



Houston County Board of Commissioners Meeting

Perry, Georgia

February 4, 2020

9:00 A.M.

HOUSTON COUNTY COMMISSIONERS MEETING

Perry, Georgia
February 4, 2020
9:00 A.M.

Call to Order

Turn Off Cell Phones

Invocation - Commissioner Robinson

Pledge of Allegiance - MSgt. Gerald Williams, USAF

Approval of Minutes from January 21, 2020

New Business:

1. Public Hearing on Special Exception Applications #2310-2312, #2314-2315, #2317-2319 and #2321 thru #2323 – Commissioner Walker
2. Warner Robins Annexation Request (Clay Smith / Wrasling Way) – Commissioner Walker
3. Warner Robins Annexation Request (KenDom Enterprises / 1256 S. Houston Lake Road) – Commissioner Walker
4. Maintenance Bond Releases – Commissioner Robinson
5. Budget Adjustments – Commissioner Robinson
6. Pay Adjustment – Commissioner Robinson
7. Memorandum of Agreement (Joint 2020 LMIG) – Commissioner Thomson
8. Indemnification Agreement (Pikramenos / Lake Joy Road) – Commissioner Thomson
9. Professional Services Contract (Aquatic Escapes, LLC) – Commissioner Thomson
10. Timber Sale Agreement (American Forest Management) – Commissioner Thomson
11. Cul-de-Sac Bond Renewal (Abingdon Cove of McCarley Downs, Sec. 2, Ph. 3) – Commissioner McMichael
12. Independent Contractor Agreement (Medical Examiner) – Commissioner McMichael
13. Proposal for Audit Services (Butler, Williams & Wyche, LLP) – Commissioner McMichael
14. Approval of Bills – Commissioner McMichael

Public Comments

Commissioner Comments

Motion for Adjournment

Special Exception Summary

Application	Applicant	Location	Proposed Use	Z & A Recommendation/Comments
2310	Jason Story	316 Green Island Road	Handyman	Approved unanimously, with the condition to allow the use of a 5 ft. x 10 ft. enclosed trailer for the business
2311	Clay Holt & Susan Odom	107 Holt Court	Construction	Approved unanimously
2312	Jesse Meister	222 Lake Placid Drive	Pressure Washing	Approved unanimously, with the condition to allow the use of a 5 ft. x 10 ft. utility trailer for the business
2314	Lakeithia Smith	103 Centennial Drive	Glass Repair and Installation	Approved unanimously, with the condition to allow the use of a 5 ft. x 10 ft. open trailer for the business
2315	Jennifer Spence	156 Harner Road	Dog Breeding	Approved unanimously
2317	Danna Stokes	709 Grovania Road	Handyman & Home Inspection	Approved unanimously
2318	Ben & Kimberly Simmons	2252 Elko Road	Commercial Financial Consulting	Approved unanimously
2319	Marcas Reid & Chakanis King	708 Fernandina Drive	Pressure Washing	Tabled in order for the applicant to be present at the hearing
2321	Ken & Mitzi Galason	1621 Houston Lake Rd.	Interior Design	Tabled in order for the applicant to be present at the hearing
2322	John Whittington	108 Deborah Drive	Catering (BBQ)	Tabled in order for the applicant to revise business plan
2323	Manuel Jay Becerra Jr.	112 Arthur Street	Vending Machine	Approved unanimously, with the condition to allow the use of a 5 ft. x 8 ft. trailer for the business

**Zoning & Appeals
Recommendation**

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2310 – Jason Story	Handyman	Unanimous	X		
#2311 – Clay Holt/Susan Odom	Construction	Unanimous	X		
#2312 – Jesse Meister	Pressure Washing	Unanimous	X		
#2314 – Lakeithia Smith	Glass Repair & Installation	Unanimous	X		
#2315 – Jennifer Spence	Dog Breeding	Unanimous	X		
#2317 – Danna Stokes	Handyman & Home Inspection	Unanimous	X		
#2318 – Ben & Kimberly Simmons	Comm Financial Consulting	Unanimous	X		
#2319 – Marcas Reid/Chakanis King	Pressure Washing	Unanimous			X
#2321 – Ken & Mitzi Galason	Interior Design	Unanimous			X
#2322 – John Whittington	Catering (BBQ)	Unanimous			X
#2323 – Manuel Jay Becerra, Jr.	Vending Machine	Unanimous	X		

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the following applications to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report:

#2310 – Jason Story	Handyman
#2311 – Clay Holt and Susan Odom	Construction
#2312 – Jesse Meister	Pressure Washing
#2314 – Lakeithia Smith	Glass Repair & Installation
#2315 – Jennifer Spence	Dog Breeding
#2317 – Danna Stokes	Handyman & Home Inspection
#2318 – Ben & Kimberly Simmons	Comm Financial Consulting
#2319 – Marcas Reid and Chakanis King	Pressure Washing
#2321 – Ken & Mitzi Galason	Interior Design
#2322 – John Whittington	Catering (BBQ)
#2323 – Manuel Jay Becerra, Jr.	Vending Machine

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

Application No. 2310

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 Jason Story
2. Applicant's Phone Number 478-302-2382
3. Applicant's Mailing Address 316 Green Island Road Bonaire, GA 31005
4. Property Description LL 54, 11th Land District of Houston County, Georgia, Lot 2, Section 1 of Hampton Meadows Subdivision, consisting of 0.26 Acres
5. Existing Use Residential
6. Present Zoning District PUD
7. Proposed Use Special Exception for a Home Occupation
for a Handyman 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.

11-4-19

Date


Applicant

Application # 2310

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: November 4, 2019

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Notice being posted on the property: January 10, 2020

Date of Public Hearing: January 27, 2020

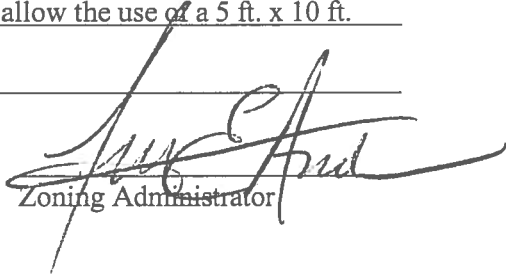
Fee Paid: \$100.00 Receipt # 41787

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 5 ft. x 10 ft. enclosed trailer for the business.

January 27, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: February 4, 2020

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Public Hearing: February 4, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

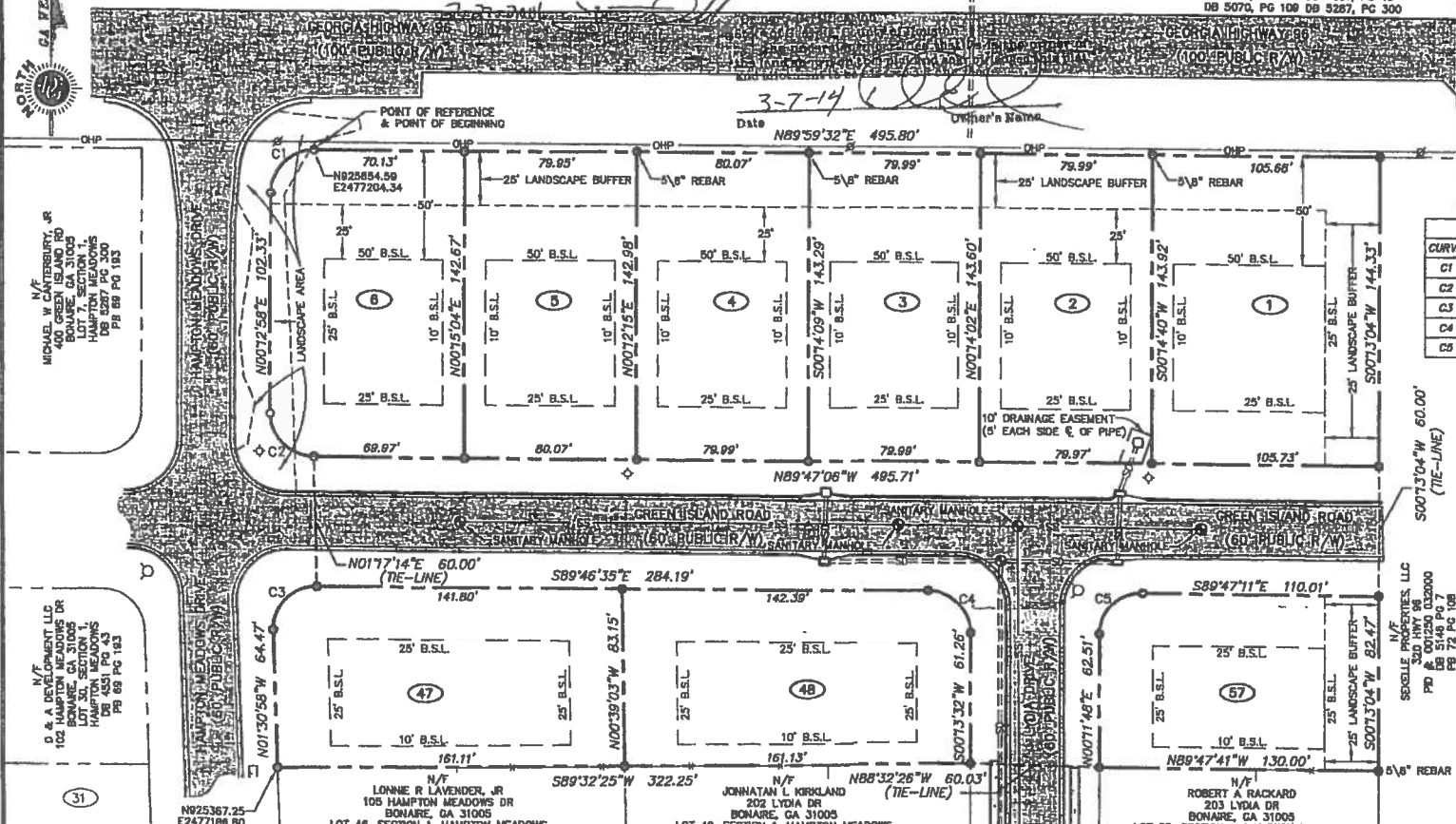
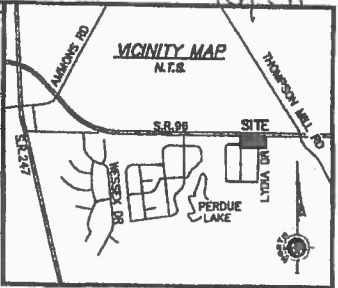
This approval in no way releases the property owner or contractor of his obligation to enforce and develop the project in accordance with the provisions of the Georgia Public Code Title 38, Chapter 2, Article 1, Section 2, which provides for the liability by the County of any damages caused by construction and/or grading performed hereon.

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER
 I certify that the owner, or his agent, has provided the necessary information 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.

FINAL PLAT FOR RECORDING

REFERENCES

PB 69, PG 193	DB 4949, PG 43
PB 72, PG 108	DB 4863, PG 117
DB 5148, PG 7	DB 4551, PG 43
DB 5070, PG 100	DB 5287, PG 300



CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N45°00'31"E	28.29'	20.00'	31.62'
C2	N44°48'20"W	28.29'	20.00'	31.42'
C3	N44°19'37"E	28.71'	20.02'	32.02'
C4	S44°40'27"E	28.28'	20.00'	31.38'
C5	N45°15'35"E	28.28'	20.00'	31.41'

LOT TABLE

LOT #	AREA (SQ')	AREA (ACRES)
1	15,233	0.350
2	11,498	0.264
3	11,473	0.263
4	11,458	0.263
5	11,427	0.262
6	12,657	0.291
47	13,514	0.310
48	13,208	0.303
57	10,638	0.244

CERTIFICATE OF FINAL APPROVAL
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 268,789 FEET AND ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 198,814 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A LEICA TS0X TOTAL STATION. FIELD WORK WAS COMPLETED ON APRIL 23, 2013.

DATE: 03/03/2014 TIME: 11:54 AM
 FILE NAME: 88-00-0000-01-01
 DRAWING: 88-00-0000-01-01
 COUNTY: HOU
 SHEET: 76 OF 51

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- STORM DRAIN
- SANITARY SEWER
- FENCE
- BUILDING SETBACK LINE
- OVERHEAD POWER
- NATURAL OR PLANTED BUFFER
- LOT NUMBER
- MANHOLE
- FIRE HYDRANT
- UTILITY POLE
- LIGHT POLE
- IRON PIN SET (SEE NOTE 6)
- IRON PIN FOUND (SEE NOTE 6)
- CONCRETE
- ASPHALT

NOTES

- DONALDSON, GARRETT AND ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT BEARS THE ORIGINAL RAISED SEAL AND SIGNATURE OF A GEORGIA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER OF DONALDSON, GARRETT AND ASSOCIATES, INC.
- THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE AND WERE COMPILED FROM FIELD OBSERVATIONS AND/OR PHYSICAL MARKINGS FOUND ON THE SUBJECT SITE. THIS INFORMATION MAY BE INACCURATE OR INCOMPLETE.
- HORIZONTAL AND VERTICAL DATA IS TIED TO THE NAD83 & NAVD83 DATUMS AND IS BASED UPON RTK GPS OBSERVATIONS UTILIZING THE LEICA GEORGIA REFERENCE NETWORK.
- IRON PINS FOUND ARE 5/8" REBAR WITH CAPS ENTITLED "EMC RLS 2896" UNLESS SPECIFICALLY IDENTIFIED AS "5/8" REBAR", IN WHICH CASE, CAPS WERE NOT FOUND IN PLACE.
- IRON PINS SET ARE 1/2" REBAR WITH ORANGE CAPS ENTITLED "OGA MACOMI-GA".
- SETBACK LINES SHOWN FROM REFERENCE PLAT BOOK 69, PAGE 193. LOTS 1-8 HAVE A 50' BUILDING SETBACK LINE AS MEASURED FROM THE SOUTH R/W OF GA HWY 60.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 13163C 0122E EFFECTIVE DATE: SEPTEMBER 28, 2007, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, DETERMINED BY GRAPHIC PLOTTING.

CERTIFICATE OF FINAL APPROVAL
 This plat has been submitted to and certified by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, dated this 27 day of February, 2014.
 THE HOUSTON COUNTY PLANNING COMMISSION
 By: [Signature]
 Secretary



FINAL PLAT
 FOR
SEKELLE PROPERTIES, LLC
 OF
HAMPTON MEADOWS SUBDIVISION
SECTION ONE, LOTS 1-6, 47, 48 & 57
 LAND LOT 54
 HOUSTON COUNTY
 11TH LAND DISTRICT
 GEORGIA

1/8/2014: REAR B.S.L. REVISION ON LOTS 1-8
1/27/2014: ADDRESS COUNTY COMMENTS

R.L.S. NO.	3221
DATE:	AUGUST 18, 2013
CHKD:	JPG
DRWN:	BS
PRD.J. NO.:	2068-002-01
SCALE:	1"=40'
C&G:	C989
DRAWING NO.:	4978-13-C
FIELD BOOK:	EDC

DONALDSON, GARRETT, & ASSOCIATES, INC.
 MACHO • CHARLOTTE
 4878 REVERDE DRIVE P.O. BOX 7208
 MACHO, GA 31210
 (478)474-2340 Fax (478) 477-2834
<http://www.dg-a.com>

AUTHORIZATION OF PROPERTY OWNER
Application for Special Exception/Variance

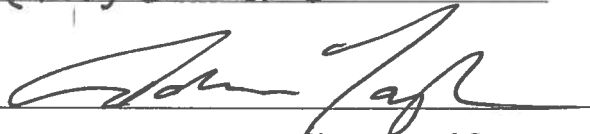
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Houston County, Georgia.

