISTERED SURVEYOR NO. 153
I CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.
Robert L. Story
ROBERT L. STORY (CLAS. NO. 153)



FINAL PLAT
FOR
THE MEADOW
AT
RIVERBEND
SECTION "2" PHASE "2"
LAND LOT 105
HOUSTON COUNTY
11th DISTRICT
GEORGIA

SCALE: 1"=100'
DATE: 28 DEC 06
DWN BY: MWM
DWG: 06-232-C1



STORY CLARKE & ASSOCIATES
LAND FINAL PLATTING
LAND PLANNING
LANDSCAPE ARCHITECTURE
233 CARL VINSON PKWY WARNER ROBINS, GA. 31088
TEL: 478.922.7774 FAX: 478.922.3300

Requirements - Section 95

Comments

Complies

Doesn't Comply

<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>	<p><i>No signage</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>		<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>Applicant may provide private instruction at the home for no more than 6 people</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>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 #2227 filed on **January 2, 2019**, for a **Special Exception** for the real property described as follows:

LL 105 of the 11th Land District of Houston County, Georgia, Lot 3, Block "F", Section 2, Phase 2 of The Meadow at Riverbend Subdivision, Consisting of 0.79 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. 2228

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:

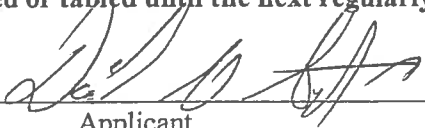
1. Name of Applicant Daniel and McKenzie Gentry
2. Applicant's Phone Number 478-297-6648 or 478-244-4156
3. Applicant's Mailing Address 110 Wellington Drive Perry, GA 31069
4. Property Description LL 188, 13th Land District of Houston County, Georgia, Lot 6, Block "C", Section 1 of Devonwood Subdivision, as shown on a plat for Mark E. Rowley and Thomas G. Rowley, consisting of 1.09 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Photography 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.

January 2, 2019
Date


Applicant

Application # 2228

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: January 2, 2019

Date of Notice in Newspaper: January 9 & 16, 2019

Date of Notice being posted on the property: January 11, 2019

Date of Public Hearing: January 28, 2019

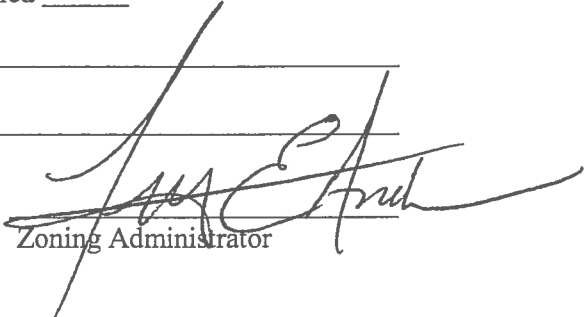
Fee Paid: \$100.00 Receipt # 41582

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

January 28, 2019
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: February 5, 2019

Date of Notice in Newspaper: January 9 & 16, 2019

Date of Public Hearing: February 5, 2019

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

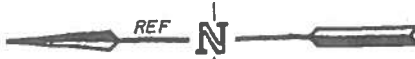
Date

Clerk

OWNERSHIP AND DEDICATION

FILED
HOUSTON COUNTY

1986 JUN 17 PM 2:51



The undersigned does certify that they are the owners of the land shown on this plat and hereby acknowledges this plat and stitment to be their free act and deed and hereby dedicates to public use as Streets, Ailays, Parks, and easements forever all as so shown or indicated on said plat.

CLERK SUPERIOR COURT



Doc ID: 00880100001 Type: PLA
Filed: 06/17/1986 at 02:51:00 PM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

5/18/86 [Signature]
Date

60' R/W

BK 30

PG 86

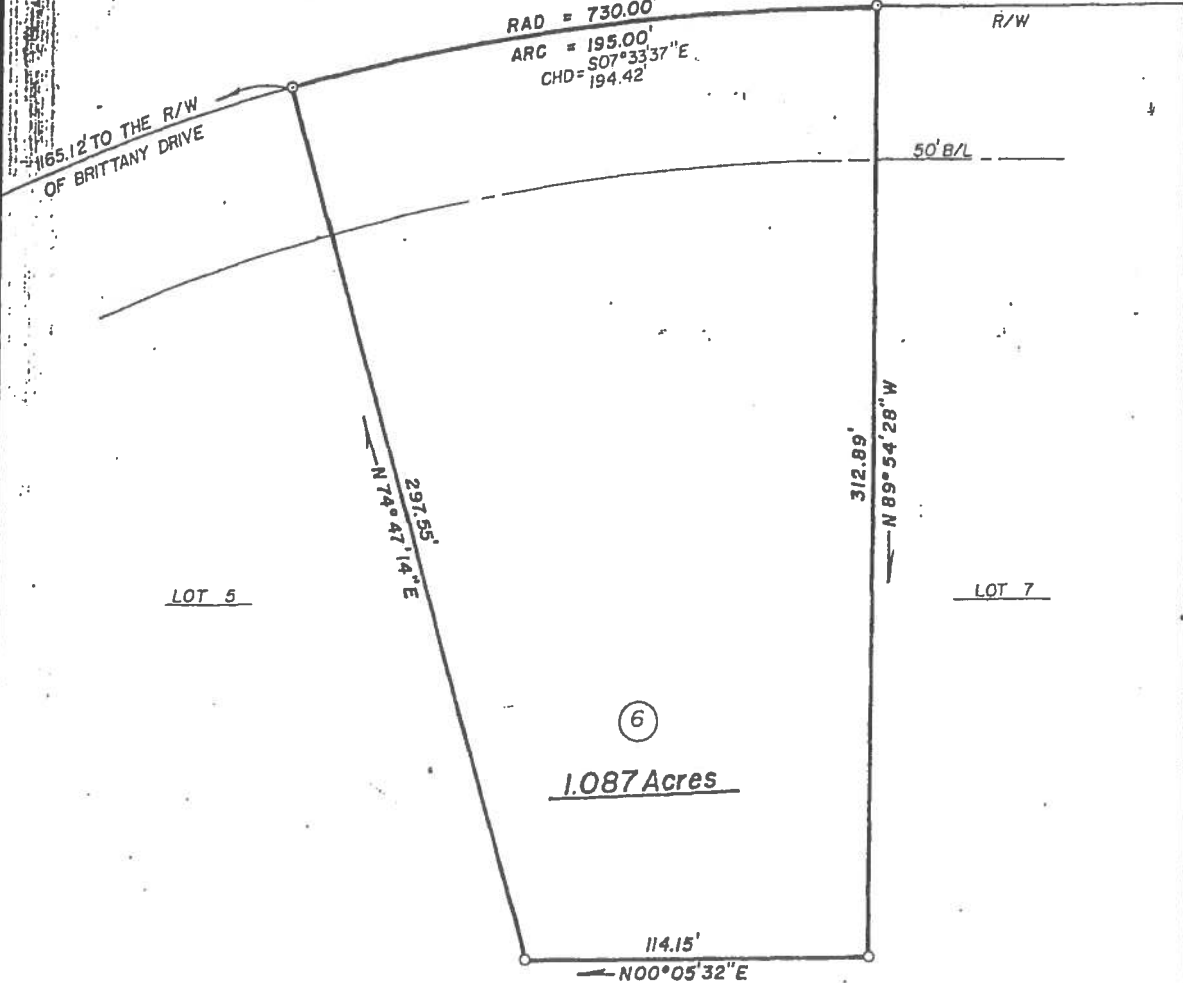
WELLINGTON DRIVE

165.12 TO THE R/W
OF BRITTANY DRIVE

RAD = 730.00'
ARC = 195.00'
CHD = 194.42'
507°33'37" E

R/W

50' B/L



LOT 5

LOT 7

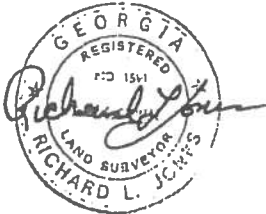
6

1.087 Acres

LOT 14

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,182 FEET AND AN ANGULAR ERROR OF 0.1 PER ANG. POINT, AND WAS ADJUSTED USING COMMER. HULE. ANGLES RUNNER BY KERN DKM2AE ONE-SECOND THEODOLITE AND DISTANCES MEASURED WITH A KERN DM500 ELECTRONIC DISTANCE METER.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS TO BE TO A PRECISION OF ONE FOOT IN 25,942 FEET.



Approved
6/13/86
Houston County Planning Commission
[Signature]
Secretary

REFERENCE: PLAT OF BLOCK 'C', DEVONWOOD SUBDIVISION, SECTION 1, BY RICHARD L. JONES, DATED 7-25-80.

SURVEY FOR

MARK E. ROWLEY & THOMAS G. ROWLEY

LOT 6	BLOCK 'C'
DEVONWOOD SUBDIVISION	SECTION 1
LAND LOT 188	13TH DISTRICT
HOUSTON CO.	GEORGIA
SCALE: 1" = 40'	MAY 2, 1986

JONES SURVEYING COMPANY
PERRY, GA. 987-2705

○ IRON PIN FOUND

MICROFILMED



R 3163

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2228 filed on **January 2, 2019**, for a **Special Exception** for the real property described as follows:

LL 188 of the 13th Land District of Houston County, Georgia, Lot 6, Block "C", Section 1 of Devonwood Subdivision, as shown on a plat for Mark E. Rowley and Thomas G. Rowley, Consisting of 1.09 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.

