



Houston County Board of Commissioners Meeting

Perry, Georgia

June 4, 2019

9:00 A.M.

# HOUSTON COUNTY COMMISSIONERS MEETING

Perry, Georgia

June 4, 2019

9:00 A.M.

## Call to Order

## Turn Off Cell Phones

Invocation - Commissioner Thomson

Pledge of Allegiance - Aviation Boatswain Erroll Scandrett, US Navy (ret.)

## Approval of Minutes from May 21, 2019

## New Business:

1. Public Hearing on Special Exception Applications #2262, #2263, and #2265 thru #2273 - Commissioner Walker
2. Personnel Request (Fire Department) – Commissioner Walker
3. Personnel Request (Public Works) – Commissioner Walker
4. Board Appointments – Commissioner Robinson
5. Automatic Aid Agreement (Peach County Fire) – Commissioner Robinson
6. Memorandum of Agreement (Accountability Court) – Commissioner Robinson
7. Water Purchase Request (City of Warner Robins) – Commissioner Thomson
8. Public Hearing on Amendment to Comprehensive Land Development Regulations – Commissioner Thomson
9. Maintenance Bond Release (McCarley Downs, Sec. 2, Ph. 4) – Commissioner McMichael
10. Approval of Bills - Commissioner McMichael

## Public Comments

## Commissioner Comments

## Motion for Adjournment

## Special Exception Summary

<b>Application</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposed Use</b>	<b>Z &amp; A Recommendation/Comments</b>
2262	Doris Ramirez	164 Crystal Ridge Cir.	Dog Grooming	Approved unanimously, subject to compliance with any state regulatory agency requirements.
2263	Sean Shannon	80 Sweet Bay Road	Mobile Laundry Service	Approved unanimously
2265	Travis Law	815 Kyler Lane	Transportation (Limousine)	Approved unanimously
2266	Shelly Bayne	303 Cambrian Drive	Hair Salon	Approved unanimously, subject to compliance with any state regulatory agency requirements
2267	Peggy Kukla Randall	1042 Hwy. 247 S	Florist and Small Landscaping	Approved unanimously
2268	Nathan Fisher	2005 Marshallville Road	Clearing & Grading	Approved unanimously
2269	Andrew & Kimberly Adsit	203 Steeplechase Run	Educational Consulting	Approved unanimously
2270	Jason Turner	132 Whitley Drive	Photography	Approved unanimously
2271	LeKeisha Nelson Hill	303 Fieldfare Drive	Nutritional Consulting	Tabled in order for the applicant to be present
2272	Rhonda Armstrong	113 Timberlane Avenue	Jewelry	Approved unanimously
2273	Yanci Castillo- Herrera	3401 Moody Road	Construction	Approved unanimously

**Zoning & Appeals  
Recommendation**

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2262 – Doris Ramirez	Dog Grooming	Unanimous	X		
#2263 – Sean Shannon	Mobile Laundry Service	Unanimous	X		
#2265 – Travis Law	Transportation (Limousine)	Unanimous	X		
#2266 – Shelly Bayne	Hair Salon	Unanimous	X		
#2267 – Peggy Kukla Randall	Florist / Landscaping	Unanimous	X		
#2268 – Nathan Fisher	Clearing & Grading	Unanimous	X		
#2269 – Andrew & Kimberly Adsit	Educational Consulting	Unanimous	X		
#2270 – Jason Turner	Photography	Unanimous	X		
#2271 – LeKeisha Nelson Hill	Nutritional Consulting	Unanimous			X
#2272 – Rhonda Armstrong	Jewelry	Unanimous	X		
#2273 – Yanci Castillo-Herrera	Construction	Unanimous	X		

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

- approve
- disapprove
- table
- authorize

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

- |                                 |                                   |
|---------------------------------|-----------------------------------|
| #2262 – Doris Ramirez           | <b>Dog Grooming</b>               |
| #2263 – Sean Shannon            | <b>Mobile Laundry Service</b>     |
| #2265 – Travis Law              | <b>Transportation (Limousine)</b> |
| #2266 – Shelly Bayne            | <b>Hair Salon</b>                 |
| #2267 – Peggy Kukla Randall     | <b>Florist / Landscaping</b>      |
| #2268 – Nathan Fisher           | <b>Clearing &amp; Grading</b>     |
| #2269 – Andrew & Kimberly Adsit | <b>Educational Consulting</b>     |
| #2270 – Jason Turner            | <b>Photography</b>                |
| #2272 – Rhonda Armstrong        | <b>Jewelry</b>                    |
| #2273 – Yanci Castillo-Herrera  | <b>Construction</b>               |

and to table Application #2271 for LeKeisha Nelson Hill and send back to Zoning & Appeals for reconsideration.

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

Application No. 2262

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 Doris Ramirez
2. Applicant's Phone Number 478-550-5000
3. Applicant's Mailing Address 164 Crystal Ridge Circle Byron, GA 31008
4. Property Description LL 58, 5<sup>th</sup> Land District of Houston County, Georgia, Lot 32, Block "B" of Crystal Ridge Subdivision, consisting of 0.42 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Dog Grooming 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.**

03-28<sup>th</sup> 2019  
Date

Doris Ramirez  
Applicant

Application # 2262

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

**Houston County Zoning and Appeals Commission**

Date Filed: March 28, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Notice being posted on the property: May 10, 2019

\*\*\*\*\*

Date of Public Hearing: May 28, 2019

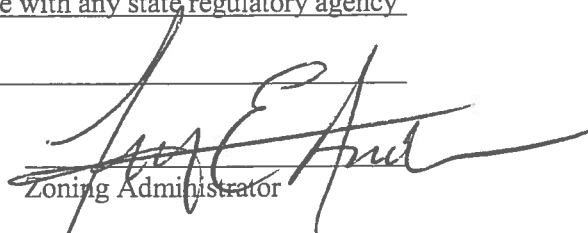
Fee Paid: \$100.00 Receipt # 41616

Recommendation of Board of Zoning & Appeals:

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

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

May 28, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: June 4, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Public Hearing: June 4, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

