



Houston County Board of Commissioners Meeting

Perry, Georgia

April 2, 2019

9:00 A.M.

# HOUSTON COUNTY COMMISSIONERS MEETING

Perry, Georgia

April 2, 2019

9:00 A.M.

## Call to Order

## Turn Off Cell Phones

Invocation - Commissioner Robinson

Pledge of Allegiance - Major Joshua Wilkerson-Bienick

## Approval of Minutes from March 19, 2019

## New Business:

1. Public Hearing on Special Exception Applications #2241 thru #2251 - Commissioner Walker
2. Public Hearing on Rezoning Application #2238 – Commissioner McMichael
3. Resolution of Road Abandonment & Deed of Abandonment (Oakley Court cul-de-sac) – Commissioner Thomson
4. Grant Acceptance (VAWA / District Attorney) - Commissioner Robinson
5. Approval of Bid (Annex Security Cameras) – Commissioner Robinson
6. Approval of Bills - Commissioner McMichael

## Public Comments

## Commissioner Comments

## Motion for Adjournment

## Zoning & Appeals Recommendation

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2241 – Benjamin & Arwen Gingerich	Baking & Desserts	Unanimous	X		
#2242 – Sarah Luiggi	T-Shirt/Graphic Design (Online)	Unanimous	X		
#2243 – Kevin & Lisa Bowen	Special Events Facility	4 yes /1 abs	X		
#2244 – Keith Watson	Landscaping	3 yes /2 abs	X		
#2245 – Mark & Angela Ivory	Private Chef	Unanimous	X		
#2246 – Gabriel Blackburn	Mobile Welding & Construction	Unanimous	X		
#2247 – Lisa Hisaw	Floral Designer	Unanimous	X		
#2248 – Pamela Lincecum	Nail Salon	Unanimous	X		
#2249 – Chris & Melissa Robinson	Land & Building Inspection	Unanimous	X		
#2250 – John Varnadoe & Lori Fox	Electronics & DVD (Online)	Unanimous			X
#2251 – Debra Cooley & Kyah Cooley	Desserts & Candy	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:

#2241 – Benjamin & Arwen Gingerich	Baking & Desserts
#2242 – Sarah Luiggi	T-Shirt/Graphic Design (Online)
#2243 – Kevin & Lisa Bowen	Special Events Facility
#2244 – Keith Watson	Landscaping
#2245 – Mark & Angela Ivory	Private Chef
#2246 – Gabriel Blackburn	Mobile Welding & Construction
#2247 – Lisa Hisaw	Floral Designer
#2248 – Pamela Lincecum	Nail Salon
#2249 – Chris & Melissa Robinson	Land & Building Inspection
#2251 – Debra Cooley & Kyah Cooley	Desserts & Candy

and; to table Application #2250 submitted by John Varnadoe and Lori Fox.

## Special Exception Summary

<b>Application</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposed Use</b>	<b>Z &amp; A Recommendation/Comments</b>
2241	Benjamin & Arwen Gingerich	720 Gateway Drive	Baking and Desserts	Approved unanimously, subject to compliance with any state regulatory agency requirements
2242	Sarah Luiggi	315 Old Windmill Road	T-Shirt & Graphic Design (Internet Sales)	Approved unanimously
2243	Kevin & Lisa Bowen	1492 Hwy. 247	Special Events Facility	Approved (one member abstained), subject to receiving a letter from the adjoining property owner that the land is under conservation use
2244	Keith Watson	145 North Tamie Circle	Landscaping	Approved (two members abstained), with the condition to allow the use of a 16 ft. trailer for the business to be stored at the home
2245	Mark & Angela Ivory	2025 Pin Oak Terrace	Private Chef	Approved unanimously
2246	Gabriel Blackburn	109 Stewart Court	Mobile Welding and Construction	Approved unanimously, with the condition to allow the use of a 7 ft. x 14 ft. enclosed trailer for the business to be stored at the home
2247	Lisa Hisaw	229 Bayberry Drive	Floral Designer	Approved unanimously
2248	Pamela Lincecum	2555 Marshallville Road	Nail Salon	Approved unanimously, subject to compliance with any state regulatory agency requirements
2249	Chris & Melissa Robinson	108 Plantation Way	Land and Building Inspection	Approved unanimously
2250	John Varnadoe & Lori Fox	512 Mount Zion Road	Electronics and DVD (Internet Sales)	Tabled in order for the applicant to restructure the business plan
2251	Debra Cooley & Kyah Cooley	210 Blue Meadow Circle	Desserts and Candy	Approved unanimously, subject to compliance with any state regulatory agency requirements

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

Application No. 2241

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 Benjamin and Arwen Gingerich
2. Applicant's Phone Number 618-477-4574
3. Applicant's Mailing Address 720 Gateway Drive Bonaire, GA 31005
4. Property Description LL 197, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 6, Block "C", Section 1, Phase 5 of Shannon Ridge Subdivision, consisting of 0.23 Acres
5. Existing Use Residential
6. Present Zoning District R-2
7. Proposed Use Special Exception for a Home Occupation  
for a Baking and Desserts Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

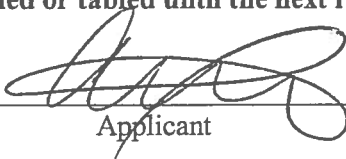
Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes ( ) No ( X ). If yes, then complete Form "A" attached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

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

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

2-19-2019

Date

  
Applicant

Application # 2241

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

**Houston County Zoning and Appeals Commission**

Date Filed: February 19, 2019

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

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

\*\*\*\*\*

Date of Public Hearing: March 25, 2019

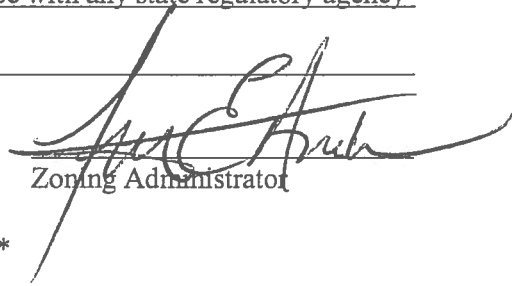
Fee Paid: \$100.00 Receipt # 41595

Recommendation of Board of Zoning & Appeals:

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

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

March 25, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: April 2, 2019

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

Date of Public Hearing: April 2, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_

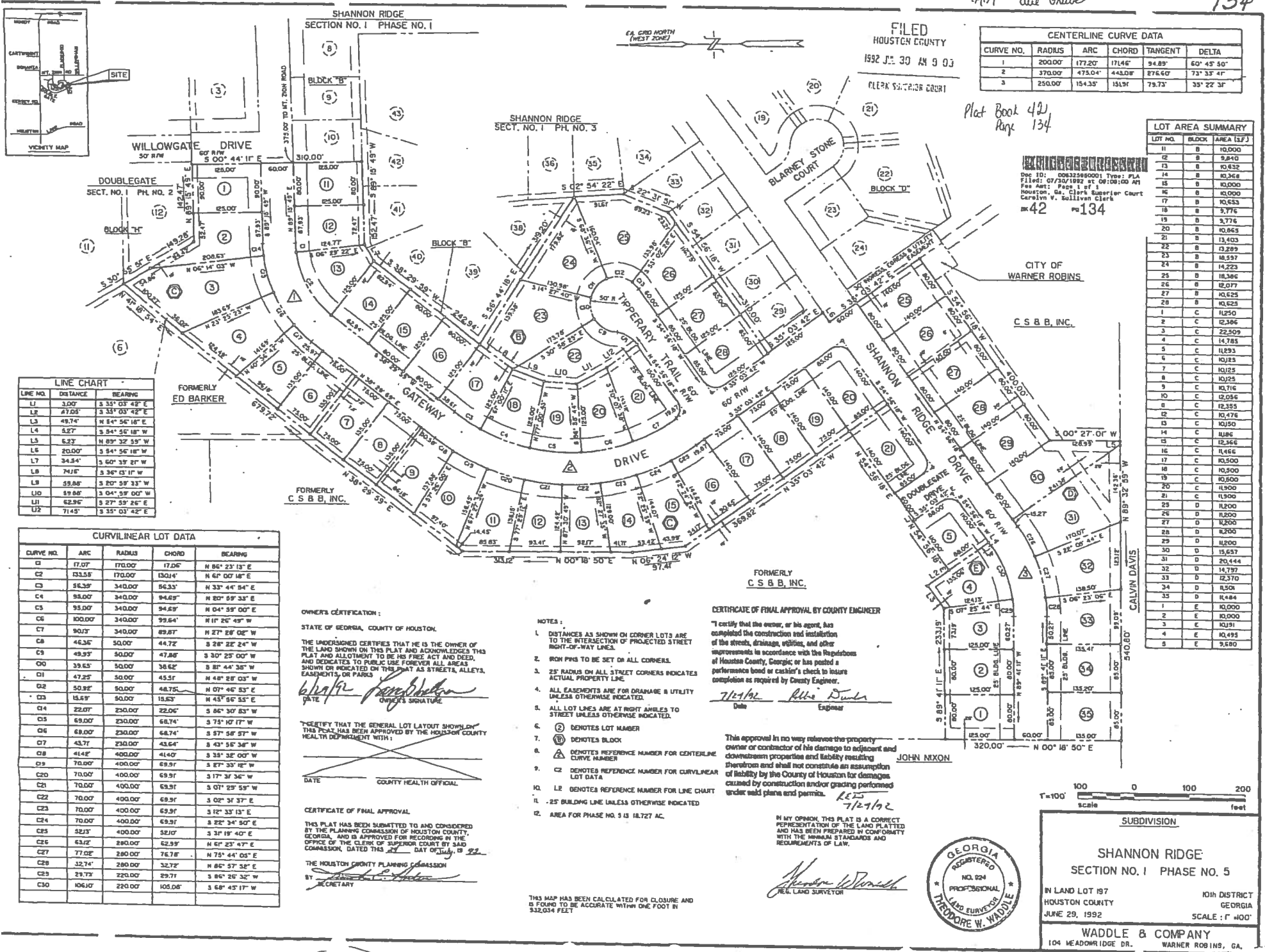
\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

1771 Ave Grube

134



FILED  
HOUSTON COUNTY  
1992 JUN 30 AM 9 03  
CLERK S. T. GORR

CENTERLINE CURVE DATA					
CURVE NO.	RADIUS	ARC	CHORD	TANGENT	DELTA
1	200.00'	177.20'	174.6'	94.85'	60° 45' 50"
2	370.00'	475.04'	443.00'	276.60'	73° 33' 41"
3	250.00'	154.35'	151.9'	75.73'	35° 22' 31"

Plat Book 42  
Page 134

LOT AREA SUMMARY		
LOT NO.	BLOCK	AREA (SQ.)
11	B	10,000
12	B	9,240
13	B	10,632
14	B	10,368
15	B	10,000
16	B	10,000
17	B	10,632
18	B	9,776
19	B	9,776
20	B	10,632
21	B	13,403
22	B	13,229
23	B	18,597
24	B	14,223
25	B	18,386
26	B	12,077
27	B	10,625
28	B	10,625
1	C	12,550
2	C	12,346
3	C	22,509
4	C	14,785
5	C	11,893
6	C	10,823
7	C	10,125
8	C	10,125
9	C	10,716
10	C	12,056
11	C	12,355
12	C	10,476
13	C	10,250
14	C	11,893
15	C	12,366
16	C	14,466
17	C	10,500
18	C	10,500
19	C	13,900
20	C	13,900
21	D	11,200
22	D	11,200
23	D	11,200
24	D	11,200
25	D	11,200
26	D	11,200
27	D	11,200
28	D	11,200
29	D	11,200
30	D	15,637
31	D	20,444
32	D	14,797
33	D	12,370
34	D	11,200
35	D	11,200
1	E	10,000
2	E	10,000
3	E	10,911
4	E	10,493
5	E	9,680

Doc ID: C0822580001 Type: PLA  
Filed: 07/30/1992 at 06:00:00 AM  
File Amt: Page 1 of 1  
Houston, Ga. Clerk Superior Court  
Carlynn W. Sullivan Clerk  
42 134

LINE CHART		
LINE NO.	DISTANCE	BEARING
L1	3.00'	S 35° 03' 42" E
L2	47.05'	S 33° 03' 42" E
L3	49.74'	N 84° 56' 18" E
L4	5.27'	S 84° 56' 18" W
L5	6.23'	N 89° 32' 59" W
L6	20.00'	S 84° 56' 18" W
L7	34.54'	S 60° 39' 21" W
L8	74.16'	S 36° 13' 17" W
L9	59.88'	S 20° 59' 33" W
L10	59.88'	S 04° 59' 00" W
L11	62.96'	S 27° 59' 26" E
L12	71.45'	S 35° 03' 42" E

CURVILINEAR LOT DATA				
CURVE NO.	ARC	RADIUS	CHORD	BEARING
C1	17.07'	170.00'	17.06'	N 86° 23' 13" E
C2	133.58'	170.00'	130.14'	N 6° 00' 18" E
C3	56.39'	340.00'	56.33'	N 33° 44' 54" E
C4	95.00'	340.00'	94.69'	N 20° 59' 33" E
C5	95.00'	340.00'	94.69'	N 04° 59' 00" E
C6	100.00'	340.00'	99.64'	N 11° 26' 49" W
C7	90.37'	340.00'	89.87'	N 27° 28' 02" W
C8	46.36'	50.00'	44.72'	S 28° 22' 24" W
C9	49.35'	50.00'	47.88'	S 30° 25' 00" W
C10	39.63'	50.00'	36.62'	S 81° 44' 35" W
C11	47.25'	50.00'	45.51'	N 48° 28' 03" E
C12	50.92'	50.00'	48.75'	N 07° 46' 53" E
C13	15.59'	50.00'	15.63'	N 45° 36' 53" E
C14	22.07'	230.00'	22.06'	S 26° 30' 53" W
C15	69.00'	230.00'	68.74'	S 75° 10' 17" W
C16	68.00'	230.00'	66.74'	S 57° 58' 37" W
C17	43.77'	230.00'	43.64'	S 43° 56' 38" W
C18	41.46'	400.00'	41.40'	S 35° 32' 00" W
C19	70.00'	400.00'	69.91'	S 27° 33' 32" W
C20	70.00'	400.00'	69.91'	S 17° 37' 36" W
C21	70.00'	400.00'	69.91'	S 07° 29' 59" W
C22	70.00'	400.00'	69.91'	S 02° 37' 37" E
C23	70.00'	400.00'	69.91'	S 12° 33' 13" E
C24	70.00'	400.00'	69.91'	S 22° 34' 50" E
C25	52.13'	400.00'	52.07'	S 21° 19' 40" E
C26	63.12'	280.00'	62.98'	N 61° 23' 47" E
C27	77.02'	280.00'	76.78'	N 75° 44' 03" E
C28	32.74'	280.00'	32.72'	N 86° 57' 32" E
C29	28.73'	220.00'	29.71'	S 86° 26' 32" W
C30	106.10'	220.00'	105.08'	S 68° 45' 17" W

OWNER'S CERTIFICATION:  
STATE OF GEORGIA, COUNTY OF HOUSTON.  
THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACCORDINGLY DEEDS THIS PLAT AND ALLOTMENT TO BE HIS FREE ACY AND DEED, AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS, OR PARKS.  
*Carlynn W. Sullivan*  
DATE: 7/29/92  
CLERK SUPERIOR COURT

"I CERTIFY THAT THE GENERAL LOT LAYOUT SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE HOUSTON COUNTY HEALTH DEPARTMENT WITH:  
\_\_\_\_\_  
DATE: \_\_\_\_\_ COUNTY HEALTH OFFICIAL

CERTIFICATE OF FINAL APPROVAL  
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HOUSTON COUNTY, GEORGIA, AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT BY SAID COMMISSION, DATED THIS 27th DAY OF JULY, 1992.  
THE HOUSTON COUNTY PLANNING COMMISSION  
BY: *Carlynn W. Sullivan*  
SECRETARY

NOTES:  
1. DISTANCES AS SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET RIGHT-OF-WAY LINES.  
2. IRON PINS TO BE SET ON ALL CORNERS.  
3. 25' RADIUS ON ALL STREET CORNERS INDICATES ACTUAL PROPERTY LINE.  
4. ALL EASEMENTS ARE FOR DRAINAGE & UTILITY UNLESS OTHERWISE INDICATED.  
5. ALL LOT LINES ARE AT RIGHT ANGLES TO STREET UNLESS OTHERWISE INDICATED.  
6. (C) DENOTES LOT NUMBER  
7. (B) DENOTES BLOCK  
8. (A) DENOTES REFERENCE NUMBER FOR CENTERLINE CURVE NUMBER  
9. (C) DENOTES REFERENCE NUMBER FOR CURVILINEAR LOT DATA  
10. (L) DENOTES REFERENCE NUMBER FOR LINE CHART  
11. .25' BUILDING LINE UNLESS OTHERWISE INDICATED  
12. AREA FOR PHASE NO. 3 IS 18.72 AC.

