



Houston County Board of Commissioners Meeting

Perry, Georgia

December 3, 2019

9:00 A.M.

HOUSTON COUNTY COMMISSIONERS MEETING

Perry, Georgia
December 3, 2019
9:00 A.M.

Call to Order

Turn Off Cell Phones

Invocation - Chairman Stalnaker

Pledge of Allegiance - 2nd Lt. Nicholas Loftin, USAF

Approval of Minutes from November 19, 2019

New Business:

1. Public Hearing on Special Exception Applications #2305 thru #2309 – Commissioner Walker
2. Additional Holiday (New Year's Eve) – Commissioner Walker
3. First Reading of Amendment to the Regulations for Access Management and Encroachment Control – County Attorney Hall
4. First Reading on Alcohol License Application (Bonaire Liquor Store / Beer, Wine & Liquor) - Director of Administration Barry Holland
5. First Reading on Alcohol License Application (Hwy. 96 Stop & Shop / Beer & Wine) - Director of Administration Barry Holland
6. Request for Master Water Meter Connection (Buc-ee's) – Commissioner Thomson
7. Board Appointment (Airport Authority) – Commissioner Thomson
8. Sales Contract (Ronald & Lisa Paige / Lake Joy Road) – Commissioner Robinson
9. Maintenance Bond Release (Harley Farms Subdivision Phase I) – Commissioner Robinson
10. Approval of Bid (Water Dept. / Truck) – Commissioner McMichael
11. Approval of Bills - Commissioner McMichael

Public Comments

Commissioner Comments

Motion for Adjournment

Special Exception Summary

Application	Applicant	Location	Proposed Use	Z & A Recommendation/Comments
2305	Fred Daviss	200 Noah Lane	Construction	Approved unanimously
2306	Starla Thomas	425 Courtney Lane	Tree Service	Approved unanimously, with the condition to allow the use of a 6 ft. x 12 ft. dump trailer for the business
2307	Gregory & Katelin Custer	115 Mossy Lake Circle	Greeting Cards (Internet Sales)	Approved unanimously
2308	Kavarra George	134 Long Street	Painting & Pressure Washing	Approved unanimously, with the condition to allow the use of a 6 ft. x 14 ft. open trailer for the business
2309	Archonci Lester	468 Scott Road Ext.	Welding	Approved unanimously, with the condition to allow the use of a 6 ft. x 12 ft. enclosed trailer for the business

**Zoning & Appeals
Recommendation**

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2305 – Fred Daviss	Construction	Unanimous	X		
#2306 – Starla Thomas	Tree Service	Unanimous	X		
#2307 – Gregory & Katelin Custer	Greeting Cards (Internet)	Unanimous	X		
#2308 – Kavarra George	Painting / Pressure Washing	Unanimous	X		
#2309 – Archonci Lester	Welding	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:

- | | |
|----------------------------------|-----------------------------|
| #2305 – Fred Daviss | Construction |
| #2306 – Starla Thomas | Tree Service |
| #2307 – Gregory & Katelin Custer | Greeting Cards (Internet) |
| #2308 – Kavarra George | Painting / Pressure Washing |
| #2309 – Archonci Lester | Welding |

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

Application No. 2305

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 Fred Daviss
2. Applicant's Phone Number 478-954-3994
3. Applicant's Mailing Address 200 Noah Lane Perry, GA 31069
4. Property Description LL 145, 10th Land District of Houston County, Georgia, Lot 1 & 2, Section 1, Phase 2 of Evening Shade Subdivision, consisting of 1.24 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Construction Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10-17-19
Date

Fred Daviss
Applicant

Application # 2305

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

Houston County Zoning and Appeals Commission

Date Filed: October 17, 2019

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

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

Date of Public Hearing: November 25, 2019

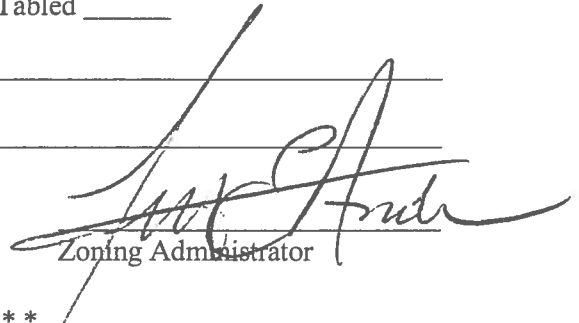
Fee Paid: \$100.00 Receipt # 41782

Recommendation of Board of Zoning & Appeals:

Approval Denial Tabled

Comments: Approved unanimously.

November 25, 2019
Date


Zoning Administrator

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

Date of Recommendation Received: December 3, 2019

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

Date of Public Hearing: December 3, 2019

Action by Houston County Commissioners:

Approval Denied Tabled

Comments: _____

Date

Clerk

62-80

KINGS CHAPEL ROAD 80' RW

NOTE: LOTS 1 & 2 ARE NOT APPROVED AT THIS TIME

CURVILINEAR LOT DATA

NUMBER	DIRECTION	RADIUS'	ARC'	CHORD'
C1	S 67°00'52" E	230.00	60.43	60.33
C2	S 32°07'38" E	230.00	161.18	148.47
C3	S 63°00'45" E	230.00	109.80	100.00
C4	S 82°34'33" E	230.00	62.26	42.14
C5	S 45°40'16" W	60.00	48.00	48.00
C6	S 17°48'01" E	60.00	84.84	78.02
C7	N 81°27'58" E	60.00	84.16	77.42
C8	N 04°44'18" W	60.00	96.38	86.35
C9	S 43°22'03" E	120.00	191.50	171.82
C10	S 61°06'59" E	60.00	86.40	78.12
C11	S 42°19'54" E	60.00	100.28	84.79
C12	N 43°55'11" E	60.00	87.06	78.82
C13	N 01°00'27" E	180.00	7.49	7.49
C14	N 12°08'28" W	180.00	75.85	75.29
C15	N 38°13'04" W	60.00	41.91	41.05
C16	N 13°34'51" W	60.00	62.39	58.82
C17	N 73°09'37" W	60.00	62.39	59.62
C18	S 67°02'40" W	60.00	41.90	41.05
C19	N 73°30'45" W	180.00	86.84	86.42
C20	N 86°49'31" W	180.00	14.50	14.50
C21	N 78°6'22" W	170.00	72.48	71.81
C22	N 32°41'57" W	170.00	189.68	180.00

EVENING SHADE SECTION 1

NOAH LANE 60' RW

NOF JAMES L. COLVIN

I CERTIFY THAT THE GENERAL LOT LAYOUT SHOWN ON THIS PLAN HAS BEEN APPROVED BY THE HOUSTON COUNTY HEALTH DEPARTMENT.

DATE _____ COUNTY HEALTH OFFICIAL _____

certify that the general lot layout shown on this plan has been approved by the Houston County Health Department for drainage, water, utility and individual easements. Individual lot approval required for each lot prior to construction.

[Signature]
Environmental Health Specialist
Houston County Health Department
Dated 2-14-04

CENTERLINE CURVE DATA

NUMBER	DIRECTION	RADIUS'	ARC'	CHORD'
CL1	S 44°54'33" E	200.00	308.41	278.74
CL2	S 43°22'03" E	160.00	239.36	214.77

"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]* 2/12/04

THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HOUSTON COUNTY, GEORGIA, AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT BY SAID COMMISSION, DATED THIS 4 DAY OF February 20, 2004.

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.

THE HOUSTON COUNTY PLANNING COMMISSION

[Signature]
SECRETARY

2/12/04
DATE

[Signature]
COUNTY ENGINEER

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAN 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 PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 253,100 FEET.

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

OWNERS CERTIFICATION

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

2/12/04
DATE

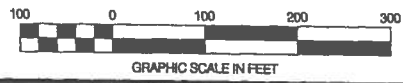
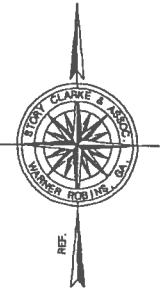
[Signature]
OWNERS SIGNATURE

IN MY OPINION THIS PROPERTY IS NOT IN A DESIGNATED FLOOD PLAIN AREA.

[Signature]
MICHAEL L. CLARKE, GA. RLS No. 2805

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

[Signature]
MICHAEL L. CLARKE, GA. RLS No. 2805



GRAPHIC SCALE IN FEET

REFERENCE: PLAT FOR THREE OAKS DEVELOPMENTS, INC. DATED DECEMBER 13, 1998 BY LEE R. JONES

SUBDIVISION FOR Evening Shade SECTION "1" PHASE "2"

LAND LOT 145 HOUSTON COUNTY 10th DISTRICT GEORGIA

SCALE: 1"=100'

DATE: 14 JAN 04

DWN BY: MNM

PRJ: N/A

DWG: 04-016-C1

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2805 MICHAEL L. CLARKE

STORY CLARKE & ASSOCIATES LAND SURVEYING LAND PLANNING LANDSCAPE ARCHITECTURE

253 CAIL VINSON PKWY WARNER ROBINS, GA. 31088 TEL: 478.922.7724 FAX: 478.922.3409

62-80

Requirements - Section 95	Comments	Complies	Doesn't Comply
1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.	No signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.	No 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
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"/>
Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:			
1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.	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 #2305 filed on **October 17, 2019**, for a **Special Exception** for the real property described as follows:

LL 145 of the 10th Land District of Houston County, Georgia, Lot 1 & 2, Section 1, Phase 2 of Evening Shade Subdivision, Consisting of 1.24 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. 2306

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 Starla Thomas
2. Applicant's Phone Number 478-365-9467
3. Applicant's Mailing Address 425 Courtney Lane Perry, GA 31069
4. Property Description LL 120, 10th Land District of Houston County, Georgia, Lot 15, Block "C", Section 2, Phase 3 of North Lake Joy 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 Tree Service 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 (). If yes, then complete Form "A" attached and return within ten (10) days after filing this application for rezoning.