Doc ID: 00608320002 Type: PLA  
Filed: 02/14/2003 at 11:37:53 AM  
Fee Act: \$16.00 Page 1 of 2  
Houston, Ga. Clerk Superior Court  
Caroline V. Sullivan Clerk  
BK 60 PG 80-81

P.B. 46 - PG. 46

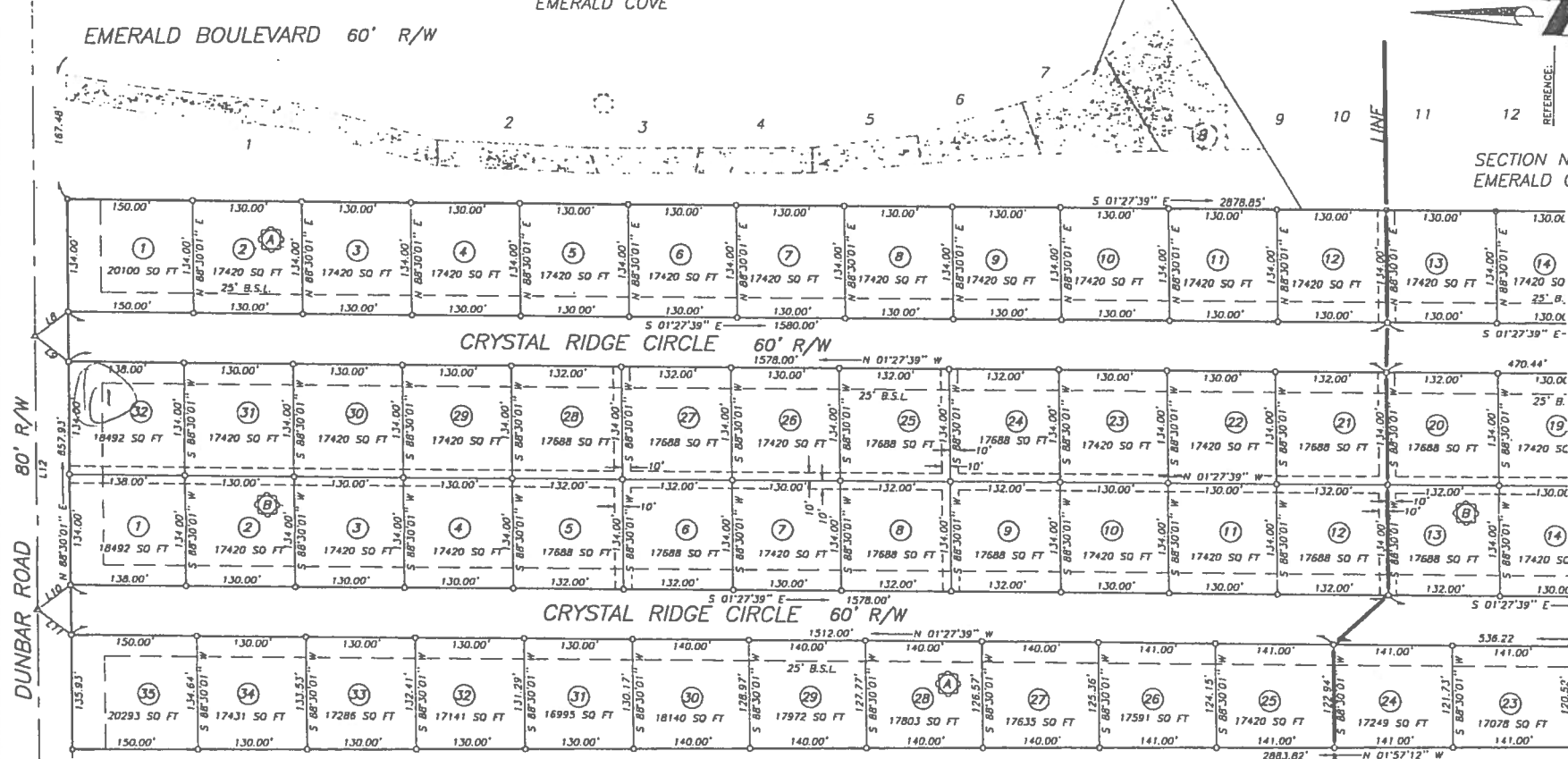


SECTION NO. 1  
EMERALD COVE

SECTION NO. 3  
EMERALD COVE

EMERALD BOULEVARD 60' R/W

STORM WATER  
MANAGEMENT EASEMENT



CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

NOW OR FORMERLY  
RALPH E. LORD

" 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.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 59,657 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. EQUIPMENT USED FOR MEASUREMENT- ANGULAR- LIETZ SET 4

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.

OWNERSHIP & DEDICATION

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 THE PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS, OR PARKS.

12-13-02  
DATE  
OWNER'S OR AGENT'S SIGNATURE

DATE ENGINEER

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

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,494,482 FEET

CERTIFICATE OF FINAL APPROVAL

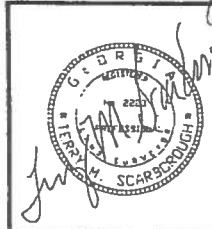
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HOUSTON COUNTY, GEORGIA, AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT BY SAID COMMISSION, DATED THIS DAY OF 19\_\_.

THE HOUSTON COUNTY PLANNING COMMISSION

BY SECRETARY

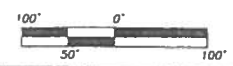
" I CERTIFY THAT THE GENERAL LOT LAYOUT SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE HOUSTON COUNTY HEALTH DEPARTMENT FOR DEVELOPMENT WITH THE CITY OR COUNTY WATER AND INDIVIDUAL SEWAGE. INDIVIDUAL LOT APPROVAL REQUIRED FOR EACH LOT PRIOR TO CONSTRUCTION.

DATE ENVIRONMENTAL HEALTH SPECIALIST HOUSTON COUNTY HEALTH DEPARTMENT



Handwritten signature of the Surveyor, Jerry M. Scarborough.

