

# Houston County Commissioners Meeting

Perry, Georgia | September 5, 2023 | 9:00 A.M.

Call to Order

Invocation – Commissioner Talton

Pledge of Allegiance – Commissioner Talton

Military Speaker – Capt. Jesse Stokes

*Operations Officer for the Defense Logistics Agency-Aviation*

Approval of Minutes from August 15, 2023; 9:00 a.m. 5:00 p.m. and 6:00 p.m.

New Business

- 1. First Reading of a new Alcohol License (Saira LLC) – County Administrator Robbie Dunbar**
- 2. Public Hearing on Special Exception Application – Commissioner Talton**
- 3. Public Hearing on Rezoning Application – Commissioner Talton**
- 4. Deannexation (City of Perry) – Commissioner Talton**
- 5. First Reading of Proposed Amendment to the Houston County Code of Ordinances– County Attorney Tom Hall**
- 6. First Reading of Proposed Amendment to the Houston County Code of Ordinances – County Attorney Tom Hall**
- 7. First Reading of Proposed Amendment to the Regulations for Access Management and Encroachment Control – County Attorney Tom Hall**
- 8. Disbursement Approval (Non-Profit Organization Support) – Commissioner Byrd**
- 9. Service Agreement (Accounting Department) – Commissioner Byrd**
- 10. Service Contract (Financial Management Software) – Commissioner Byrd**
- 11. Approval of a Bid (GPS Equipment / Landfill) – Commissioner Byrd**
- 12. Change Order (Water Main) – Commissioner Gottwals**
- 13. Bid Approval (Spot Overlay Road Repair Project) – Commissioner Gottwals**
- 14. Change Request (Warrants Division Trucks) – Commissioner Gottwals**
- 15. Mitel Phone Project (Annex) – Commissioner Robinson**
- 16. Bid Approval (Ford Interceptors) – Commissioner Robinson**
- 17. Purchase of a Traverse (Narcotic's Division) - Commissioner Robinson**
- 18. Approval of Bills – Commissioner Robinson**

Public Comments

Commissioner Comments

Motion for Adjournment

# **1. First Reading of a new Alcohol License (Saira LLC) – County Administrator Robbie Dunbar**

County Administrator Robbie Dunbar will conduct the first reading of a new Alcohol License for Saira LLC. The second reading and public hearing will be held at the September 19, 2023 meeting after which action may be taken.

## 2. Public Hearing on Special Exception Application – Commissioner Talton

			<b>Recommendation</b>	<b>Vote</b>
#2708	Carolyn Demonfort	Bookkeeping Business	Approval	Unanimous
#2709	Dustin Long	Trucking Business	Approval	Unanimous
#2710	Michelle Kerns	Baking and Candy Business	Approval	Unanimous
#2712	Julie Franklin	Clothing & Accessories (Internet Sales)	Approval	Unanimous
#2713	Stephen Murosky	Italian Ice Cart Business	Approval	Unanimous
#2714	Addison Harris	Electrical Contractor Business	Approval	Unanimous
#2715	Joseph Richardson	Consulting Business	Approval	Unanimous

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

approve     disapprove     table

**the following Special Exception Applications to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report.**

#2708	Carolyn Demonfort	Bookkeeping Business
#2709	Dustin Long	Trucking Business
#2710	Michelle Kerns	Baking and Candy Business
#2712	Julie Franklin	Clothing & Accessories (Internet Sales)
#2713	Stephen Murosky	Italian Ice Cart Business
#2714	Addison Harris	Electrical Contractor Business
#2715	Joseph Richardson	Consulting Business

## Special Exception Summary

<b>Application</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposed Use</b>	<b>Z &amp; A Recommendation/Comments</b>
2708	Carolyn Demontfort	103 Lewis Court	Bookkeeping	Approved unanimously
2709	Dustin Long	3041 Chatooga Way	Trucking	Approved unanimously
2710	Michelle Kerns	109 Wardlow Lane	Baking & Candy	Approved unanimously, subject to compliance with any state and local regulatory agency requirements
2712	Julie Franklin	203 Glacier Trail	Clothing & Accessories (Internet Sales)	Approved unanimously
2713	Stephen Murosky	262 Spring Chase Cir.	Italian Ice Cart	Approved unanimously, subject to compliance with any state and local regulatory agency requirements
2714	Addison Harris	130 Old Farm Road	Electrical Contractor	Approved unanimously, with the condition to allow the use of a 6 ft x 10 ft trailer for the business
2715	Joseph Richardson	306 George Francis Ct.	Consulting	Approved unanimously

Application # 2708

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 5, 2023

Date of Notice in Newspaper: August 9 & 16, 2023

Date of Notice being posted on the property: August 11, 2023

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Date of Public Hearing: August 28, 2023

Fee Paid: \$100.00 Receipt # 42301

Recommendation of Board of Zoning & Appeals:

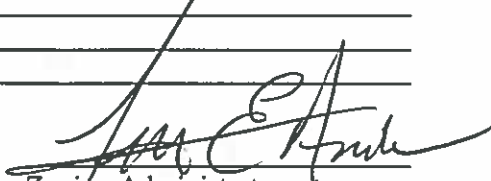
Approval X Denial        Tabled       

Comments: Approved unanimously.

\_\_\_\_\_

August 28, 2023

Date

  
Zoning Administrator

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

Date of Recommendation Received: September 5, 2023

Date of Notice in Newspaper: August 9 & 16, 2023

Date of Public Hearing: September 5, 2023

Action by Houston County Commissioners:

Approval        Denied        Tabled       

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date

\_\_\_\_\_

Clerk

Application # 2709

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 12, 2023

Date of Notice in Newspaper: August 9 & 16, 2023

Date of Notice being posted on the property: August 11, 2023

\*\*\*\*\*

Date of Public Hearing: August 28, 2023

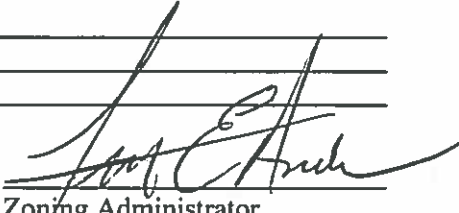
Fee Paid: \$100.00 Receipt # 42302

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

August 28, 2023  
Date

  
Zoning Administrator

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

Date of Recommendation Received: September 5, 2023

Date of Notice in Newspaper: August 9 & 16, 2023

Date of Public Hearing: September 5, 2023

Action by Houston County Commissioners:

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

Application # 2710

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 21, 2023

Date of Notice in Newspaper: August 9 & 16, 2023

Date of Notice being posted on the property: August 11, 2023

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Date of Public Hearing: August 28, 2023

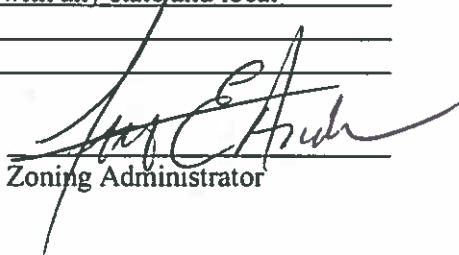
Fee Paid: \$100.00 Receipt # 42303

Recommendation of Board of Zoning & Appeals:

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

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

August 28, 2023  
Date

  
Zoning Administrator

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

Date of Recommendation Received: September 5, 2023

Date of Notice in Newspaper: August 9 & 16, 2023

Date of Public Hearing: September 5, 2023

Action by Houston County Commissioners:

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

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

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

Application # 2712

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 28, 2023

Date of Notice in Newspaper: August 9 & 16, 2023

Date of Notice being posted on the property: August 11, 2023

\*\*\*\*\*

Date of Public Hearing: August 28, 2023

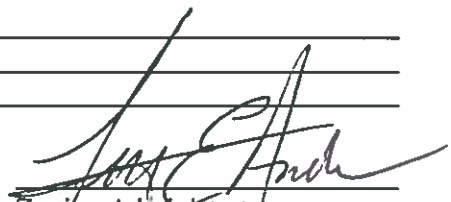
Fee Paid: \$100.00 Receipt # 42305

Recommendation of Board of Zoning & Appeals:

Approval X Denial        Tabled       

Comments: Approved unanimously.  
\_\_\_\_\_  
\_\_\_\_\_

August 28, 2023  
Date

  
\_\_\_\_\_  
Zoning Administrator

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

Date of Recommendation Received: September 5, 2023

Date of Notice in Newspaper: August 9 & 16, 2023

Date of Public Hearing: September 5, 2023

Action by Houston County Commissioners:

Approval        Denied        Tabled       

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk



Application # 2713

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 28, 2023

Date of Notice in Newspaper: August 9 & 16, 2023

Date of Notice being posted on the property: August 11, 2023

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Date of Public Hearing: August 28, 2023

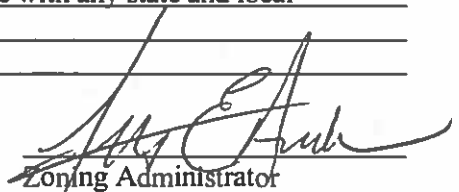
Fee Paid: \$100.00 Receipt # 42306

Recommendation of Board of Zoning & Appeals:

Approval X Denial        Tabled       

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

August 28, 2023  
Date

  
Zoning Administrator

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

Date of Recommendation Received: September 5, 2023

Date of Notice in Newspaper: August 9 & 16, 2023

Date of Public Hearing: September 5, 2023

Action by Houston County Commissioners:

Approval        Denied        Tabled       

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

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

Application # 2714

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

**Houston County Zoning and Appeals Commission**

Date Filed: August 1, 2023

Date of Notice in Newspaper: August 9 & 16, 2023

Date of Notice being posted on the property: August 11, 2023

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Date of Public Hearing: August 28, 2023

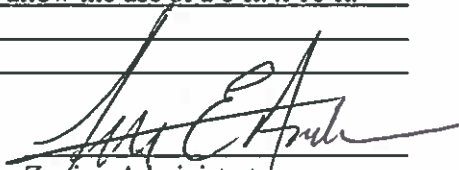
Fee Paid: \$100.00 Receipt # 42307

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 10 ft. trailer for the business.

August 28, 2023  
Date

  
Zoning Administrator

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

Date of Recommendation Received: September 5, 2023

Date of Notice in Newspaper: August 9 & 16, 2023

Date of Public Hearing: September 5, 2023

Action by Houston County Commissioners:

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

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

\_\_\_\_\_

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\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

Application # 2715

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

**Houston County Zoning and Appeals Commission**

Date Filed: August 3, 2023

Date of Notice in Newspaper: August 9 & 16, 2023

Date of Notice being posted on the property: August 11, 2023

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Date of Public Hearing: August 28, 2023

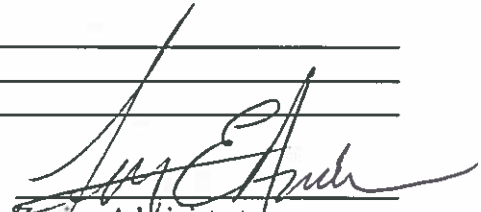
Fee Paid: \$100.00 Receipt # 42308

Recommendation of Board of Zoning & Appeals:

Approval X Denial        Tabled       

Comments: Approved unanimously.

August 28, 2023  
Date

  
Zoning Administrator

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

Date of Recommendation Received: September 5, 2023

Date of Notice in Newspaper: August 9 & 16, 2023

Date of Public Hearing: September 5, 2023

Action by Houston County Commissioners:

Approval        Denied        Tabled       

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

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

Application No. 2708

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 Carolyn Demontfort
2. Applicant's Phone Number 478-508-2523
3. Applicant's Mailing Address 103 Lewis Court, Warner Robins, Ga. 31088
4. Property Description LL 125, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 14, Block "D", Phase 2 of Pioneer Acres Subdivision, consisting of 0.52 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Bookkeeping 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.