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, and has posted a performance bond or cashier's check to insure completion as required by County Engineer.  
7/29/92 *John Nixon*  
Date Engineer

This approval in no way relieves the property owner or contractor of his damage to adjacent and downstream properties and liability resulting therefrom and shall not constitute an assumption of liability by the County of Houston for damages caused by construction and/or grading performed under valid plans and permits.  
7/29/92

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE NORMAL STANDARDS AND REQUIREMENTS OF LAW.  
*John Nixon*  
REG. LAND SURVEYOR



SUBDIVISION  
SHANNON RIDGE  
SECTION NO. 1 PHASE NO. 5  
IN LAND LOT 197  
HOUSTON COUNTY  
JUNE 29, 1992  
SCALE: 1" = 400'  
10th DISTRICT  
GEORGIA  
WADDLE & COMPANY  
104 MEADOW RIDGE DR. WARNER ROBINS, GA.

THIS MAP HAS BEEN CALCULATED FOR CLOSEURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 332,034 FEET

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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



**Requirements - Section 95**

**Comments**

**Complies**

**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><b>Home Businesses</b> are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>		<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 #2241 filed on **February 19, 2019**, for a **Special Exception** for the real property described as follows:

**LL 197 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 6, Block "C", Section 1, Phase 5 of Shannon Ridge Subdivision, Consisting of 0.23 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. 2242

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 Luiggi
2. Applicant's Phone Number 478-718-9599
3. Applicant's Mailing Address 315 Old Windmill Road Perry, GA 31069
4. Property Description LL 206, 10<sup>th</sup> Land District of Houston County, Georgia, Lot A14, Section 2 of The Windmill at Mossy Lake Subdivision, consisting of 1.36 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation  
for a T-Shirt and Graphic Design (Internet Sales) Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

20 Feb 19  
Date

Sarah O. Luiggi  
Applicant

Application # 2242

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

**Houston County Zoning and Appeals Commission**

Date Filed: February 20, 2019

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

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

\*\*\*\*\*

Date of Public Hearing: March 25, 2019

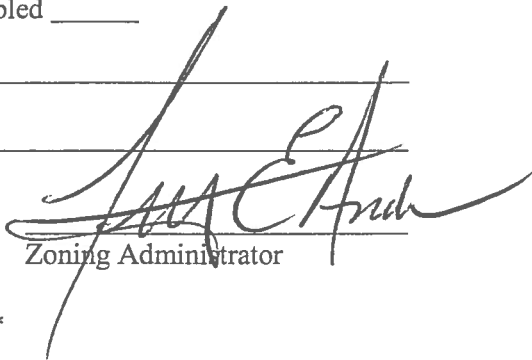
Fee Paid: \$100.00 Receipt # 41596

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

March 25, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: April 2, 2019

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

Date of Public Hearing: April 2, 2019

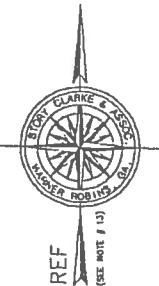
Action by Houston County Commissioners:

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

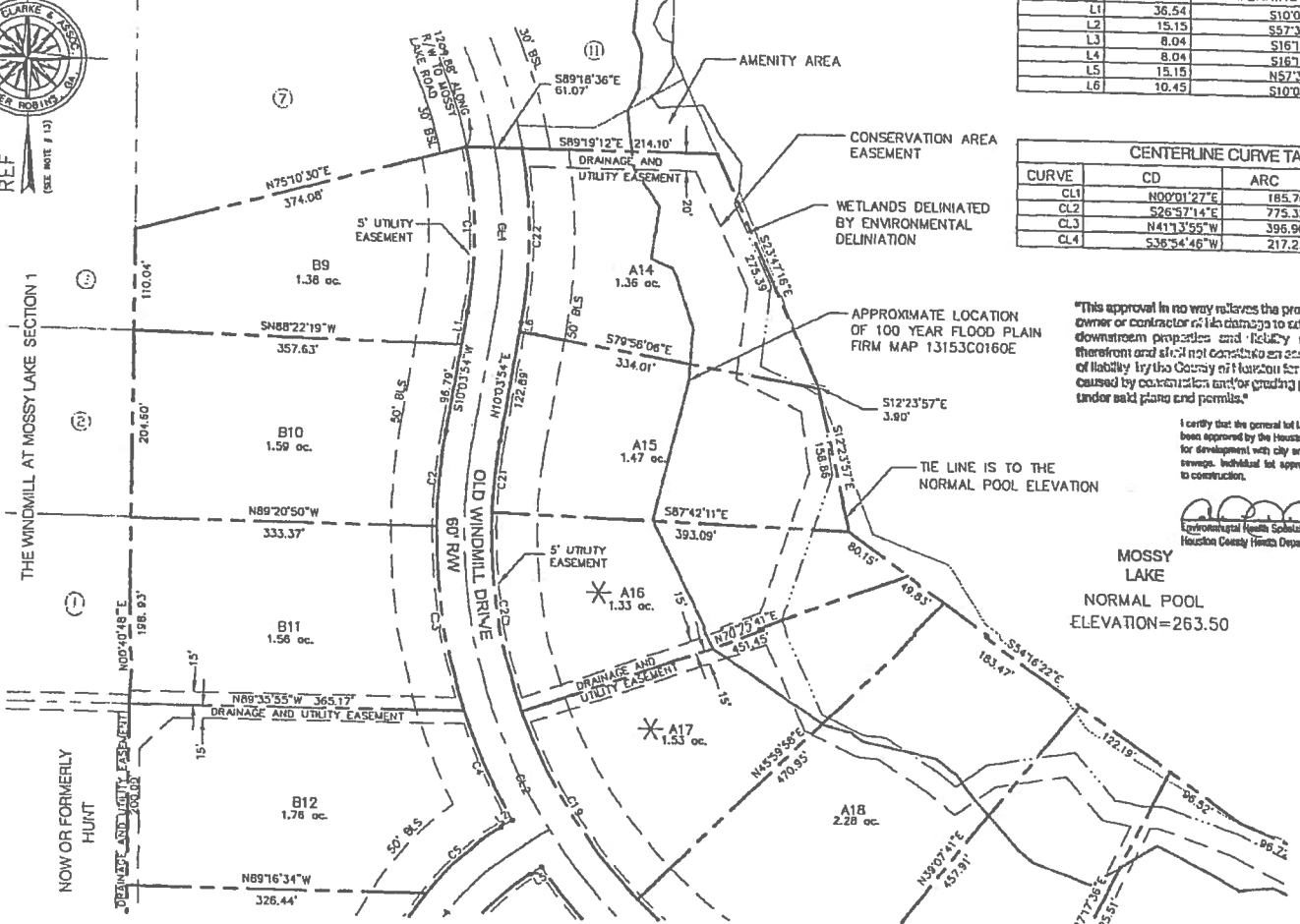
Comments: \_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk



THE WINDMILL AT MOSSY LAKE SECTION 1



LINE TABLE		
LINE	LENGTH	BEARING
L1	36.54	S10°01'54\"W
L2	15.15	S87°39'24\"W
L3	8.04	S167°07\"W
L4	8.04	S167°07\"W
L5	15.15	N57°39'24\"E
L6	10.45	S10°01'54\"W

CENTERLINE CURVE TABLE				
CURVE	CD	ARC	RAD	CHORD
CL1	N02°01'27\"E	185.76	530.00	184.81
CL2	S28°57'14\"E	775.32	600.00	722.49
CL3	N41°3'55\"W	395.90	500.00	386.56
CL4	S36°54'48\"W	217.23	300.00	212.52

\*This approval in no way relieves the property owner or contractor of its obligation to correct and downstream properties and hereby releasing therefrom and shall not constitute any acceptance 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 general lot layout shown on this plat has been approved by the Houston County Health Department for development with city or county water and wastewater sewage. Individual lot approval required for each parcel to construction.

*[Signature]*  
 Environmental Health Specialist  
 Houston County Health Department  
 Date: 11-13-07

MOSSY LAKE  
 NORMAL POOL  
 ELEVATION=263.50

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 13 DAY OF November 2007.

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

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

11-13-07  
 DATE  
*[Signature]*  
 COUNTY ENGINEER

SUREYOR'S CERTIFICATION  
 "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 AND HAS BEEN CALCULATED FOR CLOSURE BY THE CRANDALL RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 213,161 FEET."

*[Signature]*  
 MICHAEL L. CLARKE GIS # 2885  
 11-16-07  
 DATE

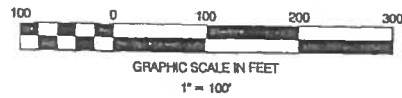
OWNER'S CERTIFICATION  
 STATE OF GEORGIA, COUNTY OF HOUSTON  
 THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS,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

11-17-07  
 DATE  
*[Signature]*  
 OWNER'S SIGNATURE

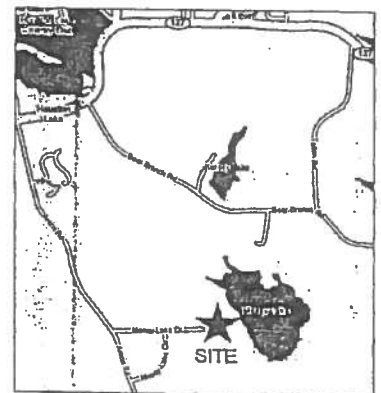
FILED FOR RECORDING  
 Doc ID: 138257002  
 Twp: PLY  
 Filed: 11/16/2007 at 11:21:00 AM  
 Fee Amt: \$18.00 Page 1 of 2  
 Houston, Ga. Clerk Superior Court  
 Coraevn V. Sullivan Clerk  
 pg 69 of 170-171

NOTES

- 80 TOTAL LOTS IN SUBDIVISION
  - 37.82 ACRES IN SUBDIVISION
  - STREET RIGHTS OF WAY ARE 80'
  - DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT OF WAY LINES
  - 20' FACIES ON ALL STREET CORNERS
  - ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED
  - 60' BSL ACROSS FRONT OF ALL LOTS
  - MINIMUM LOT SIZE 1.05 ACRES
  - PROPERTY IS ZONED RAG
  - PRIVATE SEPTIC SYSTEM TO BE INSTALLED
  - COUNTY PUBLIC WATER TO BE INSTALLED
  - MINIMUM LOT WIDTH 200'
  - REFERENCE PLAT WINDMILL AT MOSSY LAKE BY ROBERT L. STORY DATED 16 JAN 05
  - LOT ACREAGE IS CALCULATED TO THE TIE LINE
- \* THE FOLLOWING LOTS ARE SUBJECT TO ADDITIONAL HEALTH DEPARTMENT REQUIREMENTS: LOTS 16, 17, AND 20 BLOCK A



CURVE TABLE				
CURVE	CD	ARC	RAD	CHORD
C1	N00718°03\"W	180.92	500.00	179.93
C2	S05°21'32\"E	103.49	630.00	103.37
C3	S08°28'28\"E	200.71	630.00	199.80
C4	S23°36'28\"E	132.09	630.00	131.83
C5	S48°09'40\"W	109.38	330.00	108.68
C6	S27°25'01\"W	129.57	330.00	128.74
C7	S37°34'39\"W	80.82	60.00	74.85
C8	S36°58'54\"E	75.33	60.00	70.48
C9	N69°29'17\"E	78.67	60.00	73.15
C10	N01°36'21\"W	70.23	60.00	66.29
C11	S36°46'33\"W	188.95	270.00	185.12
C12	S45°28'34\"E	228.90	630.00	227.65
C13	S59°23'54\"E	88.87	630.00	88.79
C14	N82°08'08\"W	30.89	470.00	30.68
C15	N39°21'41\"W	342.40	470.00	334.88
C16	N44°52'15\"W	128.64	530.00	128.32
C17	N57°53'54\"W	112.38	530.00	112.17
C18	S53°59'12\"E	198.69	570.00	197.69
C19	S31°44'31\"E	243.91	570.00	242.05
C20	S08°35'35\"E	218.68	570.00	215.38
C21	S06°10'51\"W	77.28	570.00	77.22
C22	N00°18'49\"E	190.61	560.00	189.69
C23	N28°12'16\"W	179.70	530.00	178.84



VICINITY MAP

SUBDIVISION PLAT  
 FOR  
**THE WINDMILL @ MOSSY LAKE**  
 SECTION 2"

LAND LOT 205  
 HOUSTON COUNTY

10th DISTRICT  
 GEORGIA

SCALE: 1"=100'

DATE: 06 NOV 07

DWN BY: JMR

DWG: 07-189-C1

GEORGIA REGISTERED LAND SURVEYOR PROFESSIONAL MICHAEL L. CLARKE

STORY CLARKE & ASSOCIATES  
 LAND SURVEYING  
 LAND PLANNING  
 LANDSCAPE ARCHITECTURE

253 CARL VINSON PKWY WARNER ROBINS, GA. 31088  
 TEL: 478-522-1774 FAX: 478-522-3409

PA04-033.1.dwg/LS/CZ.PP.dwg DATE: 4/16/07

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>	<p>NO SIGNAGE</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Office</b> uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>	<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><b>Home Businesses</b> are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>		<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 #2242 filed on **February 20, 2019**, for a **Special Exception** for the real property described as follows:

**LL 206 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot A14, Section 2 of The Windmill at Mossy Lake Subdivision, Consisting of 1.36 Acres**

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

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

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

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

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

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

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

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

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



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

Application No. 2243

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

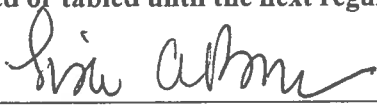
1. Name of Applicant Kevin and Lisa Bowen
2. Applicant's Phone Number 478-955-0637
3. Applicant's Mailing Address 1492 Hwy. 247 Kathleen, GA 31047
4. Property Description LL's 1, 31 & 32, 11<sup>th</sup> Land District of Houston County, Georgia, Parcels "A-1 & A-2" as shown on a plat of survey for Kevin Bowen, consisting of 81.78 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use ~~Special Exception for a Home Occupation~~  
for a Special Events ~~Business~~ Facility
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

2/21/19  
Date

  
Applicant

Application # 2243

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

**Houston County Zoning and Appeals Commission**

Date Filed: February 21, 2019

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

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

\*\*\*\*\*

Date of Public Hearing: March 25, 2019

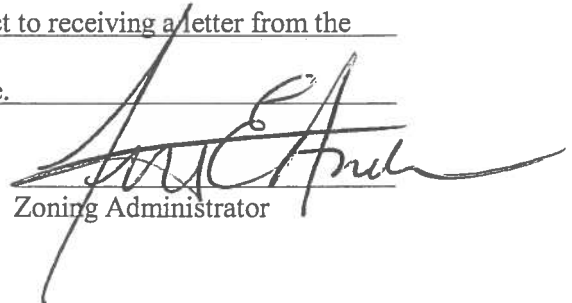
Fee Paid: \$100.00 Receipt # 41597

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved with one member abstaining, subject to receiving a letter from the adjoining property owner that the land is under conservation use.

