



Houston County Board of Commissioners Meeting

Perry, Georgia

March 5, 2019

9:00 A.M.

# HOUSTON COUNTY COMMISSIONERS MEETING

Perry, Georgia

March 5, 2019

9:00 A.M.

## Call to Order

## Turn Off Cell Phones

Invocation - Commissioner Thomson

Pledge of Allegiance - SMSgt. Aquincy Roberts, USAF

## Approval of Minutes from February 19, 2019

## New Business:

1. Public Hearing on Special Exception Applications #2229, #2230, and #2232 thru #2237 - Commissioner Walker
2. Public Hearing on Rezoning Application #2225 – Commissioner Walker
3. Public Hearing on Rezoning Application #2231 – Commissioner Walker
4. Board Appointment (DFCS Board) – Commissioner Robinson
5. Memorandum of Understanding (GEMA-Homeland Security / Grants) – Commissioner Robinson
6. Peaches to Beaches Agreement – Commissioner Robinson
7. Condemnation Resolution (Newberry Road) – Commissioner Thomson
8. Professional Services Agreement (Tax Assessors / Schneider Geospatial) – Commissioner Thomson
9. Bid Approval (Courthouse Server Room Upgrade) – Commissioner McMichael
10. Approval of Bills - Commissioner McMichael

## Public Comments

## Commissioner Comments

## Motion for Adjournment

## Special Exception Summary

<b>Application</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposed Use</b>	<b>Z &amp; A Recommendation/Comments</b>
2229	Christopher Woodard	230 Spring Chase Cir.	Clothing (Online)	Approved unanimously
2230	Angel and Hilda Rodriguez	108 Wedgewood Drive	Electrical Contractor	Approved unanimously
2232	Kevin Corn	123 Enlish Drive	Junk Removal Service	Approved unanimously, subject to no commercial box trucks associated with the business being parked at the home
2233	Kristle Chester	125 Kristle Lane	Writing	Approved unanimously
2234	Deborah Lynn	342 Bear Branch Road	House Cleaning	Approved unanimously
2235	Nicholas Maddox	102 Bristol Drive	Catering	Approved unanimously, subject to compliance with any Health Department requirements
2236	Chasity D. Watson & Skyler Cochran	119 Darin Drive	Clothing & Accessories (Online)	Approved unanimously
2237	Chasity D. Watson & Skyler Cochran	119 Darin Drive	Children's Party Entertainment	Approved unanimously, subject to no commercial parties at the home

**Zoning & Appeals  
Recommendation**

---

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2229 – Christopher Woodard	Clothing (On-line)	Unanimous	X		
#2230 – Angel & Hilda Rodriquez	Electrical Contractor	Unanimous	X		
#2232 – Kevin Corn	Junk Removal Service	Unanimous	X		
#2233 – Kristle Chester	Writing	Unanimous	X		
#2234 – Deborah Lynn	House Cleaning	Unanimous	X		
#2235 – Nicholas Maddox	Catering	Unanimous	X		
#2236 – Chasity D. Watson & Skyler Cochran	Clothing & Accessories (Online)	Unanimous	X		
#2237 – Chasity D. Watson & Skyler Cochran	Children’s Party Entertainment	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:

- |   |                                 |
|---|---------------------------------|
| #2229 – Christopher Woodard                   | Clothing (On-line)              |
| #2230 – Angel & Hilda Rodriquez               | Electrical Contractor           |
| #2232 – Kevin Corn                            | Junk Removal Service            |
| #2233 – Kristle Chester                       | Writing                         |
| #2234 – Deborah Lynn                          | House Cleaning                  |
| #2235 – Nicholas Maddox                       | Catering                        |
| #2236 – Chasity D. Watson &<br>Skyler Cochran | Clothing & Accessories (Online) |
| #2237 – Chasity D. Watson &<br>Skyler Cochran | Children’s Party Entertainment  |

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

Application No. 2229

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 Christopher Woodard
2. Applicant's Phone Number 478-832-2567
3. Applicant's Mailing Address 230 Spring Chase Circle Kathleen, GA 31047
4. Property Description LL 186, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 20, Block "B", Section 2, Phase 2 of Spring Chase Subdivision, consisting of 0.34 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Clothing (Internet Sales) Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

AW 1/14/2019  
Date

Christopher Woodard  
Applicant

Application # 2229

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

**Houston County Zoning and Appeals Commission**

Date Filed: January 14, 2019

Date of Notice in Newspaper: February 6 & 13, 2019

Date of Notice being posted on the property: February 8, 2019

\*\*\*\*\*

Date of Public Hearing: February 25, 2019

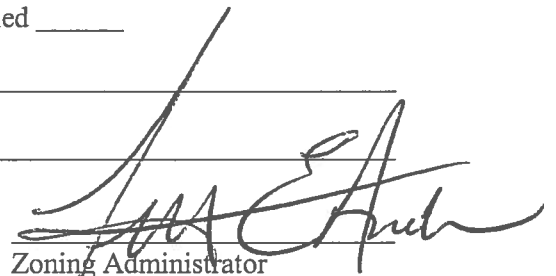
Fee Paid: \$100.00 Receipt # 41584

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

February 25, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: March 5, 2019

Date of Notice in Newspaper: February 6 & 13, 2019

Date of Public Hearing: March 5, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

FAULT

Form 56-106  
© 1998, Long & Fox  
Houston, TX 77002

**OWNERSHIP & DEDICATION**  
THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAN AND ACKNOWLEDGES THIS PLAN AND ALLOTTMENT TO BE HIS FREE ACT AND DEED, AND DEDICATES TO THE PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAN AS STREETS, ALLEYS, EASEMENTS, OR FINES.  
DATE: 08-22-00  
OWNER'S OR AGENT'S SIGNATURE: [Signature]

**CERTIFICATE OF FINAL APPROVAL**  
THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HOUSTON COUNTY, GEORGIA, AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT BY SAID COMMISSION, DATED THIS 22<sup>ND</sup> DAY OF AUGUST, 2000.

THE HOUSTON COUNTY PLANNING COMMISSION  
BY: [Signature]  
SECRETARY

**CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER**  
"I CERTIFY THAT THE OWNER, OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE UTILITIES, AND OTHER IMPROVEMENTS AS SHOWN ON THIS PLAN IN ACCORDANCE WITH THE REGULATIONS OF HOUSTON COUNTY GEORGIA, OR HAS OBTAINED A PERFORMANCE BOND OR OTHERS CHECK TO ASSURE COMPLETION AS REQUIRED BY COUNTY ORDINANCE."  
DATE: 8-25-00  
OWNER: [Signature]

"I APPROVE, IN NO WAY RELIEVES THE PROPERTY OWNER OR CONTRACTOR OF HIS DUTY TO OBTAIN THE NECESSARY PERMITS, PROPERTIES AND LIABILITY INSURANCE THEREON, AND SHALL NOT CONSTITUTE AN ASSUMPTION OF LIABILITY BY THE COUNTY OF HOUSTON FOR DAMAGES CAUSED BY CONSTRUCTION AND/OR GRADING PERFORMED UNDER SAID PLANS AND PERMITS."  
DATE: 8-25-00  
HOUSTON COUNTY HEALTH DEPARTMENT: [Signature]

**SIMCO INC.  
FUTURE DEVELOPMENT**

**LOT TABLE**

LOT	50 FT ACRES
52 A	2,347.0
17 B	16,500
18 B	15,000
19 B	15,000
20 B	15,000
21 B	15,000
22 B	15,000
23 B	15,000
24 B	19,513
10 E	29,401
11 E	28,444
12 E	23,903
13 E	27,154
1 F	25,198
2 F	21,896
3 F	26,197
4 F	22,369
8 F	26,344
9 F	26,011
10 F	21,003
11 F	25,201
12 F	24,254
1 G	19,214
2 G	16,050
3 G	16,050
4 G	16,200

**LINEAR DATA**

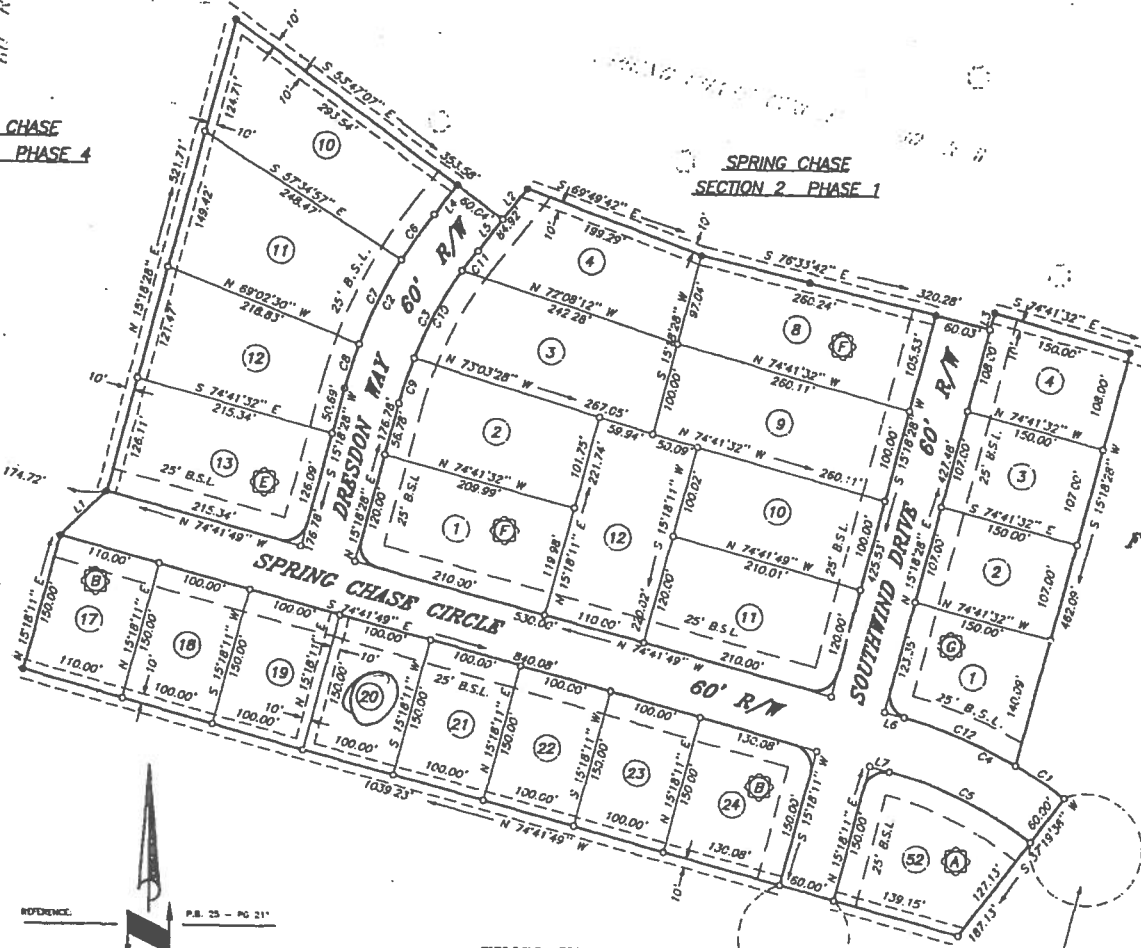
No.	DIRECTION	DISTANCE
L1	N 45°22'48" E	69.34'
L2	N 58°20'57" E	41.81'
L3	N 15°18'28" E	17.87'
L4	S 36°05'18" W	30.86'
L5	N 38°21'16" E	43.12'
L6	N 74°41'48" W	21.81'
L7	S 74°41'53" W	21.61'

**CURVILINEAR DATA**

No.	DIRECTION	RADIUS	ARC	CHORD
C1	S 56°15'14" E	500.56	62.57	62.53
C2	S 27°18'52" W	500.00	209.55	208.02
C3	N 27°18'52" E	440.00	184.41	183.06
C4	N 63°41'06" W	500.56	182.41	181.23
C5	S 63°41'06" E	440.56	169.35	168.31
C6	S 35°32'10" W	500.00	80.24	80.21
C7	S 26°41'17" W	500.00	100.00	99.83
C8	S 18°07'50" W	500.00	48.31	48.29
C9	N 18°37'42" E	440.00	51.00	50.97
C10	N 28°52'38" E	440.00	106.41	106.15
C11	N 37°33'47" E	440.00	27.00	27.00
C12	N 67°15'57" W	500.56	129.84	129.48

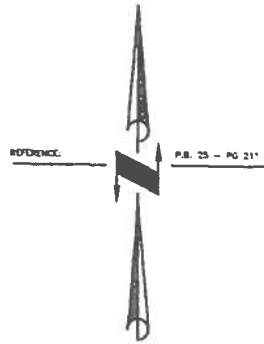
**SPRING CHASE  
SECTION 1 PHASE 4**

**SPRING CHASE  
SECTION 2 PHASE 1**



**SIMCO INC.  
FUTURE DEVELOPMENT**

FILED  
-HOUSTON COUNTY  
08 AUG 29 AM 11:43  
CLERK SUPERIOR COURT



Doc ID: 008731990001 Type: PLA  
Filed: 08/29/2000 at 11:43:00 AM  
Fee Amt: Page 1 of 1  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Clerk  
BK 56 PG 106

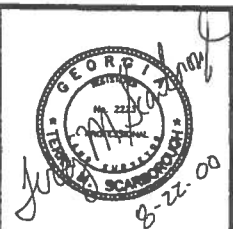
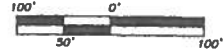
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSEST PRECISION OF ONE FOOT IN 33,747 FEET AND AN ANGULAR ERROR OF 91" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPOUS RULE.

EQUIPMENT USED FOR MEASUREMENT:  
ANGULAR: LEITZ SET 4  
LINEAR: LEITZ SET 4  
THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 308,177 FEET.

- NOTES:**
1. 15.359 ACRES IN THIS PHASE OF DEVELOPMENT.
  2. ALL EASEMENTS ARE FOR DRAINAGE AND UTILITY UNLESS OTHERWISE SHOWN.
  3. MINIMUM 25' BUILDING SET BACK LINE ON ALL LOTS.
  4. DISTANCES ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET LINES.
  5. 25' RADIUS ON ALL STREET CORNERS.

- LEGEND:**
1. ● DENOTES IRON PIN FOUND.
  2. ○ DENOTES IRON PIN SET.
  3. C DENOTES CURVE NUMBER.
  4. L4 DENOTES LINE NUMBER.
  5. E DENOTES BLOCK LETTER.
  6. 20 DENOTES LOT NUMBER.

IN MY OPINION THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE METRIC STANDARDS AND REQUIREMENTS OF LAW.  
[Signature]



SUBDIVISION  
**SPRING CHASE**  
SECTION No. 2 PHASE No. 2  
106  
HOUSTON COUNTY, GEORGIA  
SCALE: 1" = 100'  
TENTH DISTRICT  
[Signature]

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>	<p><i>Applicant has written Approval of the owner of the property</i></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p><b>Home Office</b> uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>



**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

AUTHORIZATION OF PROPERTY OWNER  
Application for Special Exception/Variance

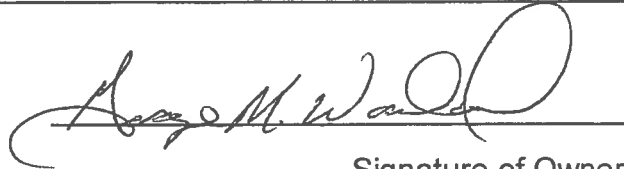
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Houston County, Georgia.

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

Name of Applicant Christopher Brice Woodard

Address 230 Spring Chase Circle

Telephone Number 478-832-2567

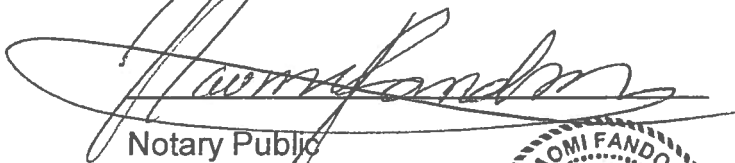


Signature of Owner

Personally appeared before me

Naomi Fandozzi

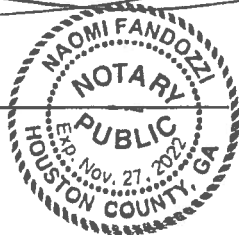
who swears/affirms that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.