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 Jason Story

Address 316 Green Island Rd
Bonaire, GA 31005

Telephone Number ~~(478) 714-9166~~ (478) 302-2382


Signature of Owner

Personally appeared before me

Adrienne C. Taylor

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

11/04/2019
Date

SHERRY G ROZAR
NOTARY PUBLIC
Houston County
State of Georgia
My Commission Expires Nov. 20, 2022

Requirements - Section 95

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

Requirements - Section 95

	Comments	Complies	Does it 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 5 Ft x 10 Ft enclosed trailer will be used for the business	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2310 filed on November 4, 2019, for a Special Exception for the real property described as follows:

LL 54 of the 11th Land District of Houston County, Georgia, Lot 2, Section 1 of Hampton Meadows Subdivision, Consisting of 0.26 Acres

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

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

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

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

Signature of Official

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

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

Application No. 2311

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:

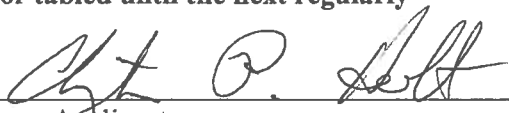
1. Name of Applicant Clay Holt and Susan Odom
2. Applicant's Phone Number 478-256-8636
3. Applicant's Mailing Address 107 Holt Court Warner Robins, GA 31093
4. Property Description LL 149, 5th Land District of Houston County, Georgia, Lot 10, Block "H" of Julie Hills Subdivision, consisting of 0.36 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Construction Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

11-12-19
Date


Applicant

Application # 2311

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

Houston County Zoning and Appeals Commission

Date Filed: November 12, 2019

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Notice being posted on the property: January 10, 2020

Date of Public Hearing: January 27, 2020

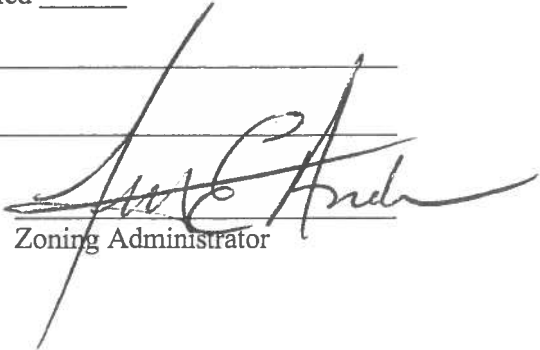
Fee Paid: \$100.00 Receipt # 41788

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

January 27, 2020
Date



Zoning Administrator

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

Date of Recommendation Received: February 4, 2020

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Public Hearing: February 4, 2020

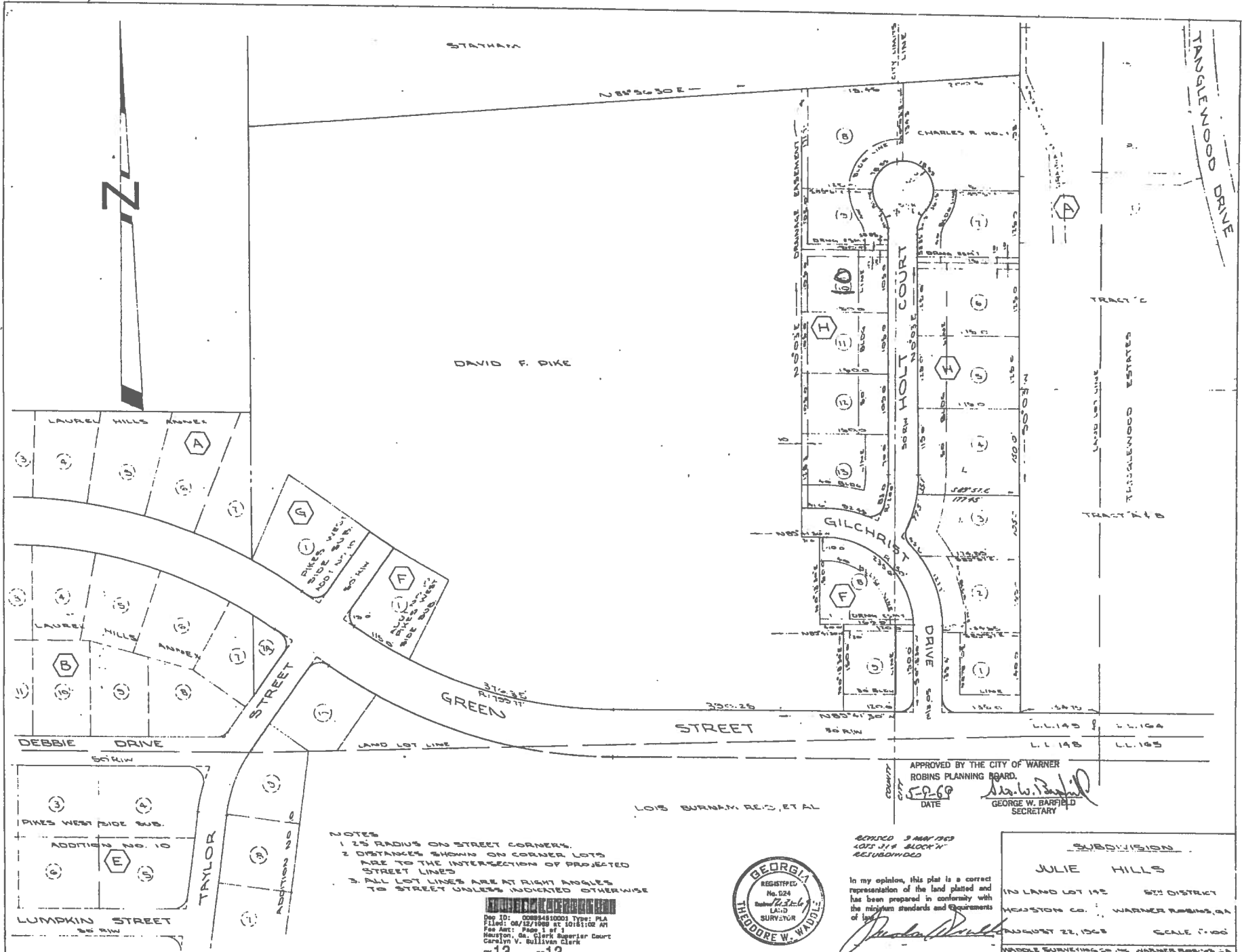
Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk



- NOTES
- 1 25' RADIUS ON STREET CORNERS.
 - 2 DISTANCES SHOWN ON CORNER LOTS MADE TO THE INTERSECTION OF PROJECTED STREET LINES.
 - 3 ALL LOT LINES ARE AT RIGHT ANGLES TO STREET UNLESS INDICATED OTHERWISE.

THEODORE W. WADDE
 REGISTERED
 No. 024
 LAND SURVEYOR



APPROVED BY THE CITY OF WARNER
 ROBINS PLANNING BOARD.
 DATE 5-2-69
 GEORGE W. BARFIELD
 SECRETARY

REVISED 3 MAY 1969
 LOTS 214 BLOCK "A"
 RESUBDIVIDED

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

Julia D. Smith

SUBDIVISION
JULIE HILLS
 IN LAND LOT 142 SIXTH DISTRICT
 HENNINGTON CO. WARNER ROBINS, GA.
 AUGUST 22, 1968 SCALE 1"=100'
 WADDE SURVEYING CO. INC. WARNER ROBINS, GA.

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 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

**DOES IT
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 #2311 filed on November 12, 2019, for a Special Exception for the real property described as follows:

LL 149 of the 5th Land District of Houston County, Georgia, Lot 10, Block "H" of Julie Hills Subdivision, Consisting of 0.36 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. 2312

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 Jesse Meister
2. Applicant's Phone Number 478-335-3375
3. Applicant's Mailing Address 222 Lake Placid Drive Bonaire, GA 31005
4. Property Description LL 228, 10th Land District of Houston County, Georgia, Lot 12, Block "G", Section 4 of Mooreland Acres Subdivision, consisting of 0.88 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Pressure Washing 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.

11/19/19
Date

Jesse Meister
Applicant

Application # 2312

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: November 19, 2019

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Notice being posted on the property: January 10, 2020

Date of Public Hearing: January 27, 2020

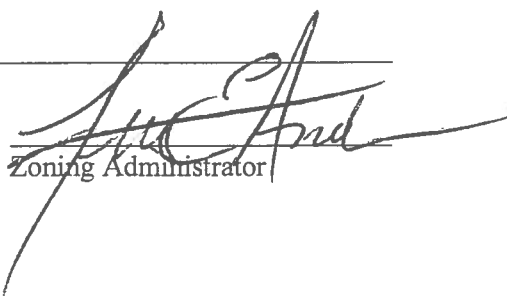
Fee Paid: \$100.00 Receipt # 41789

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 5 ft. x 10 ft. utility trailer for the business.

January 27, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: February 4, 2020

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Public Hearing: February 4, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

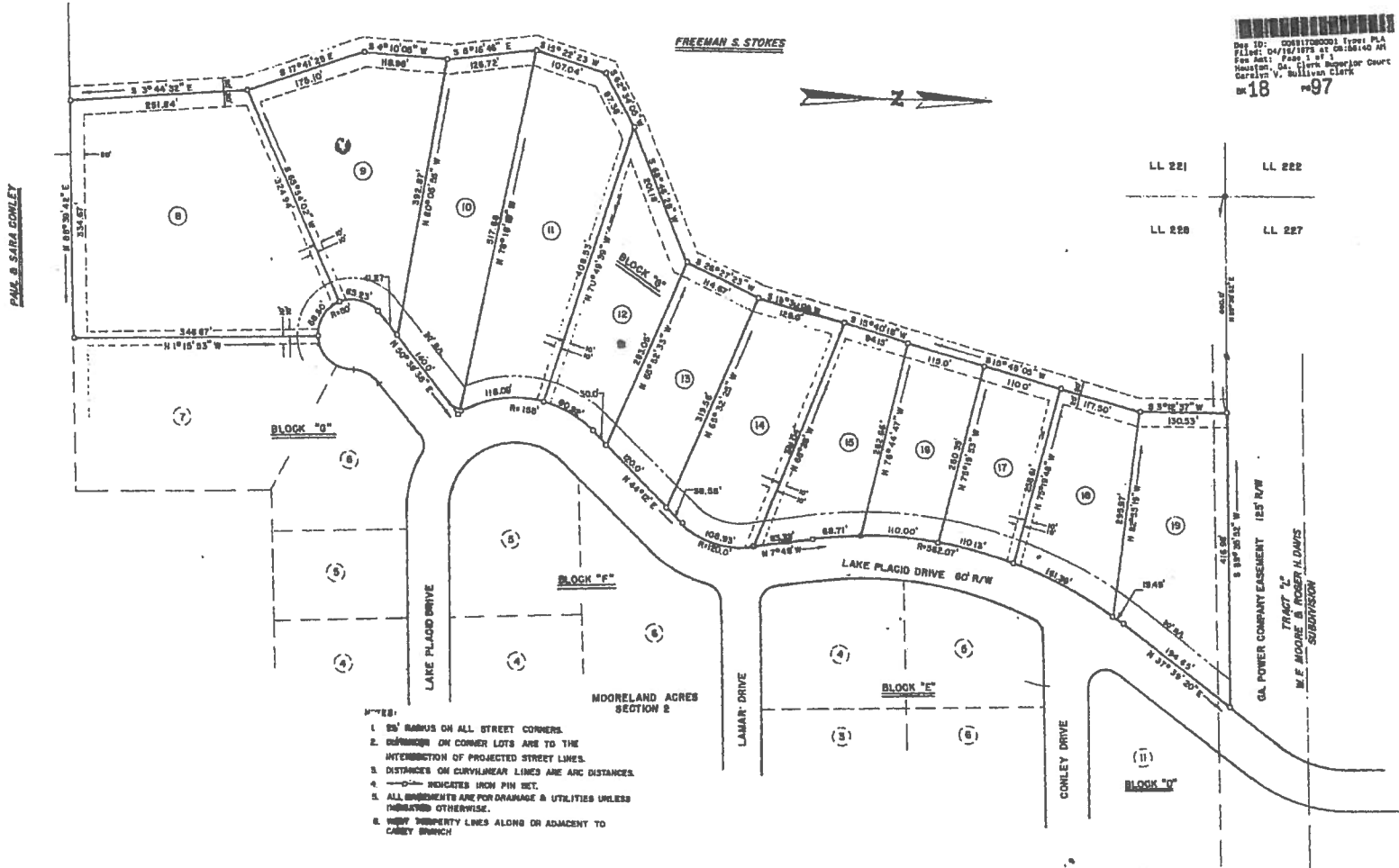
Comments: _____

Date

Clerk

Drawing 19/97

Doc ID: 0011700001 Type: PLA
 Filed: 04/16/1975 at 08:58:40 PM
 Fee Amt: \$40.00
 Houston, GA, Clerk Superior Court
 Curtis V. Sullivan Clerk
 18 97



1. 25' RADIUS ON ALL STREET CORNERS.
 2. DIMENSIONS ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET LINES.
 3. DISTANCES ON CURVILINEAR LINES ARE ARC DISTANCES.
 4. ---O--- INDICATES IRON PIN SET.
 5. ALL EASEMENTS ARE FOR DRAINAGE & UTILITIES UNLESS INDICATED OTHERWISE.
 6. VERIFY PROPERTY LINES ALONG OR ADJACENT TO CAREY BRANCH.

Approved
 Houston County Planning Commission
John J. Reed
 Secretary, 11-14-75



I CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF GEORGIA LAW.
Robert L. Story
 ROBERT L. STORY GA REGD SURV NO. 15762

SUBDIVISION	
SECTION NO. 4	
MOORELAND ACRES	
LAND LOT 228	10 th DISTRICT
HOUSTON COUNTY,	GEORGIA
APRIL 8, 1975	SCALE: 1" = 100'
STORY SURVEYING CO.	
1425-B WATSON BLVD.	WARNER ROBBS, GA.

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

Requirements - Section 95

Comments

Complies

Does Not 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 5FT x 10FT open trailer will be used for the BUSINESS</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2312 filed on **November 19, 2019**, for a **Special Exception** for the real property described as follows:

LL 228 of the 10th Land District of Houston County, Georgia, Lot 12, Block "G", Section 4 of Mooreland Acres Subdivision, Consisting of 0.88 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. 2314

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 Lakeithia Smith
2. Applicant's Phone Number 478-607-3150
3. Applicant's Mailing Address 103 Centennial Drive Byron, Ga. 31008
4. Property Description LL 73, 5th Land District of Houston County, Georgia, Lot 7, Block "C", Section 1, Phase 1B of American Heritage Subdivision, consisting of 0.51 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Glass Repair and 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.

11/21/19
Date


Applicant

Application # 2314

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: November 21, 2019

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Notice being posted on the property: January 10, 2020

Date of Public Hearing: January 27, 2020

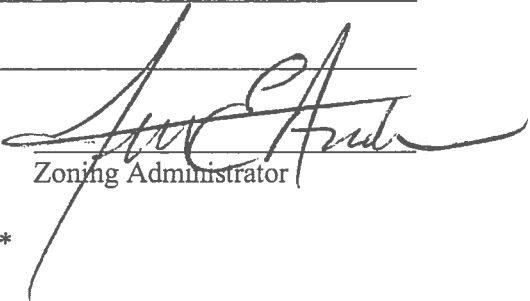
Fee Paid: \$100.00 Receipt # 41791

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 5 ft. x 10 ft.
open trailer for the business to be stored in the back yard.

January 27, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: February 4, 2020

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Public Hearing: February 4, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

4151

LINE CHART

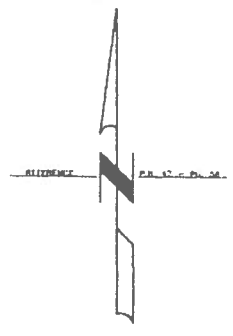
NUMBER	DIRECTION	LENGTH
1	N 87° 18' 54" W	110.00
2	S 07° 41' 06" E	200.00
3	N 07° 41' 06" W	200.00
4	S 07° 41' 06" E	200.00
5	N 07° 41' 06" W	200.00
6	S 07° 41' 06" E	200.00
7	N 07° 41' 06" W	200.00
8	S 07° 41' 06" E	200.00
9	N 07° 41' 06" W	200.00
10	S 07° 41' 06" E	200.00
11	N 07° 41' 06" W	200.00
12	S 07° 41' 06" E	200.00

OWNERSHIP & DEDICATION
 THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAN AND ACKNOWLEDGES THIS PLAN AND AGREES TO BE HIS FREE ACT AND DEED, AND DEDICATES TO PUBLIC USE THE OPEN HEAD RIGHTS OR RIGHTS OF THE PLAN AS SHOWN ALTHOUGH EASEMENTS OR RIGHTS

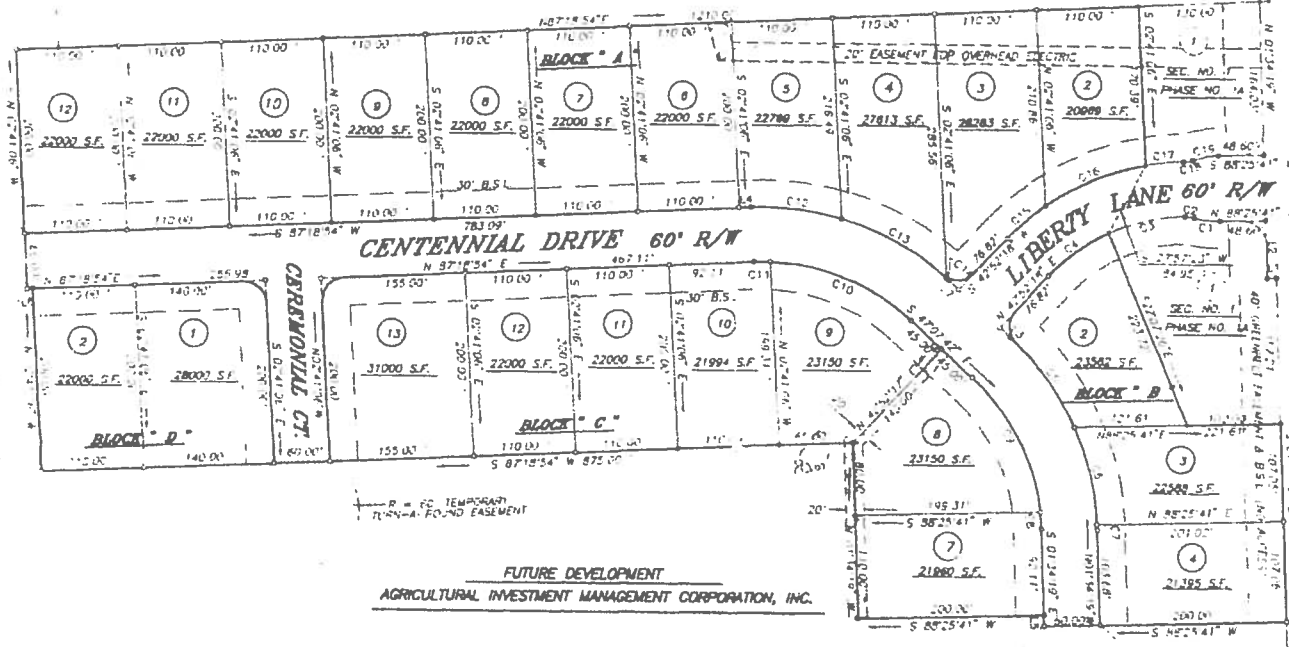
6-7-95
 JERRY M. SCARBOROUGH
 OWNER

BR 47 PG 57

FILED
 COUNTY CLERK
 HOUSTON, TEXAS
 JUNE 7 1995



AGRICULTURAL INVESTMENT MANAGEMENT CORPORATION, INC.
 FUTURE DEVELOPMENT



U. S. HIGHWAY NO. 41 60' R/W

CERTIFICATE OF FINAL APPROVAL
 THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HOUSTON COUNTY, TEXAS, AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT BY SAID COMMISSION DATED THE 22ND DAY OF JUNE 1995.