Subdivisions: CRYSTAL RIDGE. Includes land lot 58, Houston County, Georgia, Fifth District, December 5, 2002, and Scarborough Land Surveys, Inc. address: 369-B SOUTH HOUSTON LAKE ROAD, HOUSTON, GEORGIA 31006 913-1461.



**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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



**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2262 filed on **March 28, 2019**, for a **Special Exception** for the real property described as follows:

**LL 58 of the 5<sup>th</sup> Land District of Houston County, Georgia, Lot 32, Block "B" of Crystal Ridge Subdivision, Consisting of 0.42 Acres**

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

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

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

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

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

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

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

Application No. 2263

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:

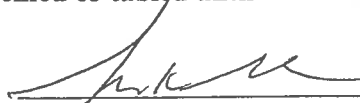
1. Name of Applicant Sean Shannon
2. Applicant's Phone Number 478-258-2546
3. Applicant's Mailing Address 80 Sweet Bay Road Kathleen, GA 31047
4. Property Description LL 102, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 10, Phase 3, Section 1 of Magnolia Hills Subdivision, consisting of 0.96 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Mobile Laundry Service Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes ( ) No ( 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.**

April 10 2019  
Date

  
Applicant

Application # 2263

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

**Houston County Zoning and Appeals Commission**

Date Filed: April 10, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Notice being posted on the property: May 10, 2019

\*\*\*\*\*

Date of Public Hearing: May 28, 2019

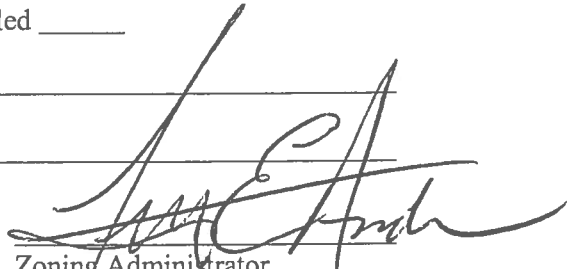
Fee Paid: \$100.00 Receipt # 41617

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

May 28, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: June 4, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Public Hearing: June 4, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk



Doc ID: 008482780001 Type: PLA  
 Filed: 07/30/2003 at 06:17:30 PM  
 File Act: 85.00 Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 BK 61 P.58

**CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER**

I certify that the owner, or the agent, has computed the construction and installation of the streets, drainage, utilities, and other improvements in accordance with the jurisdiction of Houston County, Georgia, or incorporated a performance bond sufficient to guarantee the construction approved by County Engineer.

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

*7/23/03*  
 Date  
*W. L. K. P. Jr.*  
 Owner's Name

**CERTIFICATE OF FINAL APPROVAL**

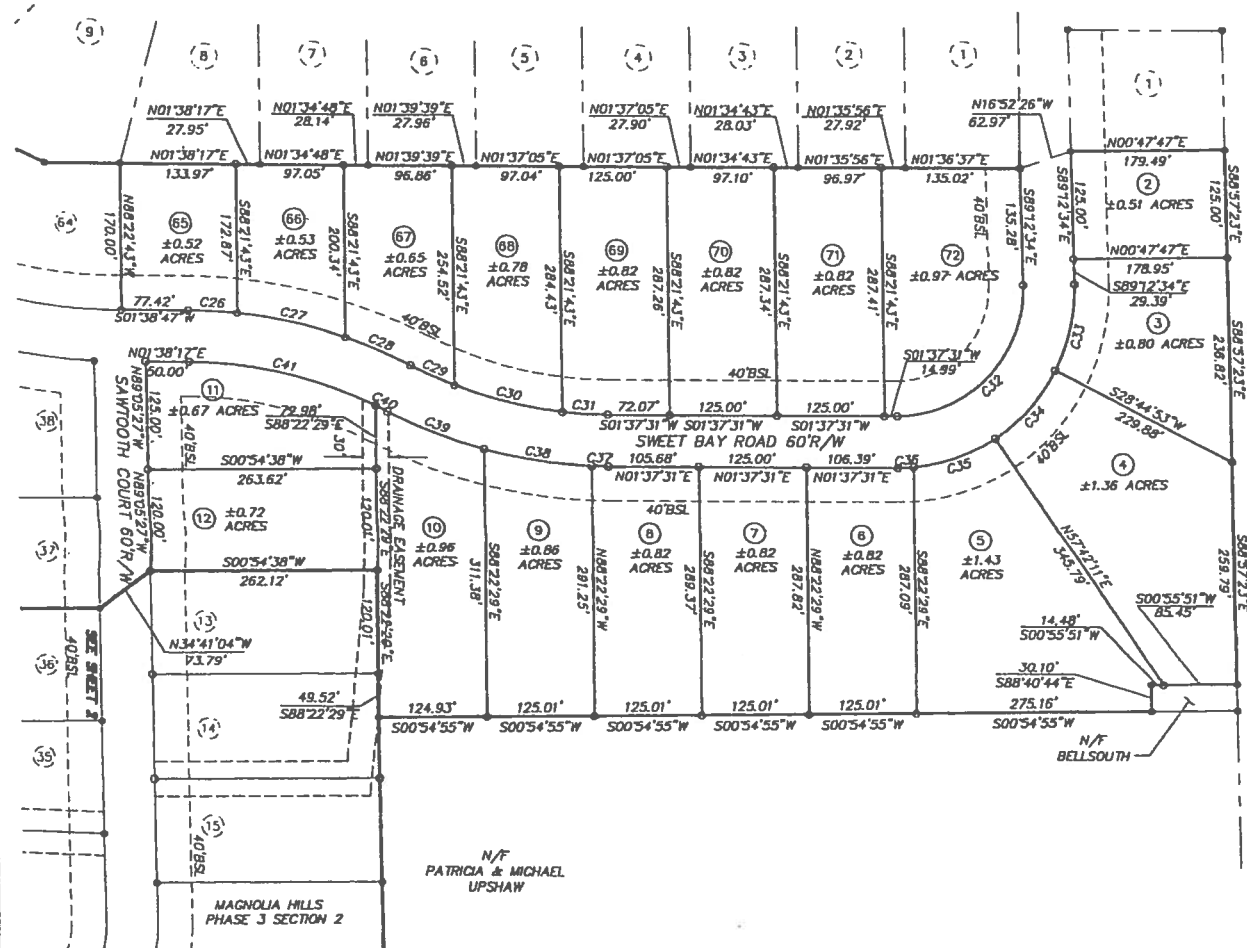
The plat has been submitted to and reviewed by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by and for the Commission, dated this 22<sup>nd</sup> day of December, 2003.