Notary Public

12/13/18

Date



## DISCLOSURE OF FINANCIAL INTERESTS

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

**Reference:** Application #2229 filed on **January 14, 2019**, for a **Special Exception** for the real property described as follows:

**LL 186 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 20, Block "B", Section 2, Phase 2 of Spring Chase Subdivision, Consisting of 0.34 Acres**

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

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

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

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

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

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

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

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

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

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

Application No. 2230

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 Angel and Hilda Rodriguez
2. Applicant's Phone Number 478-442-0434
3. Applicant's Mailing Address 108 Wedgewood Drive Bonaire, GA 31005
4. Property Description LL 75, 11<sup>th</sup> Land District of Houston County, Georgia, Lot 18, Block "C", Section 2 of Waterford South Subdivision, consisting of 0.55 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for an Electrical Contractor Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

1/17/19  
Date

Angel Rodriguez  
Applicant

Application # 2230

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

**Houston County Zoning and Appeals Commission**

Date Filed: January 17, 2019

Date of Notice in Newspaper: February 6 & 13, 2019

Date of Notice being posted on the property: February 8, 2019

\*\*\*\*\*

Date of Public Hearing: February 25, 2019

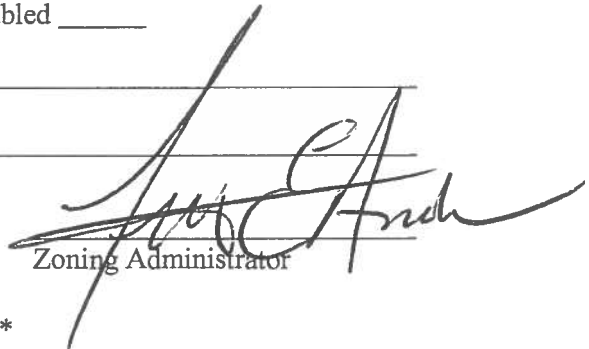
Fee Paid: \$100.00 Receipt # 41585

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

February 25, 2019  
Date



Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: March 5, 2019

Date of Notice in Newspaper: February 6 & 13, 2019

Date of Public Hearing: March 5, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

See Page 33/105

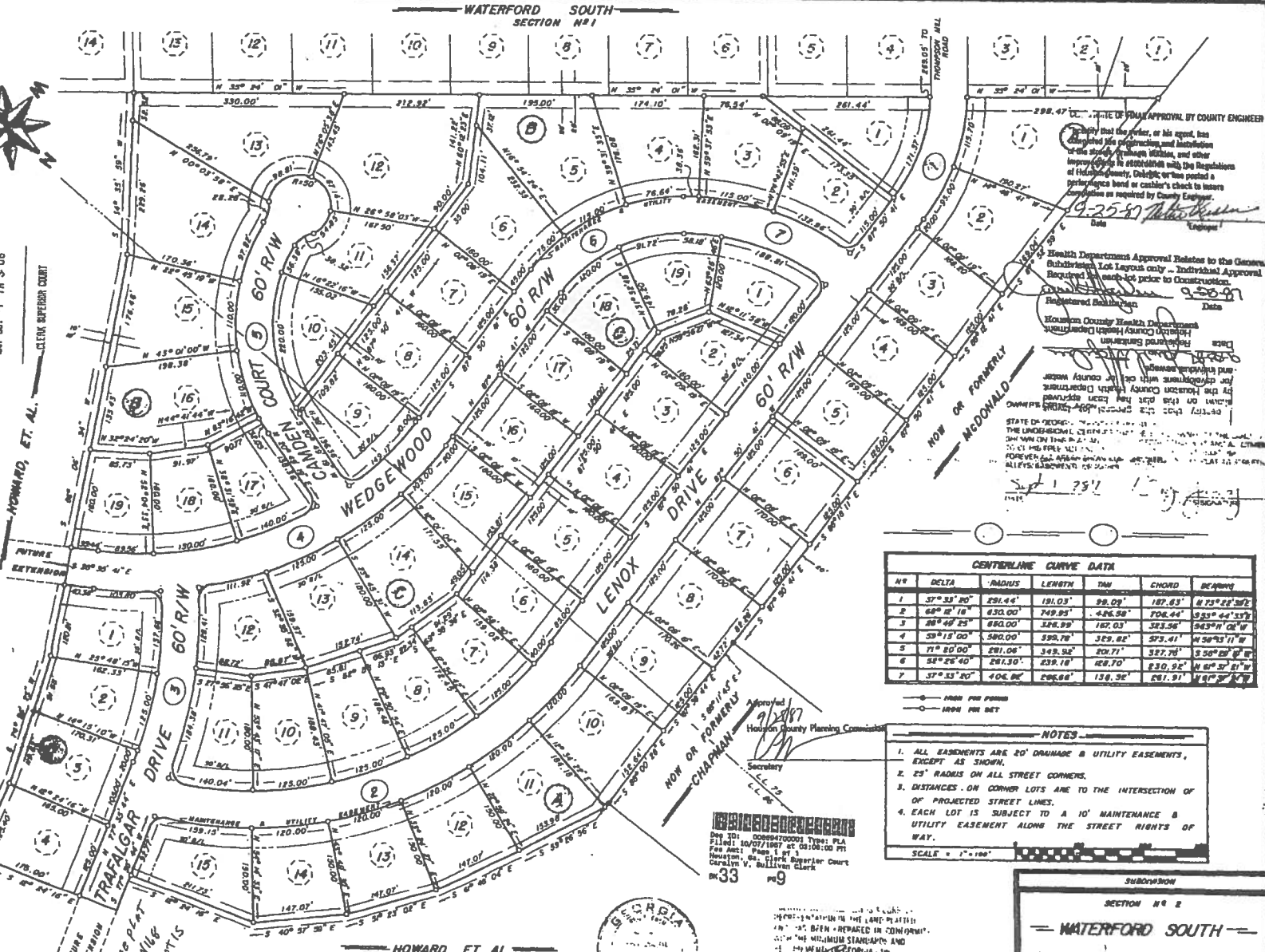
33/9

33/9

All Water & Sewer



FILED  
HARRIS COUNTY  
SEPT OCT -7 PM 3 05



NOTE OF FINAL APPROVAL BY COUNTY ENGINEER  
I certify that the plan, or his agent, has  
inspected the proposed construction and location  
of the streets, drainage utilities, and other  
improvements in accordance with the Regulations  
of the County, District or town posted a  
reference book or similar's check to insure  
compliance as required by County Engineer  
9-25-87  
Date  
[Signature]

Health Department Approval Relates to the General  
Subdivision Lot Layout only - Individual Approval  
Required for each lot prior to Construction.  
Registered Subdivisor  
Date

Houston County Health Department  
Houston County Health Department  
Registered Subdivisor  
Date  
[Signature]

STATE OF TEXAS  
THE UNDERSIGNED, COUNTY ENGINEER, DO HEREBY  
CERTIFY THAT THE PLAN HAS BEEN FILED AND  
RECORDED IN THE PUBLIC RECORDS OF HARRIS  
COUNTY, TEXAS, IN ACCORDANCE WITH THE  
PROVISIONS OF THE SUBDIVISION ACT.  
9-25-87  
Date

CENTERLINE CURVE DATA

NO	DELTA	RADIUS	LENGTH	TAN	CHORD	BEARING
1	37° 35' 20"	291.44'	191.03'	99.09'	187.83'	N 73° 22' 57" E
2	68° 16' 18"	630.00'	749.95'	426.58'	706.44'	S 23° 44' 37" W
3	28° 49' 25"	660.00'	328.99'	187.03'	583.56'	S 63° 01' 02" W
4	59° 15' 00"	580.00'	590.78'	325.82'	573.41'	N 50° 03' 11" W
5	71° 20' 00"	281.06'	349.92'	201.71'	527.78'	S 58° 28' 11" E
6	54° 26' 40"	281.30'	239.18'	189.70'	330.92'	N 62° 37' 21" W
7	37° 33' 20"	406.86'	296.88'	156.52'	281.91'	N 47° 07' 27" E

1000 PPM POINT  
1000 PPM SET

NOTES  
1. ALL EASEMENTS ARE 20' DRAINAGE & UTILITY EASEMENTS, EXCEPT AS SHOWN.  
2. 25' RADII ON ALL STREET CORNERS.  
3. DISTANCES ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET LINES.  
4. EACH LOT IS SUBJECT TO A 10' MAINTENANCE & UTILITY EASEMENT ALONG THE STREET RIGHTS OF WAY.  
SCALE = 1" = 100'

Approved  
[Signature]  
Houston County Planning Commission  
Secretary  
LL-72  
LL-76  
EX-33  
pg 9



SUBDIVISION  
SECTION #1  
WATERFORD SOUTH  
LAND LOTS 75, 8 & 96  
ELEVENTH DISTRICT  
HARRIS COUNTY  
JULY 24, 1987  
SCALE: 1" = 100'  
STONY SURVEYING CO.  
1808 DODD ROAD  
HARRIS COUNTY, TX  
DRAWING # 87-042-8

33/9

33/9

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Businesses</b> are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>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 #2230 filed on January 17, 2019, for a Special Exception for the real property described as follows:

**LL 75 of the 11<sup>th</sup> Land District of Houston County, Georgia, Lot 18, Block "C", Section 2 of Waterford South Subdivision, Consisting of 0.55 Acres**

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

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

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

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

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

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

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

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

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

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

Application No. 2232

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 Kevin Corn
2. Applicant's Phone Number 478-955-9215
3. Applicant's Mailing Address 123 English Drive Bonaire, GA 31005
4. Property Description LL 189, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 17, Block "C", Section 3, Phase 1 of Pilgrim Rest Subdivision, consisting of 0.32 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Junk Removal Service Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

Jan 22, 2019

Date

Kevin L Corn

Applicant

Application # 2232

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

**Houston County Zoning and Appeals Commission**

Date Filed: January 22, 2019

Date of Notice in Newspaper: February 6 & 13, 2019

Date of Notice being posted on the property: February 8, 2019

\*\*\*\*\*

Date of Public Hearing: February 25, 2019

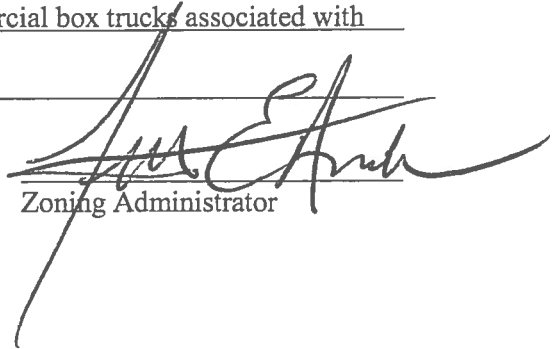
Fee Paid: \$100.00 Receipt # 41587

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously, subject to no commercial box trucks associated with the business being parked at the home.

February 25, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: March 5, 2019

Date of Notice in Newspaper: February 6 & 13, 2019

Date of Public Hearing: March 5, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_

\_\_\_\_\_

Date

Clerk

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Businesses</b> are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>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 #2234 filed on **January 29, 2019**, for a **Special Exception** for the real property described as follows:

**LL 204 & 205 of the 10<sup>th</sup> Land District of Houston County, Georgia, as shown on a plat of survey for Michael Lynn & Deborah Lynn, Consisting of 6.18 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. 2235

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 Nicholas Maddox
2. Applicant's Phone Number 478-336-3284
3. Applicant's Mailing Address 102 Bristol Drive Warner Robins, GA 31093
4. Property Description LL 110, 5<sup>th</sup> Land District of Houston County, Georgia, Lot 5, Block "A", Section 1 of Somerset Subdivision, consisting of 0.35 Acres
5. Existing Use Residential
6. Present Zoning District R-MH
7. Proposed Use Special Exception for a Home Occupation  
for a Catering Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

1/30/2019  
Date

Nicholas L. Maddox Sr.  
Applicant

Application # 2235

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

**Houston County Zoning and Appeals Commission**

Date Filed: January 30, 2019

Date of Notice in Newspaper: February 6 & 13, 2019

Date of Notice being posted on the property: February 8, 2019

\*\*\*\*\*

Date of Public Hearing: February 25, 2019

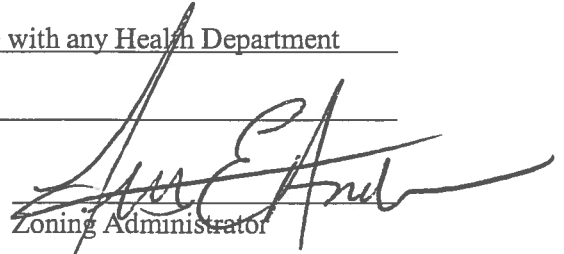
Fee Paid: \$100.00 Receipt # 41590

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously, subject to compliance with any Health Department requirements.

February 25, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: March 5, 2019

Date of Notice in Newspaper: February 6 & 13, 2019

Date of Public Hearing: March 5, 2019

Action by Houston County Commissioners:

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

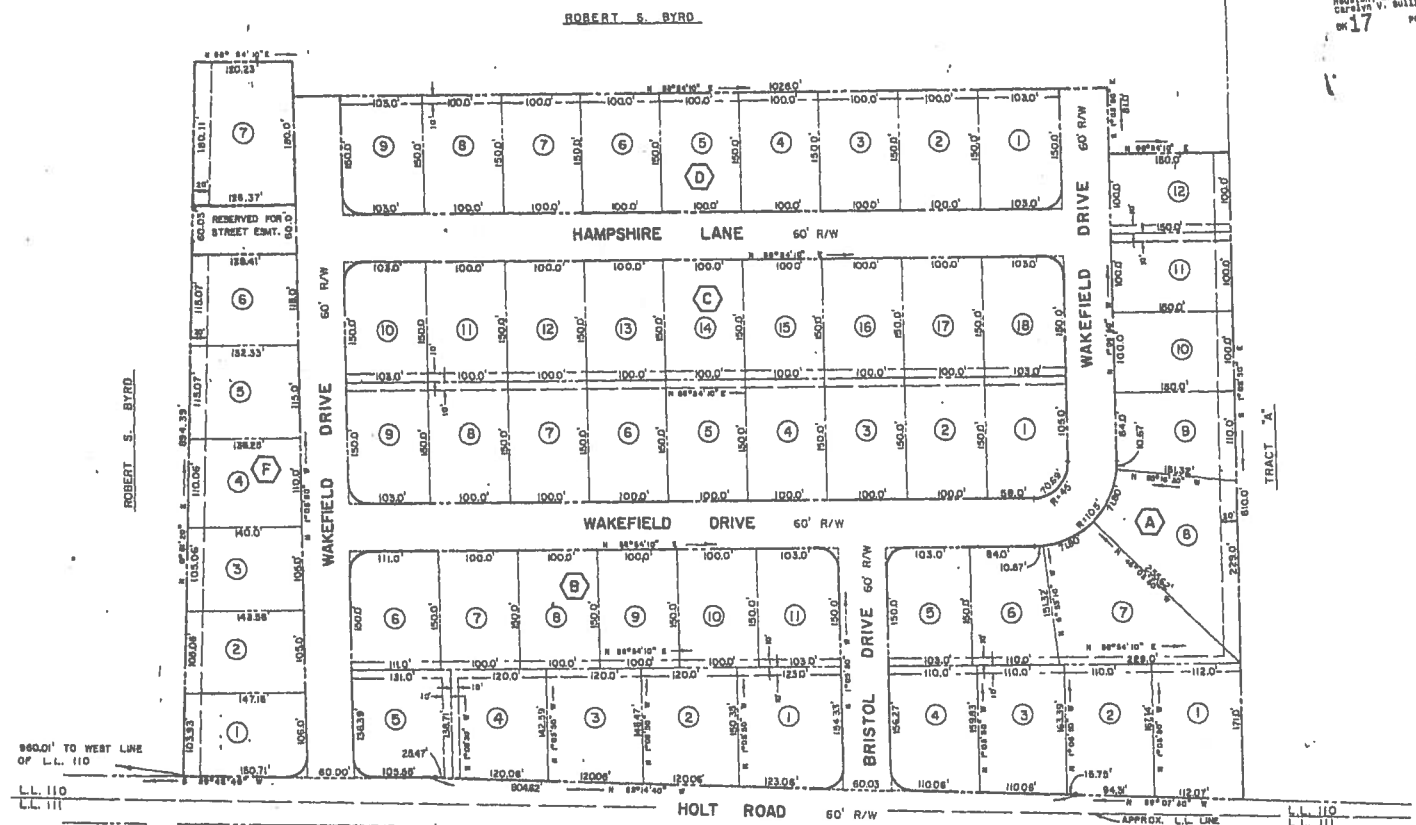
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

Recorded July 3, 1974

20228282001 Type PL  
 Filed 07/03/1974 at District A  
 Fee Paid Page 1 of  
 Houston, TX - State Superior Court  
 Carolyn V. Sullivan Clerk  
 Book 17 Page 221



860.0' TO WEST LINE  
 OF L.L. 110  
 L.L. 110  
 L.L. 111

- NOTES:
1. DISTANCES, AS SHOWN ON CORNER LOTS, ARE TO THE INTERSECTION OF PROJECTED STREET RIGHT-OF-WAY LINES.
  2. IRON PINS TO BE SET ON ALL LOT CORNERS.
  3. 20' RADII ON ALL STREET CORNERS.
  4. ALL LOT LINES ARE AT RIGHT ANGLES TO STREET LINES UNLESS OTHERWISE INDICATED.
  5. ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE INDICATED.
  6. 2000' AC. IN SUBDIVISION.

