



Houston County Board of Commissioners Meeting

Perry, Georgia

November 3, 2020

9:00 A.M.

**HOUSTON COUNTY COMMISSIONERS MEETING**  
**Perry, Georgia**  
**November 3, 2020**  
**9:00 A.M.**

**Call to Order**

**Turn Off Cell Phones**

**Invocation** - Commissioner Walker

**Pledge of Allegiance** – Col. Brian Moore, USAF

**Special Presentation** – Chairman Stalnaker

**Approval of Minutes from October 20, 2020**

**Old Business:**

1. Public Hearing on Special Exception Application #2396 – Commissioner Walker

**New Business:**

2. Public Hearing on Special Exception Applications #2404 thru #2416 - Commissioner Walker
3. CESF Funds Disbursement (Health Department) – Commissioner Robinson
4. GSAR Grant (Air Packs) – Commissioner Robinson
5. Bid Award (J.M. Clayton Company / Courthouse Chiller Replacement Project) – Commissioner Thomson
6. Bid Award Correction (Public Buildings / Service Truck) – Commissioner McMichael
7. Approval of Bills - Commissioner McMichael

**Public Comments**

**Commissioner Comments**

**Motion for Adjournment**

At the October 6, 2020 meeting the Board tabled the following application and sent it back to Zoning & Appeals for reconsideration:

Application #2396    Kimberly Wright

Elderly Care Services

This application is now recommended unanimously for approval with stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report.

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

- approve
- disapprove
- table
- authorize

**the following application to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report:**

**Application #2396 – Kimberly Wright    Elderly Care Services**

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

Application No. 2396

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

1. Name of Applicant Kimberly Wright
2. Applicant's Phone Number 478-867-9659
3. Applicant's Mailing Address 308 Harley Farms Drive Bonaire, GA 31005
4. Property Description LL 55, 11<sup>th</sup> Land District of Houston County, Georgia, Lot 52, Phase 1 of Harley Farms Subdivision, consisting of 0.23 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for an Elderly Care Services Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

August 14, 2020  
Date

Kimberly B. Wright  
Applicant

Application # 2396

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

**Houston County Zoning and Appeals Commission**

Date Filed: August 14, 2020

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

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

\*\*\*\*\*

Date of Public Hearing: October 26, 2020

Fee Paid: \$100.00 Receipt # 41870

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

October 26, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: November 3, 2020

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

Date of Public Hearing: November 3, 2020

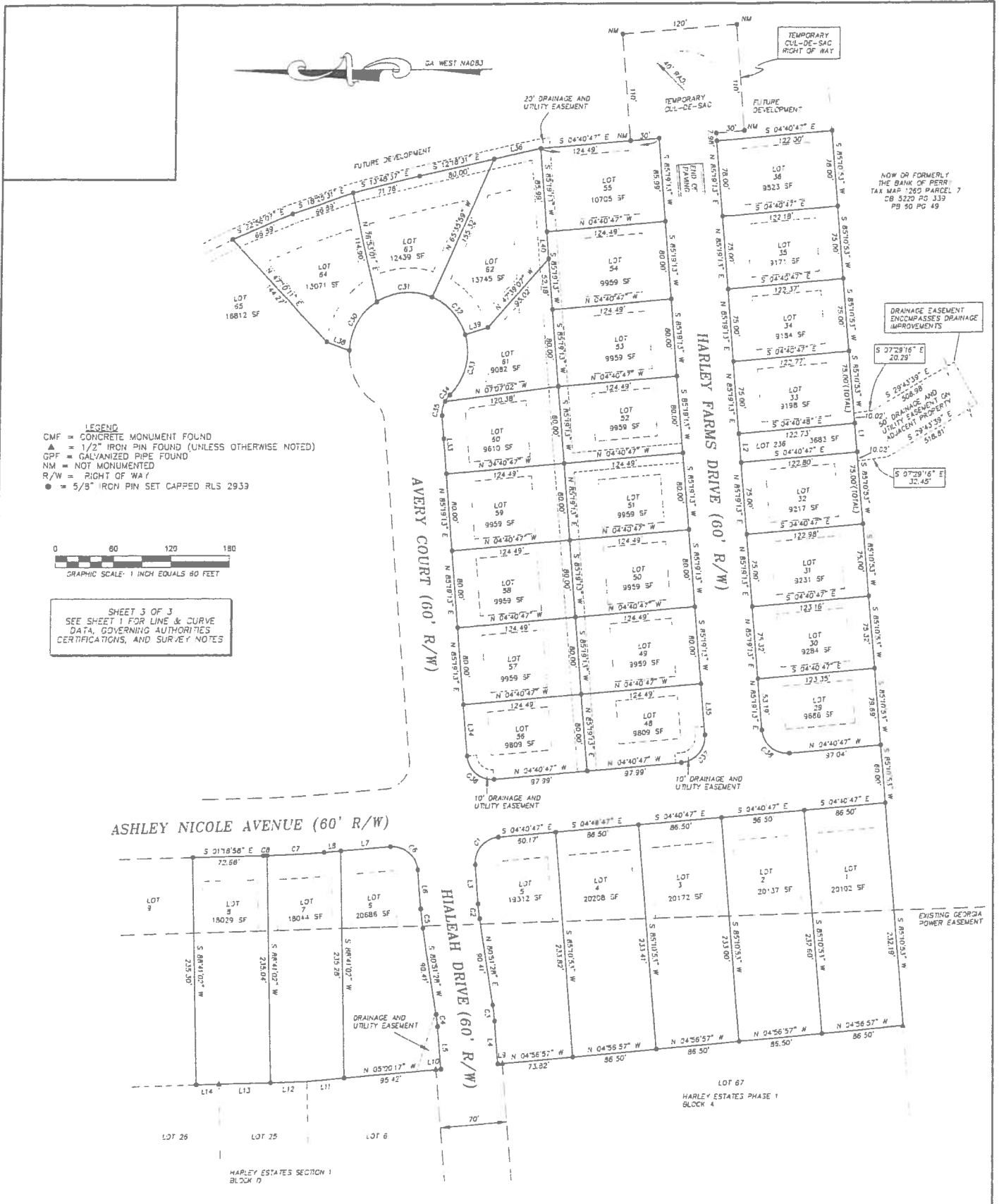
Action by Houston County Commissioners:

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

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

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk



**LEGEND**  
 CMF = CONCRETE MONUMENT FOUND  
 ▲ = 1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)  
 GPF = GALVANIZED PIPE FOUND  
 NM = NOT MONUMENTED  
 R/W = RIGHT OF WAY  
 ● = 5/8" IRON PIN SET CAPPED RLS 2933



SHEET 3 OF 3  
 SEE SHEET 1 FOR LINE & CURVE  
 DATA, GOVERNING AUTHORITIES  
 CERTIFICATIONS, AND SURVEY NOTES

**ROBERTS  
 SURVEYING, INC.**  
 3938 WEATHERBY LANE VALDOSTA, GA 31602  
 PH (229) 571-9993 FAX (229) 571-9973  
 robertssurveying@bellsouth.net  
 GEORGIA REGISTERED LAND SURVEYOR No. 2939  
 GA CERTIFICATE OF AUTHORIZATION No. LSF1215



PROJECT  
**HARLEY FARMS SUBDIVISION  
 PHASE 1  
 LOCATED IN LAND LOT 55  
 OF THE 11TH LAND DISTRICT  
 HOUSTON COUNTY, GEORGIA**

SCALE: 1" = 80'	JCS NO G0321A
SURVEY DATE 9-6-2017	PLAT DATE 9-13-2017
DRAWN BY PJR	JWG NAME JG321A JWG
CRD FILE 00321 CRD	SHEET 3 OF 3

**Requirements - Section 95**

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



**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2396 filed on August 14, 2020, for a Special Exception for the real property described as follows:

**LL 55 of the 11<sup>th</sup> Land District of Houston County, Georgia, Lot 52, Phase 1 of Harley Farms Subdivision, Consisting of 0.23 Acres**

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

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

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

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

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

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

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

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

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

## Special Exception Summary

<b>Application</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposed Use</b>	<b>Z &amp; A Recommendation/Comments</b>
2396	Kimberly Wright	308 Harley Farms Drive	Elderly Care Services	Approved unanimously
2404	David Bergman	103 Arthur Walter Court	Scooter (Internet Sales)	Approved unanimously
2405	Lawson Trawick	301 Scarlett Drive	Roofing	Approved unanimously
2406	Sung & Hyoun Kim	507 Childers Drive	Commercial Janitorial	Approved unanimously
2407	Christine Miner	212 Empire Trail	Professional Services	Approved unanimously
2408	Mitchell Hambrick	243 Mossland Drive	Infection Control	Tabled unanimously, in order for the applicant to be present at the hearing
*2409	Ledeidra Jefferson	107 Century Blvd.	Clothing & Accessories (Internet Sales)	Withdrawn
2410	Robert Williams	106 Brittany Drive	Mobile RV Repair	Approved unanimously, with the condition that no RV's will be repaired at the home
2411	George L. West	101 Crabapple Lane	Painting	Approved unanimously, with the condition to allow the use of a 6 ft. x 12 ft. enclosed trailer for the business
2412	Elizabeth Abarca	108 Ruzic Drive	Handmade Crafts (Internet Sales)	Approved unanimously
2413	David Daniels	300 Dillons Trail	Construction Bid Contractor	Approved unanimously, with the amendment to exclude "construction" from the application
2414	Christy Hursey	313 Old Farm Road	Baking	Approved unanimously, subject to compliance with any state regulatory agency requirements
2415	Boyd Hall	105 Orchard Crest Lane	Handyman	Tabled unanimously, in order for the applicant to be present at the hearing
2416	Debra Masa	115 Scotsburg Drive	Therapeutic Massage	Approved unanimously

\*Withdrawal accepted. Recommend no further action.

## Zoning & Appeals Recommendation

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2404 – David Bergman	Scooter (Internet Sales)	Unanimous	X		
#2405 – Lawson Trawick	Roofing	Unanimous	X		
#2406 – Sun & Hyoun Kim	Commercial Janitor	Unanimous	X		
#2407 – Christine Miner	Professional Services	Unanimous	X		
#2408 – Mitchell Hambrick	Infection Control	Unanimous			X
#2409 – Ledeidra Jefferson	Clothing & Accessories (Online)	Unanimous	<<<<Withdrawn>>>>		
#2410 – Robert Williams	Mobile RV Repair	Unanimous	X		
#2411 – George L. West	Painting	Unanimous	X		
#2412 – Elizabeth Abarca	Handmade Crafts (Online)	Unanimous	X		
#2413 – David Daniels	Construction Bid Contractor	Unanimous	X		
#2414 – Christy Hursey	Baking	Unanimous	X		
#2415 – Boyd Hall	Handy Man	Unanimous			X
#2416 – Debra Masa	Therapeutic Massage	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:

- #2404 – David Bergman                      Scooter (Internet Sales)
- #2405 – Lawson Trawick                    Roofing
- #2406 – Sun & Hyoun Kim                   Commercial Janitor
- #2407 – Christine Miner                   Professional Services
- #2410 – Robert Williams                   Mobile RV Repair
- #2411 – George L. West                    Painting
- #2412 – Elizabeth Abarca                   Handmade Crafts (Online)
- #2413 – David Daniels                    Construction Bid Contractor
- #2414 – Christy Hursey                    Baking
- #2416 – Debra Masa                        Therapeutic Massage

and to table the following applications and send back to Zoning & Appeals for reconsideration:

- #2408 – Mitchell Hambrick                Infection Control
- #2415 – Boyd Hall                           Handy Man

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

Application No. 2404

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

1. Name of Applicant David Bergman
2. Applicant's Phone Number 478-396-6796
3. Applicant's Mailing Address 103 Arthur Walter Court Warner Robins, GA 31088
4. Property Description LL 92, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 28, Block "A", Section 4 of The Brantley Subdivision, consisting of 0.67 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Scooter (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.**

09/03/2020  
Date

David Bergman  
Applicant

Application # 2404

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

**Houston County Zoning and Appeals Commission**

Date Filed: September 3, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Notice being posted on the property: October 9, 2020

\*\*\*\*\*

Date of Public Hearing: October 26, 2020

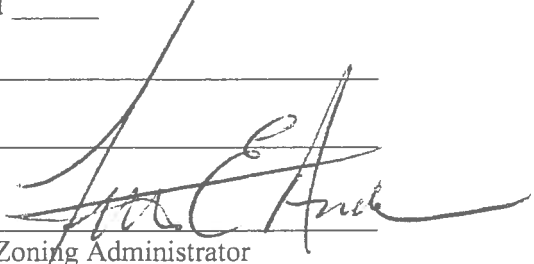
Fee Paid: \$100.00 Receipt # 41878

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

October 26, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: November 3, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Public Hearing: November 3, 2020

Action by Houston County Commissioners:

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

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

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

581168



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 his jurisdiction...

Date: 1/25/02 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 or any person caused by construction and/or grading performed under said plans and permits.

