



Houston County Board of Commissioners Meeting

Perry, Georgia

August 4, 2020

9:00 A.M.

HOUSTON COUNTY COMMISSIONERS MEETING

Perry, Georgia

August 4, 2020

9:00 A.M.

Call to Order

Turn Off Cell Phones

Invocation - Commissioner Walker

Pledge of Allegiance

Approval of Minutes from July 21, 2020

New Business:

1. Public Hearing on Special Exception Applications #2365 thru #2368 and #2370 thru #2376 - Commissioner Walker
2. City of Warner Robins Annexation Request (Victory Lane Auto Sales) – Commissioner Walker
3. City of Perry Annexation Request (McPhail Associates and C. Johnston) – Commissioner Thomson
4. Construction Manager Selection (State Court Expansion Project) – Commissioner Thomson
5. Coronavirus Relief Fund Grant Agreement (CARES Act Funding) – Commissioner Robinson
6. Fire Department Fundraiser (Family Portraits) – Commissioner Robinson
7. Intergovernmental Agreement (Board of Education / Paving) – Commissioner McMichael
8. Personal Property Audits Agreement (Traylor Business Services) - Commissioner McMichael
9. 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>
#2365 – Matt Evans	Roofing	Unanimous	X		
#2366 – Jill Thornton	Handsewn Crafts (Online)	Unanimous	X		
#2367 – Jerry & Quinetta Cope	Property Preservation	Unanimous	X		
#2368 – Jerry & Quinetta Cope & Dawana Wright	Mobile Food Trailer	Unanimous	X		
#2370 – Gail Vance	Dessert Baking	Unanimous	X		
#2371 – Carl Baker	Locksmith	Unanimous	X		
#2372 – Centerpoint Church of GA	Church	Withdrawn			
#2373 – Muriel Manns	Clothing & Accessories (Online)	Unanimous	X		
#2374 – Mary Singleton	Special Events Facility	Unanimous			X
#2375 – Jenni Blackmon	Clothing Sales (Online)	Unanimous			X
#2376 – Zachary Blackmon	Contract Physician	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:

- | | |
|---|---------------------------------|
| #2365 – Matt Evans | Roofing |
| #2366 – Jill Thornton | Handsewn Crafts (Online) |
| #2367 – Jerry & Quinetta Cope | Property Preservation |
| #2368 – Jerry & Quinetta Cope & Dawana Wright | Mobile Food Trailer |
| #2370 – Gail Vance | Dessert Baking |
| #2371 – Carl Baker | Locksmith |
| #2372 – Centerpoint Church of GA | Church |
| #2373 – Muriel Manns | Clothing & Accessories (Online) |
| #2374 – Mary Singleton | Special Events Facility |
| #2375 – Jenni Blackmon | Clothing Sales (Online) |
| #2376 – Zachary Blackmon | Contract Physician |

Special Exception Summary

Application	Applicant	Location	Proposed Use	Z & A Recommendation/Comments
2365	Matt Evans	105 Driftwood Court	Roofing	Approved unanimously, with the condition to allow the use of a 7 ft. x 14 ft. trailer for the business
2366	Jill Thornton	119 Eastview Avenue	Handsewn Crafts (Online)	Approved unanimously
2367	Jerry & Quinetta Cope	808 Cornwall Drive	Property Preservation	Approved unanimously, with the condition to allow the use of a 6 ft. x 12 ft. enclosed trailer for the business
2368	Jerry & Quinetta Cope & Dawana Wright	808 Cornwall Drive	Mobile Food Trailer	Approved unanimously, with the condition to allow the use of a 7 ft. x 16 ft. open trailer for the business and subject to compliance with any state regulatory agency requirements
2370	Gail Vance	101 Devereaux Drive	Dessert Baking	Approved unanimously, subject to any state regulatory agency requirements
2371	Carl Baker	139 S. Blackberry Cir.	Locksmith	Approved unanimously
*2372	Centerpoint Church of Georgia	113 N. Tamie Circle	Church	Withdrawn
2373	Muriel Manns	103 River Valley Trail	Clothing & Accessories (Online)	Approved unanimously
2374	Mary Singleton	340 Henson Road	Special Events Facility	Tabled in order for applicant to revise business plan
2375	Jenni Blackmon	116 Royal Crest Circle	Women's and Children's Clothing (Online)	Tabled in order for applicant to revise business plan
2376	Zachary Blackmon	116 Royal Crest Circle	Contract Physician for Emergency Medicine	Approved unanimously

*Withdrawal accepted. Recommend no further action.

Application # 2365

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: May 29, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

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

Date of Public Hearing: July 27, 2020

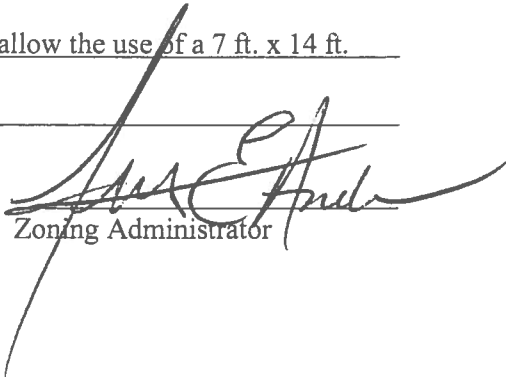
Fee Paid: \$100.00 Receipt # 41841

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. trailer for the business.

July 27, 2020
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: August 4, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

Date of Public Hearing: August 4, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

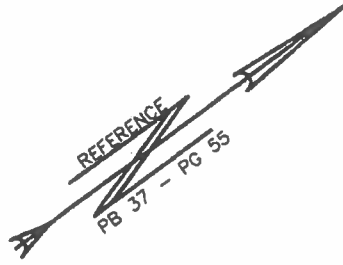
Comments: _____

_____ Date

_____ Clerk

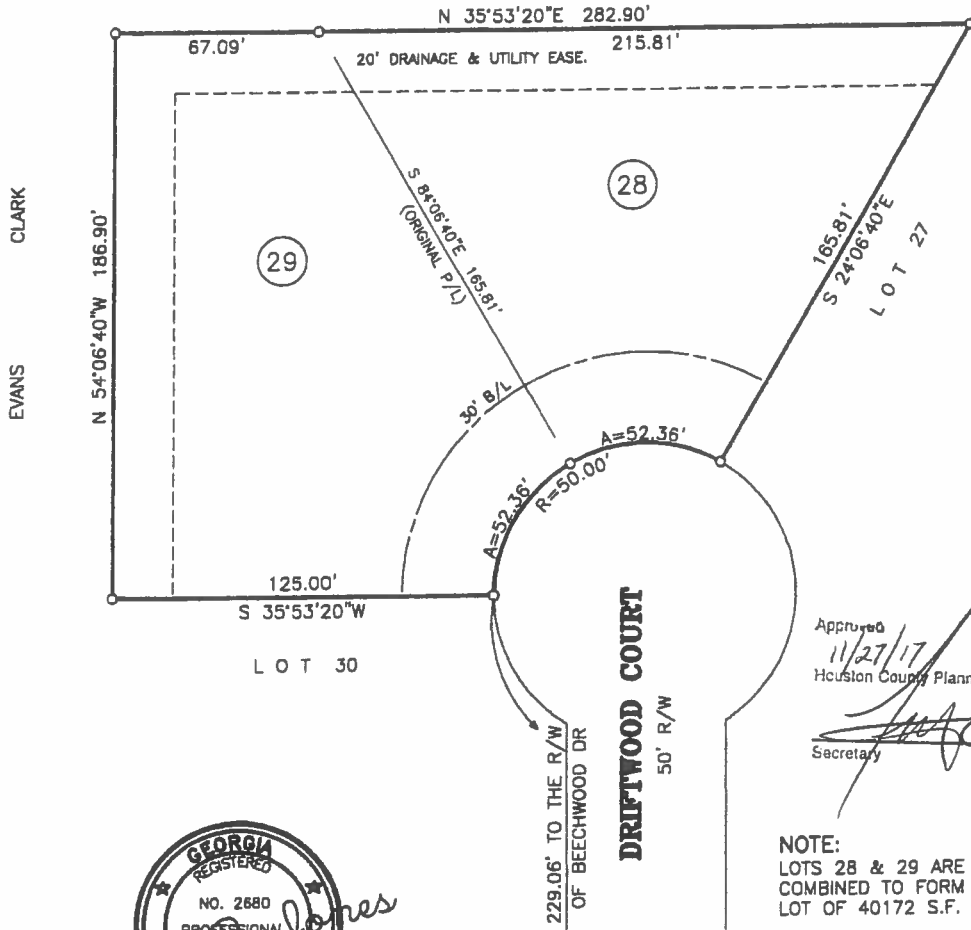
Type: GEORGIA
 STANDARD PLATS
 Recorded: 11/29/2017
 4:13:00 PM
 Fee Amt: \$8.00 Page 1 of 1
 Houston, Ga. Clerk Superior
 BK 79 PG 269

CLERK'S USE ONLY



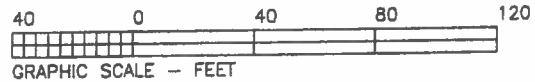
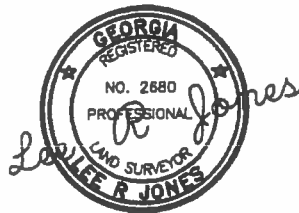
11/27/17 *Marta Luane*
 Date Surveyor's Name

CITY OF WARNER ROBINS



Approved
 11/27/17
 Houston County Planning Commission
[Signature]
 Secretary

NOTE:
 LOTS 28 & 29 ARE TO BE
 COMBINED TO FORM ONE
 LOT OF 40172 S.F.



CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-16-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-87

RESUBDIVISION PLAT FOR
CHRISTINA CANNON
 LOTS 28 & 29 BLOCK 'F'
IDLEWOOD ACRES
 SECTION 5
 LAND LOT 222 10TH DISTRICT
 HOUSTON COUNTY, GEORGIA
 SCALE 1"=40' NOVEMBER 21, 2017
JONES SURVEYING COMPANY
 PERRY, GEORGIA (478) 987-2705

AUTHORIZATION OF PROPERTY OWNER
Application for Special Exception/Variance

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

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

Name of Applicant Matt Evans

Address 105 Driftwood Ct
 Bonaire, Ga 31005

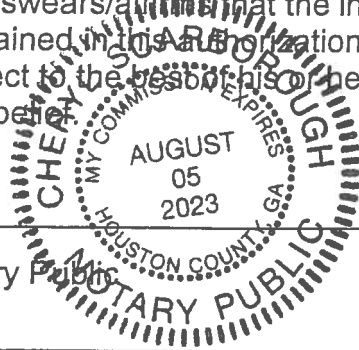
Telephone Number (478) 284-7513

 Christina Cannon

Signature of Owner

Personally appeared before me

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



Notary Public

Date 5.29.20

Requirements - Section 95

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

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2365 filed on **May 29, 2020**, for a **Special Exception** for the real property described as follows:

LL 222 of the 10th Land District of Houston County, Georgia, Lot 28 and 29, Block “F”, Section 5 of Idlewood Acres Subdivision, Consisting of 1.2 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. 2366

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 Jill Thornton
2. Applicant's Phone Number 478-397-2734
3. Applicant's Mailing Address 119 Eastview Avenue Kathleen, GA 31047
4. Property Description LL 202, 10th Land District of Houston County, Georgia, Lot 8, Block "C", Section 2 of East Pointe Plantation Subdivision, consisting of 0.42 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Handsewn Crafts (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.

29 May 2020
Date

J. M. J.
Applicant

Application # 2366

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

Houston County Zoning and Appeals Commission

Date Filed: May 29, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

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

Date of Public Hearing: July 27, 2020

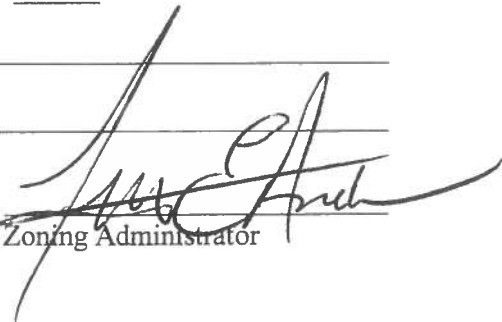
Fee Paid: \$100.00 Receipt # 41842

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

July 27, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: August 4, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

Date of Public Hearing: August 4, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

Doc ID: 009788180001 Type: PLA
Filed: 08/23/2000 at 08:13:00 PM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
55 171

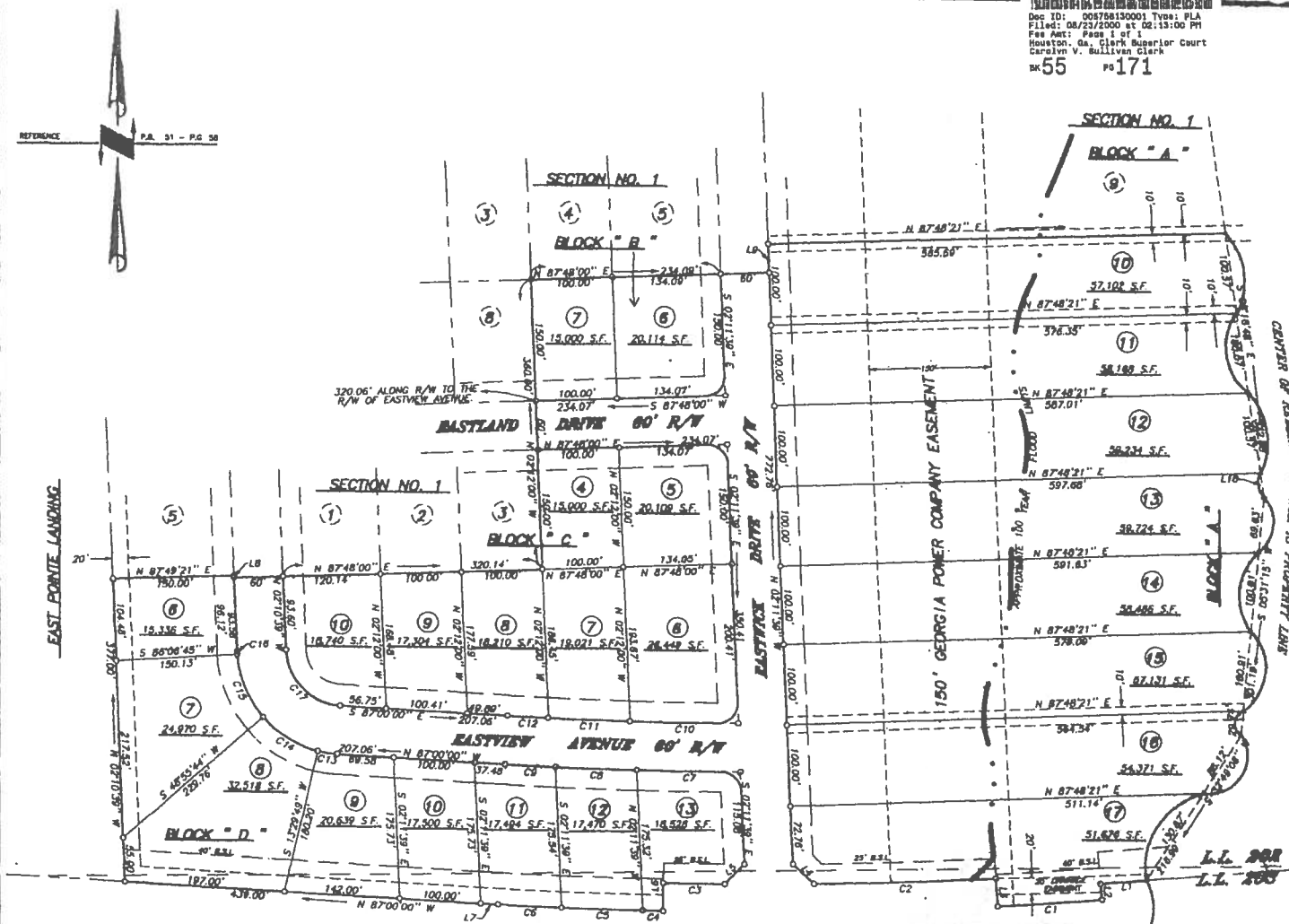
Ownership & Conveyance
THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAN AND ACKNOWLEDGES THAT THIS PLAN IS SUBJECT TO ALL HOUSTON ORDINANCES OR ORDINANCES OF ANY CITY, COUNTY, DISTRICT, OR STATE.
S-5-00
DWM
DEPUTY COUNTY ENGINEER

CERTIFICATE OF FINAL APPROVAL
THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HOUSTON COUNTY, GEORGIA, AND IS HEREBY APPROVED IN THE OPINION OF THE CLERK OF THE SUPERIOR COURT BY THE COMMISSION, DATED THIS 22ND DAY OF MARCH, 2000.
THE HOUSTON COUNTY PLANNING COMMISSION
BY: *[Signature]*
SECRETARY

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER
I CERTIFY THAT THE OWNER OF THE ABOVE HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE PLATS, IMPROVEMENTS, AND OTHER REQUIREMENTS OF THE HOUSTON COUNTY ORDINANCES AND REGULATIONS OF HOUSTON COUNTY, GEORGIA, IN ACCORDANCE WITH THE HOUSTON COUNTY ORDINANCES AND REGULATIONS OF HOUSTON COUNTY, GEORGIA, AND I HEREBY APPROVE THIS PLAN AS SHOWN ON THIS PLAN.
DWM
DEPUTY COUNTY ENGINEER

THE APPROVAL IN NO WAY RELEASES THE PROPERTY OWNER OF THE OBLIGATION OF THE OWNER TO ADHERE TO ALL HOUSTON COUNTY ORDINANCES AND REGULATIONS OF HOUSTON COUNTY, GEORGIA, AND TO COMPLY WITH ALL HOUSTON COUNTY ORDINANCES AND REGULATIONS OF HOUSTON COUNTY, GEORGIA, AND TO COMPLY WITH ALL HOUSTON COUNTY ORDINANCES AND REGULATIONS OF HOUSTON COUNTY, GEORGIA, AND TO COMPLY WITH ALL HOUSTON COUNTY ORDINANCES AND REGULATIONS OF HOUSTON COUNTY, GEORGIA.
DWM
DEPUTY COUNTY ENGINEER

LEGEND :
○ DENOTES IRON PIN SET
○ DENOTES IRON PIN FOUND
⑤ DENOTES PROPOSED LOT NUMBER
⑤ DENOTES EXISTING LOT NUMBER
CB DENOTES CURVE NUMBER
L1 DENOTES LINE NUMBER
▲ THE POINT
— THE LINE



CENTER OF ROADWAY BASTLAND DRIVE 60' R/W

CENTER OF ROADWAY EASTVIEW DRIVE 60' R/W

STATE ROUTE No. 127 60' R/W

CURVILINEAR CHART				LINE CHART			
NUMBER	WIDTH	BEARING	CHORD	ARC =	NUMBER	DISTANCE	DIRECTION
C1	5614.31	N 89°02'36" E	129.34	129.34	L1	57.00'	N 89°23'00" E
C2	6814.31	N 87°51'31" E	225.01	225.02	L2	20.00'	N 04°36'59" W
C3	3578.31	S 89°22'54" E	76.17	76.17	L3	35.00'	S 03°17'48" E
C4	5614.31	S 88°58'46" E	25.00	25.00	L4	35.77'	S 48°30'13" E
C5	5614.31	S 88°18'53" E	99.82	99.82	L5	34.67'	N 43°51'02" E
C6	5614.31	S 87°24'00" E	78.38	78.38	L6	35.00'	N 00°55'34" E
C7	6438.31	S 89°23'04" E	128.08	128.09	L7	21.57'	S 87°00'00" E
C8	5438.31	S 88°11'03" E	99.83	99.84	L8	2.54'	N 02°10'39" W
C9	5438.31	S 87°19'48" E	62.49	62.49	L9	35.36'	S 02°11'39" E
C10	5378.31	S 88°19'14" E	134.20	134.21	L10	31.18'	S 08°18'48" E
C11	5378.31	S 88°04'19" E	100.26	100.26			
C12	5378.31	S 87°16'08" E	50.50	50.50			
C13	130.00	S 81°45'05" E	23.78	23.82			
C14	130.00	S 56°47'13" E	79.12	80.39			
C15	130.00	S 22°20'46" E	82.89	84.37			
C16	130.00	S 03°01'57" E	3.88	3.88			
C17	70.00	S 44°35'20" E	94.42	103.63			

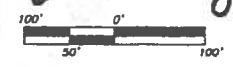
- NOTES :**
1. ALL EASEMENTS ARE FOR DRAINAGE AND UTILITY UNLESS OTHERWISE SHOWN.
 2. MINIMUM 25' BUILDING SET BACK LINE ON ALL LOTS UNLESS OTHERWISE SHOWN.
 3. DISTANCES ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET LINES.
 4. 20.542 ACRES IN THIS PHASE OF DEVELOPMENT.
 5. 25' RADIUS ON ALL STREET CORNERS.
 6. FOR LOTS 10-17 BLOCK "A" AREA IS CALCULATED TO THE TIE LINES

IN MY OPINION THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE HOUSTON ORDINANCES AND REGULATIONS OF HOUSTON COUNTY, GEORGIA.
[Signature]
DEPUTY COUNTY ENGINEER

THIS FIELD BOOK LINES WHICH THIS PLAN IS BASED UPON ARE CORRECT AND ACCURATE TO THE NEAREST TENTH OF AN INCH. ALL MEASUREMENTS WERE MADE USING THE GEORGE RULL EQUIPMENT USED FOR MEASUREMENT: THE PLAN HAS BEEN CHECKED FOR CORRECTNESS AND IS FOUND TO BE ACCURATE WITHIN ONE HUNDRED THIRTY-FOUR PART.
REVISED MARCH 22, 2000, TO PROMOTE POINT OF BEGINNING, BLOCK NOTE DESIGNATION, AND TO CORRECT SPELLING IN TITLE BLOCK.
REVISED SEPTEMBER 14, 1995, TO SHOW APPROXIMATE 100 YEAR FLOOD LIMITS.