REVISED: JUNE 28, 1974  
 LOT 7, BLOCK "F", REVISED TO SHOW  
 STREET EASEMENT B TO INCREASE LOT SIZE.



In my opinion, this plat is a correct  
 representation of the land platted and  
 has been prepared in conformity with  
 the profession standards and requirements  
 of the State of Georgia.  
*Theodore W. Waddle*

Approved  
 8-1-74  
 Houston County Planning Commission  
*John J. Bane*  
 Secretary

SUBDIVISION	
SOMERSET	
SECTION NO. 1	FIFTH DIST.
IN L.L. 110	HOUSTON CO. GEORGIA
JUNE 27, 1973	SCALE: 1"=100'
WADDLE & CO.	
104 MEADOWBRIDGE DRIVE	WARNER ROBINS, GA. 30353-74



**Requirements - Section 95**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

AUTHORIZATION OF PROPERTY OWNER  
Application for Special Exception/Variance

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

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

Name of Applicant Nicholas Lasharn Maddox

Address 102 Bristol Dr. Warner Robins, GA 31093

Telephone Number 478-336-3284

L. Blake Wood

Signature of Owner

Personally appeared before me

L. Blake Wood

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

Georgiana Cauley

Notary Public

01.29.2019

Date



**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2235 filed on **January 30, 2019**, for a **Special Exception** for the real property described as follows:

**LL 110 of the 5<sup>th</sup> Land District of Houston County, Georgia, Lot 5, Block "A", Section 1 of Somerset Subdivision, Consisting of 0.35 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. 2236

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 Chasity D. Watson and Skyler Cochran
2. Applicant's Phone Number 478-447-8802
3. Applicant's Mailing Address 119 Darin Drive Byron, GA 31008
4. Property Description LL 59, 5<sup>th</sup> Land District of Houston County, Georgia, Lot 2, Section 5, Phase 1 of Wexford Plantation Subdivision, consisting of 0.46 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Clothing & Accessories (Internet Sales)Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

01-30-2019  
Date

Chasity D. Watson Applicant  
Skyler Cochran

Application # 2236

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

**Houston County Zoning and Appeals Commission**

Date Filed: January 30, 2019

Date of Notice in Newspaper: February 6 & 13, 2019

Date of Notice being posted on the property: February 8, 2019

\*\*\*\*\*

Date of Public Hearing: February 25, 2019

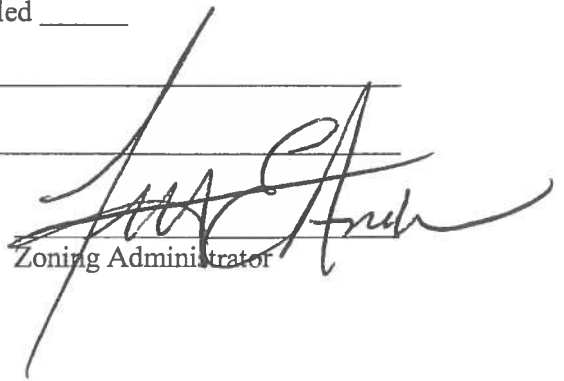
Fee Paid: \$100.00 Receipt # 41591

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

February 25, 2019  
Date



Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: March 5, 2019

Date of Notice in Newspaper: February 6 & 13, 2019

Date of Public Hearing: March 5, 2019

Action by Houston County Commissioners:

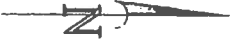
Approval \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

GA. GRID



Doc ID: 00872080001 Type: PLA  
Filed: 04/19/1996 at 01:18:00 PM  
Fee Amt: Part 1 of 1  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Clerk  
BK 48 PG 137

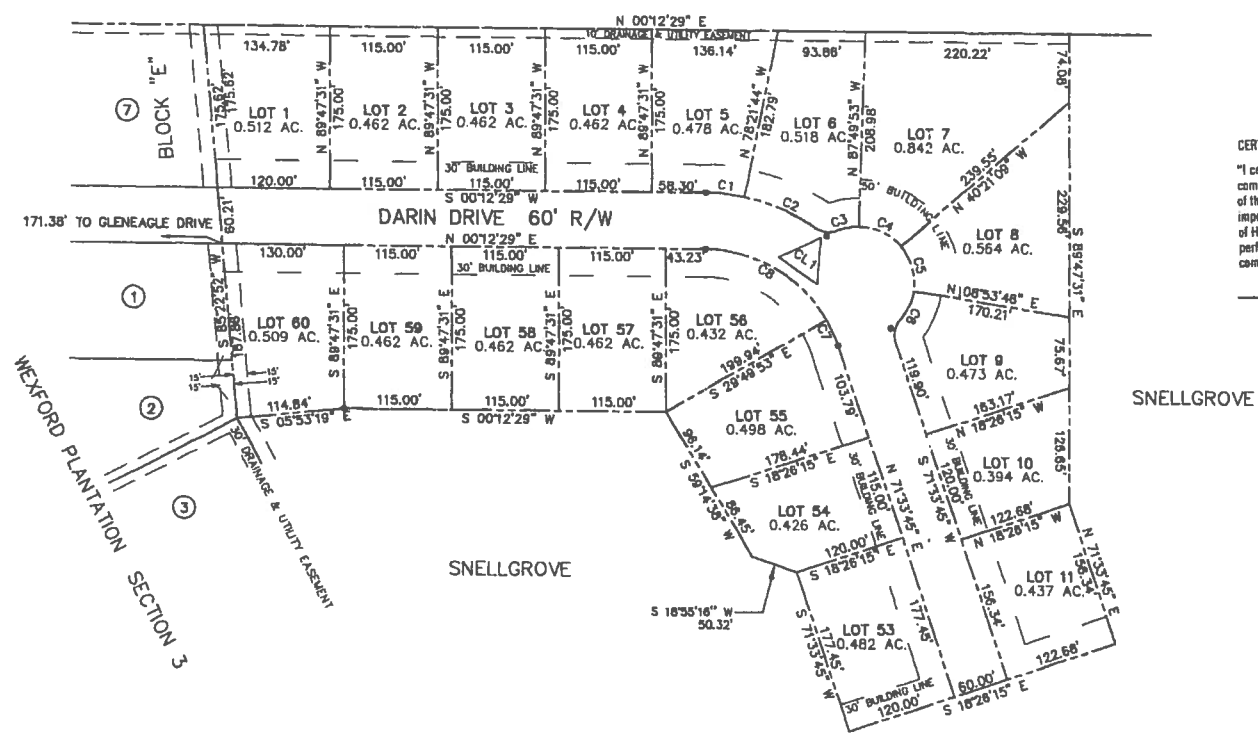
CENTERLINE CURVELINEAR DATA

NUMBER	DELTA	BEARING	TAN	RADIUS	ARC	CHORD
C1	80°41'14"	S 21°54'22" W	152.09	180.00	253.49	233.05

CURVELINEAR DATA

NUMBER	DELTA	BEARING	TAN	RADIUS	ARC	CHORD
C1	11°29'48"	N 05°55'23" E	21.02	210.00	41.89	41.82
C2	28°43'18"	N 24°39'55" E	49.88	210.00	87.94	97.05
C3	35°28'18"	N 17°19'12" W	18.17	80.00	37.11	38.52
C4	49°14'55"	N 25°01'23" W	27.50	80.00	51.57	50.00
C5	49°14'55"	N 74°18'18" E	27.50	80.00	51.57	50.00
C6	48°03'53"	S 58°04'17" E	25.51	80.00	48.24	46.95
C7	11°23'38"	S 65°51'58" W	14.96	150.00	29.83	29.78
C8	59°57'37"	S 30°11'16" W	86.53	150.00	156.98	149.81

BRADFORD PARTNERS



CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

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

4/17/96 Robert L. Story  
Date Engineer

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

RED  
4/17/96

FILED  
HOUSTON COUNTY  
CLERK SUPERIOR COURT  
1996 APR 18 PM 1:56

48/137

CERTIFICATE OF FINAL APPROVAL  
This plat has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, dated this 16 day of April, 1996.

THE HOUSTON COUNTY PLANNING COMMISSION  
By [Signature] Secretary

NOTES

- 19 LOTS IN SUBDIVISION
- 11.02 ACRES IN SUBDIVISION
- STREET RIGHTS OF WAY ARE 60'
- DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT OF WAY LINES
- 25' RADIUS ON ALL STREET CORNERS
- ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED

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

[Signature] Environmental Health Specialist  
Houston County Health Department. Dated 4-16-96

I CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

ROBERT L. STORY  
GRLS NO. 1853

OWNERS 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.

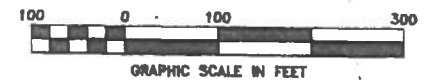
4-16-96 [Signature]  
DATE OWNERS SIGNATURE

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,000 FEET AND AN ANGULAR ERROR OF 0" PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 159,445.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A SET 4 AND 100' TAPE.



SUBDIVISION  
WEXFORD PLANTATION  
SECTION NO. 5  
PHASE NO. 1  
LAND LOT 59  
HOUSTON COUNTY  
5th DISTRICT  
GEORGIA



STORY & COMPANY, INC.  
2050 WATSON BLVD SUITE F WARNER ROBINS, GEORGIA 31083  
TELEPHONE: 912-822-7724 FAX: 912-822-3400

SCALE: 1"=100'  
DATE: 25 MAR 96  
DN: 96-145-C

48/137

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



**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2236 filed on **January 30, 2019**, for a **Special Exception** for the real property described as follows:

**LL 59 of the 5<sup>th</sup> Land District of Houston County, Georgia, Lot 2, Section 5, Phase 1 of Wexford Plantation Subdivision, Consisting of 0.46 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. 2237

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 Chasity D. Watson and Skyler Cochran
2. Applicant's Phone Number 478-447-8802
3. Applicant's Mailing Address 119 Darin Drive Byron, GA 31008
4. Property Description LL 59, 5<sup>th</sup> Land District of Houston County, Georgia, Lot 2, Section 5, Phase 1 of Wexford Plantation Subdivision, consisting of 0.46 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Children's Party Entertainment 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.**

01-30-2019  
Date

Chasity D. Watson, Skyler Cochran  
Applicant

Application # 2237

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

**Houston County Zoning and Appeals Commission**

Date Filed: January 30, 2019

Date of Notice in Newspaper: February 6 & 13, 2019

Date of Notice being posted on the property: February 8, 2019

\*\*\*\*\*

Date of Public Hearing: February 25, 2019

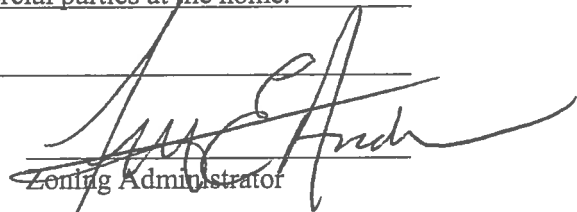
Fee Paid: \$100.00 Receipt # 41591

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously, subject to no commercial parties at the home.

February 25, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: March 5, 2019

Date of Notice in Newspaper: February 6 & 13, 2019

Date of Public Hearing: March 5, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

GA. GRID



CENTERLINE CURVILINEAR DATA

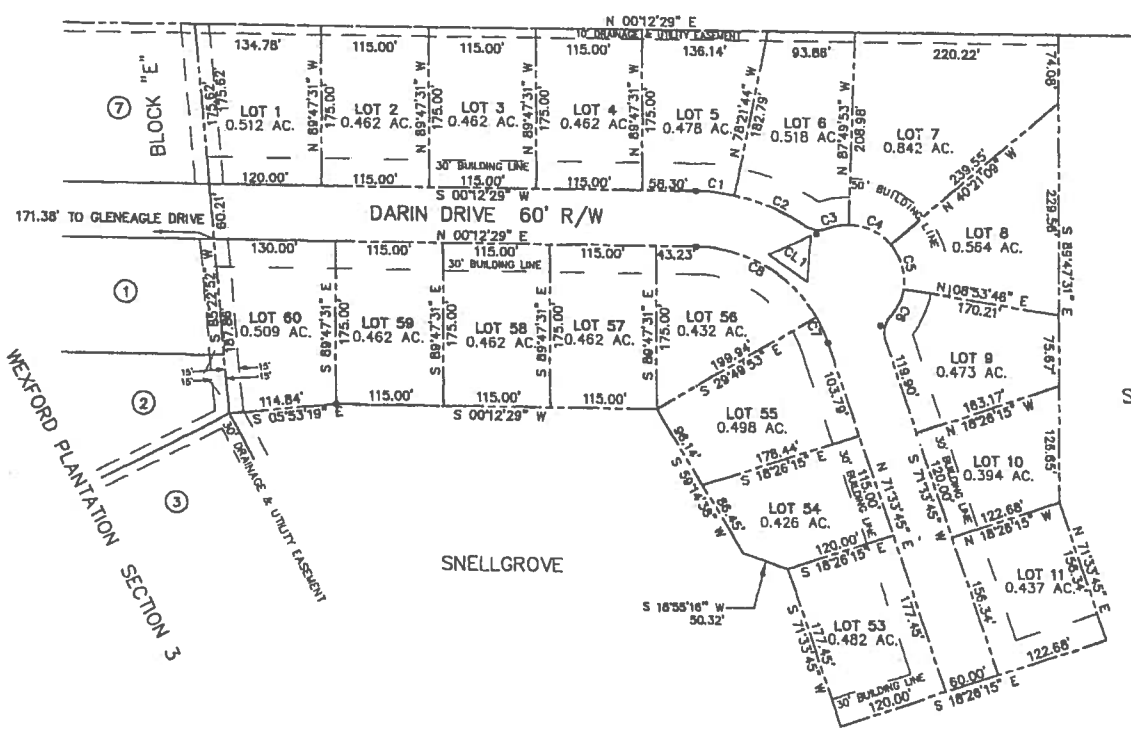
NUMBER	DELTA	BEARING	TAN °	RADIUS	ARC °	CHORD
C1	80°41'14"	S 21°54'22" W	152.69	180.00	253.49	233.05

Doc ID: 008773080001 Type: PLA  
 Filed: 04/18/2008 at 01:48:00 PM  
 Fee Amt: Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 BK 48 Po 137

CURVILINEAR DATA

NUMBER	DELTA	BEARING	TAN °	RADIUS	ARC °	CHORD
C1	11°25'48"	N 05°55'23" E	21.02	210.00	41.89	41.82
C2	28°43'18"	N 24°59'55" E	49.88	210.00	87.94	97.05
C3	35°28'18"	N 17°19'12" W	18.17	80.00	37.11	36.52
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C5	49°14'55"	N 74°18'18" E	27.50	80.00	51.67	80.00
C6	46°03'53"	S 88°04'17" E	25.51	80.00	48.24	48.95
C7	11°23'38"	S 65°51'58" W	14.98	150.00	29.83	29.78
C8	59°57'37"	S 30°11'18" W	86.53	150.00	158.98	149.91

BRADFORD PARTNERS



CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

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

7/17/06 *Robert E. Story*  
 Date Engineer

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

RED  
 7/17/06

SNELLSGROVE

FILED  
 HOUSTON COUNTY  
 1906 APR 18 PM 1:56  
 CLERK SUPERIOR COURT

48/137

CERTIFICATE OF FINAL APPROVAL

This plan has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, dated this 16 day of April, 19 06.