THE HOUSTON COUNTY PLANNING COMMISSION
 JERRY M. SCARBOROUGH
 CHAIRMAN

CERTIFICATE OF FINAL APPROVAL BY CLERK - ENGINEER
 I CERTIFY THAT THE OWNER OF THIS PLAN HAS COMPLETED THE INSTALLATION AND INSTALLATION OF THE STREET DRAINAGE SYSTEMS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE REGULATIONS OF HOUSTON COUNTY, TEXAS, AND HAS PROVIDED A PERFORMANCE BOND OF CASH OR OTHER SECURITY TO INSURE COMPLETION AS REQUIRED BY COUNTY ORDINANCE.

6-11-95
 JERRY M. SCARBOROUGH
 ENGINEER

THIS APPROVAL IS NOT TO BE RELIED UPON BY THE PROPERTY OWNER OR CONTRACTOR OF ANY OTHER PARTY TO ACQUIRE OR CONVEY ANY RIGHTS OR INTERESTS IN ANY LAND OR INTEREST THEREIN WITHOUT THE WRITTEN CONSENT OF THE CLERK OF THE SUPERIOR COURT OF HOUSTON COUNTY, TEXAS, AND WITHOUT THE WRITTEN CONSENT OF THE CLERK OF THE SUPERIOR COURT OF HOUSTON COUNTY, TEXAS.

6-16-95
 JERRY M. SCARBOROUGH
 CLERK OF THE SUPERIOR COURT
 HOUSTON COUNTY, TEXAS

- LEGEND :**
- 1 • DENOTES IRON PIN FOUND
 - 2 • DENOTES IRON PIN SET
 - 3 C5 DENOTES CURVILINEAR LOT DESIGNATOR
 - 4 14 DENOTES LINE-NUMBER

D = 50' TEMPORARY TURN-A-ROUND EASEMENT

- NOTES:**
- 1 ALL EASEMENTS ARE FOR DRAINAGE AND UTILITY UNLESS OTHERWISE SHOWN
 - 2 MINIMUM 30' BUILDING SET BACK LINE ON ALL LOTS
 - 3 DISTANCES ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET LINES
 - 4 14.621 ACRES IN THIS PHASE OF DEVELOPMENT.
 - 5 25' RADII ON ALL STREET CORNERS

CURVILINEAR LOT DATA

NUMBER	FROM	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
1	A	N 87° 18' 54" W	9' 50"	27.92'	27.91'
2	C	N 87° 49' 51" W	11' 50"	35.22'	35.18'
3	D	S 76° 48' 13" W	148' 14"	84.70'	84.72'
4	E	S 57° 59' 32" E	108' 14"	60.60'	60.39'
5	F	N 35° 45' 13" W	222.97'	119.42'	118.80'
6	G	N 12° 28' 14" W	232.97'	109.95'	109.21'
7	H	N 11° 54' 24" W	232.97'	118.16'	117.48'
8	I	N 11° 44' 24" E	232.97'	117.90'	117.30'
9	J	N 20° 13' 08" E	232.97'	117.90'	117.26'
10	K	S 74° 13' 08" E	232.97'	117.90'	117.90'
11	L	S 80° 11' 08" E	232.97'	117.90'	117.90'
12	M	N 40° 13' 42" W	232.97'	117.90'	117.90'
13	N	N 47° 26' 32" W	232.97'	117.90'	117.90'
14	O	S 48° 40' 40" W	232.97'	117.90'	117.90'
15	P	S 47° 08' 41" W	232.97'	117.90'	117.90'
16	Q	N 84° 05' 30" E	232.97'	117.90'	117.90'
17	R	N 79° 41' 13" E	232.97'	117.90'	117.90'
18	S	N 79° 41' 13" E	232.97'	117.90'	117.90'

THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS A CLOSE APPROXIMATION OF THE FACTS AS STATED AND THE ENGINEER HAS ADJUSTED USING THE COMPOUND RULE

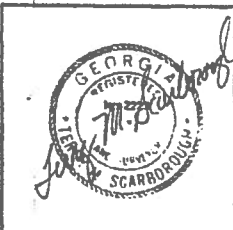
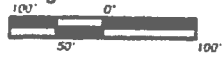
COURTNEY USED FOR MEASUREMENT
 1/4" = 100' (FOR CURVILINEAR LOTS)
 1/4" = 100' (FOR STRAIGHT LOTS)

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN THE 1/4" = 100' TOLERANCE

THIS PLAT IS RECORDED IN PLAT BOOK 47 PAGE 57

IN WITNESS WHEREOF THE PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE USUAL STANDARDS AND REQUIREMENTS OF THE PROFESSION

JERRY M. SCARBOROUGH
 SURVEYOR



SECTION 18

AMERICAN HERITAGE

SECTION NO. 1 PHASE NO. 1B

14.621 ACRES LOT 25 HOUSTON COUNTY, TEXAS

SCALE 1" = 100'

JUNE 7 1995

SCARBOROUGH LAND SURVEYS, INC.
 P.O. BOX 5165 WAXLER PARKS, GA. 30187-1400

Requirements - Section 95

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

Requirements - Section 95

Comments

Complies

Does Not 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 5ft x 10ft open trailer will be used for the business</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2314 filed on November 21, 2019, for a **Special Exception** for the real property described as follows:

LL 73 of the 5th Land District of Houston County, Georgia, Lot 7, Block "C", Section 1, Phase 1B of American Heritage Subdivision, Consisting of 0.51 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2315

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 Jennifer Spence
2. Applicant's Phone Number 478-297-4755
3. Applicant's Mailing Address 156 Harner Road Kathleen, Ga. 31047
4. Property Description LL 151, 10th Land District of Houston County, Georgia, Tract 2 as shown on a plat of survey for Jennifer Spence, consisting of 10.66 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Dog Breeding 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.

11/21/2019
Date

Jennifer Rearden-Spence
Applicant

Application # 2315

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: November 21, 2019

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Notice being posted on the property: January 10, 2020

Date of Public Hearing: January 27, 2020

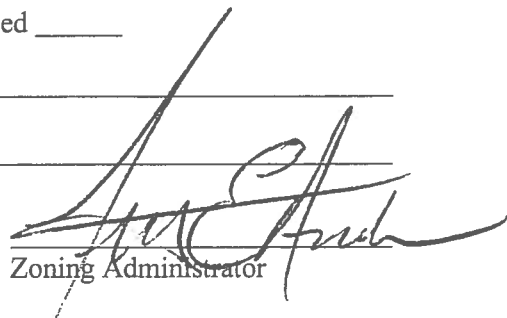
Fee Paid: \$100.00 Receipt # 41792

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

January 27, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: February 4, 2020

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Public Hearing: February 4, 2020

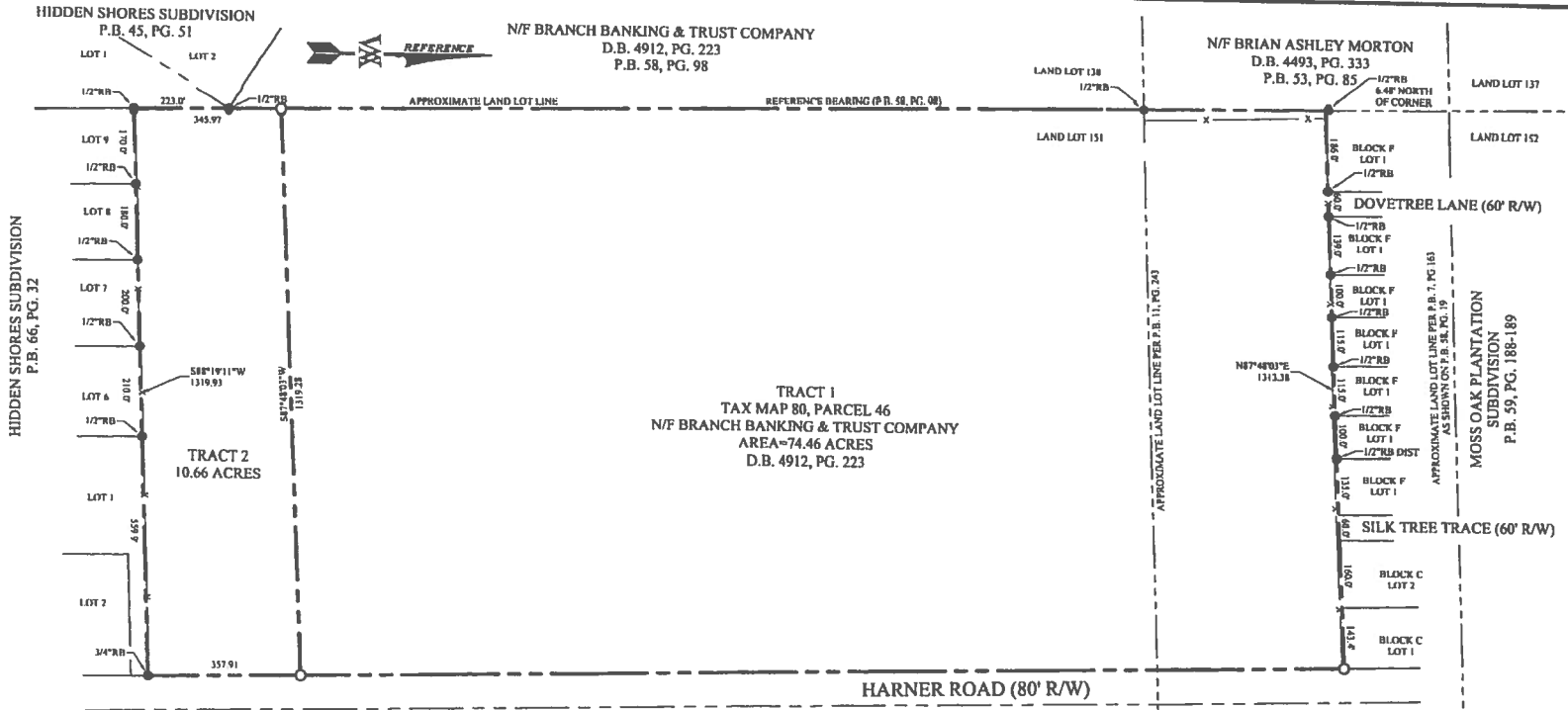
Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

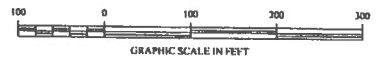


LEGEND

- IRON PIN FOUND ●
- NAIL FOUND ○
- IRON PIN SET (1/2" REBAR W/CAPI) ○
- PROPERTY LINE ———
- FENCE — X —

Approved
7/9/10
Houston County Planning Commission
[Signature]
Secretary

Doc ID: 01181480001 Type: PLT
Filed: 07/28/2010 at 02:00:40 PM
Fee Amt: \$3.00 Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
72 170



NOTES

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.G.A. 43-15-22.
- THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS, UTILITY COMPANY RECORDS AND UNDERGROUND UTILITIES MARKED BY OTHERS WITHOUT BENEFIT OF EXCAVATION. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 124,348 FEET AND ANGULAR ERROR OF 80" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 426,427 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAN WERE OBTAINED BY USING TOPCON GPT3002 FIELD WORK WAS COMPLETED ON JULY 8, 2010.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
- BY GRAPHICAL PLOTTING ONLY, THE SUBJECT AREA LIES WITHIN ZONE "X" (NOT A FLOOD HAZARD AREA) OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 13153C0095E, DATED SEPTEMBER 29, 2007.
- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TRACT 2 FROM TAX MAP 80 PARCEL 46 AS SHOWN.

"Owner's Certification"
State of Georgia, County of Houston
The undersigned certifies that he is the owner of the land shown on this plan and acknowledges this plan and allotment to be his free act and deed.
07/09/2010 *[Signature]*
Date Owner's Name

No.	Date	Description

WELLSTON ASSOCIATES LAND SURVEYORS, LLC

508 OSIGIAN BOULEVARD, SUITE 2
WALKER ROBINS, GEORGIA 31088
OFFICE (478) 971-3382
FAX (478) 971-1400

FOR JENNIFER SPENCE

10TH LAND DISTRICT
HOUSTON COUNTY
GEORGIA

Project No.: 1109-001
Drawing No.: 1109-001-C3
Drawn By: C.B.L.
Checked By: S.H.J.
R.L.S. No.: 2744



Date: FEBRUARY 18, 2010
Scale: 1"=100'
Sheet No.: 1 of 1

Requirements - Section 95

	Comments	Complies	Doesn't Comply
<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>		<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

Does Not 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 #2315 filed on November 21, 2019, for a **Special Exception** for the real property described as follows:

LL 151 of the 10th Land District of Houston County, Georgia, Tract 2 as shown on a plat of survey for Jennifer Spence, Consisting of 10.66 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. 2317

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 Danna Stokes
2. Applicant's Phone Number 478-508-1897
3. Applicant's Mailing Address 709 Grovania Road Hawkinsville, Ga. 31036
4. Property Description LL 30, 13th Land District of Houston County, Georgia, Parcel "A" as shown on a plat of survey for Ed Tucker, consisting of 1.68 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Handyman and Home Inspection 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.