March 25, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: April 2, 2019

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

Date of Public Hearing: April 2, 2019

Action by Houston County Commissioners:

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

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

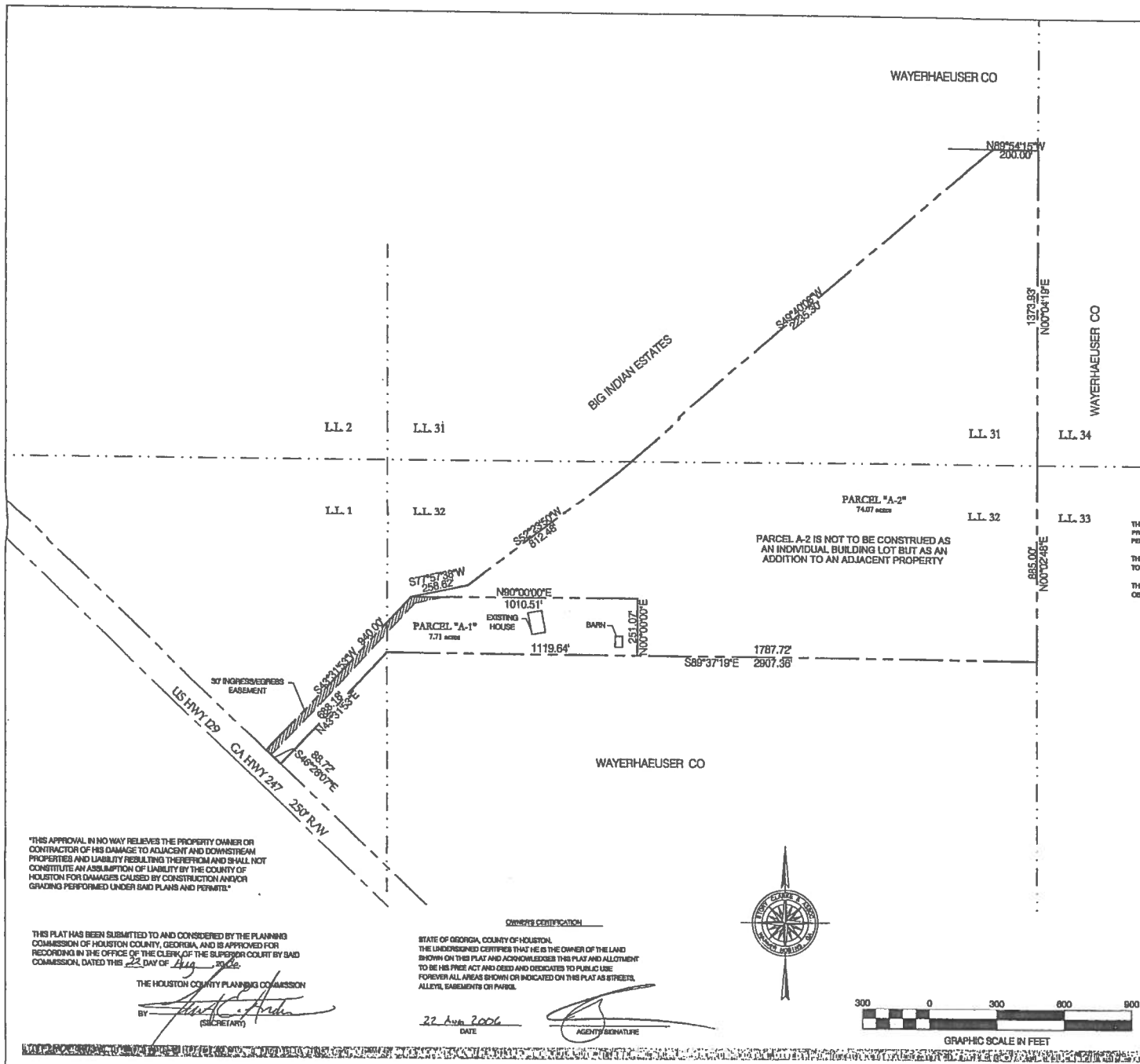
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

Date: 8/22/06  
 011/54



Doc ID: 00808450001 Type: PLT  
 Filed: 08/30/2006 at 03:28:01 PM  
 Fee Amt: \$3.00 Page 1 of 1  
 Houston, Tx. Clerk Subj: Survey Court  
 Carolyn V. Sullivan Clerk  
 BK 67 PG 134

IN MY OPINION THIS PROPERTY IS NOT  
 IN A DESIGNATED FLOOD PLAIN AREA.  
 M.L.C.  
 MICHAEL L. CLARKE, GA. REGISTERED SURVEYOR No. 2805

I CERTIFY THAT THIS PLAT IS A CORRECT  
 REPRESENTATION OF THE LAND PLATTED  
 AND HAS BEEN PREPARED IN CONFORMITY  
 WITH THE MINIMUM STANDARDS AND RE-  
 QUIREMENTS OF GEORGIA LAW.  
 M.L.C.  
 MICHAEL L. CLARKE, GA. REGISTERED SURVEYOR No. 2805

CERTIFICATION  
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE  
 FRACTION OF ONE FOOT IN 10000 FEET AND AN ANGULAR ERROR OF 0'  
 PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL FILE.  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND  
 TO BE ACCURATE WITHIN ONE FOOT IN 100000 FEET.  
 THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE  
 OBTAINED BY USING A TOPCON GTS-813 AND 10" TOTAL STATION.

"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  
 GRAZING PERFORMED UNDER SAID PLANS AND PERMITS."

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 22 DAY OF Aug, 2006.

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

CERTIFICATE  
 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.

22 Aug 2006  
 DATE  
*[Signature]*  
 AGENT'S SIGNATURE

SURVEY  
 FOR  
**KEVIN BOWEN**  
 PARCELS "A-1 & A-2"

LAND LOTS 1, 31 & 32 11th DISTRICT  
 HOUSTON COUNTY WARNER ROBINS, GEORGIA

SCALE: 1"= 300'  
 DATE: 22 AUG 06  
 DWN BY: CLF  
 P.L.: L04-H011  
 DWG: 06-124-C1

GEORGIA  
 REAL ESTATE  
 PROFESSIONAL  
 LAND SURVEYOR  
 MICHAEL L. CLARKE

STORY CLARKE & ASSOCIATES  
 LAND SURVEYING  
 LAND PLANNING  
 LANDSCAPE ARCHITECTURE  
 235 CARL VINSON PICKY WARNER ROBINS, GA. 31086  
 TEL: 478-522-7274 FAX: 478-522-3409  
 P:\w\l04-H011\dwg\VBowen(Sac).dwg

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2243 filed on February 21, 2019, for a Special Exception for the real property described as follows:

**LL’s 1, 31 & 32 of the 11<sup>th</sup> Land District of Houston County, Georgia, Parcels “A-1 & A-2” as shown on a plat of survey for Kevin Bowen, Consisting of 81.78 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. 2244

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 Keith Watson
2. Applicant's Phone Number 478-256-6947
3. Applicant's Mailing Address 145 North Tamie Circle Kathleen, GA 31047
4. Property Description LL's 185 & 200, 10<sup>th</sup> Land District of Houston County, Georgia, Parcel "B" as shown on a plat of survey for Norman R. Webster and Mary L. Webster, consisting of 5.34 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation  
for a Landscaping Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

2/21/19  
Date

  
Applicant

**Requirements - Section 95**

**Comments**

**Complies**

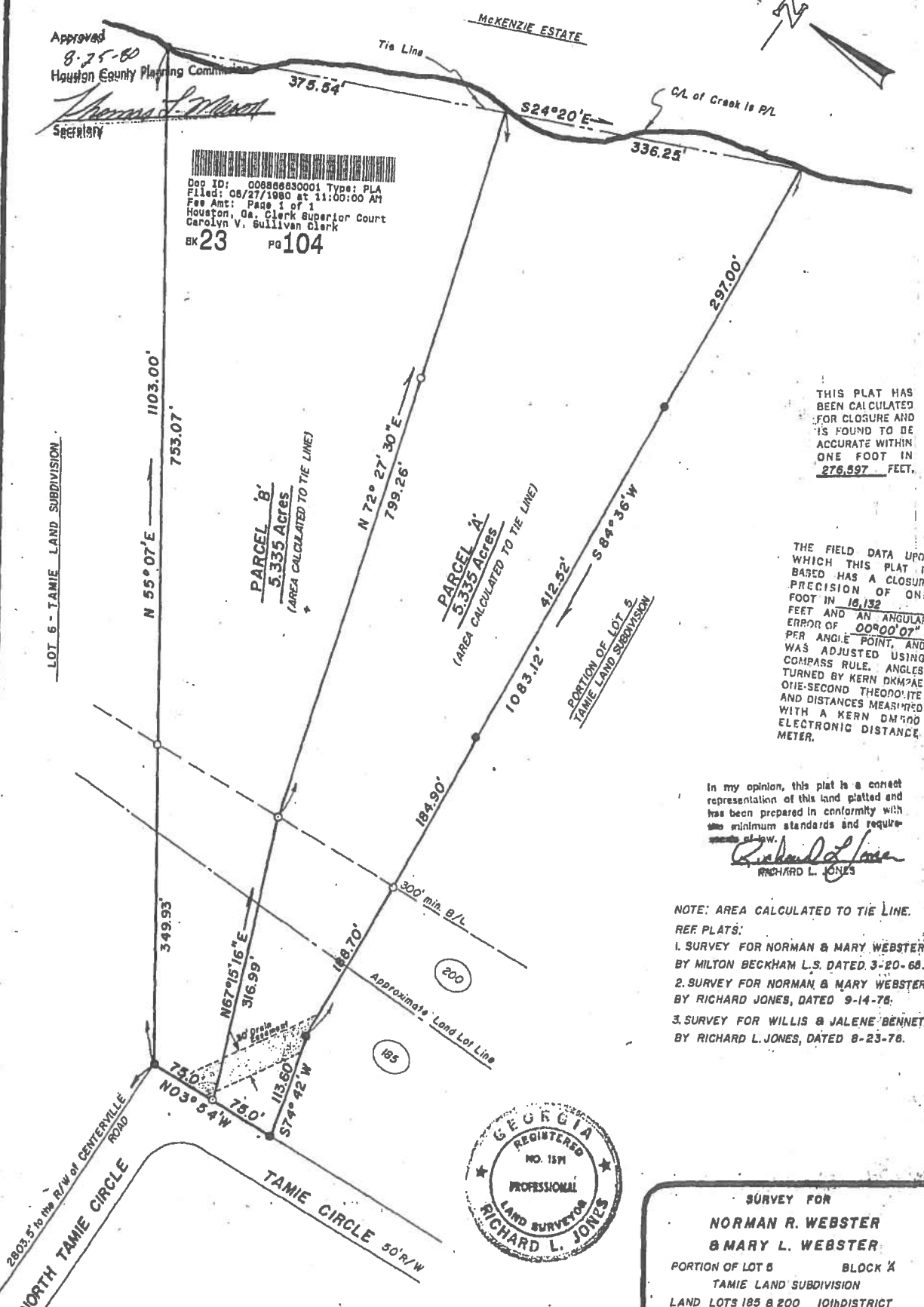
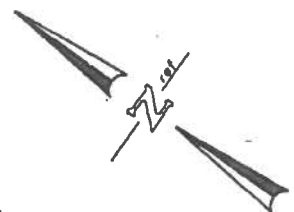
**Doesn't  
Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Businesses</b> are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>A 16ft trailer will be used for the business</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRIOR TO THE ISSUING OF A BUILDING PERMIT FOR EITHER PARCEL DRIVE WAY CONSTRUCTION FOR THAT PARCEL MUST BE COMPLETED (with paving) FROM THE EDGE OF TAMIE CIRCLE, TO A POINT BEYOND THE DRAINAGE FLOW CONSTRUCTION WILL BE INSPECTED BY THE COUNTY'S BUILDING INSPECTOR & CONSULTING ENGINEER. DRIVES WILL BE CONSTRUCTED ACCORDING TO PLANS ON FILE WITH THE BUILDING INSPECTOR'S OFFICE AND ALL RECOMMENDATIONS OF THE BOARD OF ZONING APPEALS (MINUTES OF THE AUG. 4, 1980 MEETING) WILL BE ADHERED TO.

Approved  
8-25-80  
Houston County Planning Commission  
*Thomas J. Mason*  
Secretary

Doc ID: 00888630001 Type: PLA  
Filed: 08/27/1980 at 11:00:00 AM  
Fee Amt: Page 1 of 1  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Clerk  
BK 23 Pg 104



THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 276,597 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,132 FEET AND AN ANGULAR ERROR OF 00°00'07\"/>

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

NOTE: AREA CALCULATED TO TIE LINE.  
REF PLATS:  
1. SURVEY FOR NORMAN & MARY WEBSTER BY MILTON BECKHAM L.S. DATED 3-20-68.  
2. SURVEY FOR NORMAN & MARY WEBSTER BY RICHARD JONES, DATED 9-14-78.  
3. SURVEY FOR WILLIS & JALENE BENNETT BY RICHARD L. JONES, DATED 8-23-78.



SURVEY FOR  
NORMAN R. WEBSTER  
& MARY L. WEBSTER  
PORTION OF LOT 8 BLOCK X  
TAMIE LAND SUBDIVISION  
LAND LOTS 185 & 200 10th DISTRICT  
HOUSTON CO. GEORGIA  
SCALE 1"=100' JULY 28, 1980  
JONES SURVEYING CO.  
PERRY, GA. 307-270A

● IRON PIN FOUND  
○ IRON PIN PLACED  
185 LAND LOT NUMBER

CROFILMED



**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

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



Application # 2244

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

**Houston County Zoning and Appeals Commission**

Date Filed: February 21, 2019

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

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

\*\*\*\*\*

Date of Public Hearing: March 25, 2019

Fee Paid: \$100.00 Receipt # 41598

Recommendation of Board of Zoning & Appeals:

Approval X Denial        Tabled       

Comments: Approved with two members abstaining, with the condition to allow the use of a  
16 ft. trailer for the business to be stored at the home.

March 25, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: April 2, 2019

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

Date of Public Hearing: April 2, 2019

Action by Houston County Commissioners:

Approval        Denied        Tabled       

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

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2244 filed on February 21, 2019, for a Special Exception for the real property described as follows:

**LL’s 185 & 200 of the 10<sup>th</sup> Land District of Houston County, Georgia, Parcel “B” as shown on a plat of survey for Norman R. Webster and Mary L. Webster, Consisting of 5.34 Acres**

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

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

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

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

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

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

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

Application No. 2245

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 Angela Ivory
2. Applicant's Phone Number 478-957-2289
3. Applicant's Mailing Address 2025 Pin Oak Terrace Bonaire, GA 31005
4. Property Description LL 85, 11<sup>th</sup> Land District of Houston County, Georgia, Lot 27, Block "B", Phase 1 of Oaky Woods at Ocmulgee 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 a Private Chef Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

2/22/2019  
Date

Angela B. Ivory  
Applicant

Application # 2245

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

**Houston County Zoning and Appeals Commission**

Date Filed: February 22, 2019

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

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

\*\*\*\*\*

Date of Public Hearing: March 25, 2019

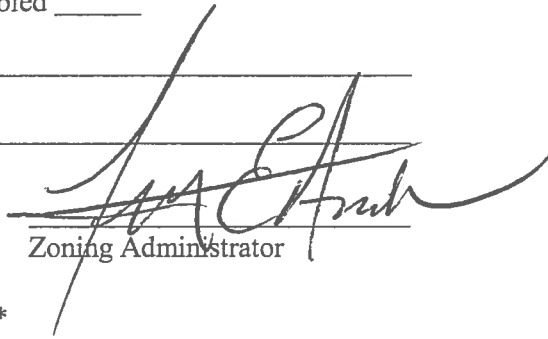
Fee Paid: \$100.00 Receipt # 41599

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

March 25, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: April 2, 2019

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

Date of Public Hearing: April 2, 2019

Action by Houston County Commissioners:

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

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


\_\_\_\_\_

\_\_\_\_\_

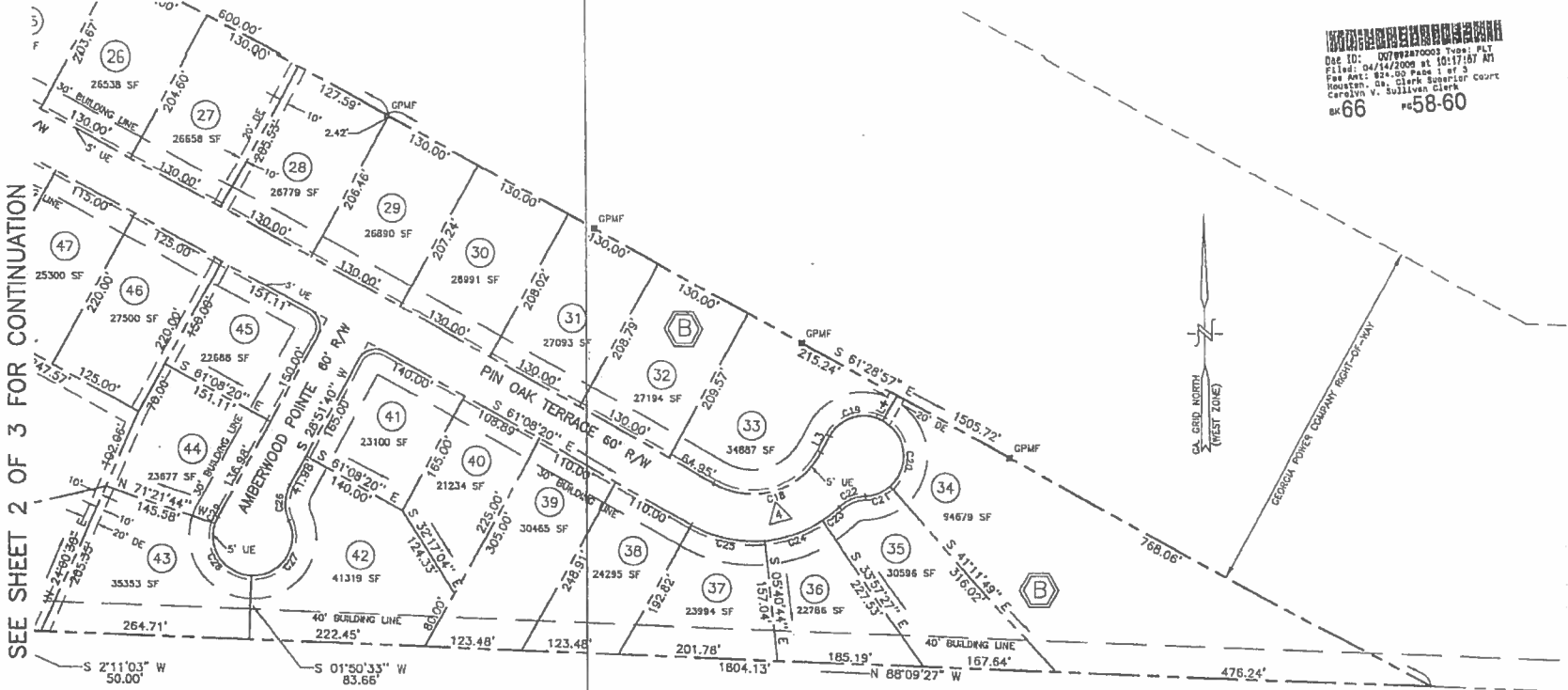
\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

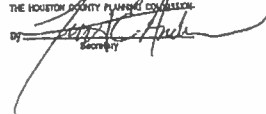
SEE SHEET 1 OF 3 FOR CONTINUATION


  
 Doc ID: 00792270003 Type: PLT  
 Filed: 04/14/2006 at 10:17:18 AM  
 Fee rec: \$24.00 Page 1 of 3  
 Houston, Ga: Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 bx 66 #c58-60

SEE SHEET 2 OF 3 FOR CONTINUATION



STATE ROUTE NO. 96  
200' R/W

**CERTIFICATE OF FINAL APPROVAL**  
 This plat has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, dated this 3 day of April, 2006.  
 THE HOUSTON COUNTY PLANNING COMMISSION  
 By:   
 Secretary

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



SUBDIVISION	
<b>OAKY WOODS AT OCMULGEE PHASE NO. 1</b>	
IN LAND LOTS 76 & 85 HOUSTON COUNTY JULY 27, 2005	11TH DISTRICT GEORGIA SCALE: 1"=100'
<b>WADDLE &amp; COMPANY</b>	
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>No signage</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Office</b> uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p>No clients will come to the home</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2245 filed on February 22, 2019, for a Special Exception for the real property described as follows:

**LL 85 of the 11<sup>th</sup> Land District of Houston County, Georgia, Lot 27, Block "B", Phase 1 of Oaky Woods at Ocmulgee 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. 2246

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:

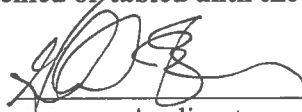
1. Name of Applicant Gabriel Blackburn
2. Applicant's Phone Number 706-372-6500
3. Applicant's Mailing Address 109 Stewart Court Warner Robins, GA 31093
4. Property Description LL 128, 5<sup>th</sup> Land District of Houston County, Georgia, Lot 5, Block "C", Section 1 of Briarwood Subdivision, consisting of 0.78 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Mobile Welding 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.**

02/22/19  
Date

  
Applicant

Application # 2246

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

**Houston County Zoning and Appeals Commission**

Date Filed: February 22, 2019

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

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

\*\*\*\*\*

Date of Public Hearing: March 25, 2019

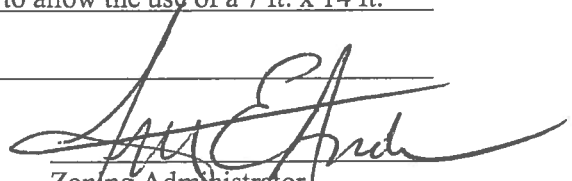
Fee Paid: \$100.00 Receipt # 41600

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously, with the condition to allow the use of a 7 ft. x 14 ft. enclosed trailer for the business to be stored at the home.

