



Houston County Board of Commissioners Meeting

Perry, Georgia

March 3, 2020

9:00 A.M.

HOUSTON COUNTY COMMISSIONERS MEETING

Perry, Georgia

March 3, 2020

9:00 A.M.

Call to Order

Turn Off Cell Phones

Invocation - Commissioner Walker

Pledge of Allegiance - Cpl. Jonathan Spraggins, USMC (ret.)

Approval of Minutes from February 18, 2020

Old Business:

1. Public Hearing on Special Exception Applications #2319, #2321 and #2322 – Commissioner Walker

New Business:

2. Public Hearing on Special Exception Applications #2225 thru #2233 & #2335 thru #2238 – Commissioner Walker
3. Warner Robins Annexation Request (JTS Realty / Hwy. 96 & Butten Drive) – Commissioner Robinson
4. Warner Robins Annexation Request (NK Properties East / 700 Hwy 96) – Commissioner Robinson
5. Public Hearing on Abandonment of ROW (Second Street / Elko) – Commissioner Thomson
6. Approval of Grant Application (Fire Dept. / Air Packs) – Commissioner Thomson
7. Bid Award Correction (Roads Dept / Dump Truck) – Commissioner McMichael
8. Approval of Bills - Commissioner McMichael

Public Comments

Commissioner Comments

9. Executive Session for Attorney / Client matters per O.C.G.A. § 50-14-2(1) and for Real Estate matters per O.C.G.A. § 50-14-3(b)(1)

Motion for Adjournment

Special Exception Summary

Application	Applicant	Location	Proposed Use	Z & A Recommendation/Comments
2319	Marcas Reid and Chakanis King	708 Fernandina Drive	Pressure Washing	Approved unanimously
2321	Ken and Mitzi Galason	1621 Houston Lake Rd.	Interior Design	Denied unanimously, due to applicant's failure to be present at the hearing
2322	John Whittington	108 Deborah Drive	Catering (BBQ)	Approved unanimously, with the condition to allow the use of a 20 ft. x 8 ft. enclosed trailer for the business & compliance with any County Health Dept. requirements
2325	Kristina Yarbrough	164 Old Perry Road	Swimming Lessons	Approved unanimously
2326	Frank Bragg	111 Beaver Creek Rd.	Construction and Remodeling	Approved unanimously, with the condition to allow the use of a 6 ft. x 12 ft. enclosed trailer for the business
2327	Douglas and Tina Davis	1006 Lime Street	Truck Dispatch	Approved unanimously
2328	John Jackson	240 Mossy Lake Road	Real Estate Appraisal	Approved unanimously
2329	Yeong-Gyun Moon	250 Hathersage Drive	Software (IT)	Approved unanimously
2330	Mark and Minnie Webling	110 Beechwood Drive	Orthopedic Build-up and Shoe Repair	Approved unanimously
2331	Sean and Catherine Merchant	1174 County Line Road	Low Voltage Cable Installation	Approved unanimously, with the condition to allow the use of a 12 ft. x 8 ft. enclosed trailer for the business
2332	Roberto Munda	223 Twelve Oaks Drive	Industrial Hygiene and Occupational Safety Consulting	Approved unanimously
2333	Darron Crozier	404 Dovetree Lane	Real Estate and Construction	Approved unanimously
2335	Sarah Rodriguez	120 Wedgewood Drive	Photography and Graphic Design	Approved unanimously

Special Exception Summary

2336	Dennis and Crystal Stewart	116 Southwind Drive	Custom Window Covering and Interior Design	Approved unanimously
2337	Genny Brand	101 Nichole Court	Women's Clothing and Jewelry	Approved unanimously
2338	Shane and Lynn Lamontagne	103 Westward Pointe	Construction	Approved unanimously, with the condition to allow the use of an 8 ft. x 10 ft. utility trailer for the business

At the February 4, 2020 meeting the Board tabled the following applications and sent them back to Zoning & Appeals for reconsideration:

Application #2319	Marcas Reid & Chakanis King	Pressure Washing
Application #2321	Ken & Mitzi Galason	Interior Design
Application #2322	John Whittington	Catering (BBQ)

Both Applications #2319 and #2322 are now recommended unanimously for approval with stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report.

Application #2321 is now recommended unanimously for denial given the applicant's failure to appear at the hearing.

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:

#2319 – Marcas Reid & Chakanis King	Pressure Washing
#2322 – John Whittington	Catering (BBQ)

and; to deny the following application:

#2321 – Ken & Mitzi Galason	Interior Design
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**APPLICATION FOR ~~RE-ZONING~~/SPECIAL EXCEPTION/VARIANCE
HOUSTON COUNTY**

Application No. 2319

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

1. Name of Applicant Marcas Reid and Chakanis King
2. Applicant's Phone Number 478-335-4059
3. Applicant's Mailing Address 708 Fernandina Drive Byron, Ga. 31008
4. Property Description LL 73, 5th Land District of Houston County, Georgia, Lot 104, Phase 4 of Amelia Place Subdivision, consisting of 0.17 Acres
5. Existing Use Residential
6. Present Zoning District R-3
7. Proposed Use Special Exception for a Home Occupation for a Pressure Washing Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

Dec 3rd 2019
Date

Marcas R. Reid
Applicant

Application # 2319

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: December 3, 2019

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

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

Date of Public Hearing: February 24, 2020

Fee Paid: \$100.00 Receipt # 41796

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

February 24, 2020
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: March 3, 2020

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

Date of Public Hearing: March 3, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

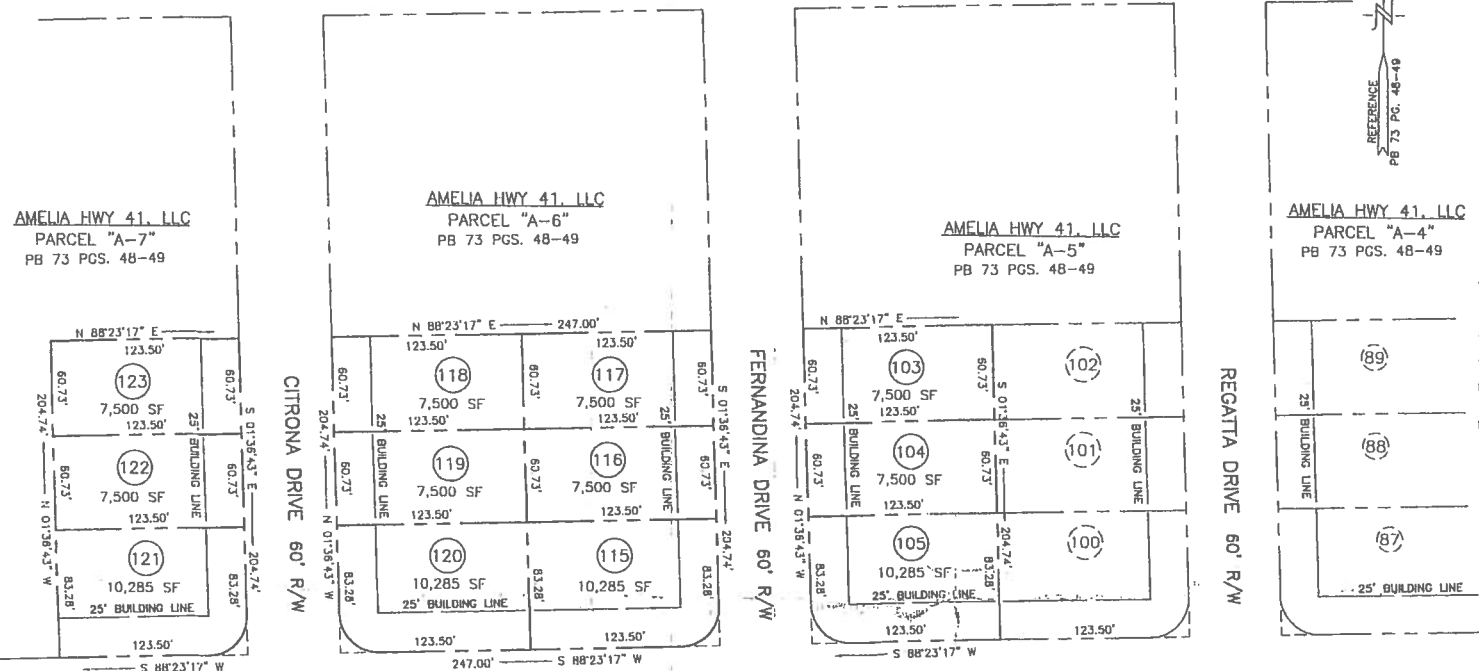
Comments: _____

_____ Date

_____ Clerk

Doc ID: 014222960001 Type: PLT
 Recorded: 03/22/2016 at 01:07:37 PM
 Fee Amt: \$8.00 Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK 78 PG 48

AMELIA DRIVE 60' R/W



AMELIA HWY 41, LLC
 PARCEL "A-7"
 PB 73 PGS. 48-49

AMELIA HWY 41, LLC
 PARCEL "A-6"
 PB 73 PGS. 48-49

AMELIA HWY 41, LLC
 PARCEL "A-5"
 PB 73 PGS. 48-49

AMELIA HWY 41, LLC
 PARCEL "A-4"
 PB 73 PGS. 48-49

NOTES:

- IRON PINS SET ON ALL CORNERS. (3/8" REDBAR) PRIOR TO CAPS BEING REQUIRED ON ALL PINS SET.
- 25' RADIUS ON ALL STREET CORNERS INDICATES ACTUAL PROPERTY LINE.
- DISTANCES, SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET RIGHT-OF-WAY LINES.
- ALL LOT LINES ARE AT RIGHT ANGLES TO STREET UNLESS OTHERWISE INDICATED.
- (16) DENOTES LOT NUMBER.
- DUE - DENOTES DRAINAGE & UTILITY EASEMENT.
- ZONED: R-3
- TOTAL NUMBER OF LOTS: 21
- PARCEL "A-5" ACREAGE: 0.580 Ac.
 PARCEL "A-6" ACREAGE: 1.151 Ac.
 PARCEL "A-7" ACREAGE: 0.580 Ac.
 PARCEL "A-9" ACREAGE: 1.678 Ac.
 TOTAL ACREAGE: 3.989 Ac.
- BUILDING SETBACK: FRONT - 25'
 SIDE - 6'
 REAR - 25'
- PUBLIC WATER PROVIDED BY HOUSTON COUNTY.
- PUBLIC SANITARY SEWER PROVIDED BY CITY OF WARNER ROBINS.
- DRAINAGE & UTILITY EASEMENTS ARE CENTERED ON THE PROPERTY LINES UNLESS OTHERWISE INDICATED.
- LOTS 113 & 114 REQUIRE 5 FT. SETBACK FROM SIDE DRAINAGE EASEMENT AND 5 FT. SETBACK FROM ADJOINING LOTS.

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 3 DAY OF March 2016.

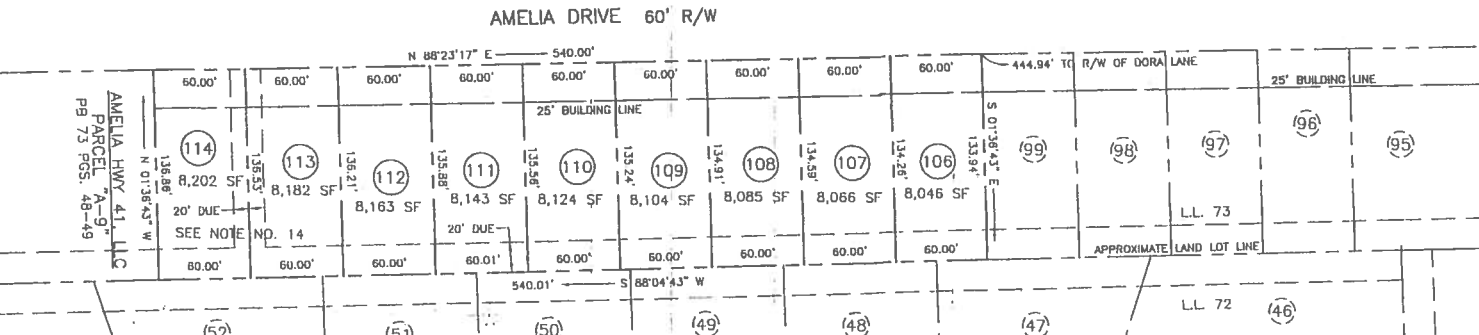
THE HOUSTON COUNTY PLANNING COMMISSION
 BY *[Signature]*
 SECRETARY

BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED AND ALL LINEAR DISTANCES ARE HORIZONTALLY CALCULATED FROM FIELD DATA USING A TOPCON GPT 3005W.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41,828 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE (NONE) RULE.

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 328,902 FEET.

FIELD WORK COMPLETED ON DECEMBER 3, 2007



WEXFORD PLACE
 SECTION NO. 2
 BLOCK "A"
 PB 53 PG. 45

"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."

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.

OWNER'S CERTIFICATIONS:
 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.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



3/2/16
 DATE
[Signature]
 COUNTY ENGINEER

1-1-16
 DATE
[Signature]
 OWNER'S SIGNATURE

[Signature]
 REG. LAND SURVEYOR

SUBDIVISION

AMELIA PLACE
 PHASE NO. 4

IN LAND LOT 73
 HOUSTON COUNTY
 JULY 01, 2015

FIFTH DISTRICT
 GEORGIA
 SCALE: 1"=60'

WADDLE & COMPANY
 104 MEADOWRIDGE DR.
 BUS (478) 923-2763

WARNER ROBINS, GA. 31093
 FAX (478) 923-7144

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

<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 checked="" 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 #2319 filed on **December 3, 2019**, for a **Special Exception** for the real property described as follows:

LL 73 of the 5th Land District of Houston County, Georgia, Lot 104, Phase 4 of Amelia Place Subdivision, Consisting of 0.17 Acres

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

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

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

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

Signature of Official

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

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

Application No. 2321

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

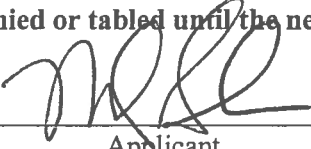
1. Name of Applicant Ken and Mitzi Galason
2. Applicant's Phone Number 915-227-2792
3. Applicant's Mailing Address 1621 Houston Lake Road Kathleen, Ga. 31047
4. Property Description LL 167, 10th Land District of Houston County, Georgia, as shown on a plat of survey for James B. Giles, consisting of 1.35 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Interior Design Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

12-19-19
Date


Applicant

Application # 2321

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: December 19, 2019

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

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

Date of Public Hearing: February 24, 2020

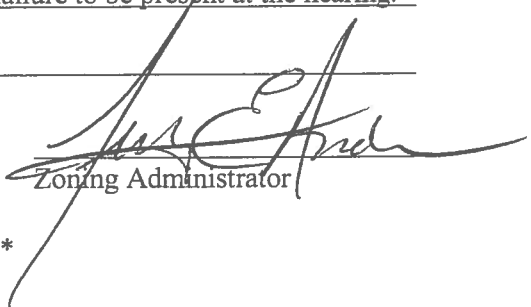
Fee Paid: \$100.00 Receipt # 41797

Recommendation of Board of Zoning & Appeals:

Approval Denial X Tabled

Comments: Denied unanimously, due to the applicant's failure to be present at the hearing.

February 24, 2020
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: March 3, 2020

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

Date of Public Hearing: March 3, 2020

Action by Houston County Commissioners:

Approval Denied Tabled

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2322

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

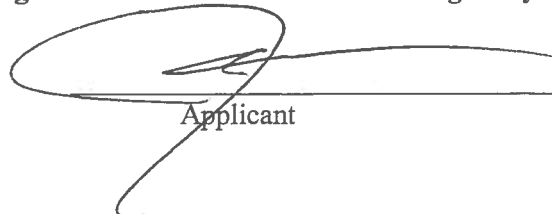
1. Name of Applicant John Whittington
2. Applicant's Phone Number 478-954-0064
3. Applicant's Mailing Address 108 Deborah Drive Warner Robins, Ga. 31093
4. Property Description LL 99, 5th Land District of Houston County, Georgia, a portion of Lot 8, Block "A" of William C. Bateman Subdivision, consisting of 0.84 Acres
5. Existing Use Residential
6. Present Zoning District R-MH
7. Proposed Use Special Exception for a Home Occupation for a Catering (BBQ) Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

12/20/19
Date


Applicant

Application # 2322

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

Houston County Zoning and Appeals Commission

Date Filed: December 20, 2019

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

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

Date of Public Hearing: February 24, 2020

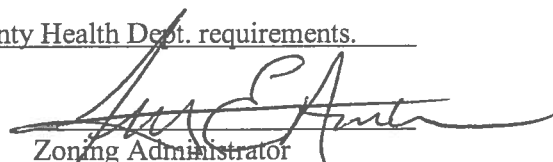
Fee Paid: \$100.00 Receipt # 41798

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 20 ft. x 8 ft. enclosed trailer for the business and compliance with any County Health Dept. requirements.

February 24, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: March 3, 2020

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

Date of Public Hearing: March 3, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

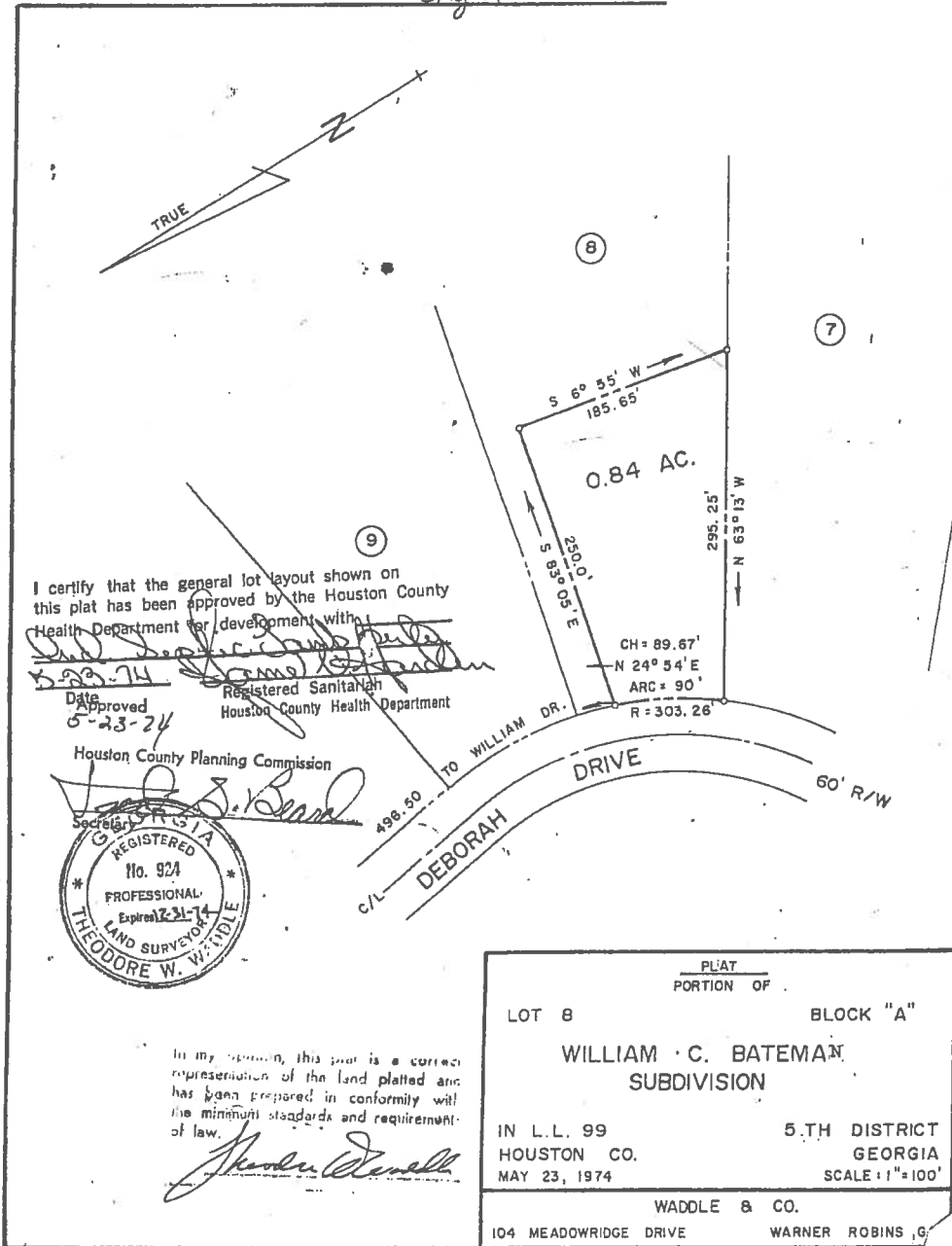
Clerk



Doc ID: 008929270001 Type: PLA
Filed: 04/16/1975 at 11:30:51 AM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

Revised April 16, 1975
Chg. AHCYDWR

BK 17 PG 175

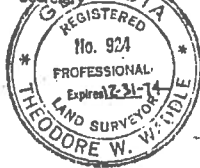


I certify that the general lot layout shown on this plat has been approved by the Houston County Health Department for development with