Roads Superintendent Travis McLendon is requesting approval to hire Terrence Campbell for the vacant Heavy Equipment Mechanic position at a Grade 17-E based on his experience. Staff concurs that Mr. Campbell has the necessary experience to qualify for the E-step.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

hiring Mr. Terrence Campbell for the vacant Heavy Equipment Mechanic position in the Roads Department at a Grade 17-E effective February 6, 2019.



Houston County Personnel Department

Houston County Board of Commissioners
200 Carl Vinson Parkway
Warner Robins, GA 31088
478/542-2005 (Office) 478/542-2118 (Fax)

To: County Commissioners
From: Kenneth Carter, Director of Personnel
Date: January 30, 2019
Re: Request to Hire, Heavy Equipment Mechanic

Please find the attached request from Travis McLendon to hire Terrence Campbell at grade 17 step E or \$45,032 for the vacant Heavy Equipment Mechanic position. I have reviewed Mr. Campbell's experience and he has over 10 years of experience working on heavy equipment and does exceed the qualifications for the E step. I would recommend approval to hire at Terrence Campbell grade 17 step E effective February 6, 2019. Please consider this request.



Houston County Personnel Department

Houston County Board of Commissioners

200 Carl Vinson Parkway

Warner Robins, GA 31088

478/542-2005 (Office)

478/542-2118 (Fax)

NEW HIRE ABOVE MINIMUM STEP ACKNOWLEDGEMENT

It is fully understood that I am requesting to hire Terrence Campbell at a step above the minimum "A" step and I may have employees in the same position with more longevity that are making less than this new employee.



Elected Official/Department Head Signature

1-30-19
Date



Elected Official/Department Head Signature

1/30/19
Date

EMPLOYMENT HISTORY: Please provide a complete employment history, listing all positions held, including **military**, part-time, summer, and volunteer. It is most important that you provide exact dates of employment, exact title or position, and detailed description of duties. If you held more than one position with an employer, please treat each position separately. This information will help determine eligibility. If submitting a resume, complete all information except Job Duties.

Were you ever discharged or asked to resign from any position? Yes No May we contact your present employer Yes No

(Begin with your present or most recent employer)

Name of Employer Venture Drilling Supply		Address N 16445 I35, Pflugerville, TX	
Employment Dates (mo/yr)	Salary <u>60/wk</u> hrs/wk	Name and Title of Supervisor	Telephone Number
from <u>04</u> / <u>2018</u>	Starting: \$ <u>30.00</u> per <u>hr</u>	Brad Hales/Service Manager	5126351502
to <u>Present</u> / <u> </u>	Present: \$ <u>30.00</u> per <u>hr</u>	Job Duties	
Position Title Lead Heavy Equipment Mechanic		Maintain drills, tractors and construction equipment	
Reason for Leaving Relocation; GA			

Name of Employer Custom Crete		Address 2544 Hero Way, Leander, TX	
Employment Dates (mo/yr)	Salary <u>70/wk</u> hrs/wk	Name and Title of Supervisor	Telephone Number
from <u>03</u> / <u>2017</u>	Starting: \$ <u>21.50</u> per <u>hr</u>	Nick Godfrey/Shop Foreman	5126270102
to <u>04</u> / <u>2018</u>	Present: \$ <u>24.00</u> per <u>hr</u>	Job Duties	
Position Title Lead Technician		Maintain volumetric concrete mixers, concrete pumps, tractors, trailers, etc.	
Reason for Leaving Better opportunity			

Name of Employer BAE Systems		Address Ft Hood, TX	
Employment Dates (mo/yr)	Salary <u>40/hr</u> hrs/wk	Name and Title of Supervisor	Telephone Number
from <u>11</u> / <u>2015</u>	Starting: \$ <u>26.50</u> per <u>hr</u>	Dave Martin/Maintenance Director	2542476724
to <u>03</u> / <u>2017</u>	Present: \$ <u>26.50</u> per <u>hr</u>	Job Duties	
Position Title Heavy Combat Vehicle Mechanic		Field service rep for M2A3/M2A2 Bradley	
Reason for Leaving In search of more challenging career			

REFERENCES

List three references (NOT minors, relatives or former employers) who have known you well during the past few years.

NAME	ADDRESS	OCCUPATION	PHONE NO.	NO. YEARS KNOWN
Tammy Horton	Bonaire, GA	Deputy		30
Gerald Davis	Warner Robins, GA	Retired		30
Cullen Talton	Perry, GA	Sheriff		15

CERTIFICATION AND AUTHORIZATION FOR RELEASE OF INFORMATION

I CERTIFY that the information given by me in this application is true and complete to the best of my knowledge knowing that any false information, misrepresentation, or concealment of fact is sufficient grounds for my application to be rejected or, if employed, my employment terminated.

I UNDERSTAND AND AGREE that all information furnished in this application may be verified by the County. I further understand that any offer of employment may be revoked in the event a drug test, given by the County discloses information on me which is considered disqualifying. I hereby authorize all individuals and organizations named or referred to in this application and any law enforcement organization to give the Houston County Government all information relative to my employment, education and character, and hereby release such individuals, organizations, and Houston County from any liability for any claim or damage which may result.

Terrence A Campbell
Signature

16 Jan 2019
Date

Terrence A. Campbell

Email: †

— SUMMARY —

Over 8 years military vehicle mechanic experience – seeks to utilize previous experience and skills to assist an organization with meeting and exceeding their goals. Customary to maintaining military equipment and vehicles, volumetric vehicles and construction machinery. Accustomed to leadership responsibilities and teamwork. Five years experience in the Heavy Equipment Industry. Equipped with own personal tools and possess ability to work independently.

CORE COMPETENCIES

- | | | |
|-----------------------------|--|------------------------------|
| ■ Engine Repair | ■ Troubleshoot, Electronic and Hydraulic/Repair Malfunctions | ■ Secret Clearance |
| ■ Schematic Interpretation | ■ Leadership | ■ Analytical Abilities |
| ■ Diagnostic Abilities | ■ Team Oriented | ■ Electrical & Gas Welding |
| ■ Communication Proficiency | | ■ Health & Safety Procedures |

PROFESSIONAL EXPERIENCE

Lead Technician

- Ability to perform mechanic skills including, but not limited to, mechanical, electrical, pneumatic, hydraulic troubleshooting, as well as fabricate lines, fittings, and valves on volumetric concrete vehicles, mix truck and all other equipment
- Report, analyze and maintain all repairs, issues and tasks by priority utilizing Excel workbooks and ERP system
- Supervise shop technicians on a daily basis to provide work order assignments and required materials for job completion in maintaining a minimal work order backlog
- Write services as needed. On a daily average, complete 20-30 small repairs and 2-3 large repairs
- Train and mentor technicians, as well as maintain input on hiring decisions
- Perform regular preventative maintenance on vehicles and equipment

Heavy Combat Vehicle Mechanic

- Responsible for rebuilding and reconstituting military track vehicles, such as Bradleys and Paladins as well as traveling to the issue in order to gain units worldwide
- Perform mechanical tasks in the diagnosis of malfunctions, preventative maintenance, repair, and modifications of mechanical, electrical, hydraulic and pneumatic systems
- Enforce health and safety procedures company wide

Military: Bradley Fighting Vehicle System Maintainer, Team Chief

- Non-Commissioned Officer 5 years
- Responsible for servicing and repairing vehicles and generators valued more than \$20,000,000 in total
- Repair and troubleshoot hydraulic systems and fabricate lines, fittings, and valves
- Performed over 100 tracked and wheeled vehicle recoveries resulting in no accidents, damage or injury to equipment and personnel
- Mentored and guided 30+ subordinates: financial, life, health, duties, proficiency, self-help, career path, etc.
- Coordinated and executed extensive field training exercises
- Supervised over 1,400 maintenance tasks encouraging the use of technical manuals and safe working practices

Vehicle Technician/Mechanic

- Organize and ensure complete accurate account of parts using automated and computerized systems to maintain all relevant records
- Accurately assess problems and needs to provide adequate information and advice for customer decision-making
- Successfully managed time per maintenance task to sufficiently complete assignment

WORK HISTORY

Venture Drilling Supply - <i>Lead Heavy Equipment Technician</i>	04/2018 to Present Day
Custom Crete - <i>Lead Technician</i>	03/2016 to 03/2018
BAE Systems - <i>Heavy Combat Vehicle Mechanic</i>	11/2015 to 03/2016
US Army, Various Locations - <i>Bradley Fighting Vehicle System Maintainer</i>	03/2007 to 12/2015
Hughes Honda Dealership - <i>Vehicle Technician and Mechanic</i>	07/2005 to 05/2007