SUBDIVISION
**SECTION No. 3
EAST POINTE PLANTATION**
IN LAND LOTS 202 & 203
HOUSTON COUNTY,
GEORGIA
SCALE: 1" = 100'
TENTH DISTRICT
DEPARTMENT OF REVENUE
3-22-2000



Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2366 filed on **May 29, 2020**, for a **Special Exception** for the real property described as follows:

LL 202 of the 10th Land District of Houston County, Georgia, Lot 8, Block "C", Section 2 of East Pointe Plantation Subdivision, Consisting of 0.42 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. 2367

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:

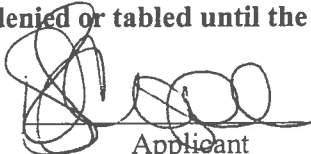
1. Name of Applicant Jerry and Quinetta Cope
2. Applicant's Phone Number 678-381-4584
3. Applicant's Mailing Address 808 Cornwall Drive Kathleen, GA 31047
4. Property Description LL 103, 10th Land District of Houston County, Georgia, Lot 2, Block "H", Section 1 of Tyler Ridge Subdivision, consisting of 0.35 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Property Preservation 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.

10/3/2020
Date


Applicant

Application # 2367

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: June 3, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

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

Date of Public Hearing: July 27, 2020

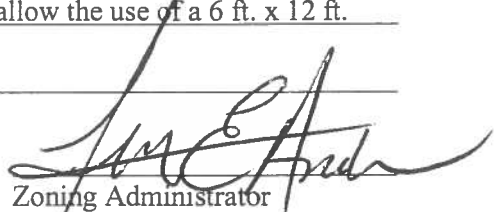
Fee Paid: \$100.00 Receipt # 41843

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 6 ft. x 12 ft.
enclosed trailer for the business.

July 27, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: August 4, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

Date of Public Hearing: August 4, 2020

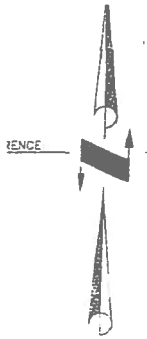
Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

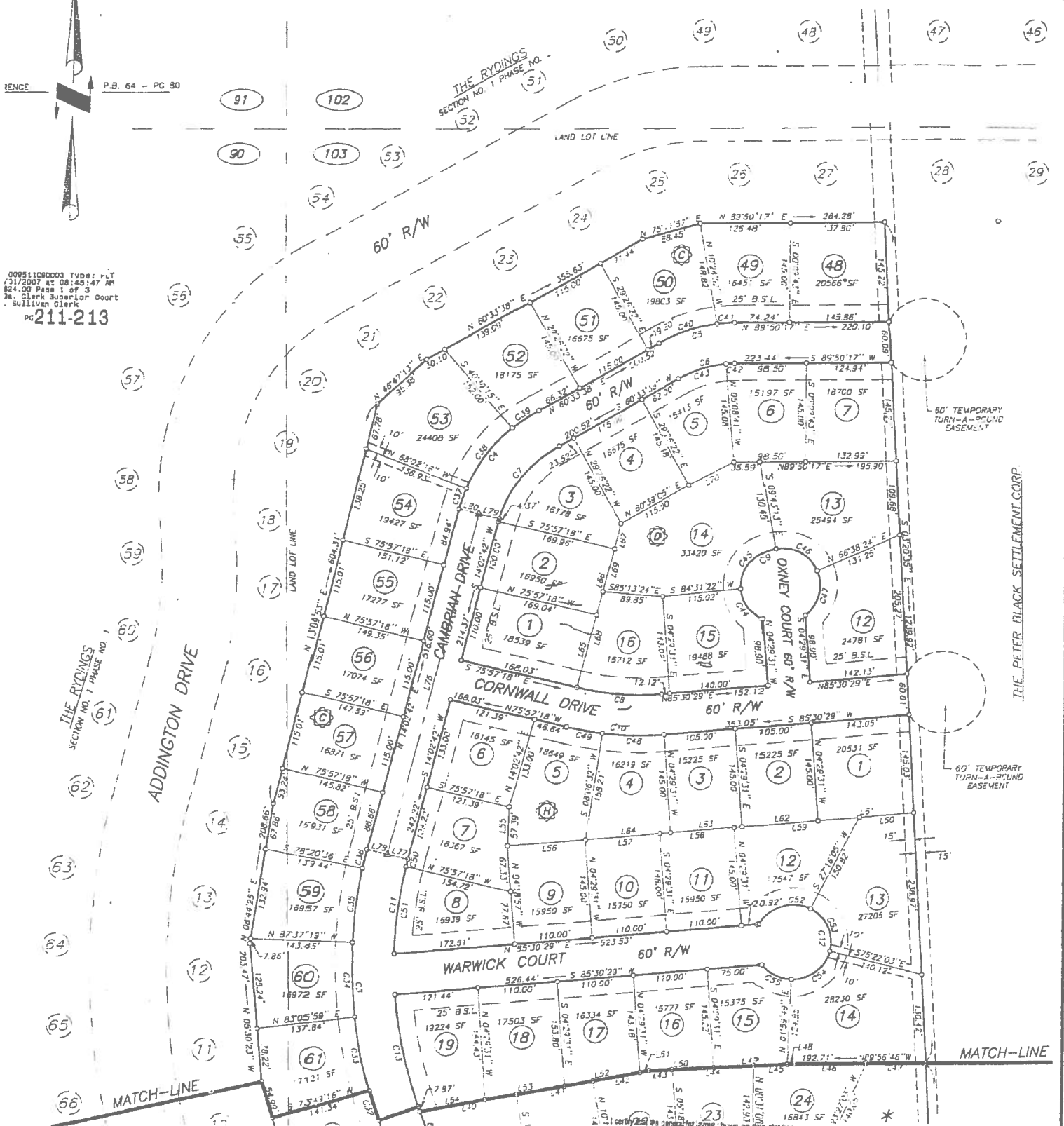
Comments: _____

_____ Date

_____ Clerk



00951100000 Type: PLT
 7/31/2007 at 08:48:47 AM
 824.00 Page 1 of 3
 by: Clark Superior Court
 Sullivan Clerk
 PG 211-213



THE RYDINGS
 SECTION NO. 1 PHASE NO. 1

ADDINGTON DRIVE

THE RYDINGS
 SECTION NO. 1 PHASE NO. 1

CORNWALL DRIVE

WARWICK COURT

OXNEY COURT 60' R/W

60' R/W

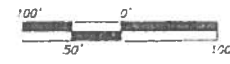
THE PETER BLACK SETTLEMENT, CORP.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,999 FEET AND AN ANGLE ERROR OF 4" PER A FULL CIRCLE. THE ADJUSTED ANGULAR MEASUREMENT EQUIPMENT USED FOR MEASUREMENT ANGULAR: LETZ SET 3 LINEAR: LETZ SET 3

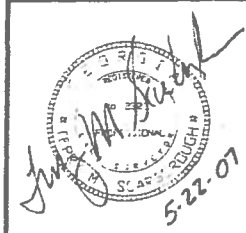
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW

Jimmy M. Seubert

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 484,141 FEET



I certify that the general plat system 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 prior to construction.
 Signature: *Andrew Diaz* 5/29/07
 Date: 5/29/07
 Field Work Done (PMS SET) MONTH OF JUNE 2005



SUBMISSION	
TYLER RIDGE	
SECTION NO. 1	
7. LAND LOTS 30 & 193	TENTH DISTRICT
PLAT NO. 2007-147	FILED
SCALE: 1" = 100'	JUNE 15, 2005
SCARBOROUGH LAND SURVEYS, INC.	
195 B 24 TH HOLS. N LAKE ROAD #4001, GORDON, GA 31028 253-1491	

Requirements - Section 95

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>Applicant will use a 6' FT X 12 FT enclosed TRAILER</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2367 filed on **June 3, 2020**, for a **Special Exception** for the real property described as follows:

LL 103 of the 10th Land District of Houston County, Georgia, Lot 2, Block “H”, Section 1 of Tyler Ridge Subdivision, Consisting of 0.35 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2368

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:

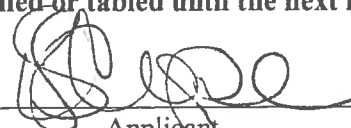
1. Name of Applicant Jerry & Quinetta Cope and Dawana Wright
2. Applicant's Phone Number 678-381-4584
3. Applicant's Mailing Address 808 Cornwall Drive Kathleen, GA 31047
4. Property Description LL 103, 10th Land District of Houston County, Georgia, Lot 2, Block "H", Section 1 of Tyler Ridge Subdivision, consisting of 0.35 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Mobile Food Trailer 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.

6/3/2020
Date


Applicant

Application # 2368

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: June 3, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

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

Date of Public Hearing: July 27, 2020

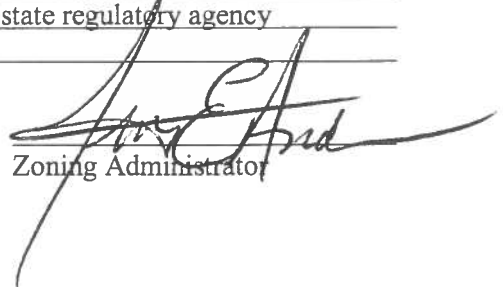
Fee Paid: \$100.00 Receipt # 41843

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 16 ft. open trailer for the business and subject to compliance with any state regulatory agency requirements.

July 27, 2020
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: August 4, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

Date of Public Hearing: August 4, 2020

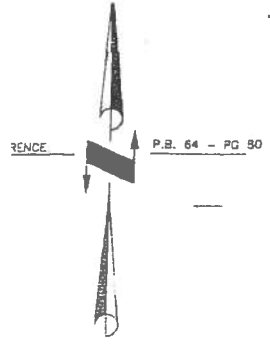
Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

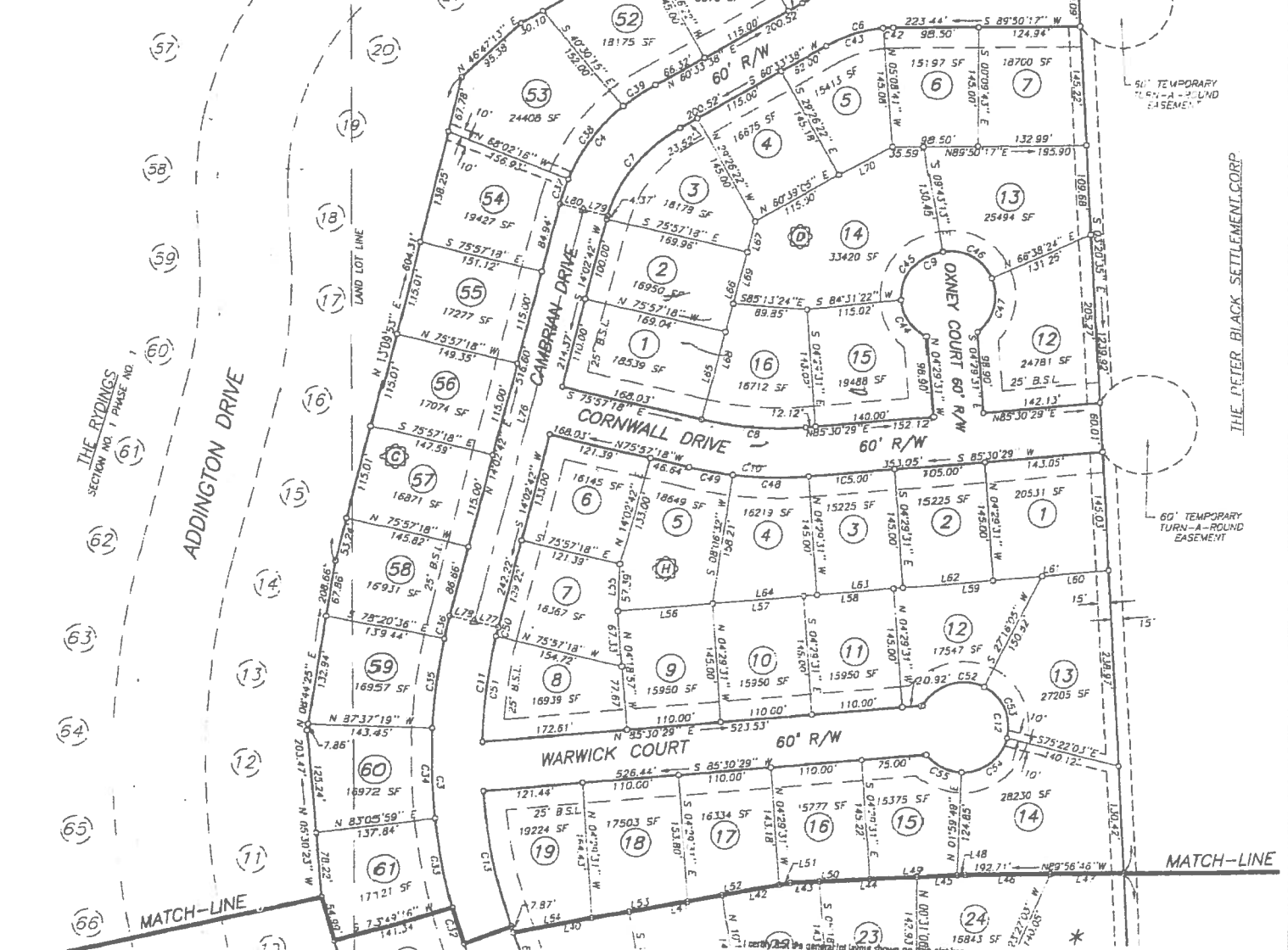
Comments: _____

_____ Date

_____ Clerk



00851108000 Type: P.L.T.
7/1/2007 at 08:45:47 AM
821.30 Page 1 of 3
08 Clerk Superior Court
Jullivon Clark
PC 211-213



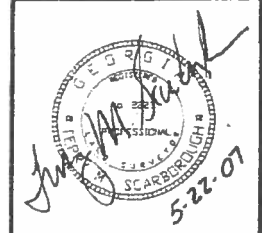
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,859 FEET AND AN ANGULAR ERROR OF 14" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE EQUIPMENT USED FOR MEASUREMENT ANGULAR: LETZ SET 3 LINEAR: LETZ SET 3

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF L.S.M.

Angela M. Smith



I hereby certify 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 prior to construction.
Angela M. Smith 5/29/07
Environmental Health Department Director
Houston County Department FIELD W/GPK DONE (P&S SET) MGMT-1 OF JUNE, 2005



SCARBOROUGH LAND SURVEYS, INC.
174-B SOUTH HOUSTON LAKE ROAD
DAPHNIE, TEXAS 75840-1401
SUBDIVISION
TYLER RIDGE
SECTION NO. 1
N LAND LOTS 30 & 103
TENTH DISTRICT
HOUSTON COUNTY, GEORGIA
SCALE: 1" = 100'
JUNE 15, 2005

Requirements - Section 95

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2368 filed on June 3, 2020, for a **Special Exception** for the real property described as follows:

LL 103 of the 10th Land District of Houston County, Georgia, Lot 2, Block “H”, Section 1 of Tyler Ridge Subdivision, Consisting of 0.35 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2370

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 Gail Vance
2. Applicant's Phone Number 478-731-4316
3. Applicant's Mailing Address 101 Devereaux Drive Perry, GA 31069
4. Property Description LL 73, 10th Land District of Houston County, Georgia, Lot 1, Block "B" of Devereaux Estates Subdivision, consisting of 2.49 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation
for a Dessert Baking 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.