[Signature]
Date Approved 5-23-74
Registered Sanitarian
Houston County Health Department

Houston County Planning Commission

[Signature]
Secretary



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]

PLAT
PORTION OF

LOT 8 BLOCK "A"

WILLIAM C. BATEMAN
SUBDIVISION

IN L.L. 99 5TH DISTRICT
HOUSTON CO. GEORGIA
MAY 23, 1974 SCALE: 1" = 100'

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>Applicant must comply with Houston County Health Dept</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 8FT x 20FT 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 #2322 filed on **December 20, 2019**, for a **Special Exception** for the real property described as follows:

LL 99 of the 5th Land District of Houston County, Georgia, a portion of Lot 8, Block "A" of William C. Bateman Subdivision, Consisting of 0.84 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>
#2325 – Kristina Yarbrough	Swimming Lessons	Unanimous	X		
#2326 – Frank Bragg	Construction & Remodeling	Unanimous	X		
#2327 – Douglas & Tina Davis	Truck Dispatch	Unanimous	X		
#2328 – John Jackson	Real Estate Appraisal	Unanimous	X		
#2329 – Yeong-Gyun Moon	Software (IT)	Unanimous	X		
#2330 – Mark & Minnie Webling	Ortho Build-up/Shoe Repair	Unanimous	X		
#2331 – Sean & Catherine Merchant	Low Voltage Cable Installation	Unanimous	X		
#2332 – Roberto Munda	Ind. Hygiene/Safety Consultant	Unanimous	X		
#2333 – Darron Crozier	Real Estate & Construction	Unanimous	X		
#2335 – Sarah Rodriguez	Photography & Graphic Design	Unanimous	X		
#2336 – Dennis & Crystal Stewart	Custom Window Coverings & Interior Design	Unanimous	X		
#2337 – Genny Brand	Women’s Clothing & Jewelry	Unanimous	X		
#2338 – Shane & Lynn Lamontagne	Construction	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:

- | | |
|-----------------------------------|---|
| #2325 – Kristina Yarbrough | Swimming Lessons |
| #2326 – Frank Bragg | Construction & Remodeling |
| #2327 – Douglas & Tina Davis | Truck Dispatch |
| #2328 – John Jackson | Real Estate Appraisal |
| #2329 – Yeong-Gyun Moon | Software (IT) |
| #2330 – Mark & Minnie Webling | Orthopedic Build-up/Shoe Repair |
| #2331 – Sean & Catherine Merchant | Low Voltage Cable Installation |
| #2332 – Roberto Munda | Industrial Hygiene/Occupational Safety Consultant |
| #2333 – Darron Crozier | Real Estate & Construction |
| #2335 – Sarah Rodriguez | Photography & Graphic Design |
| #2336 – Dennis & Crystal Stewart | Custom Window Coverings & Interior Design |
| #2337 – Genny Brand | Women’s Clothing & Jewelry |
| #2338 – Shane & Lynn Lamontagne | Construction |

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

Application No. 2325

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:

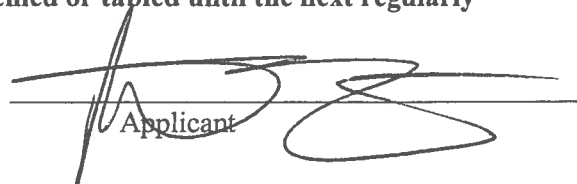
1. Name of Applicant Kristina Yarbrough
2. Applicant's Phone Number 478-955-8904
3. Applicant's Mailing Address 164 Old Perry Road Bonaire, Ga. 31005
4. Property Description LL 19, 11th Land District of Houston County, Georgia, Parcel 8 of Green Acre Farms Subdivision, consisting of 4.6 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Swimming Lessons Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

11/3/2020
Date


Applicant

Application # 2325

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: January 3, 2020

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

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

Date of Public Hearing: February 24, 2020

Fee Paid: \$100.00 Receipt # 41801

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

February 24, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: March 3, 2020

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

Date of Public Hearing: March 3, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

52/105

FILED
JUN 11 1900
MAY 21 1900
MAY 21 1900

REFERENCE



CONTINUED
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSEST
PRECISION OF ONE FOOT IN 12,000 FEET AND AN ANGLE IN ERROR OF
17" PER HUNDRED FEET AND WAS ACQUIRED USING THE CLASSICAL METHOD.
THE MAP DATA HAS BEEN CALCULATED FOR CLOSENESS AND IS FOUND
TO BE ACCURATE WITHIN ONE FOOT IN 42,000 FEET.
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT HAVE
BEEN CHECKED BY SAAGA MECHANICAL AND 100 TAP.

CERTIFICATE OF FINAL APPROVAL
This plat has been submitted to and approved by the Planning Commission
of Meigs County, Georgia, and is hereby approved by the office of the
Superior Court by me, Commissioner, dated this 9 day of June 1900.
THE MEIGS COUNTY PLANNING COMMISSION

James C. Hinkle
Commissioner

CERTIFICATE OF FINAL APPROVAL - CIVIL ENGINEER

I hereby certify that the owner of the above described property has
submitted to me all the necessary data and plans and that the same
conform to the laws and regulations of Meigs County, Georgia, and
I have issued a performance bond or cashiers check to insure completion
of the same by the engineer.

Chas. W. ...
Civil Engineer

DEVELOPER'S CERTIFICATE

STATE OF GEORGIA COUNTY OF MEIGS
I, the undersigned, declare that the above described land
is my own and I am the owner thereof and I am
submitting this plat and certificate to the Superior Court
for its approval and for the purpose of recording the same
and for the purpose of conveying the same to the
persons named in the plat and certificate.

W. J. ...
Owner

This approval in no way releases the priority
of the contractor of his obligation to construct and
complete the same and shall not constitute an obligation
of the County of Meigs for the same or for the payment
thereof by the contractor and/or for the same or for the
same under said plans and permits.

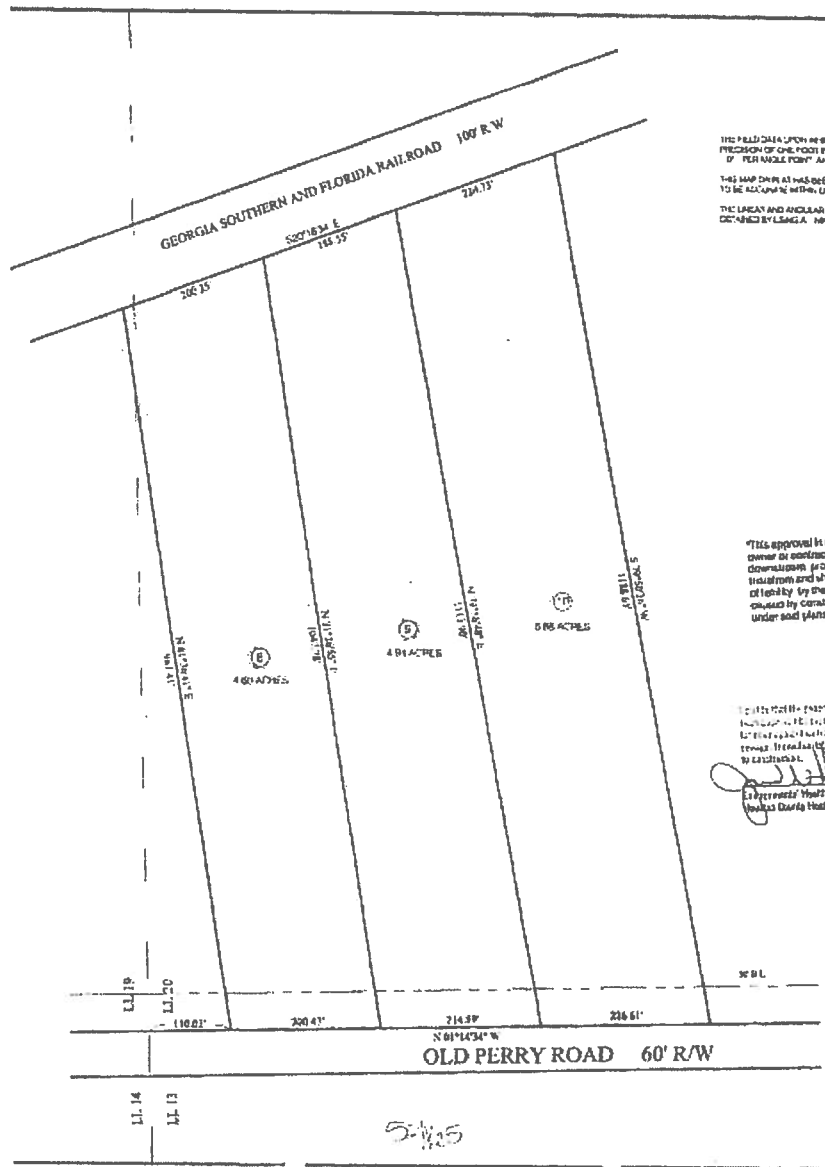
I hereby certify that I am a duly
qualified and licensed
Surveyor in the State of Georgia
and I have surveyed the above
described land and the same
is as shown on the plat and
certificate attached hereto
and I have issued a performance
bond or cashiers check to insure
completion of the same by the
engineer.

James C. Hinkle
Surveyor



GRAPHING SCALE IN FEET
SUBDIVISION
Green Acre Farms

LAND OFFICE IS IN
MEIGS COUNTY
STORY & COMPANY, INC.
1100 FIFTH ST. N.W.
ATLANTA, GA.
SCALE: 1" = 50'
DATE: 6/9/00
BY: W. J. ...



52/105

Requirements - Section 95

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>	<p>N/A</p>	<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 #2325 filed on **January 3, 2020**, for a **Special Exception** for the real property described as follows:

LL 19 of the 11th Land District of Houston County, Georgia, Parcel 8 of Green Acre Farms Subdivision, Consisting of 4.6 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. 2326

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 Frank Bragg
2. Applicant's Phone Number 478-397-5945
3. Applicant's Mailing Address 111 Beaver Creek Road Kathleen, Ga. 31047
4. Property Description LL 41, 11th Land District of Houston County, Georgia, Lot 6, Block "A" of Beaver Creek Acres Subdivision, consisting of 8.8 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Construction & Remodeling Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

7/19/20
Date

William Frank Bragg
Applicant

Application # 2326

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: January 9, 2020

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

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

Date of Public Hearing: February 24, 2020

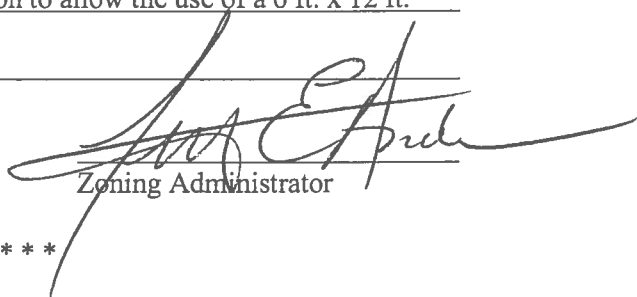
Fee Paid: \$100.00 Receipt # 41802

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 12 ft. enclosed trailer for the business.

February 24, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: March 3, 2020

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

Date of Public Hearing: March 3, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

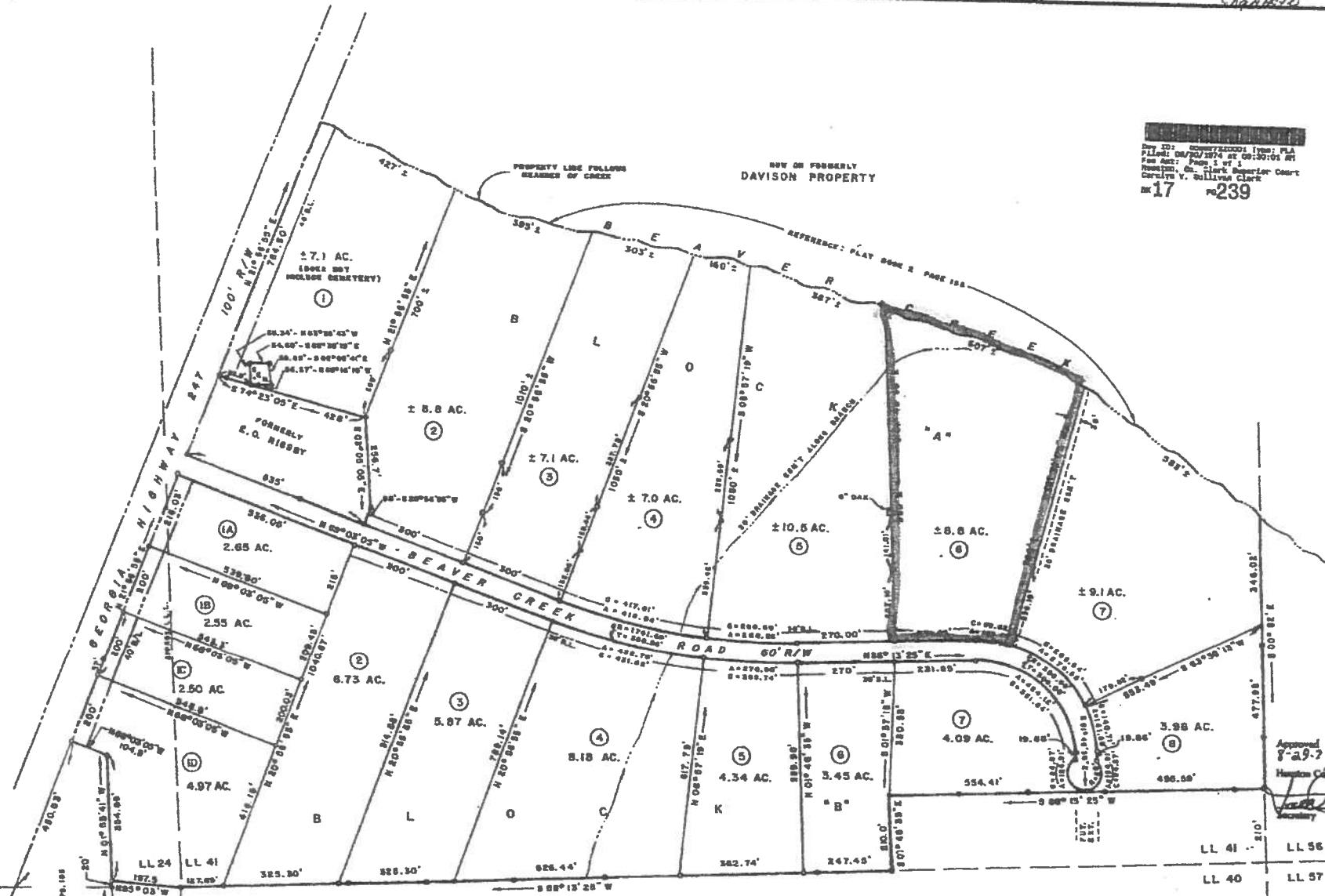
_____ Clerk

Recorded August 30, 1974

CHAMBERLAIN 17/239



REVISIONS
REVISED: AUGUST 18, 1974, TO CREATE
LOTS 1B, 1C, AND 1D IN BLOCK "E".
REFERENCE: PLAT BY BROXTON
SURVEYING CO., DATED AUGUST
18, 1974 FOR J.M. FIELDS,
BILDERD FIELDS AND HARRY T. ARBELL.



REVISED: AUGUST 18, 1974, TO CREATE
LOTS 1B, 1C, AND 1D IN BLOCK "E".
REFERENCE: PLAT BY BROXTON
SURVEYING CO., DATED AUGUST
18, 1974 FOR J.M. FIELDS,
BILDERD FIELDS AND HARRY T. ARBELL.

NOTES:
1. — EXISTING CONCRETE MARKER
2. — EXISTING IRON MARKER
3. — IRON MARKER SET

REPRESENTATION OF THE LAND PLATTEC
-40 HAS BEEN PREPARED BY CONFORMAL
-178 THE MEASUREMENTS OF ANGLES AND DISTANCES

Approved 8-29-74
Horton C. ...
Surveyor



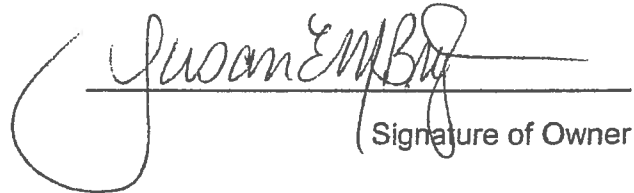
SUBDIVISOR
BEAVER CREEK AREA

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 William Frank Bragg
Address 111 Beaver Creek Road
Kathleen, MA 31047
Telephone Number 478-397-5945



(Signature of Owner)

Personally appeared before me

January 30th, 2020

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

Jean J. West
Notary Public
1-30-2020

Date

Jean J West
NOTARY PUBLIC
Houston County, GEORGIA
My Commission Expires
07/18/2022

Requirements - Section 95

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>		<input checked="" 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 6Ft x 12Ft enclosed trailer will be used for the BUSINESS</p>	<input type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2326 filed on **January 9, 2020**, for a **Special Exception** for the real property described as follows:

LL 41 of the 11th Land District of Houston County, Georgia, Lot 6, Block "A" of Beaver Creek Acres Subdivision, Consisting of 8.8 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. 2327

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:

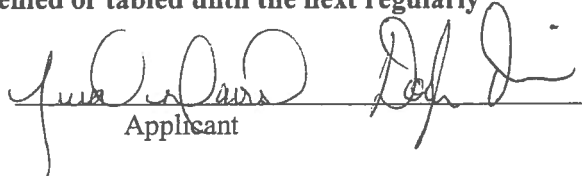
1. Name of Applicant Douglas and Tina Davis
2. Applicant's Phone Number 229-646-2790
3. Applicant's Mailing Address 1006 Lime Street Byron, Ga. 31008
4. Property Description LL 73, 5th Land District of Houston County, Georgia, Lot 130, Phase 5 of Amelia Place Subdivision, consisting of 0.17 Acres
5. Existing Use Residential
6. Present Zoning District R-3
7. Proposed Use Special Exception for a Home Occupation for a Truck Dispatch Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

1/10/2020
Date


Applicant

Application # 2327

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: January 10, 2020

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

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

Date of Public Hearing: February 24, 2020

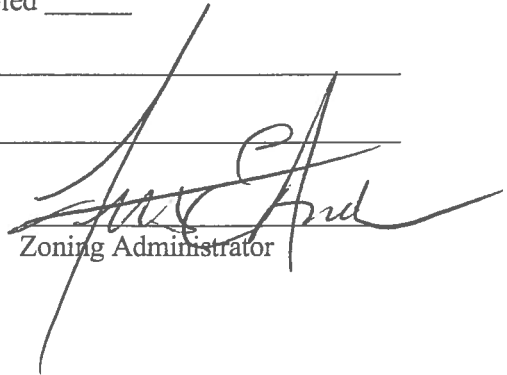
Fee Paid: \$100.00 Receipt # 41803

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

February 24, 2020
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: March 3, 2020

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

Date of Public Hearing: March 3, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

**Doesn't
Comply**

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2327 filed on **January 10, 2020**, for a **Special Exception** for the real property described as follows:

LL 73 of the 5th Land District of Houston County, Georgia, Lot 130, Phase 5 of Amelia Place Subdivision, Consisting of 0.17 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2328

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

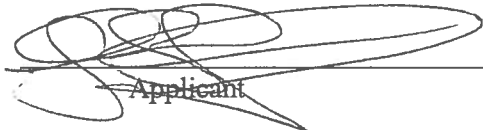
1. Name of Applicant John Jackson
2. Applicant's Phone Number 478-396-2913
3. Applicant's Mailing Address 240 Mossy Lake Road Perry, Ga. 31069
4. Property Description LL 206, 10th Land District of Houston County, Georgia, Lot C9, Phase 2, Section 3 of Windmill at Mossy Lake Subdivision, consisting of 2.64 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Real Estate Appraisal Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

1/13/20
Date


Applicant

Application # 2328

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

Houston County Zoning and Appeals Commission

Date Filed: January 13, 2020

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

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

Date of Public Hearing: February 24, 2020

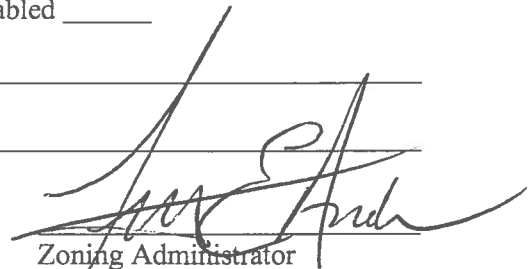
Fee Paid: \$100.00 Receipt # 41804

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

February 24, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: March 3, 2020

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

Date of Public Hearing: March 3, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

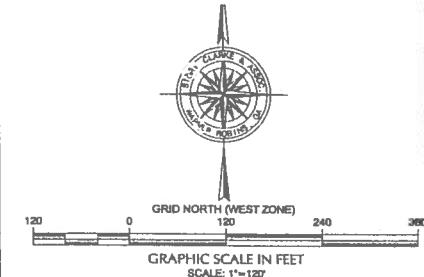
_____ Clerk

Type: GEORGIA STANDARD PLATS
 Recorded: 8/27/2018 9:28:00 AM
 Fee Amt: \$8.00 Page 1 of 1
 Houston, Ga. Clark Superior Court
 Carolyn V. Sullivan Clerk

Participant ID: 6702048094
BK 80 PG 127

SURVEY DATA	
SURVEY AREA	1.05 ACRES
CLOSURE ERROR	
FIELD DATA	26.000'
PLAT DATA	103.00'
ANGLE	0° PER ANGLE POINT
ADJUSTMENT BY:	CRANDALL RULE
EQUIPMENT USED: CARLSON GPS 702-GG6675 HW CARLSON CRS TOTAL STATION	
REFERENCES:	PD 64 PAGE 62

Curve #	Arc	Radius	Chord	Bearing
C1	150.69	470.00	150.05	S9°45'24"E
C2	31.42	20.00	26.26	S44°25'43"W
C3	86.12	720.00	86.07	N87°00'40"W
C4	200.00	720.00	199.36	N75°45'36"W
C5	200.00	720.00	199.35	N59°50'41"W
C6	25.69	72.117	25.69	N50°5'12"W
C7	189.90	720.03	189.35	N42°16'16"W
C8	64.02	780.00	64.00	S52°10'42"E
C9	203.65	780.00	203.27	N62°01'00"W
C10	206.26	780.00	205.66	N77°04'49"W
C11	60.52	780.00	60.49	N07°36'50"W
C12	31.42	20.00	26.26	N45°34'17"W
C13	169.93	530.00	169.20	S9°45'24"E



THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT.