EDUCATION AND TRAINING

Houston County High School, Bonaire, GA - Diploma	09/2001 to 06/2004
Basic Combat Training, Fort Benning, GA - Certificate	03/2007 to 09/2007
HAZMAT Handling and Transportation, 80 hrs, Camp Taji, Iraq - Certificate	05/2008
Individual Leadership Management Development Course, Fort Carson, CO - Certificate	07/2011
Track Vehicle Recovery Specialist Training, Fort Hood, TX - Certificate	08/2011
Sling Load Inspectors Course, Fort Carson, Co - Certificate	02/2012
Digital Training Management System, Fort Hood, TX - Certificate	07/2014
Unit Prevention Leader, Fort Hood, TX - Certificate	08/2015
OSHA 40hr HAZWOPER - Certificate	03/2016
Doosan - Certificate	06/2018
Scania - Certificate	06/2018
Class B CDL License	06/2018

ACCOMPLISHMENTS

Army Commendation Medal, U.S. Army (1)
Army Good Conduct Medal (2)
Army Achievement Medal (3)
Iraq Campaign Medal (2)
Overseas Ribbon (1)

Vishnu Investments, LLC has requested annexation into the City of Warner Robins for a property totaling 0.747 acres located at 3001 Moody Road. The property is currently zoned County C-2 and the proposed zoning upon annexation would be Warner Robins C-2. The property is contiguous to the existing city limits of Warner Robins. The property is the location of an existing convenience store which operates on a septic tank. The store will be adding a kitchen requiring a grease trap which in turn requires sanitary sewer service. City sewer runs behind the building and is accessible.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur

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

3001 Moody Road, Tax Parcel No. 00102A 045000, totaling 0.747 acres.



Randy Toms - Mayor

202 North Davis Drive PMB 718, Warner Robins, Georgia 31093 Phone (478) 302-5515 Facsimile (478) 302-5551

Received

JAN 14 2019

January 3, 2018

Houston County Commissioners
Warner Robins, GA

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

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – properties and portions of properties totaling 0.747 acres located at 3001 Moody Road [Tax Parcel No., [00102A 045000]

Dear Commissioners:

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

Respectfully,

City of Warner Robins, Georgia

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

cc: Barry Holland, County Administrator
James E. Elliott, Jr., City Attorney

APPLICATION

Property Owner(s) Name: TARABEN + SHYAM PATEL Cellphone: 478-955-9603

Company Name (if applicable): VISHNU INVESTMENTS LLC Office Phone: N/A

Property Owner(s) Address: 203 WEEPING WILLOW WAY WARNER ROBINS, GA

Applicant's Name: SHYAM KUMAR PATEL Cellphone: 478-955-9603

Company Name (if applicable): N/A Office Phone: N/A

Applicant's Address: 203 WEEPING WILLOW WAY WARNER ROBINS, GA 31093

Property Information

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

ADDRESS/LOCATION: 3001 MOODY ROAD, BONAIRE, GA 31005

Tract#: 2 Parcel#: 00102A 045000 Land Lot(s): 229 Land District#: 10

County: HOUSTON Tax Parcel#: 00102 A 045 000 Total Acres: 0.75

Survey Prepared by: JOHN WILKES Dated 12/12/18

Recorded in Plat Book#: 8011 Page#: 193-194

Present Zoning: Requested Zoning:

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

Currently, GAS STATION HAS SEPTIC TANK AND WILL BE ADDING
A KITCHEN REQUIRING A GREASE TRAP THAT NEEDS TO BE CONNECTED
TO CITY SEWER WHICH RUNS BEHIND STORE BUILDING USING A
GRINDER MOTOR.

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction:

Is sewer service available? Yes No Jurisdiction:

Authorization:

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

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

This 28 day of December 2018.

Owner/Applicant Signature 

Print Name SHYAM KUMAR PATEL

STAMP DATE RECEIVED:

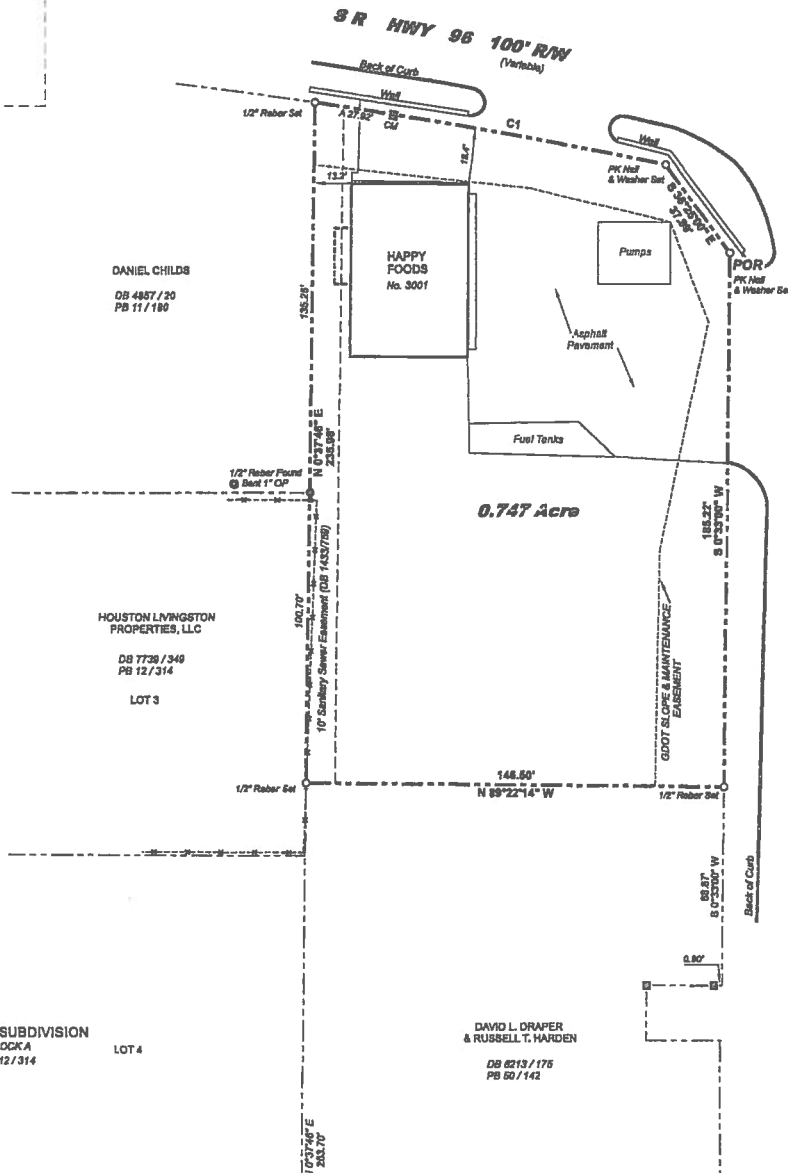
L.L. 228

L.L. 253

L.L. 229

L.L. 252

GA WEST
MAD 83



DANIEL CHILDS
DB 4887 / 20
PB 11 / 180

HAPPY FOODS
No. 3001

HOUSTON LIVINGSTON
PROPERTIES, LLC
DB 7738 / 348
PB 12 / 314
LOT 3

0.747 Acre

DAVID L. DRAPER
& RUSSELL T. HARDEN
DB 8313 / 175
PB 50 / 142

GRANVILLE SUBDIVISION
BLOCK A
PB 12 / 314
LOT 4

LOT 5

REFERENCES
SUBJECT PARCEL
CURRENT OWNER / OWNERS
VISHNU INVESTMENTS, LLC
DEED BOOK 8011 PAGE 193 - 194
DEED BOOK 8187 PAGE 214 - 233 (GDOT)
DEED BOOK 8481 PAGE 201 - 208 (FLINT EMC)
DEED BOOK 1433 PAGE 789
PLAT BOOK 12 PAGE 314
STREET ADDRESS 3001 MOODY ROAD

CLOSURE DATA
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,572 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT.

THIS PLAT HAS BEEN CHECKED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 89,180 FEET.

THE ANGULAR AND LINEAR MEASUREMENTS SHOWN WERE OBTAINED USING A TOPCON 302 TOTAL STATION.



CURVE	BEARING	HORIZ DIST	RADIUS	ARC
C1	S78°57'46"E	125.04'	2220.00'	125.05'

CERTIFICATION

This survey is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are cited herein. Recording of this survey does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat conforms with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. section 15-6-67.

