



Houston County Board of Commissioners Meeting

Perry, Georgia

October 6, 2020

9:00 A.M.

HOUSTON COUNTY COMMISSIONERS MEETING

Perry, Georgia

October 6, 2020

9:00 A.M.

Call to Order

Turn Off Cell Phones

Invocation - Chairman Stalnaker

Pledge of Allegiance – Lt. Col. Stephen Barbour, USAF

Special Presentation – Chairman Stalnaker

Approval of Minutes from September 15, 2020

Old Business:

1. Public Hearing on Special Exception Applications #2377 & #2385 – Commissioner Walker

New Business:

2. Public Hearing on Special Exception Applications #2392 thru #2397 & #2399 thru #2403 - Commissioner Walker
3. Personnel Request (Metal Fabricator-Mechanic / Roads) – Commissioner Walker
4. First Reading on Ordinance Amendment (Chapter 50 – Solid Waste) – County Attorney Hall
5. Poll Worker Rate of Pay Adjustments – Commissioner Thomson
6. Timber Sales Contract (Piedmont Forestry / Landfill Tract) – Commissioner Thomson
7. Additional Services Agreement (Owen Lewis Consulting / CMS-JMS Project) – Commissioner Thomson
8. Speed Limit Ordinance (Moss Oaks Road) – Commissioner Thomson
9. Performance Bond Extension (Southfield Plantation, Sec. 7) – Commissioner Robinson
10. Lighting Agreement (GDOT / US 41 & Lakeview Road Roundabout) – Commissioner Robinson
11. Equipment Purchase (Lake Joy Fire Station / Generator) – Commissioner Robinson
12. Bid Approval Amendment (Landfill / Roll-Off Truck) – Commissioner Robinson
13. Approval of Bid (Bulldozer / Landfill) - Commissioner McMichael
14. Approval of Bid (Service Truck / Public Buildings) – Commissioner McMichael
15. Approval of Bid (Pick-Up Trucks / HCSO) – Commissioner McMichael
16. FY20 Year-End Budget Adjustments – Commissioner McMichael
17. Approval of Bills - Commissioner McMichael

Public Comments

Commissioner Comments

Motion for Adjournment

At the September 1, 2020 meeting the Board tabled the following applications and sent them back to Zoning & Appeals for reconsideration:

Application #2377	Mallory Greathouse	Photography
Application #2385	Michael Rountree	Woodworking

Both applications are now recommended unanimously for approval with stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report.

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:

#2377 – Mallory Greathouse	Photography
#2385 – Michael Rountree	Woodworking

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

Application No. 2377

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:

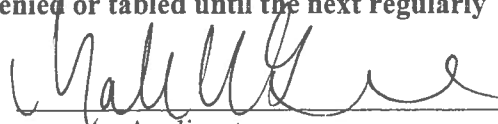
1. Name of Applicant Mallory Greathouse
2. Applicant's Phone Number 478-391-4853
3. Applicant's Mailing Address 108 Habersham Lane Perry, GA 31069
4. Property Description LL 146, 13th Land District of Houston County, Georgia, Lot 6, Block "C" of Hidden Meadow Subdivision, consisting of 0.50 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Photography Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

07/06/2020
Date


Applicant

Application # 2377

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

Houston County Zoning and Appeals Commission

Date Filed: July 6, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Notice being posted on the property: August 7, 2020

Date of Public Hearing: September 28, 2020

Fee Paid: \$100.00 Receipt # 41852

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

September 28, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: October 6, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Public Hearing: October 6, 2020

Action by Houston County Commissioners:

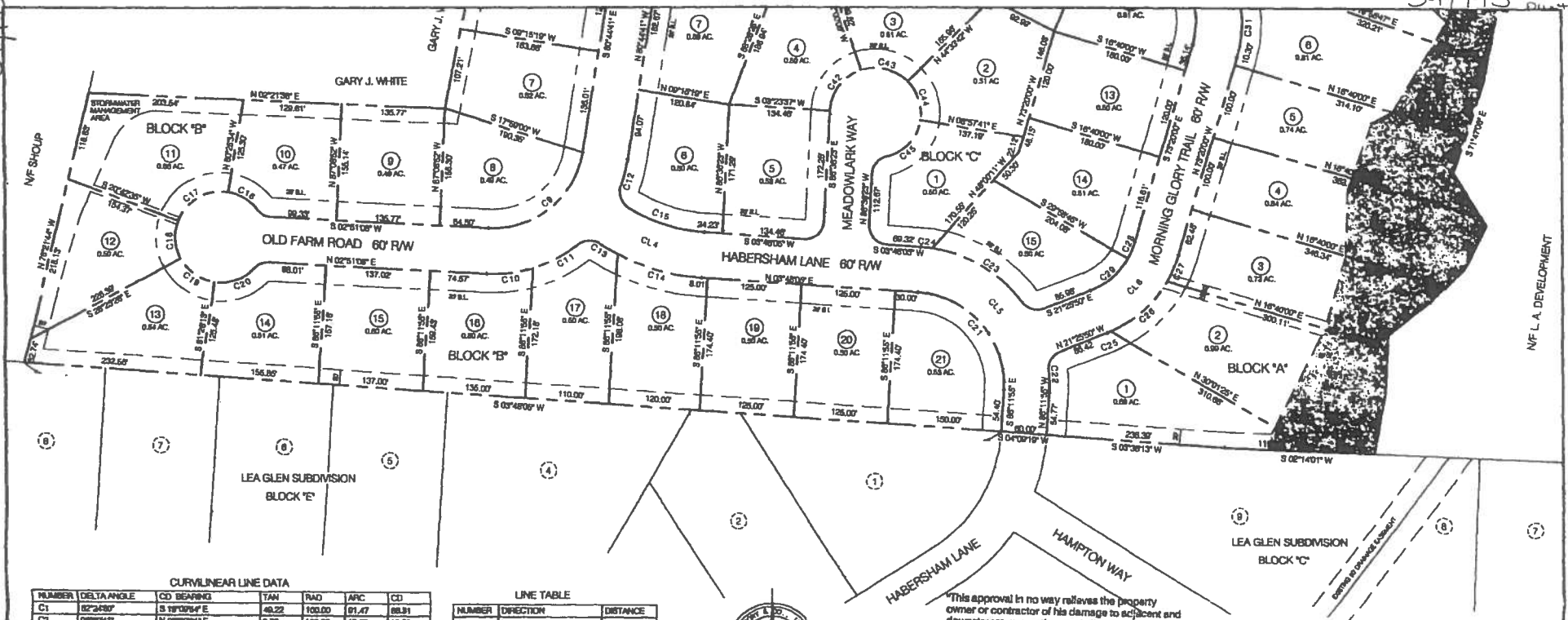
Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

59193



193

CURVILINEAR LINE DATA

NUMBER	DELTA ANGLE	CD BEARING	TAN	RAD	ARC	CD
C1	82°24'00"	S 19°09'49" E	48.22	100.00	91.47	88.91
C2	08°30'41"	N 80°23'11" E	6.78	100.00	18.69	18.82
C3	34°38'54"	N 17°18'22" W	48.84	100.00	95.64	95.19
C4	07°48'11"	S 82°38'19" W	12.32	100.00	24.58	24.36
C5	35°29'12"	S 18°09'28" E	62.84	100.00	101.70	100.00
C6	35°29'12"	S 82°29'38" E	62.84	100.00	101.70	100.00
C7	00°08'27"	S 77°40'27" E	8.88	100.00	17.15	17.14
C8	87°47'02"	N 30°51'10" W	98.21	100.00	193.21	138.66
C9	88°39'48"	S 30°50'48" E	107.29	100.00	176.09	169.98
C10	18°49'52"	N 03°09'14" W	31.22	100.00	61.88	61.83
C11	17°12'54"	N 71°53'41" W	43.59	100.00	86.54	84.73
C12	17°12'54"	N 22°38'37" E	27.70	100.00	54.67	54.78
C13	08°23'02"	N 52°38'37" E	59.83	270.88	148.59	146.51
C14	28°32'42"	N 10°44'28" E	69.30	270.88	126.77	124.87
C15	33°31'42"	S 20°28'08" W	86.30	270.88	126.77	124.87
C16	68°18'42"	S 80°12'41" W	80.10	270.88	151.99	114.48
C17	78°51'02"	S 30°51'28" E	45.54	80.00	88.39	79.22
C18	40°00'01"	N 88°00'04" E	27.41	80.00	68.61	66.10
C19	88°00'01"	N 80°00'10" E	29.06	80.00	35.65	53.50
C20	68°42'28"	N 24°17'39" W	26.76	80.00	68.61	66.10
C21	90°00'00"	N 48°48'00" E	120.00	100.00	108.00	108.71
C22	18°12'28"	S 80°11'38" W	94.04	100.00	47.80	47.86
C23	80°40'19"	S 24°08'49" W	86.22	100.00	108.19	154.05
C24	04°13'09"	S 68°13'00" W	7.74	100.00	16.47	16.47
C25	01°54'58"	S 22°28'00" W	2.87	100.00	5.58	5.53
C26	35°29'12"	N 41°58'02" W	80.84	100.00	101.70	100.00
C27	13°29'28"	N 88°38'48" W	18.04	100.00	37.00	37.81
C28	13°29'28"	S 68°23'08" E	12.17	100.00	24.28	24.17
C29	88°07'17"	S 68°23'08" E	24.45	100.00	69.39	65.16
C30	87°38'08"	N 60°40'41" E	111.67	107.98	170.18	135.17
C31	28°10'00"	N 02°28'00" W	42.12	107.98	85.89	81.79
C32	30°49'04"	N 42°48'00" W	14.48	80.00	32.17	31.78
C33	81°19'21"	N 88°48'11" W	26.83	80.00	63.74	31.97
C34	88°38'18"	S 87°13'01" W	82.31	80.00	68.28	68.86
C35	41°21'20"	S 11°18'40" E	20.66	80.00	743.91	42.37
C36	21°38'08"	S 20°28'00" W	39.33	107.98	64.80	63.87
C37	18°29'00"	S 18°29'00" W	27.80	309.00	64.80	64.76
C38	08°48'00"	S 24°24'11" W	51.47	300.00	101.96	101.47
C39	08°48'00"	N 49°12'00" E	84.88	300.00	17.08	17.08
C40	18°18'00"	N 32°47'18" E	80.36	300.00	118.92	118.28
C41	08°18'00"	N 68°18'00" E	25.19	300.00	62.27	62.28
C42	08°38'00"	N 68°18'00" E	43.84	300.00	71.85	67.88
C43	08°38'00"	N 18°18'00" E	37.28	300.00	68.40	68.09
C44	08°18'00"	N 72°18'00" E	30.28	300.00	68.40	64.03
C45	08°28'00"	S 38°40'21" E	84.44	80.00	88.42	80.89

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 87°38'12" E	97.25'
L2	N 87°38'12" E	13.71'
L3	S 82°09'30" E	84.80'
L4	S 43°24'29" E	31.40'
L5	S 43°24'29" E	91.02'
L6	S 30°18'12" E	69.53'
L7	S 80°48'02" E	16.80'
L8	S 80°48'02" E	67.27'
L9	S 79°42'21" E	82.78'

CENTERLINE CURVE DATA

NUMBER	DELTA ANGLE	CD BEARING	TAN	RAD	ARC	CD
CL1	82°24'00"	S 19°09'49" E	69.68	100.00	118.91	114.81
CL2	67°47'02"	S 30°51'10" E	188.07	130.00	189.18	189.38
CL3	83°39'49"	S 38°38'48" E	194.11	150.00	218.86	199.85
CL4	00°00'00"	S 48°48'00" W	150.00	180.00	235.42	212.13
CL5	33°31'42"	S 20°28'00" W	72.87	248.68	141.90	138.86
CL6	51°54'09"	N 47°28'00" W	68.27	130.00	117.76	113.78
CL7	92°47'47"	S 07°40'34" W	143.79	136.84	221.79	108.58
CL8	29°58'43"	S 29°58'38" W	89.25	330.00	172.47	170.82



"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." JTB 10-29-02

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 31 DAY OF October, 2002

THE HOUSTON COUNTY PLANNING COMMISSION
 BY: *[Signature]*
 SECRETARY

I CERTIFY THAT THE GENERAL LOT LAYOUT SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE HOUSTON COUNTY HEALTH DEPARTMENT FOR DEVELOPMENT WITH *[Signature]* COUNTY HEALTH OFFICIAL

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000 FEET AND AN ANGULAR ERROR OF 1" 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 182,511 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-313 AND 100 TAPE.

OWNERS CERTIFICATION

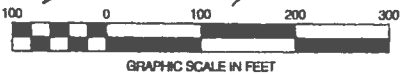
I CERTIFY THAT THE OWNER, OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE REGULATIONS WITH THE REGULATIONS OF HOUSTON COUNTY, GEORGIA, OR HAS POSTED A PERFORMANCE BOND OR CASHIERS CHECK IN LIEU THEREOF.

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

10-29-02
 DATE *[Signature]* HOUSTON COUNTY ENGINEER DATE *[Signature]* OWNERS SIGNATURE

- NOTES**
- 48 LOTS IN SUBDIVISION
 - 34.65 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 THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAWS.



SURVEY FOR
HIDDEN MEADOW
 LAND LOTS 147 & 148 HOUSTON COUNTY
 13th DISTRICT GEORGIA

SCALE: 1"=100'
 DATE: 08 AUG 2002
 DN: 02-224-C1
 DRAWN BY: MIMA

STORY & COMPANY, INC.
 3030 WATSON BLVD SUITE 700 WINDER MICHIGAN, GA 31088
 TELEPHONE: 478-988-7724 FAX: 478-988-8400

Dep ID: 00885482001 Type: PLA
 Filed: 11/01/2002 at 02:30:52 PM
 Fee Amt: Page 1 of 1
 Houston, GA, Clerk Superior Court
 Caroline W. Sullivan Clerk
 59 193

Requirements - Section 95

	Comments	Complies	Doesn't Comply
<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>	<p><i>No Signage</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p><i>No 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	Comply
4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. No outside storage or display is permitted.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
3. The home business shall not involve group instruction or group assembly of people on the premises.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
6. No outside storage is allowed.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.	N/A	<input type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2377 filed on July 6, 2020, for a Special Exception for the real property described as follows:

LL 146 of the 13th Land District of Houston County, Georgia, Lot 6, Block "C" of Hidden Meadow Subdivision, Consisting of 0.50 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. 2385

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:

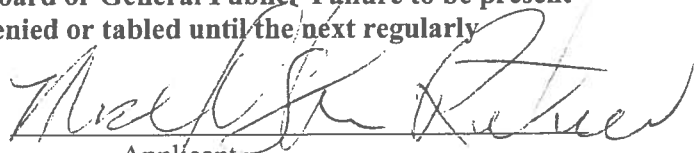
1. Name of Applicant Michael Rountree
2. Applicant's Phone Number 478-293-7379
3. Applicant's Mailing Address 107 Todd Road Perry, GA 31069
4. Property Description LL 55, 10th Land District of Houston County, Georgia, Lot 11, Block "A", Section 1, Phase 1 of Highlands Ranch Subdivision, consisting of 0.34 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Woodworking Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

7/23/20
Date


Applicant

Application # 2385

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: July 23, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Notice being posted on the property: August 7, 2020

Date of Public Hearing: September 28, 2020

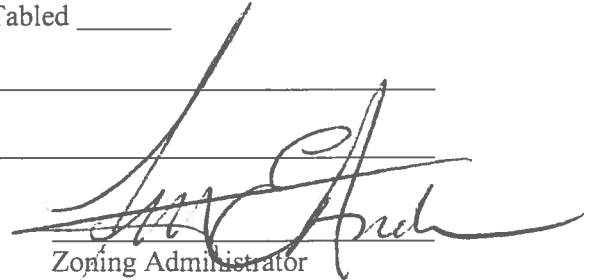
Fee Paid: \$100.00 Receipt # 41859

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

September 28, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: October 6, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Public Hearing: October 6, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

NOTES:

1. ALL EASEMENTS ARE FOR DRAINAGE & UTILITIES AND ARE 20' WIDE, UNLESS NOTED OTHERWISE.
2. PROPERTY ZONED R-1.
3. TOTAL AREA = 0.340 ACRES.
4. SUBDIVIDED AS PROPERTY OF MOSSY CREEK FARMS, INC. - PERRY, GEORGIA.
5. 30' MINIMUM BUILDERS LINE UNLESS NOTED OTHERWISE.
6. 20' X 20' EASEMENT FOR SIGN AND LANDSCAPING.

OWNER'S CERTIFICATION

I, the undersigned, being the owner of the above described property, certify that the above is a true and correct copy of the original plat as recorded in the public records of Houston County, Georgia, and that the same is a true and correct copy of the original plat as recorded in the public records of Houston County, Georgia, and that the same is a true and correct copy of the original plat as recorded in the public records of Houston County, Georgia.

7-23-97 *[Signature]*

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	4734.28'	88.71'	88.71'	S 01°10'33"W
C-2	4784.28'	100.01'	100.01'	N 01°11'58"E
C-3	838.00'	88.81'	88.81'	S 01°15'42"E
C-4	995.00'	108.31'	108.28'	N 01°15'42"W

COURSE	BEARING	DISTANCE
L-1	S 01°47'48"W	50.00'
L-2	N 01°47'48"E	50.00'
L-3	S 04°18'10"E	20.40'
L-4	S 01°47'48"W	30.00'
L-5	N 01°47'48"E	30.00'
L-6	N 04°18'10"W	13.87'
L-7	N 02°08'08"W	80.00'
L-8	N 13°02'57"E	81.87'

"This approval in no way releases the property owner or contractor of his liability to all laws and ordinances governing and liability resulting therefrom and no certificate of approval of this plat shall constitute an approval of any construction and/or grading (as forms) work and plans and permits." 7/23/97

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

I hereby certify that the above is a true and correct copy of the original plat as recorded in the public records of Houston County, Georgia, and that the same is a true and correct copy of the original plat as recorded in the public records of Houston County, Georgia, and that the same is a true and correct copy of the original plat as recorded in the public records of Houston County, Georgia.