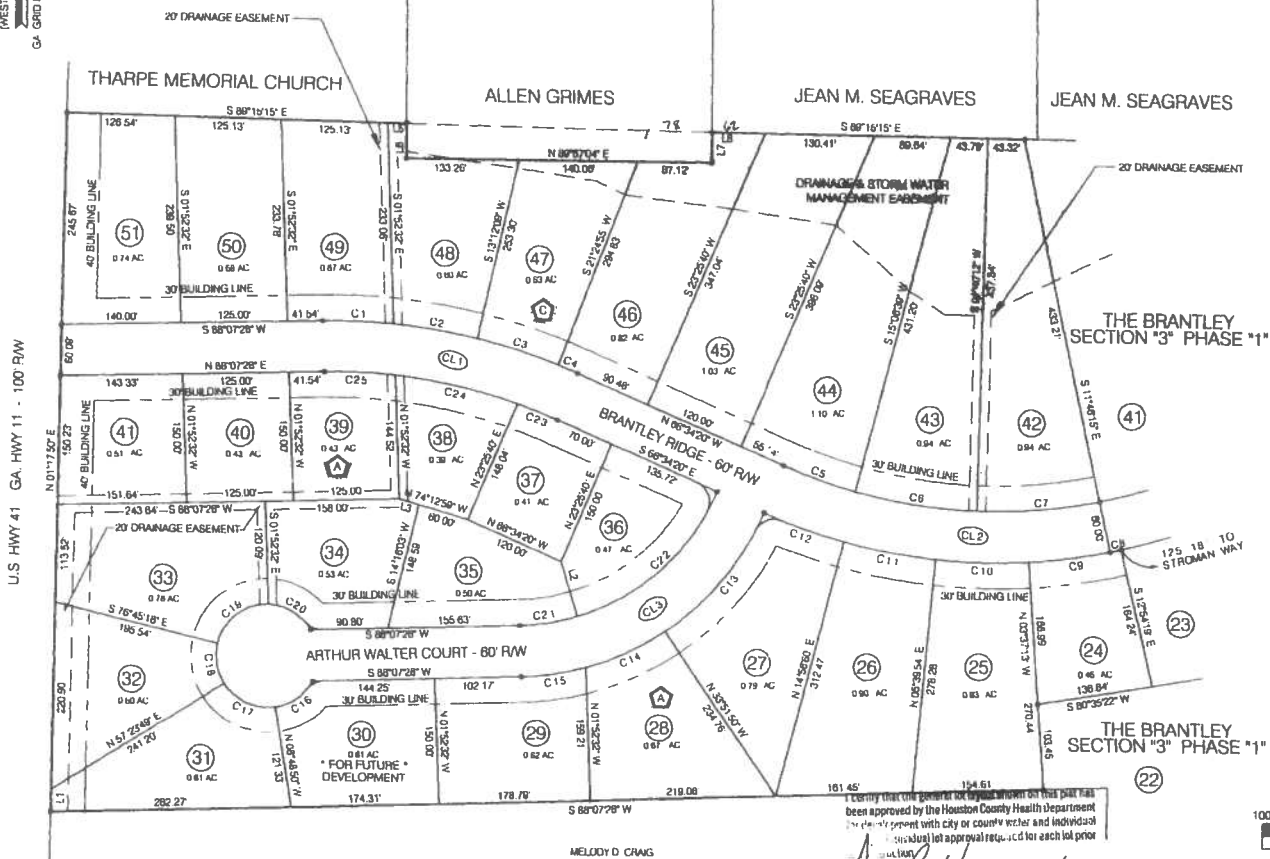
FILED HOUSTON COUNTY 02 JAN 28 PM 4:30 CLERK SUPERIOR COURT

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 rolls of the Clerk of Superior Court by said Commission, dated this 28th day of January, 2002.

Table with 4 columns: NUMBER, DIRECTION, RADIUS, ARC, CHORD. Lists 25 curved lot data points (C1-C25).

Table with 4 columns: NUMBER, DIRECTION, RADIUS, ARC, CHORD. Lists 3 centerline data points (CL1-CL3).

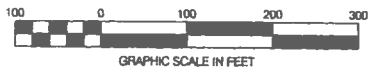
Table with 3 columns: NUMBER, DIRECTION, DISTANCE. Lists 8 linear lot data points (L1-L8).



U.S. HWY 41 GA. HWY 11 - 100' R/W

NOTES

- 1. 28 LOTS IN SUBDIVISION
2. 21.48 ACRES IN SUBDIVISION
3. STREET RIGHTS OF WAY ARE 80'
4. DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT OF WAY LINES
5. 25' RADIUS ON ALL STREET CORNERS
6. ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED
7. LOT 25 AND 28 BLOCK 18 SHALL REQUIRE INDIVIDUAL SITE PLAN PRIOR TO ISSUANCE OF BUILDING PERMIT



CERTIFICATION THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSELINE PRECISION OF ONE FOOT IN 28,000 FEET AND AN ANGULAR ERROR OF 0.1 PER ANGLE POINT, AND WAS ADJUSTED USING THE CHANDLER-HULE METHOD...

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

I certify that the general layout shown on this plat has been approved by the Houston County Health Department... Environmental Health Specialist [Signature]

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



Subdivision information block including 'SUBDIVISION FOR THE BRANTLEY SECTION No. 4', 'STORY & COMPANY, INC.', and recording details.

STORY & COMPANY, INC.

581168

581168

**Requirements - Section 95**

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



**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2404 filed on **September 3, 2020**, for a **Special Exception** for the real property described as follows:

**LL 92 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 28, Block "A", Section 4 of The Brantley Subdivision, Consisting of 0.67 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. 2405

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:

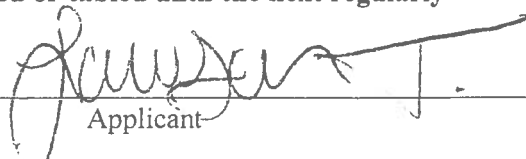
1. Name of Applicant Lawson Trawick
2. Applicant's Phone Number 478-951-7366
3. Applicant's Mailing Address 301 Scarlett Drive Warner Robins, GA 31088
4. Property Description LL 132, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 7, Block "C", Section 1 of Tara Estates Subdivision, consisting of 0.34 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Roofing 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.**

9-10-2020  
Date

  
Applicant

Application # 2405

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

**Houston County Zoning and Appeals Commission**

Date Filed: September 10, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Notice being posted on the property: October 9, 2020

\*\*\*\*\*

Date of Public Hearing: October 26, 2020

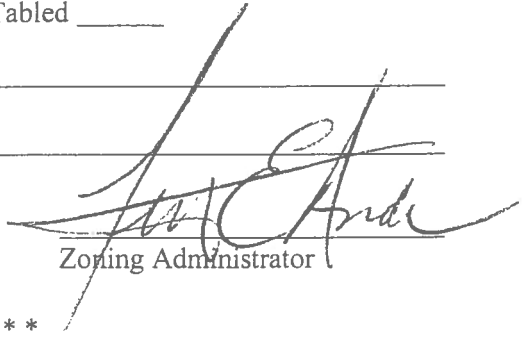
Fee Paid: \$100.00 Receipt # 41879

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

October 26, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: November 3, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Public Hearing: November 3, 2020

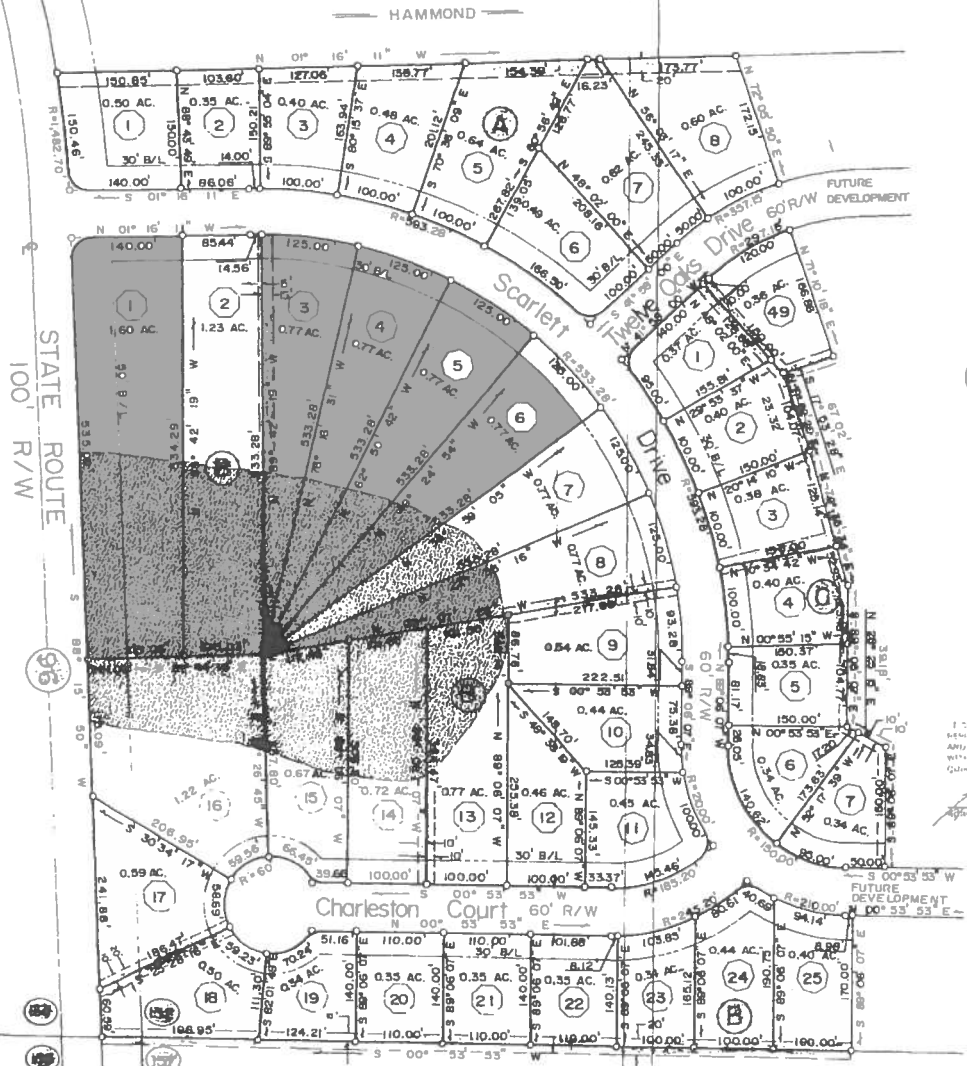
Action by Houston County Commissioners:

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

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

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk



- NOTES**
- 41 LOTS IN SUBDIVISION.
  - 26.95 ACRES IN SUBDIVISION.
  - ALL STREET RIGHT-OF-WAYS ARE 60'.
  - 25' RADIUS ON ALL STREET CORNERS.
  - ALL EASEMENTS ARE DRAINAGE AND UTILITY EASEMENTS, UNLESS OTHERWISE INDICATED.
  - ALL LOT LINES ARE AT RIGHT ANGLES TO THE STREET, UNLESS OTHERWISE INDICATED.
  - DISTANCES SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OR PROJECTED STREET RIGHT-OF-WAY LINES.
  - SHOWN NOT TO BE IMPROVED AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED ON THIS PARCEL.

Approved 11/5/94  
 Houston County Planning Commission  
 Secretary  
 Health Department Approval Relates to the General Subdivision Lot Layout only... Individual Approval Required for each lot prior to Construction.  
 Registered Sanitarian 11-10-94  
 Houston County Health Department Date

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.  
 11-10-94  
 Registered Sanitarian  
 Houston County Health Department Date

**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 been posted a performance bond or cashier's check to insure completion as required by County Engineer.  
 11/15/94  
 Registered Sanitarian  
 Houston County Health Department Date

"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."  
 11/15/94

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 312,300 FEET AND AN ANGULAR ERROR OF 1/3" PER ANGULAR POINT, AND WAS ADJUSTED USING THE 312,300 RULE.  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 312,300 FEET.  
 THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A 312,300' AND 312,300' TAPE.



	SUBDIVISION	
	TARA ESTATES SECTION N. 1	
LAND LOT 132	10TH DISTRICT	
HOUSTON COUNTY	GEORGIA	
<b>STORY COMPANY, INC.</b> 2050-F WATSON BOULEVARD WARNER ROBINS, GEORGIA		SCALE 1" = 100' DATE: 1" - JULY 6, 1993 DRAWING NO. 93-302-C

OWNERS CERTIFICATION  
 STATE OF GEORGIA, COUNTY OF HOUSTON.  
 THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLIEMENT TO BE HIS FREE ACT AND DEED.  
 7/16/1993  
 DATE  
 Owners SIGNATURE

REVISED OCT 26, 1994 TO RELOCATE DRAINAGE & UTILITY EASEMENT AT REAR OF BLOCK 3 ADJACENT TO SIMS PROPERTY.

46/106

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 Lawson Trawick  
Address 301 Scarlett Drive, Warner Robins, GA 31088  
Telephone Number 478-951-7366

Carol Cheri Murray  
Signature of Owner

Personally appeared before me  
Carol Cheri Murray  
Debra Daniels *DD*

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

Debra Daniels

Notary Public

8/26/2020

Date

*Debra Daniels*  
*Notary Public*  
*Houston County, Georgia*  
*My Comm. Expires 03/16/2021*

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

**Requirements - Section 95**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2405 filed on **September 10, 2020**, for a **Special Exception** for the real property described as follows:

**LL 132 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 7, Block “C”, Section 1 of Tara Estates Subdivision, Consisting of 0.34 Acres**

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

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

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

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

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

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

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

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

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



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

Application No. 2406

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:

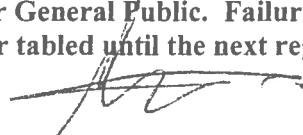
1. Name of Applicant Sung and Hyoun Kim
2. Applicant's Phone Number 478-297-8492
3. Applicant's Mailing Address 507 Childers Drive Warner Robins, GA 31088
4. Property Description LL 100, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 13, Block "C", Phase 3 of Weatherby Plantation Subdivision, consisting of 0.41 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Commercial Janitorial 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.**

9-11-20  
Date

  
Applicant

Application # 2406

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

**Houston County Zoning and Appeals Commission**

Date Filed: September 11, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Notice being posted on the property: October 9, 2020

\*\*\*\*\*

Date of Public Hearing: October 26, 2020

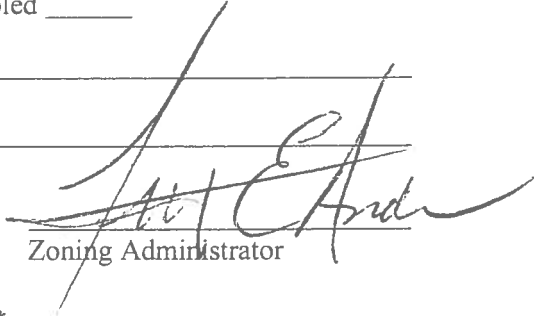
Fee Paid: \$100.00 Receipt # 41880

Recommendation of Board of Zoning & Appeals:

Approval X Denial        Tabled       

Comments: Approved unanimously.