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

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

10/25/19
Date

Starla D. Thomas
Applicant

Application # 2306

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

Houston County Zoning and Appeals Commission

Date Filed: October 25, 2019

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

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

Date of Public Hearing: November 25, 2019

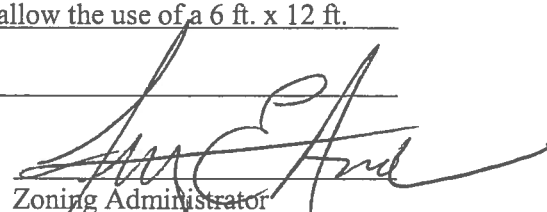
Fee Paid: \$100.00 Receipt # 41783

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

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

November 25, 2019
Date


Zoning Administrator

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

Date of Recommendation Received: December 3, 2019

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

Date of Public Hearing: December 3, 2019

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

FILED
SECTION 2-111
DEC 11 PM 12:16

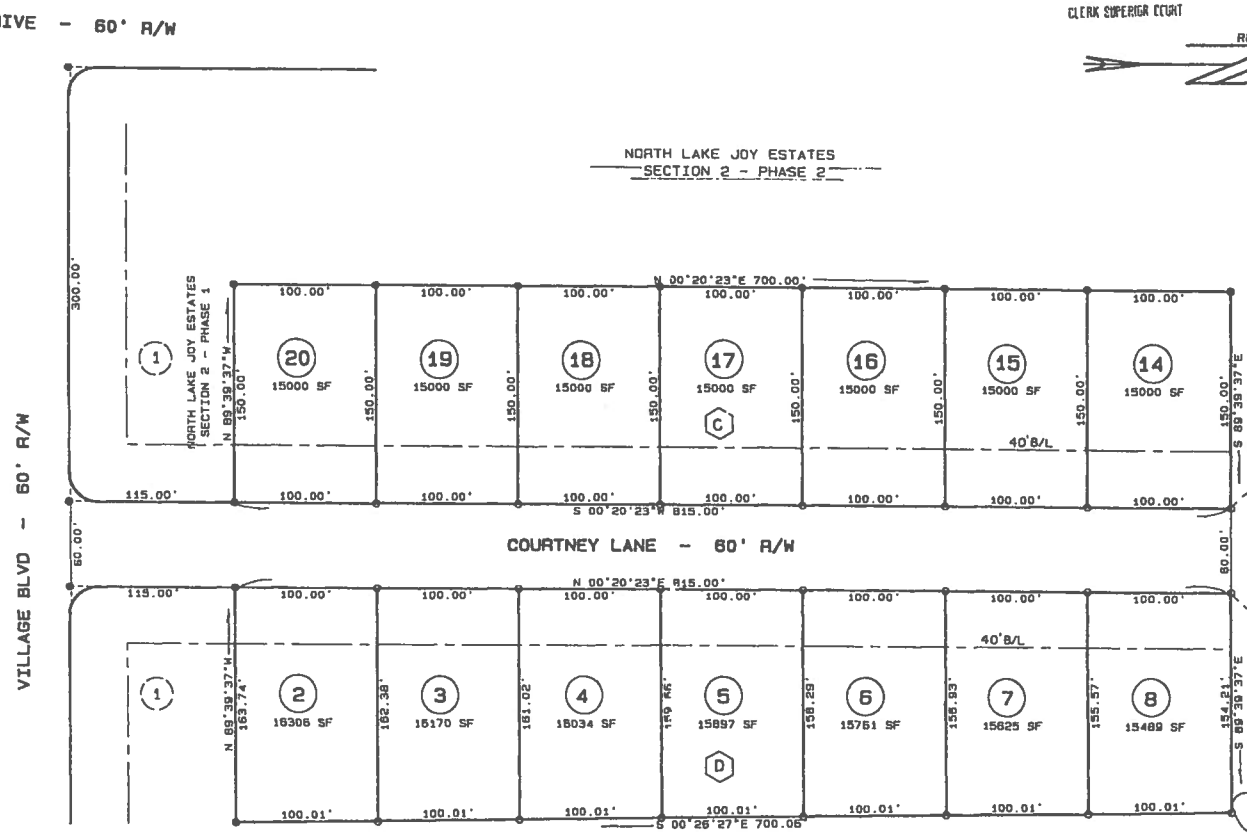
CLERK SUPERIOR COURT



NORTH LAKE JOY ESTATES
SECTION 2 - PHASE 2

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 13 day of Nov, 1991

THE HOUSTON COUNTY PLANNING COMMISSION
By *[Signature]*
Secretary



NOTES:

1. PROPERTY ZONED R-1
2. TOTAL AREA - 6.088 ACRES
3. SUBDIVIDED AS PROPERTY OF L A DEVELOPMENT INC. - PERRY GA.
4. 20' RADIUS ON ALL STREET CORNERS
5. DISTANCES AS SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OF R/W
6. LOT SIDE LINES ARE PERPENDICULAR TO ROAD UNLESS SHOWN OTHERWISE
7. IRON PIN PLACED
8. IRON PIN FOUND
9. LOT NUMBER
10. BLOCK NUMBER
11. 40' MINIMUM BUILDERS LINE



L A DEVELOPMENT INC.

Doc ID: 0038424000; Type: PLA
Filed: 12/11/1991 at 12:16:00 PM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Garlyn V. Sullivan Clerk
EX 41 PG 109

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 Engineers.

11/5/91
Date *[Signature]*
Engineer

I certify that the general lot layout shown on this plat has been approved by the Houston County Planning Commission for development with city or county water and sewerage. Individual lot approval required for each lot prior to construction.
[Signature] 11-12-91
Environmental Health Specialist
Houston County Health Department. Dated

THE UNDERSIGNED DOES CERTIFY THAT THEY ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THIS PLAT AND ALLIEMENT TO BE THEIR FREE ACT AND DEED AND HEREBY DEDICATES TO PUBLIC USE AS STREETS, ALLEYS, PARKS, AND EASEMENTS FOREVER ALL AS SO SHOWN OR INDICATED ON SAID PLAT.

11-29-91 *[Signature]*
DATE

CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31102 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT AND HAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND ACCURATE WITHIN ONE FOOT IN 69809 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A LEITZ SET 3 ELECTRONIC TOTAL STATION



SUBDIVISION PLAT OF
NORTH LAKE JOY ESTATES
SECTION 2 - PHASE 3

LAND LOT 120 10TH DISTRICT
HOUSTON COUNTY GEORGIA
SCALE 1 in = 60 ft OCTOBER 29 1991

JONES SURVEYING COMPANY
PERRY GA (912) 987-2705

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

Requirements - Section 95

Comments

Complies

Doesn't Comply

4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. No outside storage or display is permitted.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
3. The home business shall not involve group instruction or group assembly of people on the premises.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
6. No outside storage is allowed.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.	A 6'x12' Dump Trailer will be used for the business	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2306 filed on **October 25, 2019**, for a **Special Exception** for the real property described as follows:

LL 120 of the 10th Land District of Houston County, Georgia, Lot 15, Block "C", Section 2, Phase 3 of North Lake Joy 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. 2307

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

1. Name of Applicant Gregory and Katelin Custer
2. Applicant's Phone Number 770-548-3306
3. Applicant's Mailing Address 115 Mossy Lake Circle Perry, GA 31069
4. Property Description LL 179, 10th Land District of Houston County, Georgia, Lot 16 of Mossy Lake Estates Subdivision, consisting of 1.93 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation
for a Greeting Cards (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.