11/22/19
Date

Danna Stokes
Applicant

Application # 2317

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: November 22, 2019

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Notice being posted on the property: January 10, 2020

Date of Public Hearing: January 27, 2020

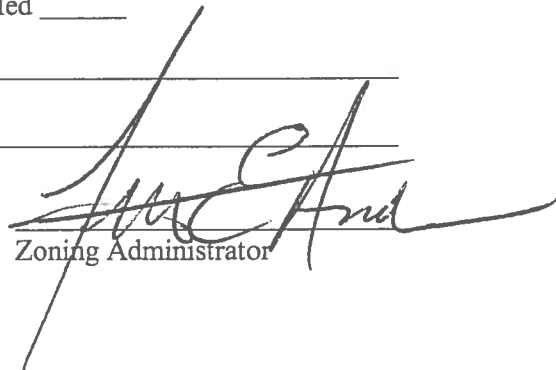
Fee Paid: \$100.00 Receipt # 41794

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

January 27, 2020
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: February 4, 2020

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Public Hearing: February 4, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

Ed Tucker - Joe Williams 4/15

Approved
5/30/95
Houston County Planning Commission

Samuel C. Adams
Secretary

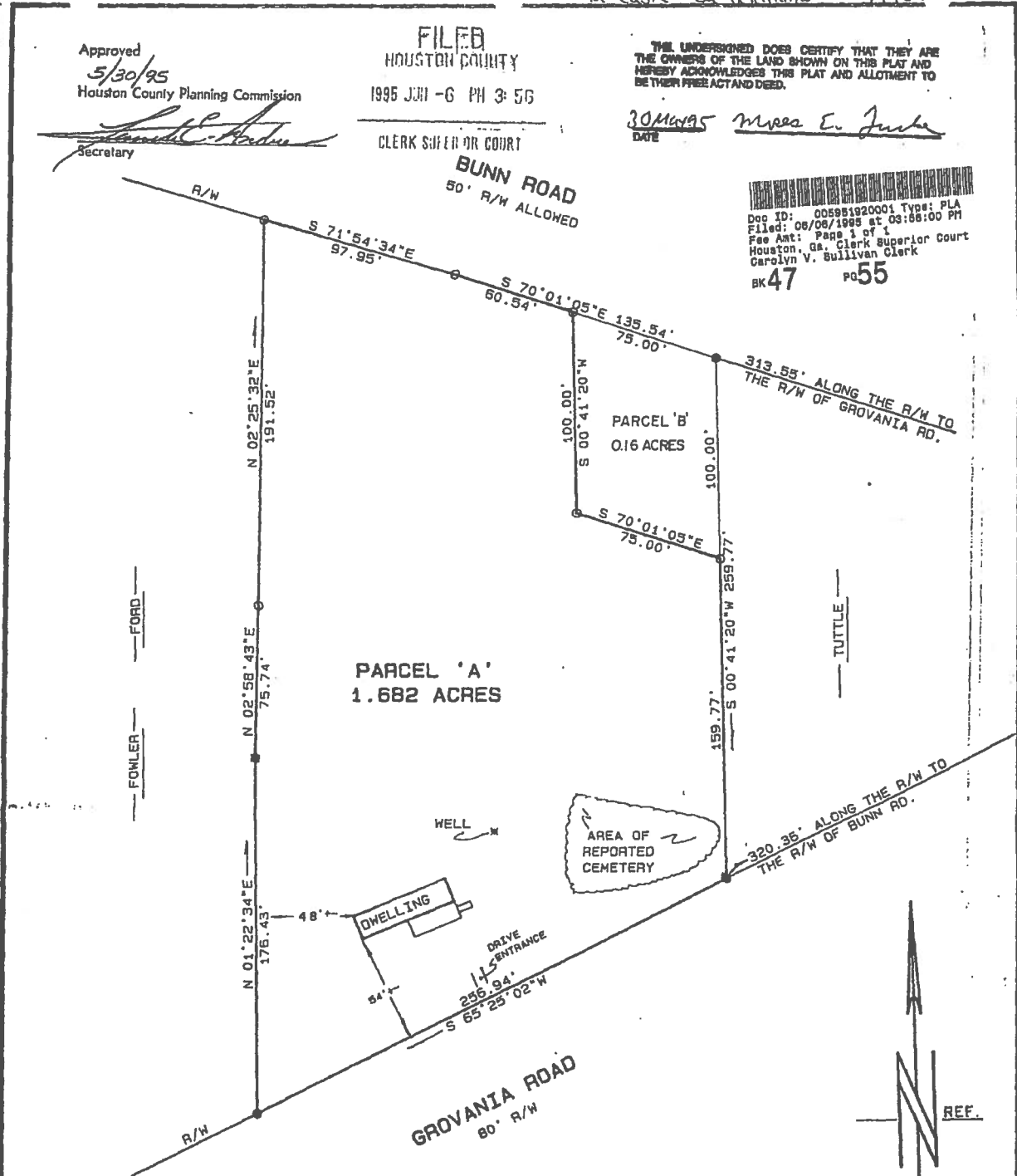
FILED
HOUSTON COUNTY
1995 JUN -6 PM 3:56

CLERK SUPERIOR COURT

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

30 MAY 1995 *Mrs. E. Tucker*
DATE

Doc ID: 005951920001 Type: PLA
Filed: 06/06/1995 at: 03:58:00 PM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 47 PG 55



REFERENCE:
PLAT BOOK 34 - PAGE 101

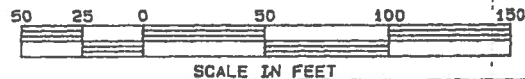
- FENCE CORNER POST
- IRON PIN FOUND
- IRON PIN PREVIOUSLY PLACED

CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27688 FEET AND AN ANGULAR ERROR OF '03" 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 58435 FEET

THE LINEAR AND ANGULAR MEASUREMENTS



SURVEY FOR
ED TUCKER

PARCEL 'A' - 1.682 ACRES

LAND LOT 30 13TH DISTRICT
HOUSTON COUNTY GEORGIA
SCALE 1 in = 50 ft MAY 17 1995

Requirements - Section 95

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

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2317 filed on November 22, 2019, for a Special Exception for the real property described as follows:

LL 30 of the 13th Land District of Houston County, Georgia, Parcel "A" as shown on a plat of survey for Ed Tucker, Consisting of 1.68 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2318

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 Ben and Kimberly Simmons
2. Applicant's Phone Number 478-235-9631
3. Applicant's Mailing Address 2252 Elko Road Elko, Ga. 31025
4. Property Description LL 266, 13th Land District of Houston County, Georgia, Parcel "A" as shown on a plat of survey for Roy C. Gentry, consisting of 11.99 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Commercial Financial Consulting Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

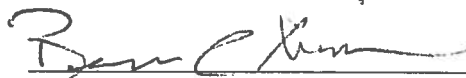
Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and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

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

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

3 Dec 19

Date



Applicant

Application # 2318

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

Houston County Zoning and Appeals Commission

Date Filed: December 3, 2019

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Notice being posted on the property: January 10, 2020

Date of Public Hearing: January 27, 2020

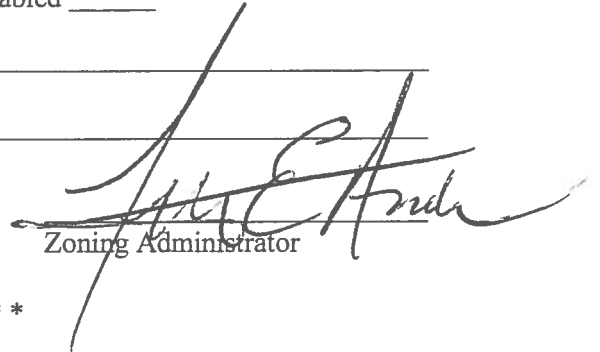
Fee Paid: \$100.00 Receipt # 41795

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

January 27, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: February 4, 2020

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Public Hearing: February 4, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

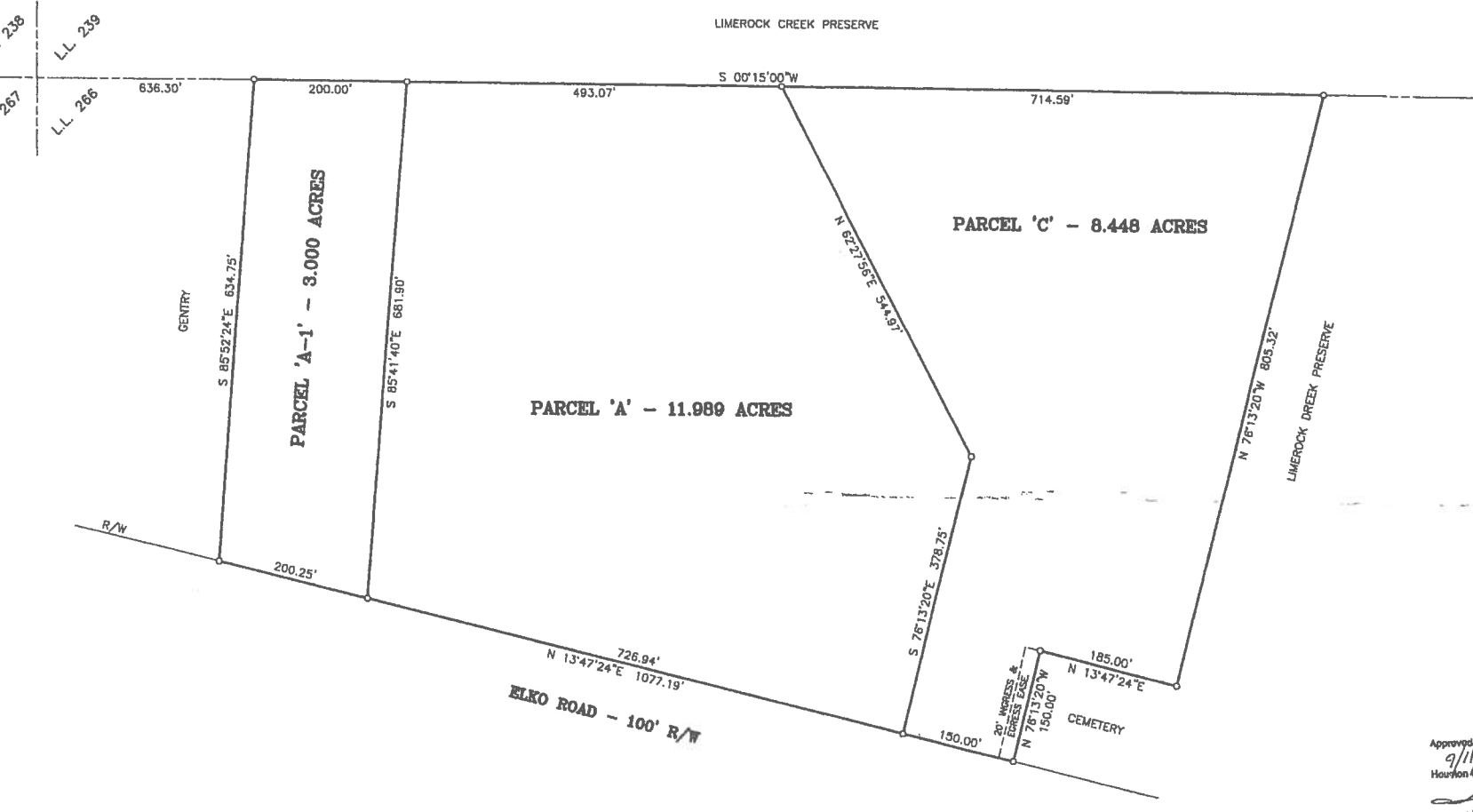
Date

Clerk

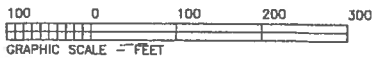
THE UNDERSIGNED DOES CERTIFY THAT THEY ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THIS PLAT AND ALIGNMENT TO BE THEIR FREE ACT AND DEED.

9/11/14 Roy C Gentry

Doc ID: 01887300004
Registered: 30/08/2014 at 04:19:04 PM
Fee Amt: \$8.00 Page 1 of 1
Houston, TX: Clerk Superior Court
Carolyn V. Sullivan Clerk
EX 76 PG 116



- REFERENCE:
1. PLAT BOOK 16 - PAGE 284
2. PLAT BOOK 18 - PAGE 117



CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 83314 FEET AND AN ANGULAR ERROR 0.04\"/>

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100000+ FEET.

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



Approved 9/11/14
Houston County Planning Commission

Secretary

REVISED SEPT. 9, 2014 TO SHOW PARCELS 'A' & 'A-1'

SURVEY FOR
ROY C. GENTRY
LAND LOT 266 13TH DISTRICT
HOUSTON COUNTY, GEORGIA
SCALE 1"=100' JULY 27, 2009
JONES SURVEYING & ENGINEERING INC.
PERRY, GEORGIA (478) 987-2705

Requirements - Section 95

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

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2318 filed on **December 3, 2019**, for a **Special Exception** for the real property described as follows:

LL 266 of the 13th Land District of Houston County, Georgia, Parcel "A" as shown on a plat of survey for Roy C. Gentry, Consisting of 11.99 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. 2319

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 Marcas Reid and Chakanis King
2. Applicant's Phone Number 478-335-4059
3. Applicant's Mailing Address 708 Fernandina Drive Byron, Ga. 31008
4. Property Description LL 73, 5th Land District of Houston County, Georgia, Lot 104, Phase 4 of Amelia Place Subdivision, consisting of 0.17 Acres
5. Existing Use Residential
6. Present Zoning District R-3
7. Proposed Use Special Exception for a Home Occupation for a Pressure Washing 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.

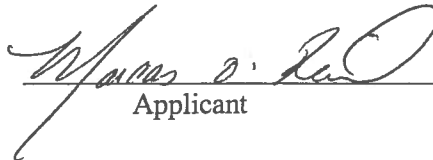
Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and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

Dec 3rd 2019

Date


Applicant

Application # 2319

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: December 3, 2019

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Notice being posted on the property: January 10, 2020

Date of Public Hearing: January 27, 2020

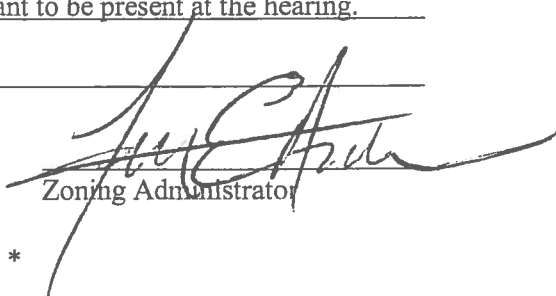
Fee Paid: \$100.00 Receipt # 41796

Recommendation of Board of Zoning & Appeals:

Approval _____ Denial _____ Tabled X

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

January 27, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: February 4, 2020

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Public Hearing: February 4, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

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

Application No. 2321

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:

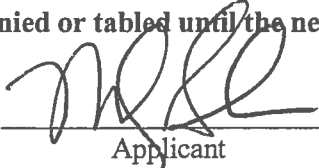
1. Name of Applicant Ken and Mitzi Galason
2. Applicant's Phone Number 915-227-2792
3. Applicant's Mailing Address 1621 Houston Lake Road Kathleen, Ga. 31047
4. Property Description LL 167, 10th Land District of Houston County, Georgia, as shown on a plat of survey for James B. Giles, consisting of 1.35 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Interior Design 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.

12-19-19
Date


Applicant

Application # 2321

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: December 19, 2019

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Notice being posted on the property: January 10, 2020

Date of Public Hearing: January 27, 2020

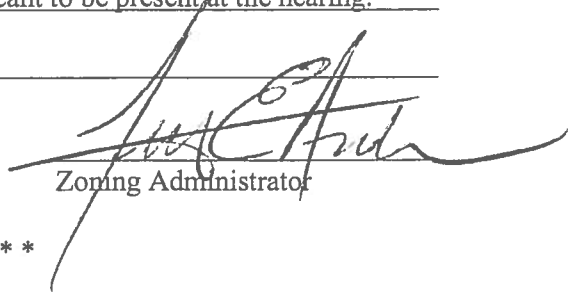
Fee Paid: \$100.00 Receipt # 41797

Recommendation of Board of Zoning & Appeals:

Approval _____ Denial _____ Tabled X

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

January 27, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: February 4, 2020

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Public Hearing: February 4, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2322

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:

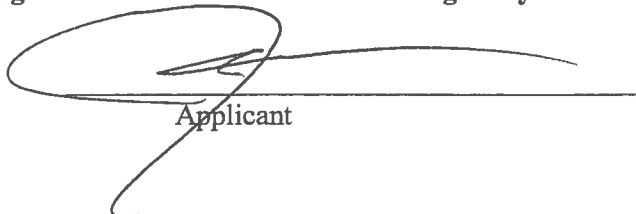
1. Name of Applicant John Whittington
2. Applicant's Phone Number 478-954-0064
3. Applicant's Mailing Address 108 Deborah Drive Warner Robins, Ga. 31093
4. Property Description LL 99, 5th Land District of Houston County, Georgia, a portion of Lot 8, Block "A" of William C. Bateman Subdivision, consisting of 0.84 Acres
5. Existing Use Residential
6. Present Zoning District R-MH
7. Proposed Use Special Exception for a Home Occupation for a Catering (BBQ) 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.

12/20/19
Date


Applicant

Application # 2322

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: December 20, 2019

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Notice being posted on the property: January 10, 2020

Date of Public Hearing: January 27, 2020

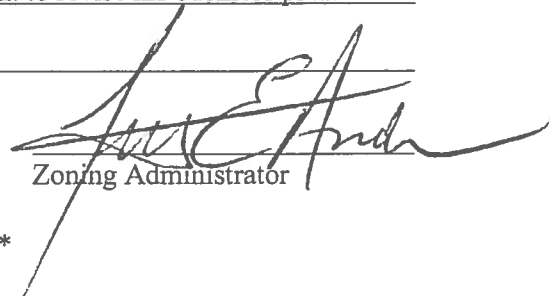
Fee Paid: \$100.00 Receipt # 41798

Recommendation of Board of Zoning & Appeals:

Approval _____ Denial _____ Tabled X

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

January 27, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: February 4, 2020

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Public Hearing: February 4, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2323

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 Manuel Jay Becerra Jr.
2. Applicant's Phone Number 478-390-8561
3. Applicant's Mailing Address 112 Arthur Street Warner Robins, Ga. 31088
4. Property Description LL 119, 5th Land District of Houston County, Georgia, Lot 10, Block "C" of Oasis Estates Subdivision, consisting of 0.28 Acres
5. Existing Use Residential
6. Present Zoning District R-MH
7. Proposed Use Special Exception for a Home Occupation for a Vending Machine 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.