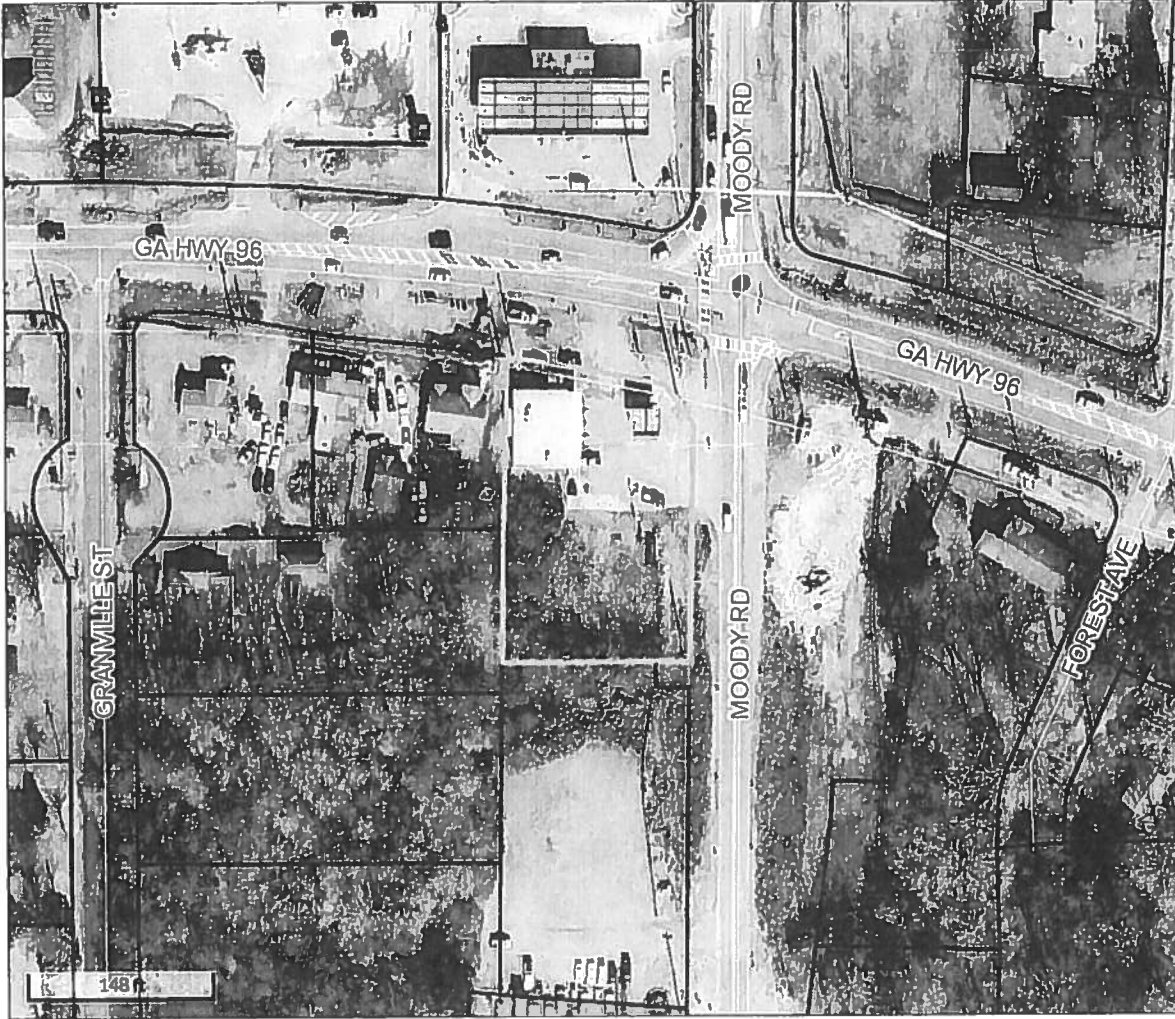
By *John W. Wilkes*
John W. Wilkes
Georgia Registered Land Surveyor
FIELD WORK COMPLETED ON 12/12/2018

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 DEDICATED TO PUBLIC USE FOR ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR RIGHTS.

OWNER/AGENT *John Wilkes* 12/14/2018
DATE

STATE OF GEORGIA	BOUNDARY SURVEY
LAND	FOR
	VISHNU INVESTMENTS, LLC
	PROPERTY IS LOCATED IN GRANVILLE SUBDIVISION LAND LOT 228 10th, LAND DISTRICT HOUSTON COUNTY, GEORGIA
	THIS PLAT PREPARED ON DECEMBER 14th, 2018
	JOHN W. WILKES GEORGIA REGISTERED LAND SURVEYOR 1783 CHRISTIAN AVE. MACON GA. 478 748-8881
SURVEYOR'S SEAL	SCALE 1" = 20' 1884.CRD 1884



Overview



Legend

-  Parcels
-  Roads

Parcel ID	00102A 045000	Owner	VISHNU INVESTMENTS LLC	Last 2 Sales			
Class Code	Commercial		3001 MOODY RD	Date	Price	Reason	Qual
Taxing District	County		BONAIRE GA 31005	10/31/2018	\$550000	11	U
	County	Physical Address	3001 MOODY RD	4/12/2013		30	U
Acres	0.75	Assessed Value	Value \$196300				
		Land Value	Value \$86200				
		Improvement Value	Value \$106700				
		Accessory Value	Value \$3400				

(Note: Not to be used on legal documents)

Date created: 1/10/2019
 Last Data Uploaded: 1/10/2019 6:05:30 AM

Developed by  Schneider
 GEOSPATIAL

County Attorney Tom Hall will conduct a first reading of an amendment to Section 2-217; of the Code of Ordinances, Houston County, Georgia wherein the term of office of the Library Board members will be amended from three years to four years in order to reflect the current practice of appointing four year terms.

A second reading and public hearing will follow at the February 19th meeting after which the Board may take action.

AMENDMENT TO CODE

**CODE OF ORDINANCES
HOUSTON COUNTY, GEORGIA**

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

That Section 2-217; of the Code of Ordinances, Houston County, Georgia, is hereby amended to read as follows:

Sec. 2-217.-Appointment of members; terms of office.

The members of the library board shall be appointed by the Houston County Board of Commissioners and will be reflective of all areas of the Houston County, incorporated and unincorporated. The term of office shall be four years. Board members shall receive no compensation, but may be reimbursed for expenses incurred in the performance of library business.

BE IT ORDAINED this ____ day of _____, 2019, by the Board of Commissioners of Houston County, Georgia.

NOTICE OF PUBLIC HEARING

The Board of Commissioners of Houston County will hold a public hearing at its meeting February 19, 2019 6:00 pm at the Commissioners Boardroom, Houston County Annex, 200 Carl Vinson Parkway, Warner Robins, Georgia, in order to discuss amending term of office for Library Board members in Section 2-217 of the Code of Ordinances, Houston County, Georgia. A copy of the proposed amendment is on file at the Superior Court Clerk's Office, Houston County for the purpose of examination and inspection by the public. First reading of said ordinance amendment will be held at the February 5, 2019 9:00 am Commissioners meeting in the Commissioners Boardroom, Houston County Courthouse, 201 Perry Parkway, Perry, Georgia.

152144 1/23-1/30

Shanks Broadcasting has approached the County about mounting an FM radio antenna on our Oaky Woods tower. Shanks Broadcasting will perform the required studies to ensure that co-locating this equipment on our 800MHz tower will not cause any interference or structural problems. The negotiated rate of \$300 per month plus \$50 per month to cover average utilities for a total of \$350 per month will generate a new small revenue source for the E911 Fund. E911 personnel will monitor the sites to ensure there is no impact on the County's operations.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign a license agreement with Shanks Broadcasting for an antenna to be mounted on the County-owned Oaky Woods tower. The revenue generated, \$4,200 annually, shall be posted to the E911 Fund (215).

LICENSE AGREEMENT

This License Agreement (hereinafter "License") is made and entered into on this _____ day of _____ 20__ by and between Houston County Board of Commissioners, a government entity located at 200 Carl Vinson Parkway in Warner Robins Georgia, 31088 (hereinafter "Licensor"), and Shanks Broadcasting with an address of P.O. Box One, Macon, Georgia 31202 (hereinafter "Licensee").

For good and valuable consideration, the sufficiency of which is hereby acknowledged by the parties, the following is hereby agreed to.

1. Parties and Purpose. Licensor hereby agrees to provide Licensee with facilities for the housing and operation of certain transmitting and receiving equipment including, but not limited to, the installation and operation of antennas or antenna systems, and the space required to run cables between the equipment and the antenna or antenna systems (hereinafter "Facilities") which Facilities are described in Exhibit A. Licensee shall be permitted, at its sole expense, to install, operate, maintain, repair, and remove its broadcast and other related equipment including, but not limited to, its antennas or antenna systems, transmitting and receiving equipment, and cables, as described in Exhibit A (hereinafter "Equipment"). Licensee agrees to accept the Facilities for such purposes, subject to the terms and conditions of this License.

2. Location. The Facilities to be furnished to Licensee are located at Licensor's Transmission Site (hereinafter "Site"), which is located on Okay Woods Road Kathleen, Georgia 31047.

3. Term. This License shall be for an aggregate term of ten years commencing on the effective date of this Agreement (herein after "Commencement Date"). This Agreement shall terminate absolutely and without further obligation on the part of the Licensor at the close of the fiscal year in which it was executed and at the close of each succeeding fiscal year for which it may be renewed as provided for in O.C.G.A. 36-60-13, the provisions of which are incorporated herein. This Agreement shall automatically renew for nine one (1) year terms after the initial term unless Licensor gives notice of non-renewal not later than ninety (90) days prior to the expiration of the initial term or any renewal term.

4. Rent. The annual rental to be paid by Licensee to Licensor shall be \$4200.00 annually, payable on or before the first day of each year during the term of this License.

5. Access Rights. Licensee shall have the unrestricted right of ingress and egress to the Facilities where its Equipment is located twenty-four (24) hours per day, seven (7) days per week. However, Licensee will be required to provide notice pursuant to Section 11 of this License for any access to the tower. Licensor makes no representations or warranties regarding Licensee's ability to gain access to or leave the Site due to inclement weather, natural disaster or other matters beyond Licensor's control.

6. Insurance. Licensee shall continuously maintain in full force and effect a policy of commercial general liability insurance insuring Licensee against liability for bodily injury, death, or damage to property arising out of the activities contemplated by this License with combined single limits of \$1,000,000.00 (one million dollars) per occurrence with a \$2,000,000.00 (two million dollars) aggregate.