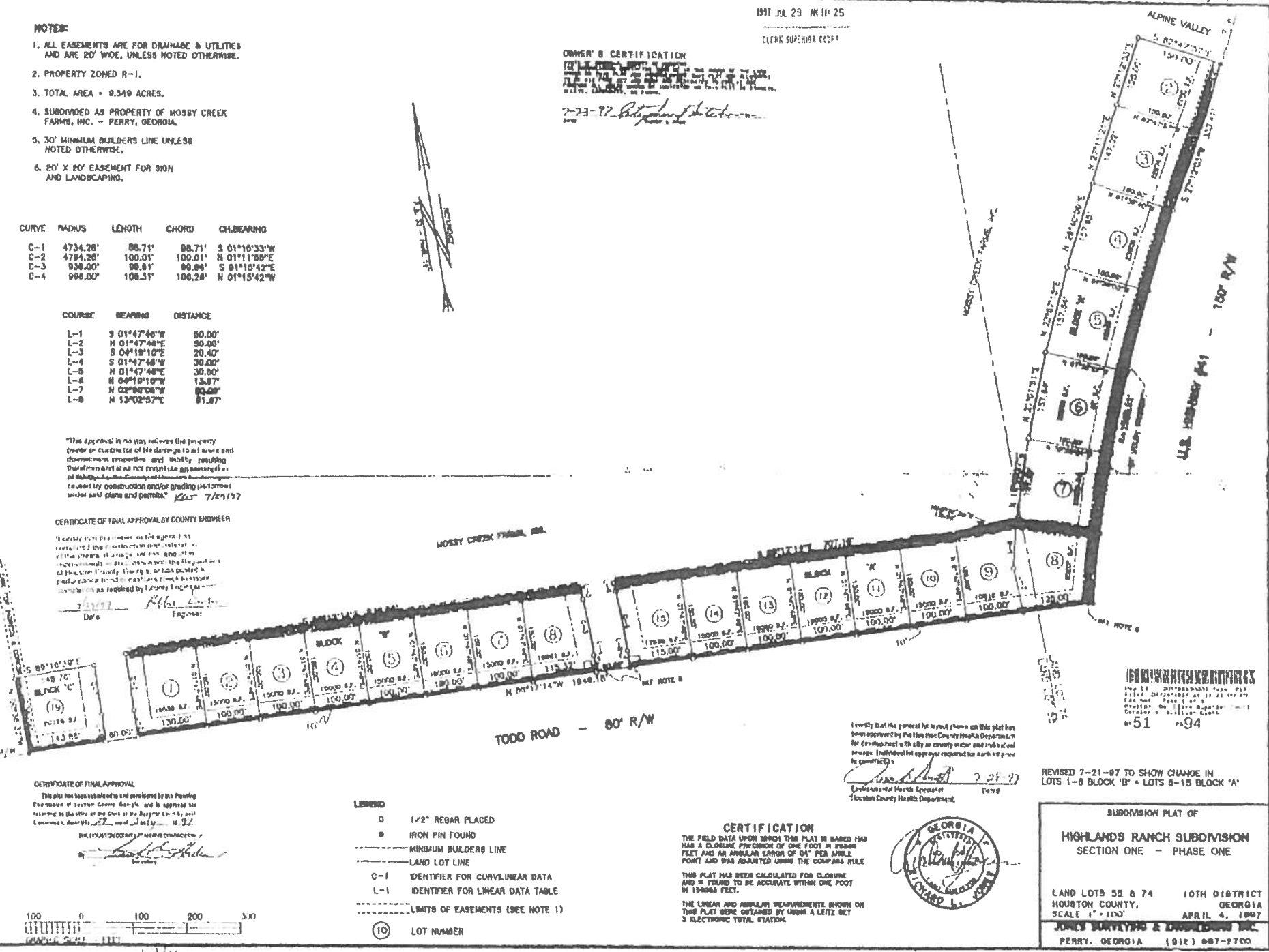
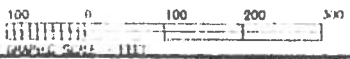
Date: 7/23/97
Signature: *[Signature]*

CERTIFICATE OF FINAL APPROVAL

This plat has been submitted to and approved by the Planning Commission of Houston County, Georgia, and is approved for recording by the Clerk of the Superior Court of Houston County, Georgia, on this 23rd day of July, 1997.

[Signature]

- LEGEND**
- 1/2" REBAR PLACED
 - IRON PIN FOUND
 - MINIMUM BUILDERS LINE
 - LAND LOT LINE
 - C-1 IDENTIFIER FOR CURVILINEAR DATA
 - L-1 IDENTIFIER FOR LINEAR DATA TABLE
 - LIMITS OF EASEMENTS (SEE NOTE 1)
 - ⑩ LOT NUMBER



I certify that the general lot layout shown on this plat has been approved by the Houston County Health Department for development of lots by an owner or contractor and individual owners. Individual lot approval required for each lot prior to construction.

7-23-97
[Signature]
Clerk of Houston County
Houston County Health Department

REVISED 7-21-97 TO SHOW CHANGE IN LOTS 1-8 BLOCK 'B' & LOTS 8-15 BLOCK 'A'



CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS BEEN CALCULATED WITH A CLOSURE PRECISION OF ONE FOOT IN 25000 FEET AND AN ANGULAR ERROR OF 0.01 PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10000 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A LEITZ NET 3 ELECTRONIC TOTAL STATION.

SUBDIVISION PLAT OF
HIGHLANDS RANCH SUBDIVISION
SECTION ONE - PHASE ONE

LAND LOTS 55 & 74 10TH DISTRICT
HOUSTON COUNTY, GEORGIA
SCALE 1" = 100' APRIL 4, 1997

JONES SURVEYING & ENGINEERING INC.
PERRY, GEORGIA (912) 887-9700

Requirements - Section 95

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

Requirements - Section 95

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2385 filed on July 23, 2020, for a Special Exception for the real property described as follows:

LL 55 of the 10th Land District of Houston County, Georgia, Lot 11, Block "A", Section 1, Phase 1 of Highlands Ranch 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.

**Zoning & Appeals
Recommendation**

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2392 – Gregory Giedd	Photography	Unanimous	X		
#2393 – Kai Moyers	Handyman & Lawn Care	Unanimous	X		
#2394 – Michael & Amber Carter	Insulation	Unanimous	X		
#2395 – Melonie Pope	Bath & Body Products (Internet)	Unanimous	X		
#2396 – Kimberly Wright	Elderly Care Services	Unanimous			X
#2397 – Thorne Rape	Landscaping & Irrigation Svcs.	Unanimous	X		
#2399 – Victor & Pamela Roberts	Commercial Facility Maint.	Unanimous	X		
#2400 – Breyana Smith	Skincare App	Unanimous	X		
#2401 – Jessica Fletcher	Hair Salon	Unanimous	X		
#2402 – Macrina Courtney	Residential Cleaning	Unanimous	X		
#2403 – Robert & Leah Baker	Handyman	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:

- | | |
|---------------------------------|---------------------------------------|
| #2392 – Gregory Giedd | Photography |
| #2393 – Kai Moyers | Handyman & Lawn Care |
| #2394 – Michael & Amber Carter | Insulation |
| #2395 – Melonie Pope | Bath & Body Products (Internet Sales) |
| #2396 – Kimberly Wright | Elderly Care Services |
| #2397 – Thorne Rape | Landscaping & Irrigation Services |
| #2399 – Victor & Pamela Roberts | Commercial Facility Maintenance |
| #2400 – Breyana Smith | Skincare App |
| #2401 – Jessica Fletcher | Hair Salon |
| #2402 – Macrina Courtney | Residential Cleaning |
| #2403 – Robert & Leah Baker | Handyman |

Special Exception Summary

Application	Applicant	Location	Proposed Use	Z & A Recommendation/Comments
2377	Mallory Greathouse	108 Habersham Lane	Photography	Approved unanimously
2385	Michael Rountree	107 Todd Road	Woodworking	Approved unanimously
2392	Gregory Giedd	104 Crystal Ridge Cir.	Photography	Approved unanimously
2393	Kai Moyers	124 Darin Drive	Handyman & Lawn Care	Approved unanimously, with the condition to allow the use of a 4 ft. x 8 ft. utility trailer for the business
2394	Michael Carter Jr. & Amber Carter	102 Chisom Court	Insulation	Approved unanimously
2395	Melonie Pope	704 Summer Court	Bath & Body Products (Internet Sales)	Approved unanimously, subject to compliance with any state regulatory agency requirements
2396	Kimberly Wright	308 Harley Farms Drive	Elderly Care Services	Tabled unanimously, in order for the County Attorney to review the proposed business plan
2397	Thorne Rape	504 Story Road	Landscaping & Irrigation Services	Approved unanimously, with the condition to allow the use of a 6 ft. x 10 ft. dump trailer for the business
2399	Victor & Pamela Roberts	197 Woodard Road	Commercial Facility Maintenance	Approved unanimously
2400	Breyana Smith	223 Knodishall Drive	Skincare App	Approved unanimously
2401	Jessica Fletcher	104 Rachael Lane	Hair Salon	Approved unanimously, subject to compliance with any state regulatory agency requirements
2402	Macrina Courtney	1305 Hwy. 26	Residential Cleaning	Approved unanimously
2403	Robert & Leah Baker	104 Village Boulevard	Handyman	Approved unanimously, with the condition to allow the use of a 6 ft. x 8 ft. trailer for the business

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

Application No. 2392

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:

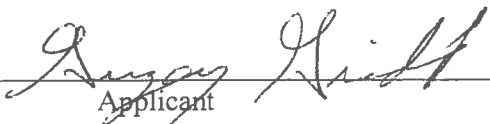
1. Name of Applicant Gregory Giedd
2. Applicant's Phone Number 478-733-4575
3. Applicant's Mailing Address 104 Crystal Ridge Circle Byron, GA 31008
4. Property Description LL 58, 5th Land District of Houston County, Georgia, Lot 33, Block "A" of Crystal Ridge Subdivision, consisting of 0.40 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Photography Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

7-31-2020
Date


Applicant

Application # 2392

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: July 31, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Notice being posted on the property: September 11, 2020

Date of Public Hearing: September 28, 2020

Fee Paid: \$100.00 Receipt # 41866

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

September 28, 2020
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: October 6, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Public Hearing: October 6, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

60/80

11/80-81

Book: 60, Page: 80

DISTRICT ENGINEER
 DISTRICT NO. 60
 PLAT NO. 80-81
 DATE: 12-13-02
 COUNTY: HOUSTON
 STATE: TEXAS

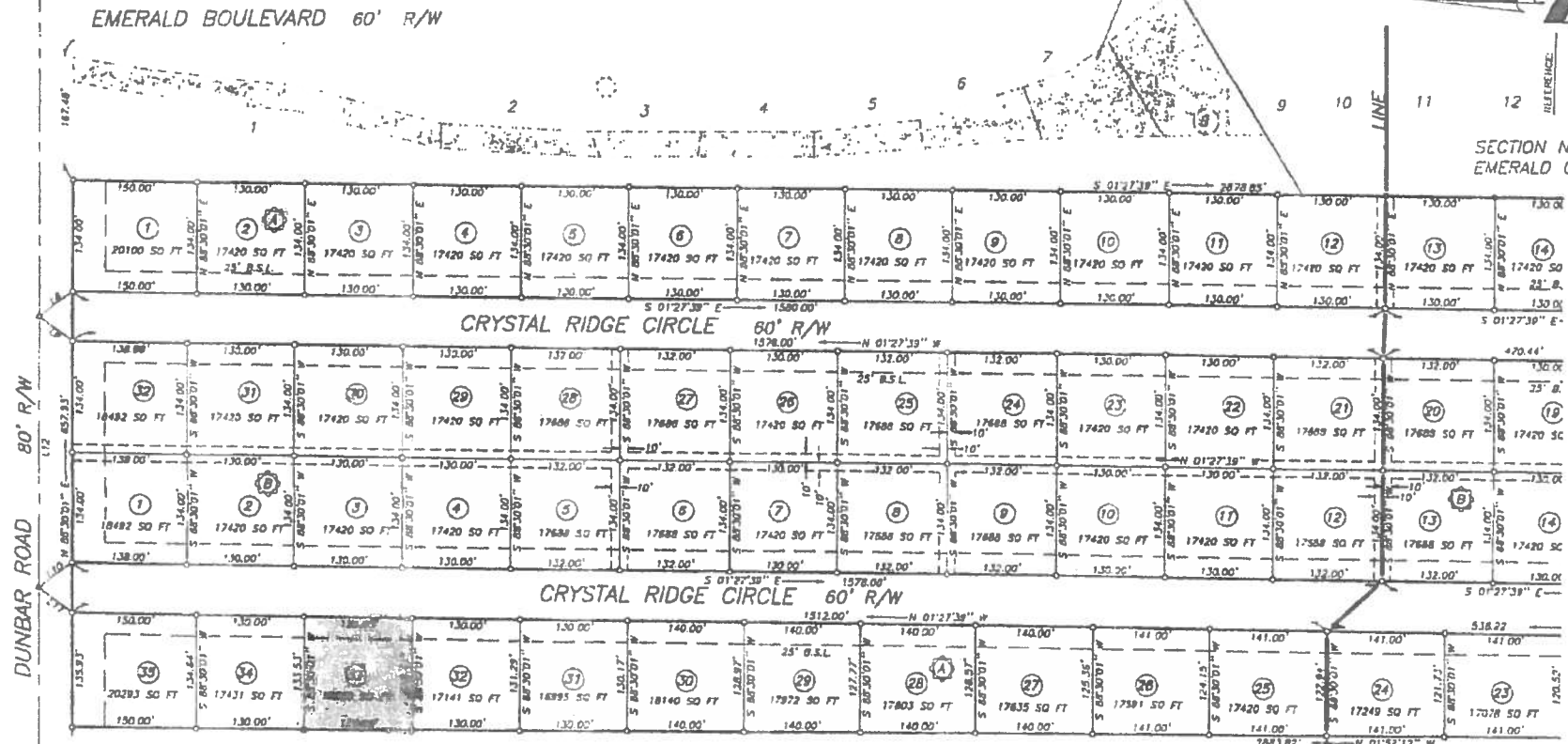
P.D. 46 - PG. 18

STORM WATER MANAGEMENT EASEMENT



SECTION NO. 1 EMERALD COVE

SECTION NO. 3 EMERALD COVE



57

58

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

NOW OF FORMERLY RALPH E. LORD

* I CERTIFY THAT THE OWNER OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREET'S 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.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 59,857 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. EQUIPMENT USED FOR MEASUREMENT: ANGULAR LIETZ SET 4; LINEAR LIETZ SET 4.

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

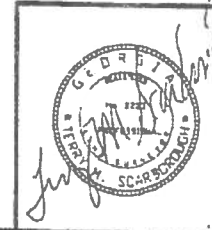
Signature of Surveyor

DATE _____ ENGINEER _____

THIS APPROVAL IN NO WAY RELIEVES THE PROPERTY OWNER OR CONTRACTOR OF HER 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.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,484,482 FEET.

* I CERTIFY THAT THE GENERAL LOT LAYOUT SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE HOUSTON COUNTY HEALTH DEPARTMENT FOR DEVELOPMENT WITH THE CITY OR COUNTY WATER AND INDIVIDUAL SEWAGE. INDIVIDUAL LOT APPROVAL REQUIRED FOR EACH LOT PRIOR TO CONSTRUCTION.



SUBDIVISION

CRYSTAL RIDGE

IN LAND LOT 58 HOUSTON COUNTY, GEORGIA

SCALE: 1" = 100'

5TH DISTRICT GEORGIA DECEMBER 5, 2002

SCARBOROUGH LAND SURVEYS, INC.

240-B SOUTH HOUSTON LAKE ROAD
HOUSTON, TEXAS 77058 282-1441

OWNERSHIP & DEDICATION

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

DATE: 12-13-02

Signature of Owner

OWNER'S OR AGENT'S SIGNATURE

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 _____ DAY OF _____, 19____.

THE HOUSTON COUNTY PLANNING COMMISSION

BY _____ SECRETARY

DATE _____ ENVIRONMENTAL HEALTH SPECIALIST
HOUSTON COUNTY HEALTH DEPARTMENT



Requirements - Section 95

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

Requirements - Section 95

Comments

Complies

Comply

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2392 filed on **July 31, 2020**, for a **Special Exception** for the real property described as follows:

LL 58 of the 5th Land District of Houston County, Georgia, Lot 33, Block "A" of Crystal Ridge Subdivision, Consisting of 0.40 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. 2393

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:

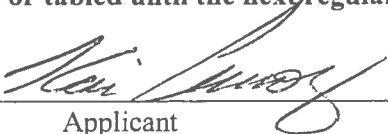
1. Name of Applicant Kai Moyers
2. Applicant's Phone Number 478-951-8208
3. Applicant's Mailing Address 124 Darin Drive Byron, GA 31008
4. Property Description LL 59, 5th Land District of Houston County, Georgia, Lot 56, Section 5, Phase 1 of Wexford Plantation Subdivision, consisting of 0.43 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Handyman and Lawn Care Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

8/12/20
Date


Applicant

Application # 2393

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

Houston County Zoning and Appeals Commission

Date Filed: August 12, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Notice being posted on the property: September 11, 2020

Date of Public Hearing: September 28, 2020

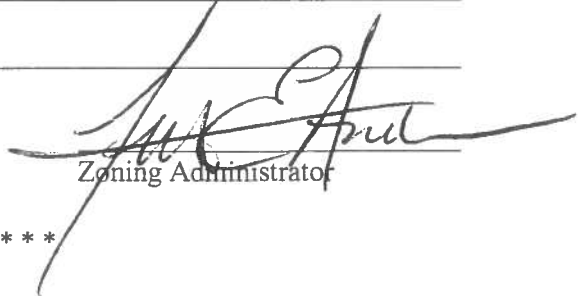
Fee Paid: \$100.00 Receipt # 41867

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 4 ft. x 8 ft. utility trailer for the business.