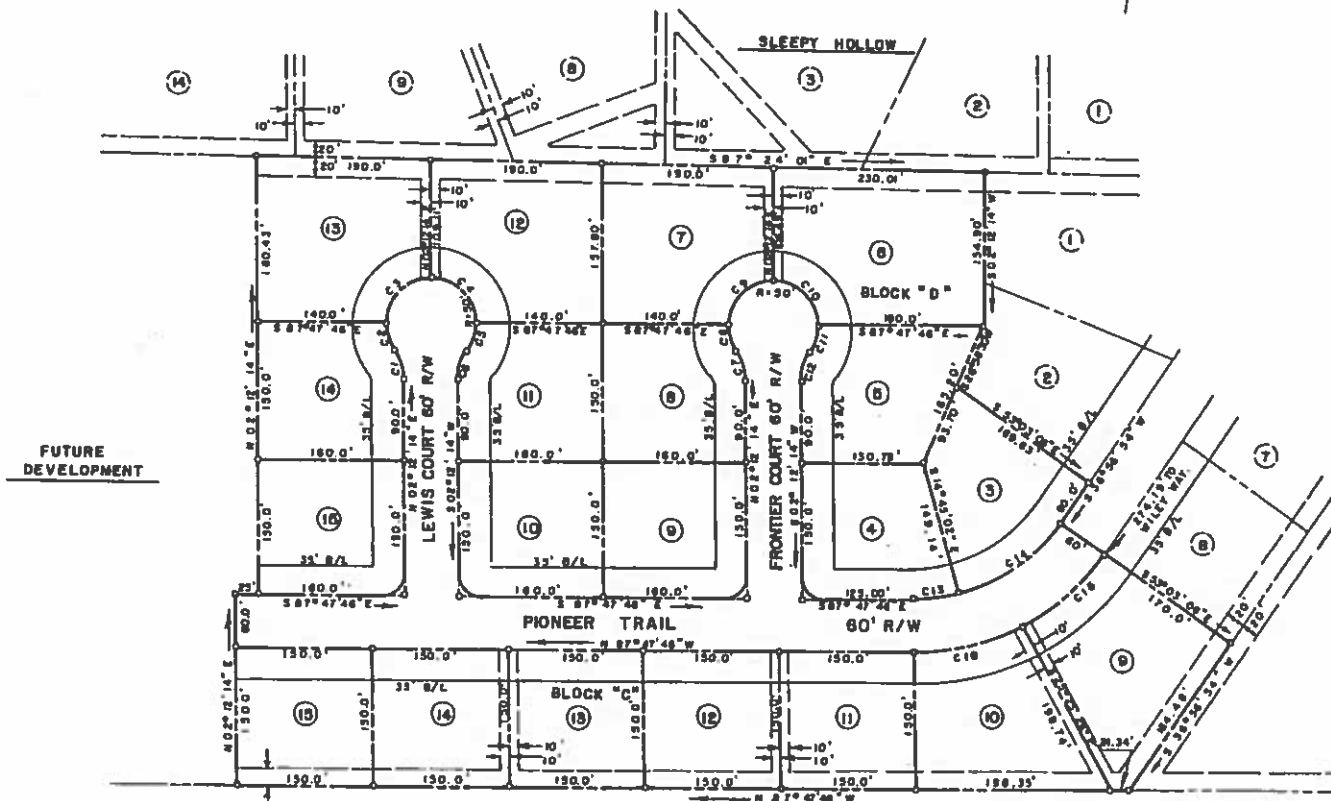
- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and
- 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.**

07/05/2023  
Date

Carolyn Demontfort  
Applicant

FILED  
HOUSTON COUNTY  
1996 MAR 22 AM 8 22  
CLERK SUPERIOR COURT



CURVILINEAR LOT DATA				
CURVE NO.	ARC	RADIUS	CHORD	BEARING
C1	32.18'	50.00'	11.62'	N 16° 13' 32" W
C2	32.18'	50.00'	11.62'	N 16° 13' 32" W
C3	78.54'	50.00'	70.71'	N 43° 12' 14" E
C4	78.54'	50.00'	70.71'	S 42° 47' 46" E
C5	32.18'	50.00'	11.62'	S 20° 18' 20" W
C6	32.18'	50.00'	11.62'	S 20° 18' 20" W
C7	32.18'	50.00'	11.62'	N 16° 13' 32" W
C8	32.18'	50.00'	11.62'	N 16° 13' 32" W
C9	78.54'	50.00'	70.71'	N 43° 12' 14" E
C10	78.54'	50.00'	70.71'	S 42° 47' 46" E
C11	32.18'	50.00'	11.62'	S 20° 18' 20" W
C12	32.18'	50.00'	11.62'	S 20° 18' 20" W
C13	50.00'	168.97'	49.82'	N 83° 41' 16" E
C14	112.95'	168.97'	110.96'	N 34° 05' 56" E
C15	110.41'	278.97'	109.24'	S 30° 45' 44" W
C16	110.41'	278.97'	109.24'	S 78° 23' 14" W

FUTURE DEVELOPMENT

CERTIFICATE OF FINAL APPROVAL  
This plot 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 15 day of March, 1996.

THE HOUSTON COUNTY PLANNING COMMISSION  
Secretary

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

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

I certify that the owner, or his agent, has completed the construction and installation of the streets, drainage, utilities, and other improvements in accordance with the Regulations of Houston County, Georgia; or has posted a performance bond or cashier's check to insure completion as required by County Engineer.  
Date 3/16/96  
Engineer

Doc ID: 0064100001 Type: PLA  
Filed: 03/22/1996 at 08:22:00 AM  
Fee Act: Page 3 of 4  
Houston, Ga. Clerk Superior Court  
Carole V. Sullivan Clerk  
#48 #117

This approval in no way relieves the property owner or contractor of his design 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.



- NOTES:
- MINIMUM 35' BUILDING LINE ON ALL LOTS UNLESS OTHERWISE DENOTED.
  - ALL EASEMENTS ARE FOR DRAINAGE & UTILITIES WITH WIDTHS AS INDICATED.
  - LOT LINES ARE AT RIGHT ANGLES TO STREET LINES UNLESS OTHERWISE DENOTED.
  - 25' RADIUS ON ALL STREET CORNERS.
  - DISTANCES AS SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED RIGHT-OF-WAY LINES.
  - Ⓢ DENOTES LOT NUMBER.
  - C2 DENOTES CURVILINEAR LOT DATA
- 0 50 100 200 300

SUBDIVISION  
OF  
PHASE NO. 2  
PIONEER ACRES  
LAND LOT 123 10 IN DISTRICT  
HOUSTON COUNTY GEORGIA  
OCTOBER 19, 1995 SCALE 1" = 100'  
CLEMENTS SURVEYING CO., INC.  
(812) 822-4799  
219 S. HOUSTON LAKE RD. WARMER SPRING GA.

The undersigned certifies that he is the owner of the land shown on this plot and acknowledges this plot and allows it to be filed for record in the office of the Clerk of the Superior Court by said Commission, dated this 15 day of March, 1996.

48/117

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

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

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

Application No. 2709

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:

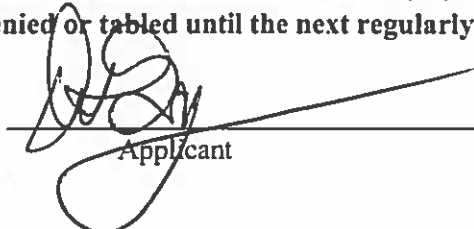
1. Name of Applicant Dustin Long
2. Applicant's Phone Number 478-972-4981
3. Applicant's Mailing Address 3041 Chatooga Way, Bonaire, Ga. 31005
4. Property Description LL 104, 11<sup>th</sup> Land District of Houston County, Georgia, Lot 32, Block "E", Section 3, Phase 1 of The Meadow at Riverbend Subdivision, consisting of 0.84 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Trucking Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

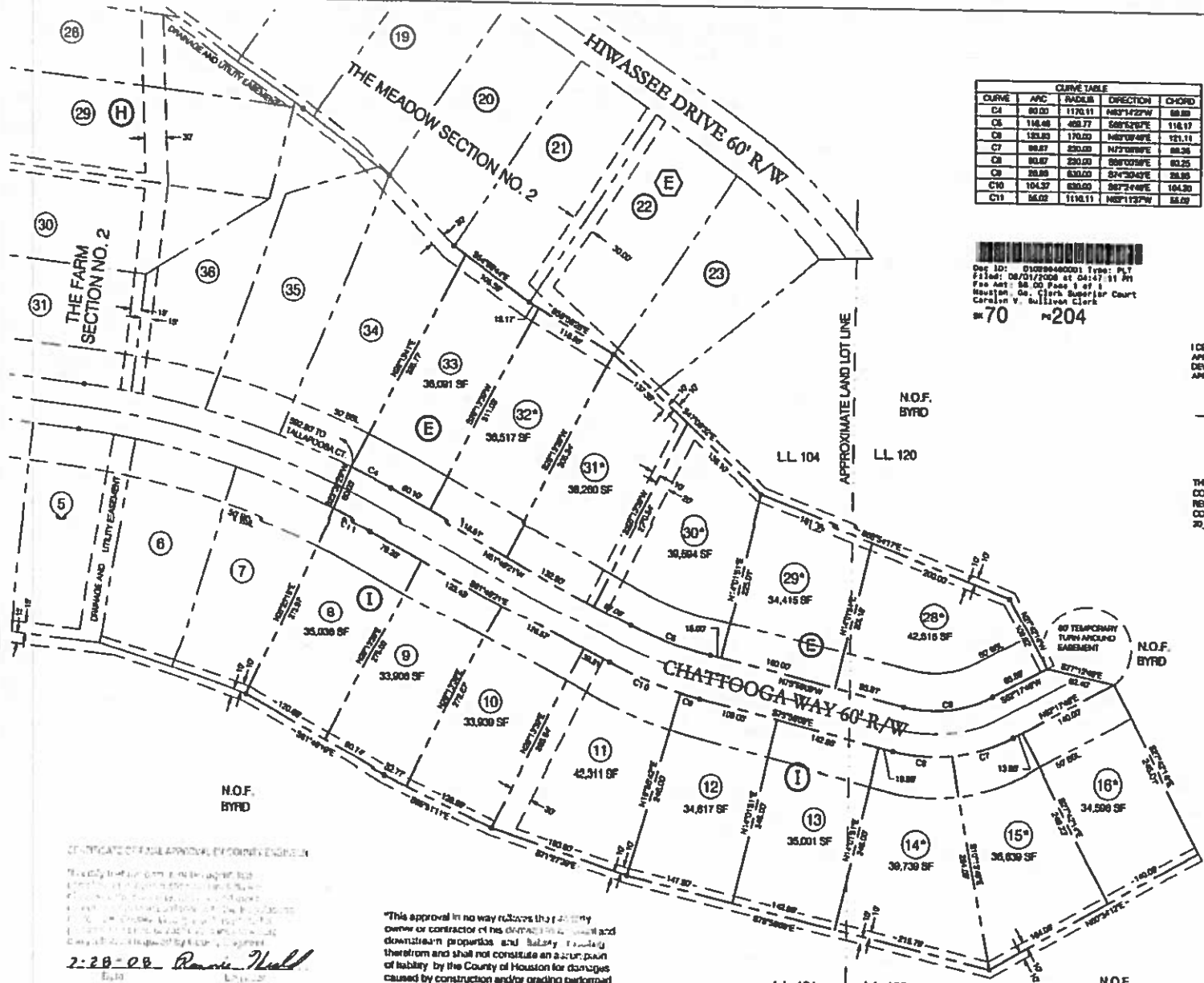
- A) The name(s) of the local government official(s) to whom a cash contribution or gift was made;
- B) The dollar amount(s) and date(s) of each campaign contribution made by the applicant to each local government official during the two years immediately preceding the filing of this application; and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

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

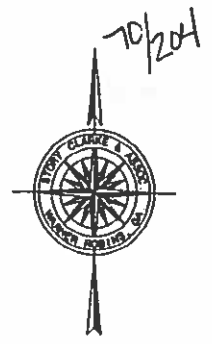
7-12-75  
Date

  
Applicant





CURVE	APC	RADIUS	DIRECTION	CHORD
C1	80.00	1170.11	N83°12'22"W	88.89
C2	118.48	428.77	S89°23'47"E	118.17
C3	123.83	170.00	N42°00'49"E	121.11
C7	86.87	230.00	N77°08'56"E	88.38
C8	80.87	230.00	S89°00'58"E	80.25
C9	28.88	830.00	S74°30'45"E	28.90
C10	104.37	630.00	S87°24'46"E	104.90
C11	86.02	1110.11	N83°12'22"W	88.89



Def ID: 0708040001 Type: P17  
 Filed: 08/01/2008 at 04:47:11 AM  
 Fee Amt: \$8.00 Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Coralen V. Sullivan Clerk  
**#70 #204**

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

7-25-08  
DATE

ENVIRONMENTAL HEALTH SPECIALIST  
 HOUSTON COUNTY HEALTH DEPARTMENT

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 27 DAY OF JULY 2008.