June 15 2020
Date

Gail Vance
Applicant

Application # 2370

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: June 15, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

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

Date of Public Hearing: July 27, 2020

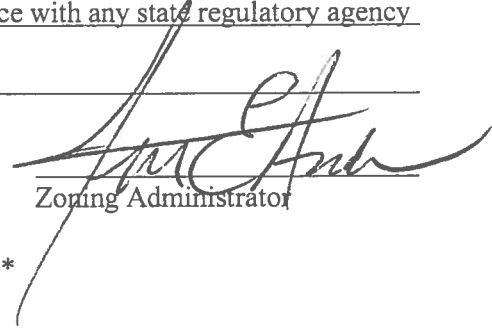
Fee Paid: \$100.00 Receipt # 41845

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

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

July 27, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: August 4, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

Date of Public Hearing: August 4, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

(P.B. 1 P. 259) (P.B. 2 P. 231)
EARLY R. & BERNICE H. WILLIAMS
(D.B. 320 P. 94)

REFERENCE: HOUSTON CO. RECORDS

1. PLAT BOOK 2 PAGE 391
2. PLAT BOOK 6 PAGE 86
3. DEED BOOK 114 PAGE 150
4. DEED BOOK 114 PAGE 152
5. DEED BOOK 149 PAGE 258-259

CURVILINEAR LINE DATA

LINE	Δ	RADIUS	CHORD	BEARING
1	04° 48' 34"	1169.21	98.11	S 28° 17' 43"E
2	09° 48' 03"	1169.21	199.78	S 18° 59' 25"E
3	13° 06' 54"	1169.21	267.05	N 04° 31' 58"W
4	12° 15' 04"	1169.21	249.52	N 08° 09' 01"E
5	11° 25' 38"	1169.21	232.80	S 18° 39' 22"W
6	01° 48' 53"	1169.21	36.35	S 49° 51' 33"W
7	90° 00' 00"	380.00	851.54	S 48° 12' 00"E
8	13° 36' 21"	450.00	106.61	S 84° 23' 50"E
9	25° 27' 53"	450.00	198.36	S 64° 51' 43"E
10	25° 27' 53"	450.00	198.36	S 59° 23' 50"E
11	25° 27' 53"	450.00	198.36	S 13° 03' 07"E
12	38° 41' 00"	500.00	306.39	N 18° 02' 30"W
13	29° 51' 10"	500.00	288.49	S 16° 07' 33"E
14	05° 48' 50"	500.00	56.96	S 33° 58' 03"E
15	90° 37' 48"	50.00	71.10	N 80° 52' 08"E
16	82° 30' 00"	60.00	44.23	S 27° 34' 00"E
17	87° 00' 00"	50.00	59.19	S 32° 11' 00"W
18	76° 07' 48"	60.00	61.66	N 78° 15' 06"W
19	38° 34' 00"	341.77	208.77	S 70° 54' 00"W
20	38° 34' 00"	281.77	172.12	S 70° 54' 00"W
21	20° 31' 41"	360.00	128.29	S 42° 51' 10"W
22	33° 52' 04"	380.00	209.71	S 15° 38' 17"W
23	84° 23' 45"	300.00	274.24	N 26° 55' 08"E
24	53° 07' 48"	50.00	44.72	N 27° 50' 59"W
25	90° 00' 00"	50.00	70.71	N 43° 43' 15"E
26	86° 37' 31"	60.00	84.92	S 57° 58' 00"E
27	76° 37' 16"	50.00	61.91	S 13° 33' 54"W

TOTAL ACREAGE
850.74 ACRES

Δ CURVE DATA

CURVE	Δ	RADIUS	TAN.
1	78° 27' 00"	1169.21	948.83
2	90° 00' 00"	420.00	420.00
3	38° 41' 00"	530.00	170.99
4	38° 34' 00"	311.77	100.00
5	84° 23' 45"	330.00	169.88

NOTES

1. ALL LOT LINES ARE AT RIGHT ANGLES TO STREET LINES UNLESS OTHERWISE INDICATED.
2. 25' RADII ON ALL STREET CORNERS.
3. DISTANCES SHOWN ON CURVILINEAR LINES ARE ARC DISTANCES.
4. MINIMUM 30' BUILDING LINE ON ALL LOTS.
5. IRON MARKER FOUND.
6. IRON MARKER SET.
7. IRON MARKERS SHOWN OFFSET ARE ON A 10' OFFSET UNLESS OTHERWISE INDICATED.
8. DISTANCES ALONG SIDE LOT LINE ARE TO THE Δ OF MOSSY CREEK OR SNAKE BRANCH.
9. ALL EASEMENTS ARE 50' DRAINAGE EASEMENTS UNLESS OTHERWISE NOTED.

Approved 7-3-73

Houston County Planning Commission

John S. Devereaux
Secretary

SUBDIVISION

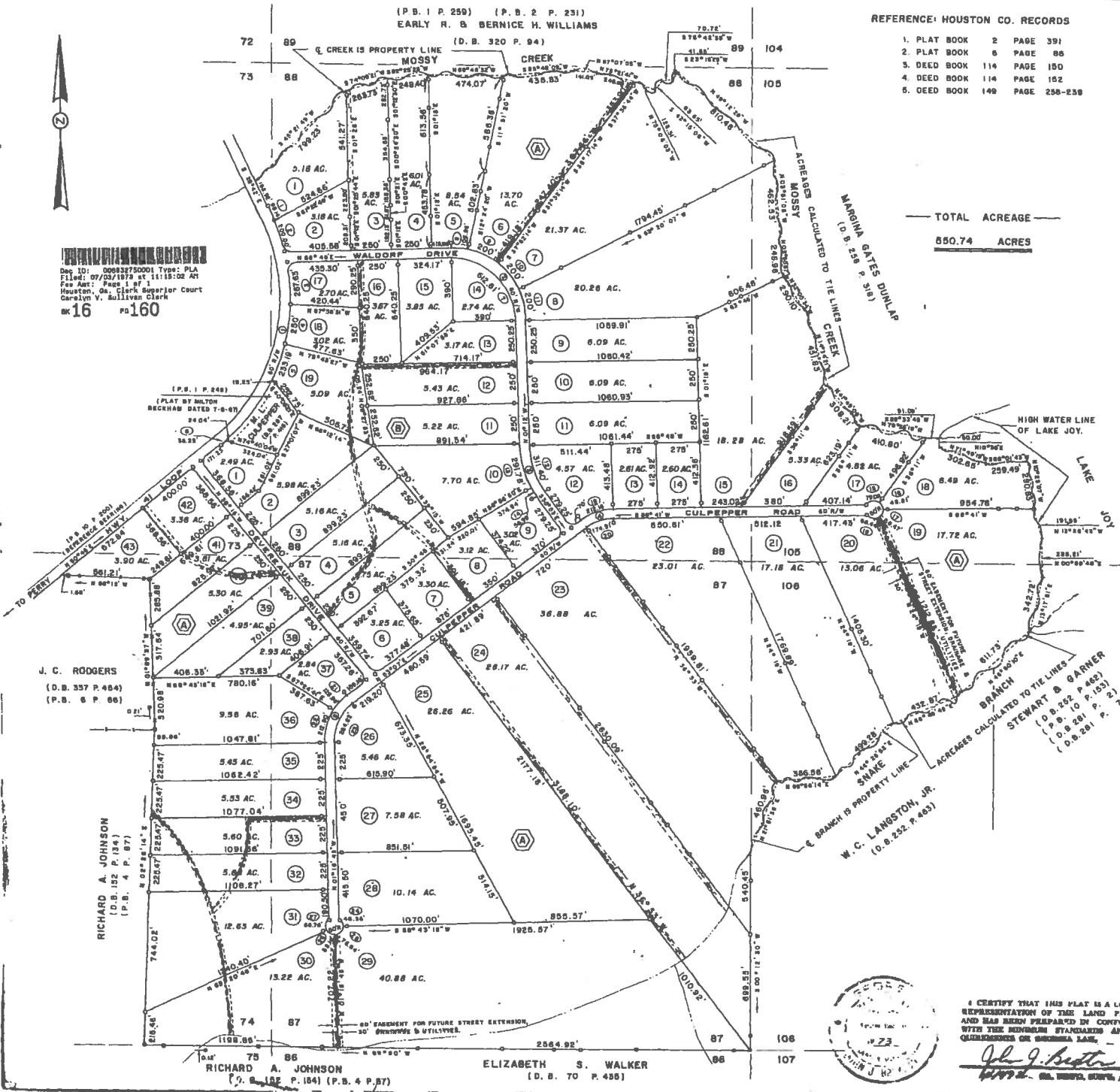
—DEVEREAUX ESTATES—

IN LAND LOTS 73, 74, 87, 88, 105, & 106
TENTH DISTRICT
HOUSTON COUNTY, GEORGIA
JUNE 5, 1973 SCALE: 1" = 400'

HOUSTON SURVEYING CO.
WALKER BROS., SA. DRAWING NO. 2222-D

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

John J. Butler
7/23/73 (S. 1000, SURV.)



Doc ID: 00983750001 Type: PLA
Filed: 07/03/1973 at 11:15:02 AM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carroll V. Sullivan Clerk
bk 16 p 160

J. C. RODGERS
(D.B. 357 P. 464)
(P.B. 6 P. 96)

RICHARD A. JOHNSON
(D.B. 152 P. 134)
(P.B. 4 P. 87)

RICHARD A. JOHNSON
(D.B. 152 P. 134) (P.B. 4 P. 87)

ELIZABETH S. WALKER
(D.B. 70 P. 485)

Requirements - Section 95

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

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2370 filed on June 15, 2020, for a Special Exception for the real property described as follows:

LL 73 of the 10th Land District of Houston County, Georgia, Lot 1, Block "B" of Devereaux Estates Subdivision, Consisting of 2.49 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. 2371

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 Carl Baker
2. Applicant's Phone Number 478-293-3365
3. Applicant's Mailing Address 139 S. Blackberry Circle Kathleen, GA 31047
4. Property Description LL 7, 11th Land District of Houston County, Georgia, Lot 44 of Piney Grove Farms Extension Subdivision, consisting of 0.31 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Locksmith 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.

10/19/2020
Date


Applicant

Application # 2371

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: June 19, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

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

Date of Public Hearing: July 27, 2020

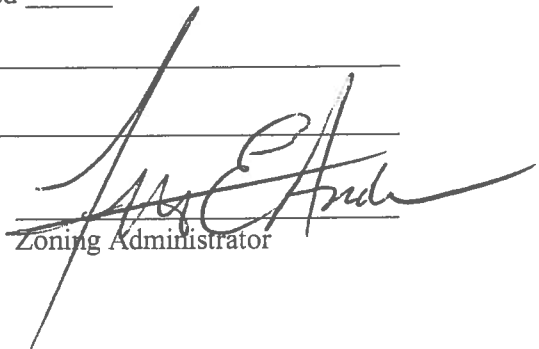
Fee Paid: \$100.00 Receipt # 41846

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

July 27, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: August 4, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

Date of Public Hearing: August 4, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>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 #2371 filed on June 19, 2020, for a Special Exception for the real property described as follows:

LL 7 of the 11th Land District of Houston County, Georgia, Lot 44 of Piney Grove Farms Extension Subdivision, Consisting of 0.31 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. 2373

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 Muriel Manns
2. Applicant's Phone Number 757-848-7504
3. Applicant's Mailing Address 103 River Valley Trail Kathleen, GA 31047
4. Property Description LL 91, 10th Land District of Houston County, Georgia, Lot 6, Block "G", Section 1, Phase 2 of Royal Oaks Subdivision, consisting of 0.52 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Clothing and Accessories (Internet Sales) Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

29 June 2020
Date

Muriel Manns
Applicant

Application # 2373

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

Houston County Zoning and Appeals Commission

Date Filed: June 29, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

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

Date of Public Hearing: July 27, 2020

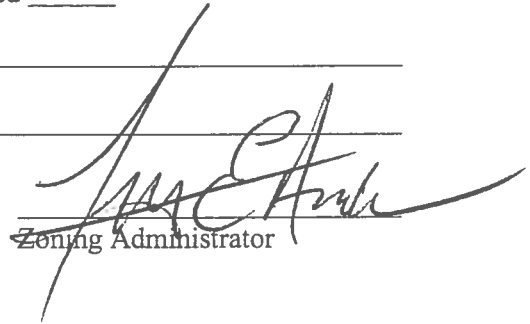
Fee Paid: \$100.00 Receipt # 41848

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

July 27, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: August 4, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

Date of Public Hearing: August 4, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

3/16/98

FILED
HOUSTON COUNTY
1998 JUN 15 AM 11:01
CLERK SUPERIOR COURT

NO.	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	100.00	197.84	197.43	N 89°10'0" E
C2	511.00	184.40	181.83	N 07°16'5" E
C3	239.89	147.25	143.66	N 12°57'33" E
C4	435.68	147.76	143.66	N 40°10'28" E
C5	78.69	171.83	165.26	S 20°44'40" W
C6	186.00	40.17	40.12	N 83°37'40" E
C7	186.00	40.17	40.24	N 83°35'37" E
C8	125.00	78.98	76.40	N 84°42'0" E
C9	200.00	70.40	70.65	N 82°46'31" E
C10	50.00	17.07	16.84	S 28°11'57" W
C11	50.00	17.03	16.98	S 60°17'54" W
C12	22.00	16.80	16.40	S 83°27'53" W
C13	240.00	19.55	19.50	S 22°44'0" W
C14	240.00	19.54	19.46	S 77°22'58" W
C15	650.00	101.78	101.15	S 07°27'26" W
C16	650.00	101.33	101.90	S 87°23'2" W

LEGEND

- 1/4" HUMAN PLACED
- 1/2" HUMAN FOUND
- CURVE INDICATOR
- (16) LOT NUMBER
- Ⓜ BLOCK INDICATOR
- EASEMENT

CERTIFICATION
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSEST APPROXIMATE ERROR OF ONE PART IN 3,172 FEET AND AN AVERAGE LENGTH OF 63 FEET PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN ONE HUNDRED FEET.
THE LINEAR AND ANGULAR MEASUREMENT SHOWN ON THIS PLAN WERE OBTAINED BY USING A TOPCON SPTS-312 ELECTRONIC TOTAL STATION.

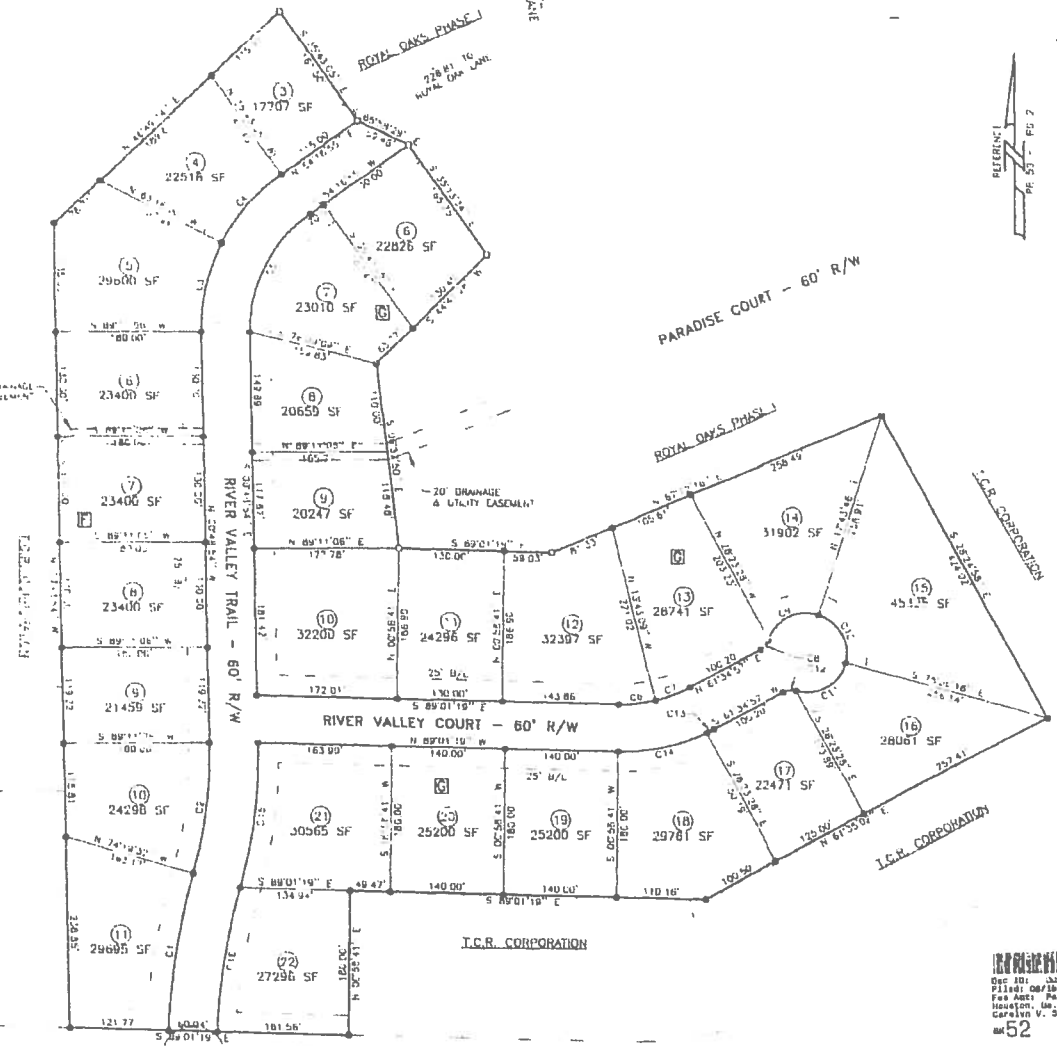
OWNER'S CERTIFICATION
STATE OF HOUSTON COUNTY OF GEORGIA
THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAN AND DEMONSTRATES THIS PLAN AND AGREEMENT TO BE HIS FREE ACT AND DEED AND DEDICATES TO PUBLIC USE THEREIN ALL AREAS SHOWN TO INDICATE ON THIS PLAN AS SHEET A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

- NOTES:**
1. UNITS: DIMENSIONS SHOWN IN FEET.
 2. TRACT CONTAINS 18 ACRE ACRES.
 3. 20' MINIMUM BOLLERS UNIL UNLESS OTHERWISE NOTED.
 4. ALL EASEMENTS ARE FOR DAMAGE & UTILITIES UNLESS OTHERWISE NOTED.
 5. 25' BOLLERS ON ALL STREET CORNERS.
 6. DISTANCES SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OF PROTECTED FRONT-OF-YARD LINES.
 7. 5' MAINTENANCE & UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS.

CERTIFICATE OF FINAL APPROVAL
This plan has been calculated and measured by the Planner, Captain of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court and the County of Houston, Georgia, on this 15th day of June, 1998.
THE HOUSTON COUNTY PLANNING COMMISSION
W. J. Sullivan, Jr., Chairman



SUBMISSION PLAT OF
ROYAL OAKS PHASE II SECTION I
SECTION 1
LAND LOT 81
HOUSTON COUNTY, GEORGIA
SCALE: 1"=100'
PHASE II
10th DISTRICT
GEORGIA
JUNE 9, 1998
JONES SURVEYING & ENGINEERING, INC.
PERRY, GEORGIA
101-987-2705

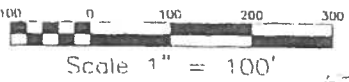


I certify that the parcel lot layout shown on this plat has been approved by the Houston County Planning Department and that the plat is a true and correct copy of the original as filed for each lot and parcel.

W. J. Sullivan, Jr.
Chairman
Houston County Planning Commission

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER
I certify that the owner, or his agent, has done and caused the construction and installation of the streets, sidewalks, and other improvements in accordance with the Regulations of Houston County, Georgia, or has passed a performance bond or other check to insure completion as required by County Engineer.
Date: 6/11/98
Engineer: [Signature]

This approval in no way relieves the property owner or contractor of his damage to adjacent and downstream properties and liability resulting therefrom and shall not constitute an assumption of liability by the County of Houston for damages caused by construction and/or grading performed under said plans and permits.
RFS 6/12/98



5/2/10/98

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>		<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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2373 filed on June 29, 2020, for a **Special Exception** for the real property described as follows:

LL 91 of the 10th Land District of Houston County, Georgia, Lot 6, Block “G”, Section 1, Phase 2 of Royal Oaks Subdivision, Consisting of 0.52 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. 2374

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 Mary Singleton
2. Applicant's Phone Number 478-951-1387
3. Applicant's Mailing Address 2901 Hwy. 341 S Hawkinsville, GA 31036
4. Property Description LL 74, 12th Land District of Houston County, Georgia, Parcel "A-1A" as shown on a plat of survey for Kenneth Darsey, consisting of 10.0 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Special Events 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.