10/28/19
Date

Katelin Custer
Applicant

Application # 2307

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

Houston County Zoning and Appeals Commission

Date Filed: October 28, 2019

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

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

Date of Public Hearing: November 25, 2019

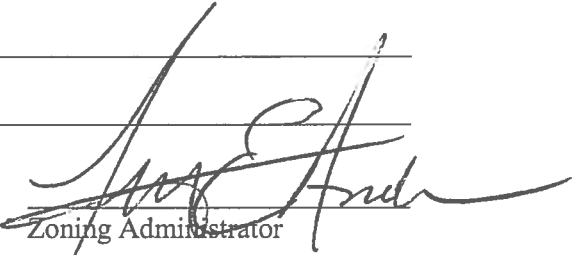
Fee Paid: \$100.00 Receipt # 41784

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

November 25, 2019
Date


Zoning Administrator

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

Date of Recommendation Received: December 3, 2019

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

Date of Public Hearing: December 3, 2019

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

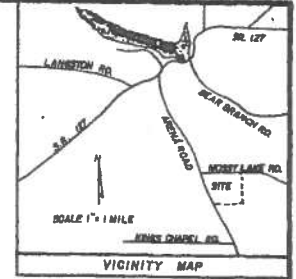
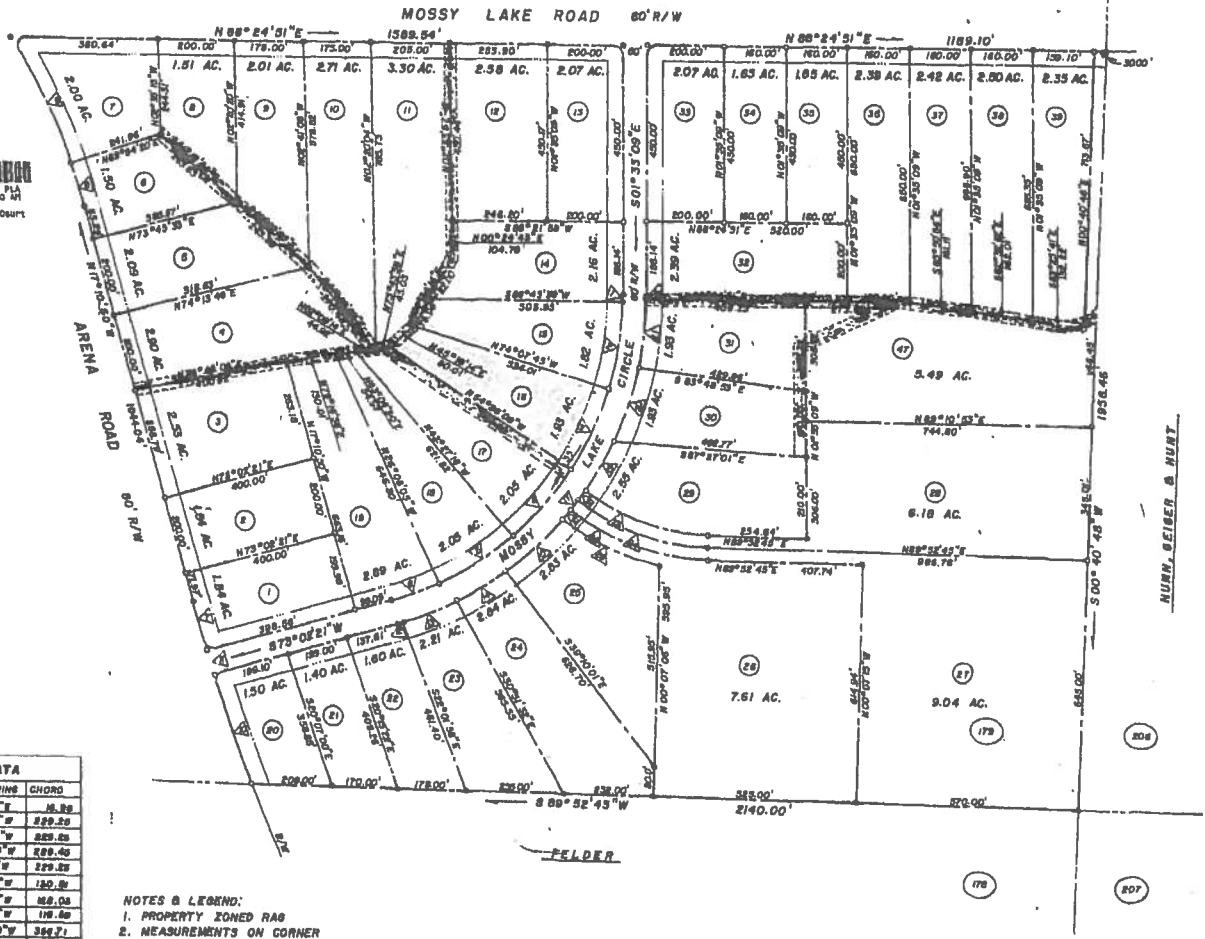
_____ Date

_____ Clerk

FILED
HOUSTON COUNTY
JUN 30 AM 9 14
ALAN REYNOLDS CLERK



Map 101
111-04 06/30/1981 05:26:14:00 AM
Page 2
Houston, GA. State Superior Court
Carolyn V. Sullivan Clerk
#24 #22



OWNERSHIP AND DECLARATION

The undersigned does hereby certify that they are the owners of the land shown on this plat and for their free use and done as a gift to the public use of the State of Georgia and the same shall be forever held as an open or dedicated as indicated on this plat.

Date: *[Signature]*

Individual water easement
26 June 81 *[Signature]*

[Signature]

CERTIFICATE OF FINAL APPROVAL

This plat has been submitted to and approved by the Planning Commission of Houston County, Georgia, on the 24th day of June, 1981, and the same is hereby approved and authorized to be recorded in the public records of the State of Georgia.

THE PLANNING COMMISSION
Houston County, Georgia

[Signature]

NO.	ARC	RADIUS	CHORD BEARING	CHORD
1	18.86	820.00	S00°59'48"E	18.86
2	230.00	820.00	S01°37'38"W	230.00
3	230.00	820.00	S23°41'04"W	230.00
4	230.00	820.00	S33°46'34"W	230.00
5	230.00	820.00	S38°01'14"W	230.00
6	120.95	820.00	S08°27'31"W	120.95
7	82.03	368.30	N17°49'31"E	82.03
8	116.81	833.74	N18°02'02"W	116.81
9	357.41	869.74	N27°26'44"W	357.41
10	295.41	869.30	N20°24'32"W	295.41
11	60.03	868.90	N28°48'20"W	60.03
12	16.39	820.00	N78°30'13"E	16.39
13	160.00	820.00	N87°08'30"E	160.00
14	160.00	820.00	N87°18'21"E	160.00
15	259.95	820.00	N43°57'48"E	259.95
16	30.04	360.00	N39°37'07"E	30.04
17	30.01	360.00	N38°33'11"E	30.01
18	30.01	360.00	N38°41'21"E	30.01
19	180.00	820.00	N17°18'08"E	180.00
20	178.00	820.00	N0°43'00"E	178.00
21	11.68	820.00	N08°11'48"W	11.68
22	256.70	820.00	S78°14'45"E	256.70
23	344.87	820.00	S78°18'31"E	344.87
24	274.08	820.00	S74°14'03"E	274.08
25	276.36	820.00	S66°48'45"E	276.36

- NOTES & LEGEND:
- PROPERTY ZONED RAG
 - MEASUREMENTS ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET R/W
 - 25' RADIUS AT STREET CORNERS
 - IRON PIN PLACED
 - PROPERTY LINE
 - LAND LOT LINE
 - 40' MINIMUM R/W
 - 30' DRAINAGE EASEMENT
 - INDICATOR FOR CURVILINEAR LOT DATA
 - (179) LAND LOT NUMBER
 - (1) LOT NUMBER

THE PLANNING COMMISSION OF HOUSTON COUNTY, GEORGIA, HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORDATION IN THE PUBLIC RECORDS OF THE STATE OF GEORGIA.

[Signature]



SUBDIVISION PLAT

MOSSY LAKE ESTATES

104.08 ACRES
SUBDIVIDED AS PROPERTY OF
MUNN, SEIBER & HURTY

LAND LOT 179 TENTH DISTRICT
HOUSTON COUNTY GEORGIA

SCALE 1" = 200' JUNE 12, 1981

JONES SURVEYING COMPANY
PERRY, GA. 31067-8708

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2307 filed on **October 28, 2019**, for a **Special Exception** for the real property described as follows:

LL 179 of the 10th Land District of Houston County, Georgia, Lot 16 of Mossy Lake Estates Subdivision, Consisting of 1.93 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. 2308

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 Kavarra George
2. Applicant's Phone Number 478-396-9415
3. Applicant's Mailing Address 134 Long Street Warner Robins, GA 31093
4. Property Description LL 187, 5th Land District of Houston County, Georgia, Lot 7, Block "A" of Ferguson Subdivision, consisting of 0.21 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Painting and Pressure Washing Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10/29/2019
Date

Kavarra George
Applicant

Application # 2308

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 29, 2019

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

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

Date of Public Hearing: November 25, 2019

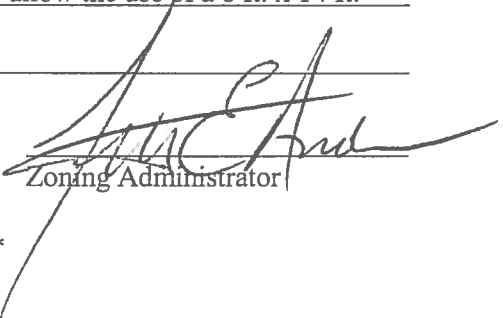
Fee Paid: \$100.00 Receipt # 41785

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 6 ft. x 14 ft. open trailer for the business.

November 25, 2019
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 3, 2019

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

Date of Public Hearing: December 3, 2019

Action by Houston County Commissioners:

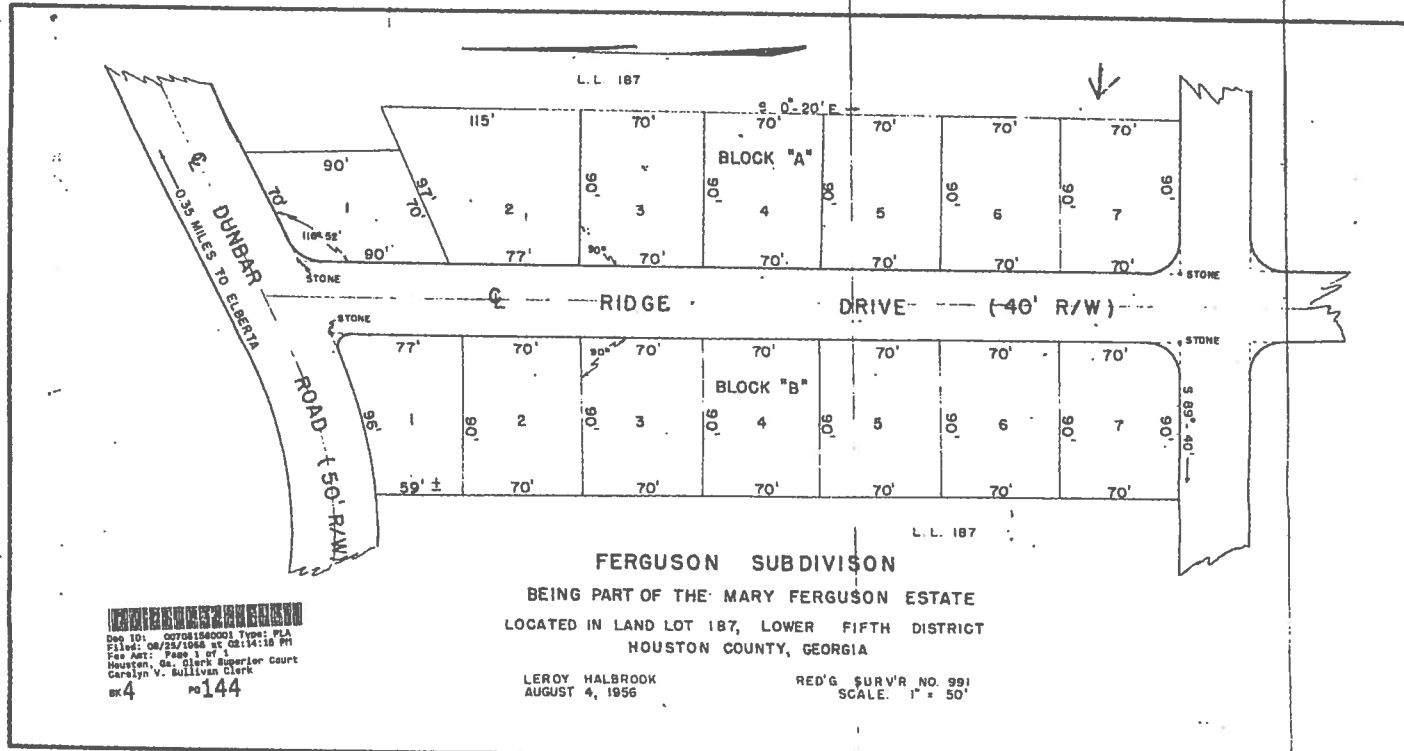
Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