THE HOUSTON COUNTY PLANNING COMMISSION  
 BY   
 SECRETARY

- NOTES
1. 16 LOTS IN SUBDIVISION
  2. 14.34 ACRES IN SUBDIVISION
  3. STREET RIGHTS OF WAY ARE 60'
  4. DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT OF WAY LINES
  5. 50' RADIUS ON ALL STREET CORNERS
  6. ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED

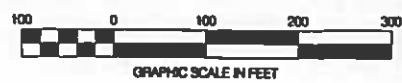
CERTIFICATE OF FINAL APPROVAL BY ENGINEER  
 I, the undersigned, being a duly licensed Professional Engineer in the State of Georgia, do hereby certify that the above described plat and all information thereon were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Georgia.  
 2-28-08   
 DATE

\*This approval in no way relieves the property owner or contractor of his obligation to install and maintain proper drainage and to protect adjacent and downstream properties and bodies of water 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.\*

\* THE FOLLOWING LOTS ARE SUBJECT TO ADDITIONAL HEALTH DEPARTMENT REQUIREMENTS: LOTS "14, 15, 16" BLOCK "I" AND LOTS "28, 29, 30, 31, 32" BLOCK "E"

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.\*

FLOOD CERTIFICATION  
 IN MY OPINION THIS PROPERTY IS NOT IN A DESIGNATED FLOOD PLAIN AREA  
  
 ROBERT L. STONEY, GA. LICENSED PROFESSIONAL ENGINEER No. 1088



PLAT CERTIFICATION  
 IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE SURVEY STANDARDS AND REQUIREMENTS OF LAW AND HAS BEEN CALCULATED FOR CLUSTER BY THE CHANDALL RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 428,775 FEET.  
  
 ROBERT L. STONEY, GA. LICENSED PROFESSIONAL ENGINEER No. 1088

OWNERS CERTIFICATION  
 STATE OF GEORGIA, COUNTY OF HOUSTON  
 THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED AND DEDICATED TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.  
 7-30-08   
 DATE OWNERS SIGNATURE

FINAL PLAT  
 FOR  
**THE MEADOW AT RIVERBEND**  
 SECTION "2" PHASE "1"  
 LAND LOTS 88 & 130  
 HOUSTON COUNTY 11th DISTRICT  
 GEORGIA

SCALE: 1"=100'  
 DATE: 08 JUNE 08  
 DWN BY: MPM  
 PLOT: 04-043.4  
 DWG: 08-057-C1



**STORY CLARKE & ASSOCIATES**  
 LAND SURVEYING  
 LAND PLANNING  
 LANDSCAPE ARCHITECTURE  
 253 CARL VINSON PKWY WARNER ROBINS, GA. 31088

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

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

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

Application No. 2710

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 Michelle Kerns
2. Applicant's Phone Number 478-957-9912
3. Applicant's Mailing Address 109 Wardlow Lane, Kathleen, Ga. 31047
4. Property Description LL 235, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 5, Block "A", Section 1 of Southern Trace Subdivision, consisting of 0.52 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Baking and Candy Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

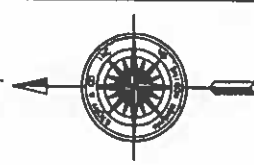
**Note: The applicant or his/her Agent should be present at the meeting in order to address any concerns that may be generated by the Board or General Public. Failure to be present may result in the applicant's request being denied or tabled until the next regularly scheduled meeting.**

7/21/23  
Date

Michelle H Kerns  
Applicant

58/155

Pd 58/155



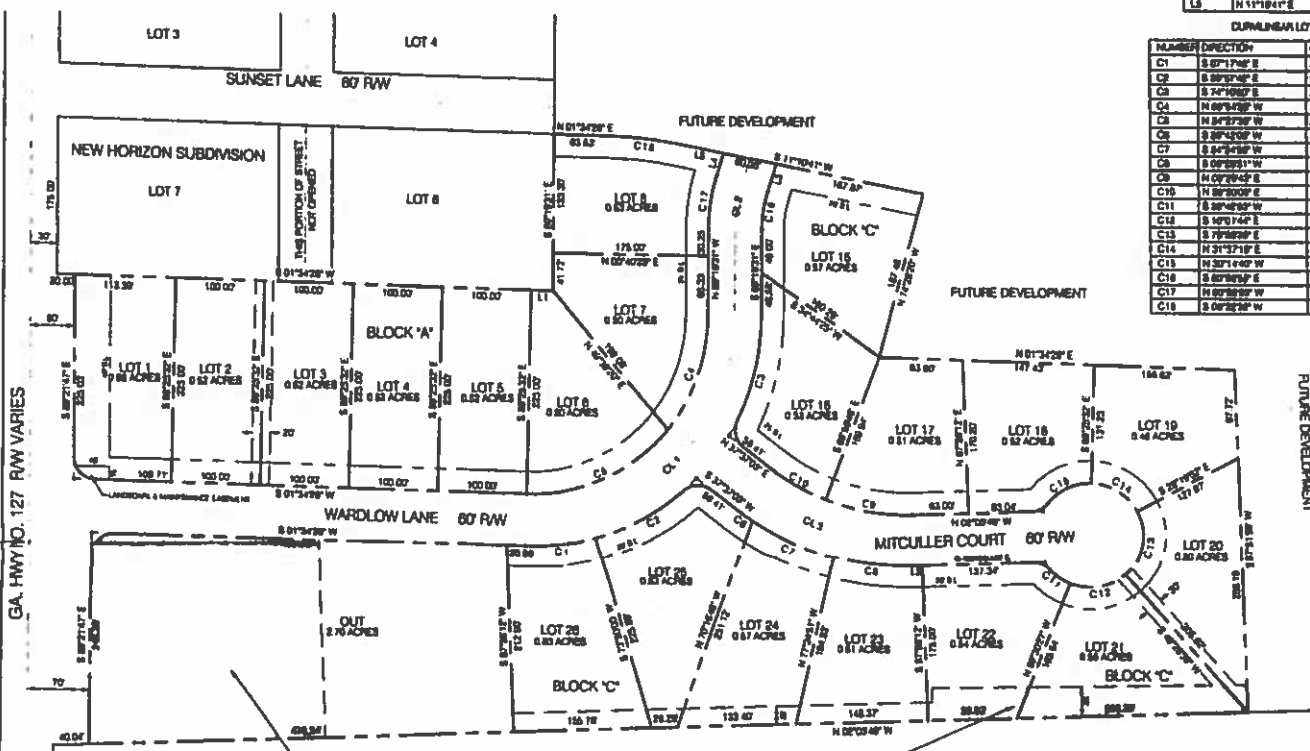
Doc ID: SC00000001 Title: P.L.A. Filed: 01/14/2008 at 08:17:00 AM File Desc: P.L.A. # 1 Houston, Ala. State Superior Court Caroline V. Sullivan Clark # 58 # 155

LINEAR LOT DATA

NUMBER	DIRECTION	DISTANCE
L1	S 01°34'20" W	24.27'
L2	N 02°00'00" W	3.75'
L3	N 72°30'00" W	23.32'
L4	N 12°30'00" W	27.25'
L5	N 11°10'41" E	92.47'

CURVILINEAR LOT DATA

NUMBER	DIRECTION	RADIUS	ARC	CHORD
C1	S 01°17'00" E	850.00	80.61	90.18
C2	S 02°00'00" E	850.00	134.89	139.79
C3	S 2°24'00" E	850.00	187.67	193.99
C4	N 02°00'00" W	850.00	239.20	243.52
C5	N 02°00'00" W	850.00	291.76	295.07
C6	S 02°00'00" W	850.00	344.32	353.54
C7	S 02°00'00" W	850.00	396.88	407.00
C8	S 02°00'00" W	850.00	449.44	462.52
C9	S 02°00'00" W	850.00	502.00	514.00
C10	S 02°00'00" W	850.00	554.56	567.00
C11	N 02°00'00" E	850.00	607.12	621.00
C12	S 02°00'00" E	850.00	659.68	675.00
C13	S 02°00'00" E	850.00	712.24	729.00
C14	N 02°00'00" E	850.00	764.80	783.00
C15	N 02°00'00" E	850.00	817.36	837.00
C16	S 02°00'00" E	850.00	870.00	891.00
C17	N 02°00'00" E	850.00	922.56	948.00
C18	S 02°00'00" E	850.00	975.12	1003.00



**CERTIFICATE OF FINAL APPROVAL**  
 This plat has been submitted to and examined 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 14th day of January, 2008.

**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, as manifested by a performance bond or engineer's check in accordance with the County Engineer's completion as required by County Engineer.

*[Signature]*  
 Date: 1/14/08  
 Engineer

**SUSAN C. OGDEN**  
 I certify that the general layout shown on this plat has been approved by the Houston County Health Department for development with city or county water and individual septic systems. Individual lot approval required for each lot prior to construction.

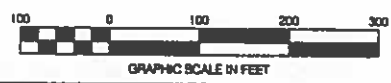
*[Signature]*  
 Date: 1/14/08  
 Environmental Health Specialist  
 Houston County Health Department

"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 damage caused by construction and/or grading performed in accordance with this plat and permits."

*[Signature]*  
 Date: 1/14/08

CENTRELINES DATA

NUMBER	DIRECTION	RADIUS	ARC	CHORD
CL1	S 43°23'11" E	230.00	364.89	227.81
CL2	S 60°39'50" E	178.84	31.34	81.09
CL3	S 23°23'21" W	277.15	148.97	144.20



- NOTES**
- 30 LOTS IN SUBDIVISION
  - 15.76 ACRES IN SUBDIVISION
  - STREET RIGHTS OF WAY ARE 80'
  - DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT OF WAY LINES
  - 25 RADIUS ON ALL STREET CORNERS
  - ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED
  - LOT 21 BLOCK C SHALL REQUIRE INDIVIDUAL SITE PLAN PRIOR TO ISSUANCE OF BUILDING PERMIT

**CERTIFICATION**  
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 20,000 FEET AND AN ANGULAR ERROR OF 17" PER ANGLE POINT, AND WAS ADJUSTED USING THE CHANDLER RULE

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSEURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 300,000 FEET

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPOCON GTS-313 AND 100 TAPE

**OWNER'S SIGNATURE**

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

*[Signature]*  
 DATE: 1-14-08  
 OWNERS SIGNATURE

**ROBERT L. STORY REGISTERED SURVEYOR No. 1083**

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

*[Signature]*  
 ROBERT L. STORY - DALLAS, TX

**STORY & COMPANY, INC.**  
 880 WALTON BLVD. SUITE 100 WARMER SPRING, GA. 30759  
 TELEPHONE: 478-888-7774 FAX: 478-888-2448

**SURVEY FOR SOUTHERN TRACE SECTION 11**

LAND LOT 288 HOUSTON COUNTY 10N DISTRICT GEORGIA

SCALE: 1"=100'  
 DATE: 07 JAN 2008  
 DPC: 01-485-01  
 DRAWN BY: 6094

FILED  
 HOUSTON COUNTY  
 02 JAN 14 AM 9:57  
 CLERK OF SUPERIOR COURT

155

58/155

FILED

58/155

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.	No customers will come to the home.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.	No signage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Office</b> uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.	N/A	<input 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.	N/A	<input 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.	N/A	<input type="checkbox"/>	<input type="checkbox"/>

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

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

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

Application No. 2712

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 Julie Franklin
2. Applicant's Phone Number 478-955-9719
3. Applicant's Mailing Address 203 Glacier Trail, Warner Robins, Ga. 31088
4. Property Description LL 67, 5<sup>th</sup> Land District of Houston County, Georgia, Lot 11, Block "C", Section 2, Phase 2 of Quail Run West Subdivision, consisting of 0.71 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Clothing and Accessories (Internet Sales) Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

7/28/2023  
Date

Julie Franklin  
Applicant



Recorded Oct 4, 1975

26/76

26/76

FILED  
HOUSTON COUNTY  
083 SEP 23 PM 1:20

CLERK SUPERIOR COURT

For all communications please mail to:  
Filed: 10/15/75 at 11:15 AM  
For all: Room 1 of Superior Court  
Houston, Texas  
Caroline V. Williams, Clerk  
=26 =78

CENTERLINE CURVE DATA

ST. NO.	STATION	Δ	ARC	TAN	CHORD	BEARING
1	148.00	87° 27' 00"	253.04	146.00	177.17	N 82° 33' 14" W
2	200.00	70° 45' 30"	30.07	50.00	30.00	N 33° 44' 30" W
3	046.00	87° 27' 00"	47.37	50.00	181.37	N 82° 33' 14" W

Health Department Approval Related to the Center Line Subdivision Lot shown only - Technical Approval Required for each lot prior to Construction.