6-30-2020
Date

Mary Hamal M Singleton
Applicant

Application # 2374

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: June 30, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

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

Date of Public Hearing: July 27, 2020

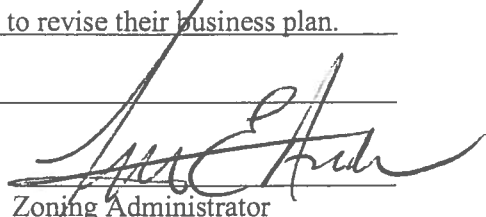
Fee Paid: \$100.00 Receipt # 41849

Recommendation of Board of Zoning & Appeals:

Approval _____ Denial _____ Tabled X

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

July 27, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: August 4, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

Date of Public Hearing: August 4, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

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

Application No. 2375

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:

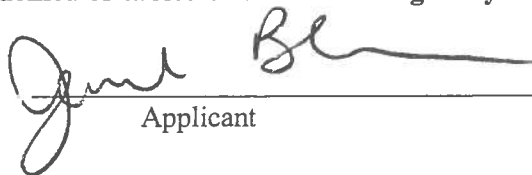
1. Name of Applicant Jenni Blackmon
2. Applicant's Phone Number 478-293-8998
3. Applicant's Mailing Address 116 Royal Crest Circle Kathleen, GA 31047
4. Property Description LL 91, 10th Land District of Houston County, Georgia, Lot 13, Block "D", Section 2, Phase 2 of Royal Oaks Subdivision, consisting of 2.69 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Women's and Children's Clothing (Internet Sales) Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

7/1/20
Date


Applicant

Application # 2375

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

Houston County Zoning and Appeals Commission

Date Filed: July 1, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

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

Date of Public Hearing: July 27, 2020

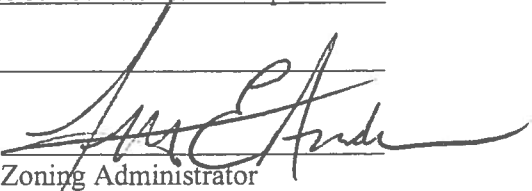
Fee Paid: \$100.00 Receipt # 41850

Recommendation of Board of Zoning & Appeals:

Approval _____ Denial _____ Tabled X

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

July 27, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: August 4, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

Date of Public Hearing: August 4, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2376

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 Zachary Blackmon
2. Applicant's Phone Number 478-293-8999
3. Applicant's Mailing Address 116 Royal Crest Circle Kathleen, GA 31047
4. Property Description LL 91, 10th Land District of Houston County, Georgia, Lot 13, Block "D", Section 2, Phase 2 of Royal Oaks Subdivision, consisting of 2.69 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Contract Physician for Emergency Medicine Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

7/1/2020
Date


Applicant

Application # 2376

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: July 1, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

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

Date of Public Hearing: July 27, 2020

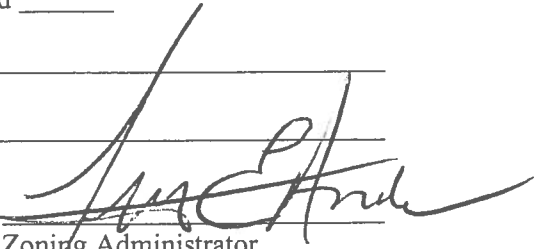
Fee Paid: \$100.00 Receipt # 41851

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

July 27, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: August 4, 2020

Date of Notice in Newspaper: July 8 & 15, 2020

Date of Public Hearing: August 4, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

CURVE	RADIUS	TANGENT	LENGTH	CHORD	CH BEARING
C-1	195.00'	88.09'	192.14'	157.51'	S33°09'20"W
C-2	50.00'	87.73'	83.48'	80.45'	S00°22'42"E
C-3	50.00'	38.33'	82.83'	56.79'	S89°11'08"W
C-4	50.00'	87.73'	83.48'	80.45'	S01°15'00"W
C-5	235.00'	50.89'	100.85'	100.00'	N10°29'34"E
C-6	235.00'	58.59'	111.38'	110.50'	N34°18'48"E

COURSE	BEARING	DISTANCE
L-1	S47°10'18"E	80.00'
L-2	N46°48'34"E	38.00'
L-3	N46°48'34"E	88.00'
L-4	N46°48'34"E	48.00'
L-5	N46°48'34"E	123.00'
L-6	S46°48'34"W	14.71'
L-7	S46°48'34"W	14.71'

DIVISION OF PLANNING AND ZONING
 City of Houston
 Filed: 10/22/1999 at 03:14:00 PM
 Fee Paid: \$100.00
 Houston, TX, Clerk Superior Court
 Carolyn V. Sullivan Clerk
 55 16

CERTIFICATION
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25838 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 164293 FEET.
 THE LINEAR AND ANGULAR MEASUREMENT SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON 312 ELECTRONIC TOTAL STATION.

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 ALLIEMENT TO BE HIS FREE ACT AND DEED AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS, OR PARKS.

10-7-99 Wayne H. Royce, Sr.
 DATE OWNER'S NAME

ACCORDING TO FEMA FLOOD INSURANCE MAP COMMUNITY-PANEL NUMBER 130247 0073 A EFFECTIVE DATE JUNE 6, 1980, THIS PROPERTY IS WITHIN FLOOD ZONE "A" EXCEPT WHERE SPECIFICALLY SHOWN AS FLOOD ZONE "A".

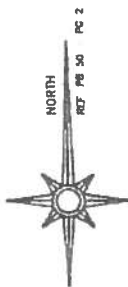
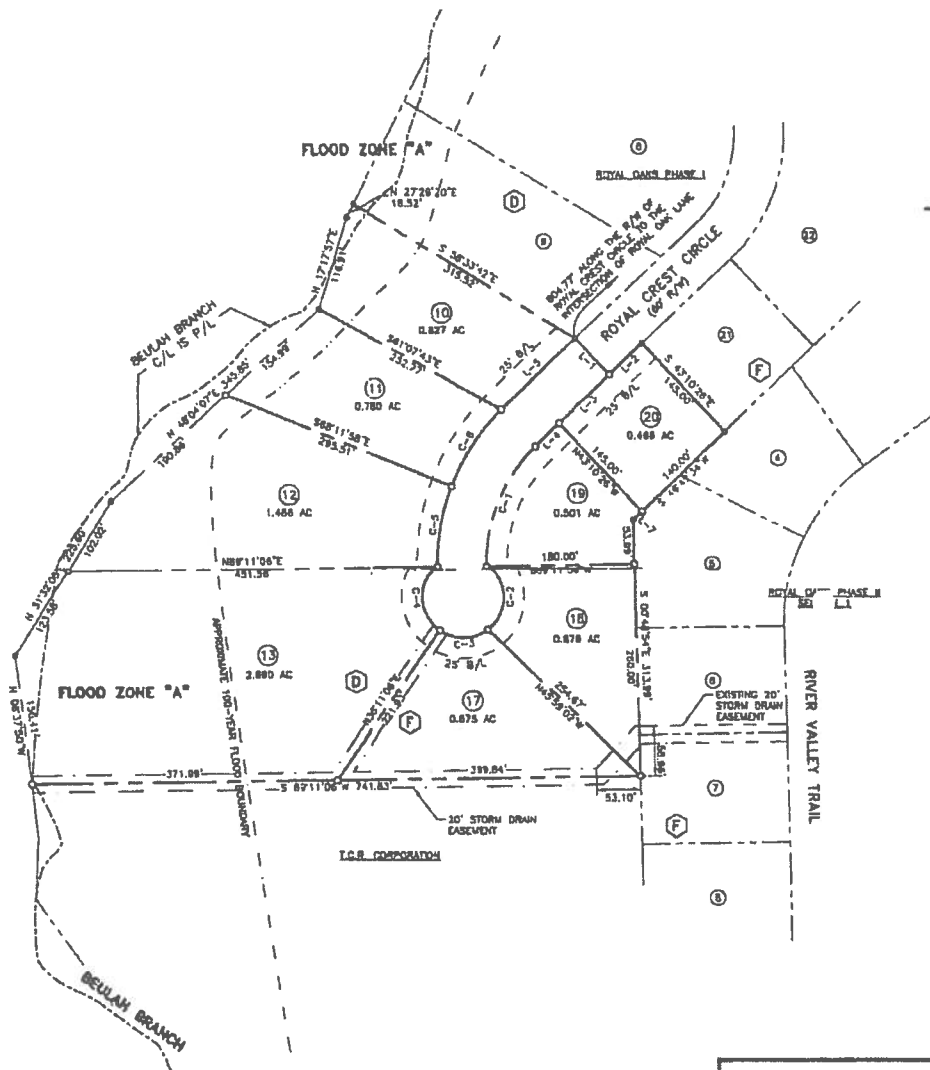
- NOTES:**
1. PROPERTY IS ZONED R-1.
 2. SITE CONTAINS 6.905 ACRES.
 3. 25' RADIIUS ON ALL STREET CORNERS.
 4. AREAS FOR LOTS ADJACENT TO BELJAH BRANCH ARE CALCULATED BASED ON THE TIC LINES.
 5. 5' MAINTENANCE & UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS.
 6. ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE NOTED.
 7. 25' BUILDER'S LINE UNLESS OTHERWISE NOTED.

LEGEND

○	1/2" REBAR PLACED
○	1/2" REBAR FOUND
- 25' B/L	MINIMUM BUILDER'S LINE
C-1	IDENTIFIER FOR CURVILINEAR DATA
L-1	IDENTIFIER FOR LINEAR DATA
⑪	LOT NUMBER
ⓑ	BLOCK

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER
 I certify that the owner, or his agent, has completed the construction and installation of the streets, drainage, utilities, and other improvements in accordance with the Regulations of Houston County, Georgia, or has posted a performance bond or cash/cashier check to insure completion as required by County Engineer.
 10/6/99 James R. [Signature]
 Date Engineer

"This approval in no way relieves the property owner or contractor of his damage to adjacent and downstream properties and liability resulting therefrom and shall not constitute an assumption of liability by the County of Houston for damages caused by construction and/or grading performed under said plans and permits." [Signature] 10/6/99



FILED
 HOUSTON COUNTY
 1999 OCT 22 PM 3:38
 CLERK SUPERIOR COURT

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, and this 23rd day of October, 1999.
 THE HOUSTON COUNTY PLANNING COMMISSION
[Signature]
 CLERK

I certify that the general lot layout shown on this plat has been approved by the Houston County Health Department for development with city or county water and individual sewage. Individual lot approval required for each lot prior to construction.
 10-12-99
[Signature]
 Environmental Health Specialist
 Houston County Health Department.



SUBMISSION PLAT OF
ROYAL OAKS PHASE 2 - SECTION 2
 T.C.R. CORPORATION
 LAND LOT 91 HOUSTON COUNTY SCALE: 1"=100'
 10th LAND DISTRICT GEORGIA OCTOBER 1, 1999
JONES SURVEYING & ENGINEERING, INC.
 PENNY, GEORGIA (912) 487-2705

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2376 filed on July 1, 2020, for a Special Exception for the real property described as follows:

LL 91 of the 10th Land District of Houston County, Georgia, Lot 13, Block "D", Section 2, Phase 2 of Royal Oaks Subdivision, Consisting of 2.69 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.

Peter F. Lamendola, Jr., on behalf of Victory Lane Auto Sales, has requested annexation into the City of Warner Robins for a property totaling 0.64 acres located at 107 Napier Avenue. The property is currently zoned County R-1 (Single-Family Residential) and the proposed zoning upon annexation is Warner Robins C-2 (General Commercial District). The property is contiguous to the existing city limits of Warner Robins. Mr. Lamendola's intent is to expand his used car dealership onto this lot and build a larger office building to service the existing business.

This lot has existing driveway access from Napier Avenue, however with the change of use from residential to commercial, this driveway will not be permitted under the County's regulations for Access Management and Encroachment Control. Paragraph 3A-6A states that "A commercial driveway will not be permitted on any county road determined to be used primarily for residential purposes by the Houston County Public Works Department".

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

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

All that tract or parcel of land situate, lying and being in Land Lot 139 of the Fifth (5th) Land District of Houston County, Georgia, being known and designated as Lots 27 and 28 in a portion of Dogwood Park Extension Subdivision, according to a plat of survey of said subdivision prepared by Rhodes Sewell, Surveyor, dated June 19, 1956, revised June 12, 1958, and being of record in Plat Book 5, Page 49, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes. Commonly known as 107 Napier Avenue, Map Parcel 00073H 146000.

Concurrence would be subject to no commercial driveway being permitted onto Napier Avenue from the 107 Napier Avenue parcel as outlined in the Houston County Regulations for Access Management and Encroachment Control.

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

Received

July 6, 2020

JUL 16 2020

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

Houston County Commissioners
Warner Robins, GA

MAYOR
Randy Toms

**MEMBERS OF
COUNCIL**

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

CITY CLERK
Mandy Stella

CITY ATTORNEY
Julia Bowen Mize

OF COUNSEL
James E. Elliott, Jr.


Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – properties totaling 0.64 acres, located at 107 Napier Avenue - Tax Parcel No., [00073H 146000]

Dear Commissioners:

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

Respectfully,

City of Warner Robins, Georgia

By: 
Randy Toms, Mayor
For the Mayor and Council

cc: Barry Holland, County Administrator
Julia Bowen Mize, City Attorney
James E. Elliott, Jr., *of counsel*

APPLICATION

Property Owner(s) Name: Peter F. Lamendola Jr. Cellphone: 478-550-6653

Company Name (if applicable): Victory Lane Auto Sales Office Phone: 478-922-8870

Property Owner(s) Address: 2600 Watson Blvd Warner Robins GA 31093

Applicant's Name: _____ Cellphone: _____

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

Applicant's Address: _____

Property Information

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

ADDRESS/LOCATION: 107 Napier Avenue Warner Robins GA 31093

Tract#: _____ Parcel#: 00073H 146000 Land Lot(s): 139 Land District#: 5

County: Houston Tax Parcel#: _____ Total Acres: .64

Survey Prepared by: Rhodes Sewell Dated 06-19-1956

Recorded in Plat Book#: 5 Page#: 49

Present Zoning: R1 Requested Zoning: C2

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

Add to existing property

Infrastructure Information:

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

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

Authorization:

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

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

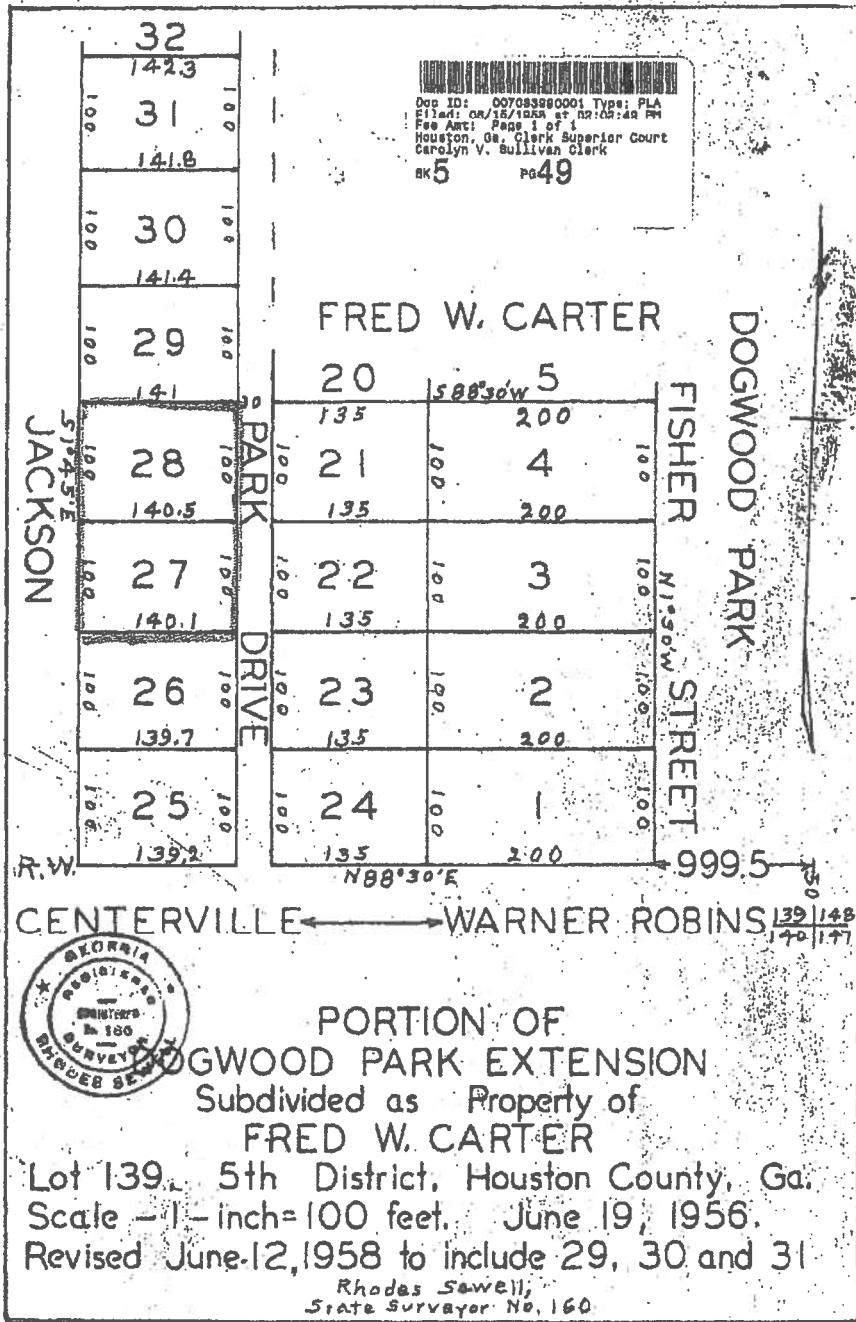
This 8 day of October 2019.

Owner/Applicant Signature _____

Print Name Peter F. Lamendola Jr.

STAMP DATE RECEIVED:

Recorded June 15, 1958



VICTORY LANE AUTO SALES, INC.

2600 Watson Blvd.
Warner Robins, Georgia 31088

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

November 21, 2019

Re: Letter of Intent for Annexation Request into City of Warner Robins
107 Napier Ave., Warner Robins, Georgia 31093

To Whom It May Concern:

Please accept this letter as our formal Intent for Annexation of our property located at 107 Napier Avenue, Warner Robins, Georgia 31093 and further described as being located in Land Lot 139 of the Fifth (5th) Land District of Houston County.

Victory Lane Auto Sales Inc. is the sole owner of the subject property. It is our desire to annex into the City of Warner Robins with the following conditions.

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

Respectfully submitted,

VICTORY LANE AUTO SALES, INC.



By: **Peter F. Lamendola Jr.**
Its: President/CEO

LEGAL DESCRIPTION

All that tract or parcel of land situate, lying and being in Land Lot 139 of the Fifth (5th) Land District of Houston County, Georgia, being known and designated as Lots 27 and 28 in a portion of Dogwood Park Extension Subdivision, according to a plat of survey of said subdivision prepared by Rhodes Sewell, Surveyor, dated June 19, 1956, revised June 12, 1958, and being of record in Plat Book 5, Page 49, Clerk's Office, Houston Superior Court. Said Plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

Commonly known as: 107 Napier Ave., Map Parcel 00073H 146000



Overview 

Legend

-  Parcels
-  Roads

Parcel ID 00073H 146000
Class Code Residential
Taxing District County
Acres 0.64

Owner VICTORY LANE AUTO SALES INC
 2600 WATSON BLVD
 WARNER ROBINS GA 31093
Physical Address 107 NAPIER AVE
Assessed Value Value \$53300
Land Value Value \$14800
Improvement Value Value \$34100
Accessory Value Value \$4400

Last 2 Sales

Date	Price	Reason	Qual
9/24/2015		10	U
9/24/2015		07	U

(Note: Not to be used on legal documents)

Date created: 7/31/2020
 Last Data Uploaded: 7/31/2020 6:03:31 AM

Developed by  **Schneider**
 GEOSPATIAL

Robert T. Tuggle, III, on behalf of McPhail Associates, LLLP and Celeste S. Johnston, has requested annexation into the City of Perry for a property totaling 3.00 acres (Tax Parcel 000300 20E000) located near Perry Parkway and I-75. The property is currently zoned County R-AG and the proposed zoning upon annexation is Perry C-1. The property is currently undeveloped and is proposed to remain undeveloped. The property is contiguous to the existing city limits of Perry. The property does not have County water or sanitation services.