ZERTIFICATIONS

OWNER CERTIFICATION

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

[Signature] 8/24/2018
 OWNER/AGENT DATE

PLANNING & ZONING FINAL PLAT APPROVAL CERTIFICATION

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 24 DAY OF August 2018.

THE HOUSTON COUNTY PLANNING COMMISSION

[Signature]
 SECRETARY

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

I CERTIFY THAT THE OWNER, OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES, AND OTHER IMPROVEMENTS 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.

8/23/18 *[Signature]*
 DATE ENGINEER

HEALTH DEPARTMENT CERTIFICATION

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

8.24.18 *[Signature]*
 DATE ENVIRONMENTAL HEALTH SPECIALIST
 HOUSTON COUNTY HEALTH DEPARTMENT

PLAT CERTIFICATION

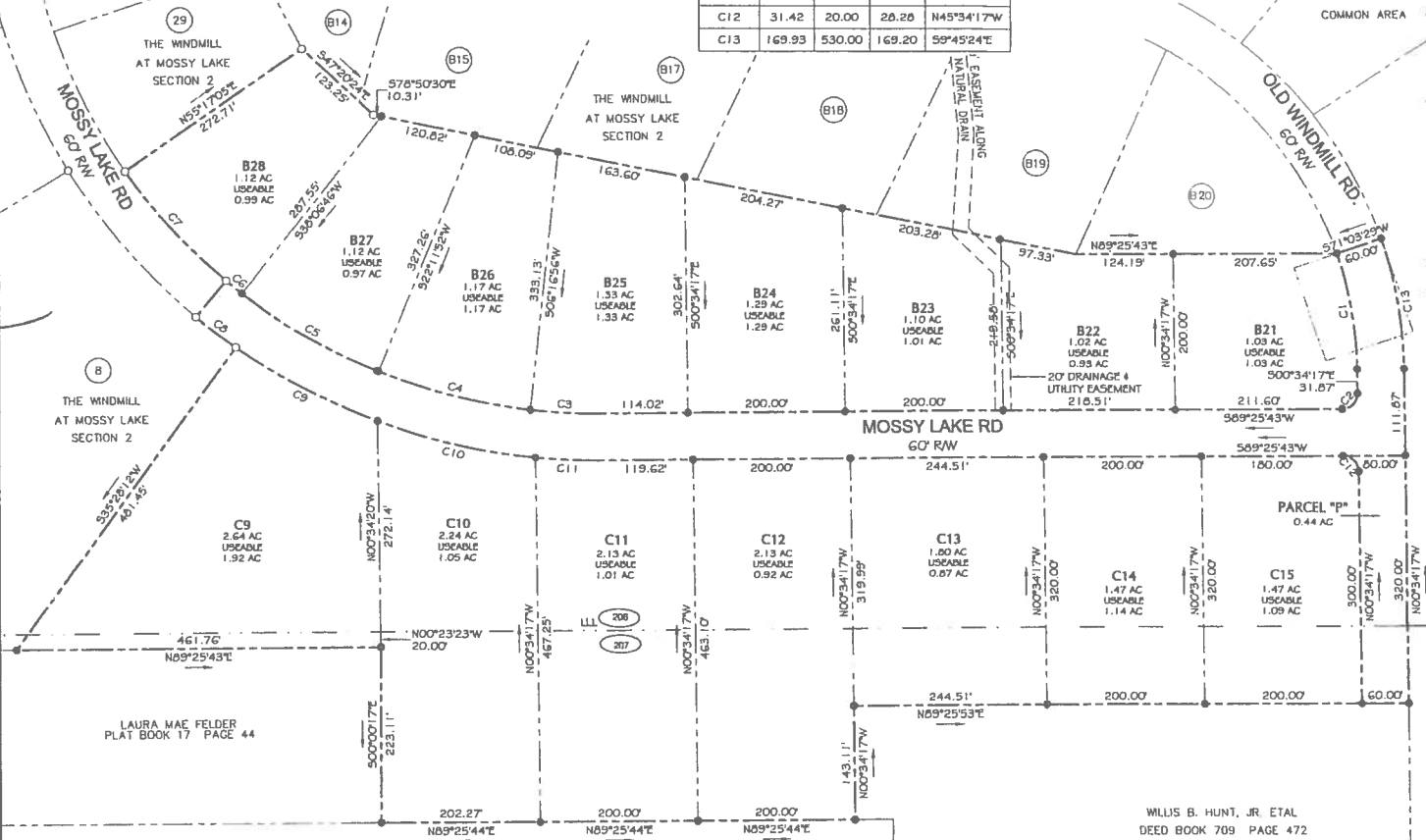
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS & REQUIREMENTS OF LAW. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED, HAS A CLOSURE PRECISION OF ONE FOOT IN 26,400 FEET AND AN ANGULAR ERROR OF 05° PER ANGLE 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 264,344 FEET.

[Signature]
 MICHAEL B. CLARKE PLS 2665

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR APPROVATIONS SHOULD BE COMPILED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

[Signature] 18/08/21
 MICHAEL B. CLARKE PLS 2665



LEGEND	
●	IPB = PROPERTY CORNER SET (REBAR)
○	IPF = PROPERTY CORNER FOUND (REBAR)
□	CMF = CONCRETE MONUMENT FOUND
■	CMS = CONCRETE MONUMENT SET
▲	SURVEY CONTROL POINT
*x	CHISELED *x
LL	LAND LOT LINE
BBL	BUILDING SETBACK LINE
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE & UTILITY EASEMENT
LL	LAND LOT
POB	POINT OF BEGINNING

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.

WILLIS B. HUNT, JR ETAL
 DEED BOOK 709 PAGE 472

SUBDIVISION NOTES	
1.	15 LOTS IN SUBDIVISION
2.	25.95 ACRES IN SUBDIVISION
3.	STREET RIGHTS OF WAY ARE 60'
4.	ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED
5.	50' FRONT, 35' REAR, AND 10' SIDE BUILDING SETBACK LINES ON ALL LOTS UNLESS OTHERWISE ANNOTATED.
6.	ADDITIONAL 10' BUILDING SETBACK FROM ALL EASEMENTS.
7.	A 5' UTILITY EASEMENT SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY
8.	** INDICATES LOTS ARE SUBJECT TO ADDITIONAL REQUIREMENTS FOR HEALTH DEPARTMENT APPROVAL PRIOR TO CONSTRUCTION.
9.	THIS APPROVAL IN NO WAY RELIEVES THE PROPERTY OWNER OR CONTRACTOR OF HIS DAMAGE TO ADJACENT AND/OR DOWNSTREAM PROPERTIES AND LIABILITY RESULTING THEREFROM 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.
10.	PARCEL ** IS NOT TO BE CONSTRUCTED AS AN INDIVIDUAL BUILDING LOT

STORY CLARKE & ASSOCIATES
 SURVEYORS & PLANNING ARCHITECTS
 283 CARL VINSON PARK
 WARNER ROBINS, GA.
 OFFICE: 478.822.77
 STOCIA.COM

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF STORY CLARKE & ASSOCIATES, AND IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STORY CLARKE & ASSOCIATES.

GEORGIA REGISTERED PROFESSIONAL SURVEYOR
 No. 2885
 MICHAEL L. CLARKE

Subdivision Plat For:
WINDMILL AT MOSSY LAKE
 PHASE 2" SECTION 3"

PN:
 DN:
 DRAWN BY:
 FIELD DATA BY:
 FIELD DATE:
 REVIEW BY:
 DATE:
 SCALE:

REVISIONS
 DATE: COMMENT

1 OF 1
 FINAL PLAT

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

**Doesn't
Comply**

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2328 filed on **January 13, 2020**, for a **Special Exception** for the real property described as follows:

LL 206 of the 10th Land District of Houston County, Georgia, Lot C9, Phase 2, Section 3 of Windmill at Mossy Lake Subdivision, Consisting of 2.64 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. 2329

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:

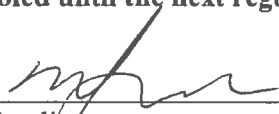
1. Name of Applicant Yeong-Gyun Moon
2. Applicant's Phone Number 714-745-8213
3. Applicant's Mailing Address 250 Hathersage Drive Kathleen, Ga. 31047
4. Property Description LL 90, 10th Land District of Houston County, Georgia, Lot 26, Block "B", Phase 2, Section 1 of The Rydings Subdivision, consisting 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 Software (IT) 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.

13 Jan 200
Date


Applicant

Application # 2329

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: January 13, 2020

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

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

Date of Public Hearing: February 24, 2020

Fee Paid: \$100.00 Receipt # 41805

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

February 24, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: March 3, 2020

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

Date of Public Hearing: March 3, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

Requirements - Section 95

Comments

Complies

Doesn't Comply

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>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 #2329 filed on **January 13, 2020**, for a **Special Exception** for the real property described as follows:

LL 90 of the 10th Land District of Houston County, Georgia, Lot 26, Block “B”, Phase 2, Section 1 of The Rydings 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. 2330

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:

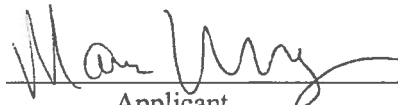
1. Name of Applicant Mark and Minnie Webling
2. Applicant's Phone Number 478-287-5141
3. Applicant's Mailing Address 110 Beechwood Drive Bonaire, Ga. 31005
4. Property Description LL 222, 10th Land District of Houston County, Georgia, Lot 22, Block "F", Section 5 of Idlewood Acres Subdivision, consisting of 0.61 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for an Orthopedic Build-up and Shoe Repair Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

1/14/2020
Date


Applicant

Application # 2330

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

Houston County Zoning and Appeals Commission

Date Filed: January 14, 2020

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

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

Date of Public Hearing: February 24, 2020

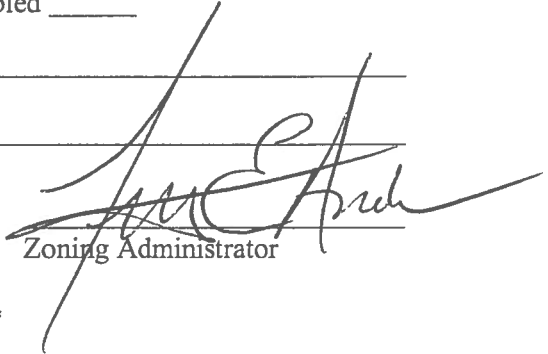
Fee Paid: \$100.00 Receipt # 41806

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

February 24, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: March 3, 2020

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

Date of Public Hearing: March 3, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

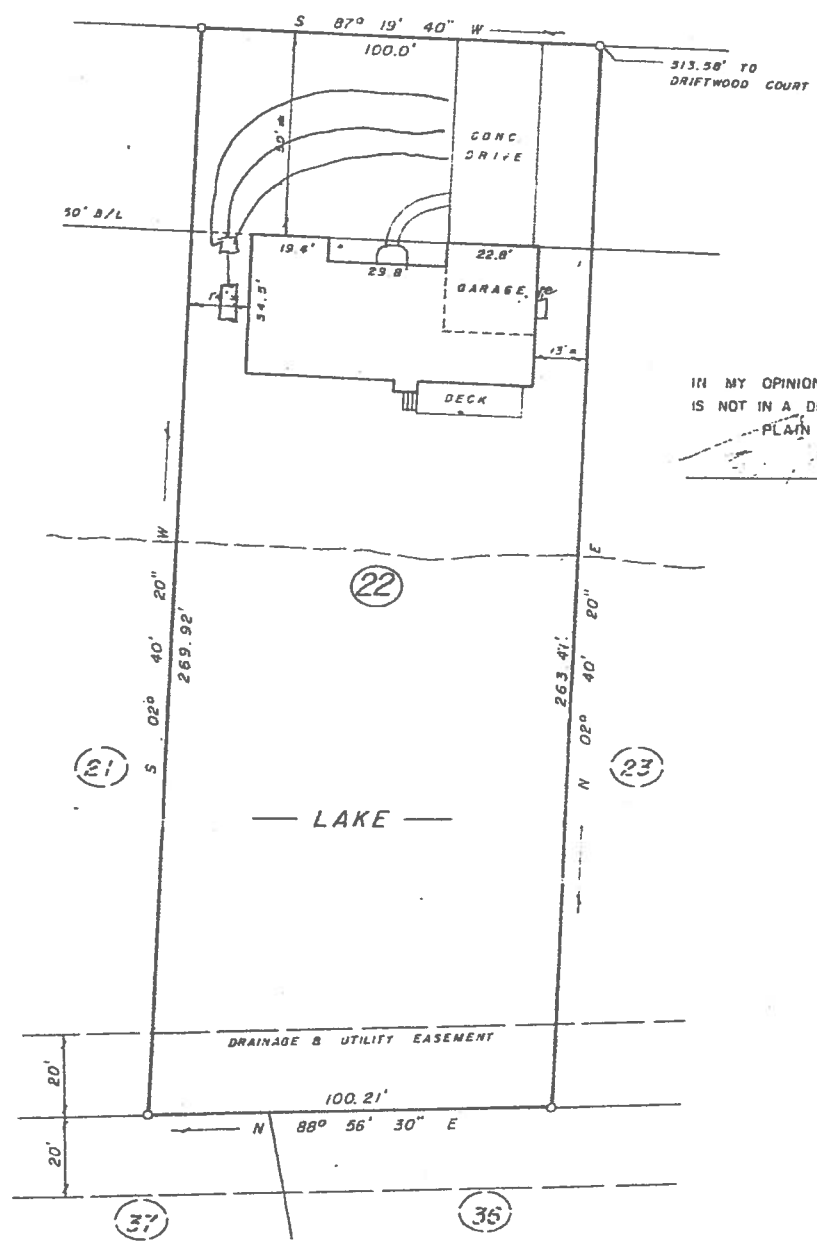
Comments: _____

_____ Date

_____ Clerk

BEECHWOOD DRIVE

50' R/W



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



ENTIRE PLAT TO BE RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF HOUSTON, TEXAS, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF HOUSTON, TEXAS, ON OCTOBER 9, 1987.

[Signature]

SURVEY		
FOR		
TINO W. LONG & SONJA D. LONG		
LOT 22	BLOCK "F"	SECTION 5
IDLEWOOD ACRES		
LAND LOT 222	10th DISTRICT	HOUSTON COUNTY
OCTOBER 9, 1987		GEORGIA
		SCALE 1" = 30'
Stone Surveying Company, Inc.		

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

<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 #2330 filed on **January 14, 2020**, for a **Special Exception** for the real property described as follows:

LL 222 of the 10th Land District of Houston County, Georgia, Lot 22, Block "F", Section 5 of Idlewood Acres Subdivision, Consisting of 0.61 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. 2331

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:

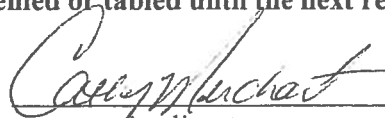
1. Name of Applicant Sean and Catherine Merchant
2. Applicant's Phone Number 478-733-8363
3. Applicant's Mailing Address 1174 County Line Road Hawkinsville, Ga. 31036
4. Property Description LL 40, 13th Land District of Houston County, Georgia, Parcel "C-1A" as shown on a plat of survey for Gail Elliott, consisting of 1.50 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Low Voltage Cable Installation Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

11/15/2020
Date


Applicant

Application # 2331

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

Houston County Zoning and Appeals Commission

Date Filed: January 15, 2020

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

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

Date of Public Hearing: February 24, 2020

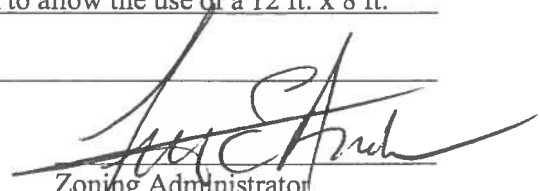
Fee Paid: \$100.00 Receipt # 41807

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 12 ft. x 8 ft.
enclosed trailer for the business.

February 24, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: March 3, 2020

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

Date of Public Hearing: March 3, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

Doc ID: 014253480001 Type: PLT
 Recorded: 04/11/2018 at 04:55:17 PM
 Fee Amt: 88.00 Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk

BK 78 PG 54

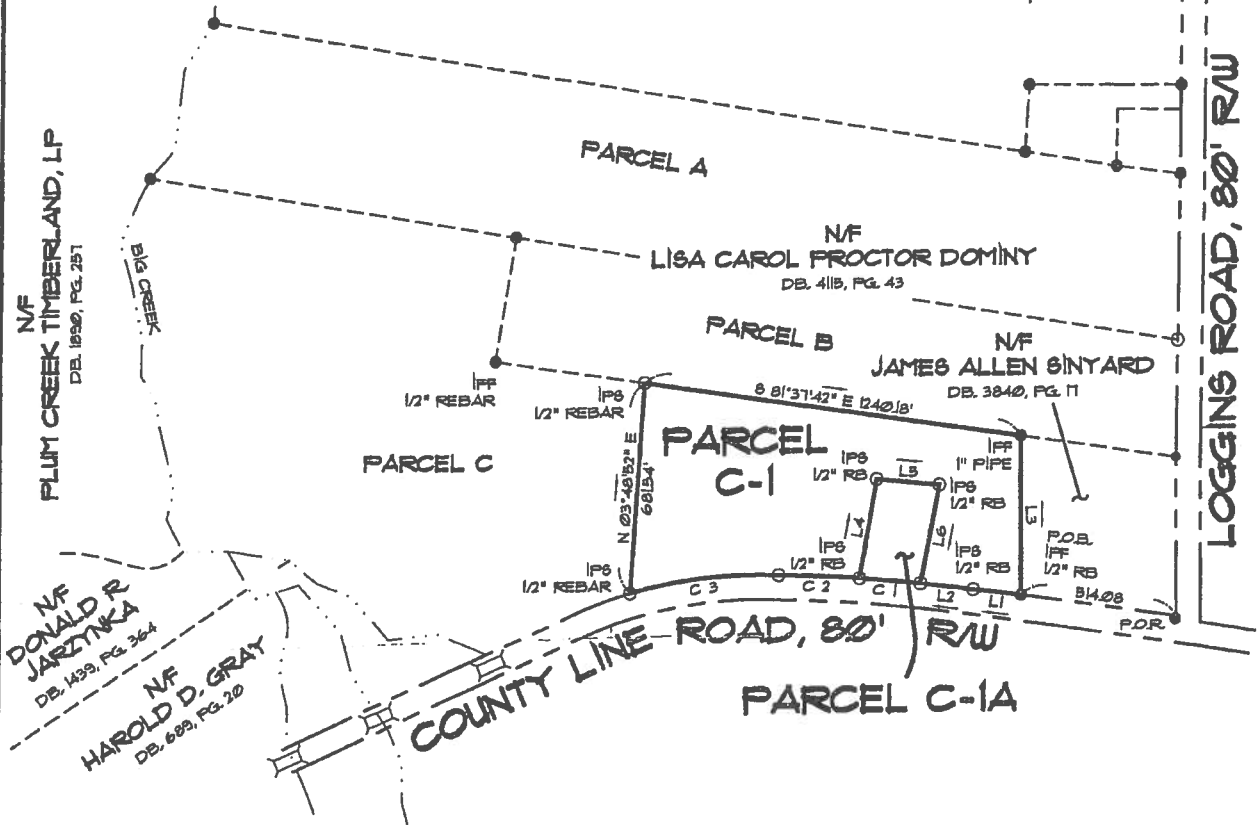
**BOUNDARY SURVEY
 OF
 PARCELS C-1 & C-1A
 A PORTION OF PARCEL C
 THE MILDRED N. GRAY ESTATE
 16.00 ACRES**

Applied
 3/31/16
 Houston County Planning Commission

Secretary

PARCEL C-1 = 1450 ACRES
 PARCEL C-1A = 150 ACRES
 TOTAL = 16.00 ACRES

THE BEARINGS SHOWN HEREON ARE
 BASED ON A SURVEY BY OLN J. MCLEOD,
 DATED 09/02/03, FOR MARY JO CARTER.