September 28, 2020
Date



Zoning Administrator

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

Date of Recommendation Received: October 6, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Public Hearing: October 6, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

GA. GRID

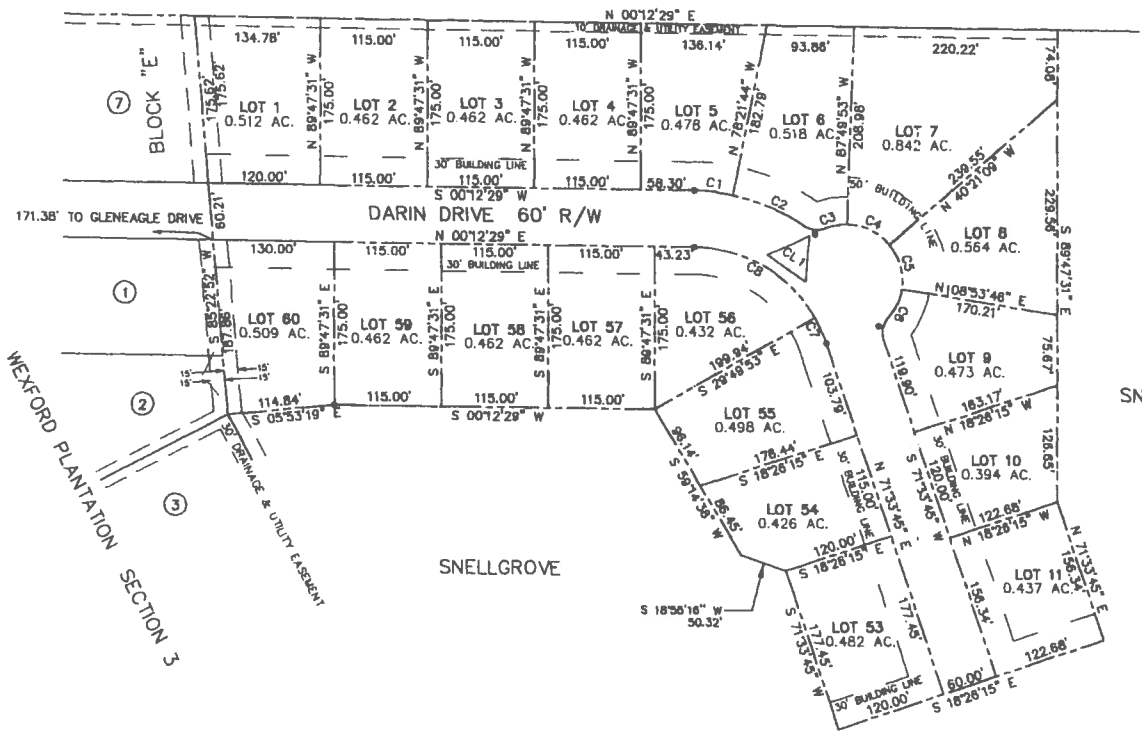


CENTERLINE CURVILINEAR DATA

NUMBER	DELTA	BEARING	TAN	RADIUS	ARC	CHORD
C1	80°41'14"	S 21°54'22" W	152.89	180.00	253.49	233.05

Doc ID: 008773060001 Type: PLA
 Filed: 04/18/1989 at 01:08:00 PM
 Fee Amt: Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
BK 48 Pg 137

BRADFORD PARTNERS



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	26°43'18"	N 24°39'55" E	49.86	210.00	97.94	97.05
C3	35°26'18"	N 17°19'12" W	19.17	80.00	37.11	36.52
C4	49°14'55"	N 25°01'23" E	27.50	80.00	51.57	50.00
C5	49°14'55"	N 74°16'18" 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 85°51'56" W	14.96	150.00	29.83	29.78
C8	59°57'37"	S 30°11'18" W	86.53	150.00	156.98	149.91

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.

4/17/86 *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 damage caused by construction and/or grading performed under said plans and permits. *RED* 4/17/86

NOTES

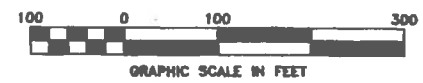
- 19 LOTS IN SUBDIVISION
- 11.02 ACRES IN SUBDIVISION
- STREET RIGHTS OF WAY ARE 60'
- DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT OF WAY LINES
- 25' RADIUS ON ALL STREET CORNERS
- ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED

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.

Robert E. Story 4-16-86
 Environmental Health Specialist
 Houston County Health Department. Dated

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 E. Story
 ROBERT E. STORY
 ORLS NO. 1853



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

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.

4-16-86 *Robert E. Story*
 DATE OWNERS SIGNATURE



STORY & COMPANY, INC.
 2050 WATSON BLVD SUITE F WARNER ROBINS, GEORGIA 31083
 TELEPHONE: 912-923-7724 FAX: 912-923-3499

SUBDIVISION
WEXFORD PLANTATION
 SECTION NO. 5
 PHASE NO. 1

LAND LOT 59
 HOUSTON COUNTY
 5th DISTRICT
 GEORGIA
 SCALE: 1"=100'
 DATE: 25 MAR 86
 DM: 98-145-C

48/137

FILED
 HOUSTON COUNTY
 1989 APR 18 PM 1:56
 CLERK SUPERIOR COURT

Requirements - Section 95

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

Requirements - Section 95

Comments

Complies

Comply

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2393 filed on August 12, 2020, for a Special Exception for the real property described as follows:

LL 59 of the 5th Land District of Houston County, Georgia, Lot 56, Section 5, Phase 1 of Wexford Plantation Subdivision, Consisting of 0.43 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2394

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 Michael Carter Jr. and Amber Carter
2. Applicant's Phone Number 478-365-2177
3. Applicant's Mailing Address 102 Chisom Court Bonaire, GA 31005
4. Property Description LL 22, 11th Land District of Houston County, Georgia, Lot 10, Block "C", Section 2 of Bonaire Heights 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 Insulation 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.

08-12-2020
Date


Applicant

Application # 2394

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: August 12, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Notice being posted on the property: September 11, 2020

Date of Public Hearing: September 28, 2020

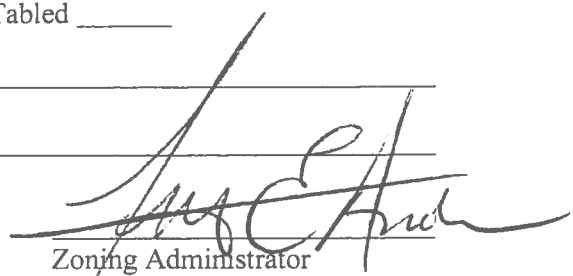
Fee Paid: \$100.00 Receipt # 41868

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

September 28, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: October 6, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Public Hearing: October 6, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

FILED
HOUSTON COUNTY
1630 MAY -6 PM 4:13
CLERK SUPERIOR COURT



0 100 200 300 400
SCALE: 1" = 100'

1. 25' RADII ON ALL STREET CORNERS.
2. DISTANCES SHOWN ON CURVILINEAR LOTS ARE ARC DISTANCES.
3. ALL EASEMENTS ARE 20' DRAINAGE & UTILITY EASEMENTS, EXCEPT AS NOTED.
4. DISTANCES ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET LINES.
5. ALL LOT LINES ARE AT RIGHT ANGLES TO STREET LINES, UNLESS OTHERWISE INDICATED.
6. EACH LOT IS SUBJECT TO A 10' MAINTENANCE & UTILITY EASEMENT ALONG THE STREET RIGHTS OF WAY.



REVISIONS
APRIL 25, 1988 TO INCREASE
ACREAGE IN LOTS 13, 14 & 15, BLOCK C.



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.

Shirley Matheson
Date _____ Engineer

W.W. BELL, JR.

May 4, 1988 *William A. Bell*

Health Department Approval Relates to the General Subdivision Lot Layout only... Individual Approval Required for each lot prior to Construction.
Registered Sanitarian _____ Date 5-3-88
Houston County Health Department

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



Doc ID: 00843230001 Type: PLA
Filed: 08/08/1988 at 04:18:00 PM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 35 PG 42

SUBDIVISION FOR

BONAIRE HEIGHTS
SECTION 2

LAND LOT 22 11th DISTRICT
HOUSTON COUNTY GEORGIA
DECEMBER 12, 1987 SCALE: 1" = 100'

STORY SURVEYING COMPANY
1303 CORDER ROAD WARNER ROBINS, GA.

Requirements - Section 95

	Comments	Complies	Doesn't Comply
<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>	<p><i>No signage</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p><i>No 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	Comply
4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. No outside storage or display is permitted.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
3. The home business shall not involve group instruction or group assembly of people on the premises.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
6. No outside storage is allowed.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.	N/A	<input type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2394 filed on August 12, 2020, for a Special Exception for the real property described as follows:

LL 22 of the 11th Land District of Houston County, Georgia, Lot 10, Block "C", Section 2 of Bonaire Heights 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. 2395

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:

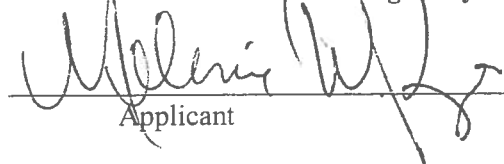
1. Name of Applicant Melonie Pope
2. Applicant's Phone Number 404-358-6508
3. Applicant's Mailing Address 704 Summer Court Bonaire, GA 31005
4. Property Description LL 88, 11th Land District of Houston County, Georgia, Lot 13, Section 5, Phase 2 of Southfield Plantation Subdivision, consisting of 0.75 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Bath & Body Products (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.

14 Aug 2020.
Date


Applicant

Application # 2395

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: August 14, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Notice being posted on the property: September 11, 2020

Date of Public Hearing: September 28, 2020

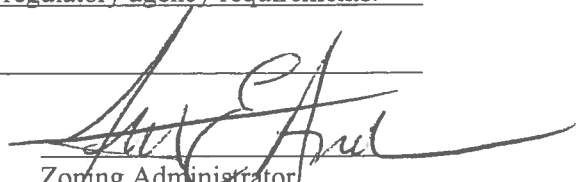
Fee Paid: \$100.00 Receipt # 41869

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, subject to any state regulatory agency requirements.

September 28, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: October 6, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Public Hearing: October 6, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

LOT CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	CHORD
C1	110.90'	1526.36	N10° 01' 00" E	1104.87'
C2	99.96'	15.8.25	N16° 58' 30" E	99.94'
C3	104.95'	253.94'	N07° 00' 00" E	104.21'
C4	245.38'	353.94'	N12° 00' 30" W	245.94'
C5	242.23'	337.10'	N57° 00' 00" W	242.22'
C6	29.75'	20.00'	S2° 40' 00" W	27.85'
C7	15.50'	20.00'	S17° 50' 37" W	15.12'
C8	52.24'	50.00'	S25° 34' 02" W	49.50'
C9	50.00'	50.00'	S24° 00' 40" W	47.94'
C10	50.00'	50.00'	N18° 33' 29" W	47.94'
C11	52.55'	49.15'	N10° 13' 45" E	51.01'
C12	29.81'	50.00'	N2° 25' 01" E	29.18'
C13	15.50'	20.00'	N02° 15' 33" E	15.12'
C14	214.45'	200.00'	N10° 43' 51" E	213.35'
C15	117.25'	337.10'	N18° 42' 29" W	114.72'
C16	101.90'	313.97'	S9° 33' 06" W	101.40'

EASEMENT NOTE
 THERE IS A 15' MINIMUM BUILDING SETBACK FROM THE STORM WATER MANAGEMENT AREA (AS SHOWN HERE ON).

Doc ID: 0371622001 Type: PLT
 Recorded: 02/24/2016 at 04:21:19 PM
 Fee Amt: \$8.00 Page: 1 of 1
 Recorder: Da. Clerk Superior Court
 Carolyn V. Bulliver Clerk
 BK 76 Pg 189

TOTAL AREA: 21.59 ACRES

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

I certify that the owner, or his Agent, has completed the construction and installation of the streets, drainage, utility, and other improvements in accordance with the regulations of Houston County, Georgia, and that the performance of the work has been approved by the County Engineer.

This approval in no way relieves the property owner or contractor of the 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.

[Signature]
 Date: _____ Engineer

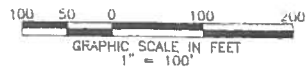
I certify that the general layout shown on this plan has been approved by the Houston County Planning Department and the Department of Planning and Community Development. The Department of Planning and Community Development has reviewed the plan and approved it for recording.

[Signature]
 Date: 02/15/16
 Houston County Clerk

LEGEND

- 12" REBAR SET
- 12" REBAR FOR NO. 4 REINFORCEMENT
- 12" REBAR FOR NO. 4 REINFORCEMENT
- CALCULATED CORNER
- CONCRETE MONUMENT FOUND
- RIGHT OF WAY
- BOUNDARY LINE
- PROPERTY LINE
- DRAINAGE EASEMENT
- UTILITIES EASEMENT
- SANITARY SEWER EASEMENT
- LAND LOT LINE
- SHOW OROGRAPHY

CERTIFICATE OF FINAL APPROVAL
 This plan has been submitted to and approved by the Planning Commission of Houston County, Georgia, and is approved for recording in the Office of the Clerk of the Superior Court by the County Engineer, dated this 15th day of February, 2016.



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

THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED USING A TOTAL STATION WITH AN ANGLE ERROR OF 0.5 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAN HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE (1) INCH IN 100 FEET.

ACCORDING TO INFORMATION SHOWN ON P.E.M.A. COMMUNITY PANEL NUMBER 1111-A, THE FIELD DATA AND THIS PLAN ARE IN CONFORMANCE WITH THE GEORGIA PLAT ACT LOCATED IN A.P.L.A. PARAGRAPH 2006.

TOWN: _____ STATE OF GEORGIA, COUNTY OF HOUSTON

THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAN AND ACKNOWLEDGES THIS PLAN AND ALL INFORMATION HEREON TO BE TRUE, ACCURATE, AND CORRECT. THE UNDERSIGNED HAS BEEN ADVISED OF HIS RIGHTS AND OBLIGATIONS UNDER THE GEORGIA PLAT ACT AND HAS WAIVED HIS RIGHTS TO A JURY TRIAL AND TO A HEARING IN COURT.

[Signature] DATE: 02-05-2016

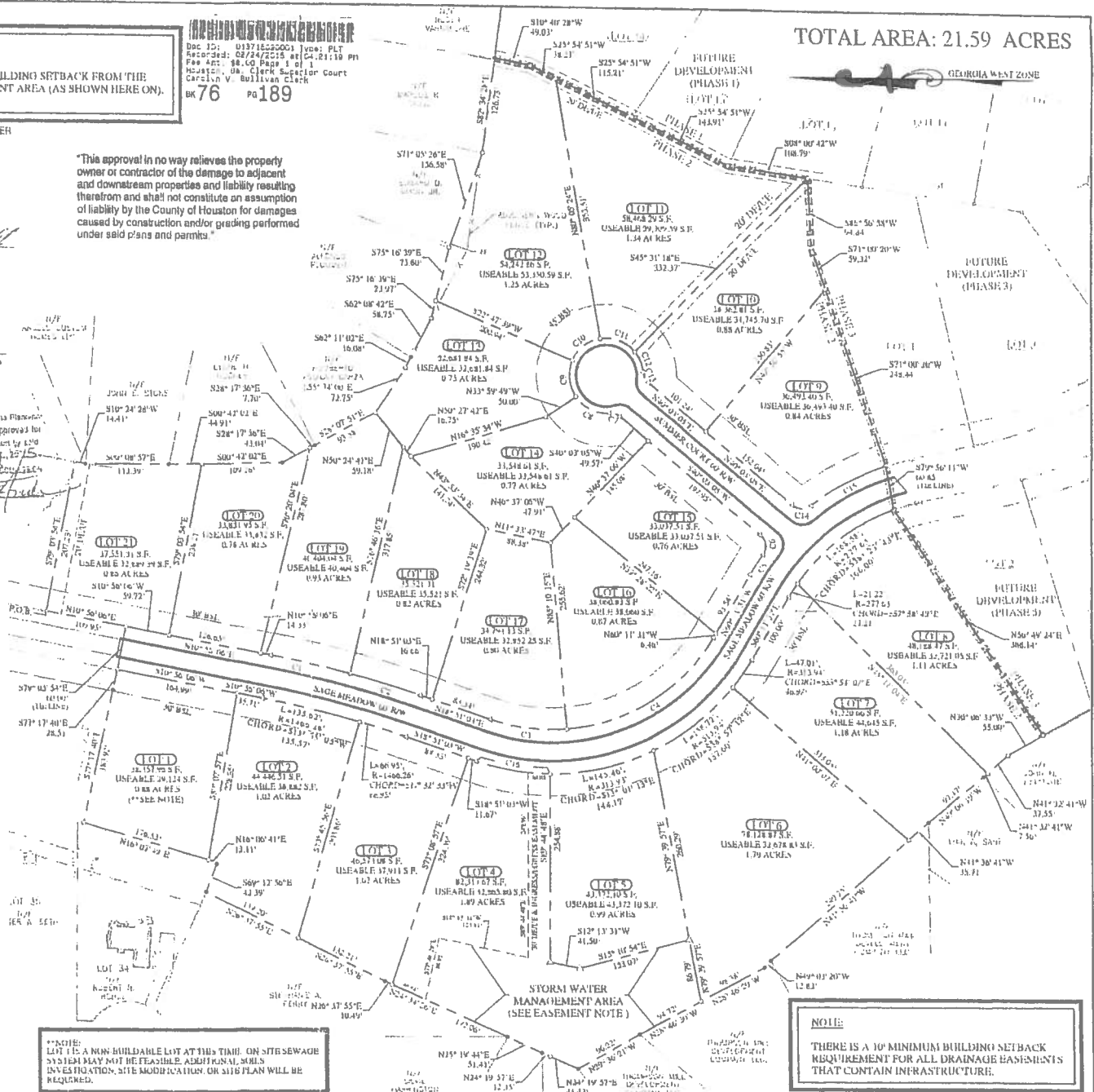
SURVEYORS CERTIFICATION

IT IS CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ARE FULLY EXPOSED AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL SURVEYING AND PLATTING REQUIREMENTS OF THE LAND SURVEYING REGULATIONS OF THE CITY OF GEORGIA, HAVE BEEN FULLY COMPLIED WITH. FURTHERMORE, THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 100 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. § 46-2-1 AUTHORITY O.C.G.A. §§ 46-2-1, 46-2-2, 46-2-3, 46-2-4, 46-2-5, 46-2-6, 46-2-7, 46-2-8.