In addition, Licensee shall maintain commercially reasonable insurance appropriate for the uses and activities contemplated under this License including, but not limited to, the following: worker's compensation insurance in statutory amounts, employer's liability insurance with combined single limits of \$1,000,000.00 (one million dollars), and automobile insurance against claims for bodily injury or property damage with combined single limits of \$1,000,000.00 (one million dollars) specifically covering all vehicles, leased, owned, or used by Licensee. Any policy required to be obtained (except worker's compensation) shall name Licensor as an additional insured. Licensee shall deliver certificates of insurance evidencing said coverage to Licensor on or before the commencement date and as frequently as is necessary to provide proof of continuous coverage. Licensee's insurance policy shall provide for at least thirty (30) days prior written notice before any cancellation, reduction or material change in Licensee's insurance coverage.

7. Electrical Interference. In the event that Licensee's Equipment causes interference to Licensor or other prior users or uses at the Site, Licensee will take all reasonable commercial efforts to immediately eliminate the interference, including the temporary cessation of its operations until the interference is eliminated or reduced to reasonably acceptable levels. Licensee will be allowed to intermittently operate, to the minimum extent necessary, its Equipment solely for the purpose of determining whether or not the interference has been sufficiently reduced or eliminated. If Licensee is unable, after exercising reasonable commercial efforts, to sufficiently reduce or eliminate the aforementioned interference, to Licensor's reasonable satisfaction, Licensee shall have the right to terminate this License. A similar provision shall be applied to all subsequent users of the Site.

In the event that equipment or operations of other users at the Site interfere with Licensee's Equipment, Licensee shall immediately notify Licensor in writing at which time Licensor shall make all commercially reasonable efforts to determine the source of said interference. If the party creating the interference commenced its license or tenancy, or installed equipment which created the interference, after Licensee's commencement date, Licensor shall inform the interfering party of the interference with notice to eliminate or sufficiently reduce the interference to Licensor's reasonable satisfaction.

In the event any subsequent use or user is unable to eliminate the interference, or to reduce it to a reasonably acceptable level within generally accepted broadcast standards, within a period of thirty (30) days from the effective notice date, Licensee may terminate this License. In addition Licensee shall have the right to terminate this agreement upon ninety (90) days written notice should its reception or transmission be materially interfered with or materially affected by other antenna or equipment, or by obstacles such as buildings, additions, towers or other structures which may be constructed or maintained in Licensee's receiving or transmitting paths after the date of this License. Upon termination pursuant to this Section 8, neither party shall have any further ongoing obligation and/or liability under this License other than Licensee's obligation to remove all of its Equipment from the Site, in accordance with Section 13 of this License.

8. Utilities. Licensee shall be responsible for obtaining and paying for all gas, fuel, air conditioning, telephone, electricity, water, sewer, janitorial and other utility services utilized by Licensee on the Site. Licensor will not be responsible for any failure of or loss of use of any utilities, except to the extent caused by the gross negligence or willful misconduct of Licensor.

9. Taxes. Licensor shall be responsible for the declaration and payment of any applicable taxes or assessments against the property owned by Licensor. Licensee agrees to pay all such taxes which are assessed against Licensor and/or Licensee due to the personal property and improvements constructed or maintained by Licensee on or about the Site; *provided, however*, Licensee shall have the right to receive proof of such taxes or assessments and to receive prior written notification of any taxes or assessments for which it is to be charged, so as to be given the opportunity to appear before the taxing authority and contest said taxes or assessments.

10. Installations, Maintenance and Modifications to Equipment. Prior to the installation of its Equipment, Licensee shall submit to Licensor, for its written approval, which shall not be unreasonably withheld, copies of any and all plans, drawings and specifications regarding the proposed installation. Licensee shall further submit copies of any and all permits or authorizations which are required for the installation and operation of the Equipment at the Site. Licensor shall have the right to require that a structural analysis of the tower be performed prior to the installation of any Equipment on the tower. In the event that any improvements or structural enhancements for the tower are required in order to permit the installation of the Equipment, Licensee shall be solely responsible for the cost of any and all such improvements or enhancements.

Any and all construction, services, or work, which may be performed at the Site, must be performed, at Licensee's sole expense, in a workmanlike manner and in accordance with the approvals and authorizations which are granted to Licensee. Licensee shall, throughout the term of this License, maintain its Equipment and the Facilities in good order and repair.

Licensee, at its sole expense, shall be permitted, without notice to Licensor, to make modifications, replacements, or alterations to its Equipment, which is located in the equipment shelter, provided that any such modifications do not result in a change in frequencies or require additional ground space. Any other modifications, replacements, or alterations shall require the prior written consent of Licensor, which consent will not be unreasonably withheld.

Except in cases of emergency, Licensee shall provide Licensor with at least seven (7) days notice prior to any access to the tower. Said notice need not be in writing and may be made by telephone, email or facsimile transmission. Licensee shall have the right to access the tower without providing the aforementioned seven (7) day notice in the event of an emergency in which material damage to people or property is imminent, but Licensee shall, within twenty-four (24) hours of said access to the tower, provide notice to Licensor of the access and the work that was performed.

If a proposed replacement, substitution or modification (hereinafter "Modification") of its Equipment will result in an increased antenna weight or wind load to the tower or the use of additional ground or tower space, Licensee shall submit to Licensor copies of any and all plans, drawings, and specifications for the proposed Modification along with copies of any required permits or authorizations and shall obtain the prior written consent of Licensor, which consent will not be unreasonably withheld. If necessary, Licensee shall be responsible, at its sole expense, for verifying that the Modification is permissible, including, obtaining a structural analysis and/or weight and wind load analysis. Licensor shall have the right to increase the rent charged to Licensee for any Modification to its Equipment which materially increases the antenna weight or wind load to the tower or which requires additional ground or tower space.

11. Liability and Indemnification. Licensee and Licensor shall at all times comply with all laws, ordinances, rules and regulations of any and all municipal, state, federal, and other governmental authorities relating to each party's respective use and operations at the Site including, but not limited to, the installation, maintenance, modification, height, location, use, operation, and removal of any equipment, and other alterations or improvements.

Each party shall fully indemnify and hold harmless the other party against any loss or expense, including, but not limited to, reasonable attorneys' fees, which may be sustained or incurred by the other party as a result of the indemnifying party's acts or omissions at the Site, except to the extent caused by the acts or omissions of the indemnified party. Except for the acts or omissions of Licensor, Licensee, or their respective officers, directors, employees, agents, consultants, contractors, and invitees, neither Licensor nor Licensee shall be liable to the other party for any loss or damages arising out of personal injuries or property damage.

12. Condition of Site and Removal of Equipment. Licensor shall furnish the Site to Licensee in good condition and shall maintain the Site in a manner that will not interfere with Licensee's reasonable and proposed use of the Site. Licensee represents that it has inspected the Site, its plans and engineering, and the calculations for the tower and has determined that the foregoing are suitable for its proposed use and purposes. Licensee accepts the Site in "as-is" condition. Licensee shall not commit waste at or to damage to the Site or the property of Licensor or other users at the Site and shall be responsible for remedying any such waste or damage at its sole expense.

Within thirty (30) days of the expiration or termination of this License, Licensee shall remove its Equipment, fixtures and structures from the Site at Licensee's sole cost and expense. Title to all of Licensee's Equipment, fixtures and structures will remain in Licensee. At the expiration or termination of this License, Licensee shall surrender the Facilities in substantially the same condition as received, except for ordinary wear and tear, or damages to the Site due to causes beyond Licensee's control. Licensee shall be responsible for the payment of rent until all of Licensee's Equipment is removed from Site and all necessary restoration and repairs at the Site have been completed.

In the event Licensee fails to remove any of Licensee's Equipment from the Site, within the aforementioned thirty (30) day period, Licensee shall be deemed to have abandoned its Equipment and Licensor shall be free to remove and dispose of Licensee's Equipment in any manner within Licensor's sole and absolute discretion, and without any liability to Licensee.

If Licensee is deemed to have abandoned its Equipment to Licensor, pursuant to the preceding sentence, Licensee shall reimburse Licensor within five (5) days following Licensor's demand for all costs incurred by Licensor in removing and disposing of Licensee's Equipment, which obligation shall survive the expiration or termination of this License.

13. Mutual Waiver of Subrogation. Licensee and Licensor hereby agree not to assign to any insurance company any right or cause of action for damage to their respective property located on the Site which Licensee or Licensor now have or may subsequently acquire against the other party, and Licensee and Licensor each expressly waive all rights of subrogation for such damage against the other party. It is specifically understood that this provision shall apply only where such insurance allows the insured to enter into an agreement waiving subrogation rights.