Recorded Aug. 25, 1956



Doc ID: 02701560001 Type: PLA
 Filed: 08/25/1956 at 08:14:18 PM
 Fee Amt: Page 1 of 1
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK 4 PG 144

L.L. 187
 S 0°-20' E
 BLOCK "A"
 115' 70' 70' 70' 70' 70' 70'
 2 3 4 5 6 7
 90' 77' 70' 70' 70' 70' 70'
 STONE
 RIDGE DRIVE (40' R/W)
 STONE
 BLOCK "B"
 77' 70' 70' 70' 70' 70' 70'
 1 2 3 4 5 6 7
 59' ± 70' 70' 70' 70' 70' 70'
 STONE
 L.L. 187
 FERGUSON SUBDIVISION
 BEING PART OF THE MARY FERGUSON ESTATE
 LOCATED IN LAND LOT 187, LOWER FIFTH DISTRICT
 HOUSTON COUNTY, GEORGIA

LEROY HALBROOK
 AUGUST 4, 1956

RED'G SURV'R NO. 991
 SCALE. 1" = 50'

144

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>A 6'x14' open trailer will be used for the business</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2308 filed on **October 29, 2019**, for a **Special Exception** for the real property described as follows:

LL 187 of the 5th Land District of Houston County, Georgia, Lot 7, Block "A" of Ferguson Subdivision, Consisting of 0.21 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. 2309

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 Archonci Lester
2. Applicant's Phone Number 478-244-1351
3. Applicant's Mailing Address 468 Scott Road Ext. Elko, GA 31025
4. Property Description LL 267, 14th Land District of Houston County, Georgia, Lot 24 of Springfield Farm Subdivision, consisting of 3.58 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Welding 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.

Oct. 30, 2019
Date

Archonci Lester
Applicant

Application # 2309

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

Houston County Zoning and Appeals Commission

Date Filed: October 30, 2019

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

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

Date of Public Hearing: November 25, 2019

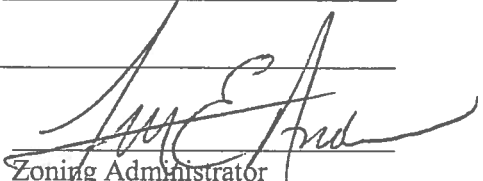
Fee Paid: \$100.00 Receipt # 41786

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

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

November 25, 2019
Date


Zoning Administrator

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

Date of Recommendation Received: December 3, 2019

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

Date of Public Hearing: December 3, 2019

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

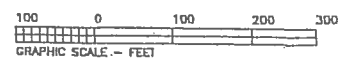
Comments: _____

_____ Date

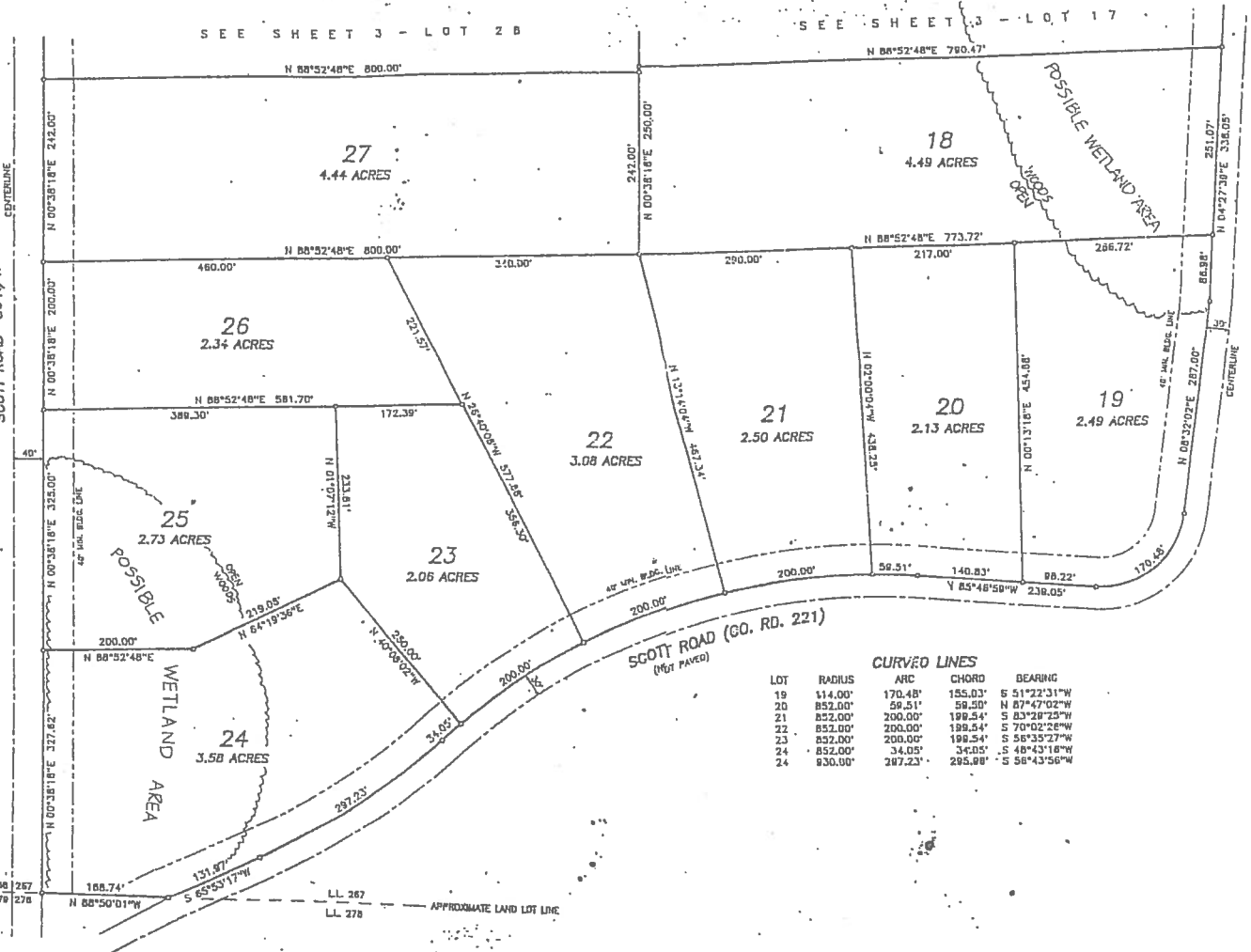
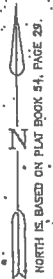
_____ Clerk

SUBDIVISION
SPRINGFIELD FARM
 116.80 ACRES
 IN LAND LOTS 246 & 267 14TH LAND DISTRICT
 HOUSTON COUNTY GEORGIA
 JUNE 3, 2002 SCALE: 1" = 100'
 Brent Cunningham and Co., Inc.
 LAND SURVEYS
 P.O. BOX 3546, 31099-3546 • 101 McARTHUR BLVD., 31093
 WARNER ROBINS, GEORGIA • PHONE-FAX 478-822-8518
 LICENSE NUMBER 8369-D

SHEET 4 OF 4



SEE SHEET 1 FOR
 ADDITIONAL INFORMATION



CURVED LINES

LOT	RADIUS	ARC	CHORD	BEARING
19	114.00'	170.48'	155.03'	S 51°22'31"W
20	852.00'	59.51'	59.50'	N 87°47'02"W
21	852.00'	200.00'	199.54'	S 83°28'25"W
22	852.00'	200.00'	199.54'	S 70°02'26"W
23	852.00'	200.00'	199.54'	S 56°35'27"W
24	852.00'	34.05'	34.05'	S 48°43'18"W
24	930.00'	297.23'	295.89'	S 56°43'56"W

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"/>
<p>Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.	<i>No customers 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"/>
Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:			
1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.	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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.	A 6'x12' enclosed trailer will be used for the business	<input type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2309 filed on **October 30, 2019**, for a **Special Exception** for the real property described as follows:

LL 267 of the 14th Land District of Houston County, Georgia, Lot 24 of Springfield Farm Subdivision, Consisting of 3.58 Acres

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

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

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

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

Signature of Official

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

Additional holiday on New Year's Eve.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Tuesday, December 31, 2019 as a paid day off for Houston County employees. Shift workers scheduled to work this day will be given an additional day off at a later date with their department heads approval.

3

County Attorney Tom Hall will conduct a first reading of an amendment to the Regulations for Access Management and Encroachment Control as adopted in the Code of Ordinance, Houston County, Georgia at Chapter 54, Article IV, Sec. 54-90. The amendment includes the addition of Paragraphs 3A-6 through 3A-10 to Chapter 3 titled Commercial Driveways of the Regulations for Access Management and Encroachment Control.

A second reading and public hearing will be held at the December 17, 2019 Board meeting after which the Board may take action.

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

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

That the Regulations for Access Management and Encroachment Control, for Houston County, Georgia Chapter 3 – Commercial Driveways, Sec. 3A – When are Permits Required, as adopted in the Code of Ordinances, Houston County, Georgia at Chapter 54, Article IV, Sec. 54-90, is hereby amended by adding Paragraphs 3A-6 through 3A-10 which Paragraphs shall read as follows:

3A-6 A Commercial driveway will not be permitted on any county road determined to be used primarily for residential purposes by the Houston County Public Works Department.