12/27/2019
Date


Applicant

Application # 2323

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

Houston County Zoning and Appeals Commission

Date Filed: December 27, 2019

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Notice being posted on the property: January 10, 2020

Date of Public Hearing: January 27, 2020

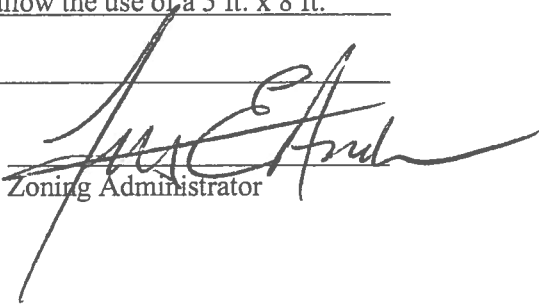
Fee Paid: \$100.00 Receipt # 41799

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

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

January 27, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: February 4, 2020

Date of Notice in Newspaper: January 6 & 15, 2020

Date of Public Hearing: February 4, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

Recorded Aug. 23, 1967

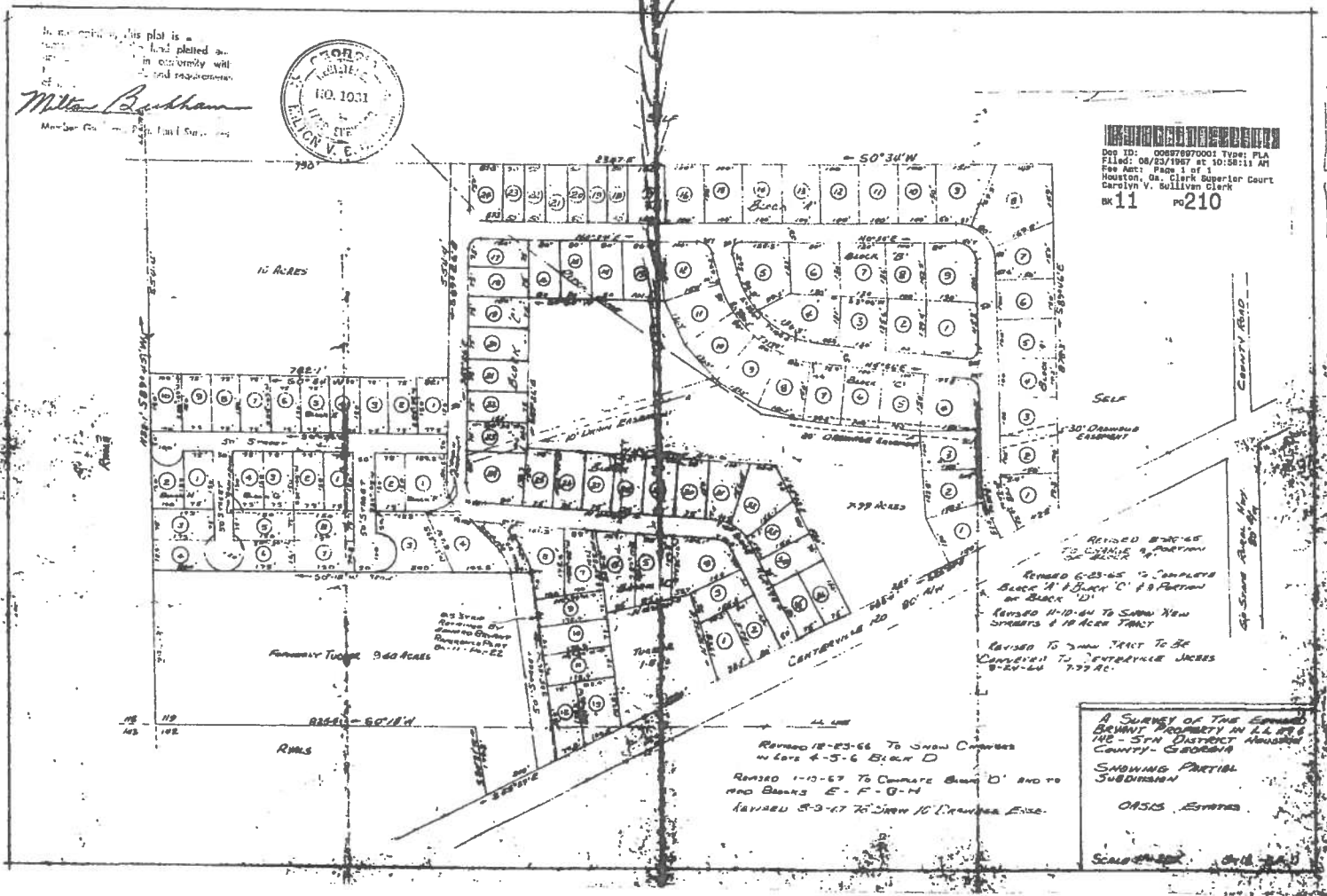
In accordance with this plat a
survey has been made and plotted on
this plat in conformity with
the laws and requirements
of the State of Georgia.

Milton Buchanan

Member Georgia Land Surveyors Association



Doc ID: 00078970001 Type: PLA
Filed: 08/23/1967 at 10:58:11 AM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 11 PG 210



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 Manuel Jay Becerra Jr.

Address 112 Arthur St, Warner Robins GA 31088

Telephone Number 478-390-8561

Darlene Becerra

Signature of Owner

Personally appeared before me

Sheila Darlene Becerra

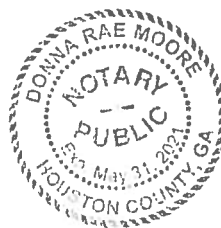
who swears/affirms that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Donna Rae Moore

Notary Public

12/20/2019

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

Does it 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 #2323 filed on **December 27, 2019**, for a **Special Exception** for the real property described as follows:

LL 119 of the 5th Land District of Houston County, Georgia, Lot 10, Block "C" of Oasis Estates Subdivision, Consisting of 0.28 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.

Clay Smith, representing LeClay, Inc., has requested annexation into the City of Warner Robins for a property totaling 2.95 acres located at Wrasling Way (Tax Parcel 00077D 104000). Although the application and request letter from the City of Warner Robins show the current zoning as R-2 Single Family Residential, the property is actually currently zoned County C-2. The proposed zoning upon annexation would be Warner Robins C-2 and the proposed use is for a day care center. The property is contiguous to the existing city limits of Warner Robins. County water and garbage service is available to the property.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

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

Tax Parcel No. 00077D 104000, totaling 2.95 acres, at Wrasling Way.

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

Received

January 2, 2019

JAN 10 2020

MAYOR
Randy Toms

**MEMBERS OF
COUNCIL**

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

**INTERIM
CITY CLERK**
Kim Demoonie

CITY ATTORNEY
Fred Graham

OF COUNSEL
James E. Elliott, Jr.

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

Houston County Commissioners
Warner Robins, GA

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – property totaling 2.95 acres located at Wrasling Way - Tax Parcel No., [00077D 104000]

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 LeClay, Inc. As required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A". The present zoning is R-2[Single Family Residential District][County], and the proposed zoning and land use for this tract upon annexation is C-2[General Commercial District][City], under the zoning ordinance of the City of Warner Robins.

Respectfully,

City of Warner Robins, Georgia

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

cc: Barry Holland, County Administrator
Fred Graham, City Attorney
James E. Elliott, Jr., *of counsel*

APPLICATION

Property Owner(s) Name: Clay Smith Cellphone: 478-256-4114

Company Name (if applicable): LeClay Inc Office Phone: 478-256-4114

Property Owner(s) Address: P.O. Box 564 Perry, Ga. 31069

Applicant's Name: Clay Smith Cellphone: 478-256-4114

Company Name (if applicable): LeClay Inc Office Phone: _____

Applicant's Address: P.O. Box 564 Perry, GA. 31069

Property Information

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

ADDRESS/LOCATION: Wrashing Way

Tract#: _____ Parcel#: 104 Land Lot(s): 189 Land District#: 10th

County: Houston Tax Parcel#: 000770 104000 Total Acres: 2.95

Survey Prepared by: McDougal & Associates Dated Nov. 15, 2002

Recorded in Plat Book#: 60 Page#: 11

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

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

Selling Property to buyer that needs zoning
of C-2 to Accommodate Day Care Facility.

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction: City of Warner Robins

Is sewer service available? Yes No Jurisdiction: City of Warner Robins

Authorization:

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

This form is to be executed under oath. I, Clay Smith, 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 19 day of December 2019.

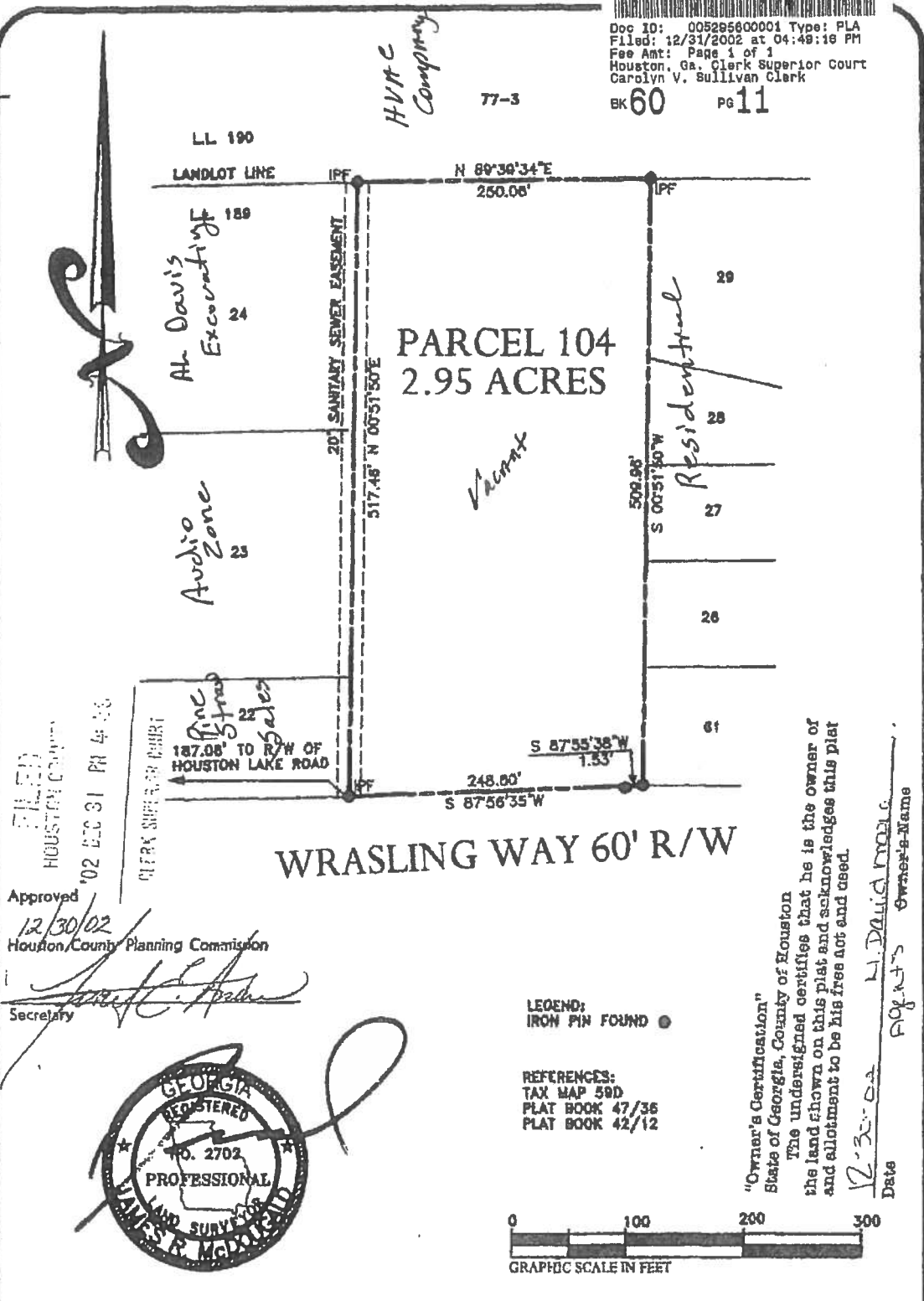
Owner/Applicant Signature [Signature]

Print Name W. Clay Smith

STAMP DATE RECEIVED:

60/11

Doc ID: 005295600001 Type: PLA
Filed: 12/31/2002 at 04:48:16 PM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 60 PG 11

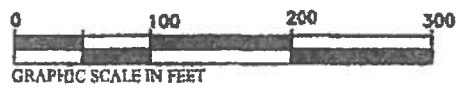


Approved
12/30/02
Houston County Planning Commission
[Signature]
Secretary



LEGEND:
IRON PIN FOUND ●

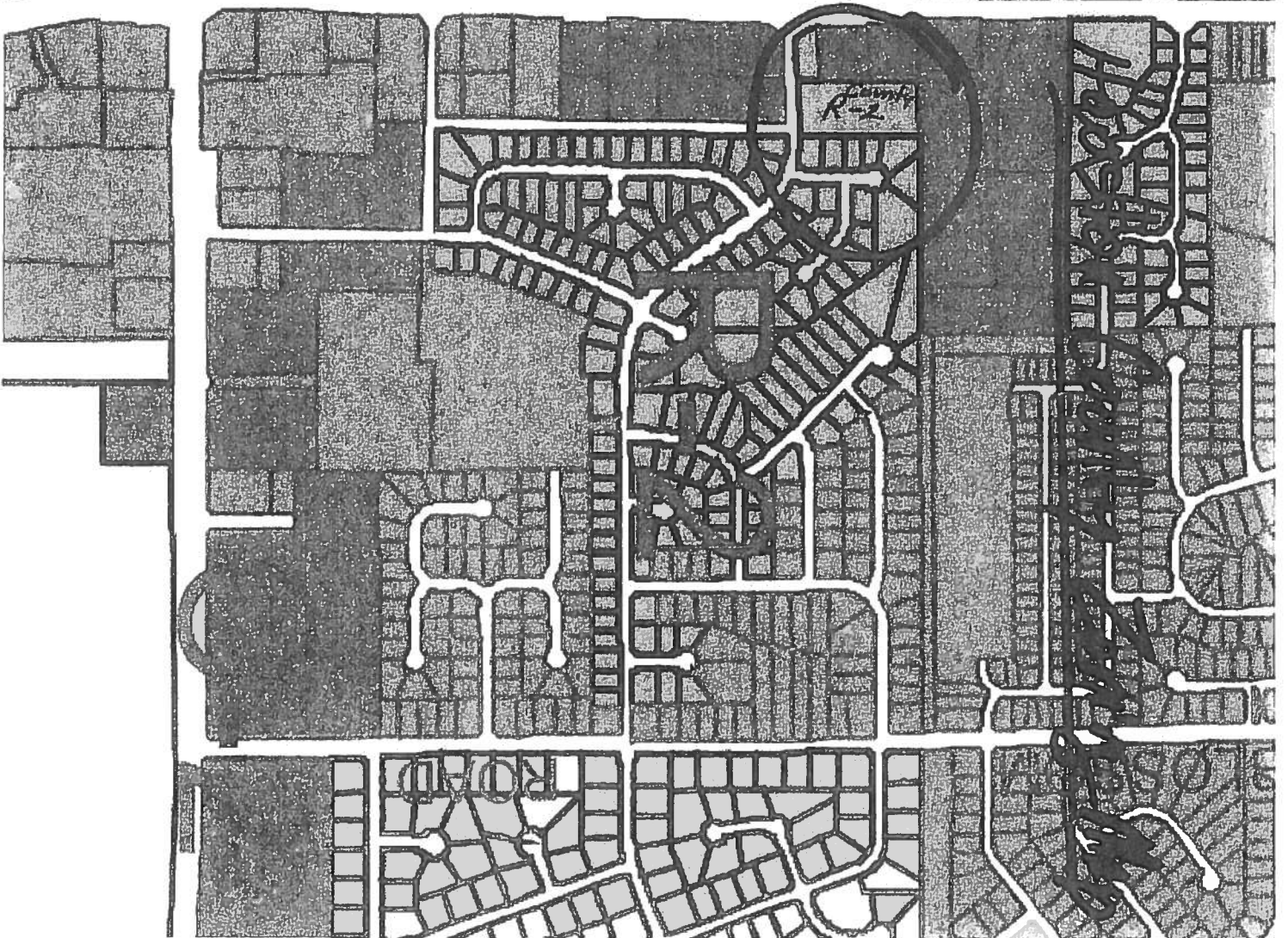
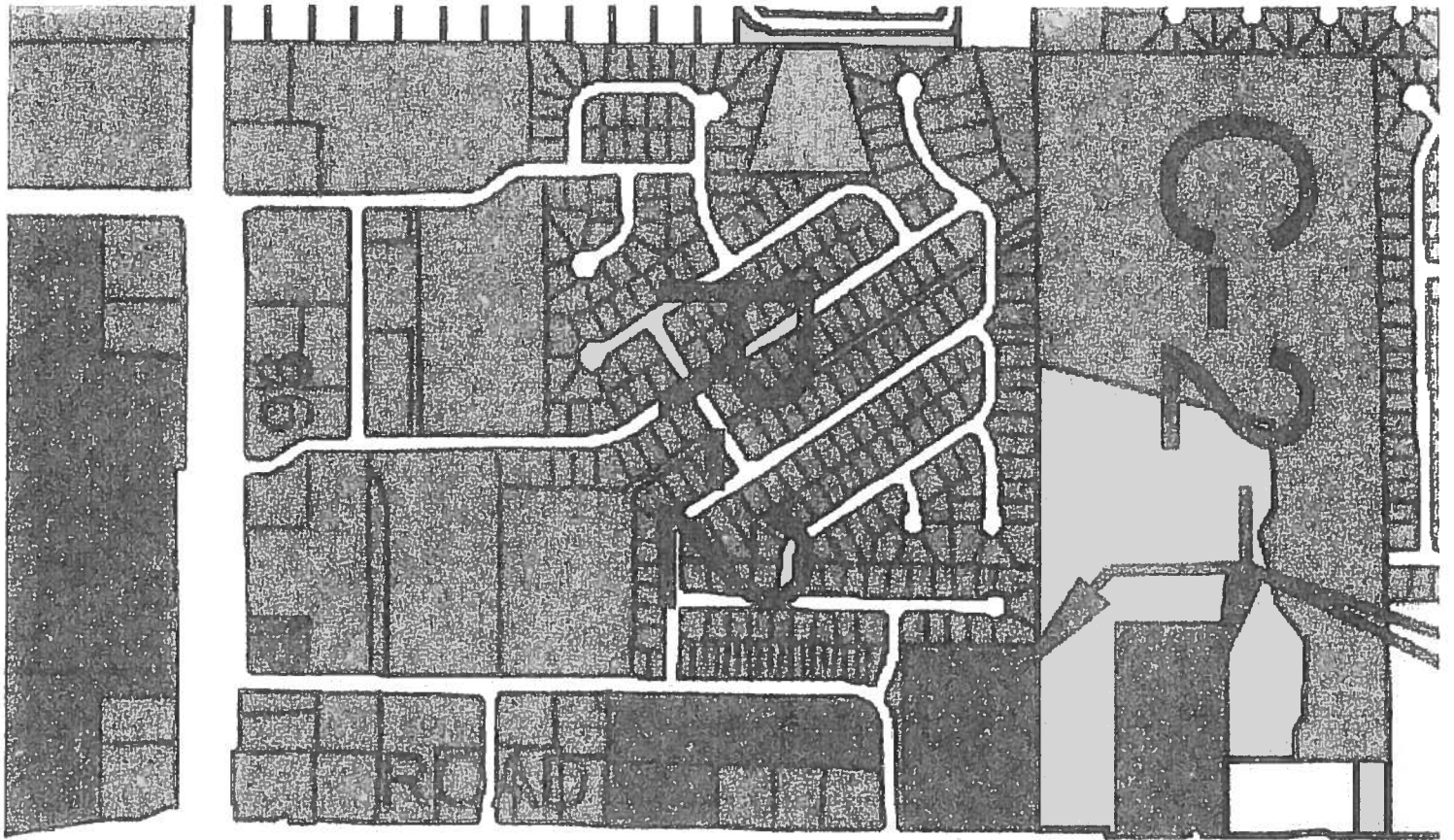
REFERENCES:
TAX MAP 58D
PLAT BOOK 47/36
PLAT BOOK 42/12