October 26, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: November 3, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Public Hearing: November 3, 2020

Action by Houston County Commissioners:

Approval        Denied        Tabled       

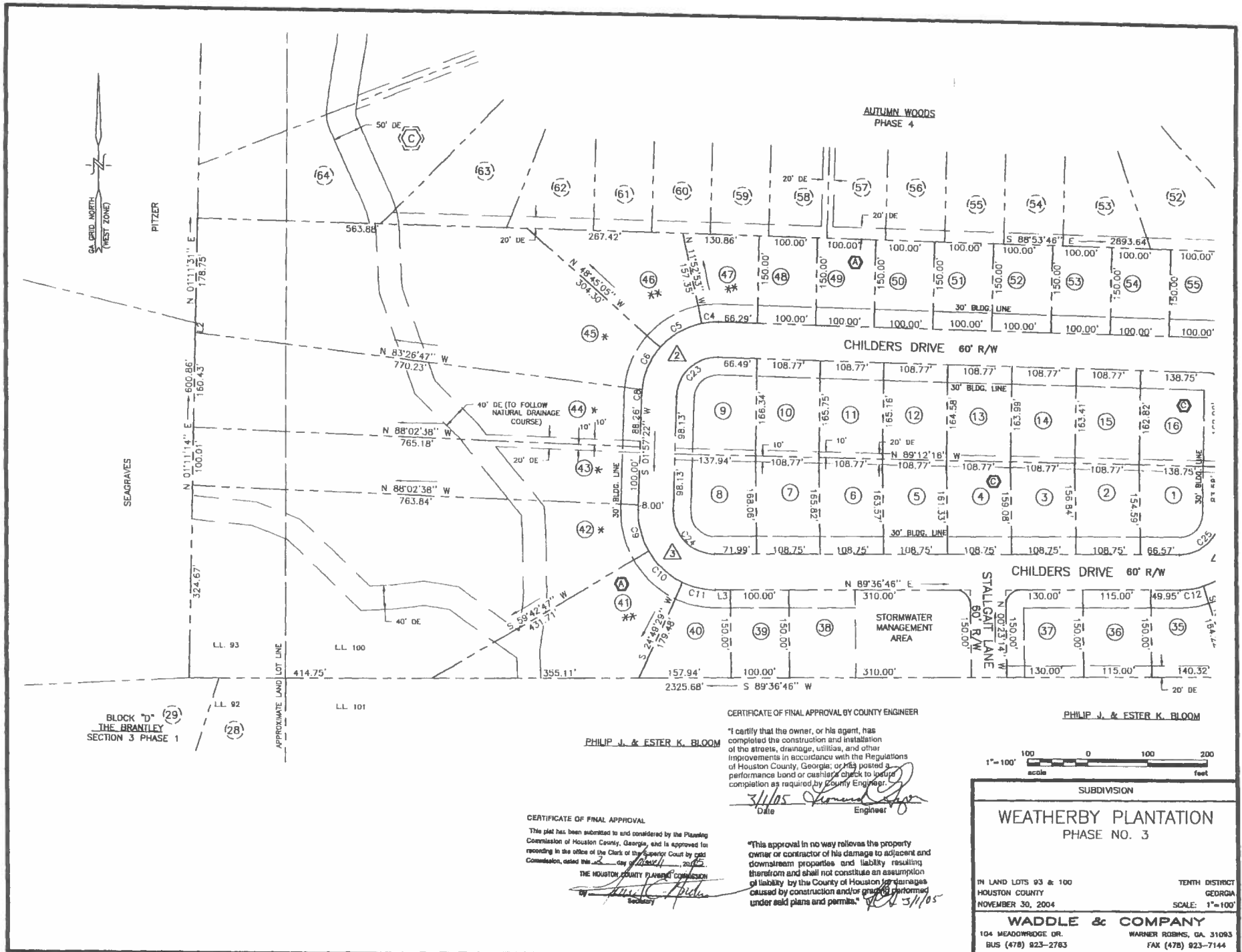
Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk



BLOCK "D"  
THE BRANTLEY  
SECTION 3 PHASE 1

PHILIP J. & ESTER K. BLOOM

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

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

Date: 3/1/05  
Engineer: [Signature]

PHILIP J. & ESTER K. BLOOM

CERTIFICATE OF FINAL APPROVAL

This plat has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, dated the 2 day of March, 2005.

THE HOUSTON COUNTY PLANNING COMMISSION  
[Signature]  
Secretary

"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] 3/1/05



SUBDIVISION

**WEATHERBY PLANTATION**  
PHASE NO. 3

IN LAND LOTS 93 & 100 TENTH DISTRICT  
HOUSTON COUNTY GEORGIA  
NOVEMBER 30, 2004 SCALE: 1"=100'

**WADDLE & COMPANY**  
104 MEADOWRIDGE DR. WARNER ROBINS, GA. 31093  
BUS (478) 823-2763 FAX (478) 823-7144

**Requirements - Section 95**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2406 filed on **September 11, 2020**, for a **Special Exception** for the real property described as follows:

**LL 100 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 13, Block “C”, Phase 3 of Weatherby Plantation Subdivision, Consisting of 0.41 Acres**

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

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

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

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

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

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

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

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

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

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

Application No. 2407

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 Christine Miner
2. Applicant's Phone Number 478-714-8166
3. Applicant's Mailing Address 212 Empire Trail Warner Robins, GA 31088
4. Property Description LL 116, 5<sup>th</sup> Land District of Houston County, Georgia, Lot 5, Block "E", Section 2, Phase 2 of Imperial Forest Subdivision, consisting of 0.62 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Professional Services Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

9/11/20

Date



Applicant

Application # 2407

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

**Houston County Zoning and Appeals Commission**

Date Filed: September 11, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Notice being posted on the property: October 9, 2020

\*\*\*\*\*

Date of Public Hearing: October 26, 2020


Fee Paid: \$100.00 Receipt # 41881

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

October 26, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: November 3, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Public Hearing: November 3, 2020

Action by Houston County Commissioners:

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

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

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk



1-26-50 Sec 14, 189

37190

37190

Health Department Approval Notice to the Board of Health and the Board of Public Health Officers, Georgia Health Department, Atlanta, Georgia.

I certify that the general layout shown on this plan has been approved by the Health Department and the Board of Health Officers, Georgia Health Department, Atlanta, Georgia, on this date.

Date: 11/18/50

Approved: [Signature]  
 Health Officer, Georgia Health Department

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

I certify that the general layout shown on this plan has been approved by the County Engineer and the Board of Public Health Officers, Georgia Health Department, Atlanta, Georgia, on this date.

Date: 11/18/50

Approved: [Signature]  
 County Engineer



**DISCLAIMER**

THE FIELD DATA UPON WHICH THIS PLAN OR PLAN IS BASED HAS A CERTAIN ACCURACY. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ENTIRE TRACT. THE ACCURACY OF THE DATA HAS BEEN ESTABLISHED BY THE ENGINEER AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 25000 FEET.

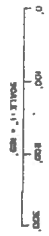
THE LINES AND AREAS OF ENCLOSURES SHOWN ON THIS PLAN WERE OBTAINED BY MEASUREMENTS AND SURVEYING.

Approved: [Signature]  
 Health Officer, Planning Commission

I CERTIFY THAT THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND SHOWN AND HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA HEALTH DEPARTMENT AND THE BOARD OF PUBLIC HEALTH OFFICERS, ATLANTA, GEORGIA.

Date: 11/18/50

Approved: [Signature]  
 County Engineer



- NOTES**
- This subdivision is shown on the plan.
  - The subdivision is shown on the plan.
  - Subdivision is shown on the plan.
  - All R/W's are 60' wide.
  - All R/W's are 60' wide.
  - All R/W's are 60' wide.
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  - All R/W's are 60' wide.



**IMPERIAL FOREST**

SECTION 2  
 LAND LOTS 116 & 117  
 SUPERIOR COUNTY  
 GA.

Phase 2  
 5/16 DISTRICT  
 1/2-1/2

Surveying Company, Inc.  
 201 Overland Ave., Atlanta, Ga.

37190

37190

**Requirements - Section 95**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2407 filed on **September 11, 2020**, for a **Special Exception** for the real property described as follows:

**LL 116 of the 5<sup>th</sup> Land District of Houston County, Georgia, Lot 5, Block "E", Section 2, Phase 2 of Imperial Forest Subdivision, Consisting of 0.62 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. 2408

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 Mitchell Hambrick
2. Applicant's Phone Number 478-997-0794
3. Applicant's Mailing Address 243 Mossland Drive Perry, GA 31069
4. Property Description LL 139, 10<sup>th</sup> Land District of Houston County, Georgia, as shown on a plat of survey for Dr. H. E. Weems, consisting of 1.86 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for an Infection Control 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.**

9/15/2020  
Date

  
Applicant

Application # 2408

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

**Houston County Zoning and Appeals Commission**

Date Filed: September 15, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Notice being posted on the property: October 9, 2020

\*\*\*\*\*

Date of Public Hearing: October 26, 2020

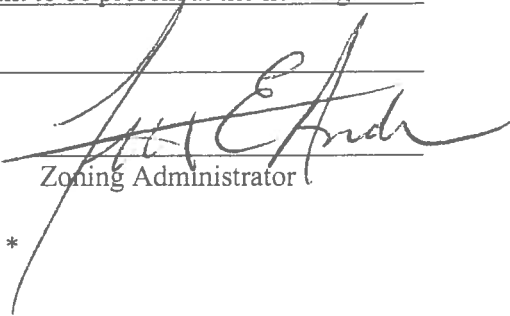
Fee Paid: \$100.00 Receipt # 41882

Recommendation of Board of Zoning & Appeals:

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

Comments: Tabled unanimously, in order for the applicant to be present at the hearing.

October 26, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: November 3, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Public Hearing: November 3, 2020

Action by Houston County Commissioners:

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

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

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

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

Application No. 2410

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

1. Name of Applicant Robert Williams
2. Applicant's Phone Number 478-960-0310
3. Applicant's Mailing Address 106 Brittany Drive Perry, GA 31069
4. Property Description LL 188, 13<sup>th</sup> Land District of Houston County, Georgia, Lot 16, Block "B", Section 1 of Devonwood Subdivision, consisting of 1.54 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation  
for a Mobile RV Repair Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

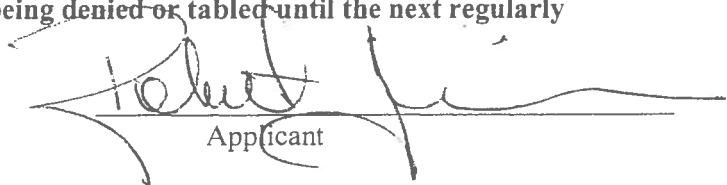
Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes ( ) No ( X ). If yes, then complete Form "A" attached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

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

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

9.21.20

Date

  
Applicant

Application # 2410

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

**Houston County Zoning and Appeals Commission**

Date Filed: September 21, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Notice being posted on the property: October 9, 2020

\*\*\*\*\*

Date of Public Hearing: October 26, 2020

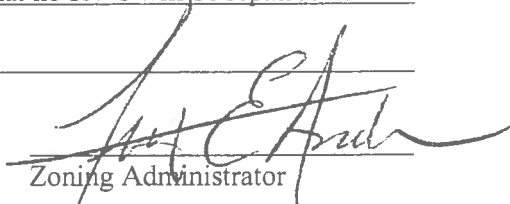
Fee Paid: \$100.00 Receipt # 41884

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously, with the condition that no RV's will be repaired at the home.

October 26, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: November 3, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Public Hearing: November 3, 2020

Action by Houston County Commissioners:

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

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

\_\_\_\_\_  
Date

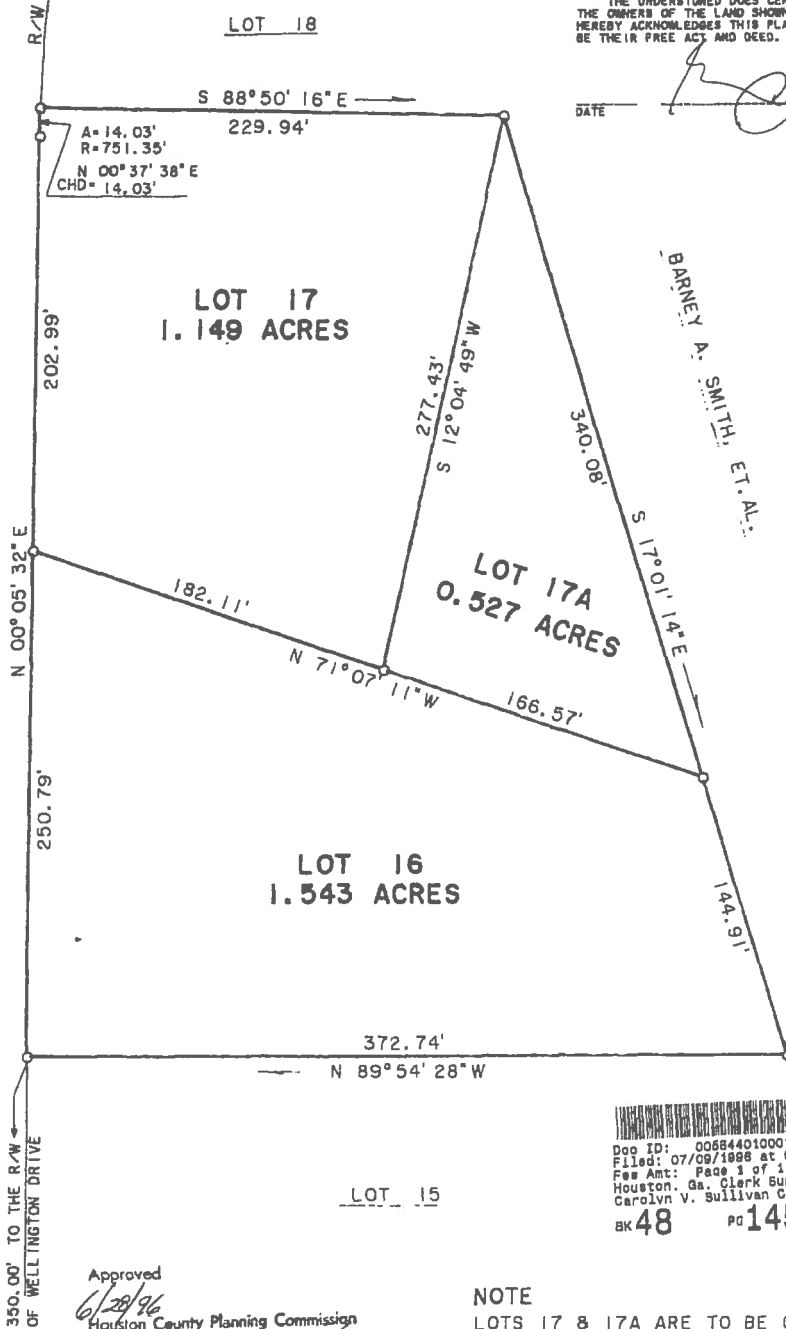
\_\_\_\_\_  
Clerk



PB 48: '5 Pd G+P+112a

FILED  
HOUSTON COUNTY  
1996 JUL -9 PM 3:54  
CLERK SUPERIOR COURT

BRITTANY DRIVE  
60' R/W



THE UNDERSIGNED DOES CERTIFY THAT THEY ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED.