3A-7 Should an owner desire to appeal the determination of Public Works regarding the classification that a road is primarily used for residential purposes, the owner shall file a notice of appeal with the Board of Commissioners of Houston County within five (5) days of the written decision of Public Works.

3A-8 The Board of Commissioners shall hear the appeal at a regularly scheduled meeting within thirty (30) days of receipt of the notice of appeal.

3A-9 The owner or his/her representative will be able to present his/her case to rebut the decision of Public Works that a road is used primarily for residential purposes. At the conclusion of the owner's presentation Public Works staff will present its case on the road being used primarily for residential purposes.

3A-10 The Board of Commissioners shall render a decision immediately or within thirty (30) days of the appeal hearing. The decision of the Board of Commissioners shall be given to the owner and the Public Works staff in writing.

SO APPROVED, this _____ day of _____, 2019.

Director of Administration Barry Holland will present the first reading of an Alcohol License Application submitted by Nilam Kumar Patel representing Santoshi Krupa LLC dba Bonaire Liquor Store for the retail sale of beer, wine and liquor located at 200 Hwy. 96, Suite C, Bonaire. The property is zoned C-2.

A second reading and public hearing will be held at 6:00 p.m. on December 17, 2019 in Warner Robins after which the Board will vote on the issue.



For Office Use Only	
Account # _____	Computer Receipt _____
Fee \$ _____	Notification _____
Category _____	

OCCUPATIONAL TAX APPLICATION FOR UNINCORPORATED HOUSTON COUNTY

I hereby register my business with Houston County at the address below. In doing so, I certify that the information provided below is true and accurate to the best of my knowledge. I understand that this application shall be reviewed by the appropriate county officials and, if complete, shall be processed within three (3) business days. All monies are due and payable once the application is approved.

- Name of Business Samtoshi Krupa LLC dba Bonaire Liquor
- Mailing Address of Business 200 Hwy 96, Suite C
City Bonaire State GA Zip Code 31005
- Exact Location of Business (if different from above) Same as above

City _____ State _____ Zip Code _____
- Phone Number () _____ Home (229) 947 1882 Mobile _____
- Email Address Patel Shreyas @ gmail.com
- Full Name of Owner/Manager Nilankumar Patel
Address 305 Charlestown Way
City Bonaire State GA Zip Code 31005
Phone Number (229) 947 1882 Home () _____ Work _____
SSN# _____ Fax ID# _____ Date of Birth _____
- Please Describe the Dominant Line of Business Package Store.

Note: Any person engaged in a profession or business required to be licensed by the State under Title 43, must provide copy of such license with this application.

- Is this business to be operated out of your home? Yes No
Note: If the business is a home occupation, please sign the attached Home Occupation section of this form, indicating your business will abide by the Special Requirements for Home Occupations. If the business is not a home occupation, then the commercial structure must be inspected by the building inspections department (542-2018), the fire department (542-2040) and environmental health (218-2020) before a license will be issued. The applicant is responsible for coordinating these inspections.
- Number of Full-time Employees 2 (include the Owner/Manager)
Number of Part-time Employees _____

RECEIVED

NOV 13 2019

10. Are you the owner of the real estate where business is to be located? Yes No
Note: If no, please provide written and notarized authorization from the owner of the real estate.

11. If business is a Partnership, please list partner: N/A

12. Full Name of Partner N/A

Address _____

City _____ State _____ Zip Code _____

Phone Number () _____ Home () _____ Work _____

SSN# _____ Tax ID# _____ Date of Birth _____

The applicant hereby certifies that he/she is familiar with the business regulations of Houston County, Georgia as herein defined, and that the granting of an Occupational Tax Certificate (business license) constitutes a privilege that may be revoked as provided in the Code of Ordinances of Houston County, Georgia. The applicant further certifies that he/she understands that the Occupational Tax Certificate for which application is made is for the current year only and that no false or fraudulent statement is made herein to procure the granting of such certificate.

The applicant understands that: (1) all fees are due and payable by February 28 of each year; (2) a tax certificate shall not be issued or a current tax certificate shall be revoked if the business fails to pay personal property taxes to Houston County. Payment of said taxes shall allow said tax certificate to be issued or reinstated; (3) the Occupational Tax Certificate must be clearly posted in the business; and (4) the applicant MUST notify the Commissioner's Office in writing if the business closes or moves its operation to a new address. If you have not responded to (1), (2), or (4) within the time aloud a summons will be issued to appear in Magistrate Court.

Nilankumar Patel
Name of Owner/Applicant (Please Print)

N. C. Patel 11-13-19
Signature of Owner/Applicant Date

Office Use Only

Commissioner's Office Recommends:

Approval ___ Denial ___ Sign/Date: _____

Comments: _____



For Office Use Only

Account # _____ Computer Receipt _____
 Fee \$ _____ Notification _____
 Category _____

**UNINCORPORATED AREA OF HOUSTON COUNTY
 ALCOHOL LICENSE APPLICATION**

1. Name of Business: Santoshi Krupa LLC

2. Business Location: 200 Hwy 96, Suite: C
Bonaire GA 31005
 (city) (state) (zip code)

3. Mailing Address Same as above.

4. State Tax Payer Identifier: _____

5. Name of Licensee: Nilankumar Patel

Address: 305 Charlestown Way
Bonaire GA 31005
 (city) (state) (zip code)

Telephone: 229 947 1882

Date of birth: _____ Social Security number: _____

6. If business is a partnership, give name(s), address, birthdate, and social security number of each partner:
Nilankumar Patel 100% ss
DOB: _____
305 Charlestown Way, Bonaire, GA 31005

7. If a corporation, (for correspondence and compliance with local ordinance), give the following information:

Name Santoshi Krupa LLC

Tax I.D. number: _____ Date Incorporated: _____

Local Address: 200 Hwy 96, Suite: C, Bonaire, GA 31005

Telephone: 229 947 1882

8. If applicant is applying on behalf of a non-profit organization, as recognized by the Internal Revenue Service, state the following:

Name of organization N/A

Location and date of charter: _____

Applicant's title and duties in organization: _____

Federal I.D. number: _____

Has a federal tax form #990 been filed for said organization for previous years? _____

9. Type of license: (check all that apply)

Retail () Consumption () Wholesaler () Other (specify) _____

Alcohol sold: (check all that apply)

Beer Wine Liquor

Type of business: (check one)

Package () Club () Non-profit () Tavern () Restaurant

() Grocery () Service Station/Convenience Store () Other _____

10. Give the distance of the location at which the proposed license would be used (measured in a straight line from the nearest point in the property line of the business location to the nearest property line of the institutions indicated).

a. Nearest school/college: 2400 FT

b. Nearest church: 850 FT

c. Nearest public library: 6 MILES

d. Nearest private residence: 700 FT

e. Nearest business holding alcoholic beverage license: 3600 FT P. & S. / BUNGEON

11. List all licenses currently in effect at this location:

License Type	License Number	Trade Name
<u>None</u>		

12. Have you, the licensee, or any other person having any interest in the business for which this application has been made, ever been detained, arrested, indicted, or convicted for any offense by any state, county, city, federal or foreign officer, or any other governmental authority? () Yes No
If yes, give full details. *Failure to make a full disclosure in response to this question will result in a denial of the application or a revocation of the license. If necessary, attach additional sheets to respond completely.*

13. Has a County Occupational License ever been issued at this location?
() Yes No () Unknown

If yes, complete the following for the previous license:

Business Name N/A

Business Address: _____

SSN: _____ Tax ID number _____

State Alcohol License number and year: _____

Date discontinued: _____ Sales Tax number: _____

14. Do you own the property in which this business will be operated?
() Yes No

If yes, attach proof of ownership of property. If no, list below the name and address of the property owner and/or building owner. Attach a copy of the lease agreement.

Name Nilanj Kumar G Baid SSN 9-00-00-1010

Address Bonafide CA 31005 HOUSTON
(city) (state) (zip code) (county)

15. Has any individual, firm, partnership, or corporation previously applied for a Houston County license in alcoholic beverages and liquor at the address where the business is to be conducted:

() Yes No () Unknown

If yes, complete the following:

Name N/A

Date of application: _____ Disposition _____

16. Name of person(s) to be manager(s) of or with any control over daily affairs of business.

Name Nilankumar Patel

SSN _____ DOB _____

Address 305 Charlestown Way

Bonair GA 31005 Houston
(city) (state) (zip code) (county)

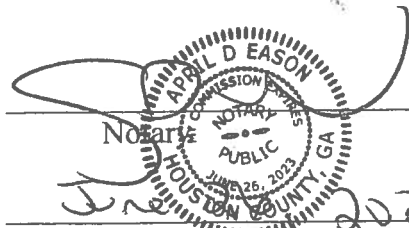
Telephone (229) 947 1882 daytime (229) 947 1882 evening

Describe position held and detailed amount of control: Officers / MGR.

Profit 100%, Control over business 100%.

N.K. Patel
Owner/Applicant

11-13-19
Date


Notary
June 26, 2023
Expiration Date/Seal

FOR OFFICE USE ONLY

Zoning Office Recommends:

____ Approval ____ Denial Sign/Date _____
Property Zoned _____ Comments: _____

Sheriff's Office Recommends:

____ Approval ____ Denial Sign/Date _____
Comments: _____

Commissioner's Office Recommends:

____ Approval ____ Denial
Sign/Date _____
Comments: _____

Fire Department Recommendations:

____ Approval ____ Denial Sign/Date _____
Comments: _____



Consent Form

Please complete "Consent Form" along with \$65.00 in cash/correct change. (You will pay the Board of Commissioners office \$45.00 cash-criminal history and the Sheriff's office "Warrant Division" \$20.00 cash-finger print.) These fees cover the cost of a GCIC/NCIC criminal history. There is no guarantee by paying the \$65.00 you will be issued a Business License. A review of the Criminal History determines the issue of the License.