THE HOUSTON COUNTY PLANNING COMMISSION

*Joseph E. Anderson*  
 Secretary

NOTES

- 19 LOTS IN SUBDIVISION
- 11.02 ACRES IN SUBDIVISION
- STREET RIGHTS OF WAY ARE 60'
- DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT OF WAY LINES
- 25' RADIUS ON ALL STREET CORNERS
- ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED

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

*Joseph E. Anderson* 4-16-06  
 Environmental Health Specialist  
 Houston County Health Department. Dated

I CERTIFY THAT THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

*Robert E. Story*  
 ROBERT E. STORY GRLS NO. 1853



GRAPHIC SCALE IN FEET

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,000 FEET AND AN ANGULAR ERROR OF 0" PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 159,443

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A SET 4 AND 100' TAPE

OWNERS 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.

4-16-06 *Robert E. Story*  
 DATE OWNERS SIGNATURE



**STORY & COMPANY, INC.**  
 2050 WATSON BLVD SUITE F WARRNER BOWNE, GEORGIA 31083  
 TELEPHONE: 912-822-7724 FAX: 912-822-3480

LAND LOT 59 5th DISTRICT  
 HOUSTON COUNTY GEORGIA

SUBDIVISION  
**WEXFORD PLANTATION SECTION NO. 5 PHASE NO. 1**

SCALE: 1"=100'

DATE: 25 MAR 06

DN: 96-145-C

LR/20

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2237 filed on **January 30, 2019**, for a **Special Exception** for the real property described as follows:

**LL 59 of the 5<sup>th</sup> Land District of Houston County, Georgia, Lot 2, Section 5, Phase 1 of Wexford Plantation Subdivision, Consisting of 0.46 Acres**

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

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

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

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

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

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

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

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

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



Public hearing on Re-zoning Application #2225 submitted by Wilco Group, LLC for a seven acre tract located near the intersection of Hwy. 247 and Old Hawkinsville Road. Present zoning is PUD Planned Unit Development. Proposed zoning is M-1 Wholesale and Light Industrial. Planning & Zoning recommends unanimous approval with the condition that no commercial traffic be accessible from Old Hawkinsville Road.

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

- approve
- disapprove
- table
- authorize

**Re-Zoning Application #2225 submitted by Wilco Group, LLC.**

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

Application No. 2225

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:

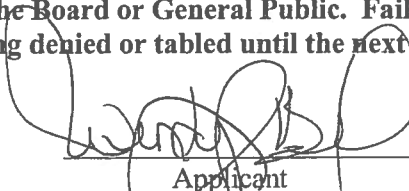
1. Name of Applicant Wilco Group, LLC
2. Applicant's Phone Number 478-808-1500 or 478-396-3638
3. Applicant's Mailing Address 302 Andover Court Bonaire, Ga. 31005
4. Property Description LL 47, 11<sup>th</sup> Land District of Houston County, Georgia, Parcel "O-1" as shown on a plat for survey for Wilco Group, LLC, Consisting of 7.0 ± acres
5. Existing Use Residential
6. Present Zoning District PUD
7. Proposed Use Re-Zoning for Commercial Use
8. Proposed Zoning District M-1
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.

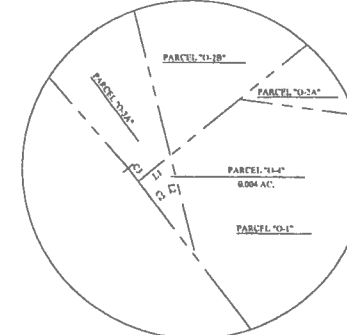
**Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.**

12/21/2018  
Date

  
Applicant

CURVILINEAR LOT DATA				
CURV. No.	RAD.	ARC	CHORD	BEARINGS
C1	540.00'	172.79'	172.00'	N 27°30'20" W
C2	540.00'	37.24'	27.51'	N 88°00'57" W
C3	540.00'	3.00'	3.00'	N 19°49'41" W
C4	1200.00'	324.93'	325.27'	N 46°27'24" W

LINEAR LOT DATA		
No.	DISTANCE	BEARING
L1	12.00'	S 202°20'00" W
L2	30.22'	S 11°17'35" E
L3	27.52'	N 50°28'20" E
L4	46.41'	N 52°26'30" W
L5	155.50'	S 82°52'41" E
L6	80.00'	N 71°47'45" E
L7	24.17'	S 300°20'00" W
L8	30.00'	N 12°52'10" W
L9	21.37'	N 02°18'27" W
L10	210.50'	N 67°09'20" E
L11	202.57'	N 71°44'42" E
L12	117.87'	N 45°25'10" E
L13	372.47'	N 71°16'05" E
L14	42.72'	S 161°13'00" W



DETAIL "A"  
NOT TO SCALE

**NOTES**

- ZONING - PARCELS O-1 & O-4 ARE PARCELS O-2A, O-2B, O-3A & O-3B ARE TO FORM ONE PARCEL.
- PARCELS O-1 & O-4 TO BE COMBINED TO FORM ONE PARCEL.
- PARCELS O-2A & O-2B TO BE COMBINED TO FORM ONE PARCEL.
- PARCELS O-3A & O-3B TO BE COMBINED TO FORM ONE PARCEL.
- A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAPS FOR HOUSTON COUNTY, GEORGIA, COMMUNITY #01136471 (HOUSTON COUNTY), MAP NO. 131581001B, PAGE 101 OF 300, EFFECTIVE DATE SEPTEMBER 28, 2007.
- PARCEL "O-1A" CREATED TO FORM A BUFFER BETWEEN 814 ZONING AND STABLEBAR LANDING GROUP, L.L.C.
- PARCEL "O-1A" IS NOT A RELEASABLE LOT.

THIS FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CORRECTION FACTOR OF ONE FOOT IN 10 HORIZONTAL AND AN ANGULAR ERROR OF ONE SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

BEARINGS AND DISTANCES ARE CALCULATED FROM ANGLES TURNED AND ALL DISTANCE DISTANCES ARE HORIZONTAL DISTANCES CALCULATED FROM FIELD DATA USING A TOPCON GTS 600.

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN FEET 417.612

REVISED JANUARY XX, 2019 - PARCEL "O-1A" CREATED

FIELD WORK COMPLETED JANUARY XX, 2019  
FIELD WORK COMPLETED MAY 24, 2016



PROPERTY PLAT

FOR  
**WILCO GROUP, LLC**

IN LAND LOT 347 & 48  
HOUSTON COUNTY  
MAY 25, 2016

HOUSTON DISTRICT  
GEORGIA  
SCALE 1" = 100'

**WADDLE & COMPANY**

104 MEADOWBROOK DR. WARNER ROBINS, GA 31091  
BUS (478) 925-2763 FAX (478) 925-7144  
CO.# LSP010005 EMAIL WADDLE@WADDLE.COM

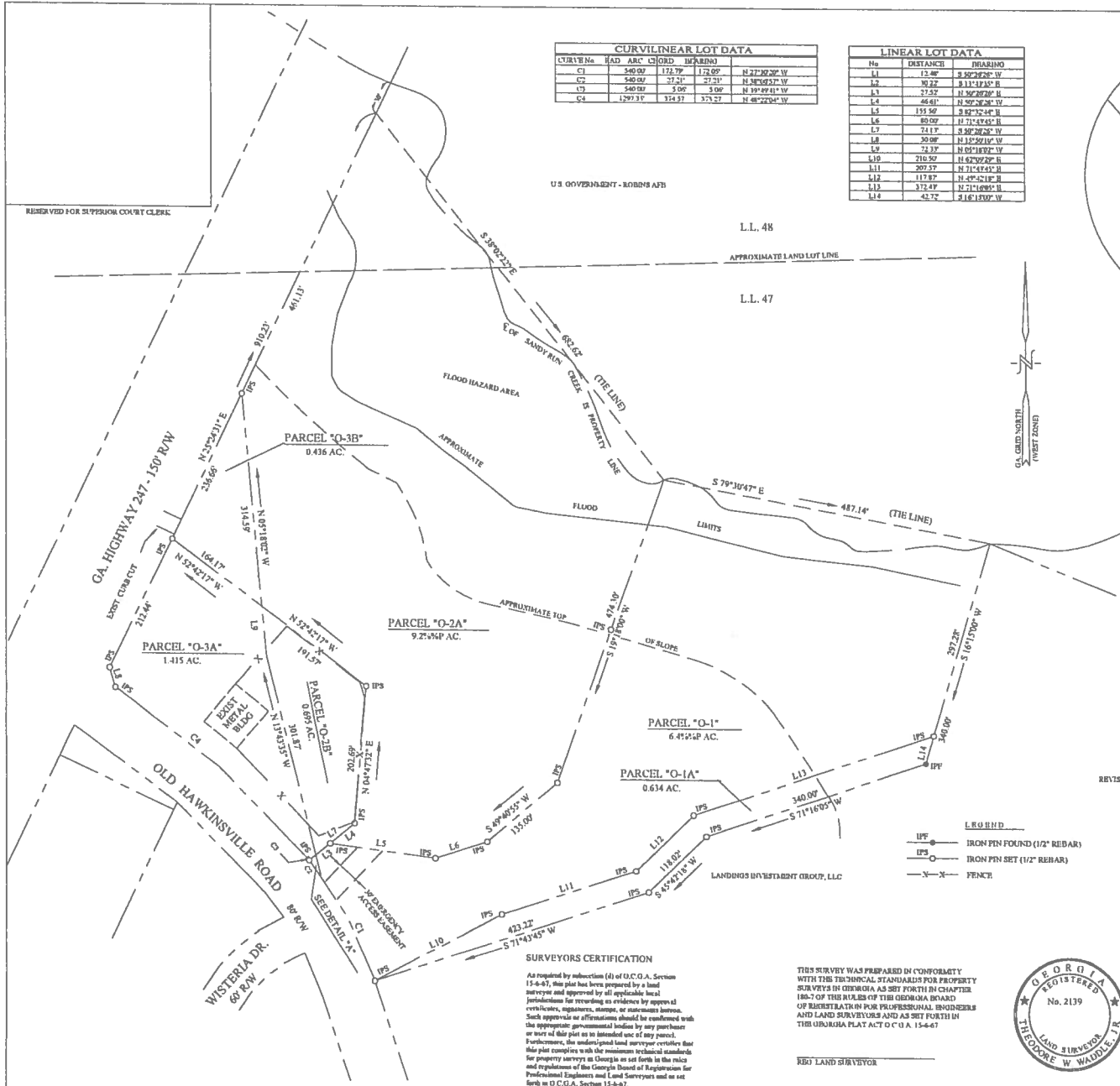


**SURVEYORS CERTIFICATION**

As required by subsection (k) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidence by approved certificates, signatures, stamps, or statements in lieu of such approval or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat so as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160.7 OF THE RULES OF THE GEORGIA BOARD OF REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

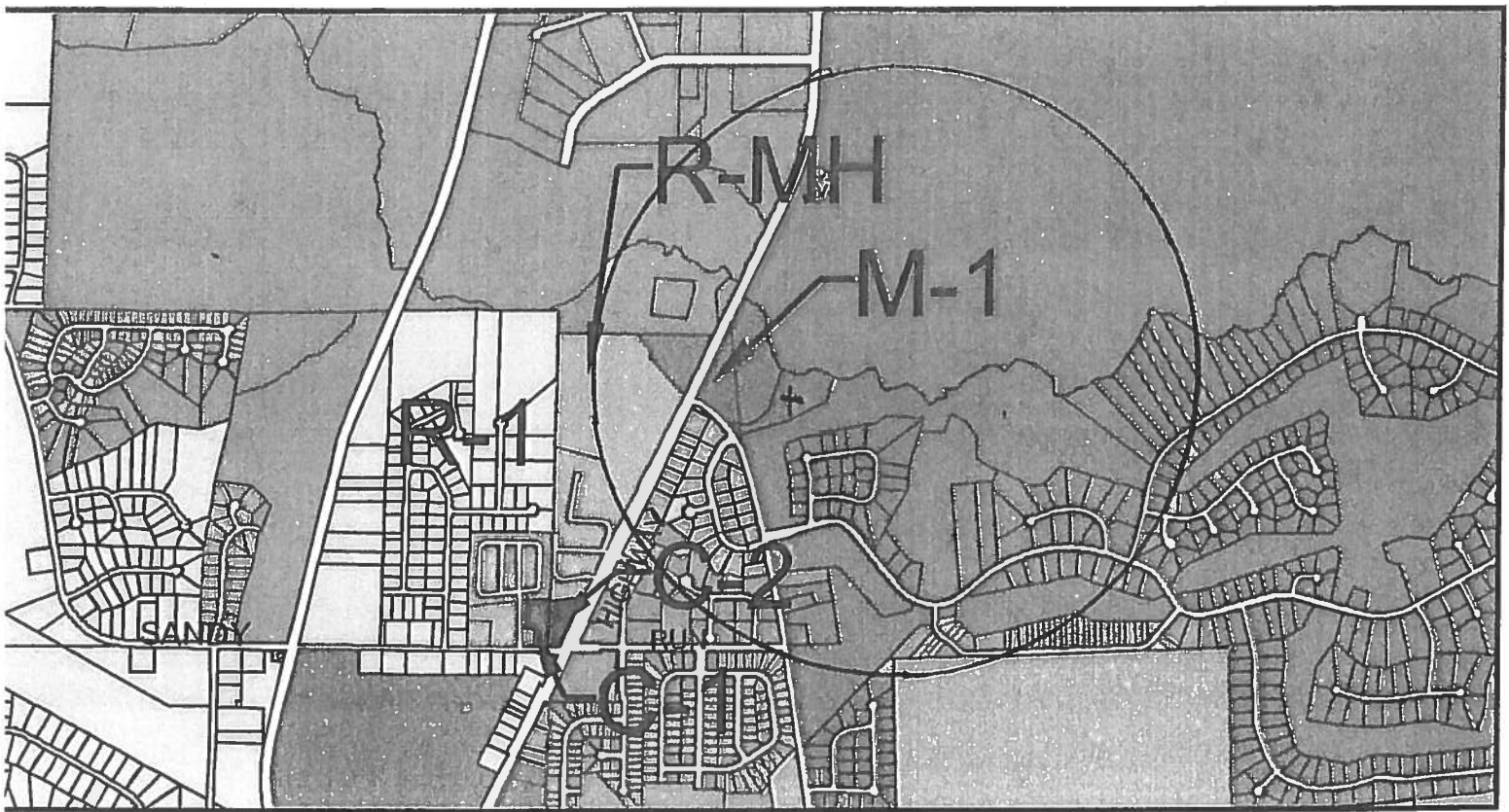
\_\_\_\_\_  
KEN LAND SURVEYOR



# Zoning Legend

## ZONING

- AFBASE
- C-1
- C-2
- CITY
- M-1
- M-2
- PUD
- R-1
- R-2
- R-3
- R-4
- R-AG
- R-MH
- CityLimLines



**Timothy Andrews**

---

**From:** Donald L.Parrott <parrottd1@cox.net>  
**Sent:** Thursday, January 31, 2019 12:58 PM  
**To:** Timothy Andrews  
**Subject:** Property on Corner of GA 247 and Old Hawkinsville Rd.

Tim,

After Will Bellamy approached me concerning his rezoning and building expansion efforts I spoke with the golf course owners since they own the property adjacent to the Bellamy property. Mr. Russ Dunaway (owner of Southern Landings) advised he had no issues with the proposal. The subject was brought to the HOA meeting on Monday, 28 January 2019, and the Board Members had no comments.

Thanks for your service to the county.

*Don*

Donald L. Parrott  
478-922-6106

RECEIVED

JAN 31 2019

Houston Co. Bldg. Insp.  
Planning/Zoning

**STANDARDS GOVERNING THE EXERCISE OF ZONING POWER**

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

The subject property is suitable for the proposed changes in use and purpose because the property is accessible to Highway 247.