Motion by _____, second by _____ and carried _____ to

- concur
- non-concur
- table

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

a 3.00-acre tract, Tax Parcel 000300 20E000, located near Perry Parkway and I-75.



Where Georgia comes together.

Department of Community Development

July 2, 2020

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

CERTIFIED MAIL

Dear Commissioners,

Please be advised the City of Perry, Georgia, has received an application requesting annexation into our jurisdiction for the property listed below:

Property is located on Perry Parkway (HC 000300 20E000) 3.00 acres

Legal description as attached labeled Exhibit A

Current zoning for this property within Houston County is R-AG. The request is for annexation into the City of Perry C-1, Highway Commercial District. The property is currently undeveloped and is proposed to remain undeveloped.

Pursuant to O.C.G.A. § 36-66-4 a public hearing on zoning of the property to be annexed as noted above will be held at 6:00PM, September 01, 2020 at the Perry Arts Center 1121 Macon Road, Perry. If the county has any objection under O.C.G.A. § 36-36-113, in accordance with the objection and resolution process, you must notify the City of Perry Community Development Department within thirty (30) calendar days of this notice.

Best Regards,

Bryan Wood, Director
Community Development

Enclosures

Received

JUL -8 2020

**Houston County Commissioners
Warner Robins, GA**



Where Georgia comes together.

Application # Annex#94-
2026

Application for Annexation
Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Robert T. Tuggle, III	McPhail Associates, LLLP and
*Title	Attorney at Law	Celeste S. Johnston
*Address	PO Box 89 Perry, GA 31069	
*Phone	478-987-2622	
*Email	rtuggle@dljtj.com	

Property Information

*Street Address or Location Perry Parkway

*Tax Map #(s) 000300 20E000

*Legal Description
 A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available;
 B. Provide a survey plat of the property and/or a proposed site plan;
 C. For Annexation, a survey must be tied to the Georgia Planes Coordinate System.

Request

*Current County Zoning District RAG *Proposed City Zoning District C-1

*Please describe the existing and proposed use of the property
The property is a vacant parcel and will continue to be vacant after annexation.

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
- Fees:
 - Residential - \$135.00 plus \$15.00/acre (maximum \$1,600.00)
 - Planned Development - \$155.00 plus \$15.00/acre (maximum \$2,800.00)
 - Commercial/Industrial - \$235.00 plus \$22.00/acre (maximum \$3,000.00)
- The applicant/owner must respond to the 'standards' on page 2 of this application (you must answer 'why' you believe the requested zoning classification meets these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Annexation applications require an informational hearing before the planning commission and a public hearing before City Council. The property must be posted at least 15 days prior to the scheduled hearing dates.
- The applicant must be present at the hearings to present the application and answer questions that may arise.
- Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years, have you, the applicant, made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? Yes ___ No x
 If yes, please complete and submit the attached Disclosure Form.

8. The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

9. Signatures:

*Applicant <i>[Signature]</i>	*Date <i>6/29/20</i>
*Property Owner/Authorized Agent <i>[Signature]</i>	*Date <i>6-26-20</i>

Standards for Granting a Zoning Classification

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? **No**
2. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties. **The C-1 zoning would be compatible with the other uses along the Perry Bypass.**
3. Describe why the proposed zoning district will not adversely impact the use of surrounding properties. **It will have no negative impact on surrounding property because the**
4. Describe how the proposed zoning district is consistent with the Comprehensive Plan. **other property is vacant.**
5. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services. **See Attachment "A"**
6. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district. **See Attachment "A"**

7/2019

For Office Use (receipt code 204.1)

Date received <i>7/2/20</i>	Fee paid <i>7/2/20</i>	Date deemed complete <i>7/2/20</i>	Public Notice Sign <i>By 7/24/20</i>	Legal Ad <i>Place 8/5 to Run 8/12</i>	County Notification <i>Sent 7/2/20</i>
Notice to Applicant	Routed to PC	Date of PC <i>8/10/20</i>	Date of Public Hearing <i>9/1/20</i>	Date of Council action <i>9/15/20</i>	Notice of action

8. The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

9. Signatures:

*Applicant <i>Mediac Associates, LLC</i>	*Date <i>6/26/20</i>
*Property Owner/Authorized Agent <i>Aug Michael, Sen. PTM, Mediac Associates LLC</i>	*Date <i>6/26/20</i>

Standards for Granting a Zoning Classification

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? **NO**
2. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties. **The C-1 zoning would be compatible with the other uses along the Perry Bypass.**
3. Describe why the proposed zoning district will not adversely impact the use of surrounding properties. **It will have no negative impact on surrounding property because the other property is vacant.**
4. Describe how the proposed zoning district is consistent with the Comprehensive Plan.
5. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services. **See Attachment "A"**
6. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district. **See Attachment "A"**

7/2019

** signature page of several units*

For Office Use (receipt code 204.1)

Date received	Fee paid	Date deemed complete	Public Notice Sign	Legal Ad	County Notification
Notice to Applicant	Routed to PC	Date of PC	Date of Public Hearing	Date of Council action	Notice of action

ATTACHMENT "A" TO
APPLICATION FOR ANNEXATION

Standards for Granting a Zoning Classification

4. Describe how the proposed zoning district is consistent with the Comprehensive Plan.

The area is designated as a gateway corridor area under the Comprehensive plan. The uses allowed under C-1 zoning are consistent with the Gateway Corridor and are oriented toward highway travelers.

5. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.

The current roads in this area are adequate to handle traffic anticipated by the uses allowed under C-1 zoning. The C-1 zoning will not create any impact on any area schools.

ANNEXATION

All that tract or parcel of land situate lying and being in Land Lot 44 of the Tenth Land District Houston County, Georgia and being more particularly known and designated as Tract 2 containing 2.99 acres as is more particularly shown on Plate of Survey dated December 13, 2017, last revised December 19, 2017 prepared by Shawn Bean GRLS No. 3331.

Said property is more particularly described as follows: starting at a point which is the common intersection of Lot Lots 43, 44, 53 and 54 of the Tenth Land District Houston County, Georgia; running thence South 00 degrees, 17 minutes 33 seconds West, a distance of 1115.42 feet to the Point or Place of Beginning; running thence South 00 degrees, 17 minutes 33 West a distance of 162.15 feet to a point; running thence North 89 degrees 40 minutes 46 seconds West a distance of 806.56 feet to a point; running thence North 00 degrees 18 minutes 19 seconds East a distance of 120.86 feet to a point; running thence South 89 degrees 44 minutes 32 seconds East a distance of 806.52 feet to the Point or Place of Beginning.



Overview



Legend

- Parcels
- Roads

Parcel ID	000300 20E000	Owner	MCPHAIL ASSOCIATES LLLP	Last 2 Sales			
Class Code	Commercial		JOHNSTON CELESTE S	Date	Price	Reason	Qual
Taxing District	County		C/O MCPHAIL PROPERTIES	1/31/2017		29	U
	County		PO BOX 3369	9/23/2016	\$100000	10	U
Acres	3		DULUTH GA 30096				
		Physical Address	PERRY PKWY				
		Assessed Value	Value \$14600				
		Land Value	Value \$14600				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 7/8/2020
 Last Data Uploaded: 7/8/2020 6:02:24 AM

AFTER RECORDING, RETURN TO:

S. Marcus Calloway, Esq.
Calloway Title & Escrow, LLC
4800 Ashford Dunwoody Road
Suite 240 2-12131
Atlanta, Georgia 30338

CR# 7417-ENJ



Doc ID: 008678880008 Type: GLR
Filed: 10/23/2003 at 11:00:44 AM
Fee Amt: \$24.00 Page 1 of 8
Transfer Tax: \$0.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

BK 2787 PG 1-8

LIMITED WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, dated and effective as of September 30, 2003, between BLAIR CAPITAL I, LLC, a Georgia limited liability company hereinafter referred to as "Grantor") and H. RAY McPHAIL, a Georgia resident, and CELESTE S. JOHNSTON, a Georgia resident (hereinafter collectively referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits;

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, all that tract or parcel of land lying and being in Houston County, Georgia, the same being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof, TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises"), SUBJECT TO and only to (but only if and to the extent already applicable to the Premises) the matters set forth on Exhibit "B" attached hereto and by reference made a part hereof (hereinafter collectively referred to as the "Exceptions"); TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE; and Grantor will, subject to the Exceptions, WARRANT AND FOREVER DEFEND the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

In addition to the Exceptions set forth on Exhibit "B" attached hereto, this deed is also made subject to that certain Purchase Money Deed to Secure Debt, dated November 2, 2000, from Grantor herein to Grantee herein, recorded at Deed Book 1628, Page 220, Records of Clerk, Superior Court, Houston County, Georgia (the "Security Deed") and the indebtedness secured thereby (the "Secured Debt"). Grantor and Grantee, by execution, delivery, and acceptance of this deed, acknowledge and agree that (a) Grantor has failed to pay the Secured

Debt as and when due, and (b) this deed is intended to be a deed granted in lieu of the foreclosure of the Security Deed, and (c) there shall be no merger of the estate held by Grantee under the Security Deed with the estate conveyed to and held by Grantee under this deed, it being intended that the Security Deed shall survive this conveyance and remain in full force and effect until and unless released by Grantee.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

BLAIR CAPITAL I, LLC

[Signature]
Unofficial Witness

By: [Signature]
Todd M. Blair, Manager

[Signature]
Notary Public

[SEAL]

[NOTARY STAMP AND SEAL]



BOOK 2787 PAGE 03

EXHIBIT "A"

TRACT 1:

All that tract or parcel of land lying and being in Land Lot 44 of the 10th District of Houston County, Georgia, and being that portion of Parcel A west of the land lot line separating Land Lots 44 and 53 of said District and County, as shown on that certain plat of survey prepared by Terry W. Scarborough, Georgia Registered Land Surveyor No. 2223, with Scarborough Land Surveys, dated October 5, 1987, last revised December 9, 1987, recorded in Plat Book 34, Page 76, Houston County Records, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the common land lot line of Land Lots 43, 44, 53 and 54 of said District and County, and running thence south 00 degrees 16 minutes 54 seconds west along the common land lot line separating Land Lots 44 and 53, 457.62 feet to an iron pin; thence continuing south 00 degrees 16 minutes 54 seconds west, along said common land lot line separating Land Lots 44 and 53, 819.96 feet to an iron pin and the TRUE POINT OF BEGINNING; running thence north 89 degrees 42 minutes 32 seconds west, 805.97 feet to an iron pin on the easterly right-of-way line of Interstate Highway No. 75; running thence south 15 degrees 29 minutes 39 seconds east along the easterly right-of-way line of said Interstate Highway No. 75, 311.92 feet to an iron pin at the intersection of the easterly right-of-way line of said Interstate Highway No. 75 and the north side of Thompson Road, as relocated; running thence along the north side of Thompson Road, as relocated, north 88 degrees 41 minutes 24 seconds east, 85.17 feet to an iron pin; thence south 55 degrees 13 minutes 44 seconds east, 59.69 feet to an iron pin; thence north 01 degree 28 minutes 40 seconds west, 207.01 feet to an iron pin; thence south 89 degrees 43 minutes 06 seconds east, 593.19 feet to an iron pin on the common land lot line separating said Land Lots 44 and 53; running thence north 00 degrees 16 minutes 54 seconds east, along the common land lot line separating said Land Lots 44 and 53, 124.56 feet to an iron pin and the TRUE POINT OF BEGINNING, and being more particularly shown as Parcel A-3 on plat of survey for Robert M. Johnston & Associates, by Terry M. Scarborough, Georgia Registered Land Surveyor No. 2223, with Scarborough Land Surveys, dated October 5, 1987, last revised October 25, 1988.

TRACT 2:

All that tract or parcel of land lying and being in Land Lot 44 of the 10th District of Houston County, Georgia, and being Parcel A-1 as shown on that certain plat of survey prepared by Terry M. Scarborough, Georgia Registered Land Surveyor No. 2223, with Scarborough Land Surveys, dated October 5, 1987, last revised December 9, 1987, as recorded in Plat Book 34, Page 76, Houston County Records, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin at the intersection of the east right-of-way line of Interstate Highway No. 75 with the north right-of-way line of Thompson Road, as relocated, (both right-of-way lines having variable widths); running thence along the north right-of-way line of Thompson Road, as relocated, the following courses and distances: north 88 degrees 41 minutes 24 seconds east, 85.17 feet to an iron pin; south 55 degrees 13 minutes 44 seconds east, 59.69 feet to an iron pin; easterly along an arc of a curve and following the curvature thereof, 188.74 feet to an iron pin (same having a radius of 1029.93 feet and being subtended by a chord bearing and distance of south 83 degrees 52 minutes 30 seconds east, 188.48 feet); south 11 degrees 22 minutes 30 seconds west, 10.00 feet to an iron pin; easterly along an arc of a curve and following the curvature thereof, 104.41 feet to an iron pin (same having a radius of 1019.93 feet and being subtended by a chord bearing and distance of south 75 degrees 41 minutes 32 seconds east, 104.37 feet); thence leaving the north right-of-way line of Thompson Road, as relocated, north 00 degrees 16 minutes 54 seconds east, 43.41 feet to an iron pin and the TRUE POINT OF BEGINNING; running thence from said true point of beginning, north 00 degrees 16 minutes 54 seconds east, 217.80 feet to an iron pin; thence south 89 degrees 43 minutes 06 seconds east, 300.00 feet to an iron pin on the east land lot line of said Land Lot 44; running thence along the east land lot line of said Land Lot 44, south 00 degrees 16 minutes 54 seconds west, 217.80 feet to an iron pin; running thence north 89 degrees 43 minutes 06 seconds west, 300.00 feet to an iron pin and the true point of beginning.

TRACT 3:

All that tract or parcel of land lying and being in Land Lot 44 of the 10th District of Houston County, Georgia, and being Parcel A-2 as shown on that certain plat of survey prepared by Terry M. Scarborough, Georgia Registered Land Surveyor No. 2223, with Scarborough Land Surveys, dated October 5, 1987, last revised December 9, 1987, as recorded in Plat Book 34, Page 76, Houston County Records, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin at the intersection of the east right-of-way line of Interstate Highway No. 75 with the north right-of-way line of Thompson Road, as relocated, (both right-of-way lines having variable widths); running thence along the north right-of-way line of Thompson Road, as relocated, the following courses and distances; north 88 degrees 41 minutes 24 seconds east, 85.17 feet to an iron pin; south 55 degrees 13 minutes 44 seconds east, 59.69 feet to an iron pin and the TRUE POINT OF BEGINNING; running thence from said true point of beginning, easterly along an arc of a curve on the north side of Thompson Road, as relocated, and following the curvature thereof, 188.74 feet to an iron pin (same having a radius of 1029.93 feet and being subtended by a chord bearing and distance of south 83 degrees 52 minutes 30 seconds east, 188.48 feet); running thence south 11 degrees 22 minutes 30 seconds west, 10.00 feet to an iron pin; thence easterly along the north side of Thompson Road, as relocated, an arc of a curve and following the curvature thereof, 104.41 feet to an iron pin (same having a radius of 1019.93 feet and being subtended by a chord bearing and distance of south 75 degrees 41 minutes 32 seconds east, 104.37 feet); thence leaving the north right-of-way line of Thompson Road, as relocated, north 00 degrees 16 minutes 54 seconds east, 43.41 feet to an iron pin; running thence north 00 degrees 16 minutes 54 seconds east, 217.80 feet to an iron pin; thence north 89 degrees 43 minutes 06 seconds west, 293.19 feet to an iron pin; running thence south 01 degree 28 minutes 40 seconds east, 207.01 feet to an iron pin and the true point of beginning.

TRACT 4:

All that tract or parcel of land lying and being in Land Lots 44 and 53 of the 10th District of Houston County, Georgia, and being Parcel D-1 containing 1.007 acres, as shown on that certain plat of survey prepared by Terry M. Scarborough, Georgia Registered Land Surveyor No. 2223, with Scarborough Land Surveys, dated October 5, 1987, last revised December 9, 1987, as recorded in Plat Book 34, Page 76, Houston County Records, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin at the intersection of the east right-of-way line of Interstate Highway No. 75 with the north right-of-way line of Thompson Road, as relocated, (both right-of-way lines having variable widths); running thence along the north right-of-way line of Thompson Road, as relocated, the following courses and distances; north 88 degrees 41 minutes 24 seconds east, 85.17 feet to an iron pin; south 55 degrees 13 minutes 44 seconds east, 59.69 feet to an iron pin; easterly along an arc of a curve and following the curvature thereof, 188.74 feet to an iron pin (same having a radius of 1029.93 feet and being subtended by a chord bearing and distance of south 83 degrees 52 minutes 30 seconds east, 188.48 feet); south 11 degrees 22 minutes 30 seconds west, 10.00 feet to an iron pin; easterly along an arc of a curve and following the curvature thereof, 104.41 feet to an iron pin (same having a radius of 1019.93 feet and being subtended by a chord bearing and distance of south 75 degrees 41 minutes 32 seconds east, 104.37 feet) and the TRUE POINT OF BEGINNING; running thence from said true point of beginning, north 00 degrees 16 minutes 54 seconds east, 43.41 feet to an iron pin; running thence south 89 degrees 43 minutes 06 seconds east, 354.50 feet to an iron pin; running thence south 00 degrees 16 minutes 54 seconds west, 234.67 feet to an iron pin on the north right-of-way line of Thompson Road, as relocated; running thence northwesterly along the north right-of-way line of Thompson Road, as relocated, along an arc of a curve and following the curvature thereof, 405.47 feet (same being subtended by a chord bearing and distance of north 61 degrees 22 minutes 14 seconds west, 402.80 feet) to an iron pin and the true point of beginning.

TRACT 5:

ALL THAT TRACT OR parcel of land lying and being in Land Lots 44 and 53 of the 10th District of Houston County, Georgia, and being a portion of Parcels C-1 and D, as shown on that certain plat of survey prepared by Terry M. Scarborough, Georgia Registered Land Surveyor No. 2223, with Scarborough Land Surveys, dated October 5, 1987, last revised December 9, 1987, as recorded in Plat Book 34, Page 76, Houston County Records; and being more particularly described as follows:

PARCEL D-2:

TO FIND THE TRUE POINT OF BEGINNING, begin at the common intersection of Land Lots 43, 44, 53 and 54 of said District and County, and running thence along the common land lot line separating Land Lots 44 and 53, south 00 degrees 16 minutes 54 seconds west, 457.62 feet to an iron pin; thence north 88 degrees 42 minutes 53 seconds east, 360.18 feet to an iron pin; thence continuing north 88 degrees 42 minutes 53 seconds east, 325.63 feet to an iron pin; thence south 01 degree 44 minutes 55 seconds east, 417.59 feet to an iron pin; thence south 07 degrees 27 minutes 14 seconds east, 1021.08 feet to an iron pin; thence south 07 degrees 24 minutes 49 seconds east, 388.28 feet to an iron pin; thence north 89 degrees 36 minutes 00 seconds west, 211.35 feet to an iron pin and the TRUE POINT OF BEGINNING; running thence north 89 degrees 36 minutes 00 seconds west, 304.08 feet to an iron pin on the northeasterly right-of-way line of Thompson Road, as relocated; running thence along the northeasterly right-of-way line of Thompson Road, as relocated, north 34 degrees 17 minutes 54 seconds west, 232.78 feet to an iron pin; thence continuing northwesterly along the northeasterly right-of-way line of Thompson Road, as relocated, and following the curvature thereof an arc distance of 279.81 feet (same having a radius of 1019.93 feet and being subtended by a chord bearing and distance of north 42 degrees 08 minutes 24 seconds west, 278.31 feet) to an iron pin; thence north 00 degrees 16 minutes 54 seconds east, 234.67 feet to an iron pin; thence north 89 degrees 43 minutes 06 seconds west, 54.50 feet to an iron pin on the land lot line separating Land Lots 44 and 53 of said District and County; running thence along said land lot line, north 00 degrees 16 minutes 54 seconds east, 23.26 feet to an iron pin; running thence north 57 degrees 19 minutes 43 seconds east, 76.56 feet to an iron pin; thence southeasterly along a curve and following the curvature thereof, an arc distance of 533.27 feet (same having a radius of 1269.93 feet and being subtended by a chord bearing and distance of south 46 degrees 18 minutes 21 seconds east, 528.39 feet) to an iron pin; thence south 34 degrees 17 minutes 54 seconds east, 405.88 feet to an iron pin and the true point of beginning, and being more fully shown as Parcel D-2 on plat of survey prepared for Robert M. Johnston & Associates by Terry M. Scarborough, Georgia Registered Land Surveyor No. 2223, with Scarborough Land Surveys, dated October 5, 1987, last revised October 25, 1988.