I hereby authorize Houston County Sheriff's Department to receive any criminal history record information pertaining to me which may be in the files of any state or local criminal justice agency.

PRINT ONLY

Full Name Nilankumar G. Patel

Address 305 Charlestown Way

City Douglas State GA Zip Code 31005

County Houston Sex M Race A

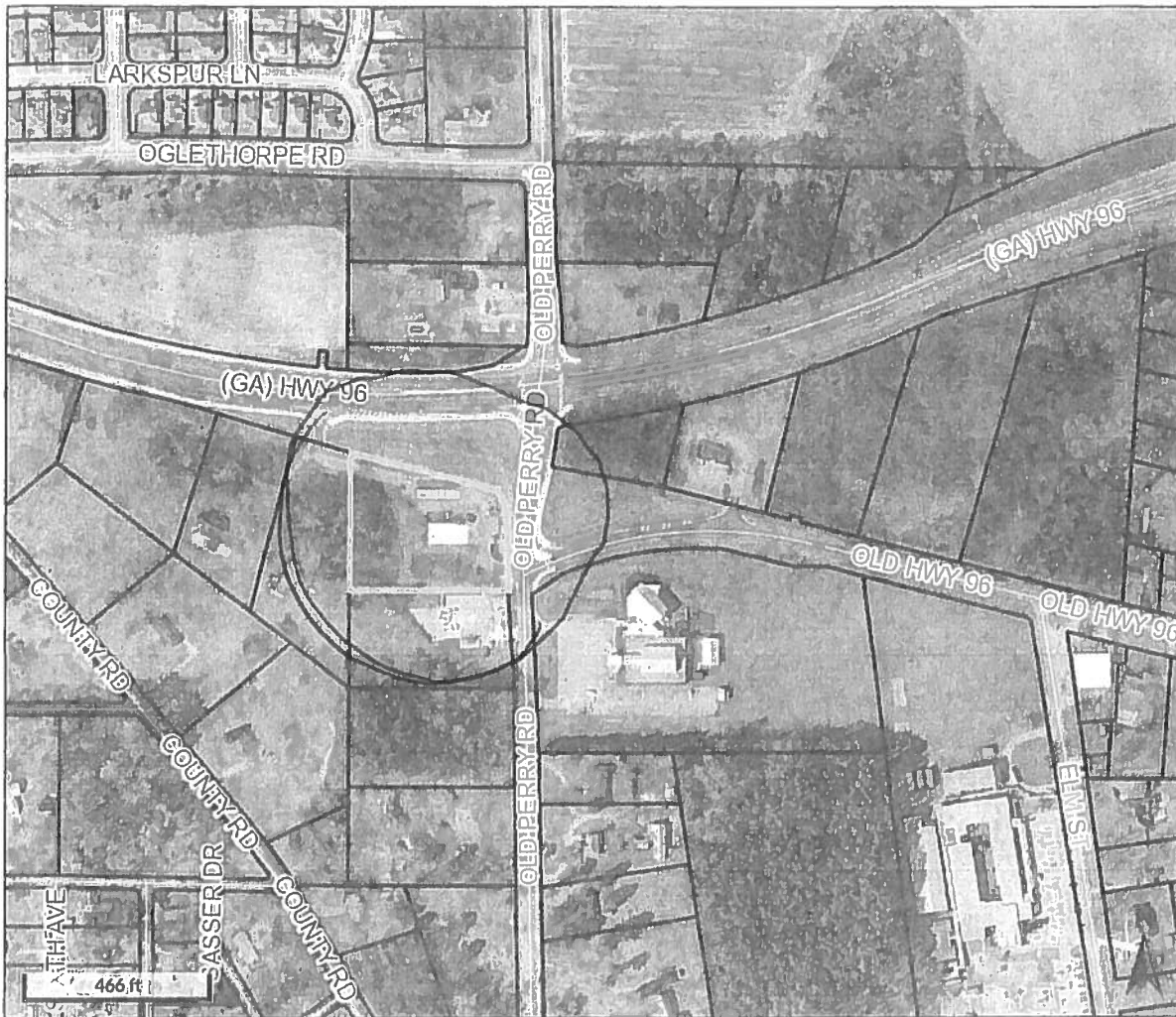
Social Security Number _____ Date of Birth _____

Alcohol Business License

____ Solicitors, Peddlers or Taxi Cab (CIRCLE ONE)

Nilankumar Patel N.G. Patel 11-13-19
Print Name Signature Date

229 947 1882



Overview



Legend

-  Parcels
-  Roads

Parcel ID	001250 104000	Owner	PATEL SANGITABEN	Last 2 Sales			
Class Code	Commercial		PATEL NITABEN	Date	Price	Reason	Qual
Taxing District	County		200 GA HIGHWAY 96 E	5/2/2016	\$1000000	11	U
	County		BONAIRE GA 31005	2/24/2012	\$273500	LM	Q
Acres	2.5	Physical Address	200 E HWY 96				
		Assessed Value	Value \$465300				
		Land Value	Value \$125000				
		Improvement Value	Value \$340300				
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 11/18/2019
 Last Data Uploaded: 11/18/2019 6:05:55 AM

Developed by  Schneider
 GEOSPATIAL

5

Director of Administration Barry Holland will present the first reading of an Alcohol License Application submitted by Ankit Kumar Patel representing Sai Ram 2019 LLC dba Highway 96 Stop & Shop convenience store for the retail sale of beer and wine located at 198 Old Perry Road, Bonaire. The property is zoned C-2.

A second reading and public hearing will be held at 6:00 p.m. on December 17, 2019 in Warner Robins after which the Board will vote on the issue.



For Office Use Only	
Account # _____	Computer Receipt _____
Fee \$ _____	Notification _____
Category _____	

OCCUPATIONAL TAX APPLICATION FOR UNINCORPORATED HOUSTON COUNTY

I hereby register my business with Houston County at the address below. In doing so, I certify that the information provided below is true and accurate to the best of my knowledge. I understand that this application shall be reviewed by the appropriate county officials and, if complete, shall be processed within three (3) business days. All monies are due and payable once the application is approved.

- Name of Business SAIRAM 2019 LLC DIBIA - HIGHWAY 96 STOP 8 SHO1
- Mailing Address of Business 198 OLD PERRY RD - (New-Address 10/19)
City BONAIRE State GA Zip Code 31005
P1 P8Z
- Exact Location of Business (if different from above) _____

City _____ State _____ Zip Code _____
- Phone Number (478) 550 3388 Home (478) 319 8179 Mobile _____
- Email Address MISC.820@gmail.com
- Full Name of Owner/Manager (ANKIT) KUMAR PATEL
Address 104 LEGACY CT
City WARNER ROBENS State GA Zip Code 31088
Phone Number (478) 319-8179 Home (478) 319-8179 Work _____
SSN# _____ D:"" _____ Date of Birth _____
- Please Describe the Dominant Line of Business Convenience store w/
gas station

Note: Any person engaged in a profession or business required to be licensed by the State under Title 43, must provide copy of such license with this application.

- Is this business to be operated out of your home? Yes _____ No

Note: If the business is a home occupation, please sign the attached Home Occupation section of this form, indicating your business will abide by the Special Requirements for Home Occupations. If the business is not a home occupation, then the commercial structure must be inspected by the building inspections department (542-2018), the fire department (542-2040) and environmental health (218-2020) before a license will be issued. The applicant is responsible for coordinating these inspections.
- Number of Full-time Employees 3 (include the Owner/Manager)
Number of Part-time Employees 2

Houston Cty Commissioners
Warner Robins, GA.

RECEIVED
NOV 04 2019

10. Are you the owner of the real estate where business is to be located? ___ Yes No
Note: If no, please provide written and notarized authorization from the owner of the real estate.

11. If business is a Partnership, please list partner: N/A

12. Full Name of Partner N/A

Address _____

City _____ State _____ Zip Code _____

Phone Number () _____ Home () _____ Work _____

SSN# _____ Tax ID# _____ Date of Birth _____

The applicant hereby certifies that he/she is familiar with the business regulations of Houston County, Georgia as herein defined, and that the granting of an Occupational Tax Certificate (business license) constitutes a privilege that may be revoked as provided in the Code of Ordinances of Houston County, Georgia. The applicant further certifies that he/she understands that the Occupational Tax Certificate for which application is made is for the current year only and that no false or fraudulent statement is made herein to procure the granting of such certificate.

The applicant understands that: (1) all fees are due and payable by February 28 of each year; (2) a tax certificate shall not be issued or a current tax certificate shall be revoked if the business fails to pay personal property taxes to Houston County. Payment of said taxes shall allow said tax certificate to be issued or reinstated; (3) the Occupational Tax Certificate must be clearly posted in the business; and (4) the applicant **MUST** notify the Commissioner's Office in writing if the business closes or moves its operation to a new address. If you have not responded to (1), (2), or (4) within the time aloud a summons will be issued to appear in Magistrate Court.

ANKITKUMAR PATEL
Name of Owner/Applicant (Please Print)

Ankit Patel 11-4-19
Signature of Owner/Applicant Date

Office Use Only

Commissioner's Office Recommends:

Approval ___ Denial ___ Sign/Date: _____

Comments: _____

8. If applicant is applying on behalf of a non-profit organization, as recognized by the Internal Revenue Service, state the following:

Name of organization SAT RAM 2019 LLC

Location and date of charter: 198 Old Perry rd. Benning, Ga - April 1, 2020
31005

Applicant's title and duties in organization: Owner
Management of gas station.