14. Duty to Repair. If the Facilities are, in whole or in part, destroyed by fire, vandalism, civil unrest, acts of God, or any other action or event which is beyond the control of either Licensor or Licensee, or condemned by public authorities, whether by eminent domain or otherwise, then (i) if wholly destroyed or condemned so that all of the Facilities are rendered untenable, this License shall then terminate, and Licensee shall be liable for the rent only up to the time of such destruction or condemnation and any rent prepaid by Licensee shall be returned to it; but (ii) if only partially destroyed or condemned, and still tenable, Licensor shall, within a reasonable time, which shall not exceed ninety (90) days, repair said Facilities with a reasonable reduction of rent from the time of such partial destruction or condemnation until the Facilities are again of reasonable value to Licensee as the Facilities were before being partially destroyed or condemned; provided, however, that if such partial destruction or condemnation shall occur within six (6) months prior to the termination of this License, then this License, if either Licensor or Licensee so elects, shall then terminate and Licensee shall be liable for rent only up to the time of such destruction or condemnation and any rent prepaid by Licensee shall be returned to it.

15. Notices. Any notice or demand required or permitted to be given or made under this License, unless otherwise specified in this License, shall be in writing and shall be given by personal delivery, reputable overnight carrier, or by U.S. certified mail, postage prepaid, return receipt requested to the other party at the address set forth on Page 1 of this License. Notices will be deemed effective when delivered or rejected if by personal delivery, the following business day when sent by reputable overnight courier, or three (3) business days after being deposited with the U.S. Postal Service if sent by U.S. certified mail. Either party may from time to time designate any other address for this purpose by giving written notice to the other party.

16. Default. Failure by Licensee to make any payment which is required by this License when due shall not constitute a default under this License unless Licensee shall fail to cure such delinquency within ten (10) days of written notice specifying the delinquency. Unless otherwise specified herein, failure by either party to perform any other obligation under this License shall not constitute a default, unless the non-performing party is given written notice of such failure by the other party and the non-performing party fails to correct such failure within *thirty* (30) days of written notice.

In the event that a non-monetary default cannot reasonably be cured within the thirty (30) day period, the non-performing party will not be in default if it commences its cure efforts within the thirty (30) day period and diligently pursues the cure until completion.

In the event that a noticed default is not cured within the designated cure period, the non-defaulting party shall be entitled to terminate *this* License upon ten (10) days written notice, in addition to pursuing any other available remedies at law or in equity.

17. Costs of Enforcing. If either party commences an action against the other to enforce any of the terms hereof or because of the breach by the other party of any of the terms of *this* License, the prevailing party in any such action shall be entitled to recover from the other party its reasonable attorneys' fees and expenses incurred, and the right to such attorneys' fees and expenses shall be deemed to have accrued from the commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

18. Assignment. Licensee shall have the right at any time to assign this License, provided that Licensee shall first obtain Licensor's written consent, which consent will not be unreasonably withheld. In the event of an assignment, Licensee will be relieved from its ongoing obligations and liabilities under this License if the proposed assignee is creditworthy and agrees in writing to be bound by the terms of this License. Licensor shall have the right to assign this License at any time without the prior consent of Licensee, written or otherwise. If Licensor sells or transfers its interest in the Site, then Licensor, on consummation of the sale or transfer, shall be released from any liability thereafter accruing under *this* License; *provided, however*, any assignment by Licensor shall only be effective against Licensee after Licensor has provided Licensee with written notice of the sale or transfer, along with sufficient documentation evidencing of the consummation of the sale or transfer.

19. Quiet Enjoyment. Licensor warrants that (i) Licensor owns the Site in fee simple or has a legal right to use, operate, manage or occupy the Site, including rights of access thereto; (ii) Licensor has the full right to enter into and perform pursuant to this License; and (iii) Licensor covenants and agrees that upon Licensee's payment of the rent and its performance pursuant to this License that Licensee may peacefully and quietly enjoy and use the Site.

20. Prior Negotiations. This License constitutes the entire agreement of the parties hereto and shall supersede all prior offers, negotiations and agreements.

21. Amendment. No revision, amendment to, or modification of this License shall be valid unless made in writing and signed by an authorized representative of each party.

22. Successors and Assigns. The covenants and agreements contained in this License shall be binding upon the parties hereto and on their respective successors, heirs, executors, administrators, legal representatives, and assigns.

23. Authority. Any individual signing this License on behalf of an entity represents and warrants that he or she has full authority to do so.

24. Counterparts. This License may be executed in multiple, identical counterparts. If so executed, each counterpart is to be deemed an original for all purposes, and all such counterparts shall, collectively, constitute one agreement. This Amendment shall become operative when each party has executed and has delivered or transmitted a counterpart to the other party. For purposes of effectuating this Amendment, a counterpart may be transmitted by facsimile, email, or other agreed upon means of electronic delivery. For purposes of proving the existence of this Amendment, a party shall be permitted to provide a copy of a transmitted counterpart without first being required to prove the unavailability of an original copy.

25. Liens and Encumbrances. Licensee shall keep the Site premises free and clear of all mechanic's and materialman's liens arising from or relating to the installation, repair, or maintenance of Licensee's Equipment on, or its removal, from the Site. If a mechanic's or materialman's lien is filed as a result of Licensee's work, installation, operations or removal of Equipment, Licensee shall cause any such lien to be bonded or discharged of record within twenty (20) business days of being notified of the lien. If Licensee fails to bond or discharge the lien within such twenty (20) day period, Licensor, in addition to any other rights or remedies available at law or equity, shall have the right to discharge the lien by paying the amount claimed to be due or to bond the lien at Licensee's expense. Any amount paid by Licensor in discharging or bonding any lien together with all costs and expenses including, without limitation, reasonable attorneys' fees and costs, shall immediately be due and payable by Licensee upon demand from Licensor, and Licensee agrees to indemnify and hold Licensor harmless from all such amounts.

26. Miscellaneous Provisions. The waiver of any term, provision or any default shall not constitute the waiver of any other term, provision or default. This License shall be governed by the laws of the state in which the Site is located. If any part of this License shall be adjudged contrary to law, the remaining provisions hereof shall remain in full force and effect. Any provision which references Licensee or Licensor, a party or the parties, shall also include the respective officers, directors, employees, agents, consultants, contractors and invitees of the Licensee or Licensor.

[SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, the parties have executed this License as of the date set forth below.

LICENSOR: **Houston County Board of Commissioners**

By: _____
Tommy Stalnaker, Chairman

Date: _____

LICENSEE: **Shanks Broadcasting**

By: _____
Bill Shanks

Date: _____

IN WITNESS WHEREOF, the parties have executed this License as of the date set forth below.

LICENSOR: **Houston County Board of Commissioners**

By: _____
Tommy Stalnaker, Chairman

Date: _____

LICENSEE: **Shanks Broadcasting**

By: _____
Bill Shanks

Date: _____

EXHIBIT "A"
W241CO Hawkinsville, GA 96.1 MHZ, Facility ID: 201216

Frequencies of Operation: Transmit: 96.1 Receive: NA

Tower Coordinates: Latitude: 32 degrees 28 minutes 03.20 seconds North
Longitude: 83 degrees 34 minutes 44.30 seconds West

ASRN: 1240814

Owner's Tower Name: Oakey Woods

Transmit (TX) Antenna

Antenna Make: Shively 6832-2, 2 bays	Model:
Transmit Antenna Dimensions: 8.2ft.	Number of Bays: 2
Pipe length 18.5 ft	

Transmission Line for TX Antenna

Model: Andrew LDF 5-50A 7.8 leg mounted

Dish

N/A

Transmission Line for Dish

N/A

Transmitter

Transmitter Make:	Model:
BW 600 V2	ERP (Watts): 250 W
Power Output:	
600W	

Shelter/Ground Space Required

N/A

Additional Ground Space Required

N/A

Electrical Requirements

120V 10A max single phase

Notes:

This is for a low power FM translator with an antenna height of 240' AGL. Antenna weight 121 lb

The Engineering Department is requesting to extend the maintenance bonds for one year on McCarley Downs Subdivision Section 1 Phase 2A; McCarley Downs Subdivision Section 2 Phase 3; and Forestbrooke and Stratford Hills Subdivision to give the developers an opportunity to perform the required work in accordance with the Comprehensive Land Development Regulations. If the bonds are not extended by their respective expiration dates the County will draw the bonds 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 #210230-7, expiring March 14, 2019) for McCarley Downs Subdivision Section 1 Phase 2A; the extension of maintenance bond (SunMark Letter of Credit #210230-4, expiring February 6, 2019) for McCarley Downs Subdivision Section 2 Phase 3; and the extension of maintenance bond (Sun Trust Bank Letter of Credit #70002339, expiring February 9, 2019) for Forestbrooke and Stratford Hills Subdivision. If the bonds are not extended by their respective expiration dates the County will draw the bonds and contract the work.

HOUSTON COUNTY PUBLIC WORKS DEPARTMENT

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



Memo

Date: January 25, 2019 OK [Signature]
To: Houston County Board of Commissioners
From: Blake Studstill ^{BS}
RE: Maintenance Bond Renewal; McCarley Downs Subdivision, Section 1 Phase 2a; SunMark Bank, Letter of Credit #210230-7; Expires March 14, 2019

This matter is in reference to the McCarley Downs Subdivision, Section 1 Phase 2a. 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 March 14, 2019, we will draw this 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

Date: January 25, 2019 OK RES
To: Houston County Board of Commissioners
From: Blake Studstill ^{BS}
RE: Maintenance Bond Renewal; McCarley Downs Subdivision, Sec. 2 Ph. 3;
Sun Mark Bank, Letter of Credit #21023-4; Expires February 6, 2019

This matter is in reference to McCarley Downs Subdivision Section 2 Phase 3. 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 February 6, 2019, we will draw this 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 [Signature]

Date: January 25, 2019
To: Houston County Board of Commissioners
From: Blake Studstill ^{BS}
RE: Maintenance Bond Renewal; Forestbrooke and Statford Hills Subdivision;
SunTrust Bank, Letter of Credit #70002339; Expires February 9, 2019

This matter is in reference to Forestbrooke and Stratford Hill Subdivision. 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 February 9, 2019, we will draw this bond and contract the work.