March 25, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: April 2, 2019

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

Date of Public Hearing: April 2, 2019

Action by Houston County Commissioners:

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

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

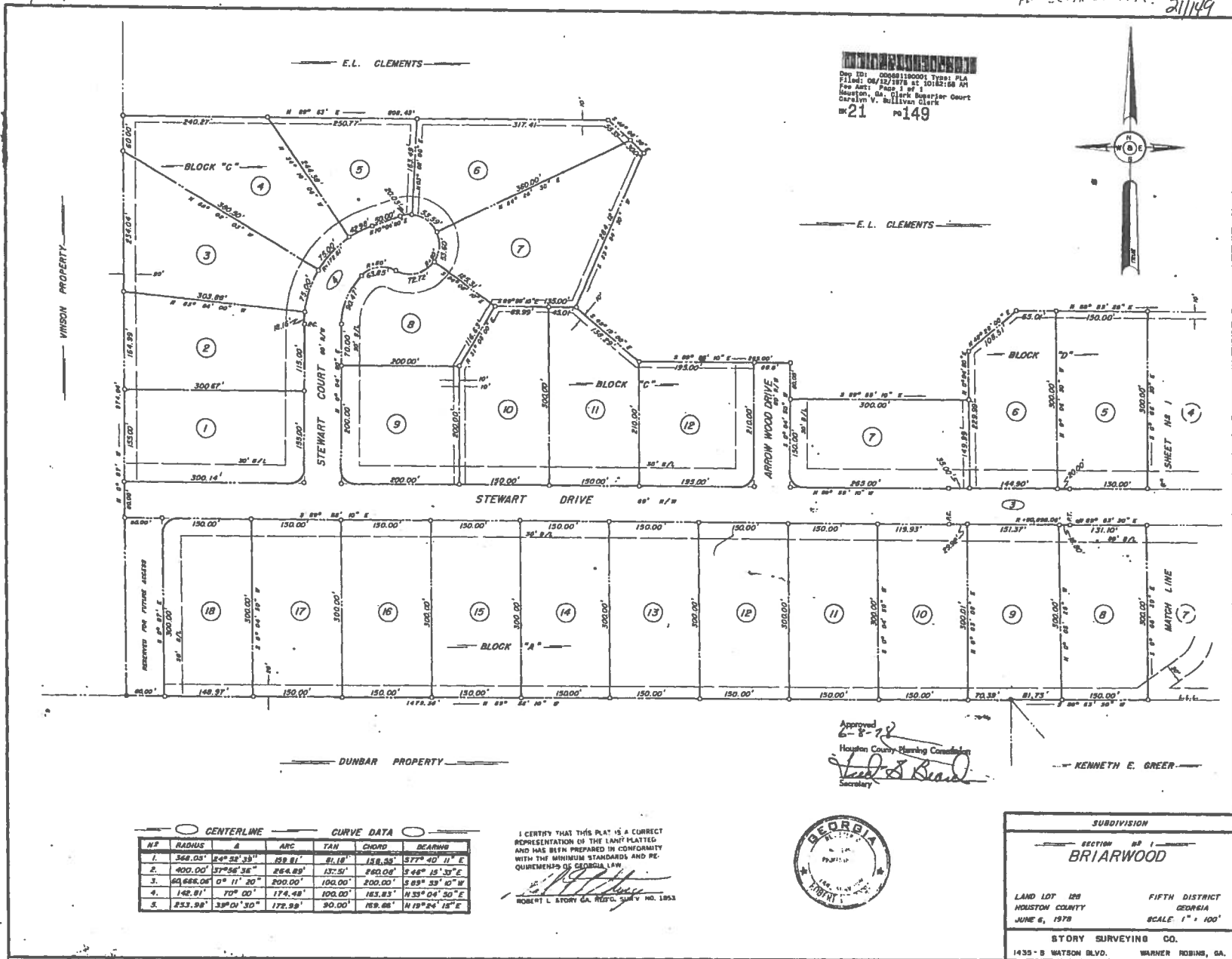
\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

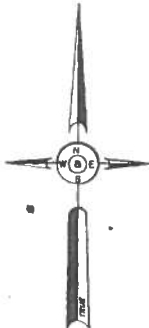
Recorded June 12, 1978

21149

pd 21149



Doc ID: 006818000; Type: PLA  
 Filed: 06/12/1978 at 10:12:06 AM  
 Fee Amt: Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 BK 21 Pg 149



#	RADIUS	Δ	ARC	TAN	CHORD	BEARNG
1.	368.03'	24° 28' 38"	159.81'	81.18'	158.38'	S 77° 40' 11" E
2.	400.00'	37° 56' 36"	264.89'	137.50'	260.00'	S 46° 15' 33" E
3.	69,688.04'	0° 11' 20"	200.00'	100.00'	200.00'	S 89° 33' 10" W
4.	142.81'	70° 00'	174.48'	100.00'	163.83'	N 33° 04' 50" E
5.	253.98'	33° 01' 30"	172.98'	90.00'	163.86'	N 19° 24' 18" E

I CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.  
 ROBERT L. STORY GA. REG'D. SURV. NO. 1853



Approved  
 6-8-78  
 Houston County Planning Commission  
 Kenneth E. Greer  
 Secretary

SUBDIVISION  
**BRIARWOOD**  
 SECTION 10  
 LAND LOT 128 FIFTH DISTRICT  
 HOUSTON COUNTY GEORGIA  
 JUNE 6, 1978 SCALE 1" = 100'  
 STORY SURVEYING CO.  
 1433-B WATSON BLVD. WARNER ROBINS, GA.

Also see pg. 148

**Requirements - Section 95**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Businesses</b> are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>A 7Ft x 14Ft. enclosed 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 #2246 filed on February 22, 2019, for a Special Exception for the real property described as follows:

**LL 128 of the 5<sup>th</sup> Land District of Houston County, Georgia, Lot 5, Block "C", Section 1 of Briarwood Subdivision, Consisting of 0.78 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. 2247

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 Lisa Hisaw
2. Applicant's Phone Number 478-396-1506
3. Applicant's Mailing Address 229 Bayberry Drive Byron, GA 31008
4. Property Description LL 59, 5<sup>th</sup> Land District of Houston County, Georgia, Lot 9, Block "J", Section 5, Phase 2 of Bradford Subdivision, consisting of 0.45 Acres
5. Existing Use Residential
6. Present Zoning District R-MH
7. Proposed Use Special Exception for a Home Occupation  
for a Floral Designer 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.**

Feb. 22, 2019  
Date

Lisa Hisaw  
Applicant

Application # 2247

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

**Houston County Zoning and Appeals Commission**

Date Filed: February 22, 2019

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

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

\*\*\*\*\*

Date of Public Hearing: March 25, 2019

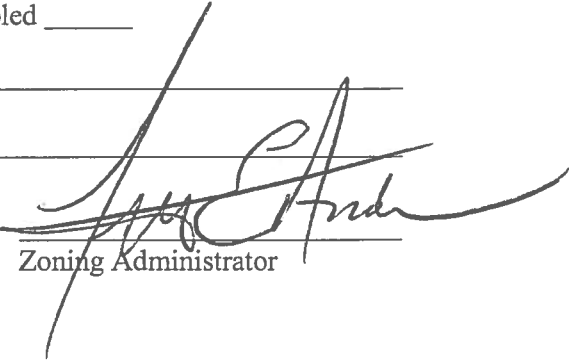
Fee Paid: \$100.00 Receipt # 41601

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

March 25, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: April 2, 2019

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

Date of Public Hearing: April 2, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk



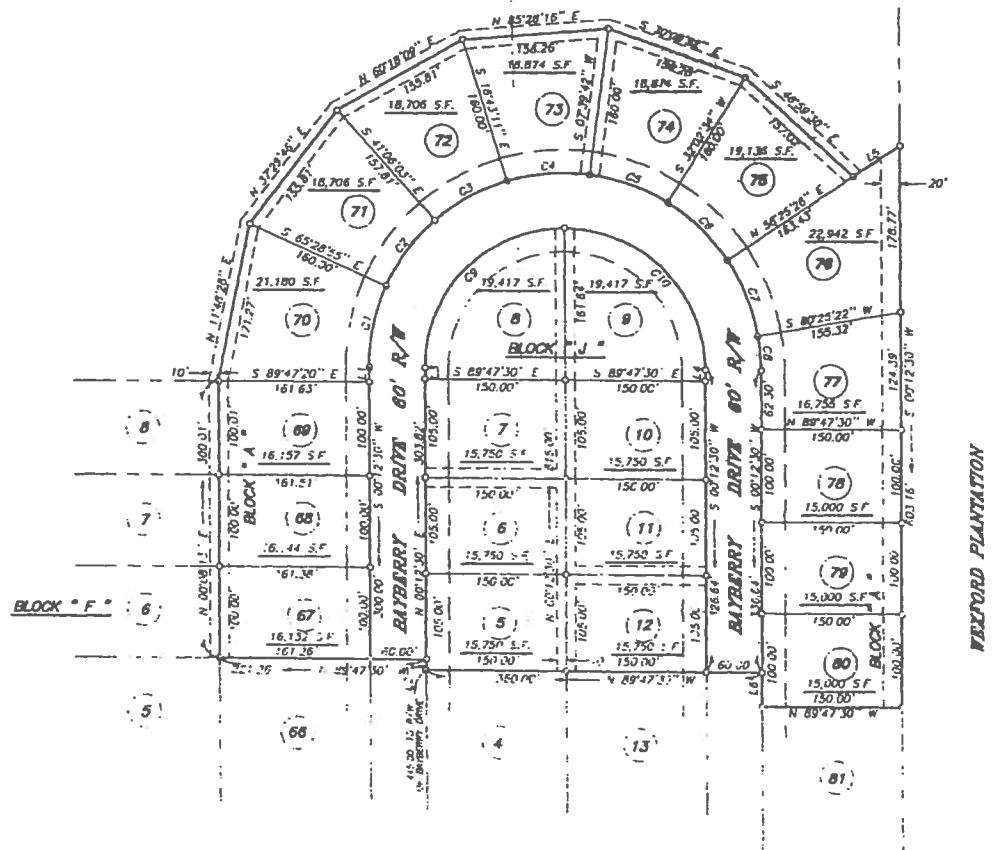
53/64

Page 1 of 1

Doc ID: 00677500001 Type: PLA  
 Filed: 08/10/1988 at 08:17:44 PM  
 Fee Amt: Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 BK 53 PG 64

9-1-98  
 No. 53  
 COUNTY OF HASTINGS

**FUTURE DEVELOPMENT  
 BRADFORD PLANTATION, ETC.**



**CERTIFICATE OF FINAL APPROVAL**

THIS PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF HOUSTON COUNTY, GEORGIA, AND IS APPROVED FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT BY THIS CERTIFICATE, DATED THIS 10th DAY OF SEPTEMBER, 1988.

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

REFERENCE → PB 53 - PG 64

**CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER**

I CERTIFY THAT THE OWNER OR HIS AGENT HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE ENGINEERED UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE REGULATIONS OF HOUSTON COUNTY, GEORGIA, OR HAS POSTED A PERFORMANCE BOND OR OTHERS' CHECK TO INSURE COMPLETION AS REQUIRED BY COUNTY ENGINEER.

9/8/98  
 DATE *[Signature]*  
 COUNTY ENGINEER

THIS APPROVAL IN NO WAY RELIEVES THE PROPERTY OWNER OR CONTRACTOR OF HIS OBLIGATION TO ADHERENT AND COMPLY WITH ALL PROPERTIES AND LAWS RELATING TO ZONING AND SHALL NOT CONSTITUTE AN ASSUMPTION OF LIABILITY BY THE COUNTY OF HOUSTON FOR DAMAGES CAUSED BY CONSTRUCTION AND/OR MAINTENANCE PERFORMED UNDER SAID PLANS AND PERMITS. *[Signature]* 9/8/98

I CERTIFY THAT THE GENERAL LOT LAYOUT SHOWN ON THIS PLAN WAS APPROVED BY THE HOUSTON COUNTY HEALTH DEPARTMENT FOR DEVELOPMENT WITH THE CITY OR COUNTY WATER AND SEWERAGE SYSTEMS. INDIVIDUAL LOT APPROVAL REQUIRED FOR EACH LOT PRIOR TO CONSTRUCTION.

9-3-98  
 DATE *[Signature]*  
 HOUSTON COUNTY HEALTH DEPARTMENT

**NOTES:**

- ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE SHOWN.
- MINIMUM 15' BUILDING SET BACK LINE TO ALL LOTS.
- STAIRS, FEEL ON CORNER LOTS ARE TO THE INTERSECTION OF ENGINEERED STREET LINES.
- 0.25 ACRES IN THIS PHASE OF DEVELOPMENT.
- 15' RADIUS ON ALL STREET CORNERS.

**LEGEND:**

- DENOTES IRON PIN SET
  - DENOTES IRON PIN FOUND
  - 5' DENOTES UNDEVELOPED LOT NUMBER
  - 5' DENOTES EXISTING LOT NUMBER
  - DENOTES LAWC NUMBER
- INDIVIDUAL LOT LAYOUT SHOWN ON THIS PLAN HAS BEEN APPROVED BY THE HOUSTON COUNTY HEALTH DEPARTMENT FOR DEVELOPMENT WITH CITY OR COUNTY WATER AND SEWERAGE SYSTEMS. INDIVIDUAL LOT APPROVAL REQUIRED FOR EACH LOT PRIOR TO CONSTRUCTION.
- [Signature]* 9-3-98  
 Environmental Health Specialist  
 Houston County Health Department. Dated

**CURVILINEAR LINE CHART**

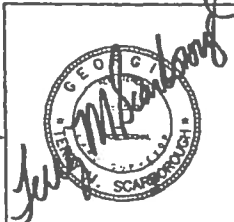
No	RADIUS	BEARING	CHORD	ARC
C1	210.00	N 12° 12' 40" E	88.43	89.10
C2	210.00	N 36° 42' 31" E	88.69	89.36
C3	210.00	N 61° 02' 23" E	88.69	89.36
C4	210.00	N 85° 22' 16" E	88.69	89.36
C5	210.00	S 70° 26' 52" E	88.69	89.36
C6	210.00	S 45° 46' 02" E	88.69	89.36
C7	210.00	S 21° 34' 36" E	87.32	87.96
C8	210.00	S 04° 41' 04" E	35.82	35.87
C9	150.00	N 45° 12' 33" F	212.13	235.62
C10	150.00	S 44° 47' 36" F	212.13	235.62

**LINE DATA**

NUMBER	DISTANCE	DIRECTION
L1	15.46'	N 100° 12' 40" E
L2	17.13'	N 05° 12' 33" F
L3	17.42'	N 02° 12' 33" E
L4	17.42'	S 00° 12' 33" W
L5	59.71'	N 56° 25' 26" E
L6	35.66'	N 00° 12' 33" F

IN WITNESS WHEREOF THIS PLAN IS A TRUSTY REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE STATE OF GEORGIA.