Federal I.D. number: _____

Has a federal tax form #990 been filed for said organization for previous years? No

9. Type of license: (check all that apply)

Retail () Consumption () Wholesaler () Other (specify) _____

Alcohol sold: (check all that apply)

Beer Wine () Liquor

Type of business: (check one)

() Package () Club () Non-profit () Tavern () Restaurant

() Grocery Service Station/Convenience Store () Other _____

10. Give the distance of the location at which the proposed license would be used (measured in a straight line from the nearest point in the property line of the business location to the nearest property line of the institutions indicated).

a. Nearest school/college: 450 YARD

b. Nearest church: 900 YARD

c. Nearest public library: NOT AROUND

d. Nearest private residence: 2000 YARD

e. Nearest business holding alcoholic beverage license: 600 YARD

11. List all licenses currently in effect at this location:

License Type	License Number	Trade Name
<u>N/A</u>		

12. Have you, the licensee, or any other person having any interest in the business for which this application has been made, ever been detained, arrested, indicted, or convicted for any offense by any state, county, city, federal or foreign officer, or any other governmental authority? () Yes (x) No
If yes, give full details. Failure to make a full disclosure in response to this question will result in a denial of the application or a revocation of the license. If necessary, attach additional sheets to respond completely.

N/A

13. Has a County Occupational License ever been issued at this location?
() Yes (x) No () Unknown

If yes, complete the following for the previous license:

Business Name _____

Business Address: _____

SSN: _____ Tax ID number _____

State Alcohol License number and year: _____

Date discontinued: _____ Sales Tax number: _____

14. Do you own the property in which this business will be operated?
() Yes (x) No

* If yes, attach proof of ownership of property. If no, list below the name and address of the property owner and/or building owner. Attach a copy of the lease agreement.

Name REKHABEN PATEL SSN _____

Address WARNER ROBENS WA 31088 HOUSTON
(city) (state) (zip code) (county)

15. Has any individual, firm, partnership, or corporation previously applied for a Houston County license in alcoholic beverages and liquor at the address where the business is to be conducted:

() Yes (x) No () Unknown

If yes, complete the following:

Name _____

Date of application: _____ Disposition _____

16. Name of person(s) to be manager(s) of or with any control over daily affairs of business.

Name Ankitkumar Patel

SSN _____ DOB _____

Address 104 Legney Ct. #

Warner Robins Ga 31088 Houston
(city) (state) (zip code) (county)

Telephone (478) 319-8179 daytime (478) 319-8179 evening

Describe position held and detailed amount of control: Owner, Management
of store & 100% of control

Ankit Patel
Owner/Applicant

November 5, 2019
Date



FOR OFFICE USE ONLY

Zoning Office Recommends:

____ Approval ____ Denial Sign/Date _____
Property Zoned _____ Comments: _____

Sheriff's Office Recommends:

____ Approval ____ Denial Sign/Date _____
Comments: _____

Commissioner's Office Recommends:

____ Approval ____ Denial
Sign/Date _____
Comments: _____

Fire Department Recommendations:

____ Approval ____ Denial Sign/Date _____
Comments: _____



Consent Form

Please complete "Consent Form" along with \$65.00 in cash/correct change. (You will pay the Board of Commissioners office \$45.00 cash-criminal history and the Sheriff's office "Warrant Division" \$20.00 cash-finger print.) These fees cover the cost of a GCIC/NCIC criminal history. There is no guarantee by paying the \$65.00 you will be issued a Business License. A review of the Criminal History determines the issue of the License.

I hereby authorize Houston County Sheriff's Department to receive any criminal history record information pertaining to me which may be in the files of any state or local criminal justice agency.

PRINT ONLY

Full Name ANKITKUMAR PATEL

Address 104 LEGACY CT

City WARNER ROBINS State GA Zip Code 31088

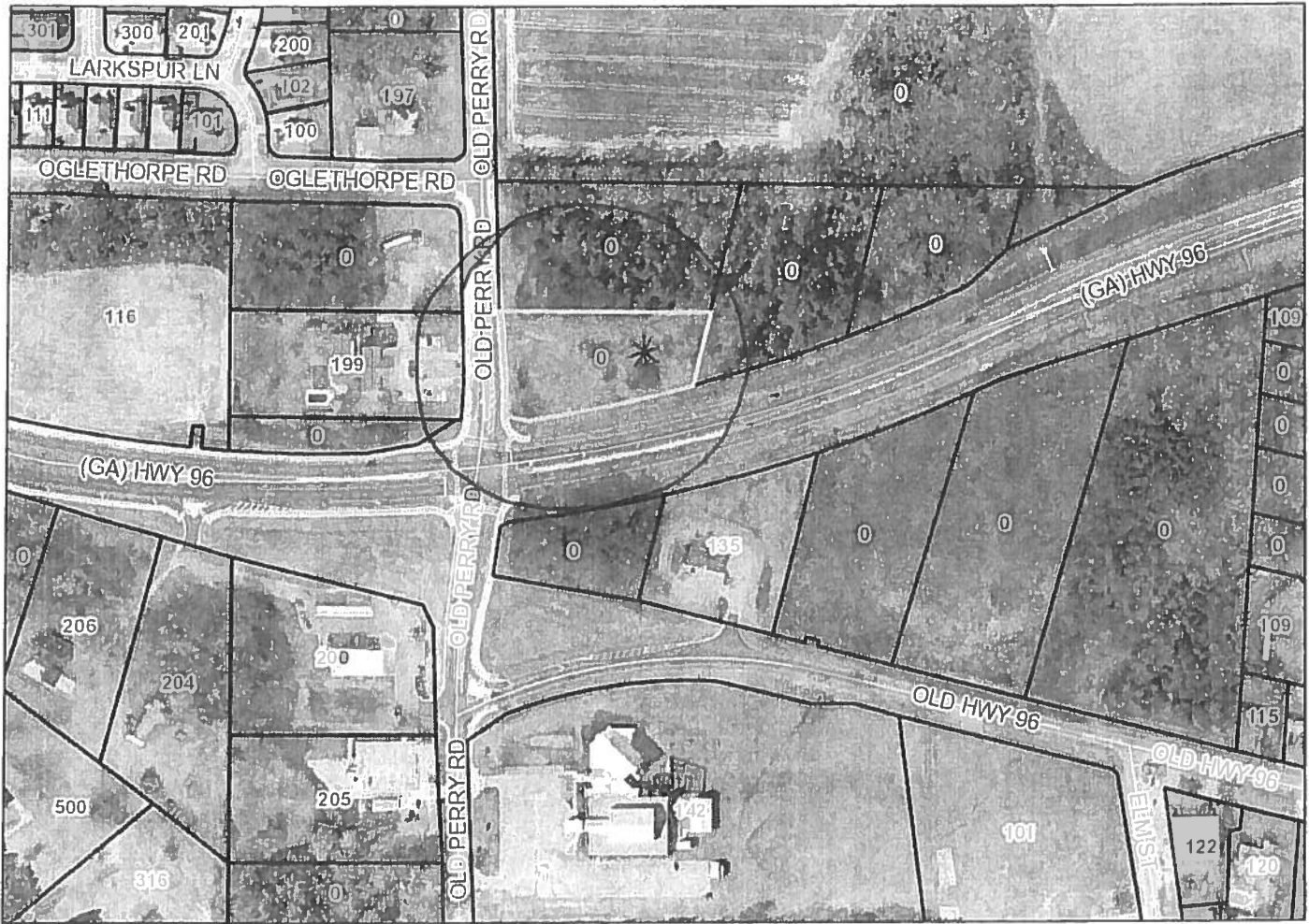
County HOUSTON Sex M Race ASIAN

Social Security Number _____ Date of Birth _____

Alcohol Business License

_____ Solicitors, Peddlers or Taxi Cab (CIRCLE ONE)

ANKITKUMAR PATEL [Signature] 11-14-19
Print Name Signature Date



Parcel ID	001250 109000	Owner	REGENCY 2018 LLC	Last 2 Sales			
Class Code	Commercial		118 REGENCY CT	Date	Price	Reason	Qual
Taxing District	County		WARNER ROBINS GA 31088	5/30/2019	\$375000	LM	Q
	County	Physical Address	OLD PERRY RD	5/1/2018		23	U
Acres	1.48	Assessed Value	Value \$29600				
		Land Value	Value \$375000				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 11/18/2019
 Last Data Uploaded: 11/18/2019 6:05:55 AM

Developed by  **Schneider**
 GEOSPATIAL

Pursuant to our current water use agreement, the City of Warner Robins has requested a connection for the proposed Buc-ee's convenience store to be located at Russell Parkway and I-75 to the existing water main which is fed from an existing 10" master water meter. Public Works staff has reviewed the request and recommends approval.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

a request from the City of Warner Robins to include the proposed Buc-ee's convenience store, to be located on the southeast corner of Russell Parkway and I-75, in the current water use agreement between the City of Warner Robins and Houston County with the stipulation that the City provide a hydraulic engineering study before taps are made to demonstrate that adequate fire flows and consumption pressures are met. The development will be connected to the existing 12" water main currently fed from an existing 10" master water meter located at Russell Parkway and Hwy. 41. Rates for the master water meter will be \$1.77 per thousand gallons.

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

**REQUEST FOR MASTER WATER METER CONNECTION
TO HOUSTON COUNTY WATER SYSTEM**

MAYOR
Randy Toms

**MEMBERS OF
COUNCIL**

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

**INTERIM
CITY CLERK**
Kim Demoonie

CITY ATTORNEY
Fred Graham

OF COUNSEL
James E. Elliott, Jr.

November 15, 2019

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

**RE: Buc-ee's Warner Robins – Located at Russell Parkway and I-75
Existing Ten Inch (10") Inter Utility Master Meters**

Gentlemen,

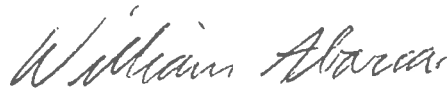
This is for compliance with the Infrastructure Agreement. The proposed Buc-ee's development will be connecting to the existing 12" water main currently fed from an existing 10" master meter located at Russell Parkway and State Road 41.

Consider this letter as The City of Warner Robins request for this servicing.

If you have any questions, please call me at (478) 302-5449.

Sincerely,

City of Warner Robins



William Abarca, P.E.
Utilities Engineer

Board Appointment (Airport Authority)

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the reappointment of Dr. Perry Melvin for another two-year term to the Houston County Airport Authority effective January 1, 2020 and expiring December 31, 2021.