*[Signature]*  
Approved Subdivision  
Houston County Health Department

NOTES

- DISTANCES SHOWN ON CURVILINEAR LOTS ARE ARC DISTANCES.
- 26' RADIUS ON ALL STREET CORNERS.
- DIMENSIONS ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET LINES.
- ALL DIMENSIONS ARE 90' DIMENSIONS AND UTILITY DIMENSIONS UNLESS OTHERWISE INDICATED.

OWNER CERTIFICATION:

STATE OF GEORGIA, COUNTY OF HOUSTON  
I, the undersigned, certify that I am the owner of the LAND SHOWN ON THIS PLAN AND ACCORDINGLY USE THIS PLAN AND ALLOTMENT TO BE SET FREE AND OPEN AND DEDICATED TO PUBLIC USE FOR THE ALL AREAS SHOWN ON THIS PLAN AS STREETS, ALLEYS, DRIVEWAYS, OR PARKS.

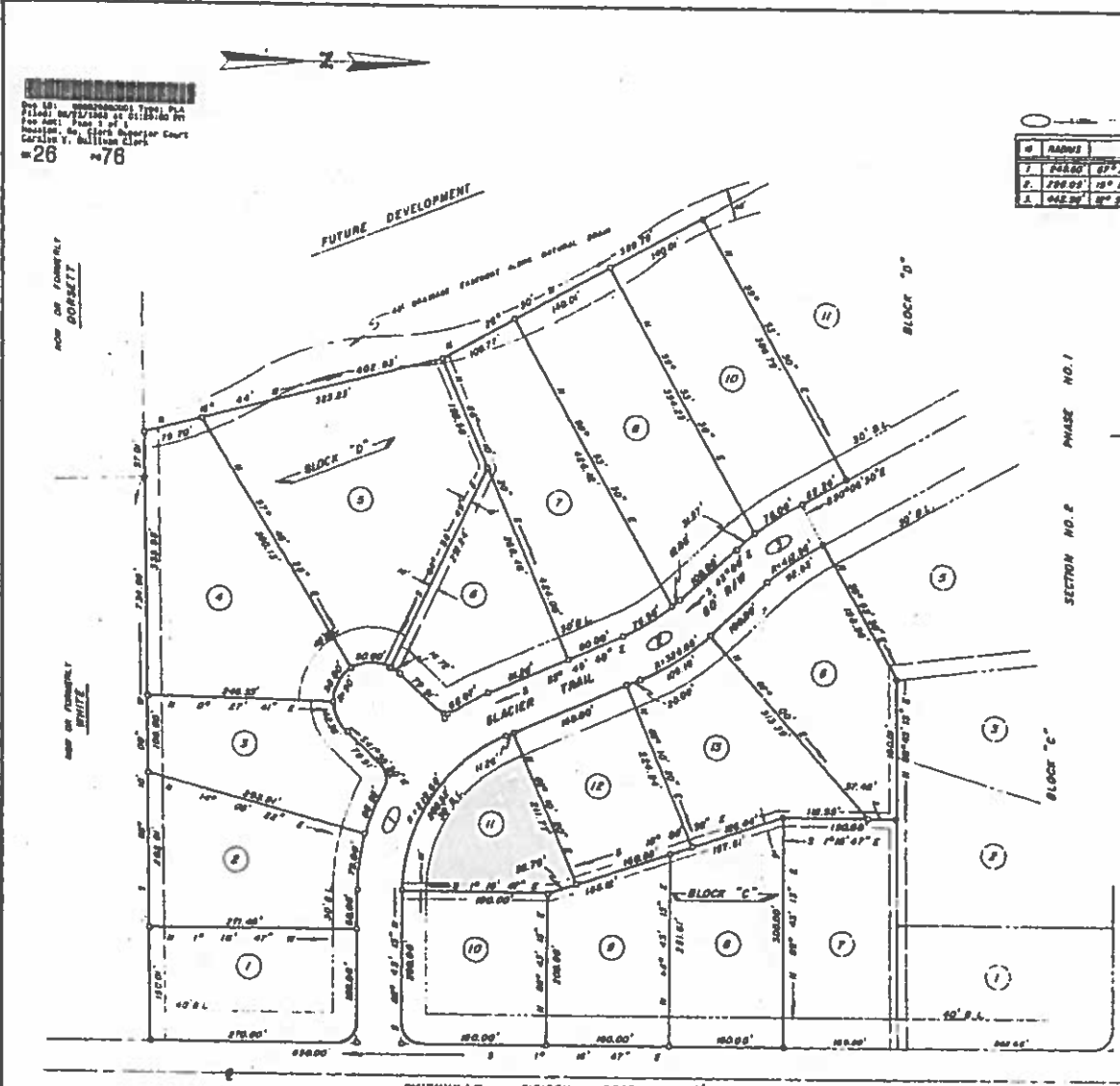
9/16/75 *[Signature]*  
DATE

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

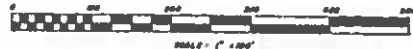
I certify that the owner, or his agent, has complied with the provisions of the Georgia Code and that the subdivision shown on this plan complies with the provisions of the Georgia Code and that the subdivision is in accordance with the provisions of the Georgia Code and that the subdivision is in accordance with the provisions of the Georgia Code.

9/16/75 *[Signature]*  
DATE

- OPEN PAV SET
- EXISTING 1000 PAV



Mr. Watson has agreed to place in the sales contract on lots 3, 4 & 5 that a small type ditch will be maintained to allow water to run across driveways 1 foot lower than edge of pavement.



SUBDIVISION

**QUAIL RUN WEST**

SECTION NO. 2 PHASE NO. 1

LAND LOT OF  
HOUSTON COUNTY  
MAY 22, 1961

FIFTH DISTRICT  
GEORGIA  
SCALE: 1" = 400'

STORY SURVEYING CO.  
1423-B WATSON BLVD. • WADSWORTH, GA.

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

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

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

Application No. 2713

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 Stephen Murosky
2. Applicant's Phone Number 478-796-0085
3. Applicant's Mailing Address 262 Spring Chase Circle Kathleen, GA 31047
4. Property Description LL 199 & 200, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 39, Block "A", Section 3, Phase 1 of Spring Chase Subdivision, consisting of 0.71 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Italian Ice Cart Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

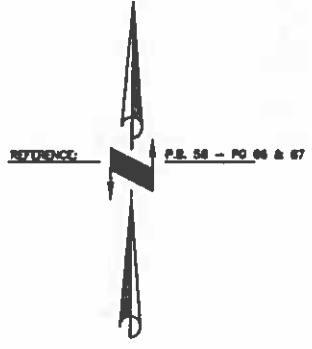
7.28.2023

Date

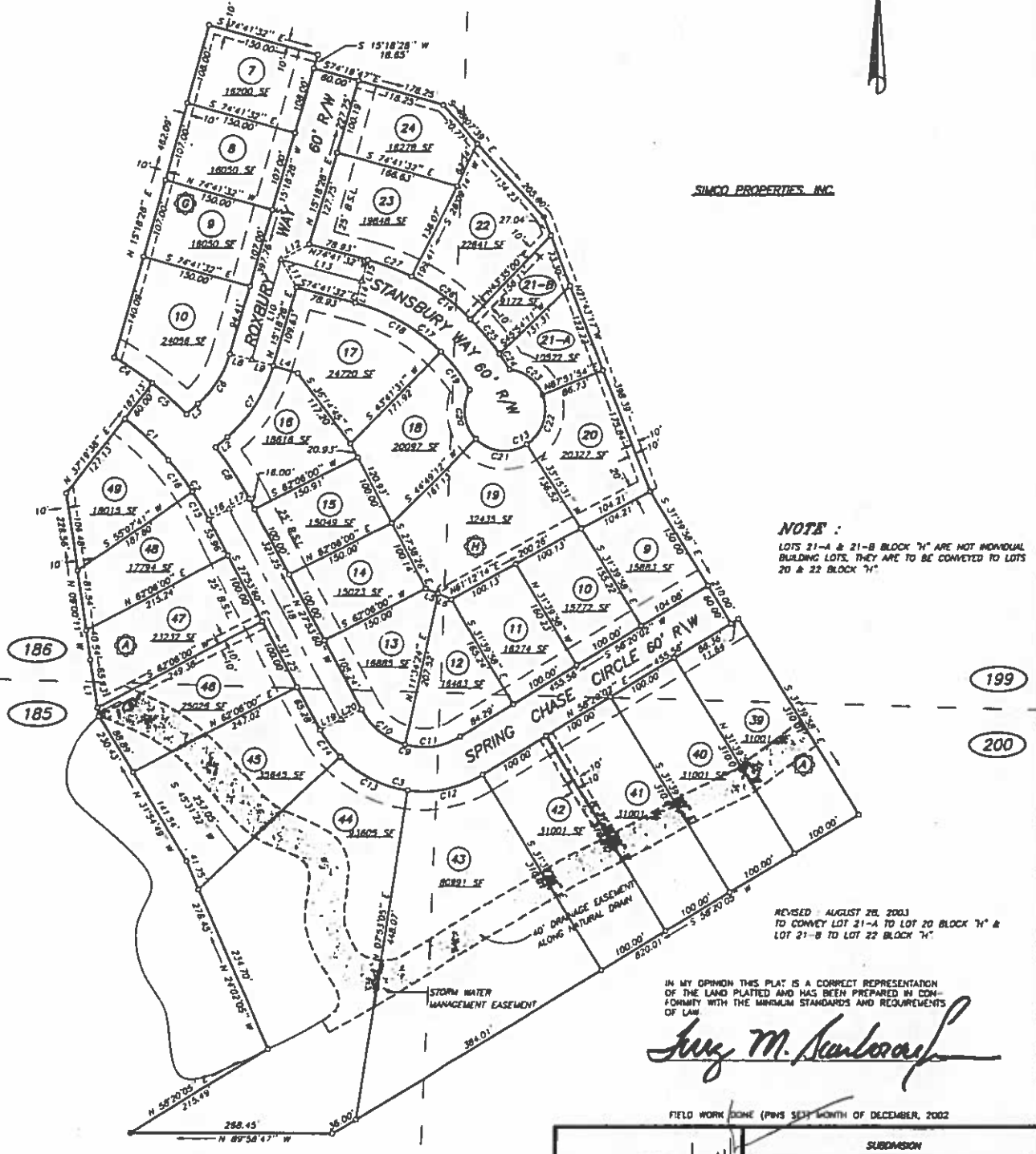


Applicant

Doc ID: 0081336002 Type: PLA  
Filed: 08/04/2003 at: 08:18:08 AM  
Fee Amt: \$8.00 Page 1 of 3  
Houston, TX, Clerk Superior Court  
Caroline V. Sullivan, Clerk  
#61 pg 108-109



SIMCO PROPERTIES, INC.