BY: MARTY A. McLEOD, REGISTERED GEORGIA LAND SURVEYOR NUMBER 2001

NOTE: LOT 1 IS A NON-BUILDABLE LOT AT THIS TIME. ON-SITE SEWAGE SYSTEMS MAY NOT BE FEASIBLE. ADDITIONAL SOIL INVESTIGATION, SITE MODIFICATION OR SITE PLAN WILL BE REQUIRED.

NOTE: THERE IS A 10' MINIMUM BUILDING SETBACK REQUIREMENT FOR ALL DRAINAGE EASEMENTS THAT CONTAIN INFRASTRUCTURE.



NO.	DATE	REVISION
1	12/12/14	CREATED
2	12/12/14	REVISED PER LOT AND NOTE
3	12/12/14	REVISED STORM WATER MANAGEMENT AREA
4	12/12/14	REVISED STORM WATER MANAGEMENT AREA NOTE
5	02/05/16	RECORDED

COUNTY: HOUSTON
 DISTRICT: 111H
 LAND LOT: 88
 DATE: 12/12/14
 SCALE: 1" = 100'
 JOB NO. 0602F

FINAL PLAT FOR:
SOUTHFIELD PLANTATION SECTION 5, PHASE 2



SURVEYORS • ENGINEERS • CONSULTANTS • PLANNERS
 213 Wes Park Drive office (478) 224-7074
 Perry, Georgia 31069 fax (478) 224-7072

Requirements - Section 95

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

Requirements - Section 95

Comments

Complies

Comply

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<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>		<input checked="" 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>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>		<input checked="" 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>		<input checked="" 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>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>		<input checked="" 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 #2395 filed on August 14, 2020, for a Special Exception for the real property described as follows:

LL 88 of the 11th Land District of Houston County, Georgia, Lot 13, Section 5, Phase 2 of Southfield Plantation Subdivision, Consisting of 0.75 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. 2396

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 Kimberly Wright
2. Applicant's Phone Number 478-867-9659
3. Applicant's Mailing Address 308 Harley Farms Drive Bonaire, GA 31005
4. Property Description LL 55, 11th Land District of Houston County, Georgia, Lot 52, Phase 1 of Harley Farms Subdivision, consisting of 0.23 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for an Elderly Care Services 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.

August 14, 2020
Date

Kimberly B. Wright
Applicant

Application # 2396

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

Houston County Zoning and Appeals Commission

Date Filed: August 14, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Notice being posted on the property: September 11, 2020

Date of Public Hearing: September 28, 2020

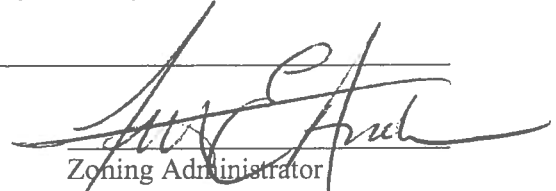
Fee Paid: \$100.00 Receipt # 41870

Recommendation of Board of Zoning & Appeals:

Approval _____ Denial _____ Tabled X

Comments: Tabled unanimously, in order for the County Attorney to review the proposed business plan.

September 28, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: October 6, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Public Hearing: October 6, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2397

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:

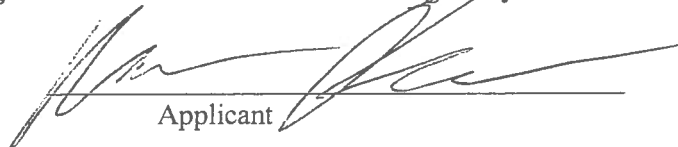
1. Name of Applicant Thorne Rape
2. Applicant's Phone Number 478-662-8450
3. Applicant's Mailing Address 504 Story Road Warner Robins, GA 31093
4. Property Description LL 178, 5th Land District of Houston County, Georgia, Lot 68 of Norman Park Subdivision, consisting of 0.56 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Landscaping and Irrigation Services Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

8-17-2020
Date


Applicant

Application # 2397

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

Houston County Zoning and Appeals Commission

Date Filed: August 17, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Notice being posted on the property: September 11, 2020

Date of Public Hearing: September 28, 2020

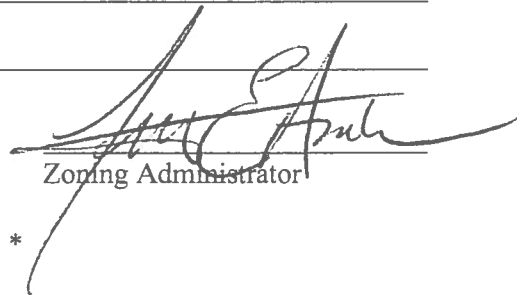
Fee Paid: \$100.00 Receipt # 41871

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 6 ft. x 10 ft.
dump trailer for the business.

September 28, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: October 6, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Public Hearing: October 6, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

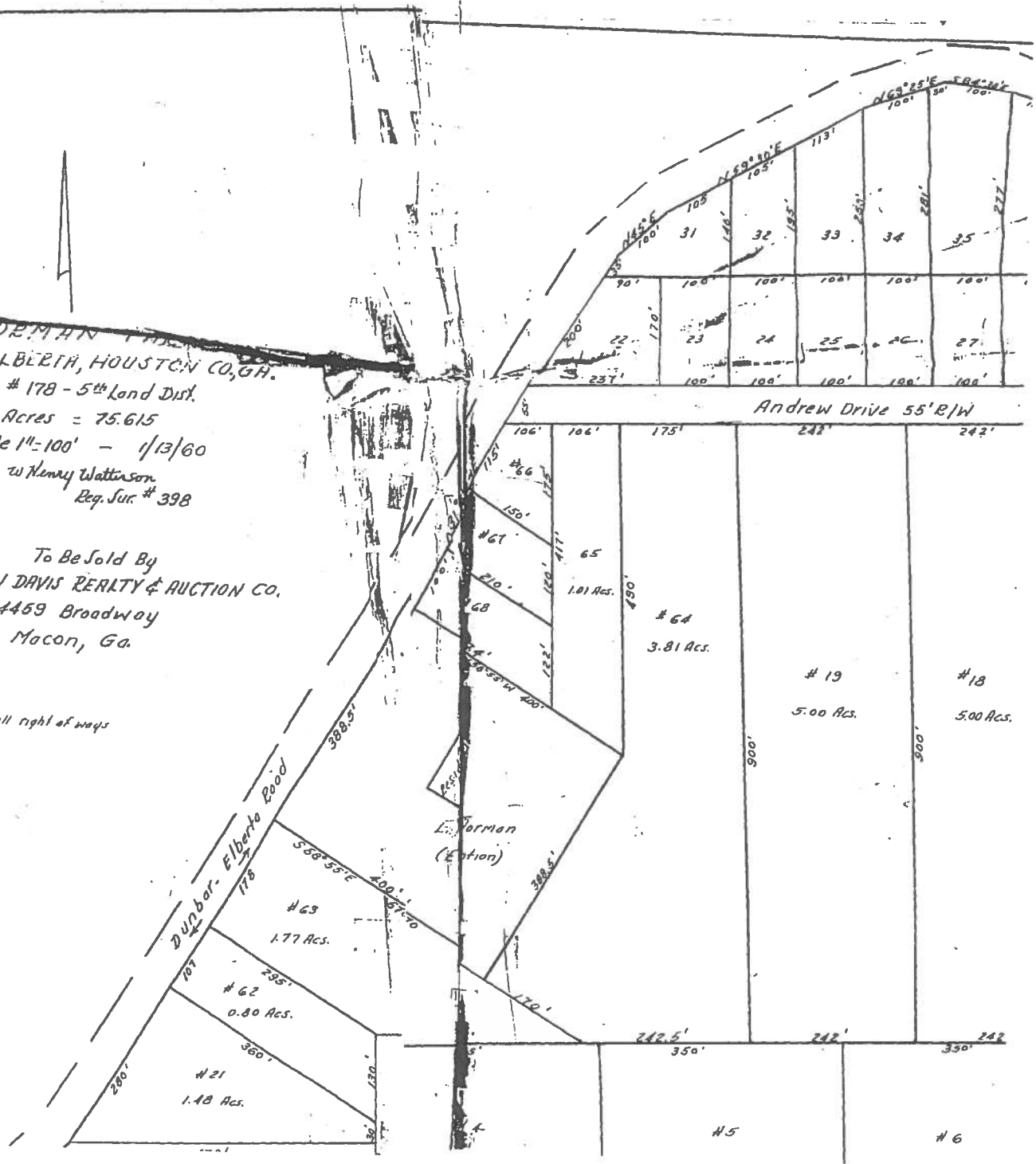
IVORMAN PLACE
NEAR ELBERTA, HOUSTON CO, GA.

L.L # 178 - 5th Land Dist.
Total Acres = 75.615
Scale 1"=100' - 1/13/60
w/ Kenny Watterson
Reg. Sur. # 398

To Be Sold By
T. LYNN DAVIS REALTY & AUCTION CO.
4459 Broadway
Macon, Ga.

Note: This plot subject to all right of ways
and easements

007023910001 Type: PLA
Filed: 01/12/1960 at 02:27:41 PM
Page 1 of 1
Houston, Ga. Clerk Superior Court
Cecilynn V. Sullivan Clerk
BK 6 PG 77



Requirements - Section 95

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

Comply

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>A 6'x10' Dump trailer will be used for the business</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2397 filed on August 17, 2020, for a Special Exception for the real property described as follows:

LL 178 of the 5th Land District of Houston County, Georgia, Lot 68 of Norman Park Subdivision, Consisting of 0.56 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. 2399

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:

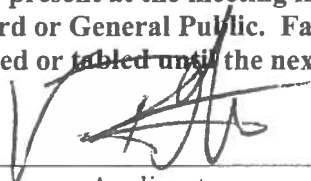
1. Name of Applicant Victor and Pamela Roberts
2. Applicant's Phone Number 678-382-2086
3. Applicant's Mailing Address 197 Woodard Road Kathleen, GA 31047
4. Property Description LL 217, 10th Land District of Houston County, Georgia, Parcel "E" as shown on a plat of survey for Arthur L. Watson, consisting of 0.92 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation
for a Commercial Facility Maintenance 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.

19 Aug 2020
Date


Applicant

Application # 2399

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: August 19, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Notice being posted on the property: September 11, 2020

Date of Public Hearing: September 28, 2020

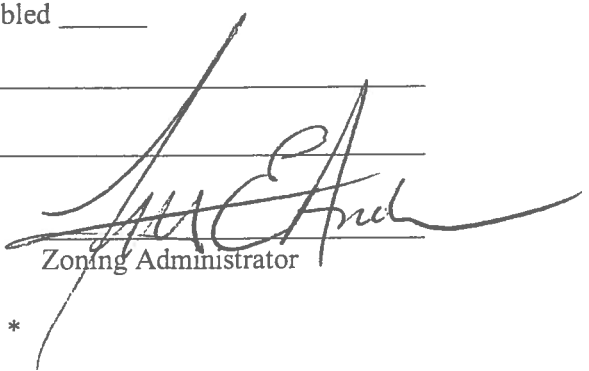
Fee Paid: \$100.00 Receipt # 41873

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

September 28, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: October 6, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Public Hearing: October 6, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

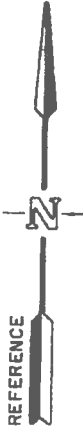
_____ Clerk

48/5

OWNERSHIP AND DEDICATION

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

11/13/95 Arthur L. Watson
Date



Doc ID: 005844150001 Type: PLA
Filed: 11/13/1995 at 12:01:00 PM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 48 PG 5

Approved
11/13/95
Houston County Planning Commission

Thomas C. Anderson
Secretary

APPROVED
9/8/95
HOUSTON COUNTY ZONING AND APPEALS

[Signature]
SECRETARY

FILED
HOUSTON COUNTY
1995 NOV 13 PM 12:01
CLERK SUPERIOR COURT

56564

383.00' TO THE R/W
OF MOODY ROAD.

WOODARD ROAD

174.09'
N 73° 59' 30" W

60' R/W

NOW OR FORMERLY WATSON
N 20° 05' 10" E
367.08'

NOW OR FORMERLY WATSON
N 68° 20' 55" E
44.01'

411.82'
S 00° 13' 30" E

WOODARD

PARCEL 'E'
0.92 ACRES

THE FIELD DATA...
BASED ON...
COMPILED



REFERENCE: PLAT BOOK 21, PAGE 253 & 254.

—○— IRON PIN PROPOSED 40' 20' 0' 40'

COMPILED PLAT FOR

ARTHUR L. WATSON

PORTION OF LOT 7

ROZIER ACRES	SECTION 2
LAND LOT 217	DISTRICT
HOUSTON COUNTY	GEORGIA
SCALE 1" = 40'	MAY 28, 1987

JONES SURVEYING COMPANY
PERRY GEORGIA 987-2705

48/5

Requirements - Section 95

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

Requirements - Section 95

Comments

Complies

Comply

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2399 filed on August 19, 2020, for a Special Exception for the real property described as follows:

LL 217 of the 10th Land District of Houston County, Georgia, Parcel "E" as shown on a plat of survey for Arthur L. Watson, Consisting of 0.92 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. 2400

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 Breyana Smith
2. Applicant's Phone Number 478-955-0340
3. Applicant's Mailing Address 223 Knodishall Drive Warner Robins, GA 31093
4. Property Description LL 148, 5th Land District of Houston County, Georgia, Lot 30 of Pikes West Side Subdivision, consisting of 0.38 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Skincare App Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.


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

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

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

8/20/2020

Date


Applicant

Application # 2400

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: August 20, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Notice being posted on the property: September 11, 2020

Date of Public Hearing: September 28, 2020

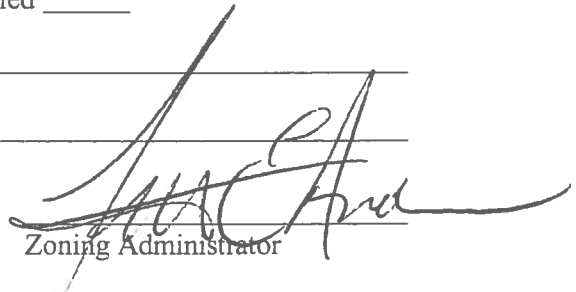
Fee Paid: \$100.00 Receipt # 41874

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

September 28, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: October 6, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Public Hearing: October 6, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

PIKE WEST SIDE SUBDIVISION
PART OF 5.39 ACRE TRACT OWNED BY
DAVID F. AND L. R. PIKE BY AGREEMENT
FORMERLY HENRY F. ALICE DEBARDELLEN
30.46 ACRE PART IN OF LAND LOT 48
FIFTH DISTRICT, HOUSTON COUNTY, GA.
SCALE 1 inch = 150 feet March 30, 1925
by Geo. C. Forester Reg. Surveyor 2929



NOTE: Iron pipe at corner.

MATCH WITH COLLIER RIGHT
5.39 ACRES
22.99 ACRES NOT DIVIDED

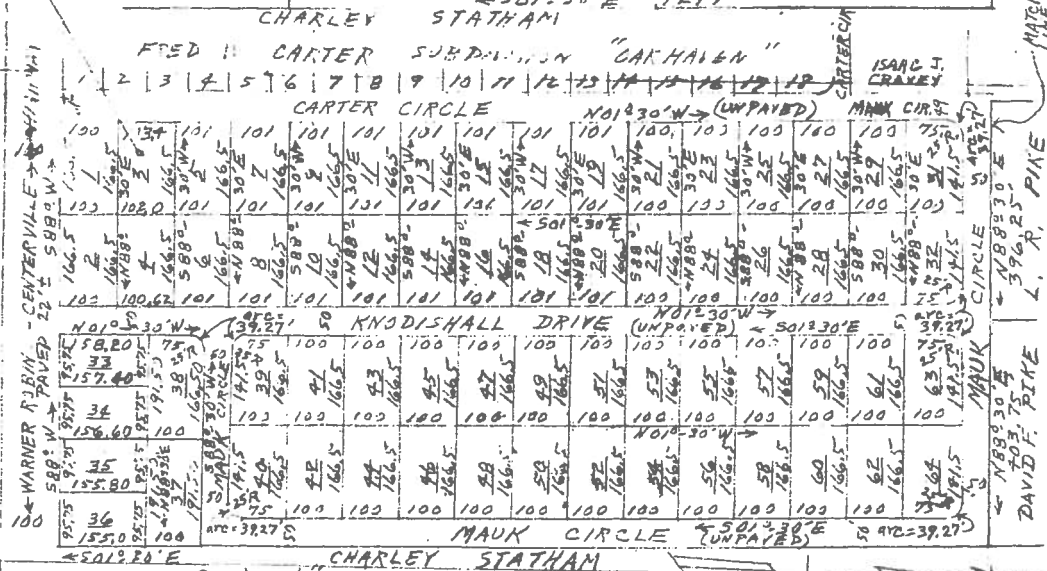
NO 12-30' W → 1249' Fred W. Carter Jr.