*[Signature]*  
 JERRY M. SCARBOROUGH



**BRADFORD**  
 SECTION No. 5 PHASE No. 2

THIS LAND, LOT AND HOUSTON COUNTY, GEORGIA, SCALE 1" = 100'  
 SEPTEMBER 2, 1988  
 SCARBOROUGH LAND SURVEYS, INC.  
 101 BOX 8105 WARREN, GA 30534-1107

53/64

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>	<p>No signage</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Office</b> uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>	<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><b>Home Businesses</b> are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>		<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 #2247 filed on February 22, 2019, for a Special Exception for the real property described as follows:

**LL 59 of the 5<sup>th</sup> Land District of Houston County, Georgia, Lot 9, Block "J", Section 5, Phase 2 of Bradford Subdivision, Consisting of 0.45 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. 2248

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 Pamela Lincecum
2. Applicant's Phone Number 478-396-3972
3. Applicant's Mailing Address 2555 Marshallville Road Perry, GA 31069
4. Property Description LL 21, 14<sup>th</sup> Land District of Houston County, Georgia, as shown on a plat of survey for Greg Hammack, consisting of 14.41 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation  
for a Nail Salon Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
    A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

2-22-19  
Date

Pamela Lincecum  
Applicant

Application # 2248

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

**Houston County Zoning and Appeals Commission**

Date Filed: February 22, 2019

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

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

\*\*\*\*\*

Date of Public Hearing: March 25, 2019

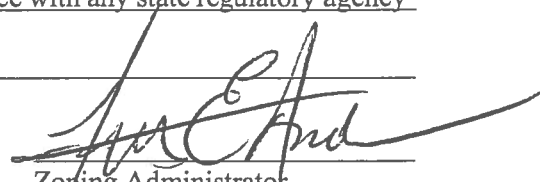
Fee Paid: \$100.00 Receipt # 41602

Recommendation of Board of Zoning & Appeals:

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

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

March 25, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: April 2, 2019

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

Date of Public Hearing: April 2, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

Type: GEORGIA STANDARD PLATS  
 Recorded: 4/10/2017 3:07:00 PM  
 Fee Amt: \$8.00 Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk

Participant ID: 7491002503

BK 79 PG 80

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

AS REQUIRED BY SUBSECTION (C) OF  
 OCSA SECTION 15-9-67, THE  
 REGISTERED LAND SURVEYOR HEREBY  
 CERTIFIES THAT THIS MAP, PLAN OR  
 PLAN HAS BEEN APPROVED FOR FILING  
 IN WRITING BY ANY AND ALL  
 APPLICABLE MUNICIPAL, COUNTY, OR  
 MUNICIPAL COUNTY PLANNING  
 COMMISSIONS OR MUNICIPAL OR  
 COUNTY SUPERVISORS AUTHORITY OR  
 THAT SUCH GOVERNMENTAL BODIES  
 HAVE AFFIRMED IN WRITING THAT  
 APPROVAL IS NOT REQUIRED.

THE FOLLOWING GOVERNMENTAL  
 BODIES HAVE APPROVED THIS MAP,  
 PLAN, OR PLAN FOR FILING:

HOUSTON COUNTY PLANNING AND  
 ZONING - DATE

SUCH APPROVALS OR AFFIRMATIONS  
 SHOULD BE CONFIRMED WITH THE  
 APPLICABLE GOVERNMENTAL BODIES  
 BY ANY PURCHASER AS TO INTENDED  
 USE OF ANY PARCEL. THE REGISTERED  
 LAND SURVEYOR FURTHER CERTIFIES  
 THAT THIS MAP, PLAN, OR PLAN  
 COMPLIES WITH THE MINIMUM  
 STANDARDS AND SPECIFICATIONS OF  
 THE STATE BOARD OF REGISTRATION  
 FOR PROFESSIONAL ENGINEERS AND  
 LAND SURVEYORS AND THE GEORGIA  
 SUPERIOR COURT CLERK'S  
 COOPERATIVE AUTHORITY.

THE APPROVAL SIGNATURES ABOVE  
 WERE PUT IN PLACE WHEN THIS  
 SURVEY WAS ISSUED AND ARE TO BE  
 PROTECTED AGAINST FILING TO  
 DISTURBING.

JAMES R. LITTLE, REGISTERED  
 LAND SURVEYOR NO. 1304  
 115 COTTON AVENUE  
 AMERICUS, GEORGIA 31709  
 229.726.4524

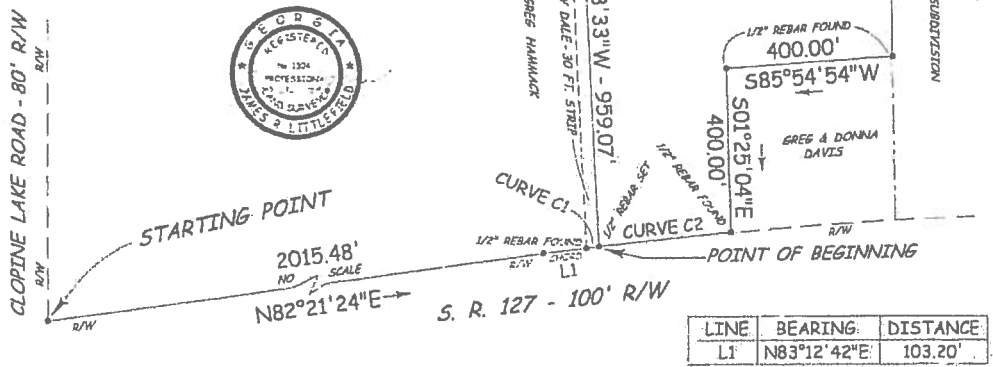
**SURVEY FOR GREG HAMMACK**  
**PROPERTY OF WILLIAM ARNOLD**  
**14.405 ACRES IN LAND LOT 21**  
**14th LAND DISTRICT**  
**HOUSTON COUNTY, GEORGIA**  
**SURVEYED MARCH 31, 2017**  
**AND APRIL 4, 2017**  
**PLATTED APRIL 4, 2017**  
**SCALE: 1" = 200 FEET**



ERROR OF CLOSURE = 1/13,500, BALANCED BY COMPASS RULE.  
 ANGLE ERROR = 08" PER ANGLE POINT. ANGLES AND  
 DISTANCES MEASURED BY TOPCON GTS-233 TOTAL STATION.  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE, +/-50,000.  
 I CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE  
 AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM  
 STANDARDS AND REQUIREMENTS OF LAW.



CURVE	RADIUS	ARC LENGTH	BEARING	CHORD
CURVE C1	10522.04'	30.00'	N82°49'49"E	30.00'
CURVE C2	10522.04'	320.23'	S83°47'02"W	320.21'



LINE	BEARING	DISTANCE
L1	N83°12'42"E	103.20'

FORM SC9001A - "WIN/TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

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



**Requirements - Section 95**

**Comments**

**Complies**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2248 filed on February 22, 2019, for a Special Exception for the real property described as follows:

**LL 21 of the 14<sup>th</sup> Land District of Houston County, Georgia, as shown on a plat of survey for Greg Hammack, Consisting of 14.41 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. 2249

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:

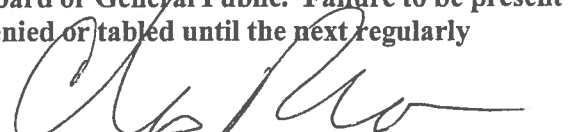
1. Name of Applicant Chris and Melissa Robinson
2. Applicant's Phone Number 478-319-4715
3. Applicant's Mailing Address 108 Plantation Way Warner Robins, GA 31093
4. Property Description LL 101, 5<sup>th</sup> Land District of Houston County, Georgia, Lot 12, Block "C", Section 1 of Antebellum Plateau Subdivision, consisting of 0.69 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Land and Building Inspection Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

2-22-19  
Date

  
Applicant

Application # 2249

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

**Houston County Zoning and Appeals Commission**

Date Filed: February 22, 2019

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

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

\*\*\*\*\*

Date of Public Hearing: March 25, 2019

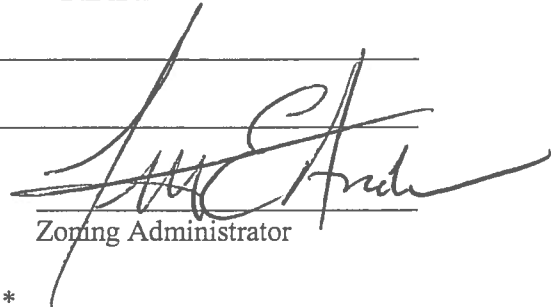
Fee Paid: \$100.00 Receipt # 41603

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

March 25, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: April 2, 2019

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

Date of Public Hearing: April 2, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date

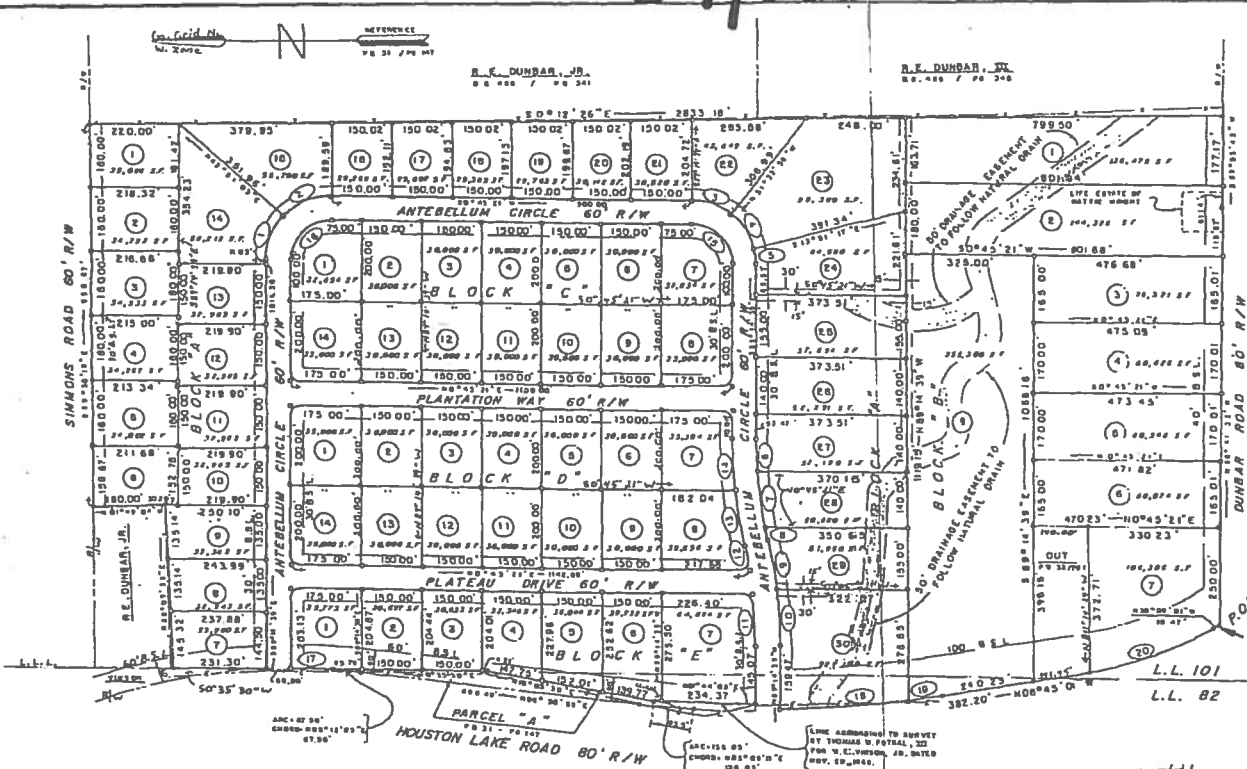
\_\_\_\_\_ Clerk

37/68

RT-576.2 RT-604

37/68 37/68

Page 1 of 1



LINE	Δ	RADIUS	ARC	CHORD	BEARING
1	42°05'42"	160.00	117.88	114.93	S66°11'48"E
2	47°04'18"	160.00	133.78	129.91	S23°11'48"E
3	37°41'41"	160.00	109.26	103.38	S77°56'12"W
4	37°41'41"	160.00	103.26	103.38	S07°17'43"W
5	14°36'38"	160.00	40.80	40.89	S83°27'02"W
6	04°25'21"	1143.78	87.62	87.60	S88°33'41"W
7	07°05'08"	1143.78	141.44	141.36	S82°49'26"W
8	01°26'04"	1143.78	28.54	28.53	S78°33'21"W
9	06°06'18"	1203.76	128.97	128.91	S80°54'58"W
10	08°46'14"	1203.76	142.24	142.16	S87°22'14"W
11	08°45'02"	1143.78	134.75	134.68	N87°22'00"E
12	08°46'14"	1203.76	142.24	142.16	N87°22'14"E
13	06°45'33"	1203.76	140.96	140.88	N81°12'05"E
14	06°12'00"	1203.76	130.20	130.19	N87°38'21"E
15	80°00'00"	100.00	107.08	141.42	N45°45'21"E
16	90°00'00"	100.00	157.08	141.42	N44°14'39"W
17	04°16'18"	1471.45	109.29	109.26	S01°46'06"W
18	08°23'44"	2824.79	319.31	319.15	S03°44'46"E
19	01°48'33"	2824.79	89.05	89.05	S05°00'50"E
20	21°24'00"	914.93	341.73	339.74	S19°27'01"E

I, the undersigned, certify that I am the owner of the land hereon shown and that I have caused this plat to be prepared and recorded in accordance with the laws of the State of Georgia.

7/2/89  
 A.E. Dunbar, Jr. Agent  
 My Comm. No. 10000

Doc ID: 006421630001 Type: PLA  
 Filed: 07/20/1989 at 08:31:00 AM  
 Fee Amt: Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clark

BK 37 PG 68

Approved:  
 7/2/89  
 Houston County Planning Commission  
 Secretary

- NOTES:
- DISTANCES OF CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET R/W LINES.
  - ALL LOT LINES ARE AT RIGHT ANGLES TO STREET LINES UNLESS OTHERWISE SHOWN.
  - 23 FT RADIUS AT ALL STREET CORNERS.
  - 30 FT BLDG. SET BACK LINES UNLESS OTHERWISE INDICATED.
  - 100 FT BLDG SET BACK LINE ALONG HOUSTON LAKE ROAD UNLESS SHOWN OTHERWISE.
  - ALL EASEMENTS ARE DRAINAGE AND UTILITY EASEMENTS WITH WIDTHS AS SHOWN UNLESS OTHERWISE INDICATED.
  - IRON PINS SET ON ALL LOT CORNERS.
  - 10' EASEMENT ALONG AND PARALLEL WITH R/W OF HOUSTON LAKE ROAD FOR FUTURE ROAD WIDENING.

- LEGEND:
- 1. ——— IRON PIN FOUND
  - 2. ——— IRON PIN SET
  - 3. (1) LOT NUMBER.
  - 4. (5) CURVILINEAR LOT LINE NUMBER.
  - 5. ——— OVERHEAD ELECTRIC

REVISION:  
 THIS PLAT REVISED 7-18-88 TO SHOW THE FOLLOWING:  
 1. ALL BUILDING SET-BACK LINES.  
 2. PARCEL "A".  
 3. THE COURSES AND DISTANCES OF PARCEL "A".



THIS PLAT HAS BEEN CALLED FOR RECORD AND IS RETURNED TO BE RECORDED WITHOUT THE FEE OR \$25.00 PER COPY.  
 REVISED JULY 5, 1989 TO SHOW WIDTH OF DRAINAGE & UTILITY EASEMENT BETWEEN BLOCKS "A" & "B".

SUBDIVISION  
 ANTEBELLUM PLATEAU  
 SECTION # 1  
 A RESUBDIVISION OF PARCEL "B"  
 IN LAND LOTS 82 & 101 FIFTH DISTRICT  
 HOUSTON COUNTY, GEORGIA  
 FEBRUARY 4, 1987

**Requirements - Section 95**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Businesses</b> are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>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 #2249 filed on **February 22, 2019**, for a **Special Exception** for the real property described as follows:

**LL 101 of the 5<sup>th</sup> Land District of Houston County, Georgia, Lot 12, Block "C", Section 1 of Antebellum Plateau Subdivision, Consisting of 0.69 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. 2250

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 Varnadoe and Lori Fox
2. Applicant's Phone Number 478-719-3519
3. Applicant's Mailing Address 512 Mount Zion Road Bonaire, GA 31005
4. Property Description LL 186, 10<sup>th</sup> Land District of Houston County, Georgia, Parcel 'D' as shown on a plat of survey for David C. Faulk, Sr., consisting of 2.81 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation  
for a Electronics and DVD (Internet Sales) Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

17 FEB 19

Date

  
Applicant

Application # 2250

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

**Houston County Zoning and Appeals Commission**

Date Filed: February 27, 2019

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

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

\*\*\*\*\*

Date of Public Hearing: March 25, 2019

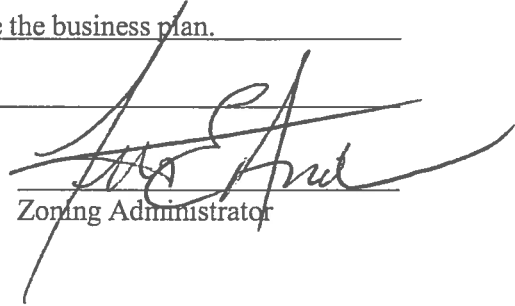
Fee Paid: \$100.00 Receipt # 41604

Recommendation of Board of Zoning & Appeals:

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

Comments: Tabled in order for the applicant to restructure the business plan.