**NOTE:**  
LOTS 21-A & 21-B BLOCK 'H' ARE NOT INDIVIDUAL BUILDING LOTS, THEY ARE TO BE CONVEYED TO LOTS 20 & 22 BLOCK 'H'.

REVISED AUGUST 28, 2003  
TO CONVEY LOT 21-A TO LOT 20 BLOCK 'H' &  
LOT 21-B TO LOT 22 BLOCK 'H'.

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

*Jerry M. Hancock*

FIELD WORK DONE (PWS SET) MONTH OF DECEMBER, 2002

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,404 FEET AND AN ANGULAR ERROR OF 64" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. EQUIPMENT USED FOR MEASUREMENT: ANGULAR: LIETZ SET 4 LINEAR: LIETZ SET 4

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 426,179 FEET



SUBDIVISION	
<b>SPRING CHASE</b>	
SECTION NO. 3	PHASE NO. 1
IN LAND LOTS 185, 186, 188 & 200 TENTH DISTRICT HOUSTON COUNTY, TEXAS. 1" = 150'	
<b>SCARBOROUGH LAND SURVEYS, INC.</b>	

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"/>
Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.			
1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.	<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**

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

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

Application No. 2714

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:

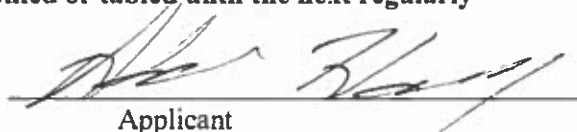
1. Name of Applicant Addison Harris
2. Applicant's Phone Number 478-954-0751
3. Applicant's Mailing Address 130 Old Farm Road Perry, GA 31069
4. Property Description LL 147, 13<sup>th</sup> Land District of Houston County, Georgia, Lot 15, Block "B", Section 2 of Baskins Branch Subdivision, consisting of 1.0 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation  
for an Electrical Contractor Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

8/1/23  
Date

  
Applicant





Requirements - Section 95	Comments	Complies	Doesn't Comply
1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.	No signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Office</b> uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.	No clients will come to the home	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Businesses</b> are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>A 6'x10' utility trailer will be use for the business</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Application No. 2715

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 Joseph Richardson
2. Applicant's Phone Number 478-397-3490
3. Applicant's Mailing Address 306 George Francis Court Bonaire, GA 31005
4. Property Description LL 43, 11<sup>th</sup> Land District of Houston County, Georgia, Lot 12, Block "A", Section 2 of Windsor Heights Subdivision, consisting of 0.46 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Consulting Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

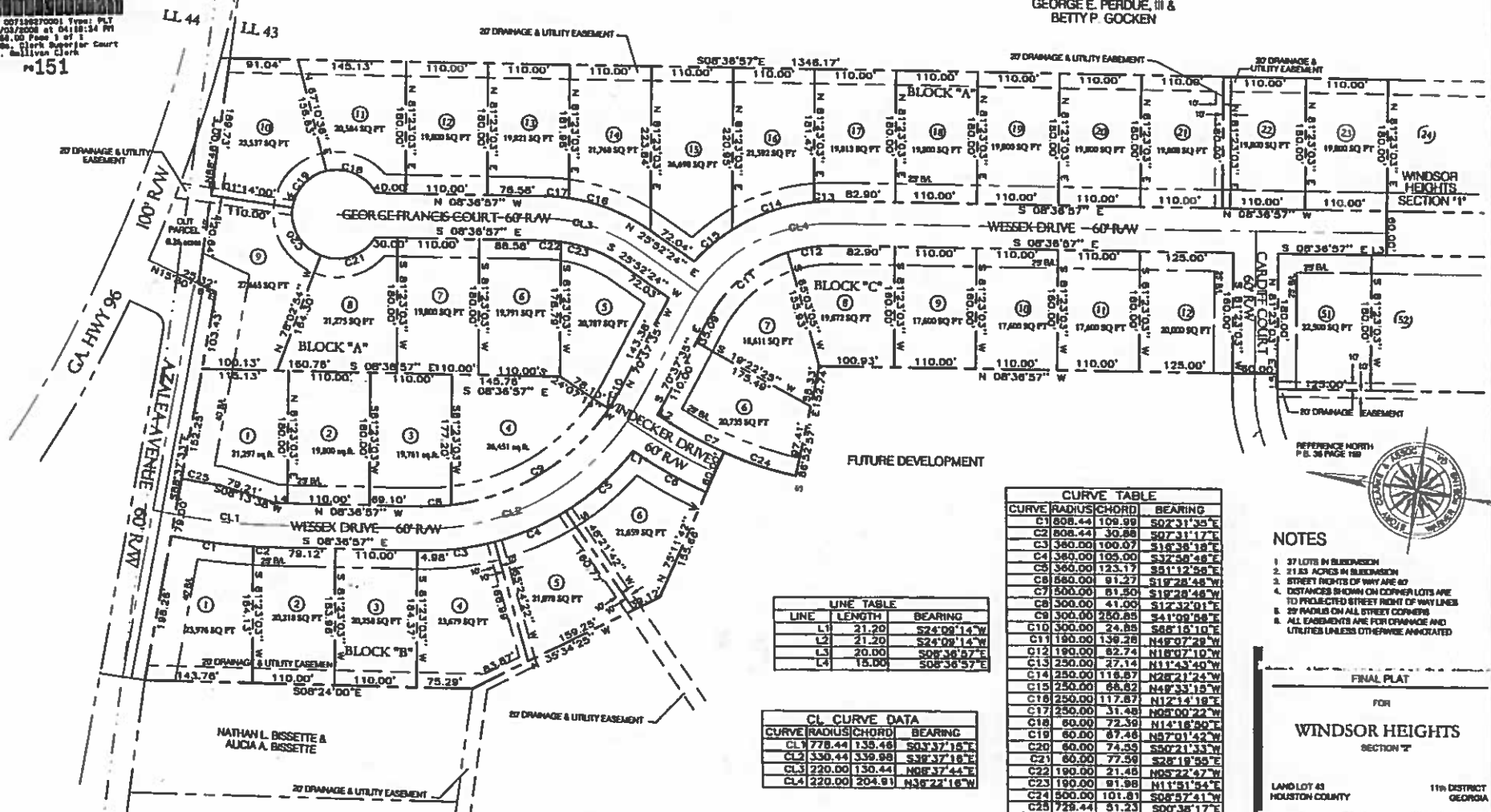
3 Aug 23  
Date

Joseph C. Richardson  
Applicant

60/151

NOW OR FORMERLY  
GEORGE E. PERDUE, III &  
BETTY P. GOCKEN

Doc ID: 007190270001 Type: PLT  
File#: 10/03/2008 at 04:18:34 PM  
Page: 10 of 10 Page 9 of 1  
Houston, TX, Clerk Superior Court  
Carolee V. Sullivan Clerk  
#65 #151



NOTES

- 27 LOTS IN SUBDIVISION
- 21.83 ACRES IN SUBDIVISION
- STREET RIGHTS OF WAY ARE 60'
- DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET FRONT OF WAY LINES
- 25' RADIIUS ON ALL STREET CORNERS
- ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED

CURVE TABLE			
CURVE	RADIUS	CHORD	BEARING
C1	808.44	109.99	S07°31'35"E
C2	808.44	30.88	S07°31'17"E
C3	360.00	100.07	S16°38'18"E
C4	360.00	105.00	S32°58'48"E
C5	360.00	123.17	S51°12'56"E
C6	680.00	91.27	S19°28'48"W
C7	500.00	81.50	S19°28'48"W
C8	500.00	41.00	S12°32'01"E
C9	300.00	280.89	S41°09'58"E
C10	300.00	24.89	S68°18'10"E
C11	180.00	138.28	N49°07'28"W
C12	180.00	82.74	N18°07'10"W
C13	250.00	27.14	N11°43'40"W
C14	250.00	118.87	N28°21'24"W
C15	250.00	68.82	N48°33'18"W
C16	250.00	117.87	N12°14'18"E
C17	250.00	31.48	N05°00'22"W
C18	60.00	72.39	N14°18'00"E
C19	60.00	87.48	N87°01'42"W
C20	60.00	74.59	S00°21'33"W
C21	60.00	77.58	S28°19'59"W
C22	190.00	21.48	N05°22'47"W
C23	190.00	91.98	N11°51'54"E
C24	800.00	101.81	S08°57'41"W
C25	728.44	51.23	S00°38'17"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.20	S74°08'14"W
L2	21.20	S24°08'14"W
L3	20.00	S08°38'57"E
L4	18.00	S08°38'57"E

CL CURVE DATA			
CURVE	RADIUS	CHORD	BEARING
CL1	778.44	138.48	S03°37'15"E
CL2	338.44	338.88	S38°37'18"E
CL3	220.00	130.44	N88°37'44"E
CL4	220.00	204.91	N38°22'16"W

FINAL PLAT

FOR  
WINDSOR HEIGHTS  
SECTION 7

LAND LOT 43  
HOUSTON COUNTY  
11th DISTRICT  
GEORGIA

SCALE: 1"=100'

DATE: 19 JUL 05

DWN BY: CLF

DWG: 05-198-C1



253 CARL VINSON PKWY WAREHOUSING, GA. 31088  
TEL: 478.232.7724 FAX: 478.922.3469

I CERTIFY THE OWNER, OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF HUNTER HILLS, GEORGIA. OR HAS POSTED A PERFORMANCE BOND OR CASHIER'S CHECK IN LIEU THEREOF.

9-30-05  
DATE  
*John B. ...*  
COUNTY ENGINEER

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24000 FEET AND AN ANGULAR ERROR OF 7" PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL, R.I.I.E.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 308100 FEET.

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

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HUNTER HILLS COUNTY, GEORGIA, AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT BY AND ON BEHALF OF THE COMMISSION, DATED THE 30 DAY OF September 2005.

THE HOUSTON COUNTY PLANNING COMMISSION

*[Signature]*  
COMMISSIONER

OWNER'S CERTIFICATION

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

9-30-05  
DATE  
*[Signature]*  
OWNER'S SIGNATURE

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

*[Signature]*  
ROBERT SPATON, CLERK SUPERIOR COURT, 1003

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

*[Signature]*  
ROBERT SPATON, CLERK SUPERIOR COURT, 1003

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

9-30-05

Requirements - Section 95	Comments	Complies	Doesn't Comply
1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.	No signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Home Office</b> uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.	No clients will come to the home	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

<b>Application #</b>	<b>Filing Date</b>	<b>Type</b>	<b>Description</b>
2708	7/5/23	Special Exception	LL 125 of the 10th Land District of Houston County, Georgia, Lot 14, Block "D", Phase 2 of Pioneer Acres Subdivision, Consisting of 0.52 Acres
2709	7/12/23	Special Exception	LL 104 of the 11th Land District of Houston County, Georgia, Lot 32, Block "E", Section 3, Phase 1 of The Meadow at Riverbend Subdivision, Consisting of 0.84 Acres
2710	7/21/23	Special Exception	LL 235 of the 10th Land District of Houston County, Georgia, Lot 5, Block "A", Section 1 of Southern Trace Subdivision, Consisting of 0.52 Acres
2712	7/28/23	Special Exception	LL 67 of the 5th Land District of Houston County, Georgia, Lot 11, Block "C", Section 2, Phase 2 of Quail Run West Subdivision, Consisting of 0.71 Acres
2713	7/28/23	Special Exception	LL 199 & 200 of the 10th Land District of Houston County, Georgia, Lot 39, Block "A", Section 3, Phase 1 of Spring Chase Subdivision, Consisting of 0.71 Acres
2714	8/1/23	Special Exception	LL 147 of the 13th Land District of Houston County, Georgia, Lot 15, Block "B", Section 2 of Baskins Branch Subdivision, Consisting of 1.0 Acres
2715	8/3/23	Special Exception	LL 43 of the 11th Land District of Houston County, Georgia, Lot 12, Block "A", Section 2 of Windsor Heights Subdivision, Consisting of 0.46 Acres

The undersigned official of Houston County, Georgia, has a

<b>Yes</b>	<b>No</b>	
		<b>property interest</b>
		<b>financial interest in a business entity which has a property interest</b>
		<b>member of the family with either of the above</b>

in any of the above properties.