PIKE WEST SIDE SUBDIVISION
L. R. PIKE DAVID F. PIKE

LOT	ACRE	LOT	ACRE	LOT	ACRE	LOT	ACRE
1	.382	17	.386	33	.347	49	.382
2	.382	18	.386	34	.345	50	.382
3	.392	19	.386	35	.343	51	.382
4	.387	20	.386	36	.341	52	.382
5	.386	21	.382	37	.439	53	.382
6	.386	22	.382	38	.436	54	.382
7	.386	23	.382	39	.379	55	.382
8	.386	24	.382	40	.379	56	.382
9	.386	25	.382	41	.382	57	.382
10	.386	26	.382	42	.382	58	.382
11	.386	27	.382	43	.382	59	.382
12	.386	28	.382	44	.382	60	.382
13	.386	29	.382	45	.382	61	.382
14	.386	30	.382	46	.382	62	.382
15	.386	31	.379	47	.382	63	.379
16	.386	32	.379	48	.382	64	.379

← N 88° 30' E 800' L-143
L-138
BROADUS STATHAM Land Lot 75
L-149

DATE: 02/28/2005 TIME: 11:44 AM
BY: G. C. FORESTER
Houston County, Georgia
BOOK 3 PAGE 291



Scale 1" = 150'

Recorded May 23, 1925

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 Breyana Smith

Address 223 Vinodishall Drive, Warner Robins, GA
31093

Telephone Number (478)955-0340

David B. Smith

Signature of Owner

Personally appeared before me

David B. Smith

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

Dawn Ramirez Wilkins
Notary Public

August 20, 2020

Date



Requirements - Section 95

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

Requirements - Section 95

Comments

Complies

Comply

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2400 filed on August 20, 2020, for a Special Exception for the real property described as follows:

LL 148 of the 5th Land District of Houston County, Georgia, Lot 30 of Pikes West Side Subdivision, Consisting of 0.38 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. 2401

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

1. Name of Applicant Jessica Fletcher
2. Applicant's Phone Number 478-225-8871
3. Applicant's Mailing Address 104 Rachael Lane Warner Robins, GA 31088
4. Property Description LL 92, 10th Land District of Houston County, Georgia, Lot 54, Block "B", Section 3, Phase 1 of The Brantley 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 Hair Salon Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

8/21/2020
Date


Applicant

Application # 2401

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: August 21, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Notice being posted on the property: September 11, 2020

Date of Public Hearing: September 28, 2020

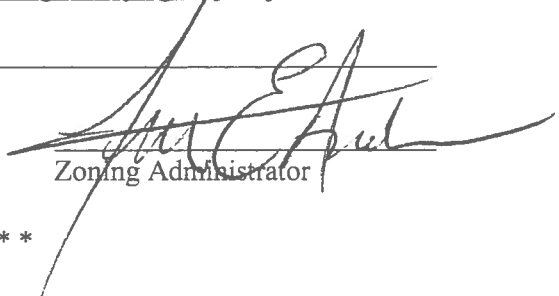
Fee Paid: \$100.00 Receipt # 41875

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, subject to any state regulatory agency requirements.

September 28, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: October 6, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Public Hearing: October 6, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

FILED HOUSTON COUNTY

5/1/21

1997 AUG 27 AM 11:34
CLERK SUPERIOR COURT
JAMES C. & ANN L. YANERIS

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

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

8/22/17 Date *Alta Dwyer* 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."

JEAN M. SEAGRAVES

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 25 day of August, 19 97.

THE HOUSTON COUNTY PLANNING COMMISSION
Secretary

L.L. 93

L.L. 92

L.L. 100

L.L. 101
PHILIP J. & ESTER K. BLOOM



CLYDE DAVIS ESTATE

MELODY D. CRAIG

BLOCK "A"

BLOCK "B"

BRANTLEY RIDGE 60' R/W

DANIELLE WAY 60' R/W

RACHAEL LANE 60' R/W

CURVILINEAR DATA

NUMBER	ARC	RAD	CH	DIRECTION
C14	190.30	645.87	189.66	S 70°28'58" W
C15	140.21	645.87	139.95	N 84°30'58" W
C16	148.1	645.87	148.1	S 89°45'41" W
C17	36.85	60.00	36.17	S 46°48'23" W
C18	51.57	60.00	50.80	S 89°38'40" W
C19	51.11	60.00	48.97	N 41°07'39" W
C20	54.29	60.00	52.45	N 09°11'47" E
C21	64.31	60.00	62.23	N 09°33'40" E
C22	64.31	60.00	62.27	S 02°34'40" E
C23	81.70	725.97	81.66	S 81°23'50" E
C24	100.00	725.97	100.00	S 81°23'50" E
C25	194.64	725.97	194.67	S 09°38'40" E
C26	164.35	277.76	161.87	N 18°23'29" E
C27	131.80	277.76	130.00	N 21°40'51" W
C28	151.80	277.76	150.00	N 53°40'19" W
C29	112.33	277.76	111.97	N 09°17'22" W
C30	101.44	457.15	101.19	S 81°23'50" W
C31	142.56	457.15	144.94	S 69°32'13" W
C32	20.10	457.15	20.10	S 89°08'30" W
C33	89.95	699.50	89.88	S 57°41'15" W

LINEAR DATA

NUMBER	LENGTH	BEARING	START POINT	END POINT
C34	140.70	784.59	146.47	S 20°16'10" E
C35	100.00	784.59	100.00	S 10°28'40" E
C36	91.35	784.59	91.20	S 02°41'40" E
C37	118.22	644.99	118.33	N 04°14'50" W
C38	103.33	644.99	104.70	N 17°45'11" W
C39	124.18	679.53	125.00	S 71°48'00" W
C40	13.45	679.53	13.45	S 77°39'45" W
C41	145.33	619.53	145.00	N 21°30'51" E
C42	117.70	619.53	117.69	N 29°28'20" E
C43	28.40	517.15	28.40	N 29°28'20" E
C44	108.16	517.15	108.00	N 07°28'00" E
C45	108.16	517.15	108.00	N 79°41'00" E
C46	86.15	517.15	86.07	N 02°41'00" E
C47	100.37	337.76	100.00	S 03°21'40" E
C48	100.37	337.76	100.00	S 60°20'13" E
C49	122.00	337.76	121.42	S 47°28'00" E
C50	34.39	60.00	33.35	N 03°37'02" E
C51	82.16	60.00	80.42	S 48°23'29" E
C52	71.94	60.00	67.71	S 23°37'32" E
C53	94.25	60.00	84.80	N 77°01'08" W
C54	97.07	337.76	96.73	S 18°41'24" E
C55	100.37	337.76	100.00	N 09°29'31" E
C56	100.37	337.76	100.00	S 15°09'34" W
C57	24.80	337.76	23.81	S 25°40'29" W

CENTERLINE CURVILINEAR DATA

NUMBER	ARC	RAD	CH	DIRECTION
CL1	368.88	604.87	368.85	N 77°01'08" W
CL2	643.04	307.76	333.29	N 32°41'08" W
CL3	291.82	467.15	286.72	S 71°48'00" W
CL4	278.86	640.53	273.79	S 60°08'45" W
CL5	51	674.50	514.42	S 15°27'27" W

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

Environmental Health Specialist
Houston County Health Department

SEE SHEET 1

SHEET 2 OF 2
SEE SHEET 1 FOR NOTES AND CERTIFICATIONS



STORY & COMPANY, INC.
2550 WATSON BLVD. SUITE "A"
WAYNESBORO, GA. 31809
TEL: 706/835-7754

THE BRANTLEY
SECTION 3 PHASE 1

LAND LOT 92
HOUSTON COUNTY
100 DISTRICT
GEORGIA

SCALE: 1"=100'
DATE: 28 AUGUST 1997

Requirements - Section 95

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

Requirements - Section 95

Comments

Complies

Comply

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<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>		<input checked="" 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>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>		<input checked="" 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>		<input checked="" 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>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>		<input checked="" 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 #2401 filed on **August 21, 2020**, for a **Special Exception** for the real property described as follows:

LL 92 of the 10th Land District of Houston County, Georgia, Lot 54, Block “B”, Section 3, Phase 1 of The Brantley 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. 2402

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 Macrina Courtney
2. Applicant's Phone Number 478-714-6135
3. Applicant's Mailing Address 1305 Hwy. 26 Hawkinsville, GA 31036
4. Property Description LL 5, 13th Land District of Houston County, Georgia, Parcel "B-3" as shown on a plat of survey for Lawyer W. Jordan and Shirley J. Jordan, consisting of 1.44 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation
for a Residential Cleaning 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.

08/24/20
Date

Macrina Courtney
Applicant

Application # 2402

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

Houston County Zoning and Appeals Commission

Date Filed: August 24, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Notice being posted on the property: September 11, 2020

Date of Public Hearing: September 28, 2020

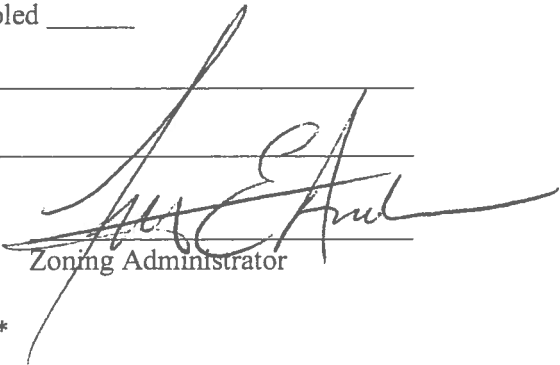
Fee Paid: \$100.00 Receipt # 41876

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

September 28, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: October 6, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Public Hearing: October 6, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

44/91

Page 1 of 1
44/91

FILED
HOUSTON COUNTY
1993 AUG 26 AM 10:17
CLERK SUPERIOR COURT

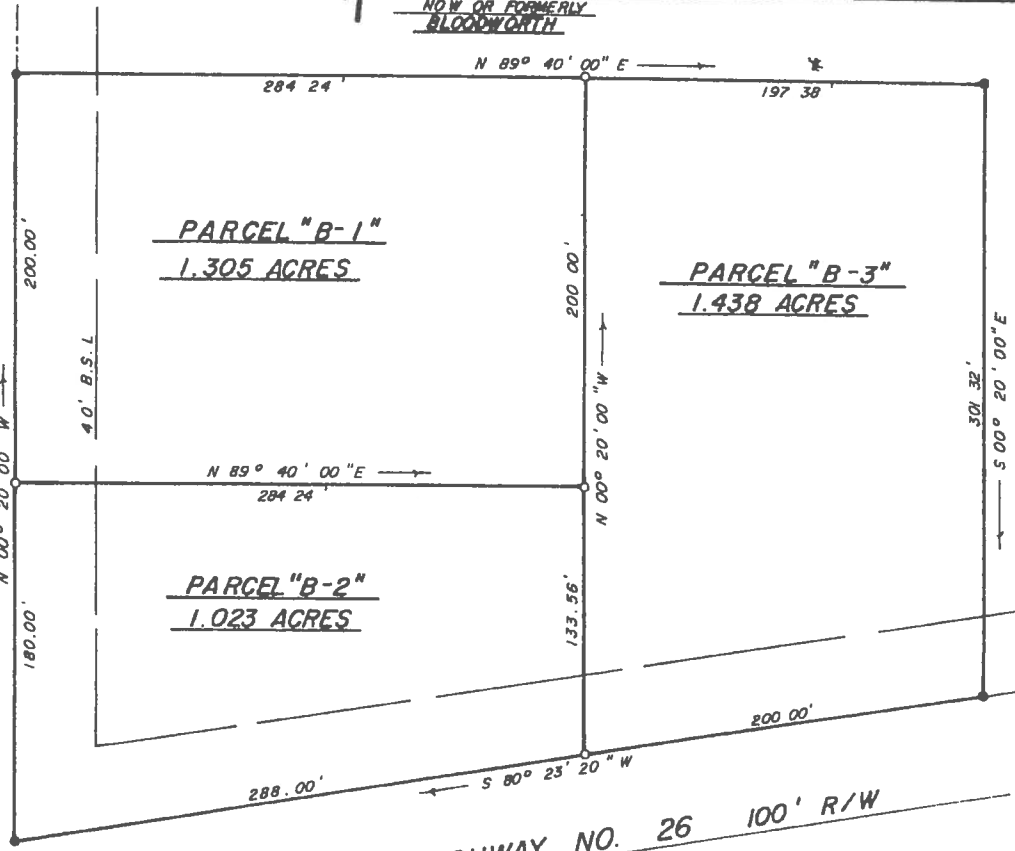
REFERENCE
PB. 29 - P6. 110



PITTS ROAD 80' R/W

L.L. 38
L.L. 5

NOW OR FORMERLY
BLOODWORTH



Approved
8/24/93
Houston County Planning Commission

Robert E. Fisher
Secretary

NOW OR FORMERLY
BLOODWORTH



Doc ID: 006288180001 Type: PLA
Filed: 08/28/1993 at 10:17:00 AM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

BK 44 PD 91

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
DATE AUG. 23 1993 *July M. Scarborough*
SIGNATURE (AS AGENT)

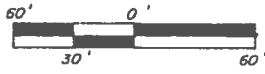
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,402 FEET AND AN ANGULAR ERROR OF 08" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE

LEVEL USED FOR MEASUREMENT
ANGULAR 10" THEODOLITE
LINEAR E.O.M.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 294,811 FEET

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

July M. Scarborough



- DENOTES IRON PIN FOUND
- DENOTES IRON PIN SET



SURVEY FOR
LAWYER W. JORDAN & SHIRLEY J. JORDAN
SHOWING THE RESUBDIVISION OF PARCEL "B" SITUATED AS SHOWN
IN LAND LOT 5 THIRTEENTH DISTRICT
HOUSTON COUNTY, GEORGIA
SCALE: 1" = 60' AUGUST 20, 1993

SCARBOROUGH LAND SURVEYS
P. O. BOX 6165 WARNER ROBINS, GA. 953-1491

Requirements - Section 95

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

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2402 filed on August 24, 2020, for a Special Exception for the real property described as follows:

LL 5 of the 13th Land District of Houston County, Georgia, Parcel “B-3” as shown on a plat of survey for Lawyer W. Jordan and Shirley J. Jordan, Consisting of 1.44 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. 2403

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 Robert and Leah Baker
2. Applicant's Phone Number 478-461-9160
3. Applicant's Mailing Address 104 Village Boulevard Perry, GA 31069
4. Property Description LL 120, 10th Land District of Houston County, Georgia, Lot 2, Block "B", Section 1, Phase 1 of Lake Joy Village Subdivision, consisting of 0.56 Acres
5. Existing Use Residential
6. Present Zoning District R-MH
7. Proposed Use Special Exception for a Home Occupation
for a Handyman Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

01 SEP 2020
Date

Robert Baker
Applicant

Application # 2403

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: September 1, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Notice being posted on the property: September 11, 2020

Date of Public Hearing: September 28, 2020

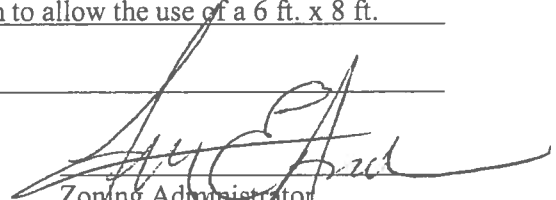
Fee Paid: \$100.00 Receipt # 41877

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

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

September 28, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: October 6, 2020

Date of Notice in Newspaper: September 9 & 16, 2020

Date of Public Hearing: October 6, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

47/197

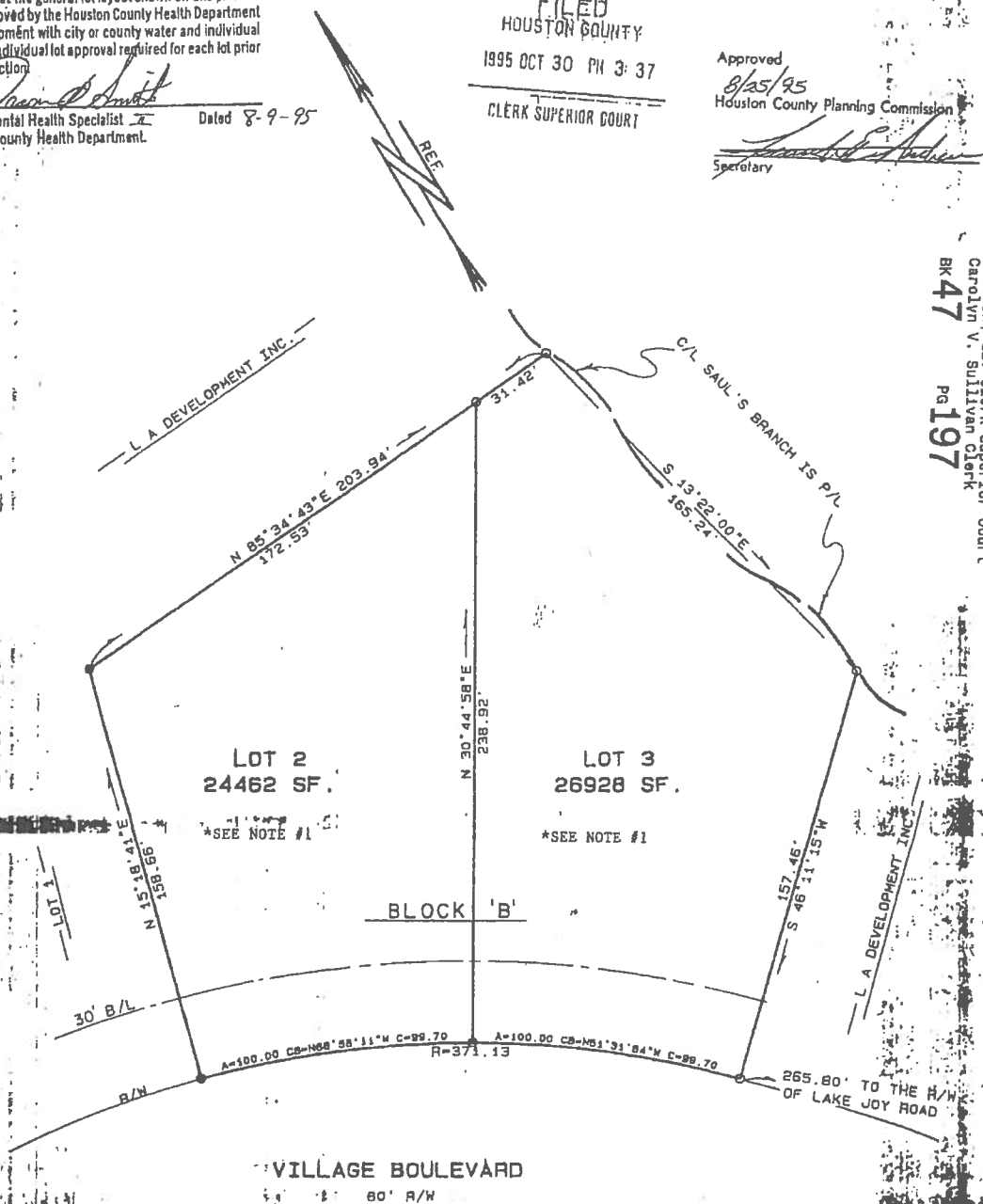
I certify that the general lot layout shown on this plat has been approved by the Houston County Health Department for development with city or county water and individual sewage. Individual lot approval required for each lot prior to construction.