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE
 TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
 GEORGIA AS SET FORTH IN CHAPTER 100-7 OF THE RULES
 OF THE GEORGIA BOARD OF REGISTRATION FOR
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS
 SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-61.

LINE TABLE		
LINE	LENGTH	BEARING
L1	155.95	N83°01'09"W
L2	114.93	N82°51'16"W
L3	514.08	S00°09'15"E
L4	324.38	N09°51'24"E
L5	204.03	S84°32'52"E
L6	324.25	S10°40'01"W

GRAPHIC SCALE



(IN FEET)
 1 inch = 400 ft.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C 1	700.01	5212.93	N 84°40'56" W	700.00	2°11'54"
C 2	264.03	5212.93	N 87°13'58" W	264.06	2°34'09"
C 3	491.24	1496.25	S 83°22'43" W	489.03	18°48'40"

SURVEYED FOR

GAIL ELLIOTT

LL 40 & 45, 13TH LD., G.M.D. 542, HOUSTON COUNTY, GEORGIA

THIS PLAT HAS BEEN CALCULATED FOR
 CLOSURE AND HAS BEEN FOUND TO BE
 ACCURATE WITHIN ONE FOOT IN 23,336 FEET.

INSTRUMENT USED:
 TOPCON GT82-06, TOPCON
 GR8-1 AND A 200 FOOT TAPE

F.B. • C.C.
 L.L. • B.T.
 PAGE • R.M./J.M.
 01 • DT

DRAWN BY:
 BET
 FILE #
 BT00493

FIELD DATE:
 01/13/2016
 PLAT DATE:
 01/14/2016

THE FIELD DATA UPON WHICH THIS PLAT IS
 BASED HAS A MINIMUM CLOSURE OF ONE
 FOOT IN 20,000 FEET AND WAS ADJUSTED
 USING LEAST SQUARES ADJUSTMENT.

AFTER REVIEW OF THE FEMA FLOOD
 INSURANCE RATE MAP 130241 - 0219 - E,
 DATED 09/28/07, IT HAS BEEN DETERMINED
 THIS PROPERTY LIES WITHIN A ZONE "X".

SCALE:
 1" = 400'

LEGEND:
 FF-IRON PIN FOUND
 IP8-IRON PIN SET
 CH8-CONC. MON. SET
 RW-RIGHT OF WAY
 RB-REBAR
 P.O.B.-POINT OF BEGINNING
 P.O.R.-POINT OF REFERENCE

TANNER

BRENT E. TANNER 478-278-9482
 1858 WALKER DAIRY ROAD
 DUBLIN, GEORGIA 31021



Requirements - Section 95

Comments

Complies

Doesn't Comply

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

<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 12ft x 8ft enclosed trailer will be used for the business.</p>	<input type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2331 filed on **January 15, 2020**, for a **Special Exception** for the real property described as follows:

LL 40 of the 13th Land District of Houston County, Georgia, Parcel “C-1A” as shown on a plat of survey for Gail Elliott, Consisting of 1.50 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. 2332

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:

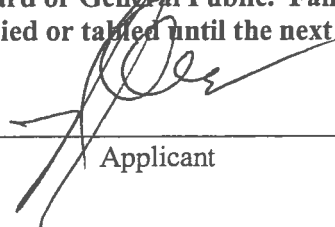
1. Name of Applicant Roberto Munda
2. Applicant's Phone Number 478-951-6055
3. Applicant's Mailing Address 223 Twelve Oaks Drive Warner Robins, Ga. 31088
4. Property Description LL 132, 10th Land District of Houston County, Georgia, Lot 17, Block "A", Section 3 of Tara Estates Subdivision, consisting of 0.38 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for an Industrial Hygiene and Occupational Safety Consulting Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

17 Jan 20
Date


Applicant

Application # 2332

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

Houston County Zoning and Appeals Commission

Date Filed: January 17, 2020

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

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

Date of Public Hearing: February 24, 2020

Fee Paid: \$100.00 Receipt # 41808

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

February 24, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: March 3, 2020

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

Date of Public Hearing: March 3, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

City of Neal, Long - 4/6/108



- NOTES
1. 41 LOTS IN SUBDIVISION
 2. 24.21 ACRES IN SUBDIVISION
 3. ALL STREET RIGHT-OF-WAYS ARE 60'.
 4. 25' RADIUS ON ALL STREET CORNERS.
 5. ALL EASEMENTS ARE DRAINAGE AND UTILITY EASEMENTS, UNLESS OTHERWISE INDICATED.
 6. ALL LOT LINES ARE AT RIGHT ANGLES TO THE STREET, UNLESS OTHERWISE INDICATED.
 7. DISTANCES SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OR PROJECTED STREET RIGHT-OF-WAY LINES.
 8. ~~THE~~ SHADED AREA NOT TO BE IMPROVED, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED ON THIS PARCEL.

REVISED OCT 26, 1994 TO RELOCATE DRAINAGE & UTILITY EASEMENT AT REAR OF BLOCK "B".

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.

11/15/94 Date *Rita E. Foster* 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." *R.E.F.* 11/15/94

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 as the action of the Clerk of the Superior Court by said Commission, dated this 13th day of November, 1994.

THE HOUSTON COUNTY PLANNING COMMISSION
[Signature]
Secretary

Due to: *[Signature]*
Filed: 11/15/94 at 10:17 AM
Fee Amt: \$100.00
Houston County Superior Court
Carroll v. William Clark
#46 Pg 108

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

[Signature] Environmental Health Services
Houston County Health Department. Dated

OWNERS CERTIFICATE

STATE OF GEORGIA, COUNTY OF HOUSTON: I, THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAN AND ACCEPTS THESE TERMS AND ALLOTMENT TO BE HIS PART AND DEED AND GRANTS TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAN AN UTILITY ALLEYS, EASEMENTS OR PARKS.

11/10/94 DATE *[Signature]* OWNER

CERTIFICATION
THE FIELD DATA AND INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM THE FIELD BY THE SURVEYOR AND IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
THIS MAP OR PLAN IS CREATED FOR THE PURPOSES OF RECORDING AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
THE SURVEYOR'S OFFICE IS AT 1000 W. 10TH STREET, SUITE 100, HOUSTON, GA 31801.

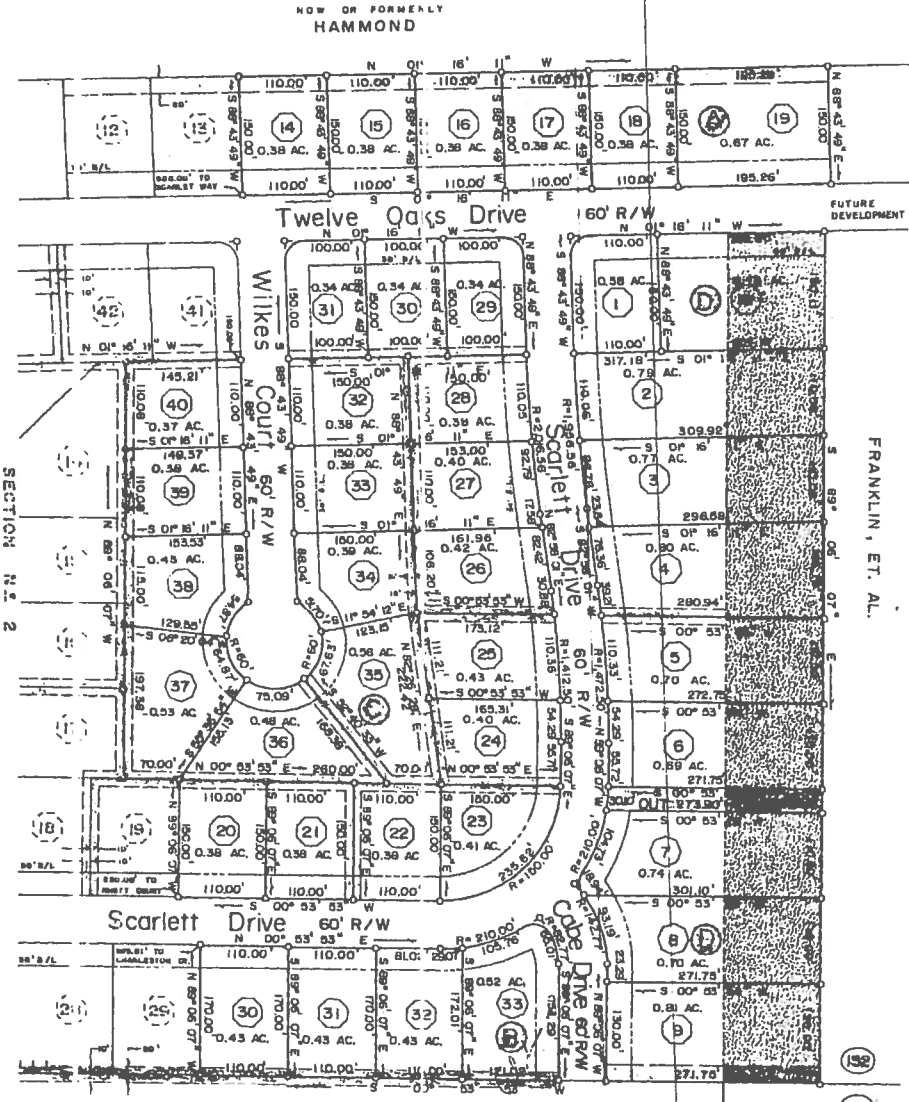


TARA ESTATES
SECTION N 2 3

LAND LOT 132 10TH DISTRICT
HOUSTON COUNTY, GA.

STORY & COMPANY, INC.
2080-F WATSON BOULEVARD
WARNER ROBINS, GA. 31783

SCALE: 1" = 100'
DATE: JUN 13, 1994
DRAWING NO.: 94-457-C



FRANKLIN, ET. AL.

AIR PARK ESTATES

NOW OR FORMERLY SIMS

4/6/108

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

Doesn't Comply

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2332 filed on **January 17, 2020**, for a **Special Exception** for the real property described as follows:

LL 132 of the 10th Land District of Houston County, Georgia, Lot 17, Block "A", Section 3 of Tara Estates 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. 2333

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 Darron Crozier
2. Applicant's Phone Number 478-808-1686
3. Applicant's Mailing Address 404 Dovetree Lane Kathleen, Ga. 31047
4. Property Description LL 152, 10th Land District of Houston County, Georgia, Lot 13, Block "E", Section 1, Phase 2 of Moss Oak Plantation Subdivision, consisting of 0.82 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Real Estate and Construction Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

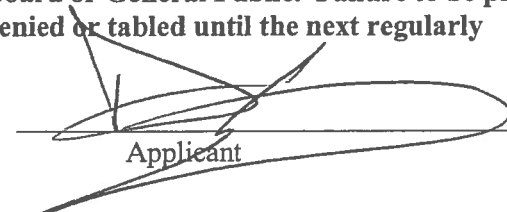
Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes () No (X). If yes, then complete Form "A" attached and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

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

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

1-22-2020

Date


Applicant

Application # 2333

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

Houston County Zoning and Appeals Commission

Date Filed: January 22, 2020

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

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

Date of Public Hearing: February 24, 2020

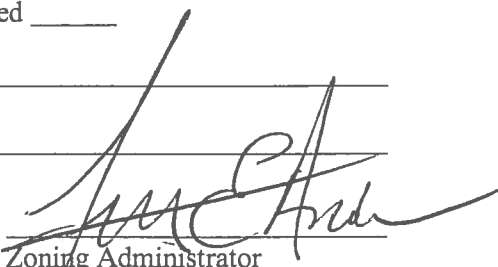
Fee Paid: \$100.00 Receipt # 41809

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

February 24, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: March 3, 2020

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

Date of Public Hearing: March 3, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

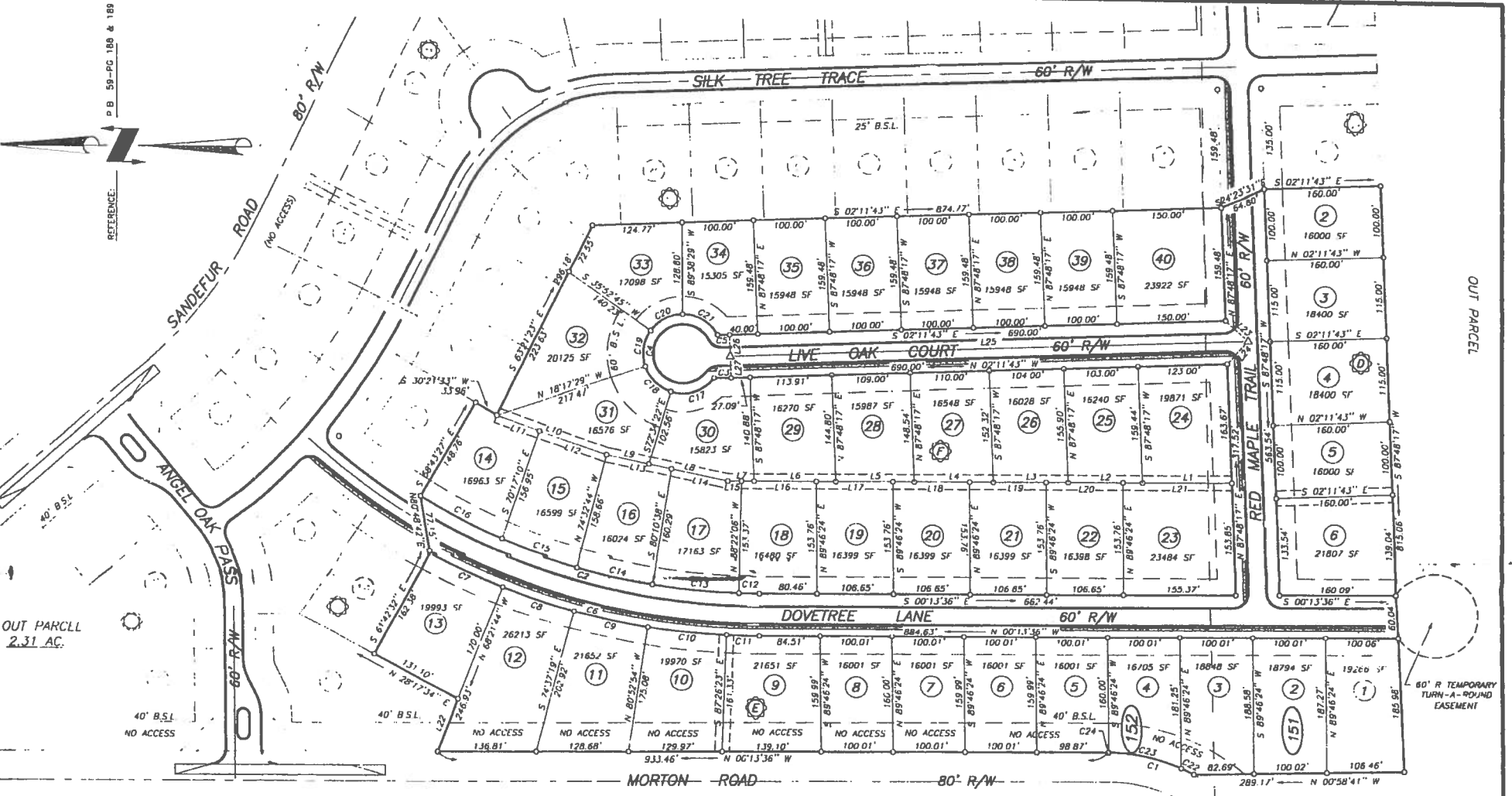
Comments: _____

_____ Date

_____ Clerk

16315/74-15

P B 59-PC 186 & 189
REFERENCE



OUT PARCEL
2.31 AC.

OUT PARCEL

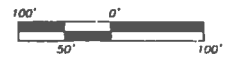
60' R TEMPORARY
TURN-A-ROUND
EASEMENT

00000000000000000000
 Doc ID: 00000000000000000000
 Filed: 08/01/2004 at 11:15:18 AM
 Fee Amt: \$18.00 Page 1 of 2
 Houston, Ga. Clerk Superior Court
 Carolyn L. Sullivan Clerk
 bk 63 pg 74-75

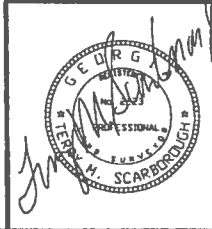
certify that the general lot layout shown on this plat has
 been approved by the Houston County Health Department
 for use as a residential subdivision. Individual approval required for each lot prior
 to construction.
[Signature] 8-18-04
 Environmental Health Specialist
 Houston County Health Department.

THE FIELD DATA UPON WHICH THIS PLAT IS
 BASED HAS A CLOSURE PRECISION OF ONE
 FOOT IN 28,807 FEET AND AN ANGULAR
 ERROR OF 04" PER ANGLE POINT AND WAS
 ADJUSTED USING THE COMPASS RULE.
 EQUIPMENT USED FOR MEASUREMENT:
 ANGULAR: LEITZ SET 4
 LINEAR: LEITZ SL 4
 THIS PLAT HAS BEEN CALCULATED
 FOR CLOSURE AND IS FOUND TO
 BE ACCURATE WITHIN ONE FOOT IN
 391,200 FEET

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION
 OF THE LAND PLATTED AND HAS BEEN PREPARED IN CON-
 FORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS
 OF LAW.
[Signature]



FIELD WORK DONE (PINS SET) WEEK OF APRIL 26, 2004



SUBDIVISION	
MOSS OAK PLANTATION	
SECTION NO. 1 PHASE NO. 2	
IN LAND LOTS 151 & 152	TENTH DISTRICT HOUSTON COUNTY, GEORGIA
SCALE: 1" = 100'	APRIL 26, 2004
SCARBOROUGH LAND SURVEYS, INC.	
589-B SOUTH HOUSTON LAKE ROAD MARIETTA, GA. 31008 653-1491	

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

Requirements - Section 95

Comments

Complies

Doesn't Comply

<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 #2333 filed on **January 22, 2020**, for a **Special Exception** for the real property described as follows:

LL 152 of the 10th Land District of Houston County, Georgia, Lot 13, Block "E", Section 1, Phase 2 of Moss Oak Plantation Subdivision, Consisting of 0.82 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. 2335

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:

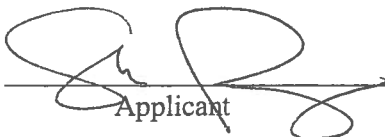
1. Name of Applicant Sarah Rodriguez
2. Applicant's Phone Number 478-662-0203
3. Applicant's Mailing Address 120 Wedgewood Drive Bonaire, Ga. 31005
4. Property Description LL 86, 11th Land District of Houston County, Georgia, Lot 12, Block "C", Section 2 of Waterford South Subdivision, consisting of 0.37 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Photography and Graphic Design Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

1/24/20
Date


Applicant

Application # 2335

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

Houston County Zoning and Appeals Commission

Date Filed: January 24, 2020

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

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

Date of Public Hearing: February 24, 2020

Fee Paid: \$100.00 Receipt # 41811

Recommendation of Board of Zoning & Appeals:

Approval Denial Tabled

Comments: Approved unanimously.