HOUSTON COUNTY PLANNING COMMISSION  
*[Signature]*  
 Secretary

I certify that the general plat layout shown on this plat has been approved by the Houston County Health Department for development with City of county water and individual sewage disposal, if approved required for each lot prior to construction.

*7-23-03*  
 Date  
 Houston County Health Department

MAGNOLIA HILL S/D SECTION 1



**CURVE TABLE**

CURVE	BEARING	CHORD	LENGTH	RADIUS
C26	S01°31'58"W	56.97'	56.99'	560.00'
C27	S1°32'18"W	127.86'	128.24'	560.00'
C28	S2°41'17"W	80.82'	80.89'	560.00'
C29	S2°38'21"W	53.43'	53.44'	500.00'
C30	S1°32'38"W	128.57'	128.06'	500.00'
C31	S04°30'48"W	53.00'	53.02'	500.00'
C32	S42°43'31"E	213.87'	217.80'	150.00'
C33	N78°12'31"W	102.80'	103.85'	210.00'
C34	N46°14'31"W	106.10'	107.28'	210.00'
C35	N1°32'04"E	102.14'	103.18'	210.00'
C36	N02°32'37"E	18.63'	18.63'	560.00'
C37	N02°38'31"E	18.43'	18.43'	560.00'
C38	N10°04'34"E	128.37'	128.64'	560.00'
C39	N22°41'34"E	118.65'	118.87'	560.00'
C40	N27°56'34"E	16.82'	16.82'	500.00'
C41	N14°22'58"E	220.81'	222.44'	500.00'

**NOTES**

1. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF DONALDSON, GARRETT AND ASSOCIATES, INC. AUTHORITY OF O.C.G.A. 43-15-22
2. BUILDING SETBACKS: FRONT - 40' SIDE - 10' - REAR - 35'
3. THIS PROPERTY IS ZONED R-1.
4. 100 YEAR FLOOD HAZARD ZONE X AS PER FIRM COMMUNITY PANEL 1302470075A DATED JUNE 4, 1990, BY GRAPHIC PLOTTING ONLY.
5. ALL PROPOSED STREET RIGHT-OF-WAYS ARE 60'; ALL PAVING IS 27" FROM BACK OF CURB TO BACK OF CURB.
6. TOTAL AREA OF SITE (INCLUDING ROADS) = 43.02 ACRES.
7. LOTS 2, 3, & 4 SHALL HAVE NO ACCESS ONTO S. R. 96 WITHOUT DOT APPROVAL.
8. LOTS 61 & 62 SHALL HAVE A LEVEL 4 SOIL SURVEY APPROVED BY THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.



DATE: 7/17/03  
 SHEET 1 OF 2

**LEGEND**

- PROPERTY LINE —————
- EASEMENT LINE - - - - -
- BUILDING SETBACK - - - - - BS - - - - -
- PROPOSED LOTS NUMBER (23)
- IRON PIN FOUND (1/2" REBAR) ●

**REFERENCES**

- P.B. 33, PG.119
- P.B. 4, PG.142
- P.B. 43, PG.85
- P.B. 41, PG.132

**CERTIFICATION**

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 72824 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,136+ FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A

SUBDIVISION SURVEY FOR

**MAGNOLIA HILLS PHASE 3 SECTION 1**

LAND LOT 102 HOUSTON COUNTY 10TH DISTRICT GEORGIA

SCALE: 1"=100'

C&G: N/A

DRAWING NO. 3752-02-C

**DONALDSON, GARRETT, & ASSOCIATES, INC.**  
 MACON • CHARLOTTE  
 4878 REVEREND DRIVE P.O. BOX 7308

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

<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>A van will be used for the business</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2263 filed on April 10, 2019, for a Special Exception for the real property described as follows:

**LL 102 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 10, Phase 3, Section 1 of Magnolia Hills Subdivision, Consisting of 0.96 Acres**

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

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

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

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

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

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

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

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

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



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

Application No. 2265

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:

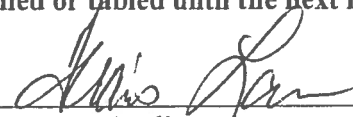
1. Name of Applicant Travis Law
2. Applicant's Phone Number 404-931-8683
3. Applicant's Mailing Address 815 Kyler Lane Bonaire, GA 31005
4. Property Description LL 54, 11<sup>th</sup> Land District of Houston County, Georgia, Lot 28, Section 1, Phase 2 of McCarley Downs Subdivision, consisting of 0.34 Acres
5. Existing Use Residential
6. Present Zoning District R-3
7. Proposed Use Special Exception for a Home Occupation  
for a Transportation (Limousine) 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.**

4-12-2019  
Date

  
Applicant

Application # 2265

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

**Houston County Zoning and Appeals Commission**

Date Filed: April 12, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Notice being posted on the property: May 10, 2019

\*\*\*\*\*

Date of Public Hearing: May 28, 2019

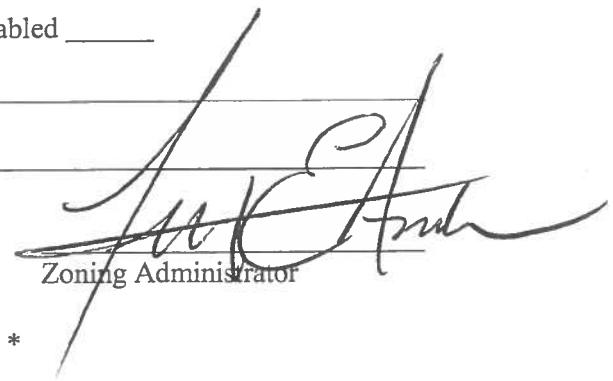
Fee Paid: \$100.00 Receipt # 41619

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

May 28, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: June 4, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Public Hearing: June 4, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk



**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><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>A 15 passenger truck will be used for the business - it will not be stored 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"/>

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2265 filed on April 12, 2019, for a Special Exception for the real property described as follows:

**LL 54 of the 11<sup>th</sup> Land District of Houston County, Georgia, Lot 28, Section 1, Phase 2 of McCarley Downs Subdivision, Consisting of 0.34 Acres**

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

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

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

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

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

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

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

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

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

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

Application No. 2266

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 Shelly Bayne
2. Applicant's Phone Number 478-550-5380
3. Applicant's Mailing Address 303 Cambrian Drive Kathleen, GA 31047
4. Property Description LL 103, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 70, Block "C", Section 1 of Tyler Ridge Subdivision, consisting of 0.39 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Hair Salon Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

4-15-19

Date

Shelly Bayne

Applicant

Application # 2266

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

**Houston County Zoning and Appeals Commission**

Date Filed: April 15, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Notice being posted on the property: May 10, 2019

\*\*\*\*\*

Date of Public Hearing: May 28, 2019

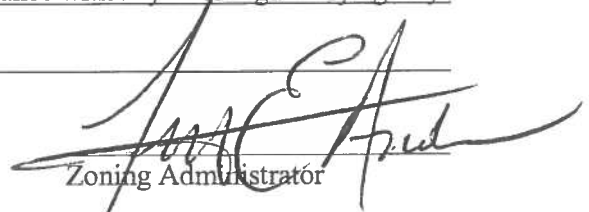
Fee Paid: \$100.00 Receipt # 41620

Recommendation of Board of Zoning & Appeals:

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

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

May 28, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: June 4, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Public Hearing: June 4, 2019

Action by Houston County Commissioners:

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

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

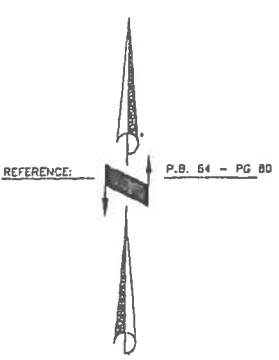
\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk



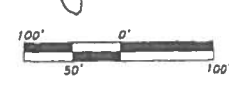
Due & Return  
 P.O. L. 112  
 WARMING BUILDING...

25/211-213



I certify that the general lot layout shown on this plat has been approved by the Houston County Health Department for development with city or county water and individual sewage. Individual lot approval required for each prior to construction.  
*Antonio Diaz* 5/29/05  
 Environmental Health Specialist  
 Houston County Health Department

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.  
*Ang M. Smith*



FIELD WORK DONE (PIIS SET) MONTH OF JUNE, 2005

	SUBDIVISION <b>TYLER RIDGE</b> SECTION NO. 1
	IN LAND LOTS 90 & 103 HOUSTON COUNTY, SCALE: 1" = 100' TENTH DISTRICT GEORGIA JUNE 15, 2005 <b>SCARBOROUGH LAND SURVEYS, INC.</b> <small>395-B SOUTH HOUSTON LAKE ROAD          HANOVER, GEORGIA 31060 753-1481</small>

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2266 filed on April 15, 2019, for a Special Exception for the real property described as follows:

**LL 103 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 70, Block "C", Section 1 of Tyler Ridge Subdivision, Consisting of 0.39 Acres**

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

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

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

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

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

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

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

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

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

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

Application No. 2267

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 Peggy Kukla Randall
2. Applicant's Phone Number 478-397-0218
3. Applicant's Mailing Address P.O. Box 342 Kathleen, GA 31047
4. Property Description LL 6, 11<sup>th</sup> Land District of Houston County, Georgia, Tract "C" as shown on a plat of survey for C.L. Malcom, consisting of 1.95 Acres
5. Existing Use Residential
6. Present Zoning District R-MH
7. Proposed Use Special Exception for a Home Occupation for a Florist and Small Landscaping Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

04/18/19  
Date

P. K. Randall  
Applicant

Application # 2267

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

**Houston County Zoning and Appeals Commission**

Date Filed: April 18, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Notice being posted on the property: May 10, 2019

\*\*\*\*\*

Date of Public Hearing: May 28, 2019

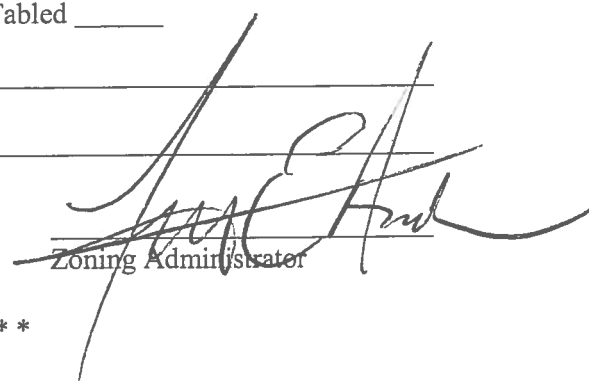
Fee Paid: \$100.00 Receipt # 41621

Recommendation of Board of Zoning & Appeals:

Approval  Denial  Tabled

Comments: Approved unanimously.

May 28, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: June 4, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Public Hearing: June 4, 2019

Action by Houston County Commissioners:

Approval  Denied  Tabled

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

19/124

GA HWY. NO. 247

677.70'

GEORGIA HIGHWAY NO. 247 100' R/W

90° 05'

564.55' N 20° 50' E

256.43'

140.00'

168.12'

REFERENCE:  
SURVEY FOR C. L. MALCOM BY  
BROXTON SURVEYING CO. DATED  
MAY 18, 1972.

NOTES

- 1. —○— IRON MARKER
- 2. PORTIONS OF THIS PLAT COMPILED FROM REFERENCE PLAT.