BARNEY A. SMITH, ET AL.



PORTION OF LOT 16

48/145

Doc ID: 005844010001 Type: PLA  
 Filed: 07/09/1996 at 03:54:00 PM  
 Fee Amt: Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 BK 48 PG 145

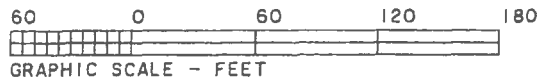
Approved  
 6/28/96  
 Houston County Planning Commission  
 Secretary

NOTE  
 LOTS 17 & 17A ARE TO BE COMBINED  
 TO FORM ONE LOT OF 1.676 ACRES

REFERENCE  
 SUBDIVISION PLAT OF DEVONWOOD SUBD.  
 BY RL JONES, DATED 7-25-80

O PROPERTY CORNER

NOTE:  
 THIS PROPERTY WAS NOT SURVEYED BY  
 THE UNDERSIGNED BUT, THIS PLAT  
 WAS COMPILED FROM DEED & PLAT  
 OF RECORD.

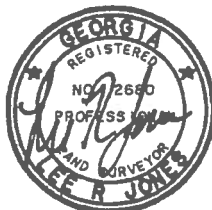


CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED  
 HAS A CLOSURE PRECISION OF ONE FOOT IN N/A  
 FEET AND AN ANGULAR ERROR OF COMPILED\* PER ANGLE  
 POINT AND WAS ADJUSTED USING THE COMPASS RULE

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE  
 AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT  
 IN 317485 FEET.

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



PLAT FOR  
**BARNEY A. SMITH, ET. AL.**  
 LOTS 16 17 & 17A BLOCK 'B'  
**DEVONWOOD SUBDIVISION**  
 SECTION 1  
 LAND LOT 188 13TH DISTRICT  
 HOUSTON COUNTY, GEORGIA  
 SCALE 1"=60' JUNE 6, 1996  
**JONES SURVEYING COMPANY**  
 PERRY, GEORGIA (912) 987-2705

48/145

**Requirements - Section 95**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Businesses</b> are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>No RV Repairs to be done at the home</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 #2410 filed on September 21, 2020, for a Special Exception for the real property described as follows:

**LL 188 of the 13<sup>th</sup> Land District of Houston County, Georgia, Lot 16, Block “B”, Section 1 of Devonwood Subdivision, Consisting of 1.54 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. 2411

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 George L. West
2. Applicant's Phone Number 478-365-1723
3. Applicant's Mailing Address 101 Crabapple Lane Kathleen, GA 31047
4. Property Description LL 25, 11<sup>th</sup> Land District of Houston County, Georgia, Lot 3 of Piney Grove Place Subdivision, consisting of 1.06 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation  
for a Painting 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.**

9/24/2020  
Date

George L. West  
Applicant

Application # 2411

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

**Houston County Zoning and Appeals Commission**

Date Filed: September 24, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Notice being posted on the property: October 9, 2020

\*\*\*\*\*

Date of Public Hearing: October 26, 2020

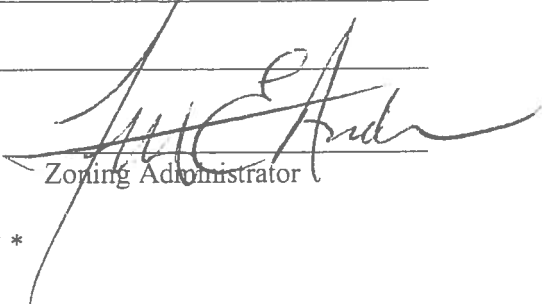
Fee Paid: \$100.00 Receipt # 41885

Recommendation of Board of Zoning & Appeals:

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

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

October 26, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: November 3, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Public Hearing: November 3, 2020

Action by Houston County Commissioners:

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

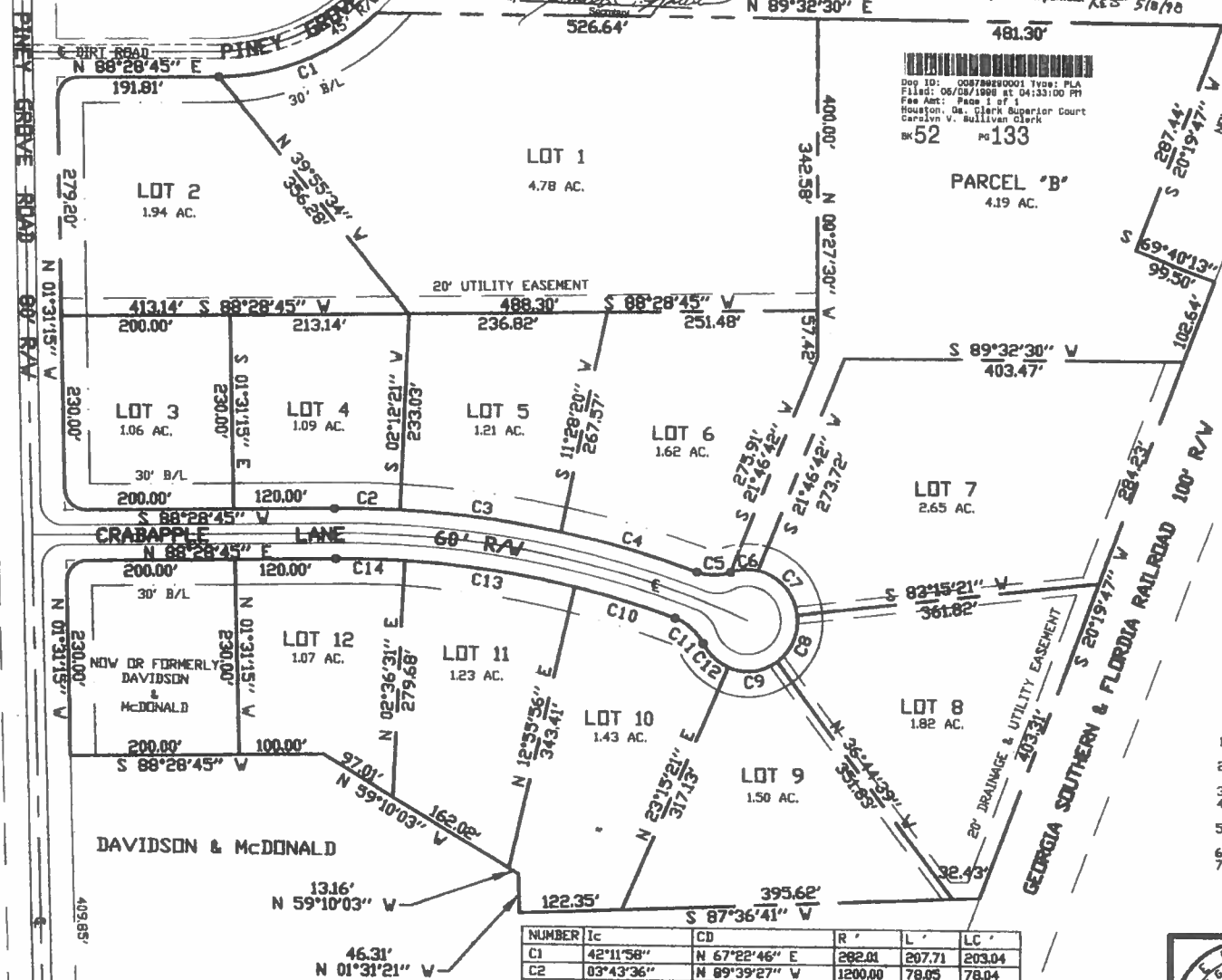


IN MY OPINION THIS PROPERTY IS NOT IN A DESIGNATED FLOOD PLAIN AREA.  
WALTER & CLEMENTS GA. REG. SURV'R. NO. 1967

CERTIFICATE OF FINAL APPROVAL  
This plat has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, dated this 8th day of May, 19 2018.  
THE HOUSTON COUNTY PLANNING COMMISSION  
Secretary: *[Signature]*

PARCEL No. 3 DAVIDSON & McDONALD

"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." 65-510198



Doc ID: 00878890001 Type: PLA  
Filed: 05/08/2018 at 04:53:00 PM  
Fee Amt: Page 1 of 1  
Houston, Ga. Clerk Superior Court  
Carson V. Sullivan Clerk  
B-52 P-133

CERTIFICATE OF FINAL APPROVAL BY COMMISSION  
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 passed a performance evaluation by County Engineers.  
Date: 5/8/18  
Signature: *[Signature]*  
Engineer

CERTIFICATION  
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSE APPROXIMATION OF THE FOOT IN 12000 FEET AND AN ANGULAR ERROR OF 2 SEC PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20000 FEET.  
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A LEITZ SET 2.

The undersigned certifies that he is the owner of the land shown on this plat and acknowledges this plat and alignment to be his free act and deed and dedicates to public use forever all areas shown or indicated on this plat as streets, alleys, easements, or parks.

Signature: *[Signature]*  
Date: 5/8/18  
Walter & Clements

WALTER & CLEMENTS GA. REG. SURV'R. NO. 1967

FILED  
HOUSTON COUNTY  
1988 MAY - 8 PM 4:33  
CLERK SUPERIOR COURT

- NOTES
- 1) ALL LOT LINES ARE RIGHT ANGLES TO STREET UNLESS OTHERWISE DENOTED.
- 2) MINIMUM 30' BUILDING LINE ON ALL LOTS UNLESS OTHERWISE DENOTED.
- 3) 25' RADIUS ON ALL STREET CORNERS.
- 4) ALL EASEMENTS ARE FOR DRAINAGE & UTILITIES UNLESS OTHERWISE DENOTED.
- 5) 10' MAINTENANCE & UTILITY EASEMENT ON THE FRONT OF ALL LOTS UNLESS OTHERWISE DENOTED.
- 6) 2801 ACRES IN THIS DEVELOPMENT.
- 7) PROPERTY IS ZONED RAG.



NUMBER	IC	CD	R'	L'	LC'
C1	42°11'58"	N 67°22'46" E	282.01	207.71	203.04
C2	03°43'36"	N 89°39'27" W	1200.00	78.05	78.04
C3	09°15'59"	N 83°09'40" V	1200.00	194.07	193.86
C4	08°02'15"	N 74°30'33" V	1200.00	168.33	168.20
C5	39°34'16"	S 88°43'26" W	60.00	41.44	40.62
C6	32°13'25"	S 86°03'00" W	60.00	33.74	33.30
C7	71°05'38"	N 42°17'28" W	60.00	74.45	69.76
C8	60°00'00"	N 23°15'21" E	60.00	62.83	60.00
C9	60°00'00"	N 83°15'21" E	60.00	62.83	60.00
C10	06°16'38"	S 73°55'45" E	1140.00	184.89	124.83
C11	43°28'24"	S 49°03'14" E	60.00	45.53	44.44
C12	39°25'37"	S 47°01'51" E	60.00	41.29	40.48
C13	10°19'25"	S 82°13'47" E	1140.00	205.41	205.13
C14	04°07'46"	S 89°27'22" E	1140.00	82.16	82.14

I certify that the general lot layout shown on this plat has been approved by the Houston County Health Department for development with city or county water and individual sewage. Individual lot approval required for each lot prior to construction.  
Environmental Health Specialist  
Houston County Health Department.  
Date: 5-7-18



SUBDIVISION  
PINEY GROVE PLACE  
LAND LOT 25  
HOUSTON COUNTY  
11TH DISTRICT  
GEORGIA

CLEMENTS SURVEYING CO., INC.  
1219 SOUTH HOUSTON LAKE ROAD  
WARNER ROBINS, GEORGIA 31088  
PHONE: (706) 922 - 4799

MAY 8, 2018  
SCALE: 1" = 100'  
DRAWING NO. 3000-98

LL. 25  
LL. 26

52/133

**Requirements - Section 95**

	Comments	Complies	Doesn't Comply
1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.	No signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Office</b> uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.	No clients will come to the home	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.	A 6'x12' enclosed Trailer will be used for the business	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2411 filed on **September 24, 2020**, for a **Special Exception** for the real property described as follows:

**LL 25 of the 11<sup>th</sup> Land District of Houston County, Georgia, Lot 3 of Piney Grove Place Subdivision, Consisting of 1.06 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. 2412

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 Elizabeth Abarca
2. Applicant's Phone Number 954-681-5891
3. Applicant's Mailing Address 108 Ruzic Drive Kathleen, GA 31047
4. Property Description LL 169, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 5, Section 1 of Ruzic's Rye Subdivision, consisting of 1.01 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Handmade 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.**

09-28 2020

Date

  
Applicant

Application # 2412

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

**Houston County Zoning and Appeals Commission**

Date Filed: September 28, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Notice being posted on the property: October 9, 2020

\*\*\*\*\*

Date of Public Hearing: October 26, 2020

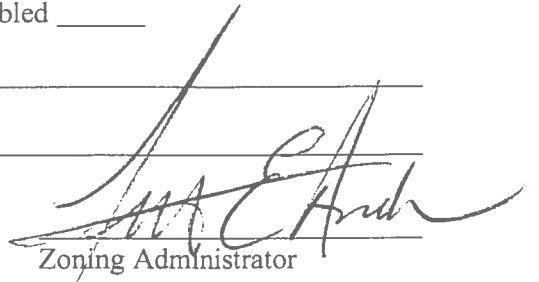
Fee Paid: \$100.00 Receipt # 41886

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

October 26, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: November 3, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Public Hearing: November 3, 2020

Action by Houston County Commissioners:

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

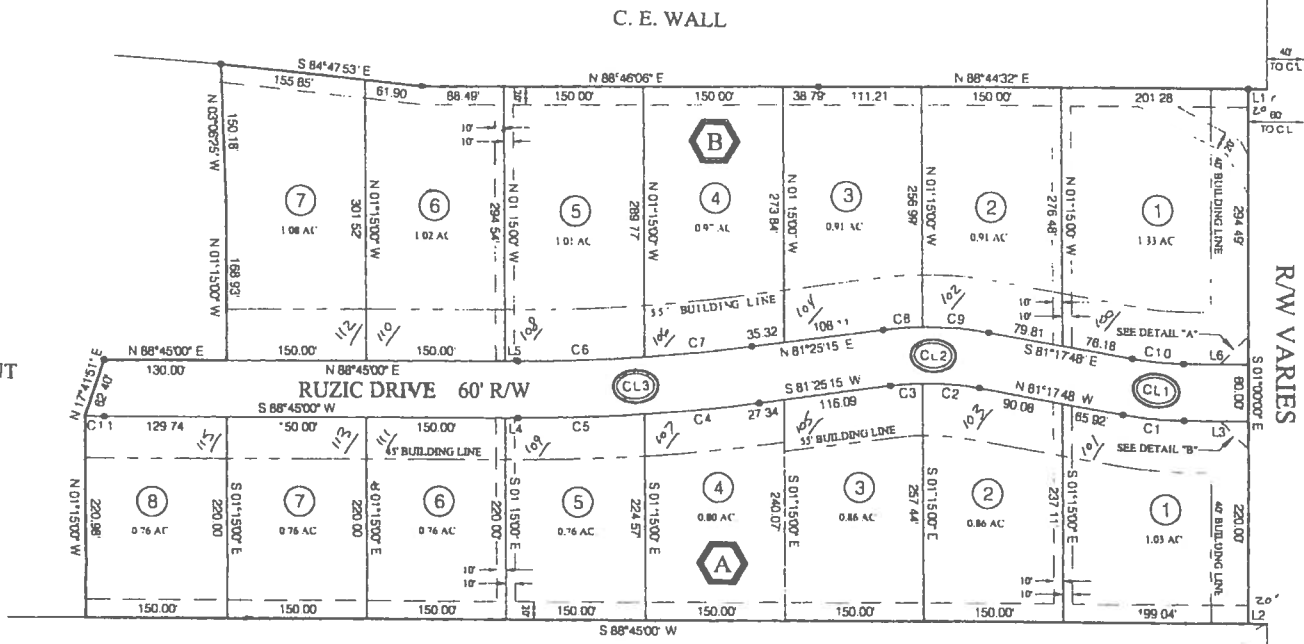
Comments: \_\_\_\_\_

\_\_\_\_\_  
Date

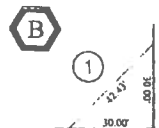
\_\_\_\_\_  
Clerk

53/136

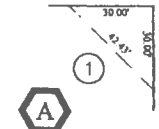
53/136



HOUSTON LAKE ROAD  
R/W VARIES



DETAIL "A"  
(NOT TO SCALE)



DETAIL "B"  
(NOT TO SCALE)

FUTURE DEVELOPMENT

LINEAR DATA

NUMBER	DIRECTION	DISTANCE
L1	N 88°44'32" E	20.00
L2	N 88°45'00" E	20.00
L3	S 88°45'00" W	80.39
L4	S 88°45'00" W	13.85
L5	N 88°45'00" E	13.85
L6	N 88°45'00" E	80.39

CENTERLINE CURVILINEAR DATA

NUMBER	ARC	RAD	TAN	CHORD	DIRECTION
CL1	60.80	350.00	30.48	80.72	N 88°18'24" W
CL2	05.57	350.00	53.19	105.17	N 88°58'17" W
CL3	255.64	2000.00	128.09	255.67	S 85°05'07" W

CURVILINEAR DATA

NUMBER	ARC	RAD	TAN	CHORD	DIRECTION
C1	86.01	380.00	33.09	85.93	N 88°18'24" W
C2	81.36	320.00	30.87	81.48	N 88°48'28" W
C3	34.87	320.00	17.50	34.95	S 84°33'04" W
C4	123.40	2030.00	81.77	123.47	S 85°02'48" W
C5	138.19	2030.00	88.12	138.16	S 88°48'41" W
C6	138.48	1870.00	88.28	138.43	N 88°48'38" E
C7	115.55	1870.00	57.79	115.53	N 83°08'04" E
C8	42.00	380.00	21.47	42.00	N 84°30'18" E
C9	71.72	380.00	35.87	71.81	S 88°48'13" E
C10	56.89	320.00	27.86	56.52	S 88°17'24" E
C11	20.29	210.00	10.15	20.29	N 88°28'34" W

DAVID G. WALKER, ET AL

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER:

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

12-9-98 [Signature] 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. JWH

I certify that the general lot layout shown on this plat has been approved by the Houston County Health Department for development with city or county water and individual sewage. Individual lot approval required for each lot prior to construction. [Signature] 12-10-98 Environmental Health Specialist Houston County Health Department

CERTIFICATE OF FINAL APPROVAL

This plat has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, dated this 10 day of December, 1998.

THE HOUSTON COUNTY PLANNING COMMISSION [Signature] Secretary

NOTES

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

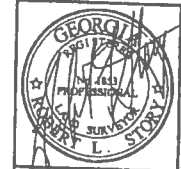


CERTIFICATION  
THIS FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000. FIRST AND AN ANGULAR ERROR OF 0" PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 254,000 FEET.  
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-311 AND 102 TAPE.

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

Dec 7 1998 [Signature] OWNER'S SIGNATURE

IN MY OPINION THIS PROPERTY IS NOT IN A DESIGNATED FLOOD PLAIN AREA.  
[Signature] ROBERT L. STORY, J.D. REGISTERED SURVEYOR No. 1153  
I CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.  
[Signature] BEAT # STORY CIRCLE NO 1833



SUBDIVISION

**RUZIC'S RYE**

SECTION NO. 1

LAND LOT 169 HOUSTON COUNTY 1086 DISTRICT GEORGIA

STORY & COMPANY, INC.  
3950 WATSON BLVD SUITE 117 WARNER ROBINS, GA 31091  
TEL: 478-272-7734 FAX: 478-272-7734

SCALE: 1"=100'  
DATE: 03 DEC 1998

FILED  
HOUSTON COUNTY  
1998 DEC 10 PM 4:28  
CLERK SUPERIOR COURT

1998 DEC 10 PM 4:28  
CLERK SUPERIOR COURT  
BK 53 PG 136

**Requirements - Section 95**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2412 filed on **September 28, 2020**, for a **Special Exception** for the real property described as follows:

**LL 169 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 5, Section 1 of Ruzic's Rye Subdivision, Consisting of 1.01 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. 2413

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


1. Name of Applicant David Daniels
2. Applicant's Phone Number 478-293-3425
3. Applicant's Mailing Address 300 Dillon Trail Bonaire, GA 31005
4. Property Description LL 88, 11<sup>th</sup> Land District of Houston County, Georgia, Lot 16, Block "B", Section 4 of Southfield 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 Construction Bid Contractor Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

9-28-2020  
Date

  
Applicant

Application # 2413

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

**Houston County Zoning and Appeals Commission**

Date Filed: September 28, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Notice being posted on the property: October 9, 2020

\*\*\*\*\*

Date of Public Hearing: October 26, 2020

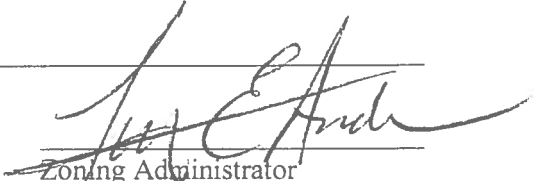
Fee Paid: \$100.00 Receipt # 41887

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously, with the amendment to exclude "construction" from the application.

October 26, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: November 3, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Public Hearing: November 3, 2020

Action by Houston County Commissioners:

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

6/6/98

CURVE TABLE				
CURVE	CD	RAD	Arc	Chord
C1	S175°12'27"W	390.00	100.29	100.00
C2	N80°18'15"W	390.00	100.29	100.00
C3	N81°08'15"W	390.00	7.36	7.36
C4	N75°50'11"W	560.00	82.76	82.65
C5	N85°50'07"W	560.00	100.13	100.00
C6	N55°42'25"W	560.00	100.13	100.00
C7	N45°28'43"W	560.00	100.13	100.00
C8	N43°11'33"W	560.00	29.75	29.75
C9	N41°52'40"W	560.00	81.80	81.61
C10	N52°10'29"W	500.00	122.57	121.26
C11	N67°32'02"W	500.00	144.02	143.53
C12	N78°10'10"W	500.00	42.10	42.00
C13	N87°09'11"W	370.00	73.40	73.4
C14	N75°10'45"W	370.00	125.82	124.82
C15	S48°44'44"W	300.00	60.20	60.11
C16	S31°17'33"W	330.00	113.97	113.40
C17	S45°25'14"W	60.00	66.60	63.45
C18	S37°41'59"W	60.00	54.31	52.47
C19	S18°52'24"W	60.00	66.80	63.40
C20	S45°03'28"E	60.00	87.10	83.65
C21	N74°42'41"E	60.00	50.05	56.70
C22	S01°06'15"E	330.00	131.87	131.98
C23	S27°23'43"E	314.26	132.13	131.18
C24	N77°11'09"W	60.00	60.01	75.77
C25	S37°50'47"W	60.00	51.98	58.26
C26	S18°53'02"E	60.00	51.57	50.00
C27	S59°50'18"E	60.00	51.57	50.00
C28	N72°45'17"E	60.00	45.82	44.53
C29	S21°06'45"E	60.00	90.34	82.94
C30	S68°50'26"E	60.00	49.84	48.42
C31	N43°20'22"E	60.00	51.67	50.00
C32	N65°45'34"W	60.00	51.57	50.00
C33	N64°12'22"W	60.00	70.84	68.28
C34	S31°06'48"E	270.00	85.24	85.18
C35	S80°08'14"E	270.00	141.02	140.00
C36	S20°45'54"W	270.00	141.82	140.00
C37	S43°7'22"W	270.00	75.64	75.20
C38	N38°18'01"W	380.00	22.93	22.92
C39	N24°08'53"W	380.00	138.83	138.18
C40	N63°07'18"W	380.00	139.32	138.54
C41	N81°10'28"W	230.00	69.32	68.18
C42	N12°44'50"W	320.00	130.01	130.00
C43	N33°14'55"W	370.00	53.39	53.33
C44	N71°32'06"W	330.00	80.31	80.75
C45	N46°11'58"W	230.00	89.68	89.11
C46	N63°50'05"W	60.00	71.44	67.30
C47	N65°10'56"W	60.00	51.67	50.00
C48	N44°02'55"E	60.00	51.57	50.00
C49	S45°11'03"E	60.00	51.57	50.00
C50	S37°28'14"E	60.00	51.57	50.00
C51	S04°34'45"W	60.00	36.43	35.87
C52	N45°54'11"W	170.00	48.73	48.58
C53	N88°11'51"W	170.00	85.57	84.67
C54	S80°28'49"E	360.00	26.35	26.35
C55	S48°52'34"E	360.00	125.67	125.00
C56	S21°12'15"E	360.00	108.69	109.34
C57	N46°19'49"W	60.00	6.30	6.23
C58	N75°57'38"W	60.00	51.57	50.00
C59	S56°47'28"W	60.00	51.57	50.00
C60	S07°32'31"W	60.00	51.57	50.00
C61	S77°09'29"E	60.00	125.82	124.81
C62	S58°17'02"E	440.00	108.67	108.40
C63	S71°48'04"E	440.00	100.22	100.00
C64	S30°18'49"E	440.00	32.83	32.62
C65	S04°02'51"W	230.00	28.77	28.76
C66	S2°45'48"E	230.00	200.41	199.55
C67	S18°24'51"E	230.00	208.41	199.26
C68	N84°45'29"E	280.00	84.91	84.56
C69	S73°25'40"E	280.00	110.67	110.00
C70	S34°11'13"E	280.00	110.67	110.00
C71	S18°04'29"E	280.00	160.50	160.00
C72	S03°45'29"E	290.00	82.40	82.13
C73	N33°58'10"W	753.94	101.23	101.16
C74	N22°18'57"W	753.94	205.46	204.82
C75	N12°12'35"W	753.94	34.20	34.19

THIS APPROVAL IN NO WAY RELIEVES THE PROPERTY OWNER ON CONTINUATION OF HIS DUTY TO ADJACENT AND DOWNSTREAM PROPERTIES AND LIABILITY RESULTING THEREFROM AND SHALL NOT CONSTITUTE AN ASSUMPTION OF LIABILITY BY THE COUNTY OF HOUSTON FOR DAMAGES CAUSED BY CONSTRUCTION AND/OR GRADING PERFORMED UNDER SAID PLANS AND PERMITS.