Charles D. Smith
 Environmental Health Specialist
 Houston County Health Department
 Dated 8-9-95

FILED
 HOUSTON COUNTY
 1995 OCT 30 PM 3:37
 CLERK SUPERIOR COURT

Approved
 8/25/95
 Houston County Planning Commission
Secretary

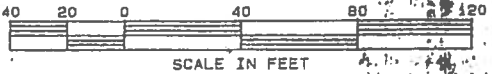
Doc ID: 00591262001 Type: PL
 Filed: 10/30/1995 at 03:37:00 PM
 Fee Amt: Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK 47 Pg 197



REFERENCE:
 PLAT BOOK 38 - PAGE 11

IRON PIN FOUND
 IRON PIN PLACED

* NOTE #1 - DUE TO SOIL CONDITIONS
 COORDINATION WITH HEALTH
 DEPARTMENT WILL BE CRITICAL



THE UNDERSIGNED DOES CERTIFY THAT THEY ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED.
 8-25-95 *Lynwood Bennett*
 DATE

CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29974 FEET AND AN ANGULAR ERROR OF 103\"/>



SURVEY FOR
L A DEVELOPMENT INC.
 LOTS 263 - BLOCK 'B' - SECT 12, PHASE 1
 LAKE JOY VILLAGE SUBDIVISION
 LAND LOT 120 10TH DISTRICT
 HOUSTON COUNTY GEORGIA
 SCALE 1 in = 40 ft NOVEMBER 7, 1995
JONES SURVEYING COMPANY
 PERRY GA 31067 887-2705

PLAT NUMBER 18-2155

47/197

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 Leah Hutchinson

Address 104 Village Blvd. Perry, GA 31069

Telephone Number 4784619160

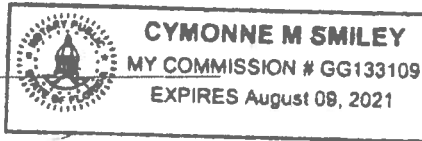
Courtney Boler
Signature of Owner

Personally appeared before me

Courtney Boler

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



Date

8/28/2020 [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 property owner</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>	<p><i>No signage</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p><i>No 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

Comply

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2403 filed on **September 1, 2020**, for a **Special Exception** for the real property described as follows:

LL 120 of the 10th Land District of Houston County, Georgia, Lot 2, Block "B", Section 1, Phase 1 of Lake Joy Village Subdivision, Consisting of 0.56 Acres

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

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

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

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

Signature of Official

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

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

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

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

Roads Superintendent Travis McLendon is requesting approval to hire Erik Pittman for the vacant Metal Fabricator position at a Grade 15-C based on his experience. Staff concurs that Mr. Pittman has the necessary experience to qualify for the C-step.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

hiring Erik Pittman for the vacant Metal Fabricator position in the Roads Department at a Grade 15-C effective October 7, 2020.



Houston County Personnel Department

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

To: County Commissioners
From: Kenneth Carter, Director of Personnel
Date: September 24, 2020
Re: Erik Pittman – Metal Fabricator / Mechanic

Travis McLendon is requesting to hire Erik Pittman for the vacant Metal Fabricator Position at Grade 15 Step C. This position will be vacant due to a retirement. Mr. Pittman has the experience necessary to qualify for the "C" step. This will be effective October 7, 2020.

Memo

To: Ken Carter, Director of Personnel
From: Travis McLendon, Roads and Bridges Superintendent
Date: September 24, 2020
Re: New Hire request

I would like to request the hiring of Mr. Erik Pittman for the welding position starting at a "C" step, also if Mr. Pittman's start date could be Wednesday, October 7, 2020.

Thank you for your consideration of this request.

HOUSTON COUNTY APPLICATION FOR EMPLOYMENT

It is the policy of Houston County to select new employees and to promote current employees without regard to race, sex, religion, national origin, marital status or disability.

INSTRUCTIONS: You must answer all items on this application fully and accurately. The information that you give will be used in determining your qualifications and rating for employment. If an item does not apply to you, or if there is no information to be given, write the letters "N/A" for Not Applicable. **PRINT IN INK OR TYPE.** A resume may be attached BUT WILL NOT be accepted in lieu of this application. In order to be assured consideration for employment, your application must be received no later than the closing date of the vacancy announcement.

Position(s) Desired: (1) Welder (2) _____ (3) _____ Date: 9-16-20

Full Time Part Time Temporary Salary Desired: 28

PERSONAL INFORMATION

Name: Last Pittman First Keith Middle Jerald Social Security Number: _____

Address: No. & Street _____ Apt. No. _____ City, State, Zip: Worner, Robins, GA

Telephone Numbers: Home: _____ Business: _____ Are you between the ages of 17 and 70? Yes No

U. S. Citizen or Permanent VISA Yes No If no, give work permit number: _____

Have you ever been convicted of a crime other than a minor traffic violation? (A conviction does not automatically exclude you from employment consideration) Yes No If yes, explain on a separate sheet.

Do you have a relative working for the county? Yes No If yes, give name(s) and relationship.

Have you ever been employed by Houston County? Yes No If yes, give dates, location and job classification

Do you possess a valid motor vehicle Driver's License? Yes No Class C Lic No. _____

EDUCATION

	Name and Location	From Mo/Yr	To Mo/Yr	Highest Grade Completed	Did You Graduate	Type Degree	Major	Date Degree Obtained or To Be Obtained
High School	<u>Ferris High</u>	<u>2004</u>	<u>2008</u>	<u>12</u>	<u>Yes</u>			
College(s) (Other if Applicable)	<u>Blacks Community College</u>	<u>2009</u>	<u>2012</u>	<u>2</u>	<u>No</u>			
Graduate School	<u>US Army Basic Training</u>	<u>July 2009</u>	<u>Dec 2009</u>					<u>Completed</u>

MILITARY

Branch of U.S. Service Army From Mo/Yr April 2009 To Mo/Yr April 2017 Rank E-1

Major Duties: (Explain on separate sheet) military Police

Honorable Discharge: Yes No (If no, explain on separate sheet)

Service Schools or special training (Explain on separate sheet) military Police

Do you have a Reserve Obligation? Yes No (If yes, please describe)

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

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

(Begin with your present employer)

Name of Employer <u>Zachry Group</u>		Address <u>Goldens, NC</u>	
Employment Dates (mo/yr) from <u>Dec 9, 2019</u> to <u>July 2, 2020</u>	Salary <u>60</u> hrs/wk Starting: \$ <u>21.00</u> per <u>0</u> Present: \$ _____ per _____	Name and Title of Supervisor <u>Clay Boss</u>	Telephone Number <u>678-588-6191</u>
Position Title <u>Pipe Fitter</u>		Job Duties <u>Fit, prep, cut pipe</u> <u>pipe fitter</u>	
Reason for Leaving <u>NEW JOB</u>			
Name of Employer <u>Flour</u>		Address <u>Chatham, NC</u>	
Employment Dates (mo/yr) from <u>March 1, 2017</u> to <u>Sept 1, 2019</u>	Salary <u>60</u> hrs/wk Starting: \$ <u>22.50</u> per <u>0</u> Present: \$ <u>28.50</u> per <u>7.5</u>	Name and Title of Supervisor <u>John Kiche</u>	Telephone Number <u>843-625-9122</u>
Position Title <u>Fitter</u>		Job Duties <u>prep, cut, fit, tie pipe</u>	
Reason for Leaving <u>Leaving job - plant finished</u>			
Name of Employer <u>Disbry Tech</u>		Address <u>Red Springs, NC</u>	
Employment Dates (mo/yr) from <u>2015 1</u> to <u>March 1, 2019</u>	Salary <u>60-70</u> hrs/wk Starting: \$ <u>19</u> per <u>0</u> Present: \$ <u>20</u> per <u>0</u>	Name and Title of Supervisor	Telephone Number <u>910-391-8127</u>
Position Title <u>Welder, Fitter</u>		Job Duties <u>Weld pipe, prep pipe, cut pipe</u>	
Reason for Leaving <u>Better Job</u>			

REFERENCES

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

NAME	ADDRESS	OCCUPATION	PHONE NO.	NO. YEARS KNOWN
<u>Clay Boss</u>		<u>Foreman</u>		<u>1</u>
<u>John Kiche</u>		<u>Foreman</u>		<u>3</u>
<u>Robert Thomas</u>		<u>Foreman</u>		<u>10</u>

CERTIFICATION AND AUTHORIZATION FOR RELEASE OF INFORMATION

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

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

[Signature]

1 9/16/20
Date

4

County Attorney Tom Hall will conduct a first reading of amendments to the Code of Ordinance, Houston County, Georgia at Chapter 50 – Solid Waste sections 50-1; 50-5; 50-37; 50-41; 50-44; 50-45; 50-46 and 50-58. The changes were found to be necessary to define different types of waste and inform residents the best way to dispose of such waste in order to avoid being charged additional fees for waste removal. The hours of operation for the landfill were also changed to conform with current practice.

The second reading of the amendments will be held at the October 20, 2020 Board of Commissioners meeting after which it will go before the Board for a vote.

**AMENDMENT TO
CODE OF ORDINANCES
HOUSTON COUNTY, GEORGIA**

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

That sections 50-1; 50-5; 50-37; 50-41; 50-44; 50-45; 50-46 and 50-58 of the Code of Ordinances, Houston County, Georgia, are hereby amended to read as follows:

CHAPTER 50 – SOLID WASTE

ARTICLE I. – IN GENERAL

Sec. 50-1. - Definitions.

Building material shall have additional language added (additional language underlined for reference purposes only) and shall read as follows:

Building material means any material such as lumber, roofing material, brick, concrete block, plaster, gutters, sand, gravel, carpet, padding, pallets or other substances used in repairs or alteration of existing buildings, construction of new buildings, or demolition of existing structures.

Non-compliance bulk waste shall be added to the list of defined words in alphabetic order and shall read as follows:

Non-compliance bulk waste means construction debris, carpet and padding, shingles, gutters, siding, pallets, concrete blocks, concrete, bricks, dead animals, hazardous waste, fuel, oil tanks, or car parts. Materials from evictions, foreclosures, unoccupied properties, home renovations/remodeling. Any such materials found in the right-of-way and is removed by county, will be billed to the property owner.

Non-compliance yard waste shall be added to the list of defined words in alphabetic order and shall read as follows:

Non-compliance Yard Waste means any yard waste which includes plastic planting tubs, lumber or landscape timbers, wooden fencing, pallets or posts. Tree limbs not cut smaller than five (5) feet in length, larger than eight (8) inches in diameter and weighs heavier than 40 lbs. Loose leaves, grass clippings, pine straw, pinecones, small twigs, sticks, shrubbery clippings and other small items not in a bag. Any shrubbery pulled out with the root ball still attached to the shrubbery. Rocks, dirt and gravel. Waste from commercial tree removal and commercial landscaping (multi-family, industrial, institutional or other similar facilities are required to make private arrangements to dispose of the yard waste). Waste from land clearing resulting from excavating, bulldozing,

cutting trees, and site preparation for building. Any such materials found in the right-of-way and removed by county, will be billed to the property owner.

Sec. 50-5. – Operating hours for county landfill.

The hours of operation shall be changed to 7:00 a.m. to 5:00 p.m., Monday through Saturday and the section shall read as follows:

The operating hours of the county landfill shall be from 7:00 a.m. to 5:00 p.m., Monday through Saturday. The landfill shall be closed on Sundays.

ARTICLE II. – RESIDENTIAL SOLID WASTE

Sec. 50-37. Definitions.

Construction debris shall have additional language added (additional language underlined for reference purposes only) and shall read as follows:

Construction debris. Waste building materials resulting from construction, remodeling, repair, or demolition operations. Waste building materials include but are not limited to carpet, carpet padding, lumber, fencing, pallets, shingles, gutters, siding, concrete blocks, concrete, bricks.

Sec. 50-41. - Preparation and storage generally.

Subsection (2) shall be replaced and subsections (3), (4), (5), (6), (7) and (8) shall be added to Sec. 50-41 and shall read as follows:

- (2) Solid Waste shall be placed in the roll-out solid waste container provided. All other waste must be in bags, bundles, or other containers. Debris placed in bags should be tightly cinched so items do not fall out. Such containers must be kept clean by the residential unit. All materials other than the roll-out solid waste container shall be placed alongside that container.
- (3) Solid waste shall be kept in the roll-out container and shall not be removed or scattered by anyone on public or private property.
- (4) Bulk Waste to be disposed of shall also be placed neatly alongside the wheeled container and must be segregated and not mingled with other items placed for removal. All items shall be placed at the curbside by 7:00 AM on the regular collection day or on the next collection day if the regular collection day falls on a holiday. Exceptions to collection hours shall be effective if the county or the contract collector, or county’s designee, determines

that an exception is necessary in order to complete collection on an existing collection route due to inclement weather or unusual circumstances.

- (5) Solid waste shall be free from all non-compliance bulk waste items.
- (6) Solid waste shall be free from all non-compliant solid waste items. Any non-complaint solid waste items placed in the right-of-way and removed by the county or the contract collector, or county's designee, the county shall have the right to charge a removal fee, plus landfill cost to the solid waste account holder or the property owner a disposal fee for removal of debris.
- (7) Yard Waste for collection must be cut smaller than five (5) feet in length, no more than eight (8) inches in diameter and must not weigh more than 40 lbs. Loose leaves, grass clippings, pine straw, pinecones, small twigs, sticks, shrubby clippings and other small items shall be placed in containers, bags, and bundles. Debris placed in bags should be tightly cinched so items do not fall out and must be segregated not mingling with other items placed for removal. A pile less than ten (10) cubic yards qualifies for curbside collection. All items shall be placed at the curbside by 7:00 AM on the regular collection day or on the next collection day if the regular collection day falls on a holiday. Exceptions to collection hours shall be effective if the county or the contract collector, or a county designee, determines that an exception is necessary in order to complete collection on an existing collection route due to inclement weather or unusual circumstances.
- (8) Solid waste shall be free from all non-compliant yard waste. Any work performed or hired by a for-hire professional contractor will not be collected under residential collection service. Material under agriculture practices and or farming will not be considered for residential collection. A pile over ten (10) cubic yards does not qualify for curbside collection.

Sec. 50-44 – Fee rates.

The sentence, “*The initial fee shall be \$11.00 per month per residential unit. Additional rollout containers at each residential unit shall be \$6.00 per month.*” shall be removed and additional language shall be added (additional language underlined for reference purposes only) and shall read as follows:

The fees for the collection and disposal of residential solid waste within the district shall be established from time to time by action of the board of commissioners. These fee rates are kept on file at the utility business office. If refuse is removed by the county from a residential unit and is found to be non-compliant yard waste or bulk waste an additional fee will be added to the bill. The rates of such service charges may be fixed and changed from time to time by the Board of Commissioners of Houston County. Changes may be made without adoption of an amendment to

existing ordinance. If refuse is removed by the county and the property owner does not have a utility bill the fee will be billed to the property owner.

Sec. 50-45. – Fee exemptions.

Subsection (d) shall be added to Sec. 50-45. – Fee exemptions and it shall read as follows:

(d) It shall be unlawful to willfully furnish any false information to the utilities business office for service or exemption of service charge.

Sec. 50-46. – Payment.

The sentence, “These statements shall be prepared monthly in advance and each monthly payment shall be paid in advance by the owner or occupant of each residential unit.” shall be reworded (revised wording is underlined for reference purposes only) and the section shall read as follows:

The county, franchisee, contract collector, or county’s designee shall prepare and mail to each residential unit in the district, a bill showing the amounts of the monthly installments due for residential solid waste collection service. These statements shall be prepared on a monthly basis and each monthly payment shall be paid by the owner or occupant of each residential unit. A late payment penalty shall be imposed upon each account for which payment is not made within the time limits prescribed thereon.

Sec. 50-58. - Removal from premises.

The sentence, “No person shall remove any roll-out cart from the residential unit, except with permission of the county.” shall be added to Sec. 50-58 and it shall read as follow:

The roll-out solid waste container furnished by the county, franchisee, contract collector, or county's designee shall not be removed from the premises of the residential unit to which they are delivered and it shall be the duty of the occupant of the residential unit, if the dwelling is to be vacated by the occupant, to notify the county seven days prior to the vacancy. No person shall remove any roll-out cart from the residential unit, except with permission of the county.

5

Registration/Election Supervisor Debra Presswood has requested an adjustment in the rates of pay for poll workers. Workers that are working early voting or other pre-election duties fall under the hourly rate chart while election day only workers fall under the flat rate chart. Staff recommends approval of these adjusted rates of pay.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

changes in the pay rates for poll workers, both early voting and pre-election workers hourly rates and election day only flat rates, as outlined in a memorandum from Registration/Election Supervisor Debra Presswood dated September 30, 2020. Rate changes are to be effective October 6, 2020.