If the answer to any of the above is "Yes", please indicate the application number(s) and describe your interest.

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**

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

**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.

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

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

### 3. Public Hearing on Rezoning Application – Commissioner Talton

			<b>Recommendation</b>	<b>Vote</b>
# 2711	WCH Homes	Rezoning from R-AG to R-1 property located on Gilbert Road	Approval	Unanimous

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

approve     disapprove     table

the rezoning application #2711 as recommended by the Houston County Planning Commission:

# 2711

WCH Homes

Rezoning from R-AG to R-1

## Re-Zoning Summary

<b>Application</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposed Use</b>	<b>P &amp; Z Recommendation/Comments</b>
2711	WCH Homes	Gilbert Road	Rezoning from R-AG to R-1	Approved unanimously

Application # 2711

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

**Houston County Planning and Zoning Commission**

Date Filed: July 26, 2023

Date of Notice in Newspaper: August 2 & 9, 2023

Date of Notice being posted on the property: August 4, 2023

\*\*\*\*\*

Date of Hearing: August 21, 2023

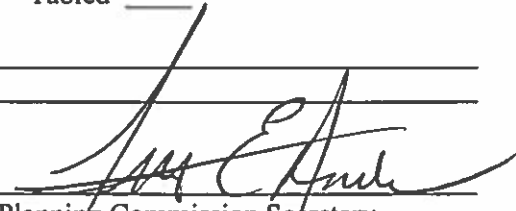
Fee Paid: \$300 Receipt # 42304

Recommendation of Board of Planning & Zoning:

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

Comments: Approved unanimously.

August 21, 2023  
Date

  
Planning Commission Secretary

\*\*\*\*\*

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

Date of Recommendation Received: September 5, 2023

Date of Notice in Newspaper: August 2 & 9, 2023

Date of Public Hearing: September 5, 2023

Action by Houston County Commissioners:

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

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

Application No. 2711

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:

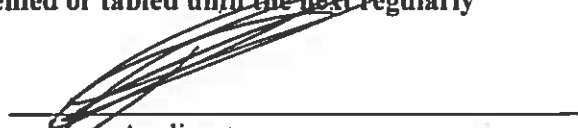
1. Name of Applicant WCH Homes
2. Applicant's Phone Number 478-538-1009
3. Applicant's Mailing Address 817 Hwy. 247 S, Unit 10, Kathleen, Ga. 31047
4. Property Description LL's 306, 307 and 308, 13<sup>th</sup> Land District of Houston County, Georgia, Tract 1 as shown on a plat of survey for Lands of Win DW LLC, Consisting of 234.54 acres
5. Existing Use Agricultural
6. Present Zoning District R-AG
7. Proposed Use Re-Zoning for Residential Use
8. Proposed Zoning District R-1
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

7/26/03  
Date

  
Applicant

**PRELIMINARY  
FOR DISCUSSION  
PURPOSES ONLY**

THIS BLOCK RESERVED FOR THE  
CLERK OF THE SUPERIOR COURT

**MISCELLANEOUS NOTES**

1. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.G.A. §5-15-22.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 8.89 FEET AT THE 90% CONFIDENCE LEVEL. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 784.476 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAN WERE OBTAINED BY UTILIZING A CAUTION BUILT ONE (1) DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 10/23.
3. TOTAL AREA OF PROPERTY = 500.29 ACRES.
4. SUBJECT PROPERTY IS DESIGNATED AS PARCEL 000270 001000.
5. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TRACT-1 & TRACT-2 AS SHOWN HEREON.

**LEGEND OF SYMBOLS**

- IRON PIN FOUND (1/2" REBAR) & CAP AND UNLESS NOTED @
- IRON PIN SET (1/2" REBAR W/CAP)
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT FOUND
- PROPERTY LINE
- FENCE
- LAND LOT NUMBER

**CERTIFICATION**

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 15-6-67 THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS INVOLVED BY APPLICABLE CERTIFICATE, SIGNATURE, STAMPS OR STATUTES HEREON. SUCH APPROVALS OR STATUTES SHOULD BE COMPARED WITH THE APPROPRIATE GOVERNMENTAL BOOKS BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTENDED USE OF ANY PARCELS. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WELLSTON ASSOCIATES LAND SURVEYORS, LLC  
DCA # 8908049

THE FOLLOWING GOVERNMENTAL BOOKS WERE APPROVED THIS MAP OR PLAN FOR FILING FOR THE FOLLOWING GOVERNMENTAL BOOKS WHEN APPLICABLE HEREON: APPROVED & NOT RECORDED

TO VERIFY CERTIFICATION STATE OF GEORGIA, COUNTY OF HOUSTON THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE OWNER OF THE LAND SHOWN ON THIS PLAN AND ACKNOWLEDGES THIS PLAN AND AGREES TO BE THE FREE ACT AND DEED AND DELEGATES TO PUBLIC USE FOR ALL GRANTS SHOWN OR INDICATED ON THIS PLAN AS STREETS, ALLEYS, EASEMENTS OR RIGHTS.

DATE: 5/10/2023  
BY: [Signature] CHAIRMAN OR AGENT

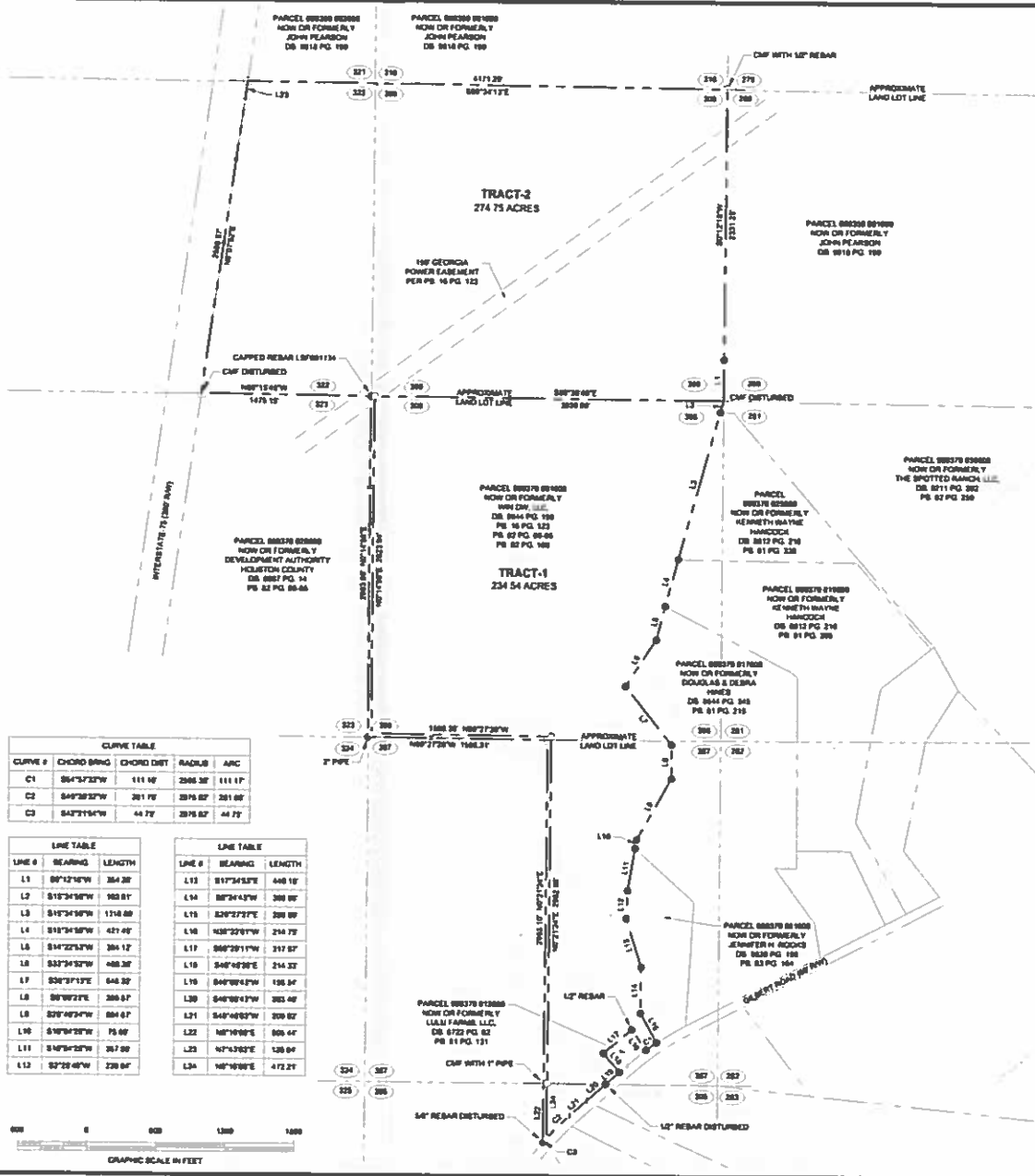
THIS PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF HOUSTON COUNTY, GEORGIA, AND IS APPROVED FOR RECORDING IN THE PUBLIC RECORDS OF THE CLERK OF THE SUPERIOR COURT BY SAID COMMISSIONER.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

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

CURVE TABLE				
CURVE #	CHORD BEING	CHORD DIST	RADIUS	ARC
C1	56°13'32"W	111.16'	236.38'	111.11'
C2	84°28'32"W	261.76'	297.62'	261.66'
C3	54°21'54"W	44.72'	297.62'	44.72'

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	89°12'16"W	254.28'	L13	91°17'34.53"E	448.10'
L2	51°57'34"W	193.81'	L14	82°24'43"W	388.96'
L3	51°57'34"W	174.88'	L15	82°27'27"E	388.96'
L4	51°57'34"W	421.49'	L16	108°22'01"W	234.72'
L5	51°42'23.73"W	364.12'	L17	58°29'01"W	317.87'
L6	53°27'34"W	483.38'	L18	54°07'28"E	234.22'
L7	53°07'17"E	643.29'	L19	54°07'28"E	155.54'
L8	58°07'27"E	388.67'	L20	54°07'28"E	388.67'
L9	57°04'23"W	894.67'	L21	54°07'28"E	309.82'
L10	51°07'43"W	75.69'	L22	54°07'28"E	806.44'
L11	51°07'43"W	367.98'	L23	47°43'02"E	138.64'
L12	52°28'46"W	228.84'	L24	54°07'28"E	472.21'



Wellston Associates Land Surveyors, LLC  
346 GOSPEL AN BELLEARD, SUITE 1100  
WARRIOR BOWERS, GEORGIA 31066  
OFFICE (404) 971-3182  
WWW.WELLSTONASSOCIATES.COM