I CERTIFY THAT THE 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.

DATE: 02-20-06  
 ENVIRONMENTAL HEALTH SPECIALIST  
 HOUSTON COUNTY HEALTH DEPARTMENT

STATE OF GEORGIA, COUNTY OF HOUSTON  
 THE UNINCORPORATED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALL THEREIN TO BE HIS FREE ACT AND DEED AND DEDICATES TO PUBLIC USE FOR ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS.

DATE: \_\_\_\_\_ OWNERS SIGNATURE: \_\_\_\_\_

THE FOLLOWING LOTS ARE SUBJECT TO ADDITIONAL HEALTH DEPARTMENT REQUIREMENTS: LOTS 11-17 BLOCK B. IN ADDITION, ALL LOTS ARE SUBJECT TO SHALLOW SYSTEM INSTALLATION OR PRETREATMENT.

CERTIFICATE OF FINAL APPROVAL  
 THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HOUSTON COUNTY, GEORGIA, AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT BY SAID COMMISSION, DATED THIS 21st DAY OF February, 2006.

DATE: \_\_\_\_\_ ENGINEER SIGNATURE: \_\_\_\_\_

\* LOTS 5-6 OF BLOCK A ARE NOT BUILDABLE LOTS AT THIS TIME. ON SITE SEWAGE SYSTEMS MAY NOT BE FEASIBLE. ADDITIONAL SOILS INVESTIGATION, SITE MODIFICATION, AND/OR SITE PLANS WILL BE REQUIRED.

CERTIFICATE OF FINAL APPROVAL  
 I certify that the owner's registration has been completed for the construction of the streets, drainage, utilities, and other improvements in accordance with the Regulation of Houston County, Georgia, or has posted a performance bond or cash or check to insure completion as required by County Engineer.

DATE: 2/21/06 ENGINEER SIGNATURE: \_\_\_\_\_

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 200.00 FEET AND AN ANGLE PRECISION OF PER ANGLE POINT, AND WAS ADJUSTED USING THE CHANDALL RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSEURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 328,341 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-310 AND 100' TAPE.

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

DATE: 03/08/2006  
 MICHAEL L. CLARKE REGISTERED SURVEYOR NO. 2865

NOTES  
 1. 88 LOTS IN SUBDIVISION  
 2. 48.67 ACRES IN SUBDIVISION  
 3. STREET RIGHTS-OF-WAY ARE 60'  
 4. DIMENSIONS SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT-OF-WAY LINES  
 5. 25' MARGINS ON ALL STREET CORNERS  
 6. ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED  
 7. ALL BUILDING SETBACKS ARE 30' UNLESS NOTED

REVISED: 03 FEB 2006 TO ADD LANDSCAPE EASEMENT  
 25 JAN 2006  
 19 SEPT 2005  
 12 SEPT 2005  
 19 AUG 2005



CENTERLINE CURVE TABLE				
CURVE	CD	RAD	Arc	Chord
CL1	S62°48'18"W	350.00	203.38	200.24
CL2	N56°18'18"W	530.00	393.82	384.64
CL3	S08°58'18"W	300.00	471.24	424.26
CL4	N15°18'22"W	350.00	277.40	270.20
CL5	N60°18'22"W	260.00	153.54	151.75
CL6	S62°58'17"E	410.00	281.19	275.71
CL7	S47°22'13"E	280.00	446.82	424.87

SUBDIVISION INFORMATION  
 FOR  
**SOUTHFIELD PLANTATION**  
 SECTION "A"  
 LAND LOT 88  
 HOUSTON COUNTY  
 11th DISTRICT  
 GEORGIA

SCALE: 1"=100'  
 DATE: 26 JUL 05  
 DWN BY: AJC  
 PRL: 04-059.1  
 DWG: 05-205-C1

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR  
 MICHAEL L. CLARKE

**STORY CLARKE & ASSOCIATES**  
 LAND SURVEYING  
 LAND PLANNING  
 LANDSCAPE ARCHITECTURE

233 CARL VINSON PKWY WARNER ROBINS, GA. 31088  
 TEL: 478-932-7724 FAX: 478-932-3460



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

**Requirements - Section 95**

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

**Requirements - Section 95**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2413 filed on **September 28, 2020**, for a **Special Exception** for the real property described as follows:

**LL 88 of the 11<sup>th</sup> Land District of Houston County, Georgia, Lot 16, Block “B”, Section 4 of Southfield 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. 2414

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 Christy Hursey
2. Applicant's Phone Number 478-213-8073
3. Applicant's Mailing Address 313 Old Farm Road Perry, GA 31069
4. Property Description LL 147, 13<sup>th</sup> Land District of Houston County, Georgia, Lot 16, Block "B" of Hidden Meadow Subdivision, consisting of 0.50 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a 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.**

9/29/2020  
Date

Christy Hursey  
Applicant

Application # 2414

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

**Houston County Zoning and Appeals Commission**

Date Filed: September 29, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Notice being posted on the property: October 9, 2020

\*\*\*\*\*

Date of Public Hearing: October 26, 2020

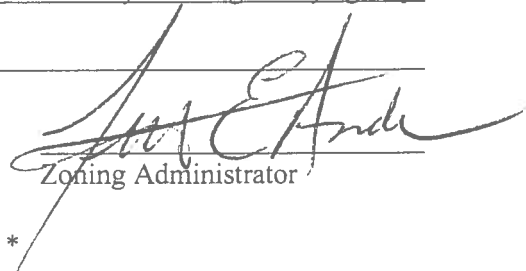
Fee Paid: \$100.00 Receipt # 41888

Recommendation of Board of Zoning & Appeals:

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

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

October 26, 2020  
Date



Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: November 3, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Public Hearing: November 3, 2020

Action by Houston County Commissioners:

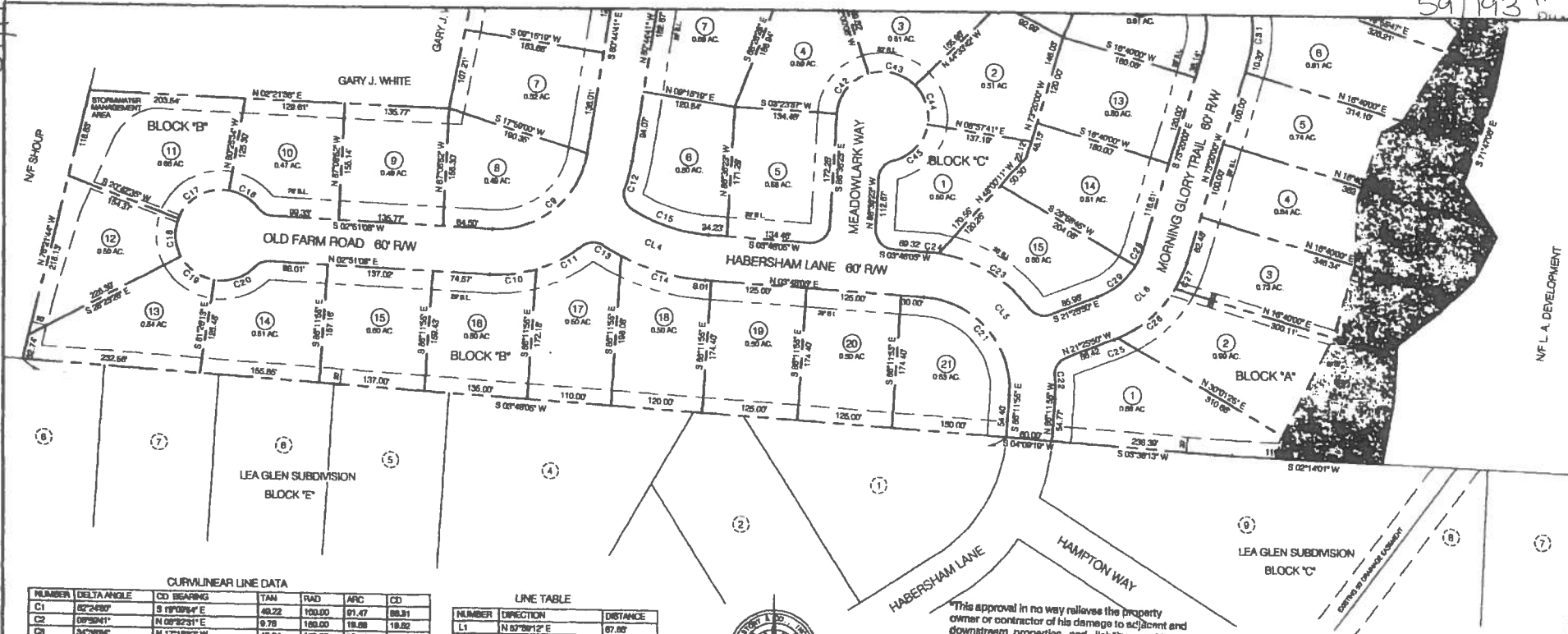
Approval \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk





CURVILINEAR LINE DATA

NUMBER	DELTA ANGLE	CD BEARING	TAN	RAD	ARC	CD
C1	82°24'30"	S 11°02'54" E	49.22	100.00	61.47	88.31
C2	09°32'41"	N 02°32'31" E	9.78	160.00	18.68	18.82
C3	34°33'24"	N 17°18'22" W	48.94	160.00	68.64	95.18
C4	05°48'11"	S 02°38'18" W	12.32	100.00	24.80	24.26
C5	32°22'12"	S 18°58'28" E	62.84	160.00	101.70	100.00
C6	02°03'12"	S 77°40'27" E	8.88	160.00	17.15	17.14
C7	02°03'12"	S 32°58'48" E	65.21	100.00	153.21	138.60
C8	07°47'32"	N 30°51'48" W	107.89	120.00	175.00	189.98
C9	02°32'48"	N 02°02'14" W	31.22	180.00	61.33	61.58
C10	18°40'52"	N 02°02'14" W	43.90	180.00	65.64	64.73
C11	17°20'54"	N 02°02'14" W	27.70	180.00	54.07	54.78
C12	02°32'48"	N 32°58'48" E	28.83	278.68	45.64	45.61
C13	02°32'48"	N 10°44'28" E	66.50	278.68	116.20	114.48
C14	28°31'42"	S 20°28'58" W	66.50	248.83	128.77	124.97
C15	50°18'42"	S 28°12'42" W	80.10	60.00	65.79	83.80
C16	78°51'12"	S 28°51'28" E	49.24	60.00	62.30	76.22
C17	49°00'01"	N 88°58'54" E	27.41	60.00	61.42	49.66
C18	02°03'12"	N 82°07'10" E	28.50	60.00	56.65	53.30
C19	02°03'12"	N 24°17'28" W	36.76	60.00	68.81	65.10
C20	02°03'12"	N 48°48'02" E	120.00	120.00	168.00	168.71
C21	15°12'58"	S 59°13'55" W	94.04	180.00	47.60	47.86
C22	02°40'12"	S 60°18'02" W	66.22	180.00	189.19	164.05
C23	04°32'02"	S 60°18'02" W	7.74	180.00	16.47	16.47
C24	01°54'28"	N 22°22'08" W	4.67	180.00	5.39	5.38
C25	38°20'11"	N 41°58'02" W	62.54	180.00	101.70	100.00
C26	12°34'22"	S 60°38'42" W	19.04	180.00	37.30	37.81
C27	18°52'08"	S 60°38'42" W	12.17	100.00	24.28	24.17
C28	89°07'18"	S 60°38'42" E	24.65	100.00	68.28	65.16
C29	91°08'58"	N 60°40'54" E	111.67	107.88	178.18	168.17
C30	28°10'00"	N 60°28'00" W	42.12	167.88	82.83	61.70
C31	20°49'04"	N 47°48'08" W	16.46	60.00	62.17	61.78
C32	91°19'21"	N 88°58'54" W	28.83	60.00	68.74	61.87
C33	02°03'12"	S 87°18'51" W	82.31	60.00	68.28	68.80
C34	47°21'52"	S 71°48'42" E	28.86	60.00	43.31	42.37
C35	01°54'28"	S 18°58'28" E	39.35	167.88	64.86	63.87
C36	10°28'02"	S 34°38'11" W	27.80	308.00	54.84	54.78
C37	02°03'12"	N 47°48'08" W	61.47	300.00	101.86	101.47
C38	02°03'12"	N 32°37'02" E	64.89	308.00	177.08	177.08
C39	18°54'48"	N 32°37'02" E	68.58	300.00	118.82	118.28
C40	02°03'12"	N 18°58'28" W	28.18	60.00	62.77	62.32
C41	02°03'12"	N 62°18'02" W	43.94	60.00	71.86	67.88
C42	02°03'12"	N 18°58'28" W	37.08	60.00	68.49	66.59
C43	02°03'12"	N 72°12'00" E	60.26	60.00	68.05	64.03
C44	02°03'12"	S 89°48'21" E	84.44	60.00	88.42	80.89

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 87°58'12" E	67.92
L2	N 57°59'12" E	137.11
L3	S 62°02'32" E	84.20
L4	S 43°24'22" E	31.40
L5	S 43°24'22" E	31.02
L6	S 30°18'12" E	69.53
L7	S 66°46'02" E	16.88
L8	S 80°48'02" E	57.27
L9	S 79°42'21" E	82.78

CENTERLINE CURVE DATA

NUMBER	DELTA ANGLE	CD BEARING	TAN	RAD	ARC	CD
CL1	82°24'30"	S 18°06'54" E	68.98	180.00	118.21	114.81
CL2	81°47'02"	S 30°51'10" E	188.07	130.00	188.18	189.28
CL3	83°28'40"	S 38°58'40" E	184.11	180.00	218.86	199.96
CL4	90°00'00"	S 48°48'02" W	160.00	180.00	236.82	212.13
CL5	82°37'51"	S 20°17'01" W	72.97	248.83	141.90	130.90
CL6	81°14'08"	N 67°28'38" W	68.27	130.00	117.78	113.78
CL7	82°47'41"	S 60°40'34" W	143.79	138.94	221.79	166.88
CL8	29°08'43"	S 28°58'28" W	88.25	330.00	172.47	170.82



THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HOUSTON COUNTY, GEORGIA, AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT BY SAID COMMISSION, DATED THIS 31 DAY OF October, 2002

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

CERTIFICATION

I CERTIFY THAT THE GENERAL LOT LAYOUT SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE HOUSTON COUNTY HEALTH DEPARTMENT FOR DEVELOPMENT WITHIN THE CITY OF GARY J. WHITE, COUNTY OF HAMILTON, GEORGIA.