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

The proposed change in use and zoning restrictions should not diminish property values of nearby property because the proposed change is consistent with existing changes.

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

No reduction in value of nearby properties should occur because the current zoning in the area is industrial.

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

The relative gain to the public is the expansion of industrial property along Highway 247.

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

The subject property has limited economic use as currently zoned because of its location on Highway 247.

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

The property has been vacant prior to the adoption of the current Land Development Regulations in 1976.

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

The proposed rezoning is suitable because the uses of adjacent properties are industrial.

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

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

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

Public facilities will be available to the site.

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

The proposed zoning is in conformity to a land use plan.

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

There are no other existing or changing conditions which will affect the development of the property.

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2225, filed on **December 21, 2018**, for a **Re-Zoning Request** for the real property described as follows:

**LL 47 of the 11th Land District of Houston County, Georgia, Parcel "O-1" as shown on a plat of survey for Wilco Group, LLC, consisting of 7.0 ± Acres on Old Hawkinsville Road**

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

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

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

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

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

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

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

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

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



Public hearing on Re-zoning Application #2231 submitted by Mason Financial Services, LLC for a 3.44 acre tract located at the intersection of West Wrasling Way and Ely Place. Present zoning is C-2 General Commercial. Proposed zoning is R-4 Multi-Family Residential. Planning & Zoning recommends unanimous approval.

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

- approve
- disapprove
- table
- authorize

**Re-Zoning Application #2231 submitted by Mason Financial Services, LLC.**

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

Application No. 2231

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 Mason Financial Services LLC
2. Applicant's Phone Number 478-987-2316
3. Applicant's Mailing Address 130 Van Drive Kathleen, Ga. 31047
4. Property Description LL 164, 10<sup>th</sup> Land District of Houston County, Georgia, Parcel "A-1" as shown on a plat for survey for Mason Financial Services LLC, Consisting of 3.44 acres
5. Existing Use Commercial
6. Present Zoning District C-2
7. Proposed Use Re-Zoning for Residential Use
8. Proposed Zoning District R-4
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.

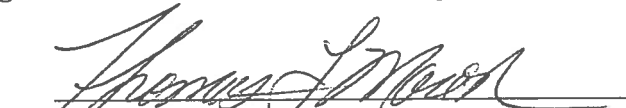
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

1-23-19  
Date

  
Applicant

Application # 2231

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

**Houston County Planning and Zoning Commission**

Date Filed: January 23, 2019

Date of Notice in Newspaper: January 30 & February 6, 2019

Date of Notice being posted on the property: February 1, 2019

\*\*\*\*\*

Date of Hearing: February 19, 2019

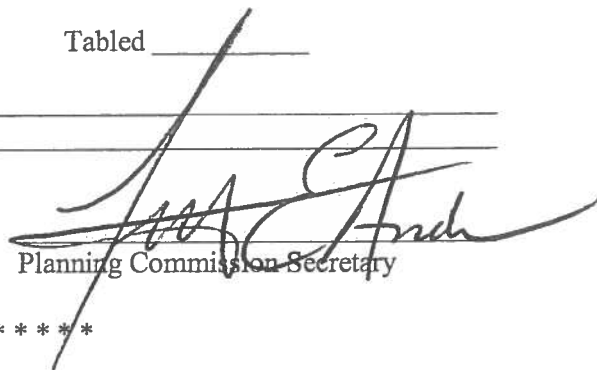
Fee Paid: \$300 Receipt # 41586

Recommendation of Board of Planning & Zoning:

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

Comments: Approved unanimously.

February 19, 2019  
Date

  
Planning Commission Secretary

\*\*\*\*\*

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

Date of Recommendation Received: March 5, 2019

Date of Notice in Newspaper: January 30 & February 6, 2019

Date of Public Hearing: March 5, 2019

Action by Houston County Commissioners:

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

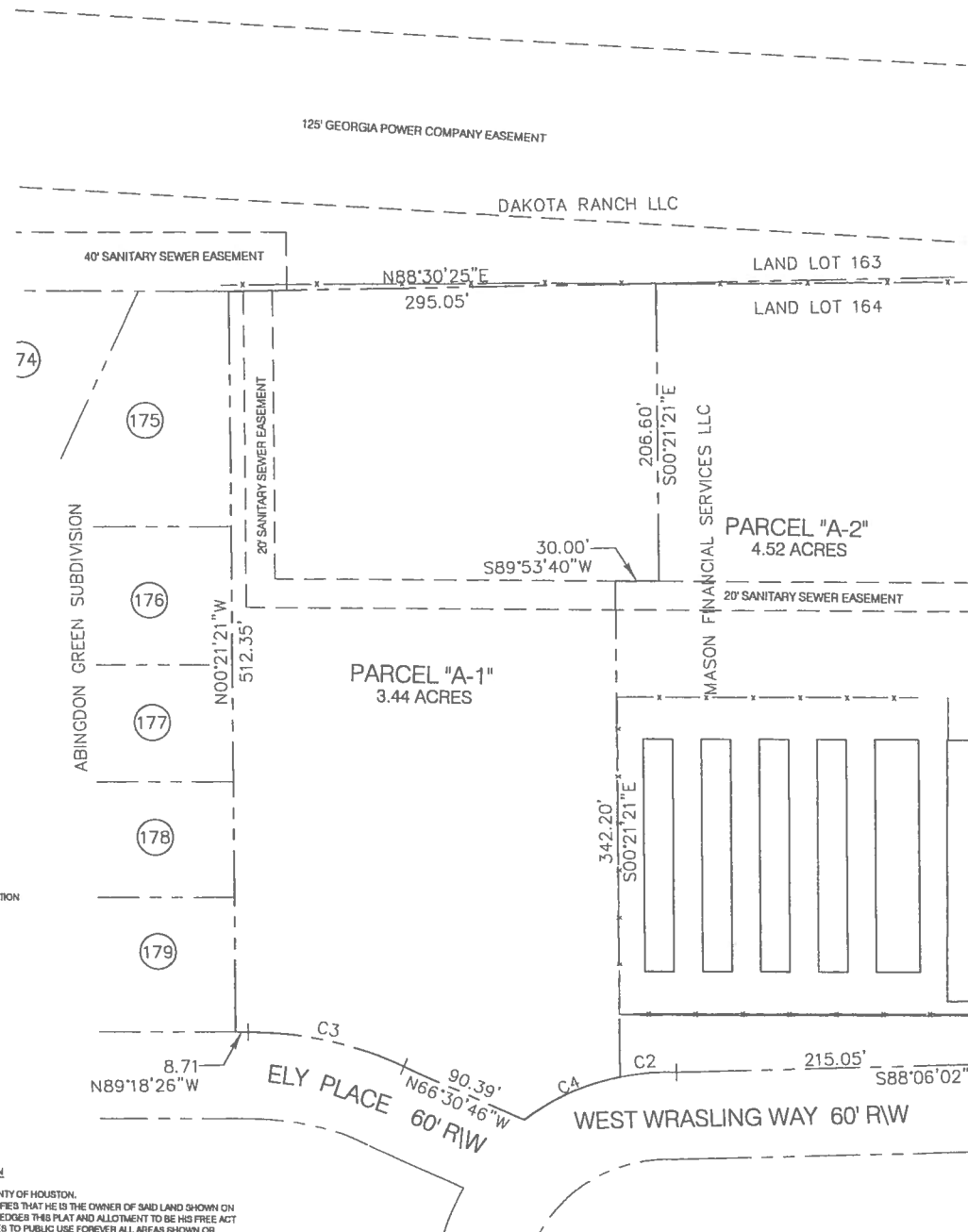
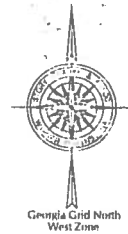
Reason if denied or tabled: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk



CURVE TABLE				
CURVE	CD	ARC	RAD	CHORD
C1	S00°41'29"W	102.17	11402.86	102.17
C2	S89°02'42"W	39.31	163.96	39.22
C3	N77°54'38"W	110.81	248.03	109.89
C4	S69°21'33"W	73.36	163.96	72.75

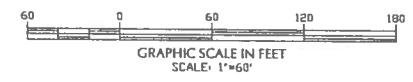
**SURVEY DATA**  
 SURVEY AREA: 3.44 ACRES  
 CLOSURE ERROR:  
 FIELD DATA: 24.307  
 PLAT DATA: 134.837  
 ADJUSTMENT BY: CRANDALL METHOD  
 EQUIPMENT USED: CARLSON GPS 702-GG  
 CARLSON CRS TOTAL STATION

**CERTIFICATION**  
 \*As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.\*

ROBERT L. STORY GRLS NO. 1853 \_\_\_\_\_ DATE \_\_\_\_\_

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

DATE \_\_\_\_\_ AGENT'S SIGNATURE \_\_\_\_\_



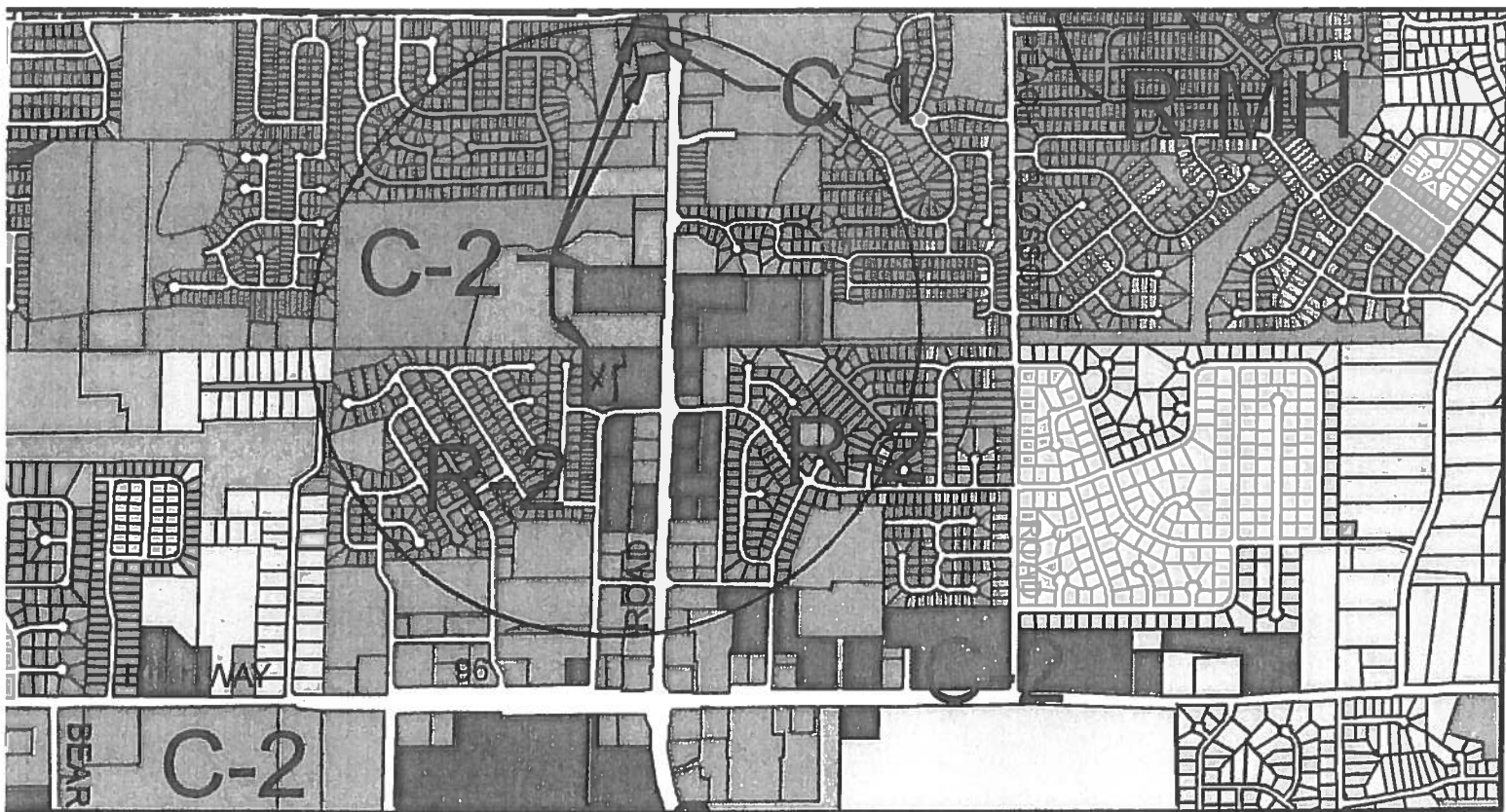
FIELD WORK COMPLETED 01-21-19

SURVEY FOR <b>MASON FINANCIAL SERVICES LLC</b>		
LAND LOT 164 HOUSTON COUNTY	DATE: 21 JAN 2019 SCALE: 1"=60' DWN BY: RLS CHKD BY: RLS PN: LD4-HO1D DN: 19-007-C	10th DISTRICT GEORGIA SURVEYORS + PLANNERS LANDSCAPE ARCHITECTURE <b>STORY CLARKE &amp; Associates</b> 253 LAUREL WALKER PARKWAY WARNER ROBINS, GA 30188 TEL: 478-922-1221 FAX: 478-922-3699

# Zoning Legend

## ZONING

- AFBASE
- C-1
- C-2
- CITY
- M-1
- M-2
- PUD
- R-1
- R-2
- R-3
- R-4
- R-AG
- R-MH
- CityLimitLines



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

January 23, 2019

**MAYOR**  
Randy Toms

**MEMBERS OF  
COUNCIL**

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

**CITY CLERK**  
Kathy Opitz  
Interim

**CITY ATTORNEY**  
James E. Elliott

THOMAS MASON  
MASON FINANCIAL PROPERTIES LLC.  
130 VAN DR.  
KATHLEEN, GA 31047

REFERENCE: **1265 S. HOUSTON LAKE RD**  
**WARNER ROBINS, GA 31088**  
**PARCEL #: 00077D001000**

Dear Mr. Thomas Mason:

This is to advise that at the present time the City of Warner Robins does provide sewerage service by Gravity Sewer.

Prior to application for utility service you must file for annexation with Darin Curtis at the Community Development Office at 302-5517. You may then make application at the Customer Service Department at 293-1000 and remit associated tap fees and/or other applicable charges. Upon payment of tap fees, please bring a copy of this letter, along with your annexation letter for confirmation of services.

If we can be of further assistance please feel free to contact our office at 302-5439.

Sincerely,

*City of Warner Robins*



Amy Giles  
Utility Department

**STANDARDS GOVERNING THE EXERCISE OF ZONING POWER**

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

The subject is suitable for its zoned purpose.

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

The property values of the subject property are not diminished by the current C-2 zoning.

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

There is no destruction of property values.

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

There will be a relative gain to the public if the property is rezoned because there will be additional multi-family residential zoned property in the area.

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

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

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

The property is vacant.

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

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

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

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

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

Public facilities are available to the site.

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

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

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

There are no other existing or changing conditions which will affect the development of the property.



## DISCLOSURE OF FINANCIAL INTERESTS

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

**Reference:** Application #2231, filed on **January 23, 2019**, for a **Re-Zoning Request** for the real property described as follows:

**LL 164 of the 10th Land District of Houston County, Georgia, Parcel  
"A-1" as shown on a plat of survey for Mason Financial Services,  
LLC, consisting of 3.44 Acres on West Wrasling Way**

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.

After nearly twenty years serving on the DFCS board Ms. Anese Ochs has resigned her position due to family circumstances. Lt. Mikki Quinones has agreed to fill Ms. Ochs unexpired term on the board.

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

- approve
- disapprove
- table
- authorize

**the appointment of Mikki Quinones to the DFCS board effective March 5, 2019 filling the unexpired term of Anese Ochs through June 30, 2019.**

Anese Ochs

249 Henson Road

Hawkinsville, GA 31036

Date: February 12, 2019

Re: Houston County DFCS Board

To Whom it May Concern,

It is with much regret that I am having to resign from the Houston County Department of Family and Children Services Board and will not be able to complete my term. Due to family circumstances, I have not been able to attend a scheduled board meeting in several years and I would like to relinquish my role, so another person can take my place who would be able to give their full commitment to the agency and the Board responsibilities. My term is scheduled to end in June 2019. My last available date to serve on the Board is.