BOARD OF ELECTIONS

HOUSTON COUNTY GOVERNMENT BUILDING
801 MAIN STREET, ROOM 237
POST OFFICE BOX 945
PERRY, GA 31069

478-987-1973

FAX 478-988-0699

TO: Houston County Commissioners
FROM: Debra Presswood
Registration/Election Supervisor
RE: Pay Rate Change – Part Time / Poll Workers
DATE: September 30, 2020

The Houston County Board of Elections requests the following change in rate of pay for the FY 2020 -2021 Budget:

POSITION – EARLY VOTING	NEW RATE
Managers	\$ 17.00
Assistant Managers	\$ 13.00
Scanners	\$ 12.50
Clerks	\$ 12.00

POSITION – ELECTION DAY	NEW FLAT RATE
Managers	\$ 175.00
Assistant Managers	\$ 125.00
Clerks	\$ 115.00
Scanners	\$ 120.00
Helpers & Check-in Clerks	\$ 75.00

Thank you.

At the June 16, 2020 meeting the Board approved entering into an agreement with American Forest Management for the timber harvest and sale on approximately 47 acres located at the Landfill. The estimated revenue from this sale was \$89,300. American Forest Management is now recommending the County proceed with Piedmont Forestry on just 33 of those acres with a bid amount of \$85,201. Atlantic Coast Consulting, our Landfill consultants, recommend acceptance of this bid and award to Piedmont Forestry.

Motion by _____, second by _____ and carried _____ to

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


the award of a timber-cutting contract on 33 acres at the Houston County Landfill as depicted on Exhibit B map drawn by American Forest Management to Piedmont Forestry in the amount of \$85,201.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

Memo

To: Houston County Board of Commissioners
From: Robbie Dunbar 
Date: September 28, 2020
Re: Bid Recap for Timber Sales at Houston County Landfill

Please find attached bid recap for timber sales at Houston County Landfill. Staff and consultant recommend awarding contract to **Piedmont Forestry** to cut approximately 33.0 acres for **\$85,201.00**. This contract will be administered by American Forest Management. Please consider favorable approval of this request.

HOUSTON COUNTY PUBLIC WORKS DEPARTMENT

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



Memo

To : Robbie Dunbar, Director of Operations
From : Terry Dietsch, Solid Waste Superintendent
Date : September 10, 2020
Re : Timber Sale 33 Acres

A handwritten signature in cursive script, appearing to read "Terry Dietsch", is written over the printed name in the "From" field.

Mr. Dunbar please consider this request to proceed with the timber sale of 33 acres to be harvested at the landfill. American Forest Management requested bids and recommends Piedmont Forestry in the amount of \$85,201.00. Mr. Brown of Atlantic Coast Consulting has reviewed this area to cut and concurs with the sale. A map and recommendation letter from American Forest Management is attached.

Please note original estimate to be cut was 47 acres with an estimated revenue of \$89,300.00 that was approved by Houston Board of Commissioners on 6/16/2020 to sell.



September 10, 2020

Dear Houston County Board of Commissioners:

On September 10, 2020 American Forest Management, Inc. held a lump sum bid on 33 acres of the Houston County Landfill Tract. A map of the sale area is attached. The original estimated value was \$89,300.00. This estimate was made under the assumption that the sale size was 47 acres. Due to the change in the sale acres, the bids were below the original estimate. We received two bids. The high bid was from Piedmont Forestry in the amount of \$85,201.00. The second-place bid was presented by Woodard Land and Timber in the amount of \$81,873.00. American Forest Management, Inc. recommends that the high bid (\$85,201.00) from Piedmont Forestry be accepted by the Houston County Board of Commissioners.

Sincerely,

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

WE'RE IN THIS
TOGETHER



Date: 07/31/2020

Activity Type: Harvest

Activity Year: 2020

County Acres: 32.26

County: Monroe

State: GA

American Forest Management, Inc.
www.americanforestmanagement.com

Exhibit B
Sale # 03-20-97

Sale area is cross hatched. Sale area is identified on the ground by blue painted boundary lines.

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



**AMERICAN FOREST
MANAGEMENT™**

At the November 6, 2018 meeting the Board approved entering into a professional service agreement with Owen Lewis Consulting for project management services on the court case and jail management system (CMS/JMS). The project timetable has unfortunately slipped mainly, but not entirely, due to the impact that the COVID-19 has had on not only our two vendors, Pioneer Technology Group for the CMS and Zuercher (Central Square) on the JMS, but also the multitude of vendors that the County currently uses for various software programs that this system must integrate with.

The agreement with Owen Lewis Consulting has expired and staff recommends strongly that we engage with them for an additional time period through February of 2021 which is the current scheduled go-live for the project. The proposed amendment for the additional services includes three months past that but would only be necessary if some other unforeseen circumstance pushes the go-live.

The JMS component will actually go-live this month and the CMS component is scheduled to go-live in February of 2021.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign an additional professional services agreement with Owen Lewis Consulting of Saline, MI for additional services required for project management and implementation on the Court Case Management and Jail Management systems through February 2021 and extendable if deemed necessary through May of 2021 at a cost of \$18,470 per month for the first six months and \$15, 830 per month thereafter.



May 1, 2020

ADDITIONAL SERVICES AGREEMENT

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

Dear Chairman Stalnaker,

Owen Lewis Consulting is pleased to provide you additional services per the request of the County.

The attached forms (Attachments A, and B) are to be reviewed and approved by you and/or your authorized representative. They describe the additional services and fees required for Project Management Implementation services for the Houston County Court Case Management and Jail Management systems implementation.

The General Terms and Conditions from our original License Agreement (Professional Services Agreement dated September 5th, 2017) are incorporated and continue to apply. Any taxes or fees imposed from the course of this Agreement are the responsibility of the Customer.

We thank you for your continued business with Owen Lewis Consulting and look forward to continuing working on this project with you.

ACKNOWLEDGED AND AGREED TO BY:

OWEN LEWIS CONSULTING
(Contractor)

HOUSTON COUNTY
(Customer)

By: _____
Bob Lewis

By: _____
Tommy Stalnaker Chairman

By: _____
Authorized Signature Title

Date: _____

Date: _____

Each individual signing above represents that (s)he has the requisite authority to execute this Agreement on behalf of the organization for which (s)he represents and that all the necessary formalities have been met.

ATTACHMENT "A"

A copy of the CONTRACTOR'S proposal and scope of work

Scope of Work for Houston County- Owen Lewis Consulting will provide the following:

1.0 Project Initiation

At the onset of the project, we will meet with the County to establish lines of communication and develop a common understanding of project expectations. The project scope will be the foundation on which the project schedule, and resource plans are built. We will focus on establishing agreement on the outcome of the project and discuss the changes that will occur upon completion of the project. The meeting will enable us to:

A critical aspect of this task is the project kick-off meeting. The kick-off meeting will be held to communicate the Implementation Plan and our approach to all key stakeholders and project team members. Clearly communicating team responsibilities and authority at the project outset will minimize the risks of delays. The meeting will also enable us to introduce OLC and software vendor project team members and our basic approach for the County.

2.0 Business Process Review & Optimization

Our job is to assist the County to look ahead to an optimal software implementation & integration that will meet the goals and objectives of the organization. This task includes the following:

- Identification and documentation of key business processes that will be affected by the new CMS and JMS systems.
- Guidance in revising and improving selected processes by aligning them with industry best practices and the optimal configuration and use of the selected software.
- Assistance in documenting and communicating process changes to personnel.

3.0 Change Management Assistance

The Project Manager will work with the project team to assist County personnel in preparing for and adopting the new system, along with new processes and procedures that will be introduced with the deployment of that system.

4.0 Project Work Plan Development

We will work with the County and the software vendors to jointly define the roles and responsibilities of all individuals within the different organizations as they relate to this project. The County, OLC and the vendors will jointly facilitate the decision-making process and recommendations for all aspects of the project.

In order to keep the project on schedule, it is important that an Implementation Plan be established. OLC Project Manager will manage and ensure all project tasks and milestones identified in the Implementation Plan are met. Any unexpected deviations from the Plan will be presented to and approved by the County's Project Team.

The Plan will detail our approach to the project and define a strategy that will provide team members with clarification on all phases of the project. In order to develop an effective plan, we will work with the County's Project Team to:

- Establish goals and objectives - We will refine the goals and objectives of the County and determine the critical success factors by which achievement of the objectives will
- Determine the project scope - We will define all aspects that the project will cover.

- Select and organize the project team – The County has identified several functional areas as part of the scope of the project. We will work closely with the County to establish functional teams and identify team leaders. Furthermore, we will also confirm other project roles, such as Project Sponsors, Project Steering Committee, Subject Matter Experts and other stakeholders. We will work closely with the County to review the skill sets of the selected project teams and make recommendations to the County on any additional resource requirements.
- Develop a schedule - We will assist in developing a schedule for the project in order to ensure timeliness, quality, and efficiency. The schedule will include an estimate of the total length of the project, a detailed work breakdown structure, milestones, deliverables and resources necessary to complete each task.
- Issue Resolution - During the course of the project, there will be times when issues arise which require further discussion and resolution. Without a formal issue resolution procedure, these issues can linger and jeopardize project success.

5.0 Quality Assurance Oversight

A systematic approach to quality control management is fundamental to achieve optimal results. OLC will help the County in applying and implementing quality management principles, including the review of change management processes, the determination of their efficiency and effectiveness and the delivery of practical recommendations.

As a part of our quality control process, we will evaluate the project’s status and make recommendations to ensure that the County’s vision is realized and the project is completed on time and within budget. We will advise Project Sponsors, Steering Committee members and Project Managers on strategic issues and provide guidance to other team leaders and managers.

6.0 Communication Plan Development

Clear, consistent and ongoing communication is critical to the success of the project. Effective communicating will contribute to the success of the project by increasing awareness and understanding of the project and building acceptance, support, involvement, and commitment. Our objectives for the communication plan will include:

- Working with the County and the vendor to develop a communication plan and matrix to define who communicates with whom, when and in what form.
- Communication with the County’s Executive Steering Committee and Project Sponsors to provide an overview of the project and outline progress being completed.
- Communication with the Implementation Team Leaders/Members and the Project Management Team to provide information regarding the impact of the project within their area.
- Communication between established committees and teams to facilitate an understanding of work being completed in each area and impact on all aspects of the project.

Audiences should be aware of the reasons why the system is being implemented. We will clearly communicate the expectations of the project and the change that should be expected as a part of implementing the new system.

The level and complexity of the Communication Plan will be tailored to reflect the project distinctive and the County’s culture and size.

7.0 System Configuration Strategy & Oversight

OLC will work closely with the subject matter experts from the County and the software vendors’ consultants to validate that the best design and configuration decisions are being made for the County.

Many of the decisions will be made during the core design sessions when the functional options of the new system are fully explored. Based on the availability of the different features and the requirements already established, the best options will be incorporated. Wherever possible, the County should always utilize standard features of the software versus customization since it is more difficult for software companies to support any modifications to their standard programs.

We will ensure that the pre-defined system requirements are communicated to the software vendor to avoid any misunderstandings.

8.0 Vendor Contract Management

OLC will review the contractor's submittals related to budget, schedule, and overall status. Our Project Manager will review scope requests, re-plan work, adjust schedule and baselines, participate in change control meetings, document and facilitate approval of changes, communicate to all stakeholders, and take corrective actions when appropriate.

In addition, we will ensure that the vendor performance during implementation is satisfactory and in accordance with agreed upon terms and conditions.

9.0 Risk Management Planning & Oversight

Managing risk is a fundamental task in a large implementation project. It is essential that the County identifies and assesses the risks that may affect the success of the project, and then develop a plan to eliminate or mitigate those risks. OLC can help the County in applying and implementing risk management principles to achieve that goal.

There are a number of factors that affect an implementation's level of risk. They include the number and age of legacy systems that are being replaced, team members skill levels and available time, the level of acceptance or resistance to the new system by personnel, other projects that the County may be running at the same time, infrastructure readiness and performance, etc.

OLC will assist the County in developing a feasible risk management plan to anticipate and address known risks to the project as well as those that may surface during the implementation process.

At the County's request, OLC can assist the County in performing a SWOT (strengths, weaknesses, opportunities, threats) analysis as part of developing the risk management plan.

10.0 System Interface Planning & Management

OLC will assist the vendor and the County IT department to identify existing manual and electronic interfaces to the legacy system. We will review the previously identified interfaces in order to develop a data interface plan that documents the optimal interfaces for the new CMS and JMS systems (including the examination of opportunities to convert manual interfaces to electronic interfaces and reports).

OLC will work closely with the County to complete the following tasks:

- Identify all other applications that need to be interfaced to the new systems
- Once the applications are identified, coordinate the development of interface specifications and delivery of specifications to the software vendor
- Define data interface schedule and determine whether the interfaces will be executed manually or via a scheduler.
- Ensure on time completion of the interfaces.
- Facilitate interface testing.
- Coordinate cutover and deployment of interfaces.

11.0 Data Conversion Planning & Management

OLC will work with the vendors and the appropriate County personnel to:

- Confirm the amount of data to convert (i.e.: number of years and types of data) as well as roles and responsibilities

- Ensure data cleansing occurs early in the project
- Review conversion file layouts from software vendor
- Define data conversion schedule
- Oversee data mapping efforts
- Oversee completion of data uploads
- Help plan and execute data conversion testing
- Help plan and execute the final data conversion into the production system.

12.0 Training Planning & Oversight

OLC's Project Manager will work with the County and the software vendors to develop a formal training schedule, develop new procedures and training manuals, and provide training. Generally, the initial training classes are oriented towards the subject matter experts or power users within the organization. Once this focus group becomes proficient with the system, the training should be rolled out to the rest of the organization. A sample training plan should include:

- Setup and configuration consulting – this type of training typically involve the core decision makers of the County. The software vendor will instruct the setup switches required to enable the software to perform specific activities and processes identified during the design phase of the project.
- Functional training – These classes are typically designed for the power users.
- Technical Training – This type of training is designed for the technical staff at the County so they will be able to administer and support the new technical environment. At a minimum, the technical staff should be able to perform system backups and restores; manage users and their system security level; manage printers, scanners, and other peripherals; install patches and upgrades; and other general systems administration duties.
- End-user training – The primary focus of this type of training is to ensure that basic data entry, general inquiry, reporting, navigation, and other basic functions are mastered by end-users. The County may initially request the software vendor or OLC to conduct the training sessions, but gradually as the County personnel gain confidence in the system, they may assume the instructors' role.

Some of the issues to consider include; the development of training materials; the number of users to be trained; training facilities and logistics, such as connectivity, number of available computers for training, location and size of training classes; creation of a training environment in the system; and resources dedicated to training.

13.0 System Test Planning & Management

Testing is one of the most critical elements to a successful project. It is too often an area this is not given enough time, attention or resources. OLC will work closely with the County and the vendor to develop and execute a test plan to ensure a smooth and successful deployment of the new system. The types of testing that OLC advocates includes:

- Process/Unit testing – The purpose of process/unit testing is to ensure that the setup decisions made during the application design phase generate expected results. We will work with the County and the software vendor to establish test cases, procedures and data for each software module that reflect the business processes of each department, but also requirements identified during the vendor evaluation phase to ensure the County is not left with major functional gaps. The scripts will include frequently processed transactions as well as unusual and complex ones.

- System or string testing – String testing exercises multiple modules to complete an entire process from end-to-end. It includes new process steps, processing functionality, the use of data, interfaces and reports.
- Parallel testing – Generally parallel testing is performed for mission critical processes. OLC advocates a minimum of two complete parallel tests prior to deployment of the production system.
- Stress testing / load testing – It is important to test the system’s performance and the County’s network infrastructure’s capabilities in a way that simulates what it will be like using the system in the real world during peak demand periods and peak demand times of day.
- User acceptance testing – UAT is the final testing that takes place just prior to deploying the system live. It is the County’s last opportunity to ensure that the system’s configuration and performance meet the County’s requirements. It is typically performed prior to release of final payment to the vendor.
- Pre-cutover testing – Once the system has been moved from the testing environment into the production environment and final data loads have been performed, prior to opening the system to users, it is important to perform a short series of test to ensure that the transfer was complete and successful.

14.0 Go Live Planning & Support

OLC will work with the vendor and the County’s team to plan all aspects of the cutover from the legacy system to the new system. We will be onsite during the go-live process to oversee a smooth and successful deployment.

ATTACHMENT B
TOTAL COST SUMMARY AND PAYMENT SCHEDULE

I. Total Cost Summary: Project Management Services for CMS and JMS system implementation

<u>DESCRIPTION OF COST</u>	<u>COST</u>
A. Services as further detailed in Exhibit A (May 2020 through May 2021)	\$ 221,630

ONE TIME PROJECT COST: \$221,630

B. TRAVEL EXPENSES – (These expenses are billed as incurred)- Expenses shall be billed at cost, and must be supported by actual receipts. Mileage and per diem rates, if applicable, shall not exceed the federal rates for the Houston County metropolitan area

ATTACHMENT B / COST SUMMARY AND PAYMENT SCHEDULE

II. Payments for Project Management Services for CMS and JMS system implementation

<u>DESCRIPTION OF PAYMENT</u>	<u>PAYMENT</u>
A. Up to 13 months of Services as described in Exhibit A	\$221,630
a. Amount due May 1, 2020	\$18,470
b. Amount due June 1, 2020	\$18,470
c. Amount due July 1, 2020	\$18,470
d. Amount due August 1, 2020	\$18,470
e. Amount due September 1, 2020	\$18,470
f. Amount due October 1, 2020	\$18,470
g. Amount due November 1, 2020	\$15,830
h. Amount due December 1, 2020	\$15,830
i. Amount due January 1, 2021	\$15,830
j. Amount due February 1, 2021	\$15,830
k. *Amount due March 1, 2021	\$15,830
l. *Amount due April 1, 2021	\$15,830
m. *Amount due May 1, 2021	\$15,830
(*Or project completion, whichever is soonest. Project is considered complete once Houston County deems post go-live is complete)	
TOTAL PAYMENTS:	\$221,630

B. TRAVEL EXPENSES-

(These expenses are billed as incurred)- Expenses shall be billed at cost, and must be supported by actual receipts. Mileage and per diem rates, if applicable, shall not exceed the federal rates for the Houston County metropolitan area

ALL PAYMENTS ARE DUE WITHIN Thirty (30) DAYS FROM RECEIPT OF INVOICE.