February 24, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: March 3, 2020

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

Date of Public Hearing: March 3, 2020

Action by Houston County Commissioners:

Approval Denied Tabled

Comments: _____

_____ Date

_____ Clerk

WATERFORD SOUTH SECTION #1



FILED
HOUSTON COUNTY
OCT -7 PM 3:05
CLERK SUPERIOR COURT



DATE OF PLAN APPROVAL BY COUNTY ENGINEER
I certify that the maker, or his agent, has caused this plat to be prepared and published in accordance with the provisions of the Act to establish and regulate the practice of the profession of land surveyors in this State, and that the same is a true and correct copy of the original as filed in the office of the County Engineer.
Date: 10-25-97
Signature: [Signature]
Engineer

Health Department Approval Relates to the General Subdivision, Lot Layout only. Individual Approval Required for each lot prior to Construction.
Date: 9-29-97
Signature: [Signature]
Registered Professional Engineer

Health Department Approval Relates to the General Subdivision, Lot Layout only. Individual Approval Required for each lot prior to Construction.
Date: 9-29-97
Signature: [Signature]
Registered Professional Engineer

STATE OF GEORGIA
COUNTY OF HOUSTON
I, [Signature], County Engineer, do hereby certify that the above and foregoing is a true and correct copy of the original as filed in the office of the County Engineer.
Date: Sept 1 1997

CENTERLINE CURVE DATA						
NO	BETA	RADIUS	LENGTH	TAN	CHORD	BEARING
1	37° 33' 20"	291.44'	191.05'	99.09'	107.45'	N 73° 28' 50" E
2	68° 18' 18"	630.00'	749.95'	426.00'	708.44'	S 23° 44' 37" W
3	28° 48' 25"	860.00'	346.89'	167.03'	363.56'	S 63° 08' 00" W
4	33° 15' 00"	380.00'	388.78'	329.62'	573.41'	N 50° 43' 11" W
5	71° 20' 00"	281.06'	348.86'	204.71'	327.78'	S 30° 28' 00" W
6	58° 26' 40"	291.30'	259.18'	129.70'	250.92'	N 60° 37' 00" E
7	37° 33' 20"	406.86'	268.88'	136.36'	261.91'	N 68° 27' 00" W

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

Dep ID: 008470000
Filed: 10/07/97 at 03:00:00 PM
Fee Amt: \$100.00
Recorder: Clerk Superior Court
District: Houston County



SUBDIVISION
SECTION # 1
WATERFORD SOUTH
LAND LOTS 75, & 86 ELEVENTH DISTRICT
HOUSTON COUNTY GEORGIA
JULY 24, 1987 SCALE: 1" = 100'
STORY SURVEYING CO.
1008 CHERRY ROAD BARNESBORO, GA
PHONE 878-042-6

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

**Doesn't
Comply**

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2335 filed on **January 24, 2020**, for a **Special Exception** for the real property described as follows:

LL 86 of the 11th Land District of Houston County, Georgia, Lot 12, Block "C", Section 2 of Waterford South Subdivision, Consisting of 0.37 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2336

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

1. Name of Applicant Dennis and Crystal Stewart
2. Applicant's Phone Number 812-240-0448
3. Applicant's Mailing Address 116 Southwind Drive Kathleen, Ga. 31047
4. Property Description LL 185, 10th Land District of Houston County, Georgia, Lot 47, Block "B", Section 2, Phase 3 of Spring Chase 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 Custom Window Coverings and Interior Design Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

Jan 27, 2020
Date

Crystal Stewart
Applicant

Application # 2336

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

Houston County Zoning and Appeals Commission

Date Filed: January 27, 2020

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

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

Date of Public Hearing: February 24, 2020

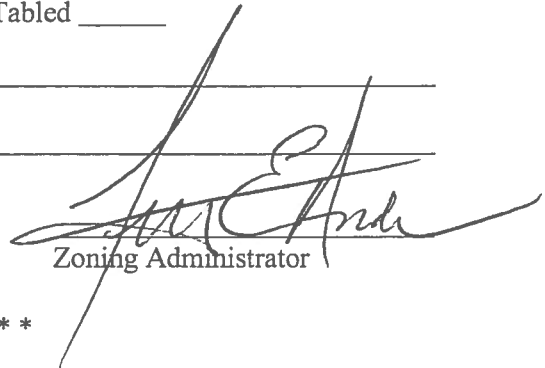
Fee Paid: \$100.00 Receipt # 41812

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

February 24, 2020
Date



Zoning Administrator

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

Date of Recommendation Received: March 3, 2020

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

Date of Public Hearing: March 3, 2020

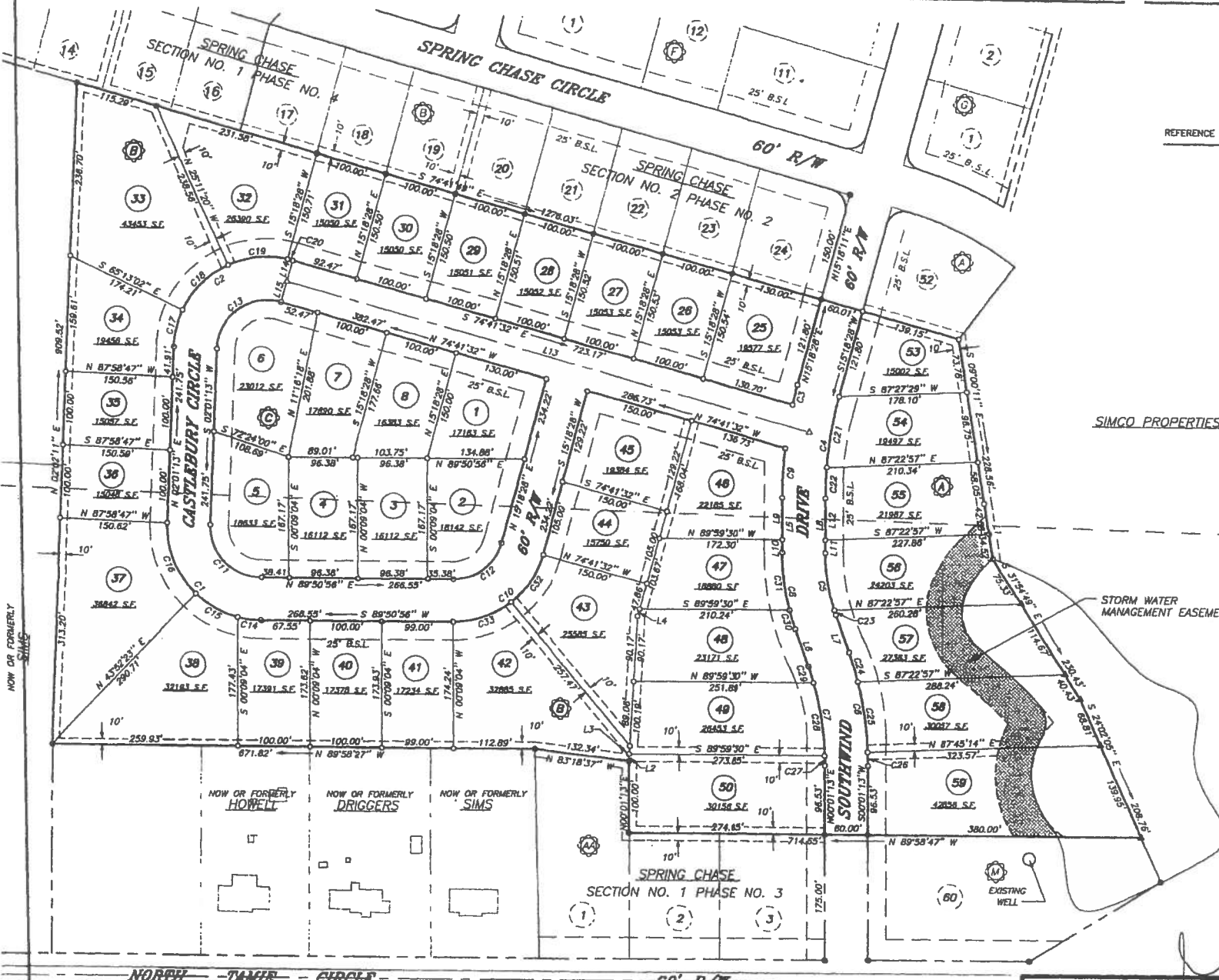
Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk



REFERENCE : P.B. 56-P.G. 106

FILED
HOUSTON COUNTY
'01 SEP 21 PM 2:53
CLERK SUPERIOR COURT

SIMCO PROPERTIES, INC.

LL 186 LL 199
LL 185 LL 200

Doc ID: 0098580002 Type: PLA
Filed: 09/21/2001 at 02:03:00 PM
Fee Amt: Page 1 of 2
Houston, Ga. Clerk Superior Court
Carlynn V. Sullivan Clerk
BK 58 PG 66-67

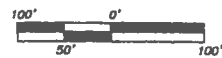
FIELD WORK DONE WEEK OF SEPTEMBER 10, 2001

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33,747 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

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 659,304 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.

Tracy M. Anderson



SUBDIVISION

SPRING CHASE
SECTION NO. 2 PHASE NO. 3

IN LAND LOTS 185 & 186
HOUSTON COUNTY,
SCALE: 1" = 100'

TENTH DISTRICT
GEORGIA
SEPTEMBER 13, 2001

SCARBOROUGH LAND SURVEY, INC.
5000-B SOUTH HOUSTON LANE ROAD
HOUSTON, TEXAS 77056-1491

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

<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 #2336 filed on **January 27, 2020**, for a **Special Exception** for the real property described as follows:

LL 185 of the 10th Land District of Houston County, Georgia, Lot 47, Block "B", Section 2, Phase 3 of Spring Chase 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. 2337

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 Genny Brand
2. Applicant's Phone Number 478-973-0526
3. Applicant's Mailing Address 101 Nichole Court Perry, Ga. 31069
4. Property Description LL 108, 10th Land District of Houston County, Georgia, Lot 16, Block "A" of Laurel Crest Subdivision, consisting of 1.03 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Women's Clothing and Jewelry Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

1/28/2020
Date

Genny Brand
Applicant

Application # 2337

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

Houston County Zoning and Appeals Commission

Date Filed: January 28, 2020

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

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

Date of Public Hearing: February 24, 2020

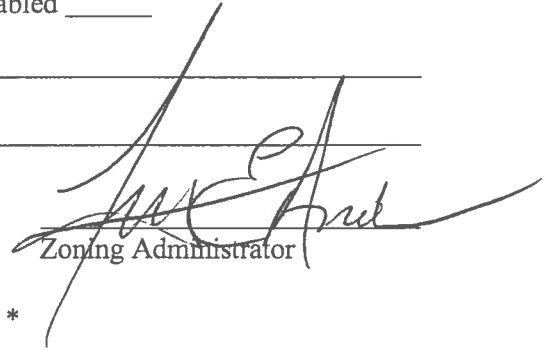
Fee Paid: \$100.00 Receipt # 41813

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

February 24, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: March 3, 2020

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

Date of Public Hearing: March 3, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

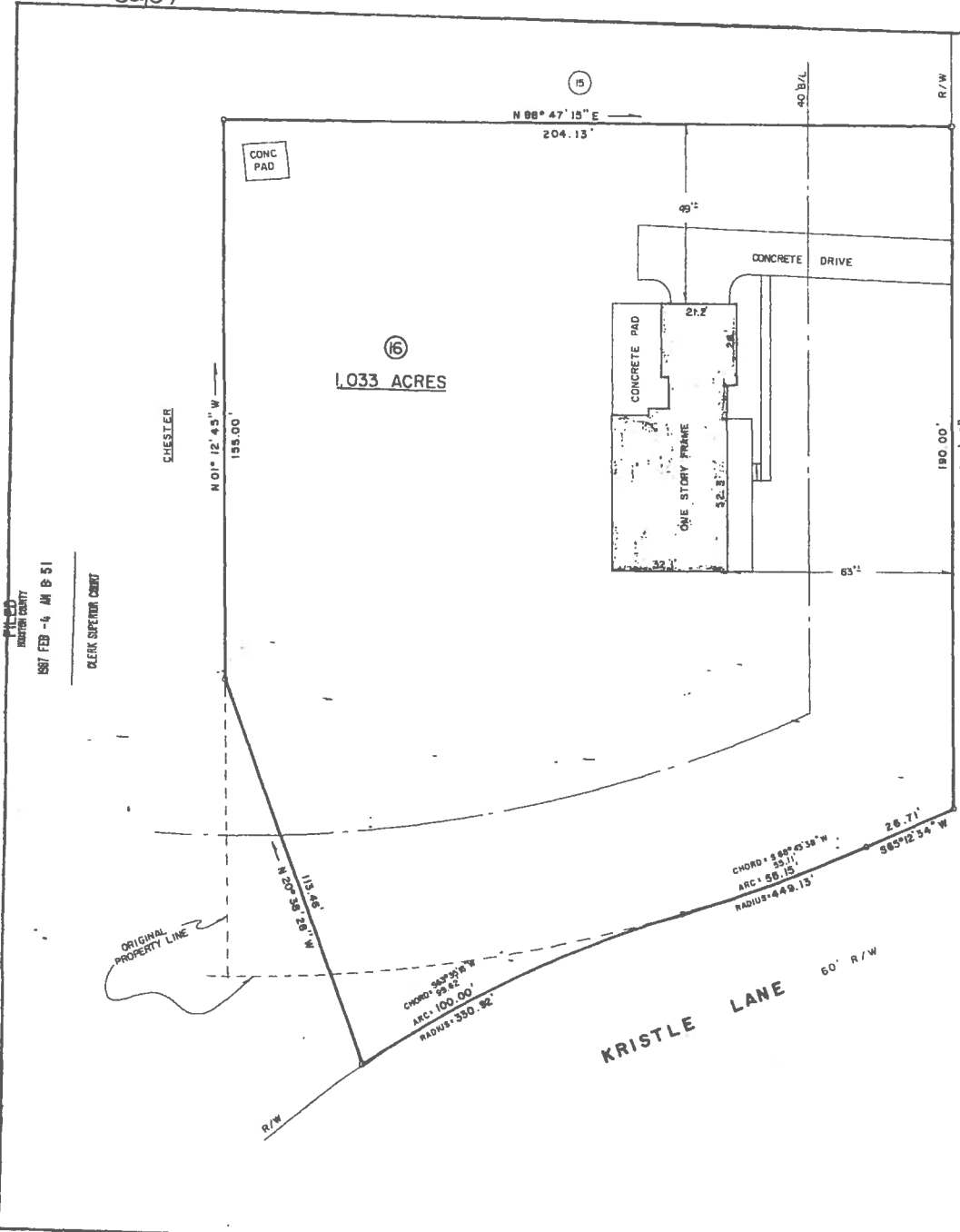
Comments: _____

_____ Date

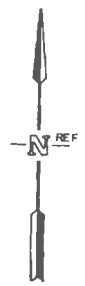
_____ Clerk

32/57

32/57



FILED
Houston County
1987 FEB -4 AM 8:51
CLERK SUPERIOR COURT



OWNERSHIP AND DEDICATION

The undersigned do hereby certify that they are the owners of the land shown on this plat and do hereby acknowledge, accept and dedicate to the public use as streets, alleys, parks, and easements forever all as so shown or indicated on said plat.

2/13/87 BY Richard L. Jones DAVID MOORE, DAVID S. GRAHAM
Data H. DAVID MOORE, Atty. for owner

Doc ID: 0082280001 Type: Plat
Filed: 02/04/1987 at 08:51:18 AM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan, Clerk
#32 pg 57

THE THIS AT...
21,104
04
261,884

REFERENCE LAUREL CREST SUBDIVISION
PLAT BY RICHARD L. JONES, G.A.L.S.
#1591 DATED JULY 25, 1986.

O PROPERTY CORNER

Approved
Richard L. Jones
Houston County Planning Commission
Secretary



I CERTIFY THAT THIS PLAT IS NOT IN A FLOOD HAZARD ZONE.
Richard L. Jones
RICHARD L. JONES

RECORDED



SURVEY FOR
JEFFREY L. CARTER
SUSAN L. CARTER
RESUBDIVISION OF LOT 15
BLOCK A LAUREL CREST SUBDIVISION
LAND LOT 108 10 TH DISTRICT
HOUSTON COUNTY GEORGIA
SCALE 1" = 20' JANUARY 30, 1987
JONES SURVEYING COMPANY
PERRY, GEORGIA 987 - 2705

32/57

32/57

2/19/87

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

<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 #2337 filed on **January 28, 2020**, for a **Special Exception** for the real property described as follows:

LL 108 of the 10th Land District of Houston County, Georgia, Lot 16, Block "A" of Laurel Crest Subdivision, Consisting of 1.03 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. 2338

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 Shane and Lynn Lamontagne
2. Applicant's Phone Number 478-213-2925
3. Applicant's Mailing Address 103 Westward Pointe Kathleen, Ga. 31047
4. Property Description LL 202, 10th Land District of Houston County, Georgia, Lot 2, Block "A" of Smithfield Chase Subdivision, consisting of 0.58 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Construction Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

1/29/20
Date


Applicant

Application # 2338

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: January 29, 2020

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

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

Date of Public Hearing: February 24, 2020

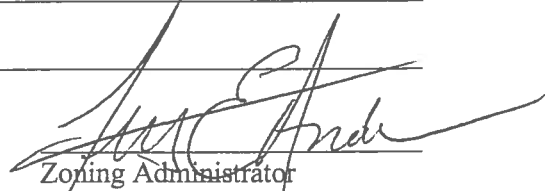
Fee Paid: \$100.00 Receipt # 41814

Recommendation of Board of Zoning & Appeals:

Approval Denial Tabled

Comments: Approved unanimously, with the condition to allow the use of a 8 ft. x 10 ft. utility trailer for the business.

February 24, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: March 3, 2020

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

Date of Public Hearing: March 3, 2020

Action by Houston County Commissioners:

Approval Denied Tabled

Comments: _____

Date

Clerk

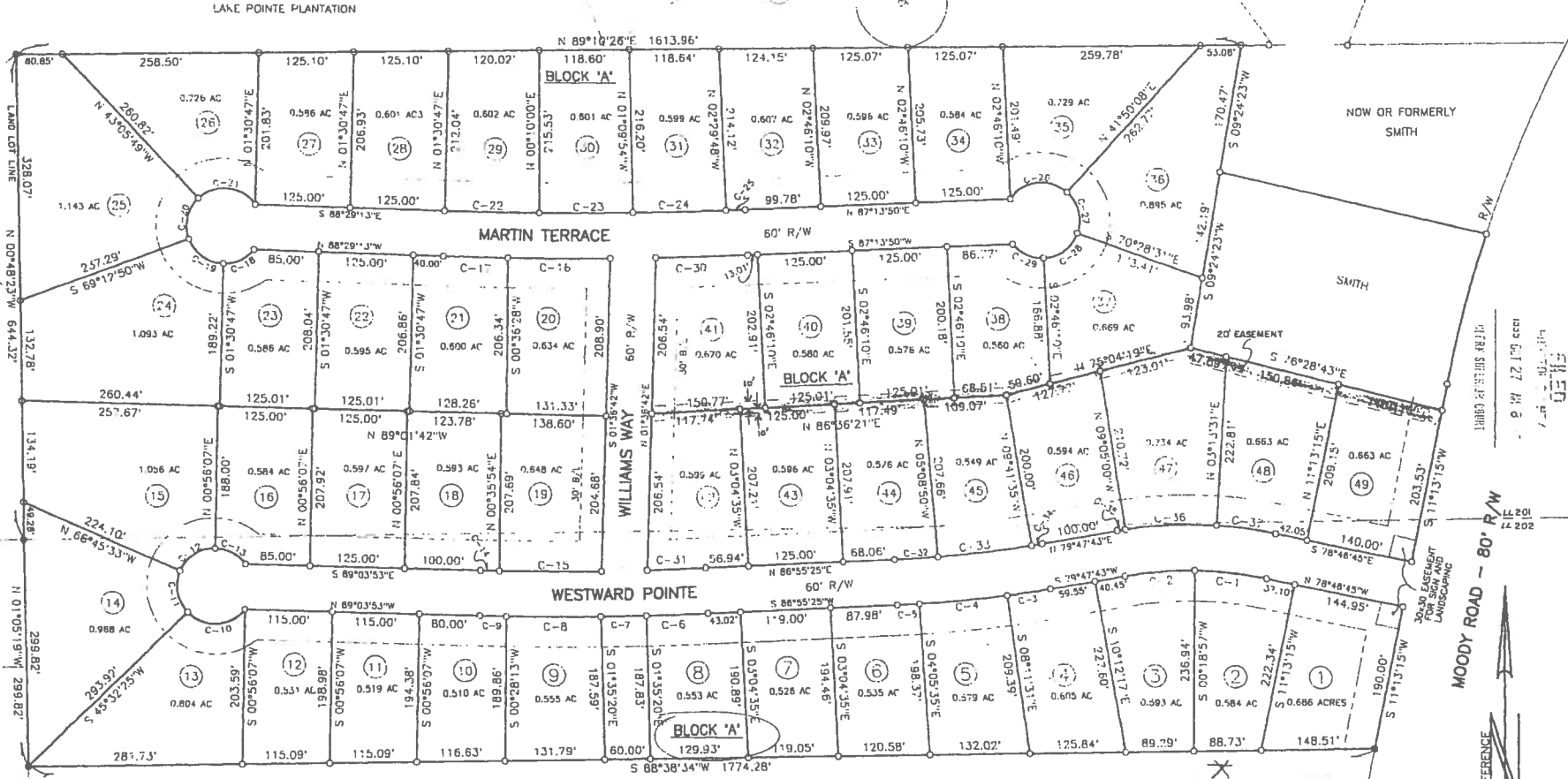
HEALTH DEPARTMENT CERTIFICATION
 I CERTIFY THAT THE GENERAL LOT LAY OUT SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE HOUSTON COUNTY HEALTH DEPARTMENT FOR DEVELOPMENT WITH COUNTY WATER AND INDIVIDUAL SEPTIC SYSTEMS. INDIVIDUAL LOT APPROVAL REQUIRED PRIOR TO CONSTRUCTION.

DATE: 10/25/05
 Signature: [Signature]

The undersigned does certify that they are the owners of the land shown on this plat and they have acknowledged their obligation to the County of Houston for the construction of water and sewer lines to the lots shown on this plat. All easements and other interests are as shown or indicated on said plat.

10/25/05 Temporary as Agent
 Date:

CERTIFICATE OF FINAL APPROVAL
 I hereby certify that the plat shown on this plat complies with the provisions of the Health Department Certification and the provisions of the Health Department Certification. I have reviewed the plat and find that it complies with the provisions of the Health Department Certification and the provisions of the Health Department Certification.