March 25, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: April 2, 2019

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

Date of Public Hearing: April 2, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

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

Application No. 2251

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 Debra Cooley and Kyah Cooley
2. Applicant's Phone Number 478-397-1160
3. Applicant's Mailing Address 210 Blue Meadow Circle Kathleen, GA 31047
4. Property Description LL 184, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 24, Block "A" of Blue Meadow Estates Subdivision, consisting of 2.35 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation  
for a Desserts and Candy Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

2/27/2019  
Date

Debra C Cooley  
Applicant

Application # 2251

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

**Houston County Zoning and Appeals Commission**

Date Filed: February 27, 2019

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

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

\*\*\*\*\*

Date of Public Hearing: March 25, 2019

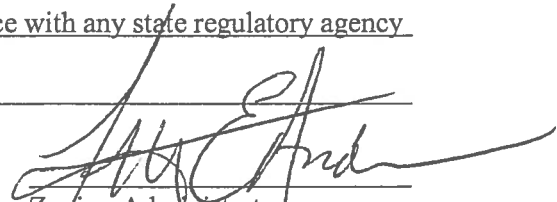
Fee Paid: \$100.00 Receipt # 41605

Recommendation of Board of Zoning & Appeals:

Approval  Denial  Tabled

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

March 25, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: April 2, 2019

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

Date of Public Hearing: April 2, 2019

Action by Houston County Commissioners:

Approval  Denied  Tabled

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

\_\_\_\_\_

\_\_\_\_\_

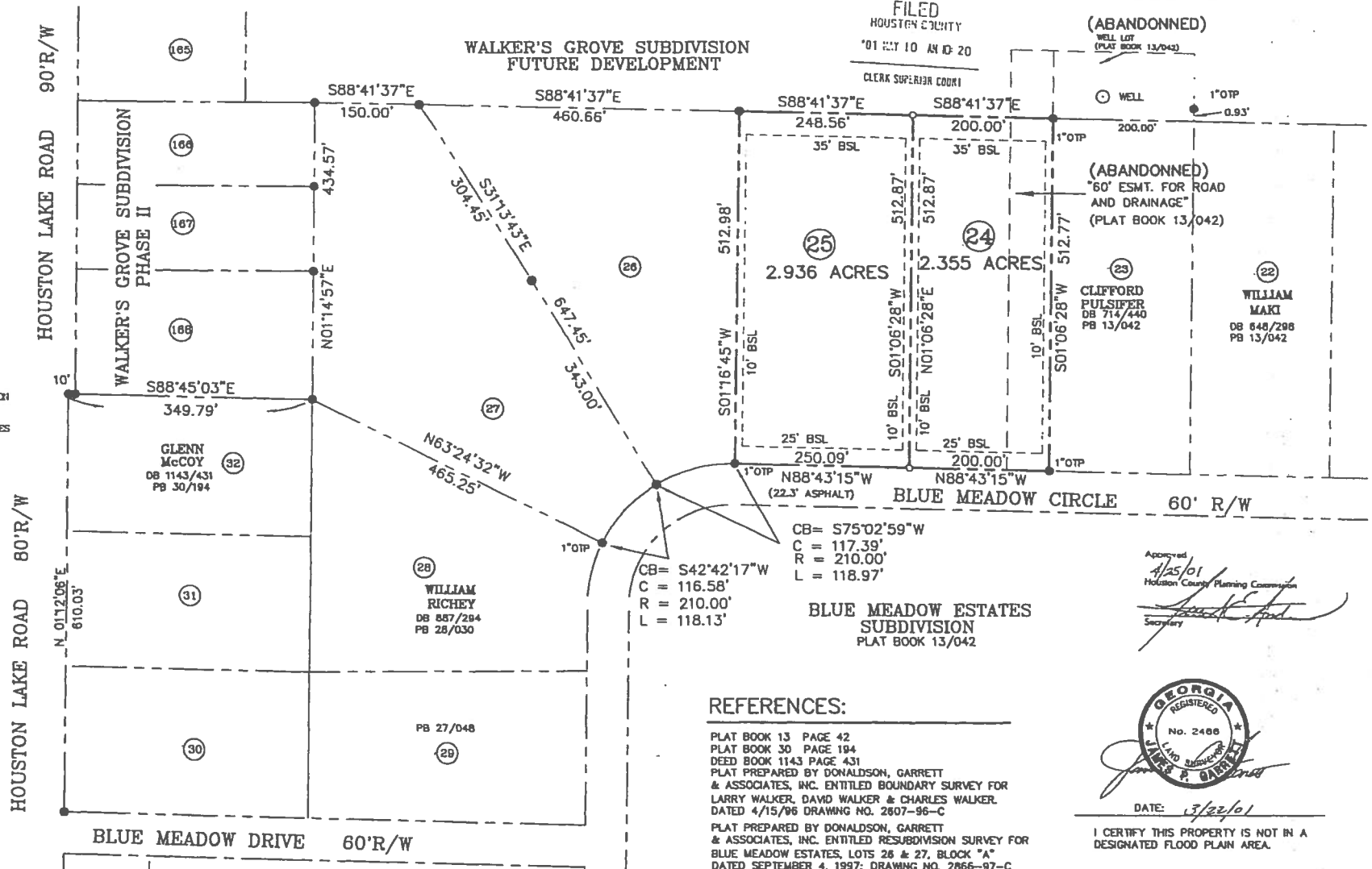
\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

Doc ID: 05713380001 Type: PLA  
 Filed: 04/10/2001 at 10:20:50 AM  
 Fee Amt: \$100.00  
 Houston: Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 BK 57 p. 127

FILED  
 HOUSTON COUNTY  
 '01 MAY 10 AM 10:20  
 CLERK SUPERIOR COURT

(ABANDONED)  
 WELL LOT  
 (PLAT BOOK 13/042)



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

*Glenn McCoy*  
 03-22-01  
 DATE  
 as Agent, Owner's Signature

GLENN  
 McCOY  
 DB 1143/431  
 PB 30/184

WILLIAM  
 RICHEY  
 DB 557/284  
 PB 28/030

CB = S75°02'59"W  
 C = 117.39'  
 R = 210.00'  
 L = 118.97'

CB = S42°42'17"W  
 C = 116.58'  
 R = 210.00'  
 L = 118.13'

BLUE MEADOW CIRCLE 60' R/W

BLUE MEADOW ESTATES  
 SUBDIVISION  
 PLAT BOOK 13/042

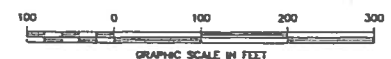
Approved  
 4/25/01  
 Houston County Planning Commission

*James P. Garrett*  
 Secretary



DATE: 3/22/01

I CERTIFY THIS PROPERTY IS NOT IN A  
 DESIGNATED FLOOD PLAIN AREA.



REFERENCES:

PLAT BOOK 13 PAGE 42  
 PLAT BOOK 30 PAGE 194  
 DEED BOOK 1143 PAGE 431  
 PLAT PREPARED BY DONALDSON, GARRETT  
 & ASSOCIATES, INC. ENTITLED BOUNDARY SURVEY FOR  
 LARRY WALKER, DAVID WALKER & CHARLES WALKER.  
 DATED 4/15/96 DRAWING NO. 2807-96-C

PLAT PREPARED BY DONALDSON, GARRETT  
 & ASSOCIATES, INC. ENTITLED RESUBDIVISION SURVEY FOR  
 BLUE MEADOW ESTATES, LOTS 26 & 27, BLOCK "A"  
 DATED SEPTEMBER 4, 1997; DRAWING NO. 2866-97-C

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS  
 BASED HAS A CLOSURE PRECISION OF ONE FOOT IN  
 100,000+ FEET AND ANGULAR ERROR OF 02"  
 PER ANGLE POINT AND WAS ADJUSTED USING THE  
 LEAST SQUARES RULE.  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND  
 IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN  
 214,305+ FEET.  
 THE LINEAR AND ANGULAR MEASUREMENTS SHOWN  
 ON THIS PLAT WERE OBTAINED BY USING A LEITZ  
 SET 2 ELECTRONIC TOTAL STATION.

INITIAL FIELDWORK PERFORMED APRIL, 1996  
 FINAL FIELD WORK COMPLETED MARCH, 2001

DATE:	03/22/01
SCALE:	1" = 100'
PROJECT NO.:	4052-013-01
DRAWING NO.:	3466-01-C

RESUBDIVISION SURVEY  
 FOR  
**BLUE MEADOW ESTATES**  
 LOTS 24 & 25  
 BLOCK "A"

LAND LOT 184  
 HOUSTON COUNTY

TENTH LAND DISTRICT  
 GEORGIA

DATE: MARCH 22, 2001  
 SCALE: 1" = 100'  
 PROJECT NO. 4052-013-01  
 DRAWING NO. 3466-01-C

**DONALDSON  
 GARRETT &  
 ASSOCIATES, INC.**  
 4675 RIVERSIDE DR. MASON, GA. 31210  
 (912)474-5390 FAX: (912)477-2534

NOTES:

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED & ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF DONALDSON, GARRETT & ASSOCIATES, INC. AUTHORITY O.C.G.A. 43-15-22.
- DONALDSON, GARRETT AND ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- BUILDING SETBACK LINES  
 FRONT ( ALONG BLUE MEADOW CIRCLE ) = 30'  
 SIDE = 10'  
 REAR = 35'

LEGEND:

- PROPERTY LINE
- IRON PIN FOUND (1/2" REBAR UNLESS NOTED OTHERWISE)
- IRON PIN SET (1/2" REBAR)
- BUILDING SETBACK LINE

**Requirements - Section 95**

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

**Requirements - Section 95**

**Comments**

**Complies**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2251 filed on February 27, 2019, for a Special Exception for the real property described as follows:

**LL 184 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 24, Block "A" of Blue Meadow Estates Subdivision, Consisting of 2.35 Acres**

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

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

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

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

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

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

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

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

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



Public hearing on Re-zoning Application #2238 submitted by David Kalmbach for a 2.93 acre tract located at the corner of Booth Road and Wellborn Road. Present zoning is R-4 Multi-Family Residential District. Proposed zoning is C-2 General Commercial District. Planning & Zoning recommends unanimous approval with the stipulation that commercial traffic access only from Booth Road.

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

- approve
- disapprove
- table
- authorize

**Re-Zoning Application #2238 submitted by David Kalmbach with the stipulation that commercial traffic access only from Booth Road.**

## Re-Zoning Summary

<b>Application</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposed Use</b>	<b>P &amp; Z Recommendation/Comments</b>
2238	David Kalmbach	1075 Booth Road	Rezoning from R-4 to C-2	Approved unanimously, with commercial traffic access only from Booth Road

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

Application No. 2238

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

1. Name of Applicant David Kalmbach
2. Applicant's Phone Number 704-804-1234
3. Applicant's Mailing Address 200 Woodard Road Kathleen, Ga. 31047
4. Property Description LL 222, 5<sup>th</sup> Land District of Houston County, Georgia, Lots 2-4 and lot for Cooper & Wiggins as shown on a plat for survey for Lynn-Mar Park, Consisting of 2.93 acres
5. Existing Use Residential
6. Present Zoning District R-4
7. Proposed Use Re-Zoning for Commercial Use
8. Proposed Zoning District C-2
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

2-13-19

Date



Applicant

Application # 2238

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

**Houston County Planning and Zoning Commission**

Date Filed: February 13, 2019

Date of Notice in Newspaper: February 27 & March 6, 2019

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

\*\*\*\*\*

Date of Hearing: March 18, 2019

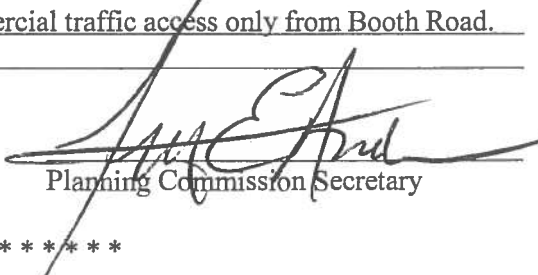
Fee Paid: \$300 Receipt # 41592

Recommendation of Board of Planning & Zoning:

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

Comments: Approved unanimously, with commercial traffic access only from Booth Road.

March 18, 2019  
Date

  
Planning Commission Secretary

\*\*\*\*\*

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

Date of Recommendation Received: April 2, 2019

Date of Notice in Newspaper: February 27 & March 6, 2019

Date of Public Hearing: April 2, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

Recorded 5/21/56

L.L. 220 L.L. 223  
L.L. 221 L.L. 222

100' 100' 100' 100' 100' 100' 100' 100' 100' 100'

Doc ID: 007050840001 Type: PLA  
Filed: 08/27/1956 at 01:27:184 PM  
Fee Amt: Page 1 of 1  
Houston, Ga. Clerk Superior Court  
Carolyn J. Sullivan Clerk

bx 4 pg 102

**LYNN-MAR PARK**  
IN LAND LOT 222, 5TH DISTRICT,  
HOUSTON COUNTY, WARNER ROBINS, GA.  
SCALE: 1" = 100'. 23.41 ACRES. APRIL 1956.  
WADDLE SURVEYING CO. - WARNER ROBINS, GEORGIA.

I CERTIFY THAT THIS IS A TRUE AND  
ACCURATE REPRESENTATION OF THIS SUBDIVI-  
SION TO THE BEST OF MY KNOWLEDGE.

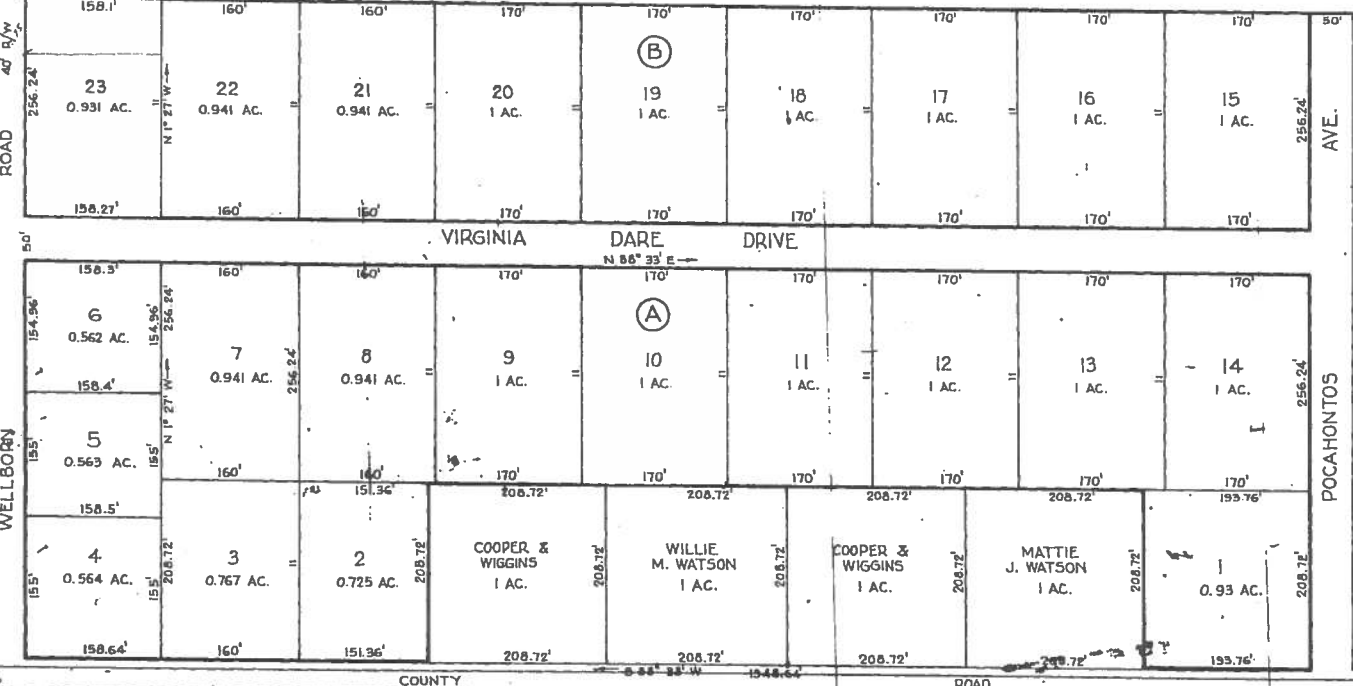
*Theodore W. Waddle*  
THEODORE W. WADDLE  
GEORGIA REGISTERED SURVEYOR NO. 924  
WARNER ROBINS, GEORGIA.