PARCEL C-1-A:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin at the intersection of the easterly right-of-way line of Interstate Highway No. 75 with the southerly right-of-way line of Thompson Road, as relocated; running thence along the southerly right-of-way line of said Thompson Road, as relocated, the following courses and distances: north 88 degrees 31 minutes 50 seconds east, 50.74 feet to an iron pin; north 75 degrees 36 minutes 07 seconds east, 128.54 feet to an iron pin; easterly along an arc of a curve and following the curvature thereof, 183.24 feet (same having a radius of 874.93 feet and being subtended by a chord bearing and distance of south 78 degrees 37 minutes 30 seconds east, 182.91 feet) to an iron pin; north 17 degrees 22 minutes 30 seconds east, 15.00 feet to an iron pin; easterly along an arc of a curve and following the curvature thereof, 37.84 feet (same having a radius of 889.93 feet and being subtended by a chord bearing and distance of south 71 degrees 24 minutes 24 seconds east,

37.84 feet) to an iron pin; southeasterly along the curvature thereof, 117.13 feet (same having a radius of 889.93 feet and being subtended by a chord bearing and distance of south 66 degrees 25 minutes 05 seconds east, 117.05 feet) to an iron pin; thence continuing southeasterly along the southwesterly right-of-way line of said Thompson Road, as relocated, along an arc of a curve and following the curvature thereof, 277.26 feet to an iron pin (same having a radius of 889.93 feet and being subtended by a chord bearing and distance of south 53 degrees 43 minutes 19 seconds east, 276.14 feet) to an iron pin and the TRUE POINT OF BEGINNING; running thence southeasterly along the southwesterly right-of-way line of Thompson Road, as relocated, along an arc of a curve and following the curvature thereof, 163.06 feet (same having a radius of 889.93 feet and being subtended by a chord bearing and distance of south 39 degrees 32 minutes 51 seconds east, 162.83 feet) to an iron pin; thence continuing southeasterly along the southwesterly right-of-way line of said Thompson Road, as relocated, south 34 degrees 17 minutes 54 seconds east, 142.77 feet to an iron pin; thence north 89 degrees 36 minutes 00 seconds west, 216.24 feet to an iron pin; thence north 89 degrees 15 minutes 35 seconds west, 39.84 feet to an iron pin; thence north 16 degrees 35 minutes 25 seconds east, 251.97 feet to an iron pin on the southwesterly right-of-way line of Thompson Road, as relocated, and the true point of beginning, and being more fully shown as Parcel C-1-A on plat of survey prepared for Robert M. Johnston & Associates by Terry M. Scarborough, Georgia Registered Land Surveyor No. 2223, with Scarborough Land Surveys, dated October 5, 1987, last revised October 25, 1988.

TRACT 6:

All that tract or parcel of land lying and being in Land Lot 44 of the Tenth Land District of Houston County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at an iron pin at the common intersection of Land Lots 43, 44, 53 and 54 of said District and County; running thence along the common land lot line separating Land Lots 44 and 53 of said District and County, south 00 degrees 16 minutes 54 seconds west, 1115.43 feet to an iron pin and the TRUE POINT OF BEGINNING; running thence from said true point of beginning along the common land lot line separating Land Lots 44 and 53 of said District and County south 00 degrees 16 minutes 54 seconds west, 162.15 feet to an iron pin; running thence north 89 degrees 42 minutes 32 seconds west, 805.97 feet to an iron pin; running thence north 00 degrees 17 minutes 28 seconds east, 162.15 feet to an iron pin; running thence south 89 degrees 42 minutes 32 seconds east, 805.94 feet to an iron pin, and the TRUE POINT OF BEGINNING, and being shown as Parcel "E" comprising 3.000 acres, on Survey for Robert M. Johnston & Associates, prepared by Terry M. Scarborough, Georgia Registered Land Surveyor No. 2223, with Scarborough Land Surveys, dated October 5, 1987, last revised November 2, 1988.

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EXHIBIT "B"

- (a) Right-of-Easement from M.H. Massey to Flint Electric Membership Corporation, (a cooperative corporation), dated April 9, 1981, recorded April 24, 1981, recorded in Deed Book 591, Page 477, Records of Houston County, Georgia.
- (b) Construction Easement from Mack H. Massey and Linda F. Massey to Department of Transportation, dated May 19, 1987, recorded December 3, 1987, recorded in Deed Book 789, Page 749, aforesaid Records.
- (c) Easement for Right-of-Way from Mack H. Massey and Linda F. Massey to Oglethorpe Power Corporation (An Electric Membership Generation & Transmission Corporation), a Georgia corporation, dated February 17, 1988, filed for record February 24, 1988 at 3:13 p.m., recorded in Deed Book 797, Page 307, aforesaid Records.
- (d) Right of Way Deed from Larry W. Watson and Grace S. Watson to City of Perry, dated July 27, 1991, filed for record August 12, 1991 at 11:20 a.m., recorded in Deed Book 927, Page 534, aforesaid Records.
- (e) Right-of-Easement from Larry Watson and Grace S. Watson to Flint Electric Membership Corporation, (a cooperative corporation), dated January 7, 1980, recorded February 11, 1980, recorded in Deed Book 567, Page 639, aforesaid Records.
- (f) Right-of-Easement from Lt. Col. Robert Snyder to Flint Electric Membership Corporation, (a cooperative corporation), dated April 15, 1980, recorded July 9, 1981, recorded in Deed Book 595, Page 537, aforesaid Records.
- (g) Right of Way Deed from Betty P. Essick f/k/a Betty P. Dubberly to Department of Transportation, dated May 29, 1987, filed for record June 5, 1987 at 3:52 p.m., recorded in Deed Book 770, Page 484, aforesaid Records.
- (h) Terms, conditions and obligations as contained in that certain Easement Agreement by and between Sing Oil Company, H. Ray McPhail Co. and Robert M. Johnston, dated December 10, 1987, filed for record December 10, 1987 at 4:55 p.m., recorded in Deed Book 790, Page 574, aforesaid Records.
- (i) Terms, conditions and obligations as contained in that certain Easement Agreement from Davis Company, Inc. to H. Ray McPhail Co. and Robert M. Johnston, dated March 21, 1988, filed for record March 22, 1988 at 12:07 p.m., recorded in Deed Book 800, Page 352, aforesaid Records.
- (j) Terms, conditions and obligations as contained in that certain Ingress/Egress Easement by and between Sing Oil Company, H. Ray McPhail Co. and Robert M.

Johnston, dated September 30, 1988, filed for record October 4, 1988, recorded in Deed Book 821, Page 113, aforesaid Records.

- (k) Storm Drainage Easement by and between H. Ray McPhail Co., Robert M. Johnston and Sing Oil Company, dated November 3, 1988, recorded November 22, 1988, recorded in Deed Book 826, Page 432, aforesaid Records.
- (l) Conveyance of Access Rights from H. Ray McPhail Company, Robert M. Johnston, Sing Oil Company and Davis Company, Inc. to the Department of Transportation, State of Georgia, dated October 24, 1988, filed for record December 2, 1988 at 10:19 a.m., recorded in Deed Book 827, Page 404, aforesaid Records.
- (m) Right-of-Way Easement by and between H. Ray McPhail Co., Robert M. Johnston and Mid State Construction, Inc. and Charles Griffin and Harry Kemp, d/b/a Kemp & Griffin Livestock, dated December 30, 1988, filed for record January 23, 1989 at 9:33 a.m., recorded in Deed Book 831, Page 660, aforesaid Records, as amended by that certain Amendment to Right-of-Way Easement by and between Celeste S. Johnston, H. Ray McPhail Co., H. Ray McPhail, Hanse Massey and Linda F. Massey, dated February 28, 1992, filed for record March 6, 1992 at 1:43 p.m., recorded in Deed Book 954, Page 292, aforesaid Records.
- (n) Right-of-Way Easement from H. Ray McPhail Co. and Robert M. Johnston to City of Perry, Georgia, dated July 17, 1989, filed for record July 19, 1989 at 4:02 p.m., recorded in Deed Book 849, Page 538, aforesaid Records.
- (o) Ingress/Egress Easement by and between H. Ray McPhail Co., Celeste S. Johnston, Larry W. Watson and Grace S. Watson, dated July 1, 1991, filed for record July 31, 1991 at 11:27 a.m., recorded in Deed Book 926, Page 318, aforesaid Records.
- (p) Right of Way Deed from H. Ray McPhail Co. and Celeste S. Johnston to the City of Perry, dated August 27, 1991, filed for record September 16, 1991 at 10:30 a.m., recorded in Deed Book 931, Page 716, aforesaid Records.
- (q) All those matters as disclosed by that certain plat recorded in Plat Book 34, Page 76, aforesaid Records.



Doc ID: 014621230007 Type: GLR
Recorded: 02/03/2017 at 05:00:00 PM
Fee Amt: \$24.00 Page 1 of 7
Transfer Tax: \$0.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

BK 7411 PG 72-78

Return to: Mitchell T. Bagwell
Martin Bagwell Luke, P.C.
400 Northridge Road, Suite 1225
Atlanta, Georgia 30350

Fed Ex
ENV
#4128

~~STATE OF GEORGIA~~
NORTH CAROLINA
COUNTY OF MCCOIN

Cross-Reference: Deed Book 7289,
Page 95, Houston County, GA

CORRECTIVE GENERAL WARRANTY DEED

THIS INDENTURE, made this 31st day of January, 2017 by **Ray McPhail**, a resident of the state of North Carolina, as party of the first part, hereinafter referred to as "Grantor", and **McPhail Associates, L.L.P.**, a Georgia limited liability limited partnership, as party of the second part, hereinafter referred to as "Grantee", (the words "Grantor" and "Grantee" to include their respective heirs, successors, successorsintitle and assigns where the context requires or permits).

WITNESSETH THAT:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee Grantor's entire interest, being a 1/2 interest, in all that tract or parcel of land lying and being in Houston County, together with all improvements located thereon, and as more particularly described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

**** Reason for filing of this Corrective General Warranty Deed is to correct the Exhibit "A" that was originally recorded. Parcel C-1-A should not have been included in the conveyance. Attached hereto is a corrected Exhibit "A" showing the property that IS included in the conveyance and Exhibit "B" showing the property that is NOT included in the conveyance.*

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever, subject to all matters of record in the deed records of the Superior Court of Houston County.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

Logan Dyer
Witness Logan Dyer

By: *H. Ray McPhail* (SEAL)
H. Ray McPhail

Colleen H. Kerrigan
Notary Public

My Commission Expires: 7/30/2019

[NOTARY SEAL]

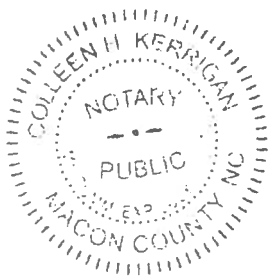


Exhibit "A"

Corrected Legal Description

TRACT 1:

All that tract or parcel of land lying and being in Land Lot 44 of the 10th District of Houston County, Georgia, and being that portion of Parcel A west of the land lot line separating Land Lots 44 and 53 of said District and County, as shown on that certain plat of survey prepared by Terry W. Scarborough, Georgia Registered Land Surveyor No. 2223, with Scarborough Land Surveys, dated October 5, 1987, last revised December 9, 1987, recorded in Plat Book 34, Page 76, Houston County Records, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the common land lot line of Land Lots 43, 44, 53 and 54 of said District and County, and running thence south 00 degrees 16 minutes 54 seconds west along the common land lot line separating Land Lots 44 and 53, 437.62 feet to an iron pin; thence continuing south 00 degrees 16 minutes 54 seconds west, along said common land lot line separating Land Lots 44 and 53, 819.96 feet to an iron pin and the TRUE POINT OF BEGINNING; running thence north 89 degrees 42 minutes 32 seconds west, 805.97 feet to an iron pin on the easterly right-of-way line of Interstate Highway No. 75; running thence south 15 degrees 29 minutes 39 seconds east along the easterly right-of-way line of said Interstate Highway No. 75, 311.92 feet to an iron pin at the intersection of the easterly right-of-way line of said Interstate Highway No. 75 and the north side of Thompson Road, as relocated; running thence along the north side of Thompson Road, as relocated, north 88 degrees 41 minutes 24 seconds east, 85.17 feet to an iron pin; thence south 55 degrees 13 minutes 44 seconds east, 59.69 feet to an iron pin; thence north 01 degree 28 minutes 40 seconds west, 207.01 feet to an iron pin; thence south 89 degrees 43 minutes 06 seconds east, 593.19 feet to an iron pin on the common land lot line separating said Land Lots 44 and 53; running thence north 00 degrees 16 minutes 54 seconds east, along the common land lot line separating said Land Lots 44 and 53, 124.56 feet to an iron pin and the TRUE POINT OF BEGINNING, and being more particularly shown as Parcel A-3 on plat of survey for Robert M. Johnston & Associates, by Terry M. Scarborough, Georgia Registered Land Surveyor No. 2223, with Scarborough Land Surveys, dated October 5, 1987, last revised October 25, 1988.

TRACT 2:

All that tract or parcel of land lying and being in Land Lot 44 of the 10th District of Houston County, Georgia, and being Parcel A-1 as shown on that certain plat of survey prepared by Terry M. Scarborough, Georgia Registered Land Surveyor No. 2223, with Scarborough Land Surveys, dated October 5, 1987, last revised December 9, 1987, as recorded in Plat Book 34, Page 76, Houston County Records, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin at the intersection of the east right-of-way line of Interstate Highway No. 75 with the north right-of-way line of Thompson Road, as relocated, (both right-of-way lines having variable widths); running thence along the north right-of-way line of Thompson Road, as relocated, the following courses and distances: north 88 degrees 41 minutes 24 seconds east, 85.17 feet to an iron pin; south 55 degrees 13 minutes 44 seconds east, 59.69 feet to an iron pin; easterly along an arc of a curve and following the curvature thereof, 188.74 feet to an iron pin (same having a radius of 1029.93 feet and being subtended by a chord bearing and distance of south 83 degrees 52 minutes 30 seconds east, 188.48 feet); south 11 degrees 22 minutes 30 seconds west, 10.00 feet to an iron pin; easterly along an arc of a curve and following the curvature thereof, 104.41 feet to an iron pin (same having a radius of 1019.93 feet and being subtended by a chord bearing and distance of south 75 degrees 41 minutes 32 seconds east, 104.37 feet); thence leaving the north right-of-way line of Thompson Road, as relocated, north 00 degrees 16 minutes 54 seconds east, 43.41 feet to an iron pin and the TRUE POINT OF BEGINNING; running thence from said true point of beginning, north 00 degrees 16 minutes 54 seconds east, 217.80 feet to an iron pin; thence south 89 degrees 43 minutes 06 seconds east, 300.00 feet to an iron pin on the east land lot line of said Land Lot 44; running thence along the east land lot line of said Land Lot 44, south 00 degrees 16 minutes 54 seconds west, 217.80 feet to an iron pin; running thence north 89 degrees 43 minutes 06 seconds west, 300.00 feet to an iron pin and the true point of beginning.

BOOK 7411 PAGE

75

BOOK 2787 PAGE

04

TRACT 3:

All ~~the~~ ~~part~~ of parcel of land lying and being in Land Lot 44 of the 10th District of Houston County, Georgia, and being Parcel A-2 as shown on that certain plat of survey prepared by Terry M. Scarborough, Georgia Registered Land Surveyor No. 2223, with Scarborough Land Surveys, dated October 5, 1987, last revised December 9, 1987, as recorded in Plat Book 34, Page 76, Houston County Records, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin at the intersection of the east right-of-way line of Interstate Highway No. 75 with the north right-of-way line of Thompson Road, as relocated, (both right-of-way lines having variable widths); running thence along the north right-of-way line of Thompson Road, as relocated, the following courses and distances: north 88 degrees 41 minutes 24 seconds east, 85.17 feet to an iron pin; south 55 degrees 13 minutes 44 seconds east, 59.69 feet to an iron pin and the TRUE POINT OF BEGINNING; running thence from said true point of beginning, easterly along an arc of a curve on the north side of Thompson Road, as relocated, and following the curvature thereof, 188.74 feet to an iron pin (same having a radius of 1029.93 feet and being subtended by a chord bearing and distance of south 83 degrees 52 minutes 30 seconds east, 188.48 feet); running thence south 11 degrees 22 minutes 30 seconds west, 10.00 feet to an iron pin; thence easterly along the north side of Thompson Road, as relocated, an arc of a curve and following the curvature thereof, 104.41 feet to an iron pin (same having a radius of 1019.93 feet and being subtended by a chord bearing and distance of south 75 degrees 41 minutes 32 seconds east, 104.37 feet); thence leaving the north right-of-way line of Thompson Road, as relocated, north 00 degrees 16 minutes 54 seconds east, 43.41 feet to an iron pin; running thence north 00 degrees 16 minutes 54 seconds east, 217.80 feet to an iron pin; thence north 89 degrees 43 minutes 06 seconds west, 293.19 feet to an iron pin; running thence south 01 degree 28 minutes 40 seconds east, 207.01 feet to an iron pin and the true point of beginning.

TRACT 4:

All that tract or parcel of land lying and being in Land Lots 44 and 53 of the 10th District of Houston County, Georgia, and being Parcel D-1 containing 1.007 acres, as shown on that certain plat of survey prepared by Terry M. Scarborough, Georgia Registered Land Surveyor No. 2223, with Scarborough Land Surveys, dated October 5, 1987, last revised December 9, 1987, as recorded in Plat Book 34, Page 76, Houston County Records, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin at the intersection of the east right-of-way line of Interstate Highway No. 75 with the north right-of-way line of Thompson Road, as relocated, (both right-of-way lines having variable widths); running thence along the north right-of-way line of Thompson Road, as relocated, the following courses and distances: north 88 degrees 41 minutes 24 seconds east, 85.17 feet to an iron pin; south 55 degrees 13 minutes 44 seconds east, 59.69 feet to an iron pin; easterly along an arc of a curve and following the curvature thereof, 188.74 feet to an iron pin (same having a radius of 1029.93 feet and being subtended by a chord bearing and distance of south 83 degrees 52 minutes 30 seconds east, 188.48 feet); south 11 degrees 22 minutes 30 seconds west, 10.00 feet to an iron pin; easterly along an arc of a curve and following the curvature thereof, 104.41 feet to an iron pin (same having a radius of 1019.93 feet and being subtended by a chord bearing and distance of south 75 degrees 41 minutes 32 seconds east, 104.37 feet) and the TRUE POINT OF BEGINNING; running thence from said true point of beginning, north 00 degrees 16 minutes 54 seconds east, 43.41 feet to an iron pin; running thence south 89 degrees 43 minutes 06 seconds east, 354.30 feet to an iron pin; running thence south 00 degrees 16 minutes 54 seconds west, 234.67 feet to an iron pin on the north right-of-way line of Thompson Road, as relocated; running thence northwesterly along the north right-of-way line of Thompson Road, as relocated, along an arc of a curve and following the curvature thereof, 405.47 feet (same being subtended by a chord bearing and distance of north 61 degrees 22 minutes 14 seconds west, 402.80 feet) to an iron pin and the true point of beginning.