I appreciate my time on this Board as well as the outstanding work done daily at the Houston County Department of Family and Children Services. I regret that I am not able to continue as a Board member.

Sincerely,

A handwritten signature in cursive script that reads "Anese B. Ochs". The signature is written in black ink and is positioned below the word "Sincerely,".

Anese Ochs

# 5

The Georgia Emergency Management and Homeland Security Agency (GEMA/HS) has established a new e-grant system, Georgia EMGrantsPro, that will manage all current and future grants to the County. As such, a new Memorandum of Understanding between the County and GEMA/HS must be executed. We currently have grants for the Houston County Emergency Management Agency and for the Houston County Sheriff's Department and we will need to execute a MOU for each.

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

- approve
- disapprove
- table
- authorize

**Chairman Stalnaker to sign memorandums of understanding with the Georgia Emergency Management and Homeland Security Agency (GEMA/HS) concerning the management of all current and future grants held by the Houston County Emergency Management Agency and the Houston County Sheriff's Department.**

## **Memorandum of Understanding (MOU) Instructions**

1. The MOU consists of a 7-page document and 1 Exhibit (A); 8 pages total. All documents must be completed and returned Georgia Emergency Management and Homeland Security Agency (GEMA/Homeland Security) with the appropriate signatures.
2. The MOU and Exhibit A should be filled out electronically. If you cannot fill it out electronically, please make sure to print all of the required information.
3. To complete the MOU and Exhibit A, use either the tab key or the arrow keys to move through the pages field by field. All fields must be completed prior to submission.
4. Once all required information has been entered into the fillable fields of the MOU and Exhibit A; print the entire document.
5. The last page of the MOU document, before Exhibit A, requires the signature of the Chief Elected/Appointed Official or the Chief Executive Officer, title, telephone and date of signature. The MOU also requires the signature of a witness.
6. Exhibit A (Designation of Applicant's Agent) requires the signature of the Chief Elected/Appointed Official or the Chief Executive Officer, title, telephone and date of signature. An email address is required to obtain access to the system (all email addresses must be unique, no duplicates are allowed).
7. **Please Note: The same person must sign the MOU and Exhibit A.**
8. Once the documents are complete and signed, they must be sent to the following email address: [hsgrants@gema.ga.gov](mailto:hsgrants@gema.ga.gov)

Note: If email is unavailable to you, a paper copy may be submitted to the address below. Please note that this may slow the process of obtaining access to the Georgia EMGrantsPro system as it will need to be scanned and uploaded by our staff.

GEMA/Homeland Security  
Post Office Box 18055  
Atlanta, Georgia 30316  
ATTN: Preparedness Grants and  
Programs Division

Memorandum of Understanding (MOU)  
BY and BETWEEN  
GEORGIA EMERGENCY MANAGEMENT AND HOMELAND SECURITY AGENCY  
AND  
HOUSTON COUNTY EMERGENCY MANAGEMENT AGENCY

This Memorandum of Understanding (Agreement) made and entered into between the Georgia Emergency Management and Homeland Security Agency, hereinafter referred to as the "GEMA/Homeland Security" and "HEMA"

officially domiciled at 200 Carl Vinson Parkway Warner Robins, GA 31088

hereinafter referred to as Subgrantee relating to application for grants under the U. S. Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA) Homeland Security Grant Program (HSGP) and/or Nonprofit Security Grant Program (NSGP).

WHEREAS, GEMA/Homeland Security as the State Administrative Agency (SAA), on behalf of the State of Georgia, is the Grantee receiving funding under the DHS FEMA HSGP and/or NSGP as authorized under Section 2002 of the Homeland Security Act of 2002, as amended (Pub. L. No. 107-296) (6 U.S.C. 603) and has the fiduciary responsibility to ensure those funds are spent on eligible Subgrantee facilities and activities, and are properly reimbursed to the Subgrantee; and

WHEREAS, the agreement is part of the referenced Subgrantee's application and profile record in the Georgia EMGrantsPro system and will become effective and binding upon approval by GEMA/Homeland Security;

NOW, THEREFORE, in consideration thereof, the parties hereby agree as follows:

**Responsibilities of the Subgrantee**

The Subgrantee is primarily responsible for compliance with and agrees to obtain a working knowledge of the Homeland Security Act and all applicable DHS FEMA regulations as provided in all applicable Subparts of 2 Code of Federal Regulations (CFR) Part 200 and 44 CFR that govern the HSGP and NSGP and shall adhere to the application of the Homeland Security Act of 2002 and those applicable regulations and policies as a condition for acceptance of and expenditure of said DHS FEMA funding.

As a further condition for the acceptance of and expenditure of DHS FEMA funding, the Subgrantee hereby agrees to follow all GEMA/Homeland Security guidelines, regulations and directives, to include but not to limited to the following:

- Use [gema.ga.gov](http://gema.ga.gov) and [gaemgrants.com](http://gaemgrants.com), as applicable to access forms, request time extensions and submit requests for reimbursements with supporting documentation.
- The Subgrantee shall assure that all project documents are made available to GEMA/Homeland Security, DHS FEMA, Office of Inspector General (OIG) or to any state or federal agency as determined by GEMA/Homeland Security, to include but not limited to: procurement policies, accounting policies, and all other documentation substantiating eligible costs.
- All records, reports, documents and other materials delivered or transmitted to GEMA/Homeland Security by the Subgrantee shall become the property of GEMA/Homeland Security.
- The Subgrantee will be required to execute a separate subgrant agreement for HSGP and/or NSGP in addition to this MOU.
- The Subgrantee agrees to monitor [gema.ga.gov](http://gema.ga.gov) and [gaemgrants.com](http://gaemgrants.com) for any changes in law, regulations, policy or procedure which affects the Subgrantee's grant requirements.
- The undersigned, as the appointed agent of the Subgrantee hereby declares that the individuals named herein as the Subgrantee's agents are knowledgeable of the requirements outlined herein.

The subgrantee hereby acknowledges that failure to adhere to all applicable state and federal law, regulations, policies and directives may result in suspension and/or termination of funding/reimbursements and/or all or part of the de-obligation of previously received funding.

#### **Responsibilities of GEMA/Homeland Security**

- GEMA/Homeland Security agrees to maintain [gaemgrants.com](http://gaemgrants.com) subject to the availability of funding.
- GEMA/Homeland Security shall, through the Subgrantee's assigned Program Manager and Grant Specialist, review Subgrantee's requests for reimbursement, assist Subgrantee in correcting deficiencies, and disburse reimbursements to the Subgrantee as timely as possible.
- GEMA/Homeland Security shall communicate to the Subgrantee, in a timely manner, any changes in law, regulations, policy or procedure which affects the Subgrantee's grant requirements through [gaemgrants.com](http://gaemgrants.com), [gema.ga.gov](http://gema.ga.gov) and/or the appropriate alternate methods of communication.
- GEMA/Homeland Security shall provide technical assistance to assist the Subgrantee in the formulation and management of its DHS FEMA grants (see Disclaimer paragraph herein below).

## **Term of Agreement**

This MOU shall remain in full force and effect for the duration of any DHS FEMA grants Subgrantee receives, including the record retention period. Any changes in regulations, policies or procedures applicable to HSGP and/or NSGP funding shall constitute an amendment to this Agreement.

## **Limitation of Liability**

The Subgrantee acknowledges that this MOU is intended for the benefit of the Grantee and the Subgrantee and does not confer any rights upon any third parties. Furthermore, the Subgrantee hereby agrees to hold harmless and indemnify Grantee from any actions or claims brought on behalf of any third parties, including those to whom services or materials are provided under any project funded by the DHS FEMA HSGP or NSGP.

## **Disclaimer**

In its capacity as the Grantee and state fiduciary of (DHS FEMA) and other federal grant funds, GEMA/Homeland Security provides technical assistance to current and potential Subgrantees (collectively referred to as "Subgrantees") of the FEMA HSGP and/or NSGP.

Technical assistance includes the application of specific knowledge to a specific situation in order to address a specific need and as such is not a legal opinion or an endorsement of the Subgrantee's grants management practice. GEMA/Homeland Security does not render legal opinions to Subgrantees, but rather provides information intended to assist a Subgrantee prudently manage its own grants management program by employing effective methods and sound practices to manage DHS FEMA grants.

Technical assistance and other grants management information provided by GEMA/Homeland Security and adopted by the Subgrantee, does not serve as GEMA/Homeland Security's endorsement of the Subgrantee's grants management practice and does not relieve the Subgrantee of the responsibility of assuring that its grants management practice is in compliance with applicable laws, regulations and policies as required by the DHS FEMA HSGP and/or NSGP.

The Subgrantee, by its decision to participate in the HSGP and/or NSGP, bears the ultimate responsibility for ensuring compliance with all applicable state and federal laws, regulations and policies, and bears the ultimate consequences of any adverse decisions rendered by GEMA/Homeland Security, DHS FEMA, or any other state and federal agencies with audit, regulatory, or enforcement authority. Throughout the grants management process, GEMA/Homeland Security, as the state fiduciary of this federal funding, reserves the right to demand that the Subgrantee comply with all applicable state and federal laws, regulations and policies, terminate reimbursements and take any



and all other actions it deems appropriate to protect those funds for which it is responsible.

### **Additional Laws and Policies**

The Subgrantee agrees to abide by the requirements of the following as applicable: Title VI and VII of the Civil Rights Act of 1964, as amended by the Equal Opportunity Act of 1972, Federal Execution Order 11246, the Federal Rehabilitation Act of 1973, as amended, the Vietnam Era Veteran's Readjustment Assistance Act of 1974, Title IX of the Education Amendments of 1972, the Age Act of 1975, and the Americans with Disabilities Act of 1990.

The Subgrantee agrees not to discriminate in its employment practices, and will render services under this Agreement without regard to race, color, religion, sex, national origin, veteran status, political affiliation, or disabilities.

Any act of discrimination committed by the Subgrantee or failure to comply with these statutory obligations, when applicable, shall be grounds for termination of this Agreement.

### **Notices**

All notices and other communications pertaining to this Agreement shall be in electronic format and/or writing and shall be transmitted either by email, personal hand delivery (and receipted for) or deposited in the United States Mail, as certified mail, return receipt requested and postage prepaid, to the other party, addressed as follows:

GEMA/Homeland Security  
Post Office Box 18055  
Atlanta, Georgia 30316  
ATTN: Preparedness Grants and Programs

**Or**

hsgrants@gema.gov

IN WITNESS WHEREOF, the parties have executed this Agreement on the day, month and year first written above.

WITNESSES:

---

State's Witness

Name: Sheneka Turner

---

State Coordinating Officer

Name: Ceporia McMillian

Date

Telephone Number: (404) 635-7095

---

Subgrantee's Witness

Name: *Click or tap here to enter text.*

---

Chief Elected/Appointed Official  
or Chief Executive Officer

Name: Mr. Tommy Stalnaker

Title: Chairman

Date February 21, 2019

Telephone Number: (478) 542-2115

## Exhibit A

### **Designation of Applicant's Agent**

Provide the information below for 1 primary, 1 alternate (optional), 1 authorized and 1 financial individual that will be designated as agents. Changes to the below authorized agents must be communicated to GEMA/Homeland Security in the manner as detailed above within fourteen (14) days of such change.

Primary Agent's Name: James W. Williams Jr.

Title: Director

Telephone number: (478) 542-2026

Email Address: [jwilliams@houstoncountyga.org](mailto:jwilliams@houstoncountyga.org)

Alternate Agent's Name (Optional): Christopher R. Stoner

Title: Deputy Director

Telephone number: (478) 542-2026

Email Address: [cstoner@houstoncountyga.org](mailto:cstoner@houstoncountyga.org)

Authorized Agent's Name: Jenna J. Edger

Title: Administrative Assistant

Telephone number: (478) 542-2026

Email Address: [jedger@houstoncountyga.org](mailto:jedger@houstoncountyga.org)

Financial Agent's Name: Barry Holland

Title: Director of Administration

Telephone number: (478) 542-2115

Email Address: [bholland@houstoncountyga.org](mailto:bholland@houstoncountyga.org)

I, as Chief Elected or Appointed Official of the Subgrantee am authorized to execute and file an Application for Homeland Security Grant Program and Nonprofit Security Grant Program on behalf of the Subgrantee for the purpose of obtaining funding under the Homeland Security Act of 2002 (Public Law 107-296 as amended). The above named agent(s) is/are authorized to represent and act on behalf of the Subgrantee in all dealings with the State of Georgia on all matters pertaining to the management of grants as required by this MOU.

---

Chief Elected/Appointed Official  
or Chief Executive Officer

---

Date

Name: Mr. Tommy Stalnaker

Title: Chairman

Telephone Number: (478) 542-2115

## Memorandum of Understanding (MOU) Instructions

1. The MOU consists of a 7-page document and 1 Exhibit (A); 8 pages total. All documents must be completed and returned Georgia Emergency Management and Homeland Security Agency (GEMA/Homeland Security) with the appropriate signatures.
2. The MOU and Exhibit A should be filled out electronically. If you cannot fill it out electronically, please make sure to print all of the required information.
3. To complete the MOU and Exhibit A, use either the tab key or the arrow keys to move through the pages field by field. All fields must be completed prior to submission.
4. Once all required information has been entered into the fillable fields of the MOU and Exhibit A; print the entire document.
5. The last page of the MOU document, before Exhibit A, requires the signature of the Chief Elected/Appointed Official or the Chief Executive Officer, title, telephone and date of signature. The MOU also requires the signature of a witness.
6. Exhibit A (Designation of Applicant's Agent) requires the signature of the Chief Elected/Appointed Official or the Chief Executive Officer, title, telephone and date of signature. An email address is required to obtain access to the system (all email addresses must be unique, no duplicates are allowed).
7. **Please Note: The same person must sign the MOU and Exhibit A.**
8. Once the documents are complete and signed, they must be sent to the following email address: [hsgrants@gema.ga.gov](mailto:hsgrants@gema.ga.gov)

Note: If email is unavailable to you, a paper copy may be submitted to the address below. Please note that this may slow the process of obtaining access to the Georgia EMGrantsPro system as it will need to be scanned and uploaded by our staff.

GEMA/Homeland Security  
Post Office Box 18055  
Atlanta, Georgia 30316  
ATTN: Preparedness Grants and  
Programs Division

Memorandum of Understanding (MOU)  
BY and BETWEEN  
GEORGIA EMERGENCY MANAGEMENT AND HOMELAND SECURITY AGENCY  
AND  
THE HOUSTON COUNTY SHERIFF'S DEPARTMENT

This Memorandum of Understanding (Agreement) made and entered into between the Georgia Emergency Management and Homeland Security Agency, hereinafter referred to as the "GEMA/Homeland Security" and THE HOUSTON COUNTY SHERIFF'S DEPARTMENT

officially domiciled at 200 Carl Vinson Parkway – Warner Robins GA 31088

hereinafter referred to as Subgrantee relating to application for grants under the U. S. Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA) Homeland Security Grant Program (HSGP) and/or Nonprofit Security Grant Program (NSGP).

WHEREAS, GEMA/Homeland Security as the State Administrative Agency (SAA), on behalf of the State of Georgia, is the Grantee receiving funding under the DHS FEMA HSGP and/or NSGP as authorized under Section 2002 of the Homeland Security Act of 2002, as amended (Pub. L. No. 107-296) (6 U.S.C. 603) and has the fiduciary responsibility to ensure those funds are spent on eligible Subgrantee facilities and activities, and are properly reimbursed to the Subgrantee; and

WHEREAS, the agreement is part of the referenced Subgrantee's application and profile record in the Georgia EMGrantsPro system and will become effective and binding upon approval by GEMA/Homeland Security;

NOW, THEREFORE, in consideration thereof, the parties hereby agree as follows:

**Responsibilities of the Subgrantee**

The Subgrantee is primarily responsible for compliance with and agrees to obtain a working knowledge of the Homeland Security Act and all applicable DHS FEMA regulations as provided in all applicable Subparts of 2 Code of Federal Regulations (CFR) Part 200 and 44 CFR that govern the HSGP and NSGP and shall adhere to the application of the Homeland Security Act of 2002 and those applicable regulations and policies as a condition for acceptance of and expenditure of said DHS FEMA funding.