Billings are applied ratably to each deliverable included under the total one-time cost. If any deliverable is subject to sales tax, the tax will be calculated and added as applicable to each billing.

Public Works staff has requested that the speed limit for Moss Oaks Road between SR127 and the city limits of Perry (Big Indian Creek) be posted at 45 mph. Moss Oaks has recently been upgraded from a single lane dirt road to a two-lane asphalt roadway. The Sheriff's Department concurs with this requested change.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

posting the speed limit for Moss Oaks Road between SR127 and the city limits of Perry (Big Indian Creek) at 45 mph. Public Works is authorized to forward this change in the speed ordinance to the Georgia Department of Transportation.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

MEMORANDUM

To: Houston County Board of Commissioners

From: *Ken* Ken Robinson, Jr., Traffic Engineer

Date: September 28, 2020

CC: Robbie Dunbar; Director of Operations, Ronnie Heald; County Engineer

RE: Moss Oaks Road- Speed Limit 45 mph

ok

Houston County Public Works request that the speed limit for Moss Oaks Road between SR 127 and the City limits of Perry (Big Indian Creek) be posted at 45 mph. Houston County Sheriff's Office concur with this request.

Moss Oaks Road has recently been upgraded from a single lane dirt road to a two-lane asphalt roadway.

Road Name	From	To	Length in Miles	Speed Limit
Moss Oaks Road	SR 127	City limits of Perry (Big Indian Creek)	1.31	45

If accepted by the Board of Commissioners, Houston County Public Works will forward to the Georgia Department of Transportation to advise of the addition to the County's speed ordinance.

Public Works staff requests extension of the performance bond for Southfield Plantation Subdivision, Section 7. The subdivision has not been completed in accordance with the Comprehensive Land Development Regulations for Houston County and needs to be extended for six months to give the developer an opportunity to perform the required work.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the six-month extension of the bond (OneSouth Bank Letter of Credit #410722), expiring October 6, 2020 for Southfield Plantation Subdivision, Section 7. If the bond is not extended by the expiration date the County will draw the bond and contract the work.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

M E M O R A N D U M

To: Houston County Board of Commissioners

From: Ronnie Heald

Date: October 1, 2020

RE: Performance Bond; Southfield Plantation Subdivision, Section 7: OneSouth Bank Letter of Credit #410722; Expires October 6, 2020

OK 

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

This lighting agreement is for the lighted bollard that would be installed at the planned roundabout at the intersection of Hwy. 41 and Lakeview Road. The County will only be responsible for the energy consumption. A separate agreement will be forthcoming on the overhead lighting for this project.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign a lighting agreement with the Georgia Department of Transportation (GDOT) for the energy costs associated with the lighted bollard to be installed in the central island of the roundabout at the Hwy. 41 and Lakeview Road intersection. GDOT will fund the cost of the materials, installation, and maintenance of the bollard while the County will pay for the energy consumption.

AGREEMENT
BETWEEN
GEORGIA DEPARTMENT OF TRANSPORTATION
AND
HOUSTON COUNTY

This Agreement is made and entered into this _____ day of _____, 2020, by and between the GEORGIA DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia, hereinafter called the **DEPARTMENT**, and HOUSTON COUNTY, GEORGIA, acting by and through its Board of Commissioners, hereinafter called the **COUNTY**.

WHEREAS, the DEPARTMENT has represented to the COUNTY a desire to install a lighted bollard at the intersection of State Route 11/US 41 and Lakeview Road in Houston County, Georgia ("Location").

WHEREAS, the COUNTY has represented to the DEPARTMENT a desire to participate in providing the energy of said lighted bollard at the Location, and the DEPARTMENT has relied upon such representation; and

WHEREAS, the DEPARTMENT has indicated a willingness to fund the costs of the materials, installation, and maintenance for the said lighted bollard at the Location.

NOW, THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to other, the DEPARTMENT and the COUNTY hereby agree each with the other as follows:

1. The DEPARTMENT or its assigns shall cause the installation of all materials and equipment necessary for installation of a lighted bollard at the Location. The DEPARTMENT or its assigns shall assume full responsibility for the repair and the maintenance of the lighted bollard.
2. The COUNTY agrees to provide and pay for all the energy required for the operation of the lighted bollard at the Location.
3. The DEPARTMENT shall retain ownership of all materials and various components of the lighted bollard. The COUNTY, in its operation of the lighted bollard, shall not in any way alter the type or placement of any of the various components of which the lighted bollard is comprised without advance written approval from the DEPARTMENT.
4. The term of this Agreement is considered as continuing for a period of fifty (50) years from the date of execution of this Agreement. The DEPARTMENT reserves the right to terminate this Agreement, at any time for any cause, upon thirty (30) days' written notice to the COUNTY.
5. It is understood by the COUNTY that the DEPARTMENT has relied upon the COUNTY'S representation that the COUNTY will provide and pay for all of the energy of the lighted bollard by this Agreement. Therefore, if the COUNTY elects to de-energize the lighted bollard during the term of this Agreement, the COUNTY shall reimburse the DEPARTMENT for the material costs of the lighted bollard. Any reimbursement required pursuant to this paragraph of the Agreement shall be paid in full by the COUNTY to the DEPARTMENT within sixty (60) days of receipt of a statement invoicing same.

The covenants herein contained shall, except as otherwise provided accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

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

HOUSTON COUNTY, GEORGIA

BY: _____
Chairman

GEORGIA DEPARTMENT OF TRANSPORTATION

Witness

BY: _____
Commissioner

Notary Public

(SEAL)

This Agreement approved by the Board of Commissioners at a meeting held at

this _____ day of _____, 2020

ATTEST:

Treasurer

County Clerk

At the September 15, 2020 meeting the Board awarded one 80 KW generator with switch to be installed at the new Emergency Management building from Anderson Power Services. Staff now recommends the purchase and installation of a 150 KW diesel generator with 400-amp switch for the new Lake Joy fire station and a 225-amp switch for the EMS part of the building. Anderson Power Services has quoted a total of \$61,629.62 plus \$1,500 for the yearly maintenance contract on the generator.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of one 150 KW diesel generator with a 400-amp switch for the new Lake Joy Fire Station plus one 225-amp switch for the EMS portion of the building to Anderson Power Services of Fort Valley, GA in the amount of \$61,629.62 plus \$1,500 for the yearly maintenance contract.



Anderson

Power Services

78 Mossy Creek Drive, Ste F
Ft. Valley, GA 31030
(478) 224-4195

September 21, 2020

Re: Houston County Fire & EMS
Generator, Switches, and Installation Quote

Attn: Chief Chris Stoner

Dear Chief Stoner:

Per your request, I have provided a proposal to install 150KW Diesel generator with 400 Amp Switch for Fire Station and 225 Amp Switch for EMS.

(1) 150KW Diesel generator with 400 Amp Switch for Fire Station and 225 Amp Switch for EMS: \$61,629.62.

Deliver and install 150KW Diesel generator. Install 400 Amp Switch on Fire Station service and 225 Amp Switch on EMS service. Factory Authorized Startup is included.

Yearly Semi-Annual Maintenance for the 150kw Generator is \$1,500.00.

If you have any questions, please do not hesitate to contact me at 678-793-2878.

Note:

- Quote good for 60 days.
- Lead Time of Equipment estimated usually between 10 and 12 weeks, lead times subject to change.
- Terms: Net 30.
- Customer responsible for fueling, or Anderson Power can fuel for an additional charge.

I appreciate the opportunity to offer you a quote and if you should have any questions concerning the above, please contact me at 678-793-2878.

If you would like to accept the above quote, please sign, and return.

Sincerely,

/s/

Keith Brantley

Accepted:

Signature

Date



78 Mossy Creek Drive, Ste F
Ft. Valley, GA 31030
(478) 224-4195

**LIQUID-COOLED STAND-BY POWER SYSTEM
CUSTOMER PREVENTIVE MAINTENANCE AGREEMENT**

This agreement made this 3rd day of September 2020, between **Anderson Power Services** and **Houston County Fire Department, Station 6, 220 State Rte. 247 Spur, Kathleen, GA 31047.**

150kw Diesel

In consideration of the agreements herein contained:

1. The customer agrees to: Remit the amount of **\$1,300.00** for a period of one (1) year for one generator. Any additional work completed during the service would be at the current labor rate, actual time (not the normal four-hour minimum), plus materials (only if unit is not under warranty).
2. The service Dealer agrees for a period of one (1) year from effective date (dated signed and payment) to inspect, test and adjust unit approximately every six months. There will be (1) one major service and (1) one minor service, totaling (2) two services per year.
3. At the end of period as stated in Item No. 2, the Maintenance Agreement will automatically renew at prices in effect at time of renewal unless cancelled in writing by customer.

THIS IS STRICTLY A PREVENTIVE MAINTENANCE AGREEMENT. ADDITIONAL REPAIRS ARE NOT COVERED IN THIS AGREEMENT. There are additional charges for repairs; this agreement covers 2 trips per year. Additional trips are subject to mileage charges and labor charges and parts if applicable unless your unit is covered under warranty. Every effort will be made to accommodate you, so that those charges will be minimal.

The following are items to be inspected during each service:

PRE-START CHECKS:

- Engine Fluid Levels
- Fuel Line Filter
- Change Oil/Filters (Changed 1 time per year)
- LPG Sludge Drain
- All Pulley Belts
- Battery Trickle Charger/Battery Cables
- Battery Water Levels
- Battery Specific Gravity
- Spark Plug Wires
- Spark Plugs
- Engine Cylinder Compression
- Electrical Connections
- All Coolant Heater
- Engine Coolant Heater
- Battery
- Alarm Annunciator
- Water Temperature
- Choke/Diesel Preheat

ENGINE RUNNING:

- Ignition Points/Distributor Cap/Rotor
- Oil Pressure
- Ignition Point Dwell/Timing
- Carburetor
- Engine Governor/Actuator
- All Gauges
- Warning Lights/Shutdowns
- Output Voltage/Flicker
- All Electrical Connections
- All Electronic Controls
- Transfer Switch Operation
- Fuel Regulation Diaphragm
- Fluid Leaks
- D. C. Engine Alternator
- Automatic Telephone Dialer Annunciator Panel
- Diesel Injection System
- Fuel Leaks

Service Dealer: Anderson Power Services Phone: (478) 224-4195

Authorized Signature: Betty Strawmier Date: 09/03/2020

PLEASE SIGN BELOW AND RETURN WITH PAYMENT. COPY FOR YOUR FILES.

Customer Name _____ Phone _____

Signature: _____ Date _____

The Benefits of having a Maintenance Agreement with Anderson Power Services are:

- Units under a maintenance contract with Anderson Power Services receive priority over other customers without service contracts when service or repair is needed.
- When during a call out with units that are under a contract are repaired; the customer is only charged the actual labor rate shop to shop to complete the repair (not the 4 hour minimum labor charge).
- Anderson Power Services offers customers 24 hours a day, 7 days a week, and 365 days per year emergency service. Customers who have purchased a maintenance program through Anderson Power Services are never charged overtime, after hour, or weekend rates. Only the current regular labor rates plus materials would apply.
- Anderson Power Services offers 2 hour response time during absolute emergency situations. A one time service does not constitute an official maintenance agreement and therefore does not receive the maintenance contract benefits.
- While a unit is under warranty the labor rate is covered only during normal business hours. If warranty is requested after hours then call out charges would then apply.

The current Anderson Power Services rates are as follows:

Labor Rate: \$125.00 an hour

At the September 15th meeting the Board approved the award of one 2021 Mack Granite GR64B roll-off truck for use in the Landfill from Worldwide Equipment of Albany for a total of \$144,626.35 which included an 84-month extended warranty on the engine and drive train and a 60-month warranty on the transmission and HVAC system. The warranty on the transmission and HVAC system can be extended from 60-months to 84-months as well with an additional cost of \$1,122. Since we have already issued a check for the initial purchase, staff recommends adding this additional warranty and requests approval for an additional \$1,122 check to cover the difference.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the purchase of an additional 24-months warranty coverage on the transmission and HVAC system for the 2021 Mack Granite GR64B roll-off Truck for use in the Landfill originally awarded on September 15, 2020 to Worldwide Equipment of Albany, GA. The Comptroller is authorized to issue an additional check in the amount of \$1,122 to cover the additional warranty period.



**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: September 30, 2020
SUBJECT: 2021 Mack Granite B Roll-Off Truck Extended Warranty (Bid # 21-03)

The Purchasing Department solicited prices for One (1) New Roll-Off Refuse Truck with Hoist in August 2020. This vehicle is now being used by the Houston County Landfill.

It was initially recommended that the Houston County Board of Commissioners purchase an 84-month extended warranty on the Engine and Drive Train for \$8,152.00, however since then it was decided that the Transmission and HVAC system should be extended from 60 months to 84 months. This change will be an additional \$1122.00 that will be charged to 540-11.7500.

The Purchasing Department solicited bids for a new bulldozer for use at the Landfill. Two dealers responded and staff recommends award to low bidder Yancey Brothers for a 2020 CAT D4 LGP dozer.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of one new 2020 CAT D4 LGP bulldozer for use at the Landfill to Yancey Brothers of Macon at a cost of \$177,610. This price includes a 60-month powertrain plus warranty for \$25,040 and a trade-in value of 15,000 on a 1995 CAT D5C dozer. This equipment is funded by Solid Waste Capital Funds.



**HOUSTON COUNTY BOARD OF COMMISSIONERS
PURCHASING DEPARTMENT**

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

MARK E. BAKER
PURCHASING AGENT

M E M O R A N D U M

TO: Houston County Board of Commissioners
FROM: Mark E. Baker
CC: Barry Holland
DATE: September 30, 2020
SUBJECT: Purchase of One (1) 2020 CAT Bulldozer (Bid # 21-09)

The Purchasing Department solicited prices for One (1) New Bulldozer in September 2020. This vehicle will be used by the Houston County Landfill.

It is recommended that the Houston County Board of Commissioners purchase a 2020 CAT D4 LGP Bulldozer for \$152,570.00 with trade in and a 60-month Powertrain Plus Warranty for an additional \$25,040.00. A total of \$177,610.00 will be charged to 540-11.7500.

Vendor	Bid	Trade In	Difference	Warranty	Total
Yancey Brothers	\$167,570.00	\$15,000.00	\$152,570.00	\$25,040.00	\$177,610.00
Tractor & Equipment Company	\$175,175.32	\$8,000.00	\$167,175.32	\$16,750.00	\$183,925.32

The Purchasing Department solicited bids for one new replacement truck with service body for use in the Public Buildings Department. Three dealers responded and staff recommends award to low bidder Peach State Ford at \$32,983.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of one new 2021 Ford F-350 1-Ton cab and chassis with a mounted service body for use in the Public Buildings Department from Peach State Ford of Cedartown, GA in the amount of \$32,983. SPLOST 2012 will fund the purchase of this vehicle.



**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: September 10, 2020
SUBJECT: Purchase of One (1) 2021 One Ton Regular Cab w/Service Body
(Bid # 21-05)

The Purchasing Department solicited prices for One (1) New 2021 One Ton Regular Cab w/Service Body in September 2020. This vehicle will be used by the Houston County Public Buildings Department.

The Purchasing Department recommends that the Houston County Board of Commissioners purchase the vehicle from Peach State Ford at a price of \$32,983.00. It will be charged to the 2012 SPLOST account 320-1565-54.2200.

Company	Year	Make	Model	Bid Amount
Peach State Ford	2021	Ford	F-350	32,983.00
Prater Ford	2021	Ford	F-350	35,810.84
Wade Ford	2021	Ford	F-350	36,086.00

The Purchasing Department solicited bids for four new replacement trucks for use in the Sheriff's Department. Two trucks are for the Investigations Division and two trucks are for the Warrants Division. Four dealers responded and staff recommends award to low bidder Alan Vigil Ford at a unit cost of \$29,261.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of four new 2021 F-150 ½-Ton crew cab pick-up trucks for use in the Warrants Division and Investigations Division of the Sheriff's Department from Alan Vigil Ford of Morrow, GA at a unit cost of \$29,261 each or a total of \$117,044. SPLOST 2018 will fund the purchase of these vehicles.



**HOUSTON COUNTY BOARD OF COMMISSIONERS
PURCHASING DEPARTMENT**

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

MARK E. BAKER
PURCHASING AGENT

MEMORANDUM

TO: Houston County Board of Commissioners
FROM: Mark E. Baker
CC: Barry Holland
DATE: September 28, 2020
SUBJECT: Purchase of Four (4) 2021 Half Ton Crew Cab Trucks
(Bid # 21-04)

The Purchasing Department solicited prices for Four (4) New 2021 Half Ton Crew Cab Trucks in September 2020. These vehicles will be used by the Houston County Sheriff's Department (two for Investigations and two for Warrants).

The Purchasing Department recommends that the Houston County Board of Commissioners purchase the vehicles from Alan Vigil Ford at a price of \$29,261.00 each. A total of \$117,044.00 will be charged to the 2018 SPLOST account 320-3300-54.2200.

<u>Company</u>	<u>Date Bid Returned</u>	<u>Time Returned</u>	<u>Bid Amount Each</u>
Alan Vigil Ford	08/18/2020	11:12am	\$29,261
Griffin Chevrolet	09/02/2020	10:00am	\$30,680
Peach State Ford	09/03/2020	11:50am	\$33,093
Jeff Smith Ford	09/03/2020	12:13pm	\$35,500

FY20 Final Budget Adjustments will be presented to the Board for their approval.

Summary of bills by fund:

• General Fund (100)	\$1,562,913.89
• Emergency 911 Telephone Fund (215)	\$ 65,773.53
• Fire District Fund (270)	\$ 38,852.91
• 2006 SPLOST Fund (320)	\$ 0.00
• 2012 SPLOST Fund (320)	\$1,012,499.70
• 2018 SPLOST Fund (320)	\$1,341,182.42
• Water Fund (505)	\$ 380,156.72
• Solid Waste Fund (540)	<u>\$ 626,388.56</u>
 Total for all Funds	 \$5,027,767.73

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$5,027,767.73