"Owner's Certification"
State of Georgia, County of Houston
The undersigned certifies that he is the owner of
the land shown on this plat and acknowledges this plat
and allotment to be his free act and deed.
12-30-02
Date
H. David McCall
Agent's Owner's Name

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS
BASED HAS A CLOSURE PRECISION OF ONE FOOT
IN 15,896 FEET, AND AN ANGULAR ERROR OF 04"
PER ANGLE POINT, AND WAS ADJUSTED USING THE
LEAST SQUARES METHOD.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE WITHIN
ONE FOOT IN 25,000+ FEET.
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN
ON THIS PLAT WERE OBTAINED BY USING A
TOPCON G.T.S. 210 SERIES TOTAL STATION.

SURVEY
FOR
LeCLAY, INC.
LANDLOT 189, 10TH. LAND DISTRICT
HOUSTON COUNTY, GEORGIA
SCALE: 1" = 100', NOVEMBER 15, 2002
McDOUGALD & ASSOCIATES
LAND SURVEYING, LAND PLANNING, & DESIGN
146 PIERCE AVENUE, MACON GEORGIA 31204, 478-471-0024





Overview



Legend

-  Parcels
-  Roads

Parcel ID	00077D 104000	Owner	LECLAY INC	Last 2 Sales			
Class Code	Commercial		P O BOX 564	Date	Price	Reason	Qual
Taxing District	County		PERRY GA 310690000	11/25/2002		19	U
	County	Physical Address	WRASLING WAY	3/31/1995		04	U
Acres	2.95	Assessed Value	Value \$147500				
		Land Value	Value \$147500				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 1/30/2020

Last Data Uploaded: 1/30/2020 6:04:08 AM

Developed by  **Schneider**
GEOSPATIAL

KenDom Enterprises, LLC has requested annexation into the City of Warner Robins for a property totaling 1.2 acres located at 1256 S. Houston Lake 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. County water and garbage service is available to the property. The property is the location of Comfort Air Cooling and Heating and their stated intent is to build a 60 ft x 80 ft three-story warehouse building with office space to expand the business. This applicant had originally requested annexation for this property in September of 2019. The Board of Commissioners concurred with the application at their October 15th meeting, but the applicant subsequently withdrew the application before the City of Warner Robins could take action. The owner is now ready to proceed and has submitted this new application.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

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

1256 S. Houston Lake Road, Tax Parcel No. 000770 004000, totaling 1.2 acres.

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

Received

January 2, 2020

JAN 10 2020

MAYOR
Randy Toms

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

Houston County Commissioners
Warner Robins, GA

**MEMBERS OF
COUNCIL**

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

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – property totaling 1.2 acres located at 1256 S Houston Lake Road - Tax Parcel No., [000770 004000]

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 Kendom Enterprises, 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.


**INTERIM
CITY CLERK**
Kim Demoonie

CITY ATTORNEY
Fred Graham

OF COUNSEL
James E. Elliott, Jr.

Respectfully,

City of Warner Robins, Georgia

By: 
Randy Toms, Mayor
For the Mayor and Council

cc: Barry Holland, County Administrator
Fred Graham, City Attorney
James E. Elliott, Jr., *of counsel*

APPLICATION

Property Owner(s) Name: Bernard Joerger Cellphone: 478-973-8127

Company Name (if applicable): Kendom Enterprises LLC Office Phone: 478-225-9830

Property Owner(s) Address: 1250 S Houston Lake Rd Warner Robins GA 31088

Applicant's Name: Bernard Joerger Cellphone: 478-973-8127

Company Name (if applicable): Kendom Enterprises LLC Office Phone: 478-225-9830

Applicant's Address: 208 Jubilee Circle Bonaire GA 31005

Property Information

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

ADDRESS/LOCATION: 1250 S Houston Lake Rd Warner Robins GA 31088

Tract#: A Parcel#: 770/004 Land Lot(s): 190 Land District#: 10th

County: Houston Tax Parcel#: 770/004 Total Acres: 1.20

Survey Prepared by: Bryant Engineering Dated 08/31/2018

Recorded in Plat Book#: 80 Page#: 95

Present Zoning: C2 Requested Zoning: C2 (per letter of Intent)

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

Build 60 x 80 foot print building. Three stories high to provide additional warehouse and office space for comfort Air Cooling and Heating.

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction: Houston county

Is sewer service available? Yes No Jurisdiction: Houston county

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, Bernard Joerger, 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 20 day of September 20 19.

Owner/Applicant Signature 

Print Name Bernard Joerger

STAMP DATE RECEIVED:

KENDOM ENTERPRISES, LLC

1526 S. Houston Lake Road
Warner Robins, Georgia 31088

City of Warner Robins, Georgia
ATTN: Planning & Zoning Department
Warner Robins, Georgia 31093

September 20, 2019

**Re: Letter of Intent for Annexation Request into City of Warner Robins
1256 S. Houston Lake Road, Warner Robins, Georgia 31088**

To Whom It May Concern:

Please accept this letter as our formal Intent for Annexation of our property located at 1256 S. Houston Lake Road, Warner Robins, Georgia 31088 and further described as being located in Land Lot 190 of the Tenth (10th) Land District of Houston County.

KENDOM Enterprises, LLC is the sole owner of the subject property. It is our desire to annex into the City of Warner Robins with the following conditions.

1. That all properties as part of this annexation request be annexed with the zoning in place as prescribed by Houston County or equal to a comparable zoning classification of the City of Warner Robins, Georgia.
2. That the densities as described and taxes as included in the Letter of Intent are accepted.
3. That any permit approved or issued as provide by Houston County at the time of annexation be accepted by the City of Warner Robins, Georgia.

Respectfully submitted,


BERNARD JOERGER, SOLE MEMBER
KENDOM ENTERPRISES, LLC

Enclosures



Overview



Legend

-  Parcels
-  Roads

Parcel ID	000770 004000	Owner	KENDOM ENTERPRISES LLC	Last 2 Sales			
Class Code	Commercial		208 JUBILEE CIRCLE	Date	Price	Reason	Qual
Taxing District	County		BONAIRE GA 31005	7/17/2018	\$177500	FM	Q
	County	Physical Address	1256 S HOUSTONLAKE RD	11/4/2016	\$180000	FM	Q
Acres	1.2	Assessed Value	Value \$177500				
		Land Value	Value \$153300				
		Improvement Value	Value \$65300				
		Accessory Value					

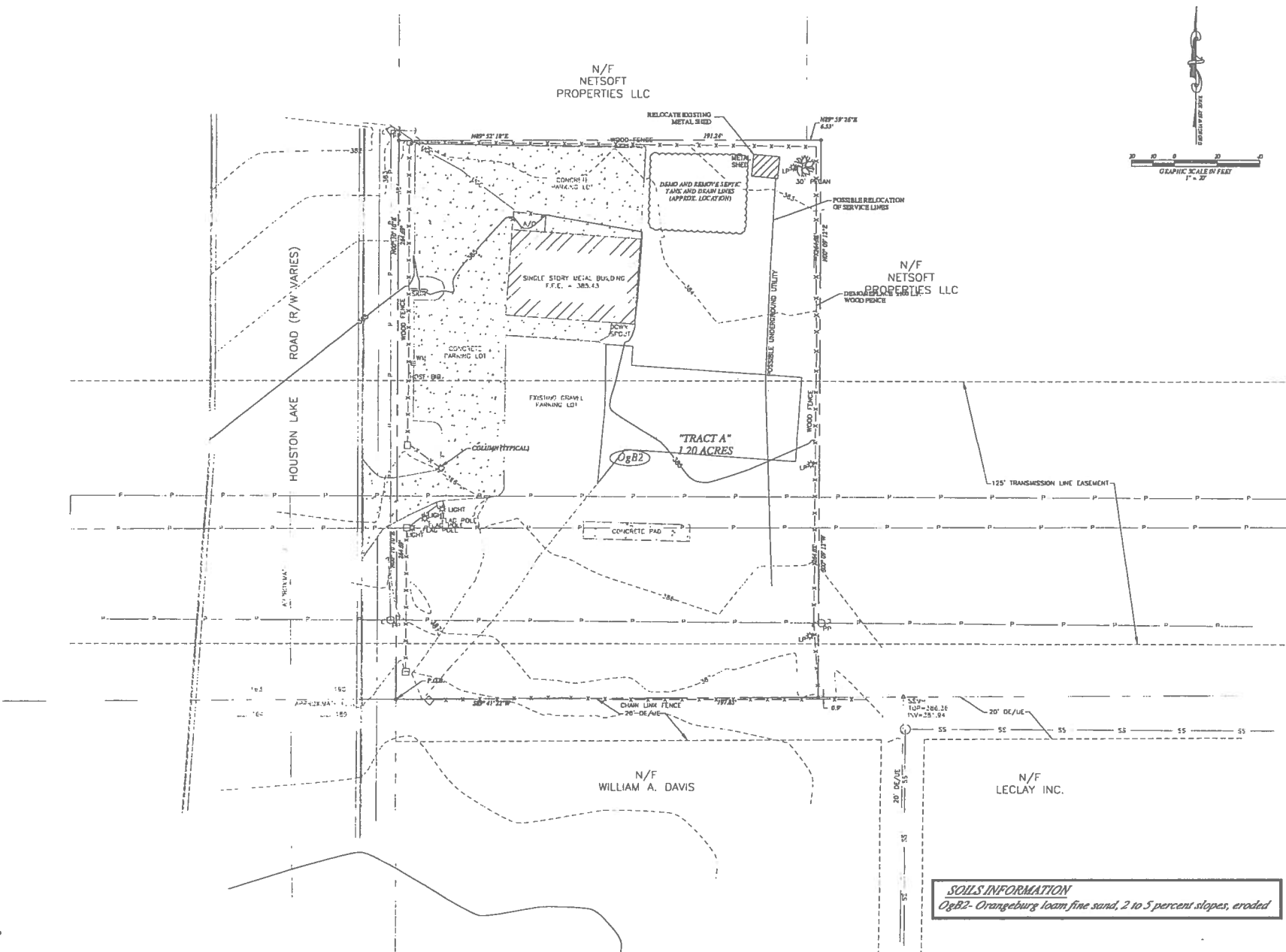
(Note: Not to be used on legal documents)

Date created: 9/24/2019
 Last Data Uploaded: 9/24/2019 6:02:05 AM

Developed by  **Schneider**
 GEOSPATIAL

P:\18 - 2025\18-004 - COMFORT AIR COOLING AND HEATING ADDITION TO BUILDING EXPANSION, DESIGN CD-01 - DWG-04-01.dwg (2025/03/12 17:24)

OWNER:
BENJIE JOHNSON
BRYANT LLC
126 S HOUSTON LAKE RD
WARNER ROBINS GA
478-225-9639



SOILS INFORMATION
OgB2- Orangeburg loam fine sand, 2 to 5 percent slopes, eroded

GEORGIA
CHAD R. BRYANT, P.E.
GSI/C/C LEVEL II
REGISTERED PROFESSIONAL
CERTIFICATION # 11090

BRYANT ENGINEERING
OFFICE (478) 234-2070
CELL (478) 234-0172
908 Ball Street, Ste. A
Warner, Georgia 31790

PROJECT:	COMFORT AIR COOLING AND HEATING ADDITION TO BUILDING EXPANSION
CLIENT:	BENJIE JOHNSON
DATE:	03/12/25
SCALE:	AS SHOWN
DATE:	03/12/25
SCALE:	AS SHOWN
DATE:	03/12/25
SCALE:	AS SHOWN

EXISTING CONDITIONS FEAR:
COMFORT AIR COOLING AND HEATING ADDITION
PROPOSED COURTYARD

GEORGIA

SHEET NO.
CI.1

Public Works staff requests release of the following bonds:

- Amelia Place Subdivision, Phase 6
- The Bluff at Riverbend Subdivision, Section 3, Phase 1
- The Bluff at Riverbend Subdivision, Section 3, Phase 2

Each has been completed in accordance with the Comprehensive Land Development Regulations for Houston County.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the release of the maintenance bond (Cadence Bank Letter of Credit #28413239717), expiring March 2, 2020 for Amelia Place Subdivision Phase 6; the release of the maintenance bond (Cadence Bank Letter of Credit #6130784) expiring February 22, 2020 for The Bluff at Riverbend Subdivision, Section 3, Phase 1 and to accept Chattahoochee Drive, 1498 ft. or 0.28 miles, at a speed limit of 25 mph for maintenance purposes; and the release of the maintenance bond (Cadence Bank Letter of Credit #22008353) expiring February 22, 2020 for The Bluff at Riverbend Subdivision, Section 3, Phase 2 and to accept Altamaha Way, 600 ft. or 0.11 mile, at a speed limit of 25 mph for maintenance purposes.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

MEMORANDUM

To: Houston County Board of Commissioners

From: Blake Studstill, Environmental Engineer *BS*

Date: January 28, 2020

RE: Maintenance Bond; Phase 6 of Amelia Place Subdivision; Cadence Bank Letter of Credit #28413239717; Expires March 2, 2020

*OK
faw*

Phase 6 of Amelia Place Subdivision has been completed in accordance with "*The Comprehensive Land Development Regulations for Houston County.*" Please consider this request to release the above referenced bond



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

MEMORANDUM

To: Houston County Board of Commissioners

From: Blake Studstill, Environmental Engineer ^{BS}

A handwritten signature in black ink, appearing to read "BS", with a checkmark above it.

Date: January 28, 2020

RE: Maintenance Bond; The Bluff at Riverbend Subdivision, Section 3, Phase 1; Cadence Bank Letter of Credit #6130784; Expires February 22, 2020

The Bluff at Riverbend Subdivision, Section 3, Phase 1 has been completed in accordance with "*The Comprehensive Land Development Regulations for Houston County.*" Please consider this request to release the above-referenced bond and to accept the following roads recorded for maintenance purposes (ref. PB 80/ PG263).

STREET NAME	STREET LENGTH	SPEED LIMIT
Chattahoochee Drive	1498 ft or 0.28 mile	25 mph



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

M E M O R A N D U M

OK [Signature]

To: Houston County Board of Commissioners

From: Blake Studstill, Environmental Engineer ^{BS}

Date: January 28, 2020

RE: Maintenance Bond; The Bluff at Riverbend Subdivision, Section 3, Phase 2; Cadence Bank Letter of Credit #22008353; Expires February 22, 2020

The Bluff at Riverbend Subdivision, Section 3, Phase 2 has been completed in accordance with *"The Comprehensive Land Development Regulations for Houston County."* Please consider this request to release the above-referenced bond and to accept the following roads recorded for maintenance purposes (ref. PB 80/ PG301).