11/21/56

HOMER STUBBS PROPERTY  
N 88° 33' E --- 1548.10'

679.80' TO  
L.L. 508

LAND LOT LINE  
N 1° 24' 30" W ---

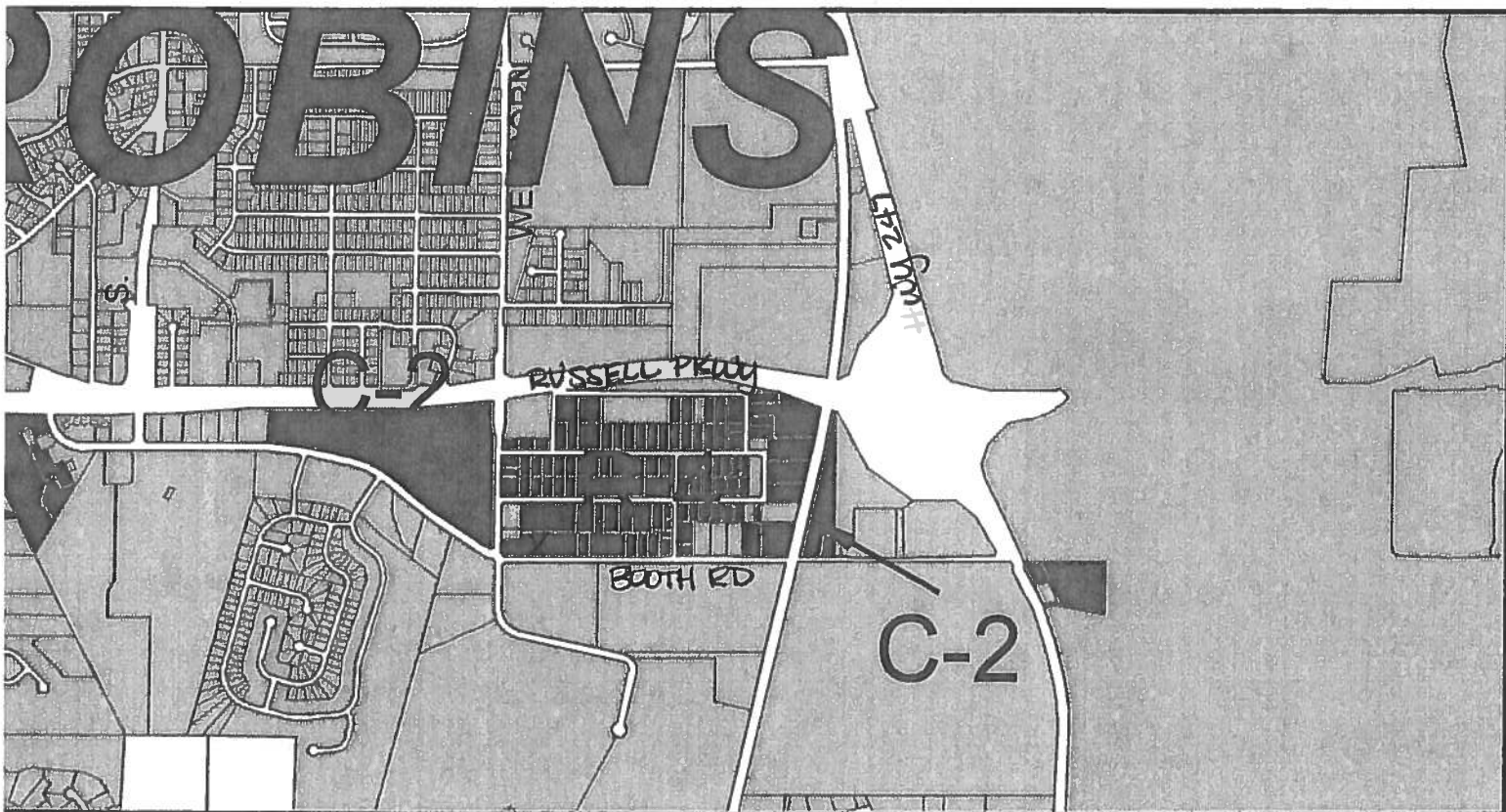


171.2  
51° 27' E  
HOMER STUBBS PROPERTY

# Zoning Legend

## ZONING

-  AFBASE
-  C-1
-  C-2
-  CITY
-  M-1
-  M-2
-  PUD
-  R-1
-  R-2
-  R-3
-  R-4
-  R-AG
-  R-MH
-  City Limit Lines



AUTHORIZATION OF PROPERTY OWNER  
Application for Rezoning

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 variance, special exception or for the rezoning of this property.

Name of Applicant David Kalmbach

Address 1025 Booth Rd Warner Robins, Ga. 31088

Telephone Number 704 804-1234

Thomas L. Guba Jr.  
Signature of Owner

Personally appeared  
before me

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

Sue R. Prieto  
Notary Public

February 12, 2019  
Date



**AUTHORIZATION OF PROPERTY OWNER  
Application for Rezoning**

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 variance, special exception or for the rezoning of this property.

Name of Applicant David Kalmbach

Address 1025 Brath Rd Warner Robins, Ga 31088

Telephone Number 704 804-1234

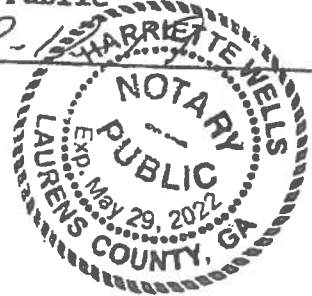
Sharon G. Hogan  
Signature of Owner

Personally appeared  
before me

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

Harriette Wells  
Notary Public

2-16-22  
Date





**STANDARDS GOVERNING THE EXERCISE OF ZONING POWER**

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

The subject is suitable for its zoned purpose.

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

The property values of the subject property are not diminished by the current R-4 zoning.

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

There is no destruction of property values.

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

There will be a relative gain to the public if the property is rezoned because there will be additional commercially zoned property in the area to support a service business.

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

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

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

The property is not vacant. There has been a house on the property since 1958.

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

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

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

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

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

Public facilities are available to the site.

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

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

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

There are no other existing or changing conditions which will affect the development of the property other than the property is located on Booth Road.

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2238, filed on February 13, 2019, for a Re-Zoning Request for the real property described as follows:

**LL 222 of the 5th Land District of Houston County, Georgia, Lots 2-4 and lot for Cooper & Wiggins as shown on a plat of survey for Lynn-Mar Park, consisting of 2.93 Acres at 1075 Booth Road**

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

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

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

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

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

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

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

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

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

Sections of the Oakley Court temporary cul-de-sac in the Stratford Hill Subdivision Phase 2 need to be abandoned due to the development of the next phase of the subdivision and the extension of the road. Pursuant to O.C.G.A. § 32-7-2(b)(1) the adjoining property owner was notified and a public notice of intent to abandon was advertised in the Houston Home Journal once a week for two weeks.

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

- approve
- disapprove
- table
- authorize

**The Board of Commissioners to sign the Resolution and the Deed of Abandonment abandoning sections of the Oakley Court temporary cul-de-sac described as follows:**

**All that tract or parcel of land situate lying and being in Land Lot 54 of the Eleventh Land District of Houston County, Georgia, being known and designated as the “0.09 ACRES” tract and the “0.08 ACRES” tract, on a land survey done by Marty A. McLeod dated March 7, 2018, G.R.L.S. No. 2991.**

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

**WHEREAS**, Houston County Public Works Department, has requested that sections of the right-of-way designated as Oakley Court located within Bonaire, Georgia lying in Land Lot 54 of the 11<sup>th</sup> Land District of Houston County, Georgia, be abandoned; and

**WHEREAS**, a legal description is attached hereto as Exhibit "A" and a survey is attached hereto as Exhibit "B" of the above-referenced sections of the right-of-way, designating the sections of the right-of-way within Bonaire, Georgia, which are to be considered for abandonment as "0.09 ACRES" tract and "0.08 ACRES"; 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 owner was 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 sections of right-of-way were duly published within the County legal organ once a week for two weeks; and

**WHEREAS**, a public hearing was held on April 2, 2019 at the appointed time; and

**WHEREAS**, the owner of the property that abuts the referenced sections 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 Bonaire, Georgia as shown on the attached legal description (see Exhibit "A") and

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

2. That the abandonment of said sections 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 sections of right-of-way to the abutting property owner so that they may be subject to taxation by Houston County.
4. That deed of abandonment be executed by the Chairman of the Board of Commissioners conveying interest in said sections of right-of-way within Bonaire, Georgia in Land Lot 54 of the 11<sup>th</sup> District of Houston County, Georgia, as shown on the attached legal description (see Exhibit "A") and survey (see Exhibit "B") to the owner of the property that abuts the referenced sections of right-of-way, their assigns, transferees and successors in interest.

So Resolved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**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

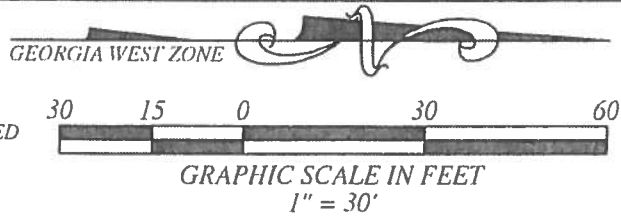
## **EXHIBIT "A"**

All that tract or parcel of land, situate lying and being in Land Lot 54 of the Eleventh Land District of Houston County, Georgia, being known and designated as the "0.09 ACRES" tract and the "0.08 ACRES" tract, on a land survey done by Marty A. McLeod dated March 7, 2018, G.R.L.S. No. 2991.

# EXHIBIT "B"

## LEGEND

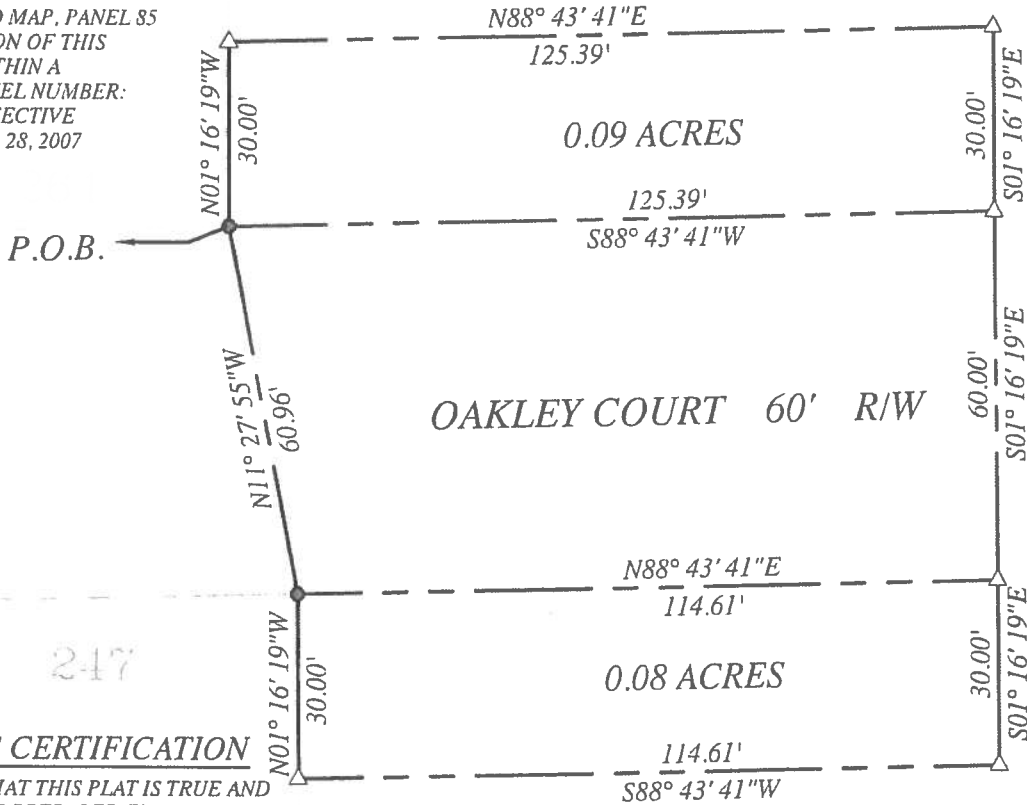
- 1/2" REBAR SET
- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- OPEN TOP PIPE FOUND
- △ CALCULATED CORNER
- ⊠ CONCRETE MONUMENT FOUND
- R/W RIGHT OF WAY
- B/L BUILDING LINE
- DE DRAINAGE EASEMENT
- UE UTILITIES EASEMENT
- L.L.L. LAND LOT LINE
- N/F NOW OR FORMERLY



P.O.B.  
739.37' ALONG R/W TO THE EAST R/W OF FOREST BROOK  
WAY 60' R/W.  
(PER P.B. 80, PG. 185)

### FLOOD NOTE:

PER FEMA FLOOD MAP, PANEL 85  
OF 300 NO PORTION OF THIS  
PROJECT LIES WITHIN A  
FLOODPLAIN PANEL NUMBER:  
13153 C 0125E EFFECTIVE  
DATE SEPTEMBER 28, 2007



### SURVEYOR'S CERTIFICATION

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### "OWNER'S CERTIFICATION"

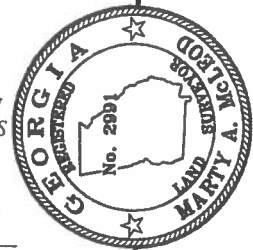
STATE OF GEORGIA, COUNTY OF HOUSTON

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BY (MARTY A. McLEOD):  
REGISTERED GEORGIA LAND SURVEYOR  
NUMBER - 2991

OWNER'S SIGNATURE  
*Marty A. McLeod*

DATE  
3/12/19



100 Ball Street  
Perry, Georgia 31069  
Phone: 478-232-1234  
Fax: 478-232-1234  
WWW.MCLEODSURVEYING.COM

**McLeod**  
SURVEYING

SURVEY FOR:  
STRATFORD HILL SUBDIVISION  
PHASE 2

COUNTY:	HOUSTON
DISTRICT:	11TH
LAND LOT:	54
DATE:	3/7/19
SCALE:	1"=30'
JOB NO.:	0626R

NO.	DATE	REVISION



(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 Nineteen 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 **PRAIRIE MOUNT LAND COMPANY LLC**, as party of the second part, hereinafter referred to as "Grantee";

### WITNESSETH

That the Grantor, for and in consideration of AND NO/100 DOLLARS, and other good and valuable consideration, the receipt and adequacy whereof is acknowledged, has bargained, sold and by these presents does remise, convey and forever QUIT-CLAIM to the Grantee, its successors and assigns, the following described right of way parcel:

**All that tract or parcel of land, situate lying and being in Land Lot 54 of the Eleventh Land District of Houston County, Georgia, being known and designated as the "0.09 ACRES" tract and the "0.08 ACRES" tract, on a land survey done by Marty A. McLeod dated March 7, 2018, G.R.L.S. No. 2991 as shown by Exhibit "A", attached hereto and by reference made a part hereof.**

**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

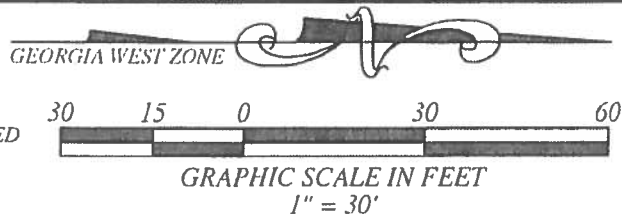
\_\_\_\_\_  
Notary Public

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

# EXHIBIT "A"

## LEGEND

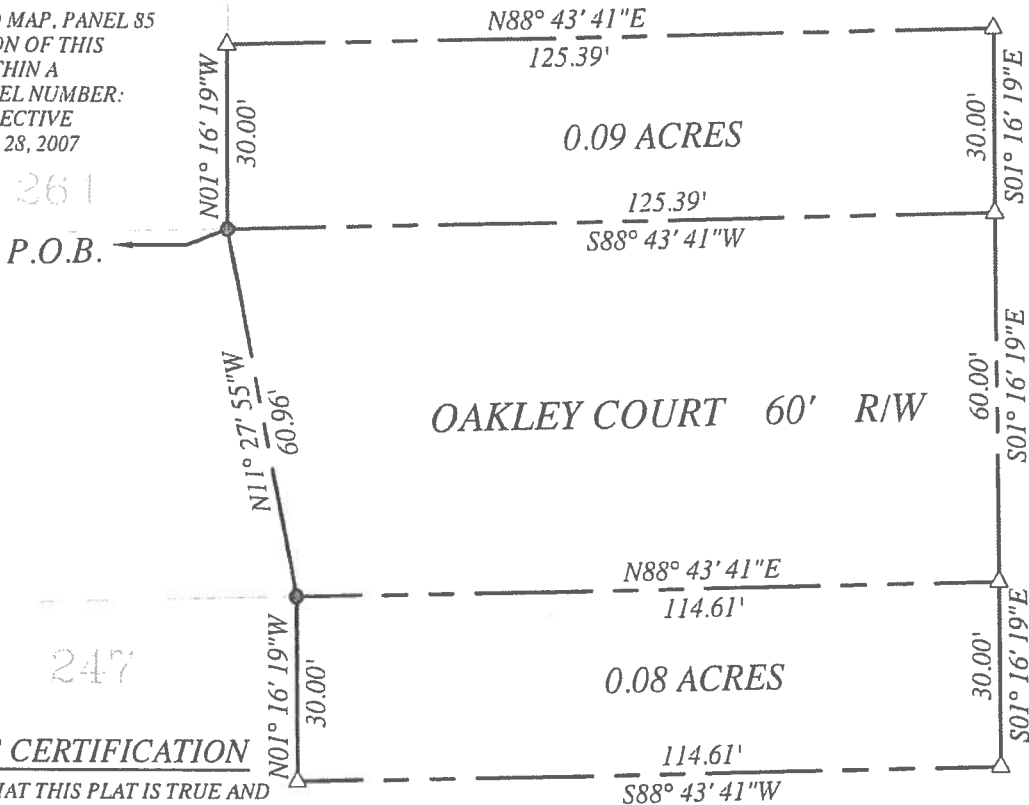
- 112" REBAR SET
- 112" REBAR FOUND UNLESS OTHERWISE NOTED
- OPEN TOP PIPE FOUND
- △ CALCULATED CORNER
- ⊠ CONCRETE MONUMENT FOUND
- R/W RIGHT OF WAY
- B/L BUILDING LINE
- DE DRAINAGE EASEMENT
- UE UTILITIES EASEMENT
- L.L.L. LAND LOT LINE
- N/F NOW OR FORMERLY



P.O.B.  
739.37' ALONG R/W TO THE EAST R/W OF FOREST BROOK  
WAY 60' R/W.  
(PER P.B. 80, PG. 185)

### FLOOD NOTE:

PER FEMA FLOOD MAP, PANEL 85  
OF 300 NO PORTION OF THIS  
PROJECT LIES WITHIN A  
FLOODPLAIN PANEL NUMBER:  
13153 C 0125E EFFECTIVE  
DATE SEPTEMBER 28, 2007



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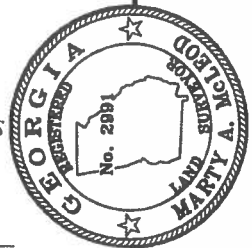
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BY (MARTY A. McLEOD):   
REGISTERED GEORGIA LAND SURVEYOR  
NUMBER - 2991

OWNER'S SIGNATURE

DATE



560 Bull Street  
Perp. Georgia State  
Building 12th Floor  
Atlanta, GA 30303  
404.525.1111  
WWW.MCLEODSURVEYING.COM

**McLeod**  
SURVEYING

SURVEY FOR:  
STRATFORD HILL SUBDIVISION  
PHASE 2

COUNTY:	HOUSTON
DISTRICT:	11TH
LAND LOT:	54
DATE:	3/12/19
SCALE:	1" = 30'
JOB NO.:	06268

RECORD	
DATE	
NO.	