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- The undersigned, as the appointed agent of the Subgrantee hereby declares that the individuals named herein as the Subgrantee's agents are knowledgeable of the requirements outlined herein.

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- GEMA/Homeland Security shall provide technical assistance to assist the Subgrantee in the formulation and management of its DHS FEMA grants (see Disclaimer paragraph herein below).

## **Term of Agreement**

This MOU shall remain in full force and effect for the duration of any DHS FEMA grants Subgrantee receives, including the record retention period. Any changes in regulations, policies or procedures applicable to HSGP and/or NSGP funding shall constitute an amendment to this Agreement.

## **Limitation of Liability**

The Subgrantee acknowledges that this MOU is intended for the benefit of the Grantee and the Subgrantee and does not confer any rights upon any third parties. Furthermore, the Subgrantee hereby agrees to hold harmless and indemnify Grantee from any actions or claims brought on behalf of any third parties, including those to whom services or materials are provided under any project funded by the DHS FEMA HSGP or NSGP.

## **Disclaimer**

In its capacity as the Grantee and state fiduciary of (DHS FEMA) and other federal grant funds, GEMA/Homeland Security provides technical assistance to current and potential Subgrantees (collectively referred to as "Subgrantees") of the FEMA HSGP and/or NSGP.

Technical assistance includes the application of specific knowledge to a specific situation in order to address a specific need and as such is not a legal opinion or an endorsement of the Subgrantee's grants management practice. GEMA/Homeland Security does not render legal opinions to Subgrantees, but rather provides information intended to assist a Subgrantee prudently manage its own grants management program by employing effective methods and sound practices to manage DHS FEMA grants.

Technical assistance and other grants management information provided by GEMA/Homeland Security and adopted by the Subgrantee, does not serve as GEMA/Homeland Security's endorsement of the Subgrantee's grants management practice and does not relieve the Subgrantee of the responsibility of assuring that its grants management practice is in compliance with applicable laws, regulations and policies as required by the DHS FEMA HSGP and/or NSGP.

The Subgrantee, by its decision to participate in the HSGP and/or NSGP, bears the ultimate responsibility for ensuring compliance with all applicable state and federal laws, regulations and policies, and bears the ultimate consequences of any adverse decisions rendered by GEMA/Homeland Security, DHS FEMA, or any other state and federal agencies with audit, regulatory, or enforcement authority. Throughout the grants management process, GEMA/Homeland Security, as the state fiduciary of this federal funding, reserves the right to demand that the Subgrantee comply with all applicable state and federal laws, regulations and policies, terminate reimbursements and take any



and all other actions it deems appropriate to protect those funds for which it is responsible.

### **Additional Laws and Policies**

The Subgrantee agrees to abide by the requirements of the following as applicable: Title VI and VII of the Civil Rights Act of 1964, as amended by the Equal Opportunity Act of 1972, Federal Execution Order 11246, the Federal Rehabilitation Act of 1973, as amended, the Vietnam Era Veteran's Readjustment Assistance Act of 1974, Title IX of the Education Amendments of 1972, the Age Act of 1975, and the Americans with Disabilities Act of 1990.

The Subgrantee agrees not to discriminate in its employment practices, and will render services under this Agreement without regard to race, color, religion, sex, national origin, veteran status, political affiliation, or disabilities.

Any act of discrimination committed by the Subgrantee or failure to comply with these statutory obligations, when applicable, shall be grounds for termination of this Agreement.

### **Notices**

All notices and other communications pertaining to this Agreement shall be in electronic format and/or writing and shall be transmitted either by email, personal hand delivery (and receipted for) or deposited in the United States Mail, as certified mail, return receipt requested and postage prepaid, to the other party, addressed as follows:

GEMA/Homeland Security  
Post Office Box 18055  
Atlanta, Georgia 30316  
ATTN: Preparedness Grants and Programs

**Or**

hsgrants@gema.ga.gov

IN WITNESS WHEREOF, the parties have executed this Agreement on the day, month and year first written above.

WITNESSES:

---

State's Witness

Name: Sheneka Turner

---

State Coordinating Officer

Name: Ceporia McMillian

Date

Telephone Number: (404) 635-7095

---

Subgrantee's Witness

Name: Jacob Cox

---

Chief Elected/Appointed Official

or Chief Executive Officer

Name: Tommy Stalnaker

Title: Chairman

Date February 21, 2019

Telephone Number: 478-542-2125

## Exhibit A

### **Designation of Applicant's Agent**

Provide the information below for 1 primary, 1 alternate (optional), 1 authorized and 1 financial individual that will be designated as agents. Changes to the below authorized agents must be communicated to GEMA/Homeland Security in the manner as detailed above within fourteen (14) days of such change.

Primary Agent's Name: Jacob Cox

Title: Community Planner

Telephone number: 478-542-2027

Email Address: jcox@houstoncountyga.org

Alternate Agent's Name (Optional): Dennis Bermel

Title: Middle GA State University

Telephone number: 719-930-0529

Email Address: dbermel0911@gmail.com

Authorized Agent's Name: Courtney Stavelly

Title: *Director - Center for Applied Research and Education*

Telephone number: **478-471-5748**

Email Address: courtney.stavelly@mga.edu

Financial Agent's Name: Barry Holland

Title: Comptroller, Houston County Board of Commissioners

Telephone number: 478-542-2115

Email Address: bholland@houstoncountyga.org

I, as Chief Elected or Appointed Official of the Subgrantee am authorized to execute and file an Application for Homeland Security Grant Program and Nonprofit Security Grant Program on behalf of the Subgrantee for the purpose of obtaining funding under the Homeland Security Act of 2002 (Public Law 107-296 as amended). The above named agent(s) is/are authorized to represent and act on behalf of the Subgrantee in all dealings with the State of Georgia on all matters pertaining to the management of grants as required by this MOU.

---

Chief Elected/Appointed Official

---

Date

or Chief Executive Officer

Name: Tommy Stalnaker

Title: Chairman

Telephone Number: 478-542-2125

The Peaches to Beaches Annual Yard Sale event is scheduled to be held on March 8<sup>th</sup> and 9<sup>th</sup> with advanced set-up beginning Thursday, March 7<sup>th</sup> after 5:00 p.m. The County has allowed the event organizers to use the Houston County Government Building grounds and parking lot in years past. This agreement between the County, the Perry Area Convention and Visitors Bureau, the Golden Isles Parkway Association and the City of Perry formalizes the agreement.

The main parking lot of the building will remain open for building staff members and citizens who need to avail themselves of those departments (Board of Elections, County Extension Office and the NRCS office).

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

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

**Chairman Stalnaker to sign the agreement between the County, the Perry Area Convention and Visitors Bureau, the Golden Isles Parkway Association, and the City of Perry allowing the use of a portion of the grounds of the Houston County Government Building during the Peaches to Beaches Annual Yard Sale even held March 7, 2019 through March 9, 2019.**

# Agreement

This Agreement made and entered into this \_\_\_ day of \_\_\_\_\_, 2019, by and between the Board of Commissioners of Houston County, hereinafter referred to as "County" and the Golden Isles Parkway Association, Inc., hereinafter referred to as "Association" and Perry Area Convention and Visitors Bureau, hereinafter referred to as "CVB" and the Perry, Georgia Lions Club, hereinafter referred to as "Club" and the City of Perry, hereinafter referred to as "Perry".

Whereas, the Association, CVB, and Club sponsor and event known as Peaches to the Beaches Annual Yard Sale held the second Friday and Saturday in March; and

Whereas, the County allows the use of portions of the grounds of the Houston County Government Building located at 801 Main Street, Perry, Georgia, hereinafter referred to as "Property"; and

Whereas, the Parties desire to establish parameters for the use of the property and indemnification for the property owner.

Now Therefore in consideration of the mutual benefits flowing to the Parties it is agreed as follows:

1.

County will allow vendors of the Association, CVB, and Club without charge to use the grounds of the Property with the exception of the main parking lot adjacent to Main Street. This use will commence at Thursday, March 7, 2019 at 5:00 pm and end Saturday, March 9, 2019 at 8:00 pm.

2.

One entrance to the main parking lot will be barricaded and the other entrance will remain open for employees and visitors only to the Property from Thursday, March 7, 2019 at 5:00 pm through Friday, March 8, 2019 at 5:30 pm. During this time Association, CVB, and Club will provide law enforcement officer to insure that only employees and visitors for businesses in the Property are allowed to park there. After said time the main parking lot may be used by visitors to the event for parking.

3.

It is understood that no public streets will be closed during the hours of business for businesses in the Property that would impede access to the main parking lot located on Main Street.

4.

Association, CVB, and Club do hereby agree to indemnify and hold the County harmless from all loss, obligations or liabilities whatsoever regarding any damage to the property or improvements and any accident, injury or death resulting from the use of the Property by Association, CVB, Club or its participants. The obligation to indemnify the County shall be deemed to include any attorneys' fees and expenses of 'litigation' reasonably incurred by the County in defense of any claim or action brought against the County for which Association, CVB, and Club has agreed to indemnify the County pursuant to this paragraph.

5.

Association, CVB, and Club their agents and representatives will insure the return of the site in its pre-event conditions, including the removal of all unsold items and trash. The Association, CVB, and Club shall not use any marking paint to designate vendor booths on the concrete, grass, sidewalk or asphalt and further no stakes shall be driven into any asphalt.

6.

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

7.

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

So Agreed the day and year first written above.

Board of Commissioners of  
Houston County

Golden Isles Parkway Association, Inc.

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

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

Attest: \_\_\_\_\_  
Director of Administration

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

Perry Area Convention and Visitors Bureau

City of Perry, Georgia

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

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

Attest: \_\_\_\_\_  
Title: \_\_\_\_\_  
Perry, Georgia Lions Club

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

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

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

Public Works has secured all the right-of-way for the paving of Newberry Road except for four parcels that are owned by unrepresented estates. To complete the project, it will be necessary to use the power of eminent domain to secure the necessary right-of-way.

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

- approve
- disapprove
- table
- authorize

**the signing of the resolution for the filing of a condemnation by declaration of taking to acquire the necessary right-of-way for the paving of Newberry Road. The properties to be acquired are described in the resolution, a copy of which is attached hereto and by reference made a part hereof.**



**RESOLUTION AUTHORIZING NECESSARY LEGAL ACTION THROUGH CONDEMNATION BY DECLARATION OF TAKING METHOD TO OBTAIN TITLE TO THE REAL PROPERTY DESCRIBED AND IDENTIFIED HEREIN BELOW, SAID PROPERTY BEING LOCATED IN HOUSTON COUNTY, GEORGIA AND NECESSARY FOR PUBLIC USE IN CONNECTION WITH PUBLIC ROAD PURPOSES.**

**WHEREAS**, the Property sought herein to be acquired for the purposes of this Resolution is for public road purposes;

**WHEREAS**, a condemnation action has become necessary because Houston County, Georgia ("County"), after making every reasonable effort to acquire expeditiously the Property by negotiation, has been unable to acquire the Property by purchase as there are or may be unknown persons who have or may have some claim or interest in the Property making a condemnation action necessary in order for the County to acquire fee simple title to the Property;

**WHEREAS**, due to such necessity, the governing authority of Houston County, Georgia ("Commissioners") has determined that circumstances are such that it is necessary to proceed with condemnation through the declaration of taking method, as authorized by O.C.G.A. §§ 32-3-1 et seq.; and,

**WHEREAS**, the Commissioners by this Resolution desire to proceed with condemnation of the Property through the declaration of taking method, as authorized by O.C.G.A. §§ 32-3-1 et seq.

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

1. That the public necessity for immediately acquiring the fee simple title to the Property described herein below for public road purposes is hereby declared and affirmed; and, the circumstances are such that it is necessary to proceed with condemnation proceedings by use of the declaration of taking method of condemnation, as authorized by O.C.G.A. §§32-3-1, et seq.; and, use of that method is hereby authorized to acquire and obtain fee simple title to the Property.
2. That the County Attorney, or his designee, shall be and hereby is authorized and the County Attorney, or his designee, shall be and hereby is directed, with respect to the said Property described herein below, to institute condemnation proceedings in the name of the County for the condemnation of the Property, for public road purposes, as provided by the Constitution of the State of Georgia, O.C.G.A. §§ 32-3-1, et seq., and other applicable Georgia law, and to use the declaration of taking method as provided in the above referenced laws.
3. That the Commissioners be and are hereby authorized and directed to sign the attached Declaration of Taking, attached hereto as Exhibit "A", when prepared in final form in connection with any condemnation of the Property by the County Attorney, or his designee.
4. That the Commissioners be and are hereby authorized and directed to make all necessary and

proper payments required to acquire the Property by condemnation as provided by the Constitution of the State of Georgia, O.C.G.A. §§ 32-3-1, et seq., and other applicable Georgia law, as well as, court costs, special master fees, guardian ad litem fees, attorney fees, title searches, appraisals, surveys, specialty reports, title insurance, taxes and closings costs, and all other costs and fees pursuant to this Resolution.

5. That the County Attorney be and hereby is authorized to engage the services of any attorneys, expert witnesses or appraisers as necessary to assist with the condemnation and/or closing of said Property.
6. That the Property sought to be acquired through this Resolution and the declaration of taking method is as follows and as shown in the attached Declaration of Taking as Exhibit "A" and incorporated herein by reference.
7. That the legal description for the Property sought to be acquired is as follows:

**TRACT "T"**

All that tract and parcel of land situate, lying and being in Land Lot 28 of the 12<sup>th</sup> Land District of Houston County, Georgia and being shown as TRACT "T" containing 0.046 acres on sheet two (2) of seven (7) of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court. Said right-of-way surveys and the recorded copies thereof are hereby made a part of this description by reference thereto.

**TRACT "B"**

All that tract and parcel of land situate, lying and being in Land Lot 28 of the 12<sup>th</sup> Land District of Houston County, Georgia and being shown as TRACT "B" containing 0.325 acres on sheet two (2) of seven (7) of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court. Said right-of-way surveys and the recorded copies thereof are hereby made a part of this description by reference thereto.

**TRACT "M"**

All that tract and parcel of land situate, lying and being in Land Lot 28 of the 12<sup>th</sup> Land District of Houston County, Georgia and being shown as TRACT "M" containing 0.108 acres on sheet three (3) of seven (7) of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court. Said right-of-way surveys and the recorded copies thereof are hereby made a part of this description by reference thereto.

**PORTION OF TRACT "N"**

All that tract and parcel of land situate, lying and being in Land Lot 27 of the 12<sup>th</sup> Land District of Houston County, Georgia and being shown as a portion of TRACT "N" said portion lying and being within the boundary of property now or formerly owned by Harriett McGee Estate containing approximately 0.67 acres on sheet four (4) of seven (7) of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court. Said right-of-way surveys and the recorded copies thereof are hereby made a part of this description by reference thereto.

8. All resolutions and parts thereof in conflict with this resolution are hereby repealed.
9. This resolution is deemed severable, and if any part shall for any reason be determined invalid, such determination shall not invalidate the remainder.

SO RESOLVED this \_\_\_\_ day of \_\_\_\_\_, 2019.

HOUSTON COUNTY, GEORGIA

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

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Director of Administration

**EXHIBIT**

A. Declaration of Taking

IN THE SUPERIOR COURT OF HOUSTON COUNTY  
STATE OF GEORGIA

HOUSTON COUNTY, GEORGIA,

Condemnor,

vs.

Civil Action File No. \_\_\_\_\_

All that tract and parcel of land situate, lying and being in Land Lot 28 of the 12<sup>th</sup> Land District of Houston County, Georgia, being shown as **TRACT "T"** containing 0.046 acres on sheet 2 of 7 of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court, and **WILLIE NEAL THOMAS, ROBERT ARTHUR THOMAS**, and any and all other persons or entities known or unknown claiming any interest in said land,

and

All that tract and parcel of land situate, lying and being in Land Lot 28 of the 12<sup>th</sup> Land District of Houston County, Georgia, being shown as **TRACT "B"** containing 0.325 acres on sheet 2 of 7 of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court, and **FLAY BROWN ESTATE**, and any and all other persons or entities known or unknown claiming any interest in said land,

and

All that tract and parcel of land situate, lying and being in Land Lot 28 of the 12<sup>th</sup> Land District of Houston County, Georgia, being

shown as **TRACT "M"** containing 0.108 acres on sheet 3 of 7 of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court, and **MINNIE LEE MITCHELL ESTATE**, and any and all other persons or entities known or unknown claiming any interest in said land,

and

All that tract and parcel of land situate, lying and being in Land Lot 27 of the 12<sup>th</sup> Land District of Houston County, Georgia, being shown as a **PORTION OF "TRACT "N"** said portion lying and being within the boundary of property now or formerly owned by Harriett McGee Estate and containing approximately 0.67 acres on sheet 4 of 7 of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court, and **HARRIETT MCGEE ESTATE**, and any and all other persons or entities known or unknown claiming any interest in said land,

Condemnees.