LEGEND
 ● IRON PIN FOUND
 ○ IRON PIN PLACED
 40' MIN. R.C.
 ① LOT NUMBER

NOTES:
 1. SITE CONTAINS 38 677 ACRES
 2. DEVELOPED AS PROPERTY OF TERRELL SMITH - KATHLEEN CA.
 3. 40' MINIMUM B/L ON ALL LOTS UNLESS OTHERWISE NOTED
 4. ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS SHOWN OTHERWISE
 5. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN

CURVILINEAR LINE DATA

CURV.	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	498.59'	94.80'	94.75'	N 84°13'54"W
C-2	498.59'	81.55'	81.42'	S 89°03'20"W
C-3	1835.48'	87.43'	87.43'	S 80°40'05"W
C-4	1635.48'	117.00'	116.98'	S 83°51'27"W
C-5	1635.48'	29.02'	29.02'	S 88°24'53"W
C-6	4313.03'	81.98'	81.98'	S 87°28'05"W
C-7	4313.03'	80.00'	80.00'	S 89°14'40"W
C-8	4313.03'	125.00'	125.00'	S 89°38'24"W
C-9	4313.03'	35.00'	35.00'	S 89°17'50"W
C-10	50.00'	85.29'	85.32'	S 88°40'22"W
C-11	50.00'	59.08'	59.70'	N 10°36'34"W
C-12	50.00'	59.07'	55.70'	N 57°05'17"E
C-13	50.00'	46.38'	44.72'	S 82°28'58"E
C-14	4253.03'	125.00'	125.00'	S 89°13'37"E
C-15	4253.03'	135.00'	134.99'	N 88°41'21"E
C-16	5378.01'	135.00'	135.00'	S 88°53'20"W
C-17	5378.01'	85.00'	85.00'	N 80°58'22"W
C-18	50.00'	46.38'	44.72'	S 82°28'58"E
C-19	50.00'	59.08'	55.70'	N 54°38'11"W
C-20	50.00'	59.07'	55.68'	N 53°03'30"E
C-21	50.00'	85.29'	75.32'	S 84°13'37"E
C-22	5319.01'	125.00'	125.00'	S 89°09'36"E
C-23	5319.01'	123.62'	123.62'	S 89°03'03"E
C-24	5319.01'	123.63'	123.63'	S 88°10'09"E

JOHNNIE ARNETT

CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33125 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50000+ FEET.

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

10/27/2005 08:43:00 AM
 File: 10/27/2005 08:43:00 AM
 Page 1 of 1
 Fee Amt: \$100.00
 Houston, TX Clerk Superior Court
 Carolyn V. Sullivan Clerk
 53 Pg 210



"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." 10/25/05

COUNTY ENGINEER'S CERTIFICATION
 I CERTIFY THAT THE OWNER, OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION OR INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE REGULATIONS OF HOUSTON COUNTY, GEORGIA, AND HAS POSTED A PERFORMANCE BOND OR SURETY IN LIEU THEREOF.
 DATE: 10/25/05

CERTIFICATE OF FINAL APPROVAL
 I HEREBY CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE REGULATIONS OF HOUSTON COUNTY, GEORGIA, AND THE REQUIREMENTS OF THE HOUSTON COUNTY PLANNING COMMISSION.
 DATE: _____



SUBDIVISION PLAT OF
SMITHFIELD CHASE SUBDIVISION
 LAND LOTS 201 & 202 10TH DISTRICT HOUSTON COUNTY, GEORGIA
 SCALE 1" = 100'
 SEPTEMBER 17, 1998
JONES SURVEYING COMPANY
 PERRY, GEORGIA (912) 987-2705

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></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p><i>No clients will come to the home</i></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>

Requirements - Section 95

Comments

Complies

Doesn't Comply

4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. No outside storage or display is permitted.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
3. The home business shall not involve group instruction or group assembly of people on the premises.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
6. No outside storage is allowed.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.	A 8FT x 10FT utility trailer will be used for the Business	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2338 filed on **January 29, 2020**, for a **Special Exception** for the real property described as follows:

LL 202 of the 10th Land District of Houston County, Georgia, Lot 2, Block "A" of Smithfield Chase Subdivision, Consisting of 0.58 Acres

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

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

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

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

Signature of Official

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

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

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

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

Clay Smith, representing JTS Realty Investments, has requested annexation into the City of Warner Robins for properties totaling 9.23 acres (Tax Parcel 00070 005000 for 6.61 acres and Tax Parcel 00077D 209000 for 2.62 acres). The properties are currently zoned County C-2 and the proposed zoning upon annexation is Warner Robins C-2. The properties are contiguous to the Warner Robins city limits. Staff has recommended that the water service remain with the Houston County water system unless a multi-unit planned development is proposed by the developer.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

with a City of Warner Robins annexation request for the property located at Butten Drive and Hwy. 96 south of Chilton Place known as Tax Parcel 000770 005000 for 6.61 acres and Tax Parcel 00077D 209000 for 2.62 acres.

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

February 5, 2020

Received

FEB 12 2020

MAYOR
Randy Toms

MEMBERS OF COUNCIL

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

Houston County Commissioners
Warner Robins, GA

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

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – properties, together totaling 9.23 acres, located at Butten Drive and Hwy 96, South of Chilton Place - Tax Parcels No., [000770 005000] & [00077D 209000]

INTERIM CITY CLERK
Kim Demoonie

Dear Commissioners:

CITY ATTORNEY
Fred Graham

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

OF COUNSEL
James E. Elliott, Jr.

Respectfully,

City of Warner Robins, Georgia

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

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

700 WATSON BLVD • P.O. Box 8629 • WARNER ROBINS, GEORGIA 31095

(478) 293-1000 • FAX (478) 929-1124 • www.wrga.gov

APPLICATION

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

Company Name (if applicable): JTS Realty Investments Office Phone: 478-256-4114

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

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

Company Name (if applicable): JTS Realty Investments Office Phone: 478-256-4114

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

Property Information

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

ADDRESS/LOCATION: State Route 96 / Botten Drive

Tract#: _____ Parcel#: 77-5 Land Lot(s): 189 Land District#: 10th

County: Houston Tax Parcel#: 000770 209000 + Total Acres: 6.61

Survey Prepared by: McDougal & Associates Dated January 26, 2002

Recorded in Plat Book#: 66 Page#: 124

Present Zoning: C-2 Requested Zoning: SAME

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

Selling Property to buyer that needs
C-2 zoning and City Services to Accommodate
Medical Use.

Infrastructure Information:

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

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

Authorization:

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

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

This 24 day of January 20 20.

Owner/Applicant Signature [Signature]

Print Name W. Clay Smith

STAMP DATE RECEIVED:



Overview



Legend

-  Parcels
-  Roads

Parcel ID	000770 005000	Owner	JTS REALTY INVESTMENTS INC	Last 2 Sales			
Class Code	Commercial		P O BOX 564	Date	Price	Reason	Qual
Taxing District	County	Physical Address	PERRY GA 31069	12/23/2009	04	U	
	County		HWY 96	11/25/2002	19	U	
Acres	6.61	Assessed Value	Value \$728100				
		Land Value	Value \$728100				
		Improvement Value					
		Accessory Value					

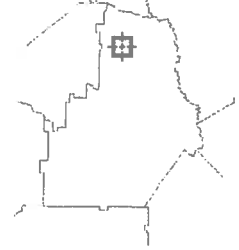
(Note: Not to be used on legal documents)

Date created: 2/10/2020
 Last Data Uploaded: 2/10/2020 6:05:25 AM

Developed by  Schneider
 GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	00077D 209000	Owner	JTS REALTY INVESTMENTS INC	Last 2 Sales			
Class Code	Commercial		P O BOX 564	Date	Price	Reason	Qual
Taxing District	County		PERRY GA 31069	12/23/2009		04	U
	County	Physical Address	BUTTEN DR	2/13/1998		23	U
Acres	2.62	Assessed Value	Value \$196000				
		Land Value	Value \$131000				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 2/5/2020

Last Data Uploaded: 2/5/2020 6:07:00 AM

Developed by  **Schneider**
GEOSPATIAL

Oliver Bateman, representing NK Properties East, LLC, has requested annexation into the City of Warner Robins for a portion of a property, 50.54 acres of 179.8 acres, at 700 Highway 96 (Tax Parcel 000780 001000). The property is currently zoned County C-2, R-1, and R-AG and the proposed zoning upon annexation is Warner Robins R-4. This property is contiguous to the Warner Robins City limits.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

with a City of Warner Robins annexation request for a portion of the property located at 700 Highway 96, Tax Parcel 000780 001000, totaling 50.54 acres of 179.8 acres.

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

February 5, 2020

Received

FEB 12 2020

MAYOR
Randy Toms

**MEMBERS OF
COUNCIL**

Post 1
Daron Lee
Post 2
Charlie Bibb
Post 3
Keith Lauritsen
Post 4
Kevin Lashley
Post 5
Clifford Holmes, Jr.
Post 6
Larry Curtis, Jr.

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

Houston County Commissioners
Warner Robins, GA

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – portion of property, Tax Parcel No., [000780 001000], totaling 50.54 acres located at 700 Highway 96.

Dear Commissioners:

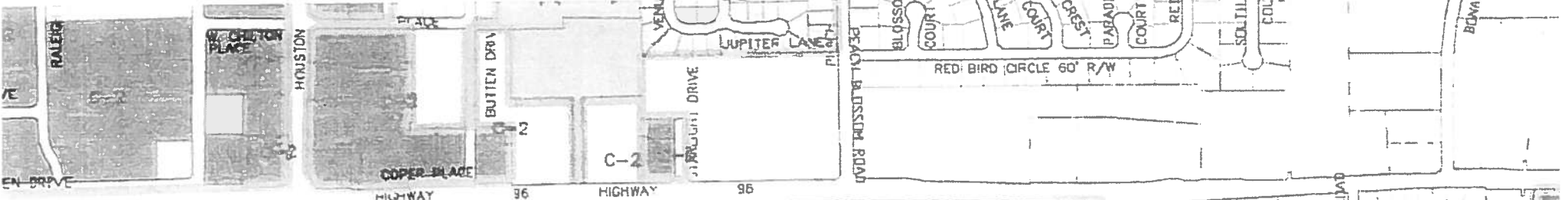
Notice is hereby given, pursuant to O.C.G.A. §36-36-6, that the City of Warner Robins, Georgia, has accepted a petition for annexation, pursuant to O.C.G.A. §36-36-20, *et seq.* (Article II or 100% Application Method). The owner of this property, who has filed a written request for annexation, is NK Properties East, LLC. As required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A". The present zoning is C-2[General Commercial District][County], R-1[Single Family Residential District][County], R-AG[Residential Agricultural District][County] and the proposed zoning and land use for this tract upon annexation is ~~C-2~~[General Commercial District][City], under the zoning ordinance of the City of Warner Robins. R4

Respectfully,

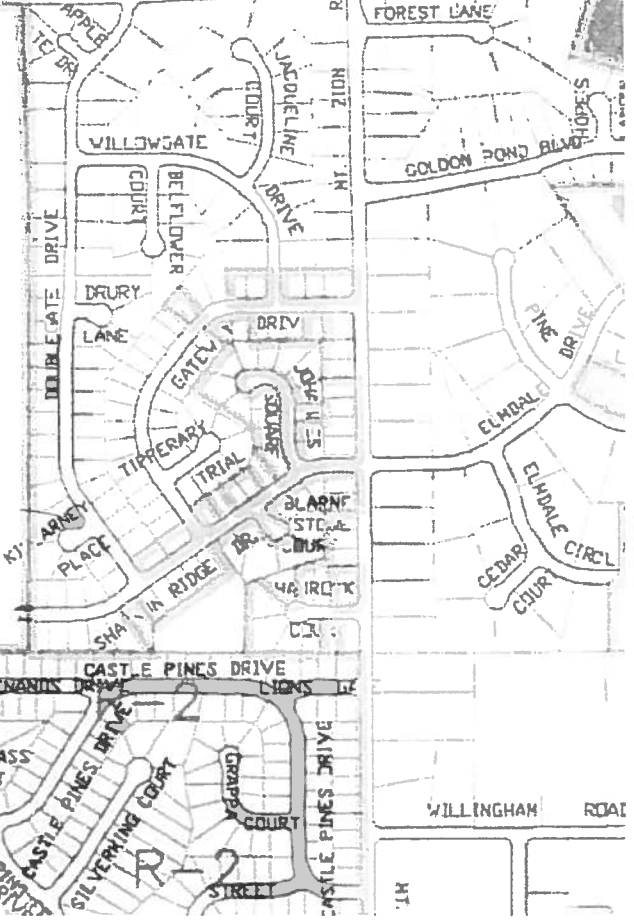
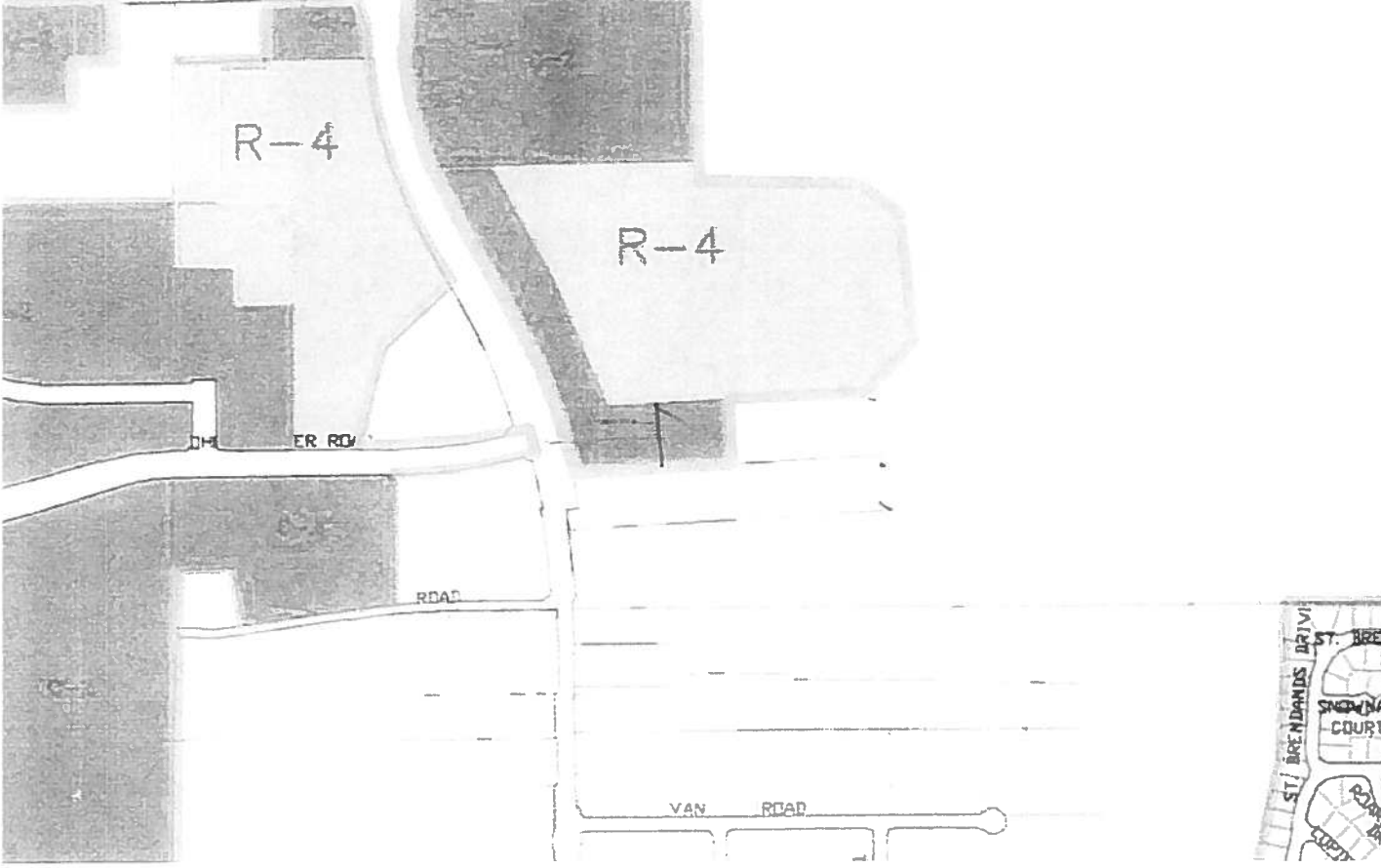
City of Warner Robins, Georgia

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

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



GA. H.V.Y. NO. 96



APPLICATION

Property Owner(s) Name: NK Properties East, LLC Cellphone: _____

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

Property Owner(s) Address: _____

Applicant's Name: Oliver C. Bateman, III Cellphone: 478-972-6043

Company Name (if applicable): The Bateman Group, LLC Office Phone: 478-745-0008

Applicant's Address: 2885 Walden Rd Macon, GA 31214

Property Information

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

ADDRESS/LOCATION: Hwy 96⁷⁰⁰

Tract#: _____ Parcel#: 000780 001000 Land Lot(s): 188 Land District#: 10

County: Houston Tax ~~Parcel~~ #: "Z" Total Acres 50.54

Survey Prepared by: Story Clarke + Assoc. Dated 12/9/2019

Recorded in Plat Book#: N/A Page#: N/A

Present Zoning: C-2/R-14
RAG Requested Zoning: R-4

Portion of
179.8 acres

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

Rezone 51 acres to R4

Infrastructure Information:

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

Is sewer service available? Yes No Jurisdiction: Warner Robins

Authorization:

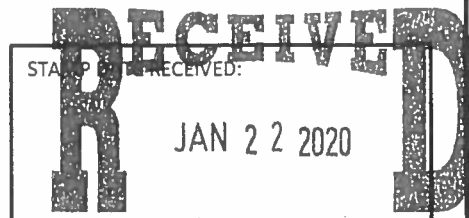
Upon receipt of the completed application package, the Community Development Department shall notify the Owner/Applicant of scheduled date, times, and locations of the public meetings/hearings. The Owner/Applicant or a representative must be present to answer any questions that may be asked. In the event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

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

This ____ day of _____, 20____.

Owner/Applicant Signature _____

Print Name _____



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

February 4, 2020

MAYOR
Randy Toms

The Bateman Group, LLC
2885 Walden Road
Macon, GA 31216

**MEMBERS OF
COUNCIL**

Post 1
Daron Lee
Post 2
Charlie Bibb
Post 3
Keith Lauritsen
Post 4
Kevin Lashley
Post 5
Clifford Holmes, Jr.
Post 6
Larry Curtis, Jr.

**INTERIM
CITY CLERK**
Kim Demoonie

CITY ATTORNEY
Fred Graham

OF COUNSEL
James E. Elliott, Jr.

**RE: Nixon Property at Parcel 000780 001000
Located at Houston Lake Road & Cohen Walker Drive
Water and Sanitary Sewer Availability**

Dear Mr. Bateman,

This City of Warner Robins Utility Department has reviewed your request for availability to the above referenced property. As of the date of this letter, domestic water service and sanitary sewage are available. The owner and/or developer will be responsible for all surveying, design and installation of the water and sanitary mains.

The sanitary sewer lines shall run to the existing Lift Station installed by the Beacon Place Apartments development. The existing Lift Station pumps may have to be upgraded to provide the necessary sewer capacity and flow. In addition, easements will need to be acquired for the installation of the sanitary sewer lines.

If annexation is required, the property owner must file a petition for annexation with Sherri Windham at the Community Development Office at City Hall, 478-302-5518. You may then make the application at the City's Customer Service Department (478-929-1144) and remit the associated tap fees and/or other applicable charges.

If you have any questions or need other information, please do not hesitate to contact our office at (478) 302-5449.