DATE: 10/30/02  
*[Signature]*  
COUNTY HEALTH OFFICIAL

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

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 162,511 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-313 AND 102 TAPE.

OWNER'S CERTIFICATION

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

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

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

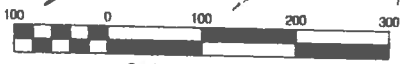
DATE: 10-28-2002  
*[Signature]*  
OWNER'S SIGNATURE

"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." J111-10-27-02

NOTES

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

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



**GEORGIA**  
REGISTERED  
SURVEYOR

No. 1196  
PROFESSIONAL

*[Signature]*  
STORY & COMPANY, INC.

2800 WYCKON BLVD. SUITE 700      HOUSTON, TEXAS 77058  
TELEPHONE: 479-882-7724      FAX: 479-882-8409

SURVEY FOR  
**HIDDEN MEADOW**

LAND LOTS 147 & 148  
HOUSTON COUNTY

13th DISTRICT  
GEORGIA

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

Doc ID: 00886480001 Type: PLA  
Filed: 11/01/2002 at 09:50:32 PM  
Fee Amt: Page 1 of 1  
Houston, GA, Clerk Superior Court  
Carolyn V. Sullivan Clerk

BK 59 pg 193

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**Requirements - Section 95**

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

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2414 filed on **September 29, 2020**, for a **Special Exception** for the real property described as follows:

**LL 147 of the 13<sup>th</sup> Land District of Houston County, Georgia, Lot 16, Block “B” of Hidden Meadow Subdivision, Consisting of 0.50 Acres**

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

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

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

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

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

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

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

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

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

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

Application No. 2415

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 Boyd Hall
2. Applicant's Phone Number 478-335-2338
3. Applicant's Mailing Address 105 Orchard Crest Lane Bonaire, GA 31005
4. Property Description LL 196, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 17, Block "B", Section 2, Phase 4 of Peachtree Estates Subdivision, consisting of 0.41 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Handyman Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

30 Sep 2020

Date



Applicant

Application # 2415

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

**Houston County Zoning and Appeals Commission**

Date Filed: September 30, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Notice being posted on the property: October 9, 2020

\*\*\*\*\*

Date of Public Hearing: October 26, 2020

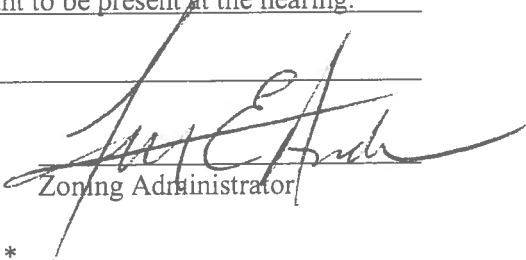
Fee Paid: \$100.00 Receipt # 41889

Recommendation of Board of Zoning & Appeals:

Approval        Denial        Tabled  X

Comments: Tabled unanimously, in order for the applicant to be present at the hearing.

October 26, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: November 3, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Public Hearing: November 3, 2020

Action by Houston County Commissioners:

Approval        Denied        Tabled       

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

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

Application No. 2416

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

1. Name of Applicant Debra Masa
2. Applicant's Phone Number 478-972-8906
3. Applicant's Mailing Address 115 Scotsburg Drive Warner Robins, GA 31088
4. Property Description LL 91, 5<sup>th</sup> Land District of Houston County, Georgia, Lot 12, Block "C", Section 2 of The Bryson Subdivision, consisting of 0.99 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Therapeutic Massage 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.**

Sept 30, 20  
Date

Debra Masa  
Applicant

Application # 2416

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

**Houston County Zoning and Appeals Commission**

Date Filed: September 30, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Notice being posted on the property: October 9, 2020

\*\*\*\*\*

Date of Public Hearing: October 26, 2020

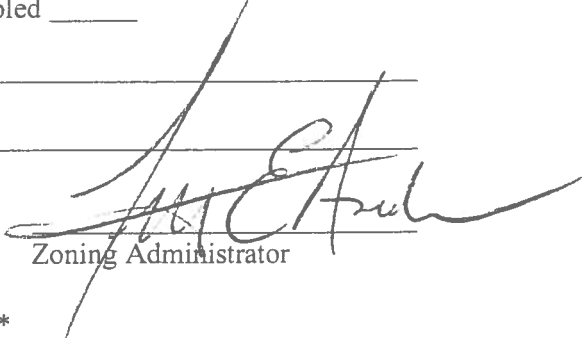
Fee Paid: \$100.00 Receipt # 41890

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

October 26, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: November 3, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Public Hearing: November 3, 2020

Action by Houston County Commissioners:

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

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

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk



1997 APR 9 AM 11:58

CLERK SUPERIOR COURT

Doc ID: 00579800001 Type: PLA  
Filed: 04/09/1997 at 11:58:00 AM  
Fee Amt: Page 1 of 1  
Houston, Ga. Clark Superior Court  
Carolyn V. Sullivan, Clerk  
Bk 50 Pg 156

PD. & RET. ODWARY  
15697

50/156

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CERTIFICATE OF FINAL APPROVAL

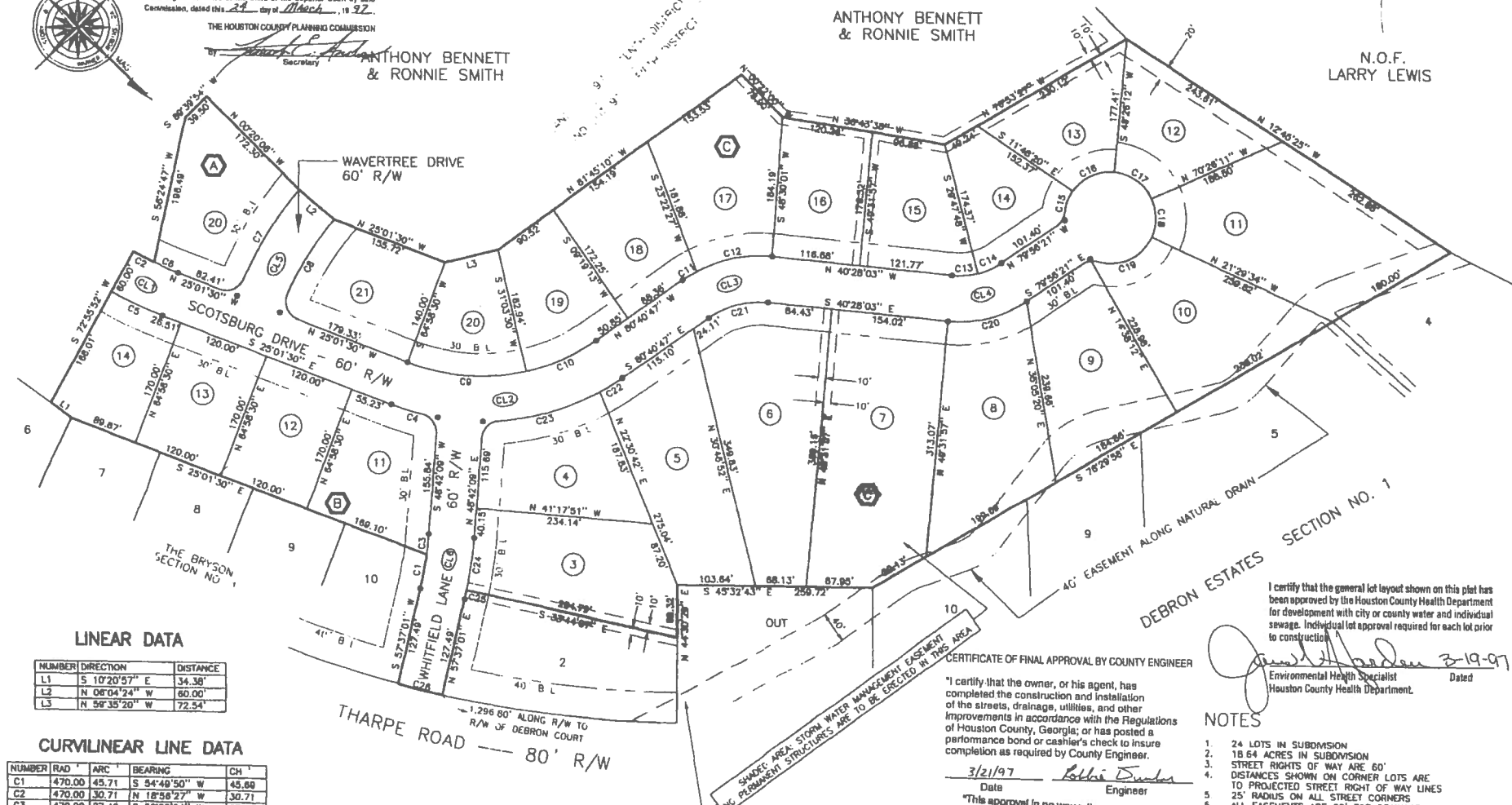
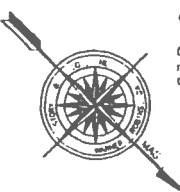
This plat has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, dated this 24 day of March, 1997.

THE HOUSTON COUNTY PLANNING COMMISSION

ANTHONY BENNETT & RONNIE SMITH

ANTHONY BENNETT & RONNIE SMITH

N.O.F. LARRY LEWIS



LINEAR DATA

NUMBER	DIRECTION	DISTANCE
L1	S 10°20'57" E	34.36'
L2	N 08°04'24" W	60.00'
L3	N 58°35'20" W	72.54'

CURVILINEAR LINE DATA

NUMBER	RAD	ARC	BEARING	CH
C1	470.00	45.71	S 54°49'50" W	45.60
C2	470.00	30.71	N 18°58'27" W	30.71
C3	470.00	27.42	S 50°22'24" W	27.41
C4	330.00	83.68	S 30°33'12" E	83.58
C5	530.00	73.60	S 21°02'40" E	73.54
C6	470.00	34.55	N 22°55'08" W	34.54
C7	486.92	182.48	S 74°32'05" W	181.73
C8	428.92	142.64	N 74°32'46" E	141.98
C9	270.00	159.83	N 41°59'00" W	157.51
C10	270.00	102.44	N 68°48'39" W	101.83
C11	180.00	21.89	N 77°13'41" W	21.88
C12	180.00	104.84	N 57°07'19" W	103.17
C13	100.00	34.45	N 50°20'08" W	34.28
C14	100.00	34.45	N 70°04'17" W	34.28
C15	80.00	39.93	S 58°07'39" W	39.20
C16	80.00	84.13	N 71°11'04" W	81.12
C17	80.00	82.98	N 10°30'00" W	80.11
C18	60.00	51.25	N 44°02'07" E	49.71
C19	60.00	95.87	S 65°42'58" E	86.00
C20	180.00	110.23	S 80°12'12" E	108.08
C21	120.00	84.22	S 80°34'23" E	82.50
C22	330.00	34.86	S 77°38'43" E	34.84
C23	330.00	181.83	S 60°33'44" E	180.21
C24	530.00	89.95	N 52°29'01" E	89.90
C25	530.00	12.51	N 58°58'27" E	12.51
C26	1471.48	80.00	S 32°22'56" E	80.00

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

ROBERT L. STORV  
GEO. SURV.  
APR 11 1997

CENTERLINE CURVE DATA

NUMBER	RAD	ARC	BEARING	CH
CL1	500.00	89.43	N 21°02'49" W	89.37
CL2	300.00	281.41	N 52°51'09" W	280.09
CL3	190.00	105.28	N 60°34'25" W	103.13
CL4	130.00	89.56	N 60°12'12" W	87.80
CL5	486.92	182.88	S 72°39'52" W	181.47
CL6	500.00	77.79	S 53°09'35" W	77.71

STATE OF GEORGIA, COUNTY OF HOUSTON  
THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED.

3-18-97  
DATE

OWNER'S CERTIFICATION

CERTIFICATION

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

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 612,715 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A MINCO DTM-A20 AND 100' TAPE.

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

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

3/21/97  
Date

Robert Dunbar  
Engineer

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

RED  
3/21/97

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.

3-19-97  
Date

Environmental Health Specialist  
Houston County Health Department.

NOTES

- 24 LOTS IN SUBDIVISION
- 18.64 ACRES IN SUBDIVISION
- STREET RIGHTS OF WAY ARE 60'
- DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT OF WAY LINES
- 25' RADIUS ON ALL STREET CORNERS
- ALL EASEMENTS ARE 20' FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED
- 30' BUILDING SETBACK UNLESS OTHERWISE ANNOTATED



SUBDIVISION

# THE BRYSON

SECTION NO. 2

LAND LOT 91  
LAND LOT 97  
HOUSTON COUNTY, GEORGIA

5th DISTRICT  
10th DISTRICT  
GEORGIA

SCALE: 1"=100'

DATE: 11 MAR. 1997

DN: 97-087-C1

STORY & COMPANY, INC.