(A)

4.48 ACRES  
(CORRECTED REVERSE)

(SURVEY FOR C.L. MALCOM  
BY BROXTON SURVEYING CO.  
DATED JANUARY 28, 1969)

(B)

1.66 ACRES

(C)

1.95 ACRES

FORMERLY  
BARNETT

N 64° 35' 30" W  
717.25'

W. M.

574.99'

572.55' E

574.60'

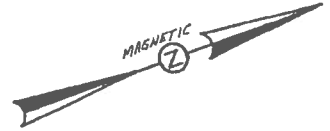
S 71° 12' E

524.60'

S 72° 29' E

457.9'

FORMERLY  
BARNETT



36" PECAN TREE

58'

130.15'

58.9'

S 02° 26' W

Approved

Houston County Planning Commission

*John S. Beard*  
Secretary



Doc ID: 006909410001 Type: PLA  
Filed: 06/28/1976 at 11:54:01 AM  
Fee Amt: Page 1 of 1  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Clerk  
BK 19 Pg 129

378.76'  
639.45'

S 01° 09' 30" E  
NOW OR FORMERLY  
U. E. STORY

I CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THAT THERE ARE NO ENCROACHMENTS, EASEMENTS, PARTY WALLS OR BUILDING PROJECTIONS EXCEPT AS SHOWN.

*John J. Broxton*  
#1492 GA. REG. SURV'R  
JOHN J. BROXTON

SURVEY	
FOR	
C. L. MALCOM	
IN LAND LOT 6	ELEVENTH DISTRICT
HOUSTON CO., GEORGIA	
NOVEMBER 17, 1975	SCALE: 1" = 100'
BROXTON SURVEYING CO.	
WARNER ROBINS, GA. DRAWING NO. 4520-5	

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



**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2267 filed on April 18, 2019, for a Special Exception for the real property described as follows:

**LL 6 of the 11<sup>th</sup> Land District of Houston County, Georgia, Tract "C" as shown on a plat of survey for C.L. Malcom, Consisting of 1.95 Acres**

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

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

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

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

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

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

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

Application No. 2268

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:

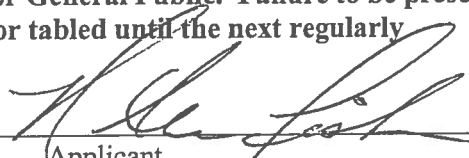
1. Name of Applicant Nathan Fisher
2. Applicant's Phone Number 478-230-8605
3. Applicant's Mailing Address 2005 Marshallville Road Perry, GA 31069
4. Property Description LL 17, 14<sup>th</sup> Land District of Houston County, Georgia, Tract 46 of L.E. Hicks Subdivision, consisting of 10.14 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Clearing & Grading 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.**

4-23-19  
Date

  
Applicant

Application # 2268

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

**Houston County Zoning and Appeals Commission**

Date Filed: April 23, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Notice being posted on the property: May 10, 2019

\*\*\*\*\*

Date of Public Hearing: May 28, 2019

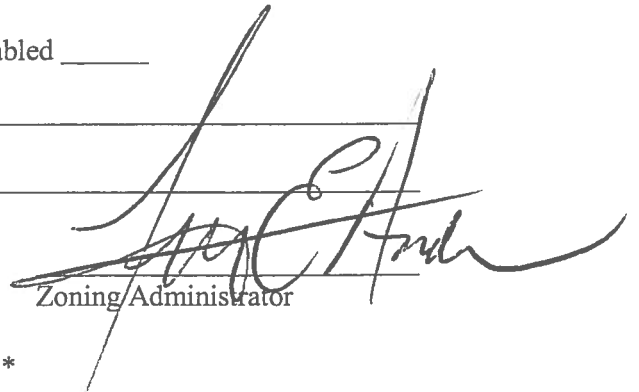
Fee Paid: \$100.00 Receipt # 41622

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

May 28, 2019  
Date



Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: June 4, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Public Hearing: June 4, 2019

Action by Houston County Commissioners:

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

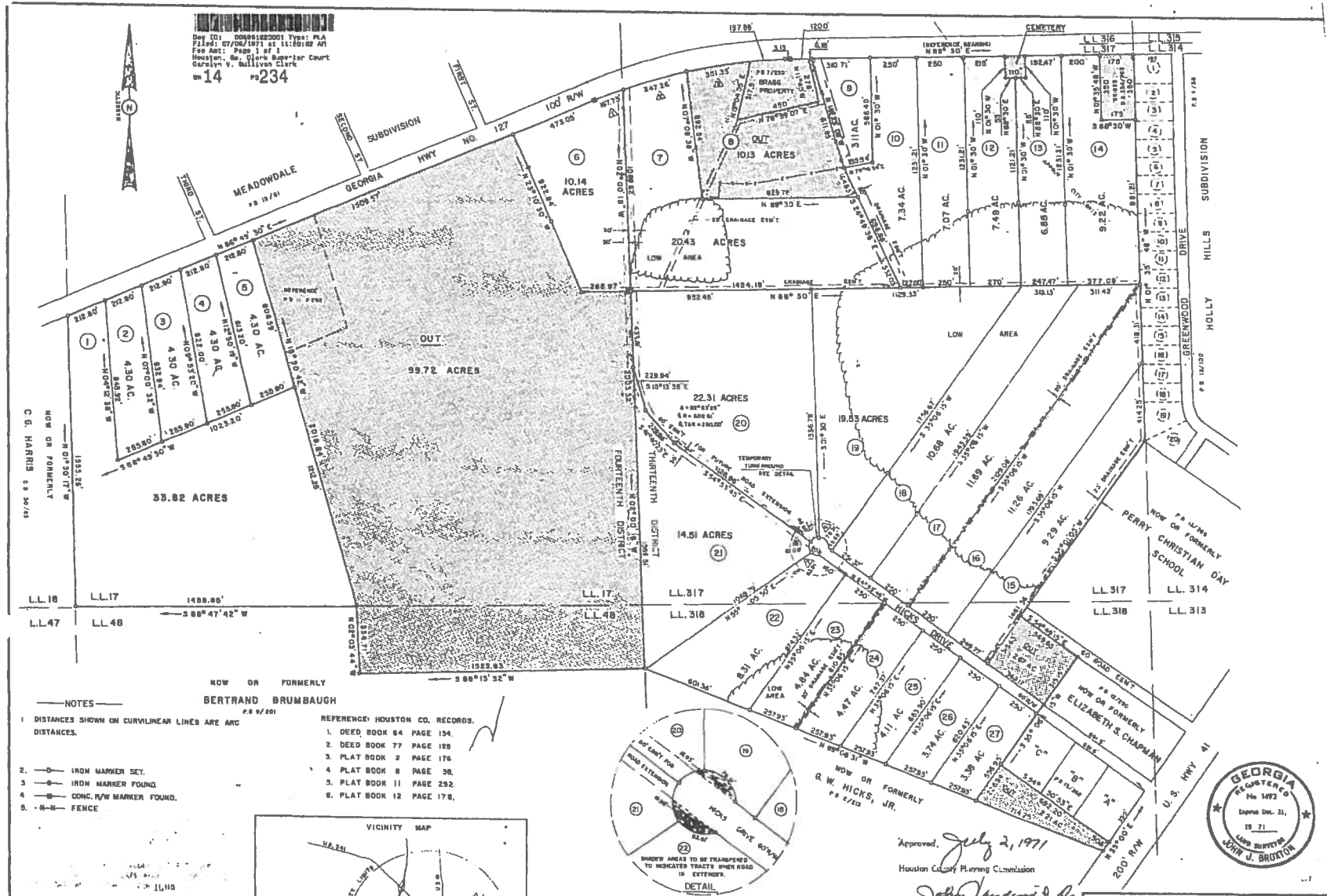
Comments: \_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