STREET NAME	STREET LENGTH	SPEED LIMIT
Altamaha Way	600 ft or 0.11 mile	25 mph

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

to approve the following budget adjustments:

General Fund (100):

▪ <u>Increase:</u>			
Other	1599-52.3900	Contingency – Other	\$200,000
 <u>Decrease:</u>			
	100-13.5500	Fund Balance – Unassigned	\$200,000
 ▪ <u>Increase:</u>			
Risk Management	1555-51.2400	Retirement Contributions	\$340,166
	100-13.5400	Fund Balance – Assigned	<u>\$559,834</u>
		Total	\$900,000
 <u>Decrease:</u>			
	100-13.5500	Fund Balance – Unassigned	\$900,000
 ▪ <u>Increase:</u>			
	9000-61.1000	Operating Transfers Out	\$3,000,000
 <u>Decrease:</u>			
	100-13.5500	Fund Balance – Unassigned	\$3,000,000

Internal Service Fund (600):

▪ <u>Increase:</u>			
	600-0000-39.1200	Operating Transfers In	\$3,000,000
 <u>Increase:</u>			
Risk Management - Health	600-1555-52.1200	Professional Services	\$3,000,000

Proposed salary adjustment.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

a two (2) percent salary adjustment to be effective for the March 10, 2020 pay period for all merit system employees, full-time county elected and appointed officials, and salary adjustments on supplements for all full-time employees receiving county supplements.

This is the eighth 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 2020 Joint LMIG road resurfacing and repair projects.

MEMORANDUM OF AGREEMENT

This MEMORANDUM OF AGREEMENT, dated as of _____, 2020, 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: Randy Tomz
Mayor

Attest: Kim A. Demosie
City Clerk

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

By: _____
Sole Commissioner

[COUNTY SEAL]

Attest: _____
Clerk

CITY OF CENTERVILLE, GEORGIA

By: _____
Mayor

[SEAL]

Attest: _____
City Clerk

CITY OF PERRY, GEORGIA

By: _____
Mayor

[SEAL]

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

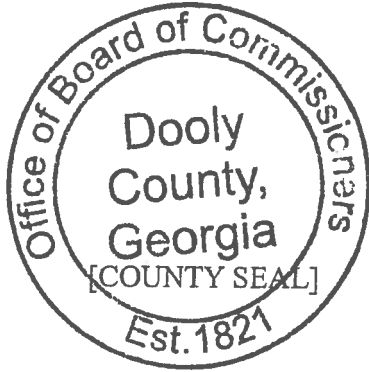
Attest: *[Signature]*
City Clerk

CITY OF HAWKINSVILLE, GEORGIA

[SEAL]

By: _____
Mayor

Attest: _____
City Clerk



BOARD OF COMMISSIONERS OF DOOLY COUNTY, GEORGIA

By: *[Signature]*
Chairman

Attest: *[Signature]*
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]

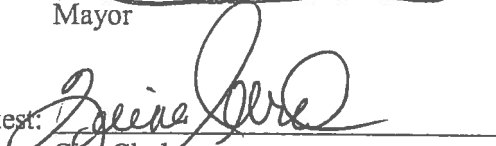
By: _____
Chairman

Attest: _____
County Administrator

CITY OF BYRON, GEORGIA

[SEAL]

By: 
Mayor

Attest: 
City Clerk

Mary and Claire Pikramenos, property owners at the site of the temporary paved Lake Joy Road detour, have asked that the County allow the asphalt to remain on their property and in turn they will indemnify and hold the County harmless for doing so. The temporary asphalt paved detour is no longer needed.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing the indemnification agreement between Mary and Claire Pikramenos and the Houston County Public Works concerning the abandonment of an asphalt paved detour on the property listed in the agreement on Exhibit A.

STATE OF GEORGIA
COUNTY OF HOUSTON

INDEMNIFICATION AGREEMENT

THIS AGREEMENT made and entered into this 28 day of JANUARY, 2020, by and between the Houston County Public Works, hereinafter referred to as the "County", and Mary Pikramenos and Claire Pikramenos, hereinafter referred to as the "Owners"

WITNESSETH

Whereas Owners are the owners of the property, more particularly described in Exhibit "A", attached hereto and made a part hereof; and

Whereas Owners granted a temporary easement across a portion of their property for a detour during road construction and the detour is no longer needed; and

Whereas, the Owners have asked that the asphalt paving from the detour remain on their property and the County is willing to allow the asphalt to remain in its "as is" condition and that Owners indemnify and hold the County harmless from any damages arising from leaving the pavement on their property;

NOW THEREFORE in consideration of the mutual benefits and other good and valuable consideration, the receipt, adequacy and sufficiency thereof is hereby acknowledged by the parties, the parties hereto agree as follows to wit:

This Agreement may be executed in one or more counterparts, each of which shall be deemed as original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have set their hands and seals hereto on the year and day first above written.

Signed, sealed and delivered this 28 day
of July, 2020 in the presence of:

Bill Parker
Witness

Brian Jones
Notary Public

<p>BRIAN JONES NOTARY PUBLIC Houston County State of Georgia My Commission Expires April 19, 2021</p>

Signed, sealed and delivered this 28 day
of July, 2020 in the presence of:

Bill Parker
Witness

Notary Public

OWNERS:

Mary Pikramenos
Mary Pikramenos

Claire Pikramenos
Claire Pikramenos

Board of Commissioners of Houston
County

By: _____
Title: Chairman

Attest: _____
Director of Administration

EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Land Lot 119 of the Tenth Land District of Houston County, Georgia, being known and designated as Parcel "A", containing 3.365 acres and Parcel "B", containing 1.509 acres according to a survey by Terry M Scarborough, Surveyor, dated March 2, 2005, a copy of which is of record in Plat Book 64, Page 106, Clerk's Office, Houston Superior Court. The said plat and the recorded copy thereof are incorporated herein by reference for all purposes.



Overview



Legend

- Parcels
- Roads

Parcel ID	000550 195000	Owner	PIKRAMENOS CLAIRE	Last 2 Sales			
Class Code	Residential		326A LAKE JOY RD	Date	Price	Reason	Qual
Taxing District	County		PERRY GA 31069	3/21/2005		04	U
	County	Physical Address	326 A LAKE JOY RD				
Acres	3.36	Assessed Value	Value \$278300				
		Land Value	Value \$41300				
		Improvement Value	Value \$221800				
		Accessory Value	Value \$14300				

(Note: Not to be used on legal documents)

Date created: 1/29/2020

Last Data Uploaded: 1/29/2020 6:04:02 AM

Developed by  **Schneider**
GEOSPATIAL

Public works is requesting approval to enter into a professional services agreement with Aquatic Escapes, LLC to help remove the invasive species (beaver) from the Idlewood and Bridlewood Subdivisions stormwater areas. The beavers are constructing dams and affecting the water surface elevation which causes improper drainage on roadways.

Motion by _____, second by _____ and carried _____ to

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

entering into a professional services agreement with Aquatic Escapes, LLC for managing the beaver population in specified areas of the County.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

M E M O R A N D U M

To: Houston County Board of Commissioners
From: Robbie Dunbar, Director of Operations
CC: Blake Studstill, Environmental Engineer *BS*
Date: January 28, 2020
RE: Professional Services to remove invasive species

OK
RD

North American Beavers are invading and creating flooding problems within the Idlewood and Bridlewood Subdivision. The attached proposal and recommendation from Aquatic Escapes LLC and Houston County Public Works identify these problems. Please consider this request to enter into an agreement with **Aquatic Escapes LLC** to remove the invasive species at a not to exceed amount of **\$3,000.00**



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

MEMORANDUM

To: Robbie Dunbar

From: Blake Studstill, Environmental Engineer ^{RS}

Date: January 28, 2020

RE: Professional Services to remove invasive species for the Idlewood and Bridlewood Subdivisions.

The Idlewood and Bridlewood Subdivisions are experiencing flooding problems due to North American Beavers inhabiting the area. North American Beavers are an invasive species and are constructing dams within the subdivision's stormwater areas. Warner Robins and Houston County have been looking at the situation jointly to address the problem. A survey determined that if water surface elevation is impacted more than 6.5 inches, water would begin inundating the roadway. The beaver dams are affecting the water surface elevation and are not allowing the roadway to properly drain.

Aquatic Escapes LLC has proposed to remove the beavers from the area. Aquatic Escapes LLC is a licensed and insured trapper. During the removal process, the trapper would anticipate removing majority of the beavers within the first 3 to 4 days. The devices to remove the beavers will be placed underwater. The trapper and beaver removal devices would only be placed on City of Warner Robins and Peach Blossom Developments, LLC properties. Access to the areas will be available off Sprucewood Court.

Houston County Public Works recommends entering into an agreement with **Aquatic Escapes LLC** to remove the invasive species for \$150 per beaver. Houston County recommends setting a not to exceed amount of **\$3,000**, for a 12-month time period.



AQUATIC ESCAPES LLC

MICHAEL CLARK

P.O. BOX 932

PERRY, GA 31069

229-322-2194

aquaticescapesllc@gmail.com



January 9, 2020

This estimate concerns beaver removal for Houston County and Warner Robins, Ga. The beavers are causing issues impeding water drainage through subdivisions and public roadways. This lack of water flow is resulting in flooding during periods of heavy rain.

We are proposing to remove the beavers using Coniber Traps set under the water surface to deter dam construction and culvert clogging. Traps will be set in the drainage area using a 12 ft boat to access areas away from any homes. We want to avoid any unwanted interactions with property owners and pets. We will need permission from one property owner to provide us an access point for launching the boat.

The cost for removal will be \$150.00 per beaver. We charge on a per catch basis to insure that our customers are getting a return on their investment. No catch, no pay. The number of beaver using the area is difficult to determine and budget estimates will be set to compensate for extremely high populations. We recommend a total allotment of \$7,500.00 to cover the removal of 50 beaver. The likelihood is slim that there is this number of total animals in the area.

Trapping does not provide a permanent solution to beaver inhabitation and will be an "as needed" process. As the local beaver population is removed, others within the watershed will move to inhabit the newly vacated area. We encourage your employees to keep us updated on any future issues caused by new beaver construction or drainage blockages.

We are open to any verification of catch that may be beneficial for you. If you would like us to send county representative photos of the beaver caught, word of mouth or the physical beaver please let us know. We are here to work with you in the most effective and efficient means possible. Please contact us if you would like to move forward.

Michael Clark
Aquatic Escapes, LLC
229-322-2194

Public Works is requesting permission to enter into an agreement with American Forest Management to harvest and sell timber on a 72-acre County-owned tract at the Landfill. American Forest Management has accepted bids and recommends Rozier Forest Products at the highest estimated value of \$174,400. Staff recommends allowing American Forest Management to manage Rozier Forest Products in the harvesting of this timber.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

entering into an agreement with American Forest Management (AFM) for the timber harvest and sale on approximately 72-acres located at the Houston County Landfill.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

MEMORANDUM

To: Houston County Board of Commissioners

From: Blake Studstill, Environmental Engineer *BS*

CC: Terry Dietsch, Solid Waste Superintendent

Date: January 28, 2020

RE: Agreement for Timber Sale Harvest for Houston County Landfill

OK
[Signature]

The Public Works Department, Houston County Landfill, and Atlantic Coast Consulting, Inc recommend to harvest +/- 72 acres of timber located on the Houston County Landfill Tract. The attached recommendation and proposal from the Houston County Landfill and American Forest Management identify three bids provided to harvest the timber. Public Works recommends allowing American Forest Management to manage Rozier Forest Products in the harvesting of timber on +/- 72 acres of the Landfill tract at the estimated value of \$174,400.00.

HOUSTON COUNTY PUBLIC WORKS DEPARTMENT



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

Memo

To : Robbie Dunbar, Director of Operations

From : Terry Dietsch, Solid Waste Superintendent *Terry Dietsch*

Date : January 28, 2020

Re : Timber Sale

Mr. Dunbar please consider this request to proceed with the timber sale of 71.3 acres to be clearcut at the landfill. American Forest Management requested bids and recommends Rozier Forest Products as the highest bidder in the amount of \$174,400. Mr. Robert Brown of Atlantic Coast Consulting has reviewed this area to be cut and concurs with the sale. A map and recommendation letter from American Forest Management is attached.



January 23, 2020

Dear Houston County Board of Commissioners:

I have attached a timbersale map for reference. In March of 2019 we estimated that the value of the sale would be \$165,760.00. Due to lack of markets it was decided to hold off on putting the sale out for bids until markets improved. The markets improved in January and we set a bid date of January 20, 2020. The bids are listed below. The high bid is from Rozier Forest Products in the amount of \$174,400.00. This is significantly above the estimated value. I recommend that the Houston County Board of Commissioners award the sale to Rozier Forest Products.

Bidder	Bid Amount
Rozier Forest Products	\$174,400.00
Piedmont Forestry	\$153,750.00
Woodard Land and Timber	\$141,567.00

Please contact me with any questions you may have.

Sincerely,

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

WE'RE IN THIS
TOGETHER

HOUSTON COUNTY TRACT 03-19-84

DATE: 8/30/2019

ACTIVITY TYPE: HARVEST
ACTIVITY YEAR: 2019
ACTIVITY ACRES: 71.3
COUNTY: HOUSTON
STATE: GA

Map Scale 1 in = 1320 ft
Reference Scale 1:13840

American Forest Management, Inc.
www.americanforestmanagement.com

0 660 ft 1320 ft

Exhibit B
Sale # 03-19-84



CLEARCUT - 71.3 ac.

Sale area is crosshatched. Sale is designated on the ground by blue painted boundary lines.

-  HARD HARDWOOD
-  HARDWOOD
-  LOBLOLLY PINE
-  NON-FOREST
-  OPEN
-  SOFT HARDWOOD



AMERICAN FOREST
MANAGEMENT

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

Access

Access

Access

Comp. 1

The Engineering Department is requesting to extend the Cul-de-sac bond for one year on Abingdon Cove of McCarley Downs Subdivision, Section 2, Phase 3 to give the developer an opportunity to extend Abingdon Cove.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the extension of the cul-de-sac bond (SunMark Letter of Credit #210230-05, expiring February 20, 2020) for Abingdon Cove of McCarley Downs Subdivision, Section 2, Phase 3. If the bond is not extended by February 20, 2020 the County will draw the bond and contract the work.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

MEMORANDUM

OK
[Signature]

To: Houston County Board of Commissioners

From: Blake Studstill, Environmental Engineer *BS*

Date: January 28, 2020

RE: Cul-de-sac Bond; McCarley Downs Subdivision, Section 2 Phase 3; SunMark Bank Letter of Credit #210230-05; Expires February 20, 2020

Please accept this request to renew the cul-de-sac bond at **Abingdon Cove of McCarley Downs Subdivision, Section 2 Phase 3** for one year to give them an opportunity to extend Abingdon Cove. If the bond extension is not received by February 20, 2020, we will draw this bond and contract the work.

Since Dr. Whitaker passed away in October of 2019 we have been using the GBI Crime Lab for autopsies. Dr. Sims-Stanley, a forensic pathologist recently retired from the crime lab, has offered to fill the roll of local medical examiner that Dr. Whitaker held for so many years. This agreement outlines the services and the conditions under which Dr. Sims-Stanley would perform them for the County and also the fee structure that the County would pay her and Houston Healthcare as the hospital will provide space in the morgue and a diener to assist with autopsies.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing the independent contractor agreement with Houston County Coroner Danny Galpin, Houston Healthcare, and Dr. Melissa A. Sims-Stanley providing for a local medical examiner to perform autopsies as required by the Coroner in the morgue at Houston Medical Center for deaths other than homicides and the deaths of children seventeen years of age and under.

INDEPENDENT CONTRACTOR AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____, 2020, between the Board of Commissioners of Houston County (hereinafter referred to as "County") and Danny Galpin, Houston County Coroner, (hereinafter referred to as "Coroner" and Houston Healthcare, (hereinafter referred to as "HHC") and Doctor Melissa A. Sims-Stanley, Forensic Pathologist, (hereinafter referred to as "Contractor"), and is effective _____.

W I T N E S S E T H

WHEREAS, the Parties enter this agreement to provide for a local medical examiner to perform autopsies as required by the Coroner for deaths other than homicides and the death of children seventeen and under; and

WHEREAS, the County is existing and operating under the laws and Constitution of the State of Georgia, the Coroner is existing and operating under the laws and the Constitution of the State of Georgia and HHC is operating under the laws of the State of Georgia and its operating documents, all with full power to enter into contracts and agreement with other entities; and

WHEREAS, HHC will provide space in the Morgue located at Houston Medical Center in Warner Robins, Georgia, for the Contractor to perform her duties and will further provide a Diener to assist the Contractor in the performance of her duties; and

WHEREAS, Contractor is qualified to serve as the local medical examiner and has been approved by the State of Georgia Medical Examiner to provide the services required; and

WHEREAS, it is the intent of the parties to this Agreement to provide adequate and effective forensic pathology through a local medical examiner.