BOOK 7411 PAGE 76

BOOK 2787 PAGE 05

TRACT 5:

ALL THAT tract or parcel of land lying and being in Land Lots 44 and 53 of the 10th District of Houston County, Georgia, and being a portion of Parcels C-1 and D, as shown on that certain plat of survey prepared by Terry H. Scarborough, Georgia Registered Land Surveyor No. 2223, with Scarborough Land Surveys, dated October 5, 1987, last revised December 9, 1987, as recorded in Plat Book 34, Page 76, Houston County Records; and being more particularly described as follows:

PARCEL D-2:

TO FIND THE TRUE POINT OF BEGINNING, begin at the common intersection of Land Lots 43, 44, 53 and 54 of said District and County, and running thence along the common land lot line separating Land Lots 44 and 53, south 00 degrees 16 minutes 54 seconds west, 457.62 feet to an iron pin; thence north 88 degrees 42 minutes 53 seconds east, 360.18 feet to an iron pin; thence continuing north 88 degrees 42 minutes 53 seconds east, 325.63 feet to an iron pin; thence south 01 degree 44 minutes 55 seconds east, 417.59 feet to an iron pin; thence south 07 degrees 27 minutes 14 seconds east, 1021.08 feet to an iron pin; thence south 07 degrees 24 minutes 49 seconds east, 388.28 feet to an iron pin; thence north 89 degrees 36 minutes 00 seconds west, 211.33 feet to an iron pin and the TRUE POINT OF BEGINNING; running thence north 89 degrees 36 minutes 00 seconds west, 304.08 feet to an iron pin on the northeasterly right-of-way line of Thompson Road, as relocated; running thence along the northeasterly right-of-way line of Thompson Road, as relocated, north 34 degrees 17 minutes 54 seconds west, 232.78 feet to an iron pin; thence continuing northwesterly along the northeasterly right-of-way line of Thompson Road, as relocated, and following the curvature thereof an arc distance of 279.81 feet (same having a radius of 1019.93 feet and being subtended by a chord bearing and distance of north 42 degrees 08 minutes 24 seconds west, 278.31 feet) to an iron pin; thence north 00 degrees 16 minutes 54 seconds east, 234.67 feet to an iron pin; thence north 89 degrees 43 minutes 06 seconds west, 54.50 feet to an iron pin on the land lot line separating Land Lots 44 and 53 of said District and County; running thence along said land lot line, north 00 degrees 16 minutes 54 seconds east, 23.26 feet to an iron pin; running thence north 57 degrees 19 minutes 43 seconds east, 76.56 feet to an iron pin; thence southeasterly along a curve and following the curvature thereof, an arc distance of 533.27 feet (same having a radius of 1269.93 feet and being subtended by a chord bearing and distance of south 46 degrees 18 minutes 21 seconds east, 528.39 feet) to an iron pin; thence south 34 degrees 17 minutes 54 seconds east, 405.88 feet to an iron pin and the true point of beginning, and being more fully shown as Parcel D-2 on plat of survey prepared for Robert H. Johnston & Associates by Terry H. Scarborough, Georgia Registered Land Surveyor No. 2223, with Scarborough Land Surveys, dated October 5, 1987, last revised October 25, 1988.

BOOK 7411 PAGE 77

TRACT 6:

All that tract or parcel of land lying and being in Land Lot 44 of the Tenth Land District of Houston County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at an iron pin at the common intersection of Land Lots 43, 44, 53 and 54 of said District and County; running thence along the common land lot line separating Land Lots 44 and 53 of said District and County, south 00 degrees 16 minutes 54 seconds west, 1115.43 feet to an iron pin and the TRUE POINT OF BEGINNING; running thence from said true point of beginning along the common land lot line separating Land Lots 44 and 53 of said District and County south 00 degrees 16 minutes 54 seconds west, 162.15 feet to an iron pin; running thence north 89 degrees 42 minutes 32 seconds west, 805.97 feet to an iron pin; running thence north 00 degrees 17 minutes 28 seconds east, 162.15 feet to an iron pin; running thence south 89 degrees 42 minutes 32 seconds east, 805.94 feet to an iron pin, and the TRUE POINT OF BEGINNING, and being shown as Parcel "B", comprising 3.000 acres, on Survey for Robert M. Johnston & Associates, prepared by Terry M. Scarborough, Georgia Registered Land Surveyor No. 2223, with Scarborough Land Surveys, dated October 5, 1987, last revised November 2, 1988.

Exhibit "B"

Property removed from the original Exhibit "A" that was previously recorded.

PARCEL C-1-A:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin at the intersection of the easterly right-of-way line of Interstate Highway No. 75 with the southerly right-of-way line of Thompson Road, as relocated; running thence along the southerly right-of-way line of said Thompson Road, as relocated, the following courses and distances: north 88 degrees 31 minutes 30 seconds east, 30.74 feet to an iron pin; north 75 degrees 36 minutes 07 seconds east, 128.54 feet to an iron pin; easterly along an arc of a curve and following the curvature thereof, 183.24 feet (same having a radius of 874.93 feet and being subtended by a chord bearing and distance of south 78 degrees 37 minutes 30 seconds east, 182.91 feet) to an iron pin; north 17 degrees 22 minutes 30 seconds east, 15.00 feet to an iron pin; easterly along an arc of a curve and following the curvature thereof, 37.84 feet (same having a radius of 889.93 feet and being subtended by a chord bearing and distance of south 71 degrees 24 minutes 24 seconds east, 37.84 feet) to an iron pin; southeasterly along an arc of a curve and following the curvature thereof, 117.13 feet (same having a radius of 889.93 feet and being subtended by a chord bearing and distance of south 66 degrees 25 minutes 05 seconds east, 117.05 feet) to an iron pin; thence continuing southeasterly along the southwesterly right-of-way line of said Thompson Road, as relocated, along an arc of a curve and following the curvature thereof, 277.26 feet to an iron pin (same having a radius of 889.93 feet and being subtended by a chord bearing and distance of south 53 degrees 43 minutes 19 seconds east, 276.14 feet) to an iron pin and the TRUE POINT OF BEGINNING; running thence southeasterly along the southwesterly right-of-way line of Thompson Road, as relocated, along an arc of a curve and following the curvature thereof, 163.06 feet (same having a radius of 889.93 feet and being subtended by a chord bearing and distance of south 39 degrees 32 minutes 51 seconds east, 162.83 feet) to an iron pin; thence continuing southeasterly along the southwesterly right-of-way line of said Thompson Road, as relocated, south 34 degrees 17 minutes 34 seconds east, 142.77 feet to an iron pin; thence north 89 degrees 36 minutes 00 seconds west, 216.24 feet to an iron pin; thence north 89 degrees 15 minutes 35 seconds west, 39.84 feet to an iron pin; thence north 16 degrees 35 minutes 25 seconds east, 251.97 feet to an iron pin on the southwesterly right-of-way line of Thompson Road, as relocated, and the true point of beginning, and being more fully shown as Parcel C-1-A on plat of survey prepared for Robert M. Johnston & Associates by Terry H. Scarborough, Georgia Registered Land Surveyor No. 2223, with Scarborough Land Surveys, dated October 5, 1987, last revised October 25, 1988.

NO.	DATE	DESCRIPTION
1	12-18-17	ADDED NAME TO TITLE BLOCK

WELLSTON ASSOCIATES LAND SURVEYORS, LLC



586 OGDEN BOULEVARD, SUITE 2
WARREN, GA 30088
OFFICE (678) 971-3338
WWW.WELLSTONASSOC.COM

BOUNDARY SURVEY FOR

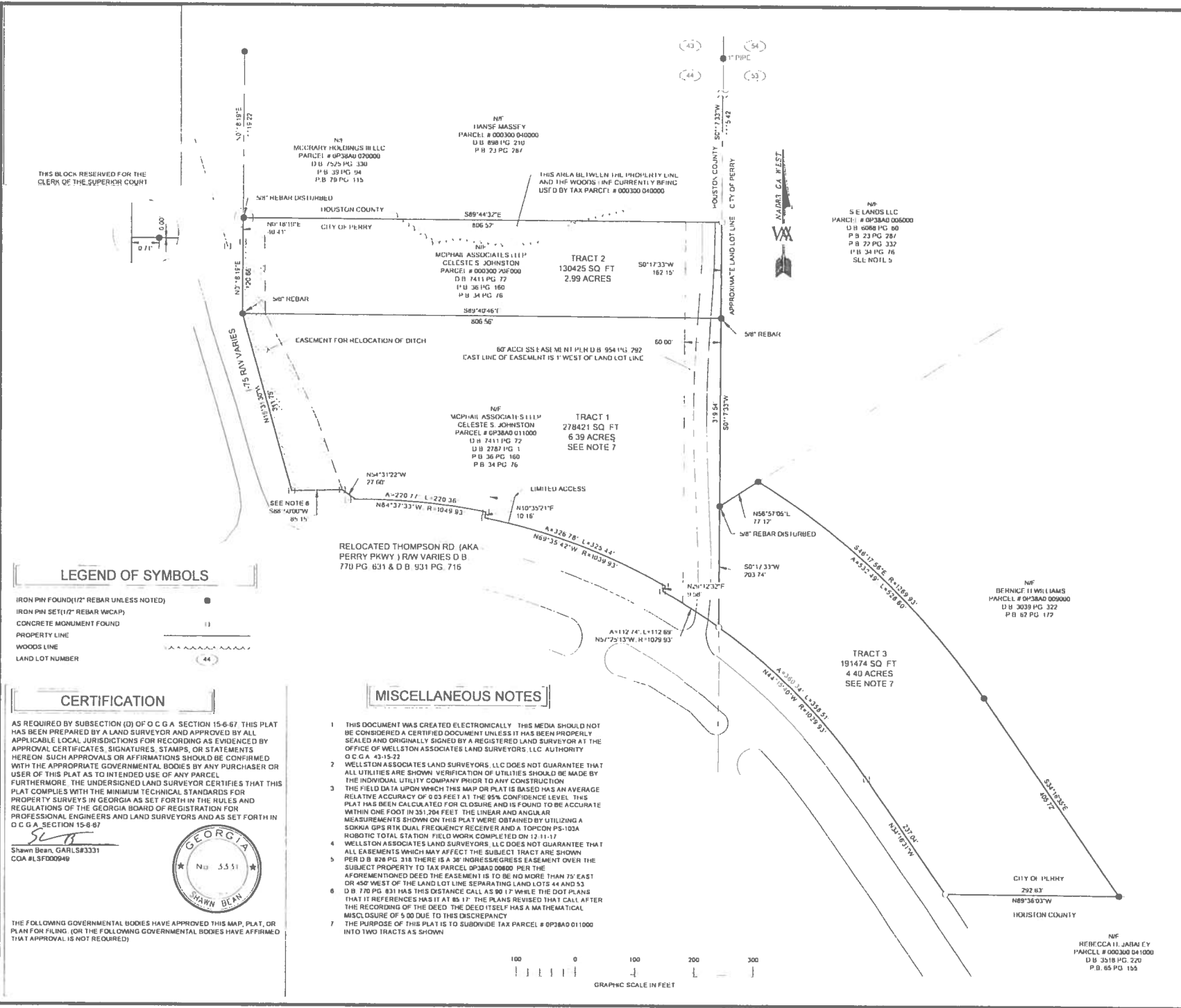
MCPHAIL ASSOCIATES LLP & CELESTE S. JOHNSTON

LAND LOTS 44 & 53
10TH LAND DISTRICT
HOUSTON COUNTY, GEORGIA

Project No	1031-477
Drawing No	805
Drawn By	W S B
Checked By	S H J
R L S No	3331

Date	12-13-17
Scale	1"=100'
Sheet No	

1 of 1



Approved by the State Board of Professional Engineers and Land Surveyors on 12/13/17
 Approved by the State Board of Professional Engineers and Land Surveyors on 12/13/17
 Approved by the State Board of Professional Engineers and Land Surveyors on 12/13/17

LAW OFFICES
DANIEL, LAWSON, TUGGLE & JERLES, LLP

912 MAIN STREET
P.O. BOX 89
PERRY, GEORGIA 31069-0089

ROBERT T. TUGGLE, III
WILLIAM R. JERLES, JR.
ROBERT R. LAWSON

TOM W. DANIEL
(1939-2017)

TELEPHONE (478) 987-2622
TELECOPIER (478) 987-7037
www.dltj.com

HUGH LAWSON, JR.
(1941-1998)

July 1, 2020

Mr. Bryan Wood
Community Development Director
City of Perry
741 Main Street
Perry, GA 31069

Re: Property of McPhail Associates, LLLP
And Celeste S. Johnston
Tax Parcel 00300 20E000

Dear Mr. Wood:

Enclosed please find an Application for Annexation Packet, along with our firm check in the amount of \$302.78.

Please let me know if you have any questions or you need anything further.

Thank you for your time and attention to this matter

Very truly yours,


Robert T. Tuggle, III

RTT/kll
enclosure

Rec'd
7/2/20

4

Working in conjunction with JMA Architecture, the County requested proposals for the new State Court Expansion project in June. Five proposals were received for construction services on the 47,000 square foot addition to the existing courthouse.

The six-member building committee ranked each proposal and then the scores were tabulated to determine the highest ranked firm. Based on that ranking staff will bring their recommendation to the meeting for presentation to the Board.

5

In order for the County to accept the federal Coronavirus Relief Funds allocated to us through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) the Board must take formal action authorizing the execution of the grant agreement and the acceptance of payments. Each County and municipality in Georgia have been allocated a certain sum with Houston's totaling \$2,878,494.59. Upon acceptance of the grant terms and conditions the State of Georgia will advance 30% of that amount, or \$863,548.38, to the County. The County must then submit actual expenses made from the inception of the pandemic March 1, 2020 through December 30, 2020. Any expenditures made necessary during this period due to the public health emergency with respect to the Coronavirus (COVID-19) are reimbursable through these funds. Any unexpended funds by the December 30, 2020 sunset will be returned to the State of Georgia.

Motion by _____, second by _____ and carried _____ to

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

Chairman Stalnaker to sign the Coronavirus Relief Fund (CRF) terms and conditions thereby accepting federal funds allocated in the CARES Act.

The Fire Department is requesting approval to hold its annual “Family Portrait Fundraiser” beginning August 7th through January 15th. They propose to use Fire and Rescue Support Team (FIRST) to conduct the door to door sales and Cody Hensleigh Photography to take the pictures. Chief Stoner has discussed COVID-19 precautions with both parties and all necessary measures will be taken. With approval from the Board, Chief Stoner will sign contracts with both FIRST and Cody Hensleigh Photography. The County attorney has reviewed both contracts.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the Fire Department’s proposed Family Portrait Fundraiser to be held between August 7, 2020 and January 15, 2021. Chief Stoner is authorized to sign all contracts.

F.I.R.S.T.
(Fire Rescue Support Team)

110 Southfork Dr.

Macon, GA 31220

478-972-6752

THIS AGREEMENT, Made this 7th day of August, 2020 by and between Fire Rescue Support team Hereinafter called "PRODUCER" and Houston County Volunteer Fire Dept. whose address is 200 Carl Vinson Pkwy located in Warner Robins in the county of Houston in the state of Georgia 31088 and hereinafter the "SPONSOR" now therefore, in consideration of the sum of ten dollars (\$10.00) in hand, paid by each party to the other, and in consideration of mutual covenants and agreement contained herein, the parties hereto covenant and agree as follows:

TERMS OF AGREEMENT This agreement shall be in effect during the period from the 7th day of August, 2020 through the 15th day of January, 2021 or until terminated as herein prescribed, or until superseded by a subsequent written agreement. This agreement contains the entire understanding of the parties and supersedes, cancels any and all other such agreements, verbal or written, between the parties hereto or their predecessors.

DISTRIBUTION The Producer agrees to solicit contributions from each resident in sponsor primary service area by means of door to door, telephone and/or other methods. The PRODUCER agrees to furnish each contributor a signed numbered receipt for each contribution given and a certificate redeemable for one (1) free Family Color Portrait.

DONATIONS The sponsor shall receive a rate of 50% of all contributions of \$40.00 dollars or less, the SPONSOR shall receive 100% of all contributions greater than \$40.00 dollars.

PUBLICITY It is understood that all publicity concerning this fundraiser endeavor through any advertised media (TV, Radio, newspaper, etc.) by the SPONSOR or other parties shall require prior written approval by the PRODUCER. Any type of unapproved advertising or promotion shall release producer of any minimum guarantees and possible termination of said contract.

EXCLUSIVITY To maximize funds for the SPONSOR, the PRODUCER is hereby granted this exclusive contract for the term named. The SPONSOR agrees not to engage in photographic portrait fund raising endeavors, except through the PRODUCER, during the term of this contract. The SPONSOR further agrees not to engage in any type of other fund raising endeavors during the actual period (s) of solicitation. This is not to restrain the SPONSOR from other fund raising endeavors other than portrait fund raising, during the term of this contract.

WEEKLY SETTLEMENTS The SPONSOR will designate a program coordinator who shall have the authority to issue and sign checks to the PRODUCER and receives monies from the PRODUCER weekly. A weekly settlement will be made each week, at which time the PRODUCER will remit to the SPONSOR 50% of all contributions and 100% of all contributions above designated amount. It is understood that all cash, up to 50% of the previous week's sales, will be held by the PRODUCER. It is agreed that all checks for solicitations will be made payable to the order of the SPONSOR and that the SPONSOR shall be responsible for the collection of the same. In the event weekly check receipts should exceed weekly cash receipts, the SPONSOR will pay the PRODUCER, at weekly settlement, by check, any funds due to the PRODUCER from solicitations.

FINAL SETTLEMENTS A final settlement will be made between the SPONSOR and the PRODUCER after program completion and final portrait delivery. Any settlement of the account at that time, whether paid to the SPONSOR or the PRODUCER, will be acceptable by cash or check.

LICENSES AND PERMITS SPONSOR will be responsible for the cost, if any, of all permits and licensing, if required by local authorities, regarding fund raising, solicitations.

PRODUCER RESPONSIBILITY The PRODUCER will be responsible for customer appointments by mail and/or telephone. The PRODUCER will be responsible for furnishing each a valid portrait certificate holder, who presents themselves at the appointment date, time and place to be photographed, with photography processing, developing, printing, and delivering of one (1) FREE 10x13 family portrait.

CANCELLATION It is agreed that for the common good of all concerned that this contract may be cancelled only by giving a written 30 day notice from producer or sponsor for any reason. Cancellation of this contract by either party will result in forfeiture of any guarantee by the PRODUCER or the SPONSOR.

AMENDMENTS No amendment, changes, alterations, attachments, mediations or qualifications may be made in the term of this agreement unless made in writing and signed by the PRODUCER and a duly authorized officer of the SPONSOR.

Please see attached list. Cody Hensleigh Photography will provide all portraits.

This contract is not valid and enforceable until accepted and approved by the PRODUCER.

OFFICER FOR THE SPONSOR

STATE OF GEORGIA

COUNTY OF _____

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 2020 _____ TITLE

FIRST REPRESENTATIVE
Notary Public _____

(NOTARY SEAL)
TITLE

Photography Contract

This agreement made this 7th day of August, 2020 by and between, Cody Hensleigh of Cody Hensleigh Photography (herein referred to as photographer) and Houston County Fire Department (herein referred to as sponsor) shall be in effect from

7 August 2020

until

15 January 2021

Terms of Agreement. Scheduled dates for photography and showing of finished portraits shall be at the discretion of photographer. Scheduled dates shall be coordinated with the sponsor to prevent any conflict with the primary functions of sponsor, with the photographer to be allowed all reasonable rests and food breaks.