The Engineering Department is requesting to extend the Cul-de-sac bond for one year on McCarley Downs Subdivision Section 1 Phase 2A to give the developer an opportunity to extend Kyler Lane. If the bond is not extended by March 14, 2019 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 cul-de-sac bond (SunMark Letter of Credit #210230-6, expiring March 14, 2019) for McCarley Downs Subdivision Section 1 Phase 2A. If the bond is not extended by March 14, 2019 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

Date: January 25, 2019 *OK [Signature]*
To: Houston County Board of Commissioners
From: Blake Studstill *BS*
RE: Cul-De-Sac Bond Renewal; McCarley Downs Subdivision, Sec. 1 Ph. 2a; Sun Mark Bank, Letter of Credit #21023-6; Expires March 14, 2019

Please accept this request to renew the cul-de-sac bond at **Kyler Lane of McCarley Downs Subdivision, Section 1 Phase 2a** for one year to give them an opportunity to extend Kyler Lane. If the bond extension is not received by March 14, 2019, we will draw this bond and contract the work.

This change order on the 2018 LMIG project will increase the quantities set up to repair, resurface and restripe Brittwood Court and Quail Run Drive (approximately 1.05 miles). Although these roads were not included in the original contract, it is necessary to make repairs to failing sections of the roadways. The increase is \$36,000 to the original contract total of \$1,162,691.60.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign Change Order #1 to the 2018 LMIG contract with Georgia Asphalt. The change order will increase the original contract of \$1,162,691.60 by \$36,000 bringing the new contract total to \$1,198,691.60. There is no increase in contract time.



HOUSTON COUNTY PUBLIC WORKS

2018 Kings Chapel Road
Perry, GA 31069

PHONE: (478) - 987 - 4280
FAX: (478) - 988 - 8007

MEMORANDUM

Handwritten signature/initials

Date: Friday, December 28, 2018
To: Houston County Board of Commissioners
cc: Robbie Dunbar, Director of Operations; Ken Robinson, Traffic Engineer
From: Brian C. Jones, P.E., County Engineer
RE: 2018 LMIG

Houston County Public Works respectfully requests the Commissioners to approve the following change order to the 2018 LMIG Project.

CHANGE ORDER # 1- The purpose of the change order is to increase the quantities set up for the 2018 LMIG project to:

- 1) Make repairs, resurface and restripe Brittwood Court and Quail Run Drive, approximately 1.05 miles.

The change order amount is \$36,000.00 and 0 days of additional time is to be added to the contract completion date for this task.

Table with 4 columns: Description, Completion Date, C/O Amount, Total. Rows include Original Contract Agreement and Change Order No. 1 - Resurfacing Brittwood Court and Quail Run Drive.

For your reference, I have attached the following:
1. Change Order to be signed

BJ/ker
Attachments: Change Order Form

Change Order

No. 1

Project: **2018 LMIG**

Date: **December 28, 2018**

Owner: **Houston County Board of Commissioners**

Contractor: **Georgia Asphalt, Inc.**

Engineer: **Brian C. Jones, P.E.**

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

Description: As directed by the Engineer, the Contractor was asked to repair, resurface and restripe Brittwood Court and Quail Run Drive, approximately 1.05 miles. These roads were not included in the original contract. These repairs and other general quantity overruns required an increase in the quantities set up for the 2018 LMIG project in the amount of approximately \$36,000.

Purpose of Change Order: The purpose of this change order is to make repairs to failing sections of roadways in order to preserve the structural integrity of failed or damaged roadway sections.

<u>Change in Contract Price:</u>	<u>Change in Contract Time</u>
Original Contract Price \$ <u>1,162,691.60</u>	Original Contract Time <u>October 31, 2018</u> Days or date
Previous Change Orders No. to No. \$ <u>N/A</u>	Net Change from previous Change Orders <u>N/A</u> Days
Contract Price prior to this Change Order \$ <u>1,162,691.60</u>	Contract Time Prior to this Change Order <u>October 31, 2018</u> Days
Net <u>Increase</u> (decrease) of this Change Order \$ 36,000.00	Net Increase (decrease) of this Change Order <u>0</u> Days
Contract Price with all approved Change Orders \$ <u>1,198,691.60</u>	Contract Time with all approved Change Orders <u>October 31, 2018</u> Days or date

Recommended:

By Brian C. Jones
Engineer

Approved:

By _____
Owner

Date: _____

Approved:

By Allen Smason
Contractor

This is the seventh year that Houston County will bid out the joint LMIG projects for Houston County, Warner Robins, Perry, Centerville, Hawkinsville, Pulaski County, Dooly County and Byron. Doing so allows for the consolidation of all Local Maintenance and Improvements Grant road projects so that each entity receives the best pricing.

The attached Memorandum of Agreement has been executed by each of the other entities and now requires County approval. As the next step in the process Houston County would bid all projects together and subsequently award to the lowest bidder.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign the Memorandum of Agreement with Warner Robins, Perry, Centerville, Hawkinsville, Pulaski County, Dooly County and Byron concerning the 2019 Joint LMIG road resurfacing and repair projects.

MEMORANDUM OF AGREEMENT

This MEMORANDUM OF AGREEMENT, dated as of _____, 2019, made and entered into by and between the Houston County Board of Commissioners on behalf of Houston County, Georgia (“Houston County”), a political subdivision of the State of Georgia; City of Warner Robins, Georgia, a municipal Corporation of the State of Georgia (Warner Robins); City of Centerville, Georgia, a municipal corporation of the State of Georgia (Centerville); City of Perry, Georgia a municipal corporation of the State of Georgia (Perry); City of Hawkinsville, Georgia, a municipal corporation of the State of Georgia (Hawkinsville); Pulaski County Board of Commissioners on behalf of Pulaski County, Georgia (Pulaski County) a political subdivision of the State of Georgia; Dooly County Board of Commissioners on behalf of Dooly County, Georgia (Dooly County) a political subdivision of the State of Georgia and City of Byron, Georgia, a municipal corporation of the State of Georgia (Byron).

WITNESSETH:

WHEREAS, the parties herein recognize the importance of road improvements in their various jurisdictions; and

WHEREAS, the State of Georgia through the Georgia Department of Transportation makes available to local jurisdictions Local Maintenance and Improvement Grants (LMIG) to pave and repair roads in local jurisdictions; and

WHEREAS, in order to secure the best price for the work to be done with LMIG funds Houston County, Warner Robins, Centerville, Perry, Hawkinsville, Pulaski County, Dooly County and Byron would agree that all projects for the aforesaid jurisdictions would be bid together and awarded to the lowest bidder;

NOW, THEREFORE, in consideration of the foregoing and the respective representations, covenants and agreements hereinafter set forth, the Parties hereto agree as follows:

1. Houston County agrees to bid all of the projects for Houston County, Warner Robins, Centerville, Perry, Hawkinsville, Pulaski County, Dooly County and Byron.

2. Within sixty (60) days of the selection of a low bidder each of the Parties herein will execute a contract with the low bidder based on the unit costs received in the bid process.

3. Failure by any of the Parties to execute a contract with the low bidder within the aforesaid sixty (60) days will result in a breach of this Agreement.

4. Each Party to this Agreement maintains the jurisdiction and control of each of their respective roads and right-of-way.

IN WITNESS WHEREOF, Houston County, Warner Robins, Centerville, Perry, Hawkinsville, Pulaski County, Dooly County and Byron have caused this Agreement to be executed in their respective seals to be hereunto affixed and attested by their duly authorized officers.