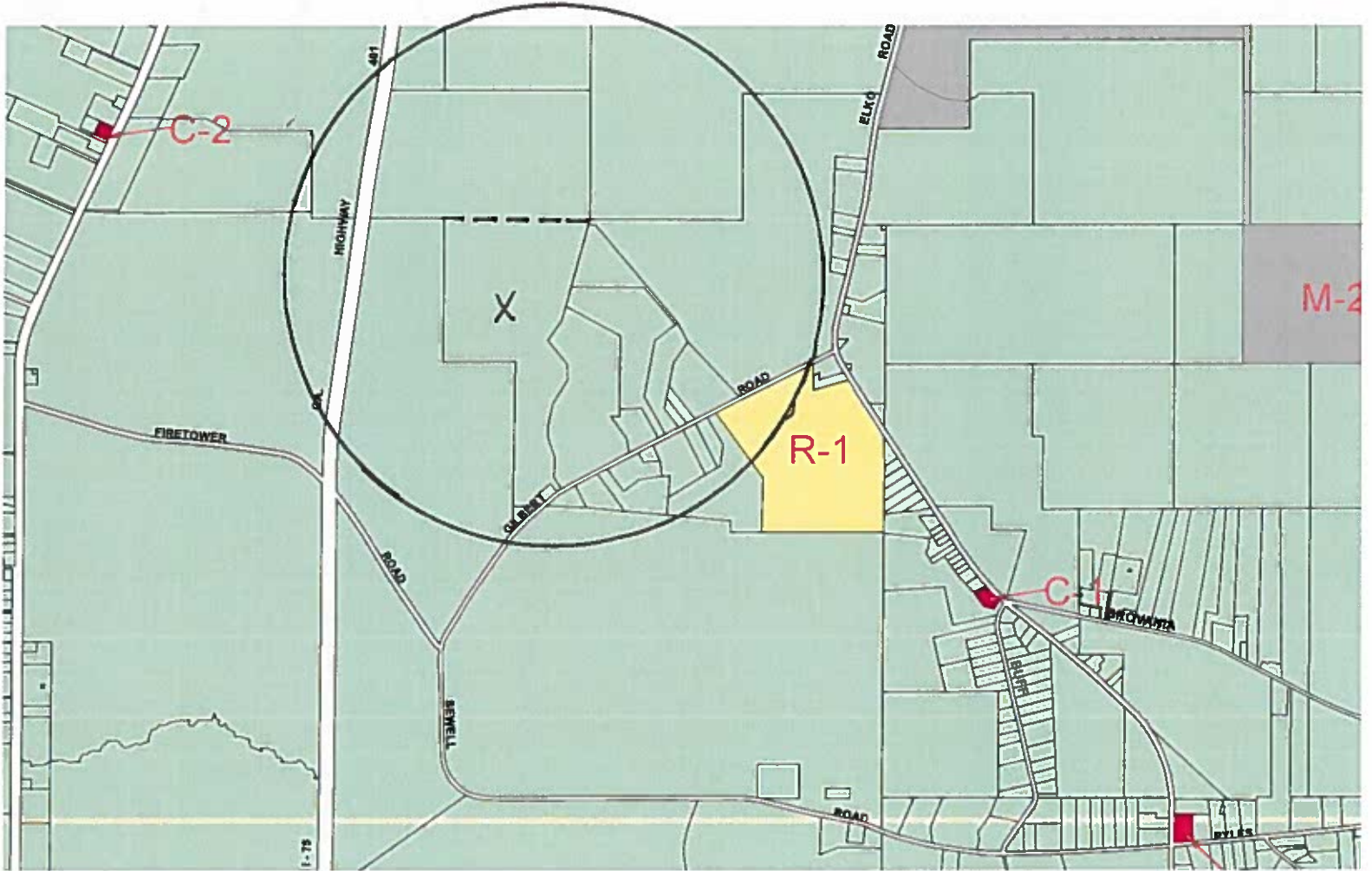
WELLSTON ASSOCIATES LAND SURVEYORS, LLC

SUBDIVISION SURVEY  
LANDS OF  
WIN DW, LLC,  
LAND LOTS 306, 307, 308, 309, & 322  
13TH LAND DISTRICT  
HOUSTON COUNTY, GEORGIA

Project No.: 1070-028  
Drawing No.: 274-23AAC  
Drawn By: B.J.H.  
Checked By: S.H.J.  
R.L.S. No.: 3171

Date: 5-10-23  
Scale: 1"=600'

Sheet No.: 1 of 1



**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2711, filed on July 26, 2023, for a Re-Zoning Request for the real property described as follows:

**LL's 306, 307 and 308 of the 13<sup>th</sup> Land District of Houston County, Georgia, Tract 1 as shown on a plat of survey for Lands of Win DW LLC, consisting of 234.54 Acres**

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

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

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

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

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

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

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

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

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



**STANDARDS GOVERNING THE EXERCISE OF ZONING POWER**

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

The subject property is suitable for the R-1 zoning.

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

No property values are diminished by the R-1 zoning.

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

No destruction of property values will occur.

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

There is no gain to the public.

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

The current zoning of the subject property can be developed.

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

The property has been vacant as zoned prior to the adoption of the current Comprehensive Land Development Regulations of May 1976.

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

The proposed rezoning will be suitable because the adjacent property is zoned for residential use.

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

The proposed rezoning will not adversely affect the existing use or usability of adjacent property.

- 9) *The adequacy of public facilities and services intended to serve the Lot proposed to be rezoned, including but not limited to roads, parks and recreational*

---

*facilities, police and fire protection, schools, storm water drainage systems, water supplies, wastewater treatment, and solid waste services;*

There are adequate public facilities available to the property.

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

The zoning proposal is in conformity with the policies of the land use plan.

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

There are no changing conditions which affect the use of the property.

---

#### **4. Deannexation (City of Perry) – Commissioner Talton**

This deannexation request from the City of Perry is for property located at 120 Sparrow Street. The property is contiguous to the County limits and does not create an unincorporated island.

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

concur

non-concur

**with the City of Perry deannexation request for property located at 120 Sparrow Street and also known as Tax Parcel # 0P41A0 243000. The property is currently zoned City of Perry R-AG and proposed zoning is County R-AG.**

## **5. First Reading of Proposed Amendment to the Houston County Code of Ordinances– County Attorney Tom Hall**

County Attorney, Tom Hall will conduct the first reading of a proposed amendment to the Houston County Code of Ordinances. The proposed amendment would remove and replace the current Sec. 2-555 of Chapter 2, Article III, Division 9 titled Development Authority. The replacement of this paragraph is necessary to update the Houston County Code of Ordinances regarding the number of term years for Development Authority Board Members to be in compliance with O.C.G.A. § 36-62-4(a). This amendment will not apply to board members that are currently serving on the Development Authority. The amendment will only apply to board members appointed or reappointed after the amendment is heard and approved by the Board of Commissioners.

A second reading and public hearing will be held at the September 19, 2023, meeting after which action may be taken.

## **6. First Reading of Proposed Amendment to the Houston County Code of Ordinances – County Attorney Tom Hall**

County Attorney, Tom Hall will conduct the first reading of a proposed amendment to the *Houston County Code of Ordinances*. The proposed amendment would add a paragraph to the code concerning the purchases the County makes for the county road systems. The paragraph would be added to *Chapter 2, Article V Purchase of Materials and Services*.

A second reading and public hearing will be held at the September 19, 2023 meeting, after which action may be taken.

## **7. First Reading of Proposed Amendment to the Regulations for Access Management and Encroachment Control – County Attorney Tom Hall**

County Attorney, Tom Hall will conduct the first reading of a proposed amendment to the *Regulations for Access Management and Encroachment Control, 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. The proposed amendment would add an exception clause to Paragraph 3A-6 of the *Regulations for Access Management and Encroachment Control*.

A second reading and public hearing will be held at the September 19, 2023 meeting, after which action may be taken.

## **8. Disbursement Approval (Non-Profit Organization Support) – Commissioner Byrd**

At the September 15, 2023 meeting, the Board approved the addition of Non-Profit Organizations Revenue Support as line item #7 to the ARPA Budget Plan. This is the first request for distribution of those funds.

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

**approve**

**disapprove**

**table**

**authorize**

**the issue of funds from the Non-Profit Organizations Revenue Support line item of ARPA Funds to Rebuilding Together Warner Robins in the amount of \$35,000.**

## **9. Service Agreement (Accounting Department) – Commissioner Byrd**

The Accounting Department is requesting permission to enter into a service agreement with Davenport Public Finance to provide services in streamlining the process of seeking banking service providers. After review, staff recommend approval to enter into the agreement with fees not to exceed \$25,000 and a timeline of 3 months.

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

approve

disapprove

table

authorize

**the signing of an agreement with Davenport Public Finance of Richmond, Virginia in an amount not to exceed \$25,000 for services in seeking banking service providers. This agreement will be paid by the Accounting Professional Service Fund.**





## Houston County Board of Commissioners

*Accounting Department*

**Danyelle George, Director**

200 Carl Vinson Parkway

Warner Robins, GA 31093

Phone: 478-542-2015

# MEMORANDUM

**To:** Houston County Board of Commissioners

**From:** Danyelle George – Director of Finance

**Date:** 8/16/2023

**Re:** Banking Request for Proposal (RFP)

---

The Accounting Department would like to seek proposals from qualified banking service providers. Davenport Public Finance has proposed services that would streamline this process. After meeting with representatives from Davenport along with Robbie Dunbar and Will Davis, we would recommend that the county enter into an agreement for these services with fees not to exceed \$25,000. This agreement excludes direct out of pocket expenses (e.g., mileage, lodging, meals, etc.) which will be billed at cost. The timeline of completion for this project is estimated to be 3 months.

A handwritten signature in blue ink, appearing to read "Danyelle George".

Danyelle George, CPA

Director of Finance

## **10. Service Contract (Financial Management Software) – Commissioner Byrd**

This request from the Accounting Department is for approval of a contract to upgrade the County's Financial Management Software. After researching several providers and meeting with all staff affected, staff are recommending the contract with Tyler Technologies to include an estimated implementation fee of \$347,253 and an annual maintenance cost of \$216,990. Tyler Technologies is the largest provider of Governmental Financial Accounting Software, and is the vendor for the current legacy software, making the conversion more streamlined with fewer anticipated issues.

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

approve

disapprove

table

authorize

**the signing of a contract with Tyler Technologies of Plano, Texas, for Governmental Financial Accounting Software for an estimated implementation fee of \$347,253 and an annual maintenance cost of \$216,990. The timeline for completion for this project is 6-18 months. The funding for this project will be shared by the Accounting Professional Service Fund, and the Utilities Professional Services Fund.**



## Houston County Board of Commissioners

*Accounting Department*

**Danyelle George, Director**

200 Carl Vinson Parkway

Warner Robins, GA 31093

Phone: 478-542-2015

# MEMORANDUM

**To:** Houston County Board of Commissioners

**From:** Danyelle George – Director of Finance

**Date:** 8/30/2023

**Re:** Financial Management Software

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The Accounting Department has reviewed options for upgrading the county's Financial Management Software, New World Systems, to a more robust solution. Will Davis and I have researched several providers and attended demos of the 2 vendors that were the closest fit. After reviewing, we believe that Tyler's Enterprise ERP (Enterprise Resource Planning) Software powered by Munis best meets our needs. Tyler Technologies is the largest provider of Governmental Financial Accounting Software and is the vendor for the current legacy software making the conversion more streamlined and easier to achieve with fewer anticipated problems.

We met with key stakeholders Terry Dietsch, Brian Jones, Angie Liles, Gail O'Quinn, Vanessa Zimmerman, and Robbie Dunbar to discuss Tyler's EERP. The decision to upgrade was mutually agreed-upon as necessary. All parties involved agreed Tyler was the best solution for our financial software upgrade.

We recommend the Board sign a contract with Tyler Technologies that includes the attached estimate with an implementation fee of \$347,253, and annual maintenance cost of \$216,990. The timeline of completion for this project is estimated to be 6-18 months once the contract is signed.

A handwritten signature in blue ink, appearing to read "Danyelle George".

Danyelle George, CPA

Director of Finance

## **11. Approval of a Bid (GPS Equipment / Landfill) – Commissioner Byrd**

The Public Works Department is requesting approval of a bid for a GPS guided Machine Control System for the Landfill. This system will include a GPS base station which will communicate with the compactor and bulldozer operating in the MSW cells. The purchase will also include two rover units and all the software. Two bids were received with staff recommending low bidder Roper Laser Company Inc.