NOW THEREFORE, in consideration of the mutual covenants, promises and benefits contained in this Agreement, it is agreed as follows:

1. Nature of Service: In accordance with the terms and conditions of this Agreement and with all applicable statutes and rules, Contractor agrees to provide the duties of a local medical examiner:

- (a) At the request of the Coroner in cases of adults eighteen years of age or older and in deaths not as a result of homicide.
- (b) Contractor will charge Nine Hundred dollars (\$900.00) per autopsy invoiced to the Coroner and payable through County funds;

2. Term: Subject to the provisions for termination set forth below, this Agreement will begin on February 5, 2020 and will end on February 4, 2021. The Agreement may be renewed from year to year subject to an annual review of performance conducted by the County, the Coroner and HHC.

3. Payment:

- (a) The County agrees to pay Contractor the sum of \$900.00 per autopsy for the medical services performed during the term of this Agreement. Contractor will invoice the Coroner who will in turn invoice the County.
- (b) In providing the services required by this Agreement, Contractor will bear at his or her sole expense all normal office costs, such as and including, telephone, copy expenses, in-state travel, malpractice and other insurance, etc.
- (c) The Coroner shall pay HHC the amount of \$175.00 per autopsy for supplies and the Diener provided by HHC.

4. Duties: The Contractor agrees to the following duties:

- (a) Contractor acknowledges that she is serving the role as local medical examiner for Houston County and shall perform all such services in accordance with applicable statutes, and codes regarding professional responsibility.
- (b) The parties recognize that the assignment of an autopsy to Contractor is a matter entirely within the discretion of the Coroner.

5. Termination of Agreement: Any party may terminate this Agreement without cause at any time upon thirty days written notice to the other party. As to matters pending at the termination date, Contractor must complete those pending matters until the matter is finalized.

6. Independent Contractor Relationship: In her relationship with the County, Coroner and HHC for the purpose of performing any services assigned under this Agreement, Contractor warrants that Contractor is an independent contractor. Contractor shall therefore be responsible for compliance with all laws, rules and regulations involving its employees and any subcontractor(s), including, but not limited to, employment of labor, hours of labor, health and safety, working conditions, workers' compensation insurance and payment of wages. Neither Contractor nor any of Contractor's agents, servants, employees, subcontractors or supplies shall become or be deemed to become agents, servants or employees of the County, the Coroner or HHC. This Agreement shall not be construed as to create a partnership or joint venture between Contractor and the County, the Coroner or HHC or any of its agencies. The Contractor is and will remain an independent contractor in her relationship to the County, the Coroner and HHC. The County, the Coroner and HHC shall not be responsible for withholding taxes with respect to the Contractor's compensation hereunder. The Contractor shall have no claim against the County, the Coroner or HHC hereunder or otherwise for vacation pay, sick leave, retirement benefits, social security, worker's compensation, unemployment insurance benefits, malpractice insurance or any other employee benefits of any kind.

7. Indemnification: Contractor hereby waives, releases, relinquishes, discharges and agrees to indemnify, protect and save harmless the County, the Coroner and HHC its officers and

employees (collectively "indemnitees") of and from any and all claims, demands, liabilities, loss, costs or expenses for any loss or damage for bodily injury (including but not limited to death), personal injury, property damage, attorney's fees caused by, growing out of, or otherwise happening in connection with this Agreement, due to any act or omission on the part of Contractor, its agents, employee, subcontractors, or others working at the direction of Contractor or on Contractor's behalf, or due to any breach of this Agreement by Contractor.

This indemnification and release survive the termination of this Agreement and the dissolution or, to the extent allowed by law or the bankruptcy of the Contractor.

Contractor shall, at its expense, be entitled to and shall have the duty to participate in the defense of any suit against the indemnitees. No settlement or compromise of any claim, loss or damage asserted against indemnitees shall be binding upon the indemnitees unless expressly approved by the indemnitees.

8. Contractor's Personnel: In providing the services required by this Agreement, Contractor will provide, at her own expense, if required by the Contractor all appropriate office and staff as necessary to provide competent services covered by this Agreement.

9. Insurance: Contractor shall procure and maintain insurance at its own expense that shall protect the Contractor from any claims for bodily injury, property damage, or personal injury that may arise out of operations under the Agreement. Such insurance policies shall include coverage for Workers Compensation and Malpractice/Professional Liability.

10. Severability: Any section, subsection, paragraph, term, condition, provision or other part (hereinafter collectively referred to as "part") of this Agreement that is judged, held, found, or declared to be voidable, void, invalid, illegal or otherwise not fully enforceable shall not affect any other part of this Agreement, and the remainder of this Agreement shall continue to be of full force and effect. Any agreement of the parties to amend, modify, eliminate, or otherwise change any part of this Agreement shall not affect any other part of this Agreement, and the remainder of this Agreement shall continue to be of full force and effect.

11. Agreement Modification: This Agreement constitutes the entire agreement between the parties with respect to the subject matter of this Agreement and may be altered or amended only by a subsequent written agreement of equal dignity. This Agreement supersedes all prior agreements, negotiations and communications of whatever type, whether written or oral, between the parties hereto with respect to the subject matter of this Agreement. After the Agreement has been consented to by the parties, no modifications may be made without prior notice to and approval from each party to this Agreement.

12. Confidentiality: The Contractor agrees to abide by all state and federal law, rules and regulations, as well as any County policies respecting confidentiality of an individual's records.

13. Force Majeure: Each party will be excused from performance under this Agreement to the extent that it is prevented from performing, in whole or in substantial part, due

to delays caused by an act of God, civil disturbance, civil or military authority, war, court order, acts of public enemy, and such nonperformance will not be default under this Agreement nor a basis for termination for cause.

14. Taxes: Contractor shall forthwith pay all taxes lawfully imposed upon her with respect to this Agreement or any service delivered in accordance herewith. The County, the Coroner or HHC makes no representation whatsoever as to the liability or exemption from liability of the Contractor to any tax imposed by any governmental entity.

15. Binding Effect: This Agreement shall be binding upon the parties hereto, their heirs, legal representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

Sworn to and subscribed before me
this ____ day of _____, 20 ____.

Notary Public

BOARD OF COMMISSIONERS OF
HOUSTON COUNTY

By: _____
Title: Chairman

Attest: _____
Title: Director of Administration

Sworn to and subscribed before me
this ____ day of _____, 20 ____.

Notary Public

CONTRACTOR

Sworn to and subscribed before me
this ____ day of _____, 20 ____.

Notary Public

HOUSTON HEALTHCARE

By: _____
Title: _____

Attest: _____
Title: _____

Sworn to and subscribed before me
this ____ day of _____, 20 ____.

Notary Public

CORONER

Danny Galpin

Butler, Williams & Wyche, LLP has provided annual audit services for the County for many years. They have submitted a proposal for future fiscal years 2021 through 2025 with an additional option for year 2026. We have enjoyed a very good working relationship with the firm and their long background in governmental auditing shows in the experience of their managing partner Danyelle George and her staff. County staff recommends acceptance of their proposal at an annual fee of \$69,930 plus \$8,500 in the event that a Single Audit is required. A Single Audit is only required if the County receives and expends more than \$750,000 in federal funds for any given fiscal year.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing the contract with Butler, Williams & Wyche, LLP of Macon to perform audit services for the County in Fiscal Years 2021, 2022, 2023, 2024 and 2025 with an optional year 2026 at the annual fees outlined in their proposal dated January 22, 2020.

HOUSTON COUNTY, GEORGIA

Proposal for Audit Services

**For the Years Ending June 30, 2021 2022, 2023, 2024 and 2025
with optional year 2026**

January 22, 2020

Submitted by:

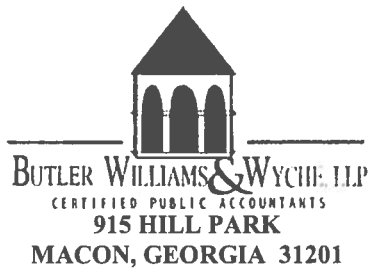


**915 Hill Park, Suite 101
Macon, GA 31201**

**Contact: Danyelle George, CPA
Phone: 478-742-3676
Email: DGeorge@bwwcpas.com**

TABLE OF CONTENTS

	<u>Page Number</u>
Letter of Transmittal	1
Qualification Form	2
Specific Audit Approach	3
General Audit Plan	3
Audit Scope	4
Audit Standards	4
Working Paper Retention	4
Work Plan	5
Schedule of Professional Fees	5



Letter of Transmittal

January 22, 2020

**To the Board of County Commissioners
of Houston County, Georgia
Warner Robins, Georgia**

We are pleased to submit our proposal to audit the financial statements of Houston County, Georgia as of and for the years ending June 30, 2021, 2022, 2023, 2024 and 2025, with optional year 2026. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America, promulgated by the American Institute of Certified Public Accountants (AICPA) and in accordance with standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and the *Official Code of Georgia Annotated*, as well as all applicable federal, state, local and other programmatic audit requirements. If a Single Audit is required as part of the annual audit, the audit will be performed in accordance with American Institute of Certified Public Accountants (AICPA) Standards, *Government Auditing Standards*, and Uniform Guidance for Federal Funds (formerly OMB Circular A-133), *Audits of States, Local Governments, and Non-Profit Organizations*.

Our attached proposal details the scope and nature of the services we propose to provide to your organization.

As your auditors for the past several years, we have established an excellent working relationship with the County. We have assisted the County in adopting some of the largest sweeping accounting and reporting pronouncements ever to affect the governmental industry. We value our relationship with the County and will continually strive to exceed expectations.

Butler, Williams and Wyche, LLP will continue to be very responsive to the County's immediate needs, and is available to assist your organization at any time during the year. Our extensive experience and long history of governmental auditing brings the benefit of our observations and recommendations to you, our client, providing valuable insights to better improve your agency's operations and procedures.

I will be the engagement partner and primary liaison responsible for all services to the County. I can be contacted at: 915 Hill Park, Suite 101, Macon, Georgia, 31201, Phone (478) 742-3676, Fax (478) 742-3680, or email: DGeorge@bwwcpas.com. We would like to extend our sincere thanks to Houston County for the opportunity we have had to be of service as the County's auditors. We have enjoyed working with you and your staff, and we trust that you feel that the County has benefited from our professional relationship, as well.

Yours very truly,

BUTLER, WILLIAMS & WYCHE, LLP

By: 
Certified Public Accountant

QUALIFICATION FORM

Section A – General Information

1. Firm Name: BUTLER, WILLIAMS & WYCHE, LLP

Contact Person: Danyelle J. George, CPA

Telephone (478) 742-3676

2. Address: 915 Hill Park, Macon, Georgia 31201

3. Firm FEI Number: 58-0653763

4. Firm's Georgia CPA State License Registration Number: 10028856

5. Type of Accounting Practice (place an "X" next to the appropriate response)

a. Individual

b. Partnership

c. Corporation

SPECIFIC AUDIT APPROACH

Butler, Williams & Wyche, LLP has a system of quality control for its governmental audit assignments. This system of quality control consists of several elements including up to date governmental audit programs, tiers of review, training and supervision and continuing professional education.

Audit Programs:

Butler, Williams & Wyche, LLP uses a governmental audit program individually tailored to each of its governmental clients. These audit programs are continually updated to ensure that the latest in requirements from the various authoritative bodies are met. The basis of much of the audit program is the governmental audit programs offered by the Practitioners Publishing Company (PPC), a recognized leader in the auditing field. These programs are reviewed and approved by the engagement manager prior to the commencement of field work and are modified during the audit as needed.

Tiers of Review:

Each audit is subject to several reviews by the auditor in charge, the engagement supervisor/manager and the engagement partner. The manager and partner review and approve the audit plan and programs, audit workpapers and the audit report. This review is conducted by individuals who have substantial training and experience in governmental auditing.

Training and Supervision:

The firm uses in house training of its staff on a continual basis to ensure improved performance. To promote efficiency and effectiveness members of the staff are assigned to perform a portion of the audit that they had performed in prior audits. When a new area is assigned, adequate training and guidance is provided by the engagement auditor in charge and partner. Further, the engagement partner is committed to maximize the time she is on-site to ensure quality performance of the staff by giving on site direction and guidance.

Continuing Professional Education:

To keep abreast of emerging issues related to governmental auditing, members of the audit team regularly attend training sessions on governmental auditing conducted by nationally recognized experts. Each member of the audit team meets or exceeds the continuing professional education standards established by the General Accounting Office of the United States and the American Institute of Certified Public Accountants.

GENERAL AUDIT PLAN

Our extensive knowledge of Houston County's accounting, budgeting and related systems will serve to reduce any overview or start up work. Start up work includes documenting our understanding of the internal accounting control system. We may perform some preliminary fieldwork prior to the end of the fiscal year to update our understanding of the systems and internal controls employed by Houston County and we may perform some testing of these controls at that time. We will also update our permanent files and review the minutes of the Board of Commissioners meetings which are then available. We anticipate performing year-end fieldwork near the third week in July and expect to complete most of this fieldwork by the end of August. It has been our experience that one or more component units of the County are not able to provide audited financial statements until December or later. This has historically precluded us from issuing our report earlier than December.

AUDIT SCOPE

Our responsibility will be to express an opinion on the fair presentation of the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of Houston County in conformity with generally accepted accounting principles. The combining and individual non-major fund financial statements, and any supplementary budgetary comparison schedules are not a required part of the basic financial statements and will be subject to an “in-relation-to” opinion. If our opinion is other than unqualified, we will fully discuss the reasons with you in advance. We understand the scope of work to be as follows:

- the Independent Auditors’ Report in which we will express an opinion on the fair presentation of the financial statements in conformity with generally accepted accounting principles;
- the Report on Internal Control over Financial Reporting and on Compliance and other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards – any reportable conditions found during the audit will be included;
- the Independent Auditors’ Report certifying Local Assistance grants, if applicable;
- the Financial Assurance Auditor’s Report and Certifying Letter;

Furthermore, we will provide the County with all adjusting entries and closing balances for the year-end audited. We will ensure to the extent within our control that the County meets all Federal and State filing requirements. A letter to management will be provided for any reportable conditions found during the audit. An immediate, written report of all fraud and illegal acts or indications of illegal acts of which we become aware will be submitted to the Chairman and Board of Commissioners.

AUDIT STANDARDS

Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

WORKING PAPER RETENTION

The audit documentation for this engagement is the property of Butler, Williams & Wyche, LLP and constitutes confidential information. However, pursuant to authority given by law or regulation, we may be requested to make certain audit documentation available to cognizant or grantor agency, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Butler, Williams & Wyche, LLP personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of seven years unless we are notified in writing by Houston County of the need to extend the retention period. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

WORK PLAN

Our audit program, which documents our work plan for the audit of the financial statements of Houston County, Georgia, has evolved over several years. The essence of the program is our testing of management’s assertions as embodied in the County’s financial statements. To this end, we rely not only on professional standards and related literature, but also on information provided by the County’s management. This information includes the County’s budget, organizational charts and descriptions of financial and management information systems. A number of specific issues that relate to our audit approach are addressed below.

SCHEDULE OF PROFESSIONAL FEES AND EXPENSES

<u>Fiscal Year</u>	<u>Staff Hours</u>	<u>Supervisor Hours</u>	<u>Partner Hours</u>	<u>Total Hours</u>	<u>Total Annual Fee</u>
2021	260	200	300	760	\$69,930
2022	260	200	300	760	\$69,930
2023	260	200	300	760	\$69,930
2024	260	200	300	760	\$69,930
2025	260	200	300	760	\$69,930
2026 (Optional)	260	200	300	760	\$69,930

The above fees do not include any procedures necessary under the Single Audit Act. A Single Audit would be necessary only if the County were to receive and expend more than \$750,000 of federal funds for fiscal years ending after June 30, 2020. In the event a Single Audit is required, the additional fee is \$8,500 for each major program audited.

These fees are based on the presumption that the County’s accounting records will be reasonable adjusted and auditable. The fees quoted for subsequent years may be subject to renegotiation if changes in the scope of the County’s operations or new professional requirements make our estimate of hours unrealistic. If any such changes occur, we will discuss the reasons with you, and arrive at a new fee arrangement prior to incurring any additional charges.

No additional fee will be charged to the County for the use of the opinion and audited financial statements when issuing bonds, tax anticipation notes, or any other financing mechanisms.

I certify that I am entitled to represent Butler, Williams & Wyche, LLP, empowered to submit this bid, and authorized to sign a contract with Houston County, Georgia.



 Danyelle J. George, CPA

APPROVAL OF AUDIT SERVICES:

This letter correctly sets forth the understanding of Houston County, Georgia.

By: _____

Title: Chairman, Houston County Board of Commissioners

Date: _____

Summary of bills by fund:

• General Fund (100)	\$1,291,195.49
• Emergency 911 Telephone Fund (215)	\$ 57,655.55
• Fire District Fund (270)	\$ 27,648.00
• 2006 SPLOST Fund (320)	\$ 0.00
• 2012 SPLOST Fund (320)	\$ 570,255.42
• 2018 SPLOST Fund (320)	\$1,590,056.01
• Water Fund (505)	\$ 305,455.38
• Solid Waste Fund (540)	<u>\$ 225,100.51</u>
 Total for all Funds	 \$4,067,366.36

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$4,067,366.36