Sincerely,

City of Warner Robins



William Abarca, P.E.
Utilities Engineer

Owner Information

NK PROPERTIES EAST LLC
C/O MICHAEL NIXON
2121 DEL MAR HEIGHTS RD
DEL MAR, CA 92014

Payment Information

Status	Paid
Last Payment Date	10/28/2019
Amount Paid	\$32,522.55

Property Information

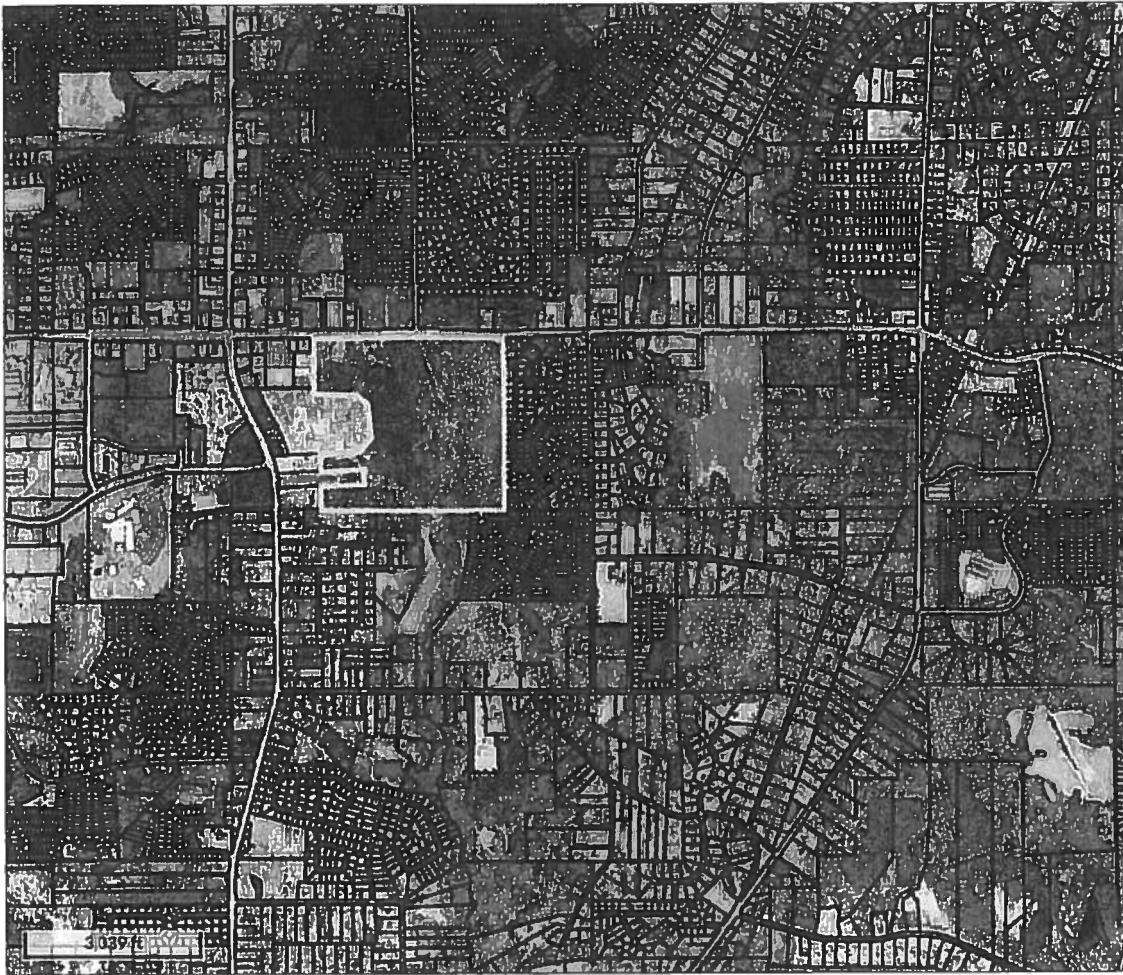
Parcel Number	00078 0 001 000
District	1 HOUSTON COUNTY
Acres	179.8
Description	PT TRACT A 179.803 AC LL 165 188 & 197 10TH
Property Address	700 HWY 96
Assessed Value	\$1,332,400
Appraised Value	\$3,331,000

Bill Information

Record Type	Property
Tax Year	2019
Bill Number	141851
Account Number	34767NK
Due Date	12/20/2019

Taxes

Base Taxes	\$32,522.55
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00



Overview



Legend

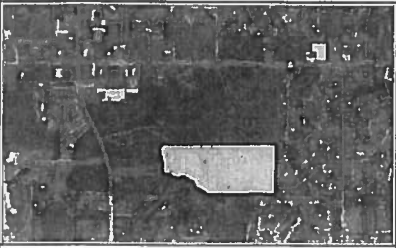
-  Parcels
-  Roads

Parcel ID	<u>000780 001000</u>	Owner	NK PROPERTIES EAST LLC	Last 2 Sales		
Class Code	Residential		C/O MICHAEL NIXON	Date	Price	Reason Qual
Taxing District	County		2121 DEL MAR HEIGHTS RD	1/1/2019		23 U
	County		DEL MAR CA 92014	6/22/2017		35 U
Acres	179.8	Physical Address	700 HWY 96			
		Assessed Value	Value \$3331000			
		Land Value	Value \$3.042e+006			
		Improvement Value	Value \$277200			
		Accessory Value	Value \$4800			

(Note: Not to be used on legal documents)

Date created: 1/22/2020
Last Data Uploaded: 1/22/2020 6:03:53 AM

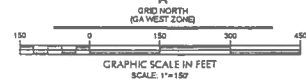
VICINITY MAP



Line #	Length	Direction
L1	109.62'	S52°46'37"E
L2	121.73'	S62°35'25"E
L3	106.32'	S65°08'54"E
L4	93.69'	N76°49'11"E
L5	62.12'	S51°12'41"E
L6	166.50'	S62°12'25"E
L7	123.58'	S29°12'41"E
L8	73.04'	S67°17'54"E
L9	171.27'	S57°31'59"E
L10	17.00'	S00°00'00"E

ZONING PLAT NOTES

1. THIS ZONING PLAT IS SOLELY FOR THE USE OF THE NUMBER AND MAP PLANNING ZONING COMMISSION. THIS DOCUMENT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT INTENDED.



STORY CLARKE
 & ASS'YS, INC.
 SURVEYORS - PLAN
 LANDSCAPE ARCHITECTS

253 CARL VINSON PARKWAY
 WARNER ROBINS, GA.
 378-522-7724
 STORYCLARKE.COM

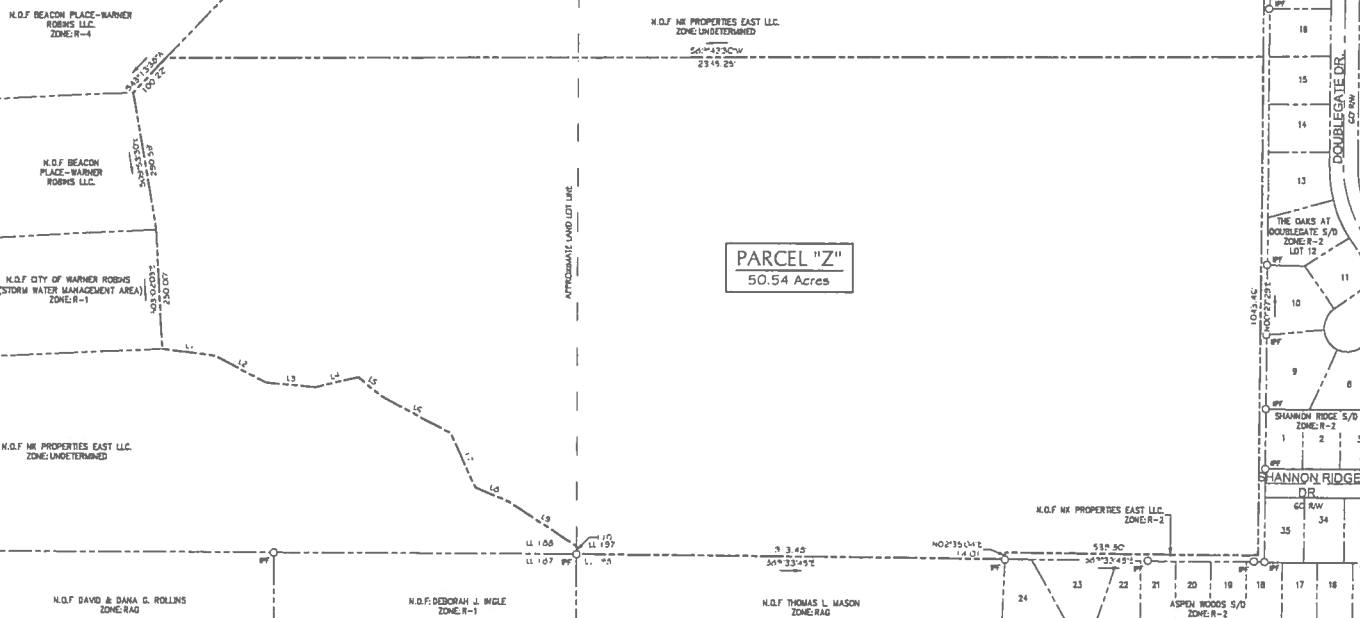
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF STORY CLARKE & ASS'YS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STORY CLARKE & ASS'YS, INC.



Michael L. Clarke
 Georgia Registered Professional Land Surveyor
 No. 2985
 Contract No. 418

GN:WCS: L2 Design Professional
 Contract No. 418
 LAND LOT 18A & 19
 HOUSTON COUNTY
 WARNER ROBINS, GEORGIA

NK PROPERTIES EAST LLC.



PH:	1808.02
DN:	18-118
DRAWN BY:	BRU
FIELD DATA BY:	JMS
FIELD DATE:	18.11.23
REVIEW BY:	MLC
DATE:	18.12.08
SCALE:	1"=180'

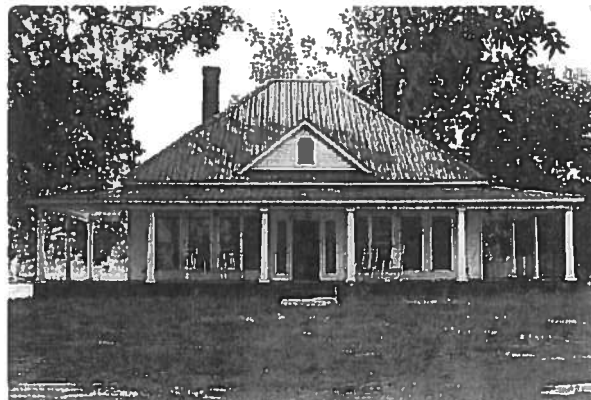
REVISIONS	DATE	COMMENT



Summary

Parcel Number 000780 001000
 Location Address 700 HWY 96
 Legal Description PT TRACT A 179.803 AC LL 165 188 & 197 10TH
 (Note: Not to be used on legal documents)
 Class R5-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning C2 R1 RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 179.8
 Homestead Exemption No (S0)
 Landlot/District 188 / 10

[View Map](#)



Owner

NK PROPERTIES EAST LLC
 C/O MICHAEL NIXON
 2121 DEL MAR HEIGHTS RD
 DEL MAR, CA 92014

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	16.4
RUR	Small Parcels	Rural	1	163.4

Residential Improvement Information

Style One Family
 Heated Square Feet 4538
 Interior Walls Sheetrock
 Exterior Walls Masonry (brick)
 Foundation Slab
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1951
 Roof Type Composition Shingle
 Flooring Type Carpet/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 4
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 11
 Value \$122,500
 Condition Average
 Fireplaces\Appliances Const 1 sty 1 Box 1

Commercial Improvement Information

Description 15Office Buildings-D
 Value \$161,700
 Actual Year Built 1880
 Effective Year Built 1990
 Square Feet 2882
 Wall Height 10
 Wall Frames 1% Wood
 Exterior Wall 1% Aluminum Siding
 Roof Cover 1% Galvanized Metal
 Interior Walls 1% Sheetrock
 1%
 Floor Construction 1% Open Wood Joists
 Floor Finish 1% Carpet/Vinyl Tile
 Ceiling Finish 1% Acoustical Tile
 Lighting 1% Recessed F.F.
 Heating 1% Cent. Htg. & A.C.
 Number of Buildings 1

5

NR Reinvestments, LLC, submitted a request for abandonment of an unpaved section of the right-of-way designated as Second Street located south of Mulberry Street within Elko, Georgia. Pursuant to O.C.G.A. § 32-7-2(b)(1) NR Reinvestments, LLC and James Ford the adjoining property owners were notified and a public notice of intent to abandon was advertised in the Houston Home Journal once a week for two weeks. Staff have reviewed the request and recommends approval of this request.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

The Board of Commissioners to sign the Resolution approving the abandonment of the unpaved section of the right-of-way designated as Second Street located south of Mulberry Street within Elko, Georgia as requested by NR Reinvestments, LLC; and for Chairman Stalnaker to sign the Deeds conveying the abandoned section of right-of-way to the adjoining property owners NR Reinvestments, LLC and James Ford.

**A RESOLUTION OF ROAD ABANDONMENT
BY THE
BOARD OF COMMISSIONERS
OF
HOUSTON COUNTY, GEORGIA**

WHEREAS, NR Reinvestments, LLC, submitted a request for the abandonment of an unpaved section of the right-of-way designated as Second Street located south of Mulberry Street within Elko, Georgia lying in Land Lot 204 of the 13th Land District of Houston County, Georgia, as shown on the Request Form attached hereto as Exhibit "A"; and

WHEREAS, all necessary Houston County departments have reviewed and approved the request as shown on Exhibit "A" attached hereto; and

WHEREAS, a legal description is attached hereto as Exhibit "B" and a survey is attached hereto as Exhibit "C" of the above-referenced section of the right-of-way; and

WHEREAS, Section 32-7-2(b)(1) of the Official Code of Georgia Annotated authorizes a County to abandon a section of the County road system which has for any reason ceased to be used by the public to the extent that no substantial public purpose is served by it, or because its removal from the County road system is otherwise in the best public interest, after notice to property owners located thereon; and

WHEREAS said Section 32-7-2(b)(1) of the Official Code of Georgia Annotated provides that upon the certification by the County, recorded in its minutes, accompanied by a plat or sketch, after notice to property owners located thereon, the County may declare that section of roads to no longer be a part of the County road system, and the rights of the public in and to the section of roads as a public road shall cease; and

WHEREAS pursuant to Section 32-7-2(b)(1) of the Official Code of Georgia Annotated the adjoining property owners were notified of the intent to abandon the sections of right-of-way; and

WHEREAS, notice of the public hearing for the abandonment of the proposed section of right-of-way was duly published within the County legal organ once a week for two weeks; and

WHEREAS, a public hearing was held on March 3, 2020 at the appointed time; and

WHEREAS, the owners of the property that abuts the referenced section of right-of-way sought to be abandoned, has actual notice of the proposed abandonment described herein, and no other legitimate objections thereto have been made.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners, and it is hereby resolved by the authority of the same, as follows:

1. It is certified that the removal of the sections of right-of-way within Elko, Georgia as shown on the attached legal description (see Exhibit "B") and

survey (see Exhibit "C") from the County road system is in the best public interest.

2. That the abandonment of said section of right-of-way herein described be and is approved.
3. That the best interest of Houston County would be served by the conveyance of said section of right-of-way to the abutting property owners so that they may be subject to taxation by Houston County.
4. That deeds of abandonment be executed by the Chairman of the Board of Commissioners conveying interest in said section of right-of-way within Elko, Georgia in Land Lot 204 of the 13th District of Houston County, Georgia, as shown on the attached legal description (see Exhibit "B") and survey (see Exhibit "C") to the owners of the property that abuts the referenced section of right-of-way, their assigns, transferees and successors in interest.

This _____ day of March, 2020.

**HOUSTON COUNTY
BOARD OF COMMISSIONERS**

Chairman Tommy Stalnaker

Commissioner H. Jay Walker III

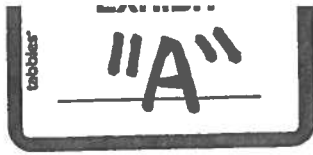
Commissioner Tom McMichael

Commissioner Gail Robinson

Commissioner Larry Thomson

Attest: _____

Barry Holland
Director of Administration



Houston County Board of Commissioners Abandonment of County Easement/Right-of- Way Request Form

Attach a **\$75.00 check** payable to Houston County Commissioners and **six (6) copies** of a plat that identifies the easement/right-of-way you wish the County to abandon. Return this form to the Commissioner's Office for processing. The \$75.00 fee consist of the following: \$25.00 is the cost for processing and reviewing the request and \$50.00 will be used for the County to draft and record the appropriate quit-claim deed. The County will record all plats with the Clerk's office. If your request is denied, the plats will be returned along with \$50.00 of the original \$75.00 fee. Please provide the following information:

1. Name: NR REinvestments, LLC
 Address: P. O. Box 962
Perry, GA 31069-0962
 Phone Number: 478-227-6773

2. Location and Description of Property:
~~Half of the Alley bordering the West side and~~ half of Second Street
bordering the East side along Parcel No. 65-A-59 located in the
Town of Elko, Houston County, Georgia.

3. Reason for Request:
Need access to Parcel No. 65-A-59. The right of way of Second Street
has not been maintained "abandoned".
~~Alley has not been maintained "abandoned"~~

For Office Use Only

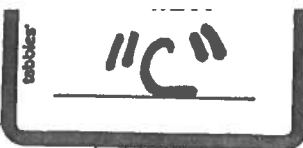
Department	Approve	Deny	Signature/Comments
Inspections/P&Z	✓	—	<i>[Signature]</i> The entire Alley & Second St R/W should be Abandoned.
Environmental Health	—	—	—
Engineering	✓	—	Easements to remain
Roads & Bridges	✓	—	" " "
Water	✓	—	<i>[Signature]</i>
Fire/E911	✓	—	<i>[Signature]</i>
Attorney	✓	—	<i>[Signature]</i>

Please review by 10/9/19. Scheduled for 10/15/19 agenda.
 owner verbally withdrew the alley from consideration on 2/7/2020.
[Signature]



All that tract or parcel of land, situate lying and being in Land Lot 204 of the 13th Land District of Houston County, Georgia, being known and designated as the Second Street right-of-way, on a land survey done by Rhodes Sewell, County Surveyor dated February 17, 1933, recorded in Plat Book 1, Page 254, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto. More particularly described as the southernly section of the Second Street right-of-way south of Mulberry Street and adjacent to lots 37, 38, 39, 40, 41, 42, 43, and 44.

This conveyance is subject to any easements for utilities presently existing within the above described property.



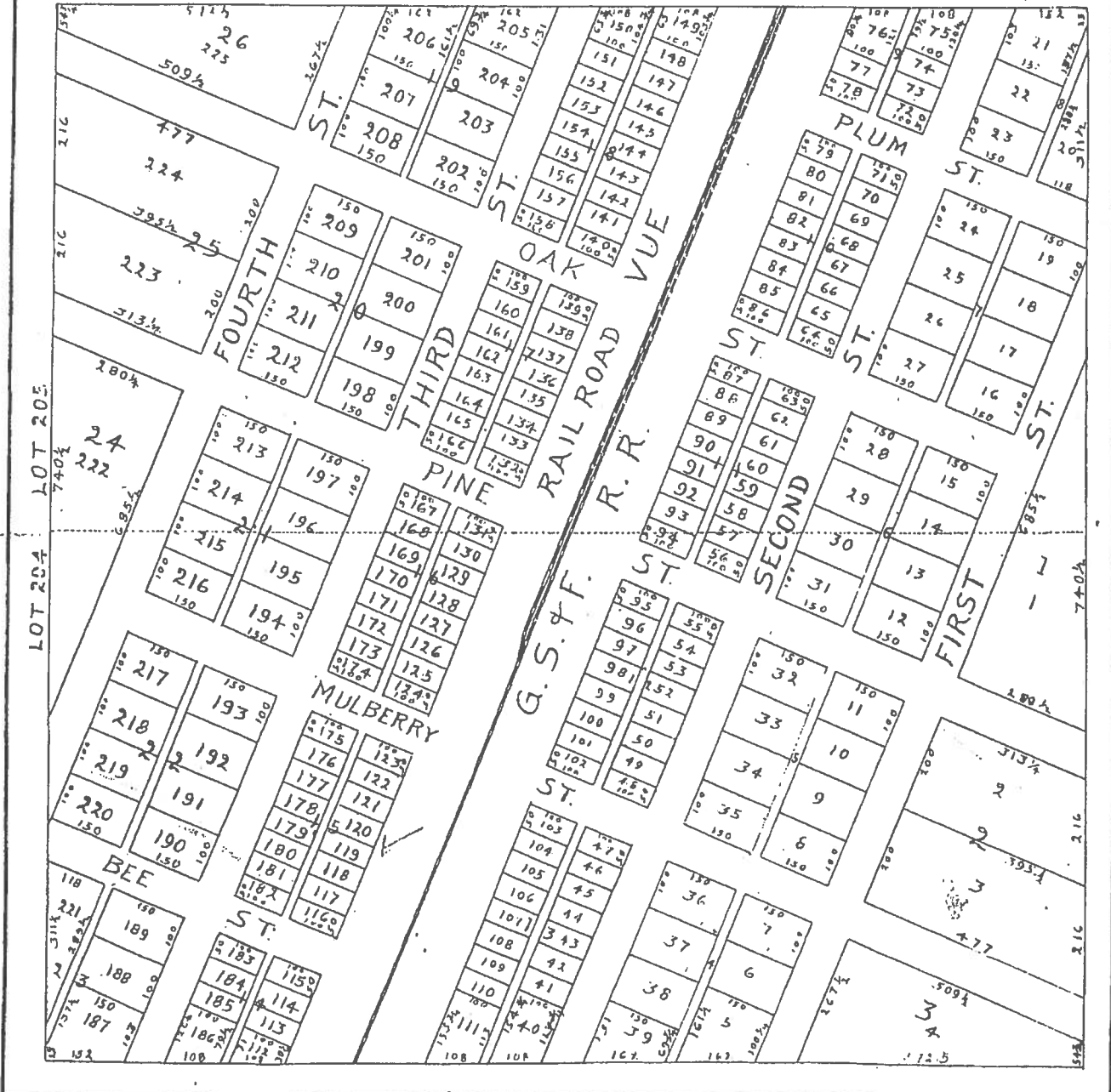
Doc ID: 007102320001 Type: PLA
Filed: 02/17/1933 at 02:27:44 PM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

BK 1 PG 254

13th DISTRICT, HOUSTON COUNTY, GA.
Scale 1 inch=200 feet. Feb. 17, 1933.