In order to acquire land in front of the new Lake Joy Road Fire Department facilities the Board of Commissioners would like to purchase a tract of land of 0.43 acres from Ronald S. Paige and Lisa D. Paige. The purchasing of this land will give more frontage to the property on Lake Joy Road.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign the Sales Contract with Ronald S. Paige and Lisa D. Paige in order to purchase a tract of land of 0.43 acres adjacent to the land purchased earlier by the Board for the new Lake Joy Road Fire Department facilities and to further authorize the payment of the purchase price of Sixty Five Thousand Dollars (\$65,000.00) and closing costs associated with the purchase and authorizing the Chairman to sign any and all documents for the purchase of the land.

The property is more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 136 of the Tenth (10th) Land District, Houston County, Georgia, and being Lot 2 of 0.43 acres as more fully shown on plat of survey for James N. Geiger, by Richard L. Jones, Surveyor, dated August 7, 1987 and a copy of which is recorded in Plat Book 33, Page 85, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

This conveyance is made subject to the restrictive covenant that no structure of a temporary character, mobile home, trailer, basement, tent, shack, garage, barn or other out building shall be used on said parcel at any time as a residence either temporarily or permanently. No mobile home or house trailer shall be permitted to be placed on said parcel.

SALES CONTRACT

THIS AGREEMENT, made and entered into this ____ day of _____ 2019, between, **RONALD S. PAIGE and LISA D. PAIGE**, hereinafter referred to as "Seller", and, **BOARD OF COMMISSIONERS OF HOUSTON COUNTY** of Houston County, Georgia, hereinafter referred to as "Purchaser".

WITNESSETH

Now therefore in consideration of the mutual benefits to be derived between the parties herein, they do hereby agree as follows:

1. Seller has agreed to sell and Purchaser has agreed to purchase, on the terms and conditions hereinafter set forth, the following described property, to wit:

See Exhibit "A", attached hereto and by reference made a part hereof.

together with all fixtures and all plants, trees, and shrubbery now on the premises, and all fencing and gates appurtenant to the Property.

2. The purchase price of said property shall be Sixty Five Thousand and no/100 Dollars (\$65,000.00). Said amount shall be paid as follows: All cash at closing. Purchaser has paid to the Seller \$N/A () cash () check, receipt of which is hereby acknowledged as earnest money, which is to be credited to the Purchaser at closing.

3. Seller(s) and Purchaser(s) agree that the closing costs associated with this transaction shall be paid as follows: Purchaser will pay all closing costs, not otherwise identified herein and pre-paid items.

4. Purchaser(s) shall take possession of the property on the day of closing.

5. Seller agrees to furnish a marketable title to said property and agrees to convey said property by General Warranty Deed to Purchasers at the time the sale is consummated, subject to: (1) All valid restrictions of record; (2) Zoning ordinances affecting the same; (3) Encumbrances as specified in this contract; (4) restrictive covenants applicable to said property.

6. The Purchaser shall have reasonable time after acceptance of this contract in which to have the title to said property examined by an attorney and in which to furnish Seller with a written statement of objections affecting the marketability of said title. Seller shall have fifteen (15) days after receipt of such objections to satisfy all valid objections and if Seller fails to satisfy all valid objections within said time, then at the option of the Purchaser evidenced by written notice to Seller, this contract shall be null and void.

7. The Georgia Real Estate Transfer tax will be paid by the Purchaser.

8. Property taxes will be prorated as of the date of closing.

9. This Contract constitutes the entire and sole agreement between the Parties and no modifications of this contract shall be binding unless attached hereto and signed by all of the parties to this agreement. No representations, promises or inducements not included in this contract shall be binding upon any party hereto, their heirs, successors, administrators, executors and assigns.

10. Should Purchaser or Seller default in the performance of this contract, the non-breaching parties' remedy for such default shall be the retention or return of all earnest money paid as liquidated damages. The parties hereby acknowledge and agree that there is difficulty in ascertaining damages in such circumstances.

11. Time is of the essence of this contract; Sellers and Purchasers agree to execute any and all documents necessary to fulfill the terms of this contract as expeditiously as possible, subject to the requirements of the State of Georgia as set out herein. This sale shall be closed on or before December 31, 2019.

12. Purchaser, its agents, or representatives, at Purchaser's expense and at reasonable times during normal business hours, shall have the right to enter upon the property for the purpose of inspecting, examining, testing and surveying the property. Purchaser assumes all responsibility for acts of itself, its agents, or representatives in exercising its right under this paragraph and agrees to hold Seller harmless for any damages resulting therefrom.

13. This agreement shall be binding on the parties hereto, their heirs, representatives, successors and assigns, and no additions or deletions shall be binding on the parties unless reduced to writing and signed by the parties herein.

This agreement is entered into the day, month and year first written above.

SELLER(S):

PURCHASER:

Board of Commissioners of Houston
County

_____(SEAL)
Ronald S. Paige

By: _____(SEAL)
Tommy Stalnaker, Chairman

_____(SEAL)
Lisa D. Paige

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 136 of the Tenth (10th) Land District, Houston County, Georgia, and being Lot 2 of 0.43 acres as more fully shown on plat of survey for James N. Geiger, by Richard L. Jones, Surveyor, dated August 7, 1987 and a copy of which is recorded in Plat Book 33, Page 85, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

This conveyance is made subject to the restrictive covenant that no structure of a temporary character, mobile home, trailer, basement, tent, shack, garage, barn or other out building shall be used on said parcel at any time as a residence either temporarily or permanently. No mobile home or house trailer shall be permitted to be placed on said parcel.

The Harley Farms Subdivision Phase I has been completed in accordance with the Comprehensive Land Development Regulations. Public Works staff requests release of the bond and acceptance of the roadways and stormwater management facilities for maintenance purposes. The stormwater facility will be owned by Houston County.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the release of the maintenance bond (American Pride Bank Letter of Credit #10015436), expiring December 15, 2019) for The Harley Farms Subdivision Phase I; and to accept Ashley Nicole Avenue, 1260 feet or 0.24 mile at a speed limit of 25 mph; Harley Farms Drive, 650 feet or 0.12 mile at a speed limit of 25 mph; Avery Court, 430 feet or 0.08 mile at a speed limit of 25 mph; Graden Court, 300 feet or 0.06 mile at a speed limit of 25 mph; Hialeah Drive, 230 feet or 0.04 mile at a speed limit of 25 mph; and to accept the 0.08-acre Harley Farms Subdivision Phase I Water Quality Structure.

HOUSTON COUNTY PUBLIC WORKS DEPARTMENT

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



Memo

Date: November 25, 2019
To: Houston County Board of Commissioners
From: Blake Studstill ^{BS}
RE: Maintenance Bond; Harley Farms Subdivision, Phase 1; American Pride Bank, Letter of Credit #10015436; Expires December 15, 2019

OK

The Harley Farms Subdivision, Phase 1 has been completed in accordance with "The Comprehensive Land Development Regulations for Houston County." Please consider this request to release the above referenced bond, and to accept the following roads and stormwater management facilities recorded for maintenance purposes (ref. PB 79/ PG306-308). The stormwater management facility will be owned by Houston County.

STREET NAME	STREET LENGTH	SPEED LIMIT
Ashley Nicole Avenue	1260 ft or 0.24 mile	25 mph
Harley Farms Drive	650 ft or 0.12 mile	25 mph
Avery Court	430 ft or 0.08 mile	25 mph
Graden Court	300 ft or 0.06 mile	25 mph
Hialeah Drive	230 ft or 0.04 mile	25 mph

FACILITY NAME	FACILITY AREA	FACILITY TYPE
Harley Farms Subdivision, Phase 1	0.08 acres	Water Quality Structure

Bids were solicited for one new 2-1/2 ton truck with a utility body for use in the Water Department with six dealers responding. Staff recommends award to low bidder Wade Ford for a 2021 Ford F-750.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of one new 2021 Ford F-750 2-1/2 Ton Truck w/ Utility Body for use in the Water Department to Wade Ford of Smyrna, GA in the amount of \$76,096. This vehicle is funded by Water capital funds.



**HOUSTON COUNTY BOARD OF COMMISSIONERS
PURCHASING DEPARTMENT**

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

MARK E. BAKER
PURCHASING AGENT

MEMORANDUM

TO: Houston County Board of Commissioners
FROM: Mark E. Baker
CC: Barry Holland
DATE: November 26, 2019
SUBJECT: Purchase of One 2021 Two and One Half Ton Crew Cab Truck w/Utility Body (Bid # 20-15)

The Purchasing Department solicited prices for one 2021 Two and One Half Ton Crew Cab Truck w/ Utility Body in November 2019. This vehicle will be used by the Houston County Water Department.

The Purchasing Department recommends that the Houston County Board of Commissioners purchase the one 2021 Two and One Half Ton Crew Cab Truck w/ Utility Body from Wade Ford at a price of \$76,096. It will be charged to 505-11.7500.

<u>Company</u>	<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>Bid Amount</u>
Wade Ford	2021	Ford	F-750	\$76,096
Nextran Truck Center	2021	Ford	F-750	\$81,395
Middle GA Freightliner	2021	Freightliner	M2-106	\$82,500
Peach State Truck Center	2021	Freightliner	M2-106	\$90,401
Rush Truck Center	2020	International	Trk	\$92,705
FourStar Freightliner	2021	Freightliner	M2-106	\$98,450

Summary of bills by fund:

• General Fund (100)	\$1,387,075.87
• Emergency 911 Telephone Fund (215)	\$ 59,025.00
• Fire District Fund (270)	\$ 24,604.06
• 2006 SPLOST Fund (320)	\$ 162,728.82
• 2012 SPLOST Fund (320)	\$ 154,614.43
• 2018 SPLOST Fund (320)	\$ 799,368.07
• Water Fund (505)	\$ 288,502.49
• Solid Waste Fund (540)	<u>\$ 797,958.96</u>
Total for all Funds	\$3,673,877.70

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$3,673,877.70