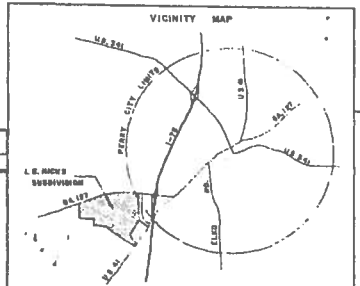
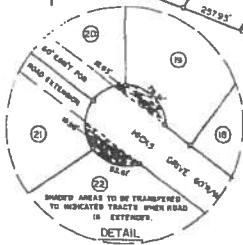
Recorded July 6, 1971

Doc ID: D0005182001 Type: PLA  
 Title: 07/06/1971 at 11:20:42 AM  
 File: Page 1 of 1  
 Houston, Co. Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 14 234



- NOTES**
- DISTANCES SHOWN ON CURVILINEAR LINES ARE ARC DISTANCES.
  - IRON MARKER SET.
  - IRON MARKER FOUND.
  - CONC./RW MARKER FOUND.
  - N—N— FENCE

- REFERENCE: HOUSTON CO. RECORDS.**
- DEED BOOK 64 PAGE 134.
  - DEED BOOK 77 PAGE 188
  - PLAT BOOK 2 PAGE 176
  - PLAT BOOK 8 PAGE 36.
  - PLAT BOOK 11 PAGE 292
  - PLAT BOOK 12 PAGE 178.

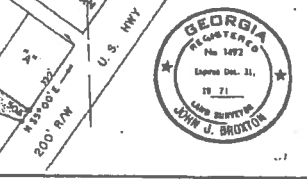


LINE	Δ	RADIUS	CHORD	BEARING
1	0° 24' 58"	2813.10	167.70	N 89° 31' 59" E
2	07° 04' 22"	2813.10	547.04	N 73° 48' 39" E
3	07° 08' 21"	2813.10	351.11	N 80° 55' 37" E
4	89° 44' 03"	50.00	70.00	N 48° 37' 58" W
5	05° 25' 45"	50.00	44.83	S 81° 46' 03" W
6	70° 00' 25"	80.00	57.36	S 00° 06' 03" W
7	73° 00' 00"	50.00	39.57	S 71° 27' 02" E

**TO BE SOLD AT AUCTION**  
**SATURDAY, JUNE 12, 1971 — 10:30 A.M.**  
 BY  
**HUDSON & MARSHALL, INC.**  
 LIQUIDATORS AUCTIONEERS  
 MACON, GEORGIA

Approved, *July 2, 1971*  
 Houston County Planning Commission  
*John J. Broxton*  
 Secretary

I HEREBY STATE THAT THIS PLAN IS A LEGAL REPRESENTATION OF THE LAND PLATS AND HAS BEEN PREPARED BY CONFIDENCE WITH THE SUBORDINATE STANDARDS AND REQUIREMENTS OF GEORGIA LAW.  
*John J. Broxton*  
 JOHN J. BROXTON  
 1004 1/2 U.S. HWY 41, SUITE 200  
 MACON, GA. 31206



**SUBDIVISION**  
**L. E. HICKS SUBDIVISION**

IN LAND LOTS 317 & 318 THIRTEENTH DISTRICT AND LAND LOTS 17 & 18 FOURTEENTH DISTRICT PERRY, HOUSTON COUNTY, GEORGIA  
 FEBRUARY 1971 SCALE: 1" = 330'  
 BROXTON SURVEYING CO.  
 WARNER ROBINS, GA. DRAWING NO. 1952-D

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 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"/>

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2268 filed on April 23, 2019, for a Special Exception for the real property described as follows:

**LL 17 of the 14<sup>th</sup> Land District of Houston County, Georgia, Tract 46 of L.E. Hicks Subdivision, Consisting of 10.14 Acres**

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

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

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

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

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

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

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

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

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



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

Application No. 2269

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:

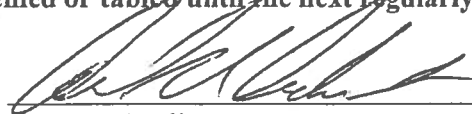
1. Name of Applicant Andrew and Kimberly Adsit
2. Applicant's Phone Number 478-258-8066
3. Applicant's Mailing Address 203 Steeplechase Run Warner Robins, GA 31088
4. Property Description LL 160, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 31, Block "A", Phase 4 of Mill Pond Plantation, consisting of 0.69 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for an Educational 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.**

29 Apr 2019  
Date

  
Applicant

Application # 2269

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

**Houston County Zoning and Appeals Commission**

Date Filed: April 29, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Notice being posted on the property: May 10, 2019

\*\*\*\*\*

Date of Public Hearing: May 28, 2019

Fee Paid: \$100.00 Receipt # 41623

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

May 28, 2019  
Date



Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: June 4, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Public Hearing: June 4, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

51/1

51/7

CERTIFICATE OF FINAL APPROVAL  
 This plat has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved for recording in the office of the Clerk of the Superior Court by said Commission, dated this 13 day of May, 1997.