REPRODUCED FROM MAP OF Nov. 1888.

Rhodes Sewell,
County Surveyor.



Handwritten text at the bottom of the page, including the name 'A. D. ...' and 'Page 123'.

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

DEED OF ABANDONMENT

STATE OF GEORGIA

COUNTY OF HOUSTON

THIS INDENTURE, made this _____ day of _____, in the year of our Lord Two Thousand Twenty between **BOARD OF COMMISSIONERS OF HOUSTON COUNTY** of the County of Houston, State of Georgia, as party of the first part, hereinafter referred to as "Grantor" and **NR REINVESTMENTS, LLC**, as party of the second part, hereinafter referred to as "Grantee";

WITNESSETH

GRANTOR, for and in consideration of ONE AND NO/100 DOLLARS and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does bargain, sell, remise, release and forever quitclaim unto said Grantee, all the right, title, interest, claim or demand which the said Grantor has, or may have had, in and to the following described property, to wit:

All that tract or parcel of land, situate lying and being in Land Lot 204 of the 13th Land District of Houston County, Georgia, being known and designated as the Second Street right-of-way, on a land survey done by Rhodes Sewell, County Surveyor dated February 17, 1933, recorded in Plat Book 1, Page 254, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto. More particularly described as the westerly half of the Second Street right-of-way adjacent to the easterly lot lines of lots 40, 41, 42, 43, and 44.

This conveyance is subject to any easements for utilities presently existing within the above described property.

TO HAVE AND TO HOLD the said described premises to the said Grantee, so that neither the said Grantor nor its successors or assigns, nor any other person or persons claiming under it shall at any time by any means or ways have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered
in the presence:

Board of Commissioners of Houston County

Witness

By: _____
Title: Chairman

Notary Public

Attest: _____
Title: Director of Administration

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

DEED OF ABANDONMENT

STATE OF GEORGIA

COUNTY OF HOUSTON

THIS INDENTURE, made this _____ day of _____, in the year of our Lord Two Thousand Twenty between **BOARD OF COMMISSIONERS OF HOUSTON COUNTY** of the County of Houston, State of Georgia, as party of the first part, hereinafter referred to as "Grantor" and **JAMES FORD**, as party of the second part, hereinafter referred to as "Grantee";

WITNESSETH

GRANTOR, for and in consideration of ONE AND NO/100 DOLLARS and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does bargain, sell, remise, release and forever quitclaim unto said Grantee, all the right, title, interest, claim or demand which the said Grantor has, or may have had, in and to the following described property, to wit:

All that tract or parcel of land, situate lying and being in Land Lot 204 of the 13th Land District of Houston County, Georgia, being known and designated as the Second Street right-of-way, on a land survey done by Rhodes Sewell, County Surveyor dated February 17, 1933, recorded in Plat Book 1, Page 254, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto. More particularly described as the easterly half of the Second Street right-of-way adjacent to the westerly lot lines of lots 37, 38, and 39.

This conveyance is subject to any easements for utilities presently existing within the above described property.

TO HAVE AND TO HOLD the said described premises to the said Grantee, so that neither the said Grantor nor its successors or assigns, nor any other person or persons claiming under it shall at any time by any means or ways have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered
in the presence:

Board of Commissioners of Houston County

Witness

By: _____
Title: Chairman

Notary Public

Attest: _____
Title: Director of Administration

Chief Stoner has requested approval to apply for federal funding available through FEMA and the Assistance to Firefighters Grant to replace all of the Fire Department's SCBA (Air Packs). Our current packs were originally purchased in 2005 utilizing the same type of grant and are now reaching their end of life of fifteen years. The deadline for grant application submittal is March 13, 2020 and the expected date of award is sometime in the following six weeks. There is a required 10% match from the County which would mean a capital outlay of \$72,134.37 of the total purchase of \$721,343.66. Staff recommends approval of this request.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker and Chief Stoner to sign all documents necessary to apply for the 2019 Assistance to Firefighters Grant in the amount of \$721,343.66 which will provide funding for the replacement of 85 SCBA (Air Packs) and related cylinders, masks and accessories. Federal funding will cover 90% of the cost with the County matching 10%, or \$72,134.37.

Memo



To: Barry Holland, Director of Administration
From: Christopher Stoner, Chief
cc: Robbie Dunbar, Director of Operations
Date: February 27, 2020
Re: Assistance To Firefighters Grant Opportunity

As you may remember we replaced all of the departments SCBA (Air Packs) back in 2005 utilizing the AFG. These packs have reached the end of their certified life span requiring us to replace them. This is a very large expense for the department however it is one that is needed for the safety and health of our members. The typical lifespan of cylinders / SCBA is 15 years from the date it is first tested. I have reached out to one of our vendors that supplies this product and received a preliminary budget estimate of \$721,343.66. Due to the cost of this replacement I would like to request permission to submit for assistance to offset the counties burden of expense. The 2019 Assistance to Firefighters Grant (AFG) just opened through FEMA with a deadline to submit applications by March 13, 2020. This grant is a cost share grant with FEMA covering 90% of the grant total. This percentage is based on our population which requires the county to cover 10% of the grant through cash (Hard Match). Based on the estimate received the counties cost match would be \$72,134.37. I have attached the Notice of Funding Opportunity to this memo for your review as well.

Thank you for looking into this opportunity and please do not hesitate to call with any questions or concerns.

**The Department of Homeland Security (DHS)
Notice of Funding Opportunity (NOFO)
Fiscal Year 2019 Assistance to Firefighters Grant Program (AFG)**

NOTE: If you are going to apply for this funding opportunity and have not obtained a Data Universal Numbering System (DUNS) number and/or are not currently registered in the System for Award Management (SAM), please take immediate action to obtain a DUNS Number, if applicable, and then to register immediately in SAM. It may take four weeks or more after you submit your SAM registration before your registration is active in SAM, then an additional 24 hours for Grants.gov to recognize your information. Information on obtaining a DUNS number and registering in SAM is available from Grants.gov at: <http://www.grants.gov/web/grants/register.html>. Detailed information regarding DUNS and SAM is also provided in Section D – Application and Submission Information of this NOFO, subsection, Content and Form of Application Submission. An active registration is required in order to apply for funding.

A. Program Description

Issued By

Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), Grant Programs Directorate (GPD)

Assistance Listings Number (formerly Catalog of Federal Domestic Assistance Number)
97.044

Assistance Listings Title (formerly CFDA Title)
Assistance to Firefighters Grants (AFG)

Notice of Funding Opportunity Title
FY 2019 Assistance to Firefighters Grants

Notice of Funding Opportunity Number
DHS-19-GPD-044-00-99

Authorizing Authority for Program

Section 33 of the *Federal Fire Prevention and Control Act of 1974*, Pub. L. No. 93-498, as amended (15 U.S.C § 2229)
<https://www.govinfo.gov/content/pkg/USCODE-2018-title15/pdf/USCODE-2018-title15-chap49-sec2229.pdf>

Appropriation Authority for Program

Department of Homeland Security Appropriations Act, 2019 (Pub. L. No. 116-6)
<https://www.govinfo.gov/content/pkg/PLAW-116publ6/pdf/PLAW-116publ6.pdf>

Program Type

New

Program Overview, Objectives, and Priorities

Overview

The Fiscal Year (FY) 2019 Assistance to Firefighters Grant (AFG) Program is one of three grant programs that constitute the Department of Homeland Security (DHS), Federal Emergency Management Agency's (FEMA) focus on enhancing the safety of the public and firefighters with respect to fire and fire-related hazards. The AFG Program accomplishes this by providing financial assistance directly to eligible fire departments, nonaffiliated emergency medical service (EMS) organizations, and State Fire Training Academies (SFTA) for critical training and equipment. The AFG Program represents one part of a comprehensive set of measures authorized by Congress and implemented by DHS. Among the five basic homeland security missions noted in the DHS Quadrennial Homeland Security Review, the AFG Program supports the goal to Strengthen National Preparedness and Resilience. In awarding grants, the Administrator of FEMA is required to consider the following:

- The findings and recommendations of the Technical Evaluation Panel (TEP);
- The degree to which an award will reduce deaths, injuries, and property damage by reducing the risks associated with fire related and other hazards;
- The extent of an applicant's need for an AFG grant and the need to protect the United States as a whole; and
- The number of calls requesting or requiring a firefighting or emergency medical response received by an applicant.

The [2018-2022 FEMA Strategic Plan](#) creates a shared vision for the field of emergency management and sets an ambitious, yet achievable, path forward to unify and further professionalize emergency management across the country. The AFG Program supports the goal of *Readying the Nation for Catastrophic Disasters*. We invite all of our stakeholders and partners to also adopt these priorities and join us in building a stronger Agency and a more prepared and resilient Nation.

Objectives

The objectives of the AFG program are to provide critically needed resources that equip and train emergency personnel to recognized standards, enhance operational efficiencies, foster interoperability, and support community resilience.

Priorities

Information on program priorities and objectives for the FY 2019 AFG can be found in [Appendix B, FY 2019 AFG Programmatic Information and Priorities](#).

Performance Metrics

Performance metrics for this program are as follows:

- Percentage of AFG PPE recipients who equipped 100 percent of on-duty active members with PPE in compliance with applicable NFPA and OSHA standards
- Percentage of AFG equipment recipients who reported that the AFG grant brought them into compliance with either state, local, NFPA, or OSHA standards
- Percentage of AFG award recipients who reported having successfully replaced their fire vehicles 25 years old or older in accordance with industry standards

B. Federal Award Information

Award Amounts, Important Dates, and Extensions

Available Funding for the NOFO: \$315,000,000¹

Projected number of Awards: 2,500

Period of Performance: Twelve months from the date of award. For additional information on period of performance extensions, refer to Section H.

Projected Period of Performance Start Date(s): May 1, 2020

Projected Period of Performance End Date(s): April 30, 2021

Funding Instrument: Grant

C. Eligibility Information

Eligible Applicants

Fire Departments: Fire departments operating in any of the 50 states, as well as fire departments in the District of Columbia, the Commonwealth of the Northern Mariana Islands, the U.S. Virgin Islands, Guam, American Samoa, the Commonwealth of Puerto Rico,² or any federally recognized Indian tribe or tribal organization. A fire department is an agency or organization having a formally recognized arrangement with a state, local, tribal or territorial authority (city, county, parish, fire district, township, town or other governing body) to provide fire suppression to a population within a

¹ Note that this figure differs from the total amount appropriated under the *Department of Homeland Security Appropriations Act, 2019*, Pub. L. No. 116-6. In this FY 2019 AFG NOFO, percentages of “available grant funds” refers to the total amount appropriated—\$350,000,000—by Pub. L. No. 116-6 to meet the statutory requirements of § 33 of the *Federal Fire Prevention and Control Act of 1974*, as amended (codified at 15 U.S.C. § 2229). A portion of these “available grant funds” will be allocated to the Fire Prevention & Safety (FP&S) program, which will have a separate NOFO and application period. \$35,000,000 will be allocated to FP&S for FY 2019.

² The District of Columbia, the Commonwealth of the Northern Mariana Islands, the U.S. Virgin Islands, Guam, American Samoa, the Commonwealth of Puerto Rico are all defined as “States” in the *Federal Fire Prevention and Control Act of 1974*. See 15 U.S.C. § 2203(10).

geographically fixed primary first due response area.

Nonaffiliated EMS organizations: Nonaffiliated EMS organizations operating in any of the 50 states, as well as, the District of Columbia, the Commonwealth of the Northern Mariana Islands, the U.S. Virgin Islands, Guam, American Samoa, the Commonwealth of Puerto Rico,² or any federally recognized Indian tribe or tribal organization. A nonaffiliated EMS organization is an agency or organization that is a public or private nonprofit emergency medical service entity providing medical transport that is not affiliated with a hospital and does not serve a geographic area in which emergency medical services are adequately provided by a fire department. FEMA considers the following as hospitals under the AFG Program:

- Clinics
- Medical centers
- Medical college or university
- Infirmary
- Surgery centers
- Any other institution, association, or foundation providing medical, surgical, or psychiatric care and/or treatment for the sick or injured.

State Fire Training Academies: A State Fire Training Academy (SFTA) operates in any of the 50 states, as well as the District of Columbia, the Commonwealth of the Northern Mariana Islands, the U.S. Virgin Islands, Guam, American Samoa and the Commonwealth of Puerto Rico.² Applicants must be designated either by legislation or by a Governor's declaration as the sole fire service training agency within a state, territory, or the District of Columbia. The designated SFTA shall be the only agency/bureau/division, or entity within that state, territory or the District of Columbia, to be an eligible AFG SFTA applicant.

Eligible Activities

AFG has three activities:

- Operations and Safety
- Vehicle Acquisition
- Regional Projects

Each activity has its own eligibility requirements. These requirements are outlined in Appendix B: Programmatic Information and Priorities.

Other Eligibility Criteria

National Fire Incident Reporting System (NFIRS)

NFIRS reporting is not a requirement to apply for any AFG Program; however, fire departments that receive funding under this program must agree to provide information to the NFIRS for the period covered by the assistance. If a recipient does not currently

participate in the incident reporting system and does not have the capacity to report at the time of the award, that recipient must agree to provide information to the system for a twelve-month period commencing as soon as possible after they develop the capacity to report. Capacity to report to the NFIRS must be established prior to the termination of the one-year performance period. The recipient may be asked by FEMA to provide proof of compliance in reporting to NFIRS. Any recipient that stops reporting to NFIRS during their grant's period of performance may be subject to the remedies for noncompliance at 2 C.F.R. § 200.338, unless it has yet to develop the capacity to report to NFIRS, as described above. There is no NFIRS reporting requirement for nonaffiliated EMS organizations or SFTAs.

Note: Although data collection is an important tool for understanding and justifying assistance, participation in other data sources, (e.g., National Fire Operations Reporting System [NFORS]) does not satisfy the requirement for reporting to NFIRS).

National Incident Management System (NIMS) Implementation

AFG applicants are not required to be in compliance with NIMS to apply for AFG funding or to receive an AFG award. Any applicant who receives an FY 2019 AFG award must achieve the level of NIMS compliance required by the Authority Having Jurisdiction (AHJ) over the applicant's emergency service operations (e.g., a local government), prior to the end of the grant's period of performance.

Maintenance of Effort

Pursuant to 15 U.S.C. § 2229(k)(3), an applicant seeking an AFG grant shall agree to maintain, during the term of the grant, the applicant's aggregate expenditures relating to activities allowable under this NOFO, at not less than 80 percent of the average amount of such expenditures in the two fiscal years prior to the fiscal year an AFG grant is awarded.

In other words, an applicant agrees that, if it receives a grant award, the applicant agrees to keep its overall expenditures during the award's period of performance (including those funded with non-Federal funding) for activities that could be allowable costs under this AFG NOFO at a level that is at least 80 percent or more of the average of what the applicant spent on such costs for those activities in fiscal years 17 and 18.

Cost Share or Match

Recipient cost sharing is generally required as described below and pursuant to 15 U.S.C. § 2229(k)(1). In general, eligible applicants shall agree to make available non-federal funds to carry out an AFG award in an amount equal to and not less than 15 percent of the grant awarded. Exceptions to this general requirement apply to entities serving smaller communities as follows:

- When serving a jurisdiction of 20,000 residents or fewer, the applicant shall agree to make available non-federal funds in an amount equal to not less than 5 percent

- of the grant awarded;
- When serving a jurisdiction of more than 20,000 residents, but not more than 1 million residents, the applicant shall agree to make available non-federal funds in an amount equal to not less than 10 percent of the grant awarded;
- When serving a jurisdiction of more than 1 million residents, the applicant shall agree to make available non-federal funds in an amount equal to not less than 15 percent of the grant awarded.

The cost share for SFTAs will apply the requirements above based on the total population of the state. The cost share for a Regional application will apply the requirements above based on the aggregate population of the primary first due response areas of the Host and participating partner organizations that execute a Memorandum of Understanding (MOU) as described in Appendix B, Section J, Regional projects.

FEMA has developed a cost share calculator tool in order to assist applicants with determining their cost share. The cost share tool is available at: <https://www.fema.gov/media-library/assets/documents/153366>

Types of Cost Share

- Cash (Hard Match):** Cost share of non-federal cash is the only allowable recipient contribution for AFG activity (Vehicle Acquisition, Operations and Safety, and Regional).
- Trade-In Allowance/Credit:** On a case-by-case basis, FEMA may allow recipients already owning assets acquired with non-federal cash, to use the trade-in allowance/credit value of those assets as cash for the purpose of meeting their cost share obligation. For FEMA to consider a trade-in allowance/credit value as cash, the allowance amount must be reasonable, and the allowance amount must be a separate entry clearly identified in the acquisition documents.
- In-kind (Soft Match):** In-kind cost share is not allowable for AFG.

The award budget will not account for any voluntary committed cost sharing or overmatch. The use of an overmatch is not given additional consideration when scoring applications.

Economic Hardship Waivers

The Administrator of FEMA may waive or reduce recipient cost share or maintenance of effort requirements in cases of demonstrated economic hardship. Please see Appendix C: Award Administration Information for additional information.

D. Application and Submission Information

Key Dates and Times

Date Posted to Grants.gov:	January 27, 2020
Application Start Date:	February 3, 2020 at 8:00 AM ET

Application Submission Deadline: March 13, 2020 at 5:00 PM ET
Anticipated Funding Selection Date: April 30, 2020
Anticipated Award Date: April 30, 2020

In general, DHS/FEMA will not review applications received after the deadline or consider them for funding. DHS/FEMA may, however, extend the application deadline on request for any applicant who can demonstrate that good cause exists to justify extending the deadline. Good cause for an extension may include technical problems outside of the applicant’s control that prevent submission of the application by the deadline, or other exigent or emergency circumstances. If applicants experience technical issues, they must notify the AFG Help Desk as soon as possible. The AFG Help Desk can be reached at 1-866-274-0960 or by e-mail: firegrants@fema.dhs.gov. The AFG Help Desk is open Monday – Friday, 8:00am – 4:00pm Eastern Time.

Other Key Dates

Event	Suggested Deadline for Completion
Obtaining DUNS Number	Four weeks before actual submission deadline
Obtaining a valid EIN	Eight weeks before actual submission deadline
Updating SAM registration	Four weeks before actual submission deadline
Register Organization in FEMA GO	Prior to beginning application
Submitting complete application in FEMA GO	One week before actual submission deadline

Agreeing to Terms and Conditions of the Award

By submitting an application, the applicant agrees to comply with the requirements of this NOFO and the terms and conditions of its award, should the applicant receive an award.

Address to Request Application Package

The online FY 2019 AFG application is only available via the Assistance to Firefighters Grant Program’s FEMA GO (FEMA Grants Outcomes) application portal, at <https://go.fema.gov>.

Note: Hard copies of the application are not available. However, the Telephone Device for the Deaf (TDD) and/or Federal Information Relay Service (FIRS) number available for this Notice is: (800) 462-7585.

FEMA will process applications through FEMA GO. Application tutorials and Frequently Asked Questions (FAQs) explain the current AFG grant program, assist with the online grant application, and highlight lessons learned and changes for FY 2019. For more details, please visit the AFGP website at <http://www.fema.gov/firegrants>.

At the October 1, 2019 meeting the Board approved the purchase of one new tandem dump truck for use in the Roads Department. Staff had recommended award to low bidder Middle Georgia Freightliner for a 2021 Freightliner 114SD model truck at a cost of \$122,681 which included an optional dump body vibrator. The motion was inadvertently written to approve the unit price of \$121,819 but did not include the option which was an additional \$862. The discrepancy was noted when the truck was delivered and the invoice was submitted for payment.

Please favorably consider this request to correct the minutes to reflect the actual price of the truck of \$122,681.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

to amend the minutes of the October 1, 2019 meeting to reflect the actual purchase price of \$122,681 for one new 2021 Freightliner 114SD model tandem dump truck from Middle Georgia Freightliner for use in the Roads Department.

8

Summary of bills by fund:

• General Fund (100)	\$1,447,594.59
• Emergency 911 Telephone Fund (215)	\$ 50,612.90
• Fire District Fund (270)	\$ 22,647.31
• 2006 SPLOST Fund (320)	\$ 1,800.00
• 2012 SPLOST Fund (320)	\$ 496,070.44
• 2018 SPLOST Fund (320)	\$1,102,466.10
• Water Fund (505)	\$ 89,585.40
• Solid Waste Fund (540)	<u>\$ 404,975.32</u>
Total for all Funds	\$3,615,752.06

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$3,615,752.06

9

Executive Session for Attorney / Client matters per O.C.G.A. § 50-14-2(1) and for Real Estate matters per O.C.G.A. § 50-14-3(b)(1).