Compensation package. Photographer agrees to provide the sponsor the following:

- All volunteers/members receive a 10x13 family portrait at no cost.
- All Volunteers/members receive a 5x7 family portrait at no cost.
- Headquarters will receive a 10x13 portrait of each group fire station photo at no cost.
- All volunteers/members receive a 5x7 group fire station photo at no cost.
- All additional purchased packages will be 75% off for all volunteers/members.
- Fire department administration will receive a 3 unit starter package (1-8x10, 2-5x7 and 8 wallets, a \$95.00 package) at no cost.
- One 8x10 color photo of 911 Communications officers to be delivered to Houston County Fire Department Headquarters.

Donations. Photographer will provide to the fire department after all costs have been met, an additional donation of the net sales from each season of 10 % with a minimum of \$2,000 guaranteed.

Locations. Photographer will have at least one photo shoot at a photographer area provided by the sponsor. The sponsor will provide an area of no less than 12 feet wide, by 20 feet long, by 8 feet high, equipped with electrical outlets for each photographer, and a waiting area of no less than 12 feet by 12 feet. Sponsor agrees to provide the same for delivery of finished portraits, to ensure quality portraits; said area must be climate controlled. Accommodation shall be made with a two-week notice.

Clients. Sponsor will provide a list of families that have donated to the fire department. The list shall include name, phone number, and addresses. Photographer will be responsible for contacting, scheduling, and providing each family donating a 10x13 family portrait providing that the family meets their prearranged appointment time and date. Rescheduling missed appointments will be at the photographer's discretion.

Representations, Warranties, and Covenants for the duration of this agreement, photographer shall have the exclusive right to photograph the event. This exclusive right includes, but is not limited to, the creation, offering for sale, and distribution of photographs. The sponsor shall take all reasonable steps to ensure this exclusivity.

Copyrights, digital files, and proofs remain the exclusive property of this photographer. Photographer retains all rights to each image, including the right to use the images created under this contract for advertising, display, publication, or other purposes. Sponsor warrants that it has actual authority to agree to the use of likeness of all persons included in the portrait in this manner and shall indemnify and defend photographer in the event of litigation arising out of such use.

Altering images is strictly prohibited without receiving written permission from photographer. Photographer may substitute another photographer to take the photographs in the event of photographer illness or scheduling conflict. In this event of such substitutions, photographer warrants that the photographer taking the photographs shall be a competent professional.

Photographer will not be liable to sponsor under any circumstance if its performance is prevented or impaired due to war, insurrection, strike, walk-outs, fire, acts of God, including adverse weather conditions and earthquakes, shortage or unavailability of labor or materials, law of governmental restrictions which conflict with the terms for this agreement, or any other matter beyond the reasonable control of the photographer. This limitation of liability shall also apply in event the photographic materials are damaged in processing, lost through camera or media malfunction, lost in the mail, or otherwise lost or damaged without fault on the part of the photographer.

Contract approved by:

_____	_____	_____
Sponsor (print name)	Date	Sponsor Signature
STATE OF GEORGIA	Sworn to (or affirmed) and subscribed before me this _____ day of _____, 2020	
COUNTY OF _____	Notary Public _____	

(NOTARY SEAL)

_____	_____	_____
Photographer (print name)	Date	Photographer Signature
STATE OF _____	Sworn to (or affirmed) and subscribed before me this _____ day of _____, 2020	
COUNTY OF _____	Notary Public _____	

(NOTARY SEAL)

The Engineering Department has requested permission to enter into an agreement with C.W. Matthews Contracting Company to provide all labor, materials and necessary equipment to pave the existing Perry High School FFA complex driveway off Keith Drive. The County will pay C.W. Matthews for the work under the agreement and the Houston County Board of Education will reimburse the County in full upon completion. C.W. Matthews will perform the work at the current LMIG unit prices with an estimated cost of \$16,689.28.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign an intergovernmental agreement with the Houston County School District, by and through its duly elected Houston County Board of Education, whereby the County will administer the paving of an existing driveway off Keith Drive to the Board of Education's FFA complex.



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

MEMORANDUM

To: Houston County Board of Commissioners
From: Ronnie Heald, County Engineer *RJH*
Date: Tuesday, July 28, 2020
CC: Robbie Dunbar, Director of Operations
RE: Agreement with C.W. Matthews for
paving of FFA Training Facility Driveway

OK
[Signature]

The engineering department requests permission to enter into an agreement with C. W. Matthews Contracting Company, Inc to pave the FFA Training Facility Driveway located off Keith drive. Houston County will be working as agents for the Board of Education and will be reimbursed for the cost. C.W. Matthews has agreed to perform the work at the current LMIG unit price with an estimated cost of \$16,689.28.

Attached is a copy of the contract with C. W. Matthews Contracting, Inc and a letter from the Houston County Board of Education.

I appreciate your consideration of this request.

INTERGOVERNMENTAL AGREEMENT

This Intergovernmental Agreement is made and entered into this _____ day of _____, 2020 by and between the Board of Commissioners of Houston County, hereinafter referred to as “County” and the Houston County School District, by and through its duly elected Houston County Board of Education, hereinafter referred to as “Board”;

WHEREAS, Pursuant to authority contained in the Georgia Constitution the County and the Board may enter into an Intergovernmental Agreement.

WHEREAS, the Board owns a facility located at 1206 Morningside Drive, Perry, Georgia; and

WHEREAS, this facility is known as the Houston County Board of Education FFA complex hereinafter, “the Facility”; and

WHEREAS, the Board desires that the County administer the paving of an existing driveway off Keith Drive to the Facility; and

WHEREAS, the Parties enter into this Intergovernmental Agreement to set out the responsibilities of the Parties.

NOW THEREFORE, in consideration of the mutual benefits of the Parties it is agreed as follows:

1.

The County will superintend or administer the paving of an existing driveway off Keith Drive to the Facility owned by the Board.

2.

- a. The scope of the Project will be as shown on Exhibit "A", attached hereto and made a part hereof.
- b. County will administer all pre-construction requirements of the Project.
- c. County will administer the Project, including inspections during all phases of the Project.
- d. County will administer the payment of the contract to the contractor.

3.

The County will pay for the unit cost of asphalt, estimated to be \$16,700.00 and invoice Board for the reimbursement of the cost.

4.

This Intergovernmental Agreement shall be controlled and governed under the laws of the State of Georgia.

5.

The term of this Intergovernmental Agreement shall be six months from the date hereof or completion of the Project whichever is earlier.

6.

This Intergovernmental Agreement contains the sole and entire understanding of the Parties hereto and no prior or contemporaneous oral or written representation or agreement between the Parties and affecting the subject matter hereof shall have legal effect. No representative, agent or employee of the Parties has or shall have any authority to waive any provision of the Intergovernmental Agreement unless such waiver is expressly made in writing and signed by an authorized representative of the Parties hereto.

7.

This Intergovernmental Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective successors, legal representatives and assigns.

8.

No Party shall assign its rights or duties under this Intergovernmental Agreement without the prior written consent from the other party.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives as of the date first above written.

HOUSTON COUNTY BOARD OF
COMMISSIONERS:

Chairman Tommy Stalnaker

Barry Holland, Director of Administration

HOUSTON COUNTY BOARD
OF EDUCATION:

Title: _____

Title: _____



**HOUSTON COUNTY
PUBLIC WORKS DEPARTMENT**

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

Paving of Houston County FFA Training Facility Driveway

This agreement is hereby made and entered into this ___ day of August 2020 by and between the Houston County Board of Commissioners, hereafter called the "Owner's Agent" and C.W. Matthews Contracting Company, Inc, hereafter called the "Contractor".

The said parties, for the considerations hereafter mentioned, hereby agree to the following:

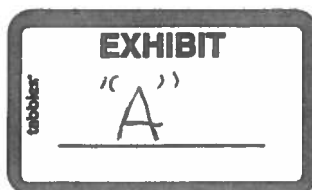
1. The Contractor agrees to provide all the labor, materials, and necessary equipment to pave an existing driveway off Keith Drive to the Houston County Board of Education FFA complex. The point of ingress/egress will require a paved radius on either side of 45'. An asphalt driving surface will extend into the property from the point of ingress/egress for 705 LF with a width of 18 LF and a depth of 2".
2. All work must be performed per Georgia Department of Transportation standard specifications and construction practices. Estimated quantities are as follows:

Number	Item No.	ITEM	Unit	Approx. Quantity	Unit price	Total Price
1.	402-3120	RECYCLED ASPH CONC 12.5 MM GP 2	TN	178	\$93.76	\$16,689.28
		TOTAL				\$16,689.28

3. The owner's agent hereby agrees to provide any necessary grading and/or base adjustments in preparation for paving. The owner's agent further agrees to pay the contractor for the work in full upon completion of the work and receiving an invoice for said work. All work will be completed no later than October 30, 2020.

Contractor: _____
Bill White
Senior Vice President, Asphalt Construction
C.W. Matthews Contracting Company, Inc

Owner's Agent: _____
Ronnie Heald
County Engineer
Houston County Public Works





SUPERINTENDENT OF SCHOOLS
DR. MARK SCOTT

BOARD MEMBERS
MR. FRED WILSON, CHAIRMAN

HELEN HUGHES, VICE CHAIRMAN
LORI JOHNSON
DR. RICK UNRUH

DAVE CROCKETT
HOKE MORROW
BRYAN UPSHAW

July 21, 2020

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

RE: Perry High School FFA Driveway

Mr. Stalnaker,

The Houston County School District hereby agrees to reimburse the Houston County Board of Commissioners for the work described below in full upon completion of the work and receiving an invoice for said work. All work shall be completed no later than October 30, 2020. The work shall include approximately 180 tons of 12.5 mm Asphalt Concrete to pave the existing drive to the FFA facility on Keith Drive. The total cost will be approximately \$16,700.00

Sincerely,

Dr. Mark Scott
Superintendent of Schools
Houston County School District

This contract between Houston County and Traylor Business Services, Inc. (TBS) provides personal property verification reviews of business taxpayers only when requested by the Chief Tax Appraiser. The County will pay a set fee amount pursuant to the fee schedule outlined in the contract.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign an agreement (#1036) with Traylor Business Services, Inc. (TBS) for personal property audits in FY2021. Audits will only be performed when requested specifically by the Chief Tax Appraiser.

Houston County Board of Tax Assessors

201 Perry Parkway

P. O. Box 1199

Perry, Georgia 31069

(478) 218-4750

www.houstoncountyga.com

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

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

Mapping / GIS
(478) 218-4770

Assessors

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

July 28, 2020

Chairman Tommy Stalnaker
200 Carl Vinson Pkwy
Warner Robins, GA 31088

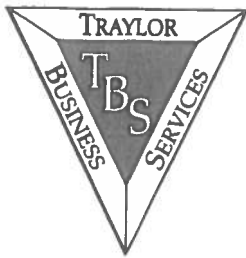
Dear Chairman Stalnaker,

Our contract with Traylor Business Services for personal property verification is up for renewal for Fiscal year 2020-2021 I have enclosed 3 copies of the contract to be signed. We request that this contract renewal be put on the agenda for approval by the Board of Commissioners at the next possible meeting. Thank you for your attention on this matter.

Respectfully,



James Moore, Chief Appraiser
Houston County Tax Assessor's Office
201 Perry Pkwy
Perry, GA 31069



TRAYLOR BUSINESS SERVICES INC.

BUSINESS PERSONAL PROPERTY VERIFICATION PROGRAM

TBS CONTRACT #1036...BETWEEN

HOUSTON COUNTY BOARD OF ASSESSORS

(Hereafter called "**the Board**"), and **Traylor Business Services Inc.**,

(Hereafter called "**TBS**"), having its principal office located in Kennesaw, Georgia.

PROCESS OF THE VERIFICATION PROGRAM

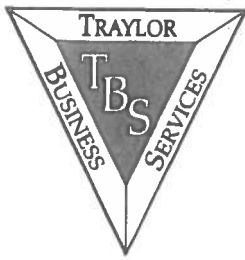
The purpose of this program is to assure that equal treatment is provided to all taxpayers by establishing a verification program in which all accounts are examined. TBS is to assist the Board by providing consultation in organizing this program and by performing personal property verification reviews of Houston County's business taxpayers. Verification reviews will be executed in compliance with all principles set forth by the Board, and as detailed in the TBS Personal Property Audit Services Proposal prepared especially for Houston County. The Proposal is incorporated herein by reference and made a part of the contract, except for any sample dates, account numbers or estimated costs. The Board will make all decisions relating to the accounts selected for review and to any final assessments. The Board will furnish to TBS the personal property records of all accounts to be reviewed. TBS and the Board will meet as needed to address any concerns which arise and to discuss the status of the program. TBS will provide monthly reports showing the progress of each account assigned for review. TBS shall supply the Board the needed expertise in dealing with any appeals which may occur from any discovery in Houston County. If any questions or inconsistencies occur, as seen by the Board, TBS agrees to reexamine the results of this account at no additional cost. TBS agrees to provide its services in accordance with Generally Accepted Accounting Principles (GAAP) as a guideline, and follow the methodologies taught by the Georgia Department of Revenue.

ADDITIONAL BENEFITS OF PROGRAM

The Houston County Appraisal staff and Board of Assessors shall have each TBS employee working on this program available for any questions and services needed, and, shall have the right of denying their participation in this program for Houston County for any reason. TBS provides on the job training to any employee of Houston County, which includes all aspects of the verification program. The Board is liable for any expenses that these employees incur. TBS will pay all expenses incurred by its employees for travel relating to this verification program. TBS will also defend all of our audit findings before the taxpayer, taxpayer's agent, Board of Assessors, Board of Equalization, Arbitration or the Superior Court, if necessary, at no additional charge to the county.

ADMINISTRATION PERIOD OF CONTRACT

The original period of this Contract shall begin June 25, 2020 and shall run for a twelve month period from said date. This agreement, if neither party is in default hereunder, will automatically renew itself for successive periods of one year each unless either of the parties furnishes to the other written notice to the contrary. The Board agrees to pay TBS during their fiscal year, or contract period if contract is not renewed, for accounts assigned. Accounts already assigned to TBS cannot be put on hold to be paid by the Board in a later fiscal year. If the Board cannot fulfill its obligation for payment to complete the accounts during the fiscal year for which the accounts were assigned, the Board is to notify TBS immediately and those accounts are to be pulled and billed for the amount of work already completed by TBS. TBS and the Board may terminate this Contract at any time by giving a thirty day notice to the other party. Notices given by either party to the other, shall be made in writing and sent by First Class, U.S. Mail, postage prepaid. If this Contract is terminated before all reviews are complete, TBS will complete the review of all accounts assigned (copied and in their possession) by the Board for review before termination and the Board agrees to pay TBS for those reviews. If for any reason the Board desires to pull (cancel or void) any accounts originally assigned, the fees for these accounts will be reduced as follows: Account file data entered and set up in TBS database is reduced to 35% of original fee; Review information letter prepared and/or mailed out is reduced to 65% of original fee; and Appointment made and/or appointment letter mailed out is reduced to 85% of original fee. Work performed after the appointment is made will be billed at 100% of original fees.



FEES FOR VERIFICATION PROGRAM

The Board agrees to pay TBS a set amount per review for all accounts assigned by the Board for review, based upon the actual Fair Market Value (FMV) of the business personal property account for the 2019 tax year. The account will be sized before any exemptions are taken, including Freeport and Payroll Development Authority Agreements. The fees per size of account are listed below:

Account Class	FMV Size	Fees Per Review
1	UNDER \$ 50,000	\$ 325
2	\$ 50,000 - \$ 250,000	\$ 475
3	\$ 250,001 - \$ 1,000,000	\$ 850
4	\$ 1,000,001 - \$ 5,000,000	\$ 1,850
5	\$ 5,000,001 - \$ 50,000,000	\$ 4,150
6	OVER \$ 50,000,000	\$ 5,500

The amounts charged per review are all-inclusive of TBS's expenses in performing its responsibilities under this Contract. TBS shall bill the Board on a monthly basis for completed reviews only. The Board shall pay TBS the total amount due within sixty (60) days of the billing date. A 2% discount will be given if bill is paid within 30 days of invoice date, and a 5% discount will be given if bill is paid within 10 days of invoice date. For any bill not paid within 60 days, 10% interest will accrue annually along with a late fee of \$25 per month for the outstanding amount owed.

ACCOUNTS AND LETTER PREPARATION

Copies of the needed records from the accounts to be reviewed shall be furnished by the Board. The Board will also furnish stationary and postage required for correspondence and notices to be sent to taxpayers of Houston County, and shall approve and sign all such correspondence. TBS shall review three prior tax years and obtain the current years information if applicable for each account assigned by the Board.

EMPLOYMENT LAWS

TBS shall adhere to all employment laws, federal and state, including the Fair Labor Standard Act and Title VII of the Civil Rights Act of 1964 as amended, and shall hold the Board and Houston County harmless from any actions that could result from violating those statutes.

TAXPAYER CONFIDENTIALITY

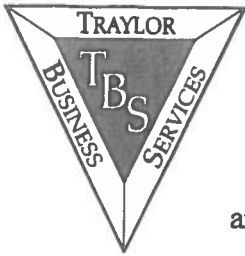
As written in the Georgia Code, O.C.G.A. Section 48-5-314 requires confidentiality of taxpayer records. TBS shall adhere to these same statutes and hold the Board and Houston County innocent from any actions that could result from breaking this statute. TBS shall not entertain interviews or answer questions concerning any variances which may be found during the verification review in Houston County without prior approval.

EXCLUSIVE RIGHTS

The Board shall have all exclusive rights to the actual verification reports of all accounts reviewed. TBS shall have all exclusive rights to the Business Personal Property Verification Program. The Board shall not sell, lease, or permit access to this program to any other person, company, or taxing jurisdiction, except for employees of Houston County.

EFFECTS OF SEVERABILITY

This Contract is approved in the general terms allowed in Georgia's Revenue and Taxation Statutes O.C.G.A. Sections 48-5-298. Should a court of law determine any section of this Contract illegal, the Board and TBS shall arbitrate new terms for said illegal section. All other sections shall remain enforceable, so that the full intention and results of this Verification Program may be fulfilled.



The Boards and TBS acknowledge that they have read this agreement, understand it, and agree to be bound by its terms and conditions. This Contract will be governed by the laws of the State of Georgia. Signed and entered into by the parties hereto:

Approved: **TRAYLOR BUSINESS SERVICES INC.**

Authorized Signature: Bryan E Traylor
Name: Bryan E. Traylor
Title: President
Date: 6-18-20

Approved: **HOUSTON COUNTY BOARD OF ASSESSORS**

Authorized Signature: William E Fowler
Name: William Fowler
Title: Chairman
Date: 7-28-2020

Approved: **HOUSTON COUNTY BOARD OF COMMISSIONERS**

Authorized Signature: _____
Name: Tommy Stalnaker
Title: Chairman
Date: _____

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Summary of bills by fund:

• General Fund (100)	\$1,585,095.18
• Emergency 911 Telephone Fund (215)	\$ 71,163.76
• Fire District Fund (270)	\$ 31,318.46
• 2006 SPLOST Fund (320)	\$ 4,908.22
• 2012 SPLOST Fund (320)	\$1,457,691.32
• 2018 SPLOST Fund (320)	\$ 909,114.19
• Water Fund (505)	\$ 132,990.64
• Solid Waste Fund (540)	<u>\$ 451,441.36</u>

Total for all Funds \$4,643,723.13

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$4,643,723.13