**BOARD OF COMMISSIONERS OF
HOUSTON COUNTY, GEORGIA**

By: _____
Tommy Stalnaker, Chairman

[COUNTY SEAL]

Attest: _____
Barry Holland, Director of
Administration



CITY OF WARNER ROBINS, GEORGIA

By: Raydy Toz
Mayor

Attest: [Signature]
City Clerk

BOARD OF COMMISSIONERS OF PULASKI COUNTY, GEORGIA

By: _____
Sole Commissioner

Attest: _____
Clerk

CITY OF CENTERVILLE, GEORGIA

By: _____
Mayor

Attest: _____
City Clerk

CITY OF PERRY, GEORGIA

By: _____
Mayor

Attest: _____
City Clerk

[COUNTY SEAL]

[SEAL]

[SEAL]

CITY OF WARNER ROBINS, GEORGIA

[SEAL]

By: _____
Mayor

Attest: _____
City Clerk

**BOARD OF COMMISSIONERS OF
PULASKI COUNTY, GEORGIA**



[COUNTY SEAL]

By: _____
Sole Commissioner

Attest: Molly Teutsch
Clerk

CITY OF CENTERVILLE, GEORGIA

[SEAL]

By: _____
Mayor

Attest: _____
City Clerk

CITY OF PERRY, GEORGIA

[SEAL]

By: _____
Mayor

Attest: _____
City Clerk

CITY OF WARNER ROBINS, GEORGIA

[SEAL]

By: _____
Mayor

Attest: _____
City Clerk

**BOARD OF COMMISSIONERS OF
PULASKI COUNTY, GEORGIA**

[COUNTY SEAL]

By: _____
Sole Commissioner

Attest: _____
Clerk

CITY OF CENTERVILLE, GEORGIA

[SEAL]

By: _____
Mayor

Attest: _____
City Clerk

CITY OF PERRY, GEORGIA

[SEAL]

By: _____
Mayor

Attest: _____
City Clerk

CITY OF WARNER ROBINS, GEORGIA

[SEAL]

By: _____
Mayor

Attest: _____
City Clerk

**BOARD OF COMMISSIONERS OF
PULASKI COUNTY, GEORGIA**

[COUNTY SEAL]

By: _____
Sole Commissioner

Attest: _____
Clerk

CITY OF CENTERVILLE, GEORGIA

[SEAL]

By: _____
Mayor

Attest: _____
City Clerk

CITY OF PERRY, GEORGIA



By: [Signature]
Mayor Pro Tem

Attest: [Signature]
City Clerk

[SEAL]



[COUNTY SEAL]

CITY OF HAWKINSVILLE, GEORGIA

By: _____

J. K. Hare
Mayor

Attest: _____

Deanna Carney
City Clerk

**BOARD OF COMMISSIONERS OF
DOOLY COUNTY, GEORGIA**

By: _____

Chairman

Attest: _____

County Administrator

CITY OF BYRON, GEORGIA

By: _____

Mayor

Attest: _____

City Clerk

[SEAL]

CITY OF HAWKINSVILLE, GEORGIA

[SEAL]

By: _____
Mayor

Attest: _____
City Clerk

**BOARD OF COMMISSIONERS OF
DOOLY COUNTY, GEORGIA**



By: Bill Hurd
Chairman

Attest: Heather Gordon
County Administrator

CITY OF BYRON, GEORGIA

[SEAL]

By: _____
Mayor

Attest: _____
City Clerk

CITY OF HAWKINSVILLE, GEORGIA

[SEAL]

By: _____
Mayor

Attest: _____
City Clerk

**BOARD OF COMMISSIONERS OF
DOOLY COUNTY, GEORGIA**

[COUNTY SEAL]

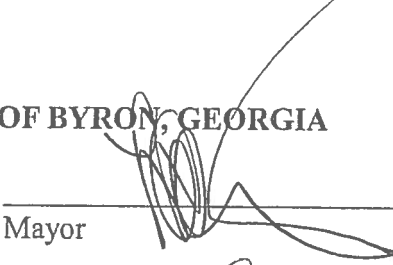
By: _____
Chairman

Attest: _____
County Administrator

CITY OF BYRON, GEORGIA

[SEAL]

By: _____
Mayor

Attest: 
City Clerk



Bids were solicited for two regular cab ½-ton pick-up trucks for use in the Water Department with eight vendors responding. Staff recommends award to low bidder Landers McLarty Dodge for a unit price of \$20,963.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of two new 2019 RAM 1500 regular cab pick-up trucks for use in the Water Department from Landers McLarty Dodge of Huntsville, AL for the unit price of \$20,963 or a total amount of \$41,926. Water capital funds will pay for the purchase of these vehicles.



HOUSTON COUNTY BOARD OF COMMISSIONERS

MARK E. BAKER
PURCHASING AGENT

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

MEMORANDUM

To: Houston County Board of Commissioners

From: Mark E. Baker

Cc: Barry Holland

Date: January 29, 2019

**Subject: Bid Recap for Houston County Water Department:
19-25 – Two (2) 2019 Half Ton Regular Cab Trucks**

In January 2019 the Purchasing Department requested bid prices for two (2) Half Ton Regular Cab Trucks for the Houston County Water Department. Eight (8) bids were received timely and are listed below.

Company	Truck Brand/Model	Unit Price	Delivery
Landers McClarty	2019 Ram 1500 Regular Cab	\$20,963	120 days
Stallings Automotive	2019 Ram 1500 Classic Tradesman	\$21,847	120 days
Ginn Commercial	2019 Ram 1500 Classic Tradesman	\$22,152	70-84 days
Perry Ford	2019 Ford F-150	\$22,953.12	6-8 weeks
Wade Ford	2019 Ford F-150	\$23,192	14-16 weeks
Brannen Motor Company	Ford F-150 Regular Cab	\$24,184	10-12 weeks
Woody Folsom Ford	2019 F-150	\$24,542.12	90 days
Jeff Smith Ford	2019 Ford F-150 Regular Cab	\$24,768	8-12 weeks

I recommend that Houston County purchase the two (2) 2019 Ram 1500 Regular Cab trucks from Landers McLarty, Inc. as outlined above and charge a total of \$41,926 to account to 505-11.7500.

Bids were solicited for one extended cab ½-ton pick up truck for use in the Water Department with ten vendors responding. Staff recommends award to low bidder Landers McLarty Dodge for \$21,789.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of one new 2019 RAM 1500 quad cab pick-up truck for use in the Water Department from Landers McLarty Dodge of Huntsville, AL in the amount of \$21,789. Water capital funds will pay for this vehicle purchase.



HOUSTON COUNTY BOARD OF COMMISSIONERS

MARK E. BAKER
PURCHASING AGENT

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

MEMORANDUM

To: Houston County Board of Commissioners
From: Mark E. Baker
Cc: Barry Holland
Date: January 29, 2019
**Subject: Bid Recap for Houston County Water Department:
19-24 – (1) 2019 Half Ton Extended Cab Truck**

In January 2019 the Purchasing Department requested bid prices for one (1) Half Ton Extended Cab Truck for the Houston County Water Department. Ten (10) bids were received timely and are listed below.

Company	Truck Brand/Model	Unit Price	Delivery
Landers McLarty	2019 Ram 1500 Quad Cab	\$21,789	120 days
Stallings Automotive	2019 1500 Classic ST Quad Cab	\$22,673	120 days
Ginn Commercial	2019 Ram Extended Cab	\$23,178	70-84 days
Wade Ford	2019 Ford F-150	\$23,960	14-16 weeks
Perry Ford	2019 Ford F-150	\$24,113.12	6-8 weeks
Langdale Chevrolet	2019 Model C15753	\$24,390	60-70 days
Brannen Motor Company	2019 Ford F-150 Extended Cab	\$25,344	10-12 weeks
Town Center Nissan	2019 Titan King Cab	\$25,568	90 days
Jeff Smith Ford	2019 Ford F-150 Extended Cab	\$25,929	8-12 weeks
Woody Folsom Ford	2019 Ford F-150	\$26,006.12	90 days

I recommend that Houston County purchase the 2019 Ram 1500 Quad Cab truck from Landers McLarty, Inc. as outlined above and charge a total of \$21,789 to account 505-11.7500.

Bids were solicited for one 2-1/2 ton crew cab truck with a flat bed dump for use in the Water Department with four vendors responding. Staff recommends award to low bidder Nextran Truck Center for \$72,612.16.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of one new 2019 Ford F-750 Crew Cab with Flat Bed Dump truck for use in the Water Department from Nextran Truck Center of Macon for the unit price of \$72,612.16. Water capital funds will pay for the purchase of these vehicle.



HOUSTON COUNTY BOARD OF COMMISSIONERS

MARK E. BAKER
PURCHASING AGENT

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

MEMORANDUM

To: Houston County Board of Commissioners

From: Mark E. Baker

Cc: Barry Holland

Date: January 32019

Subject: Bid Recap for Houston County Water Department:
19-27 – One (1) 2019 2 1/2 Ton Crew Cab Truck w/Flat Bed Dump

In January 2019 the Purchasing Department requested bid prices for One (1) 2019 2 ½ Ton Crew Cab Truck w/Flat Bed Dump for the Houston County Water Department. Four (4) bids were received and are listed below.

Company	Truck Brand/Model	Unit Price	Delivery
Nextran Truck Center	2019 Ford F-750 Crew	\$72,612.16	16-18 weeks
Middle Georgia Freightliner-Isuzu	2020 Freightliner M2-106	\$83,625	June 2019
Peach State Truck Centers	2020 Freightliner M2-106	\$88,870	210-240 days5
Rush Truck Centers	2020 International MV607	\$93,881.86	July 2019

I recommend that Houston County purchase the 2019 2 ½ Ton Crew Cab Truck w/Flat Bed Dump from Nextran Truck Center as outlined above and charge a total of \$72,612.16 to account to 505-11.7500.

Summary of bills by fund:

• General Fund (100)	\$1,299,731.84
• Emergency 911 Telephone Fund (215)	\$ 51,450.39
• Fire District Fund (270)	\$ 26,100.24
• 2001 SPLOST Fund (320)	\$ 0.00
• 2006 SPLOST Fund (320)	\$ 0.00
• 2012 SPLOST Fund (320)	\$ 218,630.52
• 2018 SPLOST Fund (320)	\$1,000,693.74
• Water Fund (505)	\$ 87,479.79
• Solid Waste Fund (540)	<u>\$ 152,062.20</u>
Total for all Funds	\$2,836,148.72

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$2,836,148.72