HOUSTON COUNTY PUBLIC WORKS DEPARTMENT

---

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



## MEMORANDUM

To: Tom Hall

From: Blake Studstill *BS*

CC: Kerrie George

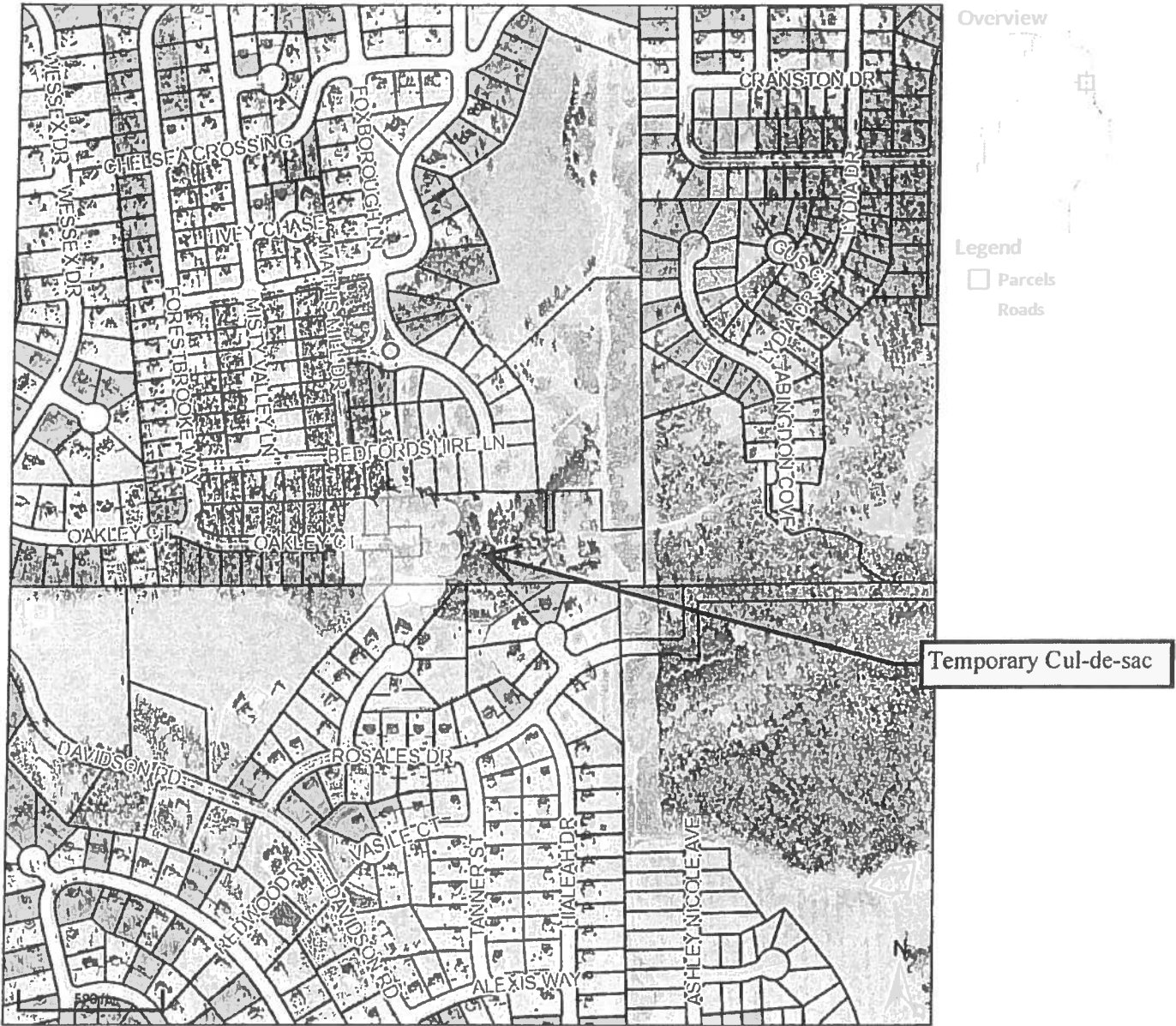
Date: March 13, 2019

RE: Oakley Court Cul-de-sac R/W Abandonment in the Stratford Hills Subdivision

---

Please see the following request to abandon county right-of-way located at the Oakley Court temporary cul-de-sac. Attached is a vicinity map showing the location of the cul-de-sac and a survey identifying the parcels to be abandoned. We are requesting to abandon the 0.09 and 0.08 acre tracts on the exhibit prepared by McLoud Surveying dated 3/7/2019.

The tracts are no longer necessary due to the development of the Forestbrooke Subdivision, Section 2.

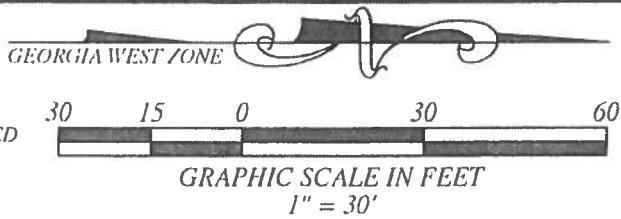


Date created: 3/13/2019  
Last Data Uploaded: 3/13/2019 6:06:01 AM

Developed by  Schneider  
GEOSPATIAL

# LEGEND

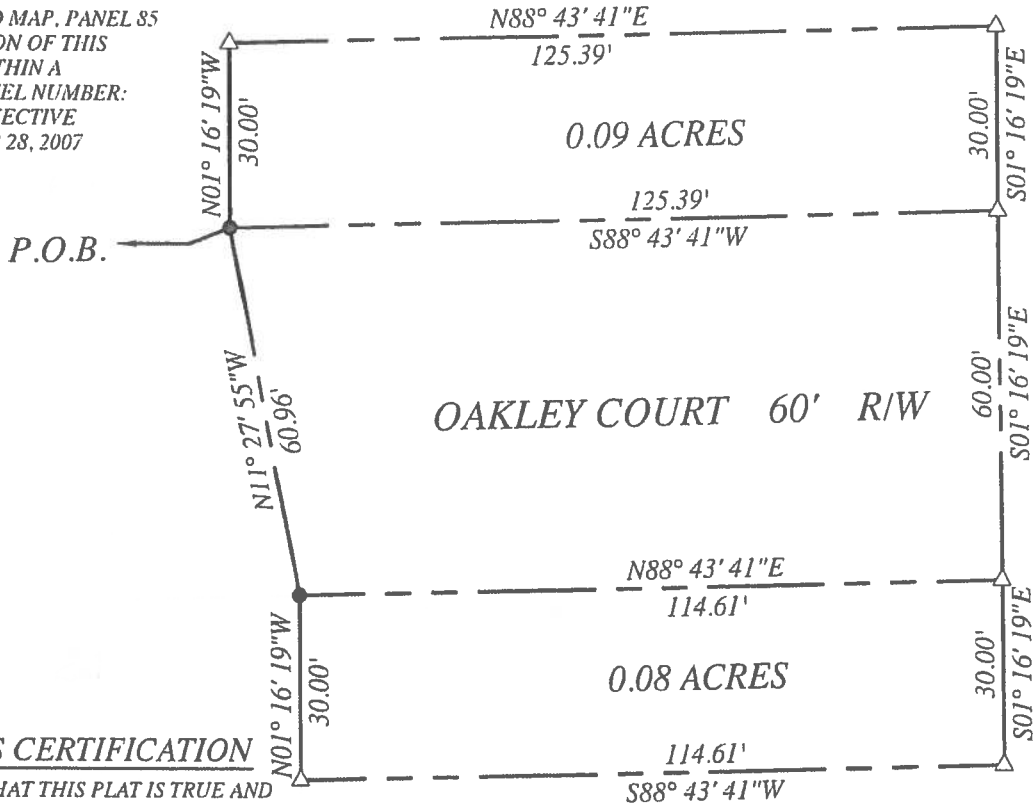
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- △ CALCULATED CORNER
- ⊠ CONCRETE MONUMENT FOUND
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WAY 60' R/W.  
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PER FEMA FLOOD MAP, PANEL 85  
OF 300 NO PORTION OF THIS  
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BY (MARTY A. McLEOD):   
REGISTERED GEORGIA LAND SURVEYOR  
NUMBER - 2991

OWNER'S SIGNATURE

3/12/19  
DATE



1400 Bell Street  
Perth, Georgia 31506  
Phone: 252-332-1111  
www.mcleodsurveying.com

**McLeod**  
SURVEYING

SURVEY FOR:  
STRATFORD HILL SUBDIVISION  
PHASE 2

COUNTY:	HOUSTON
DISTRICT:	11TH
LAND LOT:	54
DATE:	3/12/19
SCALE:	1" = 30'
JOB NO.:	0626R

NO.	DATE	REVISION

The District Attorney has applied for and been granted federal funds to continue the Violence Against Women Act (VAWA) Grant which helps to offset the personnel costs associated with an Assistant District Attorney and a Domestic Violence Investigator in the District Attorney's office. The grant is meant to aid the County in providing specialized investigation and prosecution services for domestic violence, sexual assault, dating violence and stalking cases.

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

- approve
- disapprove
- table
- authorize

**Chairman Stalnaker to sign and accept the 2018 Stop Violence against Women (VAWA) Grant (W18-8-020) in the amount of \$50,000.**

OFFICE OF THE GOVERNOR  
CRIMINAL JUSTICE COORDINATING COUNCIL

State of Georgia 2018 STOP VAWA Formula Application

SUBGRANT AWARD

SUBGRANTEE: Houston County Board of Commissioners

IMPLEMENTING

AGENCY: Houston Judicial Circuit

FUNDING CATEGORY: Prosecution

SUBGRANT NUMBER: W18-8-020

FEDERAL FUNDS: \$ 50,000

MATCHING FUNDS: \$ 16,667

TOTAL FUNDS: \$ 66,667

GRANT PERIOD: 01/01/19-12/31/19

Award is hereby made in the amount and for the period shown above for a grant under the Violence Against Women Act (VAWA) as set out in Title IV, of the Violent Crime Control and Law Enforcement Act of 1994, Public Law 103-322. The award is made in accordance with the plan set forth in the application of the Subgrantee and subject to any attached special conditions.

The Subgrantee has agreed through the previously executed copy of certified assurances to be subject to all applicable rules, regulations, and conditions of the Violence Against Women Act. This Subgrant shall become effective on the beginning date of the grant period, provided that within forty-five (45) days of the award execution date (below) the properly executed original of this "Subgrant Award" is returned to the Criminal Justice Coordinating Council.


AGENCY APPROVAL

SUBGRANTEE APPROVAL

  
Jay Neal, Director  
Criminal Justice Coordinating Council

Date Executed: 03/12/19

Signature of Authorized Official Date

  
Tommy Stalwaker, CHAIRMAN  
Typed Name & Title of Authorized Official

58-6000843-000  
Employer Tax Identification Number (EIN)

\*\*\*\*\*  
INTERNAL USE ONLY

TRANS CD	REFERENCE	ORDER	EFF DATE	TYPE	PAY DATE	INVOICE	CONTRACT #
102	11xxx	1	01/01/19	9		**	W18-8-020
OVERRIDE	ORGAN	CLASS	PROJECT			VENDOR CODE	
2	46	4	11yy2				

ITEM CODE	DESCRIPTION 25 CHARACTERS	EXPENSE ACCT	AMOUNT
1	2018 VAWA CONTINUATION	624.41	\$ 50,000



Staff recommends award of the following audio/visual and security camera equipment to Micro Technology Consultants, Inc.:

\$12,966      24 each CCTV cameras, 32-channel network NVR 12TB HD with monitor and software for security at Warner Robins Annex building

\$ 6,778      2 each Video streaming cameras, Broadcaster pro encoder for LiveStream service, configured to existing audio system for Warner Robins and Perry Commissioner's Boardrooms

\$ 595      1 each VOIP Emergency Call Station in Warner Robins Tax Commissioner's office  
\$20,339

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

- approve
- disapprove
- table
- authorize

**the award of the CCTV system at the Annex building in the amount of \$12,966; the Video Streaming systems at the Annex Boardroom and the Courthouse Boardroom in the amount of \$6,778; and the Emergency Call Station at the Warner Robins Tax Commissioner's Office in the amount of \$595 to Micro Technology Consultants, Inc. of Warner Robins. HOST Fees will fund the purchase of this equipment.**

*Micro Technology Consultants, Inc.*  
132 Osigian Boulevard  
Warner Robins, Ga. 31088  
Sales: 478-953-1921  
Service: 800-689-9301  
FAX: 478-953-7994



*Feb. 11, 2019*

Mr. Mark Baker  
Houston County Purchasing Dept.  
Perry, GA

Ref: Revised Camera quote Annex Bldg.

*MTC* would like to submit the following quotes:

Supply and install CCTV equipment at County Annex.  
Install (24) 4mp IP cameras in specified areas.  
Install new cabling for cameras.  
Install (1) **32 channel Network NVR 12TB HD** with monitor in IT Center.  
Load and configure remote client software and provide owner training.

**Total Camera project price           \$ 12,966.00**

Supply and install VOIP Emergency Call station in Tag Office Admin area.

**Total Emergency Call Station project price       \$ 595.00**

Sincerely,

Terry L. Cummings, RCDD

*Micro Technology Consultants, Inc.*  
132 Osigian Boulevard  
Warner Robins, Ga. 31088  
Sales: 478-953-1921  
Service: 800-689-9301  
FAX: 478-953-7994



*March. 14, 2019*

Mr. Mark Baker  
Houston County Purchasing Dept.  
Perry, GA

Ref: Commissioner Video Streaming Camera **REVISED**  
Warner Robins Annex Boardroom and Perry Courthouse Boardroom locations

*MTC* would like to submit the following quotes:

Supply and install CCTV equipment at County Annex for video streaming.  
Install (1) Marshall CV345-CSB cameras with 2.8-12mm lens.  
Install (1) Broadcaster pro encoder for **LiveStream** Compatible Streaming service.  
Install new SDI to HDMI convertor with cabling for camera connectivity.  
Set up and configure with existing audio system.

**Total project price**                      **\$ 3,389.00 x 2 = \$6,778**

Sincerely,

Terry L. Cummings, RCDD

# 6

## Summary of bills by fund:

• General Fund (100)	\$1,421,502.52
• Emergency 911 Telephone Fund (215)	\$ 52,901.42
• Fire District Fund (270)	\$ 51,446.64
• 2001 SPLOST Fund (320)	\$ 0.00
• 2006 SPLOST Fund (320)	\$ 1,429.55
• 2012 SPLOST Fund (320)	\$ 56,884.06
• 2018 SPLOST Fund (320)	\$ 735,884.71
• Water Fund (505)	\$ 187,491.58
• Solid Waste Fund (540)	<u>\$ 193,973.77</u>
Total for all Funds	\$2,701,514.25

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

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$2,701,514.25