**DECLARATION OF TAKING PURSUANT TO O.C.G.A. §§ 32-3-1 ET SEQ.**

Condemnor files this Declaration of Taking pursuant to O.C.G.A. §§ 32-3-1 et seq. and shows the following:

1.

Condemnor is Houston County, Georgia, a body corporate and politic with such governing authority and with such powers and limitations as are provided in the Georgia Constitution and as provided by law. Ga. Const. Art. IX, § 1, ¶ I.

2.

The authority under which the land herein described is taken is by virtue of Ga. Const. Art. IX, § 2, ¶ V, O.C.G.A. §§ 32-3-1 et seq. and related statutes of the State of Georgia, and, by virtue of a this declaration of taking signed by the governing authority of the Houston County, Georgia seeking to condemn said land for public road purposes.

3.

The public use for which the land hereinafter described is taken is for public road purposes.

4.

The land hereby taken under said authority and for said public use is described as follows:

**TRACT "T"**

All that tract and parcel of land situate, lying and being in Land Lot 28 of the 12<sup>th</sup> Land District of Houston County, Georgia and being shown as TRACT "T" containing 0.046 acres on sheet two (2) of seven (7) of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court. Said right-of-way surveys and the recorded copies thereof are hereby made a part of this description by reference thereto.

**TRACT "B"**

All that tract and parcel of land situate, lying and being in Land Lot 28 of the 12<sup>th</sup> Land District of Houston County, Georgia and being shown as TRACT "B" containing 0.325 acres on sheet two (2) of seven (7) of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court. Said right-of-way surveys and the recorded copies thereof are hereby made a part of this description by reference thereto.

**TRACT "M"**

All that tract and parcel of land situate, lying and being in Land Lot 28 of the 12<sup>th</sup> Land District of Houston County, Georgia and being shown as TRACT "M" containing 0.108 acres on sheet three (3) of seven (7) of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court. Said

right-of-way surveys and the recorded copies thereof are hereby made a part of this description by reference thereto.

**PORTION OF TRACT "N"**

All that tract and parcel of land situate, lying and being in Land Lot 27 of the 12<sup>th</sup> Land District of Houston County, Georgia and being shown as a portion of TRACT "N" said portion lying and being within the boundary of property now or formerly owned by Harriett McGee Estate containing approximately 0.67 acres on sheet four (4) of seven (7) of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court. Said right-of-way surveys and the recorded copies thereof are hereby made a part of this description by reference thereto.

5.

A set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS", prepared by Lee R. Jones, Registered Land Surveyor No. 2680, dated April 12, 2018, recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court is attached hereto as Exhibit "A".

6.

The estate or interest in said land taken for said public use is fee simple title.

7.

The following sums are estimated by Condemnor to be just compensation for the land taken, including any consequential damages to land not taken:

TRACT "T"	\$400.00
TRACT "B"	\$813.00
TRACT "M"	\$270.00
PORTION OF TRACT "N"	\$2,010.00

Attached hereto as Exhibit "B" is a sworn copy of the affidavit of S. Gary Garrard, appraiser, justifying said sums.



8.

Attached hereto as Exhibit "C" is a certified copy of the Resolution of the governing authority of the Houston County, Georgia finding that the circumstances in this case are such that it is necessary to proceed under the provisions of O.C.G.A. §§ 32-3-1 et seq. and specifically authorizing this Declaration of Taking.

WHEREFORE, Condemnor hereby declares that the above described lands are hereby taken for the use of Condemnor as aforesaid, subject to order of the court as provided by law, and with the filing of this Declaration, Condemnor hereby deposits into the Superior Court of Houston County, Georgia the afore stated sums as just compensation to the use of Condemnees.

This \_\_\_\_ day of \_\_\_\_\_, 2019.

HOUSTON COUNTY, GEORGIA

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

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Director of Administration

IN THE SUPERIOR COURT OF HOUSTON COUNTY  
STATE OF GEORGIA

HOUSTON COUNTY, GEORGIA,

Condemnor,

vs.

Civil Action File No. \_\_\_\_\_

All that tract and parcel of land situate, lying and being in Land Lot 28 of the 12<sup>th</sup> Land District of Houston County, Georgia, being shown as **TRACT "T"** containing 0.046 acres on sheet 2 of 7 of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court, and **WILLIE NEAL THOMAS, ROBERT ARTHUR THOMAS**, and any and all other persons or entities known or unknown claiming any interest in said land,

and

All that tract and parcel of land situate, lying and being in Land Lot 28 of the 12<sup>th</sup> Land District of Houston County, Georgia, being shown as **TRACT "B"** containing 0.325 acres on sheet 2 of 7 of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court, and **FLAY BROWN ESTATE**, and any and all other persons or entities known or unknown claiming any interest in said land,

and

All that tract and parcel of land situate, lying and being in Land Lot 28 of the 12<sup>th</sup> Land District of Houston County, Georgia, being

shown as **TRACT "M"** containing 0.108 acres on sheet 3 of 7 of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court, and **MINNIE LEE MITCHELL ESTATE**, and any and all other persons or entities known or unknown claiming any interest in said land,

and

All that tract and parcel of land situate, lying and being in Land Lot 27 of the 12<sup>th</sup> Land District of Houston County, Georgia, being shown as a **PORTION OF TRACT "N"** said portion lying and being within the boundary of property now or formerly owned by Harriett McGee Estate containing approximately 0.67 acres on sheet 4 of 7 of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court, and **HARRIETT MCGEE ESTATE**, and any and all other persons or entities known or unknown claiming any interest in said land,

Condemnees.

**EXHIBIT A**

Right-of-way Survey for Houston County Commissioners

IN THE SUPERIOR COURT OF HOUSTON COUNTY  
STATE OF GEORGIA

HOUSTON COUNTY, GEORGIA,

Condemnor,

vs.

All that tract and parcel of land situate, lying and being in Land Lot 28 of the 12<sup>th</sup> Land District of Houston County, Georgia, being shown as **TRACT "T"** containing 0.046 acres on sheet 2 of 7 of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court, and **WILLIE NEAL THOMAS, ROBERT ARTHUR THOMAS**, and any and all other persons or entities known or unknown claiming any interest in said land,

and

All that tract and parcel of land situate, lying and being in Land Lot 28 of the 12<sup>th</sup> Land District of Houston County, Georgia, being shown as **TRACT "B"** containing 0.325 acres on sheet 2 of 7 of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court, and **FLAY BROWN ESTATE**, and any and all other persons or entities known or unknown claiming any interest in said land,

and

All that tract and parcel of land situate, lying and being in Land Lot 28 of the 12<sup>th</sup> Land District of Houston County, Georgia, being

Civil Action File No. \_\_\_\_\_

shown as **TRACT "M"** containing 0.108 acres on sheet 3 of 7 of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court, and **MINNIE LEE MITCHELL ESTATE**, and any and all other persons or entities known or unknown claiming any interest in said land,

and

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Condemnees.

**EXHIBIT B**

Affidavit of Appraiser

IN THE SUPERIOR COURT OF HOUSTON COUNTY  
STATE OF GEORGIA

HOUSTON COUNTY, GEORGIA,

Condemnor,

vs.

All that tract and parcel of land situate, lying and being in Land Lot 28 of the 12<sup>th</sup> Land District of Houston County, Georgia, being shown as **TRACT "T"** containing 0.046 acres on sheet 2 of 7 of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court, and **WILLIE NEAL THOMAS, ROBERT ARTHUR THOMAS**, and any and all other persons or entities known or unknown claiming any interest in said land,

and

All that tract and parcel of land situate, lying and being in Land Lot 28 of the 12<sup>th</sup> Land District of Houston County, Georgia, being shown as **TRACT "B"** containing 0.325 acres on sheet 2 of 7 of a set of surveys entitled "RIGHT-OF-WAY SURVEY FOR HOUSTON COUNTY COMMISSIONERS" recorded in Plat Book 80, Pages 73-79, Clerk's Office, Houston Superior Court, and **FLAY BROWN ESTATE**, and any and all other persons or entities known or unknown claiming any interest in said land,

and

All that tract and parcel of land situate, lying and being in Land Lot 28 of the 12<sup>th</sup> Land District of Houston County, Georgia, being

Civil Action File No. \_\_\_\_\_

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and

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Condemnees.

**EXHIBIT C**

Certified copy of Resolution approving Declaration of Taking

The Tax Assessors currently contract with Schneider Geospatial, our q-Public Internet provider, for the annual hosting of our website and several unique software modules that enhance the assessors' capabilities in determining property values. This professional services agreement covers their Agland processing module that which helps to determine soil types when valuing rural land and in turn allows them to determine the updated value when there are new covenants, parcel splits and combinations which change the composition of the properties.

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

- approve
- disapprove
- table
- authorize

**Chairman Stalnaker to sign a professional services agreement with Schneider Geospatial to provide the Agland processing software module for use in the Tax Assessors Department at a cost of \$1,200 per year for three years beginning July 1, 2019 through June 30, 2022.**



# Houston County Board of Tax Assessors

201 Perry Parkway

P. O. Box 1199

Perry, Georgia 31069

(478) 218-4750

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

Main Number  
(478) 218-4750  
Fax (478) 218-4755

Personal Property:  
(478) 218-4760  
Fax (478) 218-4775

Mapping / GIS  
(478) 218-4770

## Assessors

William E. Fowler Jr., Chairman  
Brian C. Jones, Vice-Chairman  
Joyce J. Herndon  
Ronald B. Grace  
David Grossnickle

February 19, 2019

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

RE: Schneider Geospatial (qPublic-Internet provider)

Dear Chairman Stalnaker:

On behalf of the Houston County Tax Assessors Office, I would like to ask for the enclosed contract to be considered for the agenda at the next available Houston County Commissioners meeting.

This contract provides for 3 years of payments to start in our new fiscal year beginning July 1, 2019. The remaining part of our current contract will be paid before the fiscal year.

The service will be of great benefit in determining soil types when valuing rural land. This will help determine the updated value when there are new covenants, parcel splits & combinations which change the composition of the properties.

These services will occur in January, February & March of each year.

I have sent Tom Hall a copy to review and he has given his approval of the language in the contract. Thank you for your consideration for approval and assistance in this matter.

Respectfully,

  
James H. Moore  
Chief Appraiser

**2 Payment for Services.**

CLIENT shall compensate PROFESSIONAL for the Services as follows:

Year 1 February 15, 2019 – June 30, 2019	\$450 (Prorated amount from previous agreement)
Year 2 July 1, 2019 – June 30, 2020	\$1,200
Year 3 July 1, 2020 – June 30, 2021	\$1,200
Year 4 July 1, 2021 – June 30, 2022	\$1,200

**Invoicing will be done on an annual basis at the beginning of the term unless otherwise specified.**

Balances due 30 days after the due date for non-government clients and 60 days after the due date for government clients shall be assessed an interest rate of 1½ % per month (18% per year). CLIENT agrees to pay for any and all costs of collection including, but not limited to interest, lien costs, court costs, expert fees, attorney's fees and other fees or costs involved in or arising out of collecting any unpaid or past due balances, including late fees or penalties. If payment is not received within 30 days of the due date, PROFESSIONAL reserves the right, after giving seven (7) days written notice to CLIENT, to suspend services to CLIENT or to terminate this Agreement.

**3 Terms of Service.** Each party's rights and responsibilities under this Agreement are conditioned upon and subject to the Terms of Service which can be found at <http://schneiderGIS.com/termservice/>. By executing this Agreement, CLIENT acknowledges that it has read the above-described Terms of Service and agrees that such Terms of Service are incorporated herein and made a part of this Agreement. PROFESSIONAL reserves the right to update or modify the Terms of Service upon ten (10) days prior notice to CLIENT. Such notice may be provided by PROFESSIONAL to CLIENT by e-mail.

**4 Term, Termination and Renewal.** The initial term of this Agreement shall be defined in the Scope of Service or Payment Schedule above. If the services provided are for an annual rate and extend for multiple years, PROFESSIONAL will prorate the first year of the agreement to match the fiscal year for the CLIENT, followed by consecutive, 12- month periods. This Agreement shall automatically renew for successive terms which consist of a twelve (12) month period, subject to earlier termination as set forth in this Agreement or upon written notification by either party thirty (30) days prior to the end of a term. If, for any reason, this Agreement is terminated prior to the end of a term, any waived or discounted fees or specified promotional items provided by PROFESSIONAL shall be invoiced by PROFESSIONAL and paid by CLIENT.

**5 Assignment.** Neither PROFESSIONAL nor CLIENT shall assign or transfer any rights under or interest in this Agreement without the prior written consent of the other party. Nothing in this paragraph shall, however, prevent PROFESSIONAL from employing consultants or subcontractors to assist in the performance of the Services, or for the PROFESSIONAL from assigning the agreement to wholly (or majority) owned subsidiaries.

**6 Rights and Benefits.** Nothing in this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than CLIENT and PROFESSIONAL. CLIENT and PROFESSIONAL expressly state there are no third-party beneficiaries to this Agreement.

**7 Successors.** This Agreement is binding on the partners, successors, executors, administrators and assigns of both parties.

**8 Applicable Law.** The terms and conditions of this Agreement are subject to the laws of the State of Georgia.

IN WITNESS WHEREOF, the Parties have executed this Agreement by affixing their signatures below.  
Pricing is valid through April 1, 2019.

**PROFESSIONAL:**  
Schneider Geospatial

**CLIENT:**  
Houston County, Georgia

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

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

Print: \_\_\_\_\_

Print: \_\_\_\_\_

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

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

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

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

Bids were solicited for the Courthouse server room upgrade project necessary to accommodate the new court case management software project that is ongoing. This work includes the installation of three new ductless split air conditioning systems, a UPS and battery cabinet, additional electrical feeder work, conversion of the wet pipe fire sprinkler system in the room to a chemical system, and construction of a wall to divide the space. Staff along with our consultant NBP Engineers recommends award to low bidder All-State Electrical in the amount of \$184,000.

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

- approve
- disapprove
- table
- authorize

**the award of the Courthouse Server Room Upgrade project to All-State Electrical of Macon in the amount of \$184,000. Funds for this project come from the 2018 SPLOST.**



**HOUSTON COUNTY BOARD OF COMMISSIONERS  
PURCHASING DEPARTMENT**

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

**MARK E. BAKER**  
PURCHASING AGENT

## **M E M O R A N D U M**

**TO:** Houston County Board of Commissioners  
**FROM:** Mark E. Baker  
**CC:** Barry Holland  
**DATE:** February 21, 2019  
**SUBJECT:** Bid# 19-28 Courthouse Server Room Upgrades

The Purchasing Department solicited bids in February 2019 for the Courthouse's Server Room to be upgraded. The Purchasing Department recommends that the Houston County Board of Commissioners use low bidder All-State Electrical for this project. The cost of the upgrades will be a SPLOST 2018 project and charged to 320-2150-54.2500.

**Company**

**Bid Amount**

All-State Electrical	\$184,000
McWright, LLC	\$250,000



# 10

## Summary of bills by fund:

• General Fund (100)	\$1,311,175.42
• Emergency 911 Telephone Fund (215)	\$ 51,750.53
• Fire District Fund (270)	\$ 34,062.37
• 2001 SPLOST Fund (320)	\$ 0.00
• 2006 SPLOST Fund (320)	\$ 0.00
• 2012 SPLOST Fund (320)	\$ 78,830.20
• 2018 SPLOST Fund (320)	\$ 768,728.90
• Water Fund (505)	\$ 62,933.07
• Solid Waste Fund (540)	\$ <u>248,590.36</u>
Total for all Funds	\$2,556,070.85

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

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$2,556,070.85