2050 WATSON BLVD SUITE 700  
WINDER, GEORGIA 31082  
TELEPHONE: 2-922-7724 FAX: 812-922-3408

**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>No more than 4 clients for day. business will operate 4 days a week No weekends</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Office</b> uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2416 filed on **September 30, 2020**, for a **Special Exception** for the real property described as follows:

**LL 91 of the 5<sup>th</sup> Land District of Houston County, Georgia, Lot 12, Block “C”, Section 2 of The Bryson Subdivision, Consisting of 0.99 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.

Early in the beginning stages of the pandemic the County applied for and received \$58,000 through the Department of Justice Coronavirus Emergency Supplemental Funding Program intended to reimburse expenses related to the fight against the spread of the COVID-19 virus. \$43,023 of that \$58,000 was justified with actual expenses made by the Houston County Health Department. Staff recommends that the Board dedicate these funds back to the Health Department with the stipulation that the funds be used only within Houston County.

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

- approve
- disapprove
- table
- authorize

**the Comptroller to make the necessary budget adjustment to the Health Department's FY20 budget for \$43,023 of Coronavirus Emergency Supplemental Funding (CESF) funds to be disbursed to the Health Department for use only in Houston County.**




## Houston County Board of Commissioners

200 Carl Vinson Parkway  
Wamer Robins, Georgia 31088  
478-542-2115  
478-923-5697 (fax)

# Memo

**To:** Houston County Board of Commissioners

**From:** Barry Holland 

**Date:** October 23, 2020

**Re:** DOJ Coronavirus Emergency Supplemental Funding Program Funds

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The County applied for and received \$58,000 in federal funds through the Department of Justice Coronavirus Emergency Supplemental Funding Program earlier this year. These funds were intended to reimburse expenses related to the fight against the spread of the COVID-19 virus. Staff utilized actual expenses from both the Houston County Health Department and the Houston County Detention Center when applying for these funds.

Of those funds received, \$43,023 was expended by the Health Department:

\$36,663 in staff hours and \$6,360 in supplies such as PPE and sanitizing supplies.

I recommend that the Board authorize the Comptroller to make the necessary budget adjustment to the Health Department's FY20 budget for the \$43,023. These funds should be dedicated only to the Houston County Health Department for use within Houston County.

At their October 15, 2019 meeting the Board approved acceptance of a grant with the Georgia Emergency Management and Homeland Security Agency for \$52,520 to be utilized for GSAR equipment sustainment. The County intended to replace older firefighter air packs with these funds. At the time, the State was to purchase the identified equipment and then drop ship those items to the County. The state has now informed us that they cannot purchase the equipment on behalf of grant recipients, and we must now purchase the equipment and then submit for reimbursement. Once we receive the equipment and submit the invoice through the online EMGRANTS portal, reimbursement typically takes 30 days.

Staff requests approval to order the air packs and expend the \$52,519.80 to be then reimbursed 100% by the State.

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

- approve
- disapprove
- table
- authorize

**the purchase of \$52,519.80 of Air Pack equipment from Fisher Scientific of Suwanee, GA for use in the Fire Department to be reimbursed 100% through GEMA-HS GSAR sustainment grant (SHO19-054).**

# Memo



**To:** Barry Holland, Director of Administration  
**From:** Christopher Stoner, Chief *CRS*  
**cc:** Robbie Dunbar, Director of Operations  
**Date:** October 29, 2020  
**Re:** GSAR 2019 Grant

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In October of 2019 we accepted a grant through Georgia Emergency Management and Homeland Security (GEMA) for sustainment of the Georgia Search and Rescue (GSAR) truck we host. This grant (SHO19-054) was approved in the amount of \$52,520.00 for the purchase of new Air Packs. Originally, as in previous years, we thought the State was to purchase this equipment on our behalf and ship the items to Houston County thus preventing extra documentation on our part. Recently I received notice, after checking the status of the grant, that the State is no longer purchasing the equipment on behalf of the grant recipients. Due to this change we are required to purchase the approved equipment and submit for reimbursement in the EMGRANTS portal operated by GEMA.

I would like to request approval to move forward with this purchase and submit invoice for reimbursement in full once the quoted equipment arrives. I have attached a quote for this equipment totaling \$52,519.80 for reference.

Thank you for consideration of this request.



# Sales Quotation



*Quote Nbr	Creation Date	Due Date	Page
0302-9564-65	10/28/2020	10/28/2020	1 of 2
Payment Terms		Delivery Terms	
NET 30 DAYS		DESTINATION	
Valid To		Prepared By	
01/01/2021		FISHER, CRAIG	
Customer Reference		Sales Representative	
FY 19 GSAR		DONN RODENROTH	
To place an order	Ph: 800-772-6733	Fx: 866-897-9946	
Submitted To:		Customer Account: 015808-002	
CHRISTOPHER STONER CRAIG.FISHER@THERMOFISHER.COM  478-542-2040		HOUSTON COUNTY FIRE DEPT 200 CARL VINSON PKWY WARNER ROBINS GA 31088 ATTN: CHIEF STONER 478-256-2956	

FISHER SAFETY  
3970 JOHNS CREEK COURT  
SUITE 500  
SUWANEE GA 30024-1297




Review and Place Order

[Click here or go through your purchasing system to fishersci.com quotes](#)

**\*Please reference this Quote Number on all correspondence.**

Don't have a profile? Register on [fishersci.com](https://fishersci.com)

For complete Terms and Conditions, please [click here.](#)

Nbr	Qty	UN	Catalog Number	Description	Unit Price	Extended Price
1	6	EA	NON-CATALOG	AIRPAK X3 CONFIGURED Vendor Catalog # X3314021005101	5,018.30	30,109.80
2	6	EA	19 222 929	 ASSY,AV3 HT W/4PT KEV,RED,RT,M Scott Safety AV-3000 HT Facepiece, Approved to NFPA 1981 2013 EDITION STANDARD, Para-aramid, Polycarbonate Lens, Certifications/Compliance: NIOSH approved, Harness Style: Smaller, Dupont Kevlar aramid fiber head harness, Model: AV-3000 HT, Recommended Applications: Safety, Size: Medium Vendor Catalog # 201215-28 This item is being sold as 1 per each	295.00	1,770.00
3	12	EA	19 003 264C	 CYLIND W/MLV CARBN 4500P 60MIN Scott Safety SCBA Replacement Carbon-Fiber Cylinders: For Use with Air-Pak 75 SCBA, Capacity: 87 cu. ft., 2.46cm <sup>3</sup> , Duration: 1 hr., Pressure: 4500psi, Weight: 8.8kg, 19.6 lb., Applications: Help firefighters avoid weight related fatigue, For Use With: Scott safety air-pak 75 scba, Carbon Fiber Vendor Catalog # 804723-01 Hazardous Material This item is being sold as 1 per each	1,240.00	14,880.00
4	6	EA	19 003 264A	 CYLIND W/MLV CARBN 4500P 30M Scott Safety SCBA Replacement Carbon-Fiber Cylinders: For Use with Air-Pak 75 SCBA, Capacity: 45 cu. ft., 1.27cm <sup>3</sup> , Duration: 30 min., Pressure: 4500psi, Weight: 5.06kg, 11.16 lb., Applications: Help firefighters avoid weight related fatigue, For Use With: Scott safety	960.00	5,760.00

# Sales Quotation



Part of Thermo Fisher Scientific

Quote Nbr	Customer Reference	Page
0302-9564-65	FY 19 GSAR	2 of 2

Nbr	Qty	UN	Catalog Number	Description	Unit Price	Extended Price
				air-pak 75 scba, Carbon Fiber Vendor Catalog # 804721 01 Hazardous Material This item is being sold as 1 per each		

MERCHANDISE TOTAL

52,519.80

**NOTES:**

Returns are subject to manufacturer terms and conditions.

We now offer highly competitive financing with low monthly payments. Please contact your local sales representative for more information.

Tell us about your recent customer service experience by completing a short survey. This should take no longer than three minutes. Enter the link into your browser and enter the passcode: USA-PGH-CS2

<http://survey.medallia.com/fishersci>

# 5


Bids were solicited for the Courthouse Chiller Replacement Project with nine contractors submitting bids. Both staff and our engineering consultants NBP Engineers recommend award to low bidder J.M. Clayton Company for \$261,000.

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

- approve
- disapprove
- table
- authorize

**the award of the Courthouse Chiller Replacement Project at the courthouse to J.M. Clayton Company of Thomaston, GA in the amount of \$261,000. This project is funded by the 2018 SPLOST.**

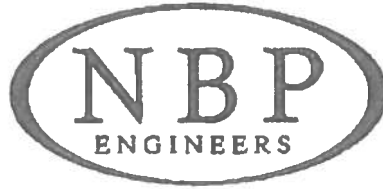
## Houston County Public Works

**To:** Houston County Board of Commissioners  
**From:** Michael Phillips MP by JK  
**cc:** Robbie Dunbar OK   
**Date:** 10/26/20  
**Re:** Bid Recap for Chiller Replacement at Houston County Superior Courthouse

Bids are as follows

Contractor	Base Bid
5 Season	\$345,027.91
Air Management Systems	\$307,715.00
Comfort Systems- Southeast	\$421,137.00
Conditioned Air	\$279,800.00
Copper Construction	\$291,435.00
Greene & Associates	\$335,944.00
Hamlin Air	\$294,915.00
JM Clayton	\$261,000.00
Pruett Air Conditioning	\$283,000.00

This project includes replacing both chillers at courthouse at 201 North Perry Parkway. This project will be funded by 2018 SPLOST. Staff and consultant recommend awarding contract to JM Clayton for base bid of \$261,000.00.



TIMOTHY W. TROTTER  
SUSAN H. DAY  
KEVIN M. SMITH  
WILSON H. DENT  
DALE R. HEIRING

OVER 50 YEARS OF ENGINEERING EXCELLENCE

GEORGE M. NOTTINGHAM, JR.  
ARTHUR D. BROOK  
CHARLES E. PENNINGTON  
W.A. NOTTINGHAM  
NEIL S. WYCHE  
EMERITUS

W. STEPHEN HOLLOWAY SENIOR ASSOCIATE

JOHN D. LAPRAIT - ASSOCIATE

October 23, 2020

Houston County Board of Commissioners  
2020 Kings Chapel Road  
Perry, Georgia 31069  
Attn: Mr. Mark Baker

Re: Bid #21-08 Courthouse Chiller Replacement

Subject: Recommendation Regarding Bid Opening

Dear Mr. Baker:

Bids for this project were opened October 22, 2020. Nine contractors submitted their Pre-Bid qualifications and were approved to bid. All of the approved Contractors submitted bids ranging from \$261,000.00 to \$421,137.00. JM Clayton was the low bidder at \$261,000.00.

JM Clayton has performed work on projects designed by NBP Engineers, Inc. for many years and they are a well-qualified Firm.

We recommend that the Houston County Board of Commissioners award this contract JM Clayton at the submitted bid.

Sincerely,

A handwritten signature in cursive script, appearing to read "Stephen Holloway".

W. Stephen Holloway, P.E.

At the October 6<sup>th</sup> meeting the Board accepted the recommendation of staff to award a one-ton regular cab truck with service body for use in the Public Buildings Department to Peach State Ford in the amount of \$32,983. After the Purchasing Department ordered the vehicle Peach State realized they had misquoted the truck with the wrong size bed and could not honor the bid price. They can furnish the proper bed for an additional \$632.20 which would make the cost of the truck \$33,615.20. This price is still \$2,195.64 less than the second low bid.

Staff recommends acceptance of this new price and requests approval to award the bid at the amended amount.

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

- approve
- disapprove
- table
- authorize

**amend the award made to Peach State Ford of Cedartown, GA at the October 6<sup>th</sup> Board meeting from a unit price of \$32,983 to a unit price of \$33,615.20. This vehicle purchase is funded by the 2012 SPLOST.**



**HOUSTON COUNTY BOARD OF COMMISSIONERS  
PURCHASING DEPARTMENT**

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

**MARK E. BAKER**  
PURCHASING AGENT

**MEMORANDUM**

**TO:** Houston County Board of Commissioners  
**FROM:** Mark E. Baker  
**CC:** Barry Holland  
**DATE:** October 26, 2020  
**SUBJECT:** Purchase of One (1) 2021 One Ton Regular Cab w/Service Body  
 (Bid # 21-05)

The Purchasing Department solicited bids for One (1) New 2021 One Ton Regular Cab w/Service Body for use in the Public Buildings Department in September 2020 and the Board approved this award at its October 6<sup>th</sup> meeting.

After further review, the chosen vendor, Peach State Ford, misquoted the specified body length of the truck. The new bid adds an additional \$632.20 to the original bid of \$32,983.00 but is still considerably less than the other two bidders.

The Purchasing Department still recommends that the Houston County Board of Commissioners purchase the vehicle from Peach State Ford at a price of \$33,615.20. It will be charged to the 2012 SPLOST account 320-1565-54.2200.

<u>Company</u>	<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>Bid Amount</u>
<b>Peach State Ford</b>	<b>2021</b>	<b>Ford</b>	<b>F-350</b>	<b>33,615.20</b>
<b>Prater Ford</b>	<b>2021</b>	<b>Ford</b>	<b>F-350</b>	<b>35,810.84</b>
<b>Wade Ford</b>	<b>2021</b>	<b>Ford</b>	<b>F-350</b>	<b>36,086.00</b>

**Summary of bills by fund:**

• General Fund (100)	\$1,527,726.92
• Emergency 911 Telephone Fund (215)	\$ 208,756.86
• Fire District Fund (270)	\$ 35,808.13
• 2006 SPLOST Fund (320)	\$ 0.00
• 2012 SPLOST Fund (320)	\$ 868,548.55
• 2018 SPLOST Fund (320)	\$ 969,555.87
• Water Fund (505)	\$ 236,441.64
• Solid Waste Fund (540)	<u>\$ 790,863.58</u>
Total for all Funds	\$4,637,701.55

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

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$4,637,701.55