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

approve

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authorize

**the award of the bid for a GPS guided Machine Control System for the Landfill to Roper Laser Company Inc. of Marietta, Georgia in the amount of \$158,305.40. This purchase will be paid from Landfill Funds.**



# Houston County Public Works

## Office

2018 Kings Chapel Road  
Perry, Georgia 31069  
478-987-4280  
FAX 478-988-8007

Brian Jones, PE  
Director of Operations

Jordan Kelley  
Office Manager

Michael Phillips  
Facilities Superintendent

Christopher Stoner  
Fire Chief/ EMA Director

Ronnie Heald, PLS  
County Engineer

Travis McLendon  
Roads Superintendent

Terry Dietsch  
Utility Director

## MEMORANDUM

**To:** Houston County Board of Commissioners

**From:** Brian Jones - Director of Operations *BJ*

**Date:** Monday, August 28, 2023

**CC:** Ronnie Heald - County Engineer, Terry Dietsch - Utility Director

**RE:** GPS EQUIPMENT-CONTROLLER SYSTEM FOR LANDFILL

The Public Works Department is requesting permission to purchase a GPS guided Machine Control System for the Landfill from **Roper Laser Company, Inc.**, for **\$158,305.40**. The system will include a GPS base station at the Landfill, which will communicate with the compactor and bulldozer operating in the MSW (municipal solid waste) cells. The purchase will also include two rover units and all required software.

This system will aid in maximizing the density at the landfill by allowing us to continuously monitor volume and compare with daily waste tonnage. Maximizing density will reduce construction costs by allowing us to fill the cells of the landfill more efficiently.

We requested proposals for the equipment and software from two different suppliers. The prices were as follows:

Company	Price
Roper laser Company, Inc. (TopCon)	\$158,305.40
Sitech South, LLC (Trimble)	\$161,977.05

This purchase would be funded with proceeds from the 540-4530 Landfill Funds.

I appreciate your consideration of this request.

## 12. Change Order (Water Main) – Commissioner Gottwals

The Public Works Department is requesting approval of the final adjusting change order on the Houston Lake Remote Well 16” Raw Water Main Extension Project. This change order will reduce the amount by \$42,155. bringing the total to \$946,824.30.

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

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**the final adjusting change order on the Houston Lake Remote Well 16” Raw Water Main Extension Project, reducing the total by \$42,155. This will adjust the total amount from \$988,979.30 to \$946,824.30.**



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Fire Chief/EMA Director

Ronnie Heald, PLS  
County Engineer

Travis McLendon  
Roads Superintendent

Terry Dietsch  
Utility Director

## Memo

To: Houston County Board of Commissioners  
From: Terry Dietsch, Utility Director *Terry Dietsch BJ*  
Date: August 10, 2023  
Re: Houston Lake Remote Well 16" Raw Water Main  
Extension-Change Order No. 1 (Final)

Please find attached Change Order No. 1 for a decrease in contract price of **\$42,155.00** for the *Houston Lake Remote Well 16" Raw Water Main Extension* Project. This change order represents actual quantities installed on the project and will reduce the contract amount from **\$988,979.30** to **\$946,824.30**. Please consider this request for approval of this final adjusting change order.

Thank you for your consideration of this request.

### **13. Bid Approval (Spot Overlay Road Repair Project) – Commissioner Gottwals**

This request from Public Works is for approval of a bid on the Spot Overlay Road Repair Project. This project is for overlays/ repairs at various locations due to water leak repairs, pipe replacement and repairs of damaged pavement / base failures. Staff reviewed the bids and recommended awarding the contract to Houston Paving as the low bidder.

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

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**the award of the bid on the Spot Overlay Road Repair Project to Houston Asphalt Paving of Macon, Georgia, in the amount of \$130,395.50. This project will be funded by 2012 SPLOST.**





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Fire Chief/ EMA Director

Ronnie Heald, PLS  
County Engineer

Travis McLendon  
Roads Superintendent

Terry Dietsch  
Utility Director

## MEMORANDUM

**Date:** Tuesday, August 29, 2023

**To:** Houston County Board of Commissioners

**From:** Ronnie Heald, County Engineer

**RE:** 2023 Spot Overlay Project

Please consider this request to accept the bid for the above referenced project. Bids were received on Monday, August 28, 2023. Listed below is a summary of the results:

Bidder	Bid Amount
<b>Houston Asphalt Paving</b>	<b>\$130,395.50</b>
Griffin Grading	\$214,430.20
Reeves Construction Company	\$351,504.50
C.W. Matthews	No Bid
Reames and Sons	No Bid

Engineering recommends awarding the contract to Houston Asphalt Paving as the lowest bidder. The project is for overlays/repairs at various locations due to water leak repairs, pipe replacement, and repairs of damaged pavement/base failures.

The funds for this project will come from the SPLOST resurfacing allocation.

Thank you for your time and consideration of this request.

## **14. Change Request (Warrants Division Trucks) – Commissioner Gottwals**

At the December 20, 2022 Board meeting, a bid was approved for five 2023 Ford F-150 Crew Cab trucks for use by the Warrants Division of the Sheriff's Department at \$41,162.00 each from Phil Brannen Ford. Now, 8 months after placing the order, the manufacturer still does not have a production date. Jeff Smith Chrysler Dodge Jeep has however, located five at various dealers within a 200-mile radius, for an additional \$4,838.00 each. Purchasing recommends proceeding with the increased cost based on availability and need by the department for an additional total of \$24,190.00.

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

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**the purchase of the five 2023 Ford F-150 Crew Cab Trucks from Jeff Smith Chrysler Dodge Jeep of Perry for an additional \$4,838 per truck over the original approved price bringing the total to \$46,000 per truck or a total cost of \$230,000. This purchase will be funded by 2018 SPLOST.**



## HOUSTON COUNTY BOARD OF COMMISSIONERS

2020 KINGS CHAPEL ROAD \* PERRY, GA 31069-2828  
TELEPHONE (478) 218-4800 \* FACSIMILE (478) 218-4805

VANESSA ZIMMERMAN  
DIRECTOR OF PURCHASING

# MEMORANDUM

**TO:** Houston County Board of Commissioners

**FROM:** Vanessa Zimmerman

**CC:** Robbie Dunbar

**DATE:** August 29, 2023

**SUBJECT:** Trucks for Warrants

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At the December 20<sup>th</sup> Board of Commissioners Meeting, a bid of \$41,162.00 each from Phil Brannen Ford was approved for five 2023 Ford F-150 Crew Cab truck for the Houston County Warrants Division. Now, 8 months after placing the order, the manufacturer still does not have a production date. Jeff Smith Chrysler Dodge Jeep has however, located five at various dealers within a 200-mile radius, for an additional \$4,838.00 each. Purchasing recommends proceeding with the increased cost based on availability and need by the department for an additional total of \$24,190.00.

## 15. Mitel Phone Project (Annex) – Commissioner Robinson

This request, from the MIS Department is for approval of a quote to complete the installation of the VOIP phone system at the Houston County Annex. This quote includes equipment to promote redundancy between the Courthouse and the Annex, Headsets, and Mitel Appliances for analog devices. After review, staff recommend approval of the quote from CNP Technologies, LLC., in the amount of \$72,826.50.

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

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**the quote from CNP Technologies, LLC., of Charlotte, North Carolina in the amount of \$72,826.50. This is a 2018 SPLOST funded project.**

# Memorandum

**To:** Robbie Dunbar  
**From:** Gail O'Quinn  
**Date:** 8/30/2023  
**Re:** Mitel Project for Annex

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Attached is the quote to complete the installation of the VOIP phone system at the Houston County Annex. In addition to phones, it also includes.

- Equipment to promote redundancy between the Perry Courthouse and the Houston Annex.
- Headsets (Sheriff/Tax commissioner/Utility/Commissioner)
- Mitel Appliances for analog devices (Juvenile/Annex)

All of which were included in the original Splost quote.

Please let me know if you have any questions.

## **16. Bid Approval (Ford Interceptors) – Commissioner Robinson**

The Purchasing Department is requesting approval of a bid on ten (10) new 2023 Ford Explorer PPVs. These vehicles will be used by the Patrol Division of the Sheriff's Department and the Detention Center. Staff reviewed the bids and recommended award to Phil Brannen Ford of Perry, GA in the amount of \$47,500 each, or a total of \$475,000.

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

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**the award of a bid on ten new 2023 Ford Explorer PPVs, for use by the Patrol Division of the Sheriff's Department and the Detention Center, to Phil Brannen Ford of Perry, GA in the amount of \$47,500 each, or a total of \$475,000. This purchase is to be funded from 2018 SPLOST.**



**HOUSTON COUNTY BOARD OF COMMISSIONERS  
PURCHASING DEPARTMENT**

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(478) 218-4800 • FACSIMILE (478) 218-4805

**MARK E. BAKER**  
PURCHASING AGENT

**M E M O R A N D U M**

**TO:** Houston County Board of Commissioners  
**FROM:** Vanessa Zimmerman  
**CC:** Robbie Dunbar  
**DATE:** August 29, 2023  
**SUBJECT:** Purchase of Ten (10) New 2023 Ford Explorer PPVs

The Purchasing Department solicited prices for Ten (10) new 2023 Ford Explorer PPVs in August 2023. These vehicles will be used by HCSO Patrol and Detention Center.

The Purchasing Department recommends that the Houston County Board of Commissioners purchase the vehicle from Phil Brannen Ford in Perry, GA, who provided a bid price of \$47,500 each, for a total of \$475,000.00. The cost of these vehicles is a SPLOST 2018 funded project nine (9) will be charged to 320-3300-54.2200 and one (1) to 320-3326-54.2200. Delivery is expected the end of October or middle of November.

**Company**

**Bid Amount**

<b>Phil Brannen Ford</b>	<b>\$47,500.00</b>
<b>Brannen Motor Company</b>	<b>\$48,500.00</b>
<b>Allan Vigil Ford (State Contract)</b>	<b>Did Not Meet Specs</b>

## **17. Purchase of a Traverse (Narcotic's Division) - Commissioner Robinson**

In April the Narcotics Division of the Sheriff's Department received a quote on one 2023 Chevrolet Traverse from Five Star Chevrolet in Warner Robins. Staff spoke with Five Star Chevrolet, and they are willing to hold to the price of \$41,590. Staff recommends the purchase.

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

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**the purchase of one 2023 Chevrolet Traverse from Five Star Chevrolet in Warner Robins for the purchase price of \$41,590. This purchase will be funded from 2018 SPLOST.**





**HOUSTON COUNTY BOARD OF COMMISSIONERS  
PURCHASING DEPARTMENT**

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**MARK E. BAKER**  
PURCHASING AGENT

## **M E M O R A N D U M**

**TO:** Houston County Board of Commissioners  
**FROM:** Vanessa Zimmerman  
**CC:** Robbie Dunbar  
**DATE:** August 29, 2023  
**SUBJECT:** Purchase of One (1) 2023 Chevrolet Traverse

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The Narcotics Division requested a quote for One (1) 2023 Chevrolet Traverse from Five Star Chevrolet in Warner Robins, GA, back in April, for their FY24 budget. I have spoken with Five Star Chevrolet, and they are willing to hold the price. That price is \$41,590.00 and would be charged to 320-3300-54.2200 upon your approval.

## 18. Approval of Bills – Commissioner Robinson

Summary of bills by fund:

General Fund (100)	\$2,345,272.95
Emergency 911 Telephone Fund (215)	\$113,665.20
American Rescue Plan Act (230)	\$1,193,635.00
Fire District Fund (270)	\$155,755.66
2006 SPLOST Fund (320)	\$25,291.86
2012 SPLOST Fund (320)	\$231,591.21
2018 SPLOST Fund (320)	\$1,587,716.12
Water Fund (505)	\$405,067.60
Solid Waste Fund (540)	\$648,719.65
<b>Total</b>	<b>\$6,706,715.25</b>

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

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the payment of the bills totaling \$6,706,715.25