THE HOUSTON COUNTY PLANNING COMMISSION

By: *[Signature]*  
 Secretary

LOT 13  
 PHASE No. 1

LL. 160 LL. 161

LOT 27  
 PHASE No. 3

LOT 28  
 1.40 AC.  
 "A"

LOT 30  
 0.69 AC.

LOT 31  
 0.69 AC.

LOT 32  
 0.65 AC.

LOT 33  
 0.95 AC.

LOT 35  
 "A"

ANNE CLYDE RYALS

- NOTES
- 1) ALL LOT LINES ARE RIGHT ANGLES TO STREET UNLESS OTHERWISE NOTED.
  - 2) MINIMUM 20' BUILDING LINE ON ALL LOTS UNLESS OTHERWISE NOTED.
  - 3) 25' RADIUS ON ALL STREET CORNERS.
  - 4) ALL EASEMENTS ARE FOR DRAINAGE & UTILITIES WITH WIDTHS AS INDICATED.
  - 5) CURVE & LINE LOT DATA LOCATED ON SHEET No.2.
  - 6) 35.67 ACRES IN THIS DEVELOPMENT.
  - 7) No. 4 REBAR SET AT ALL CORNERS.
  - 8) LOTS TO BE DEVELOPED ONLY WITH CITY SEWER.

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

*[Signature]* 5-22-97  
 Environmental Health Specialist  
 Houston County Health Department. Dated

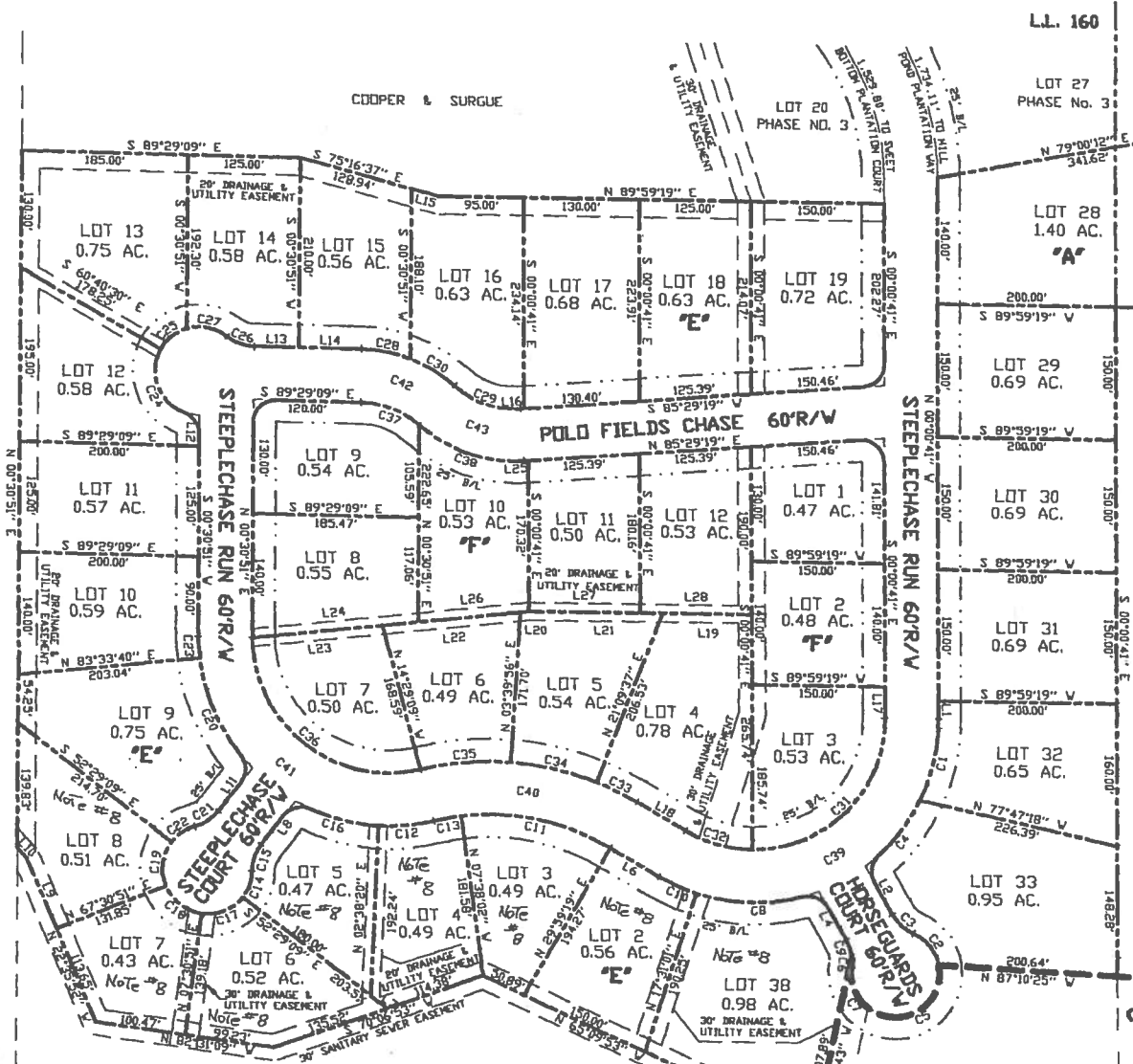


Scale 1" = 100'



Dep ID: 00879680002 Type: PLA  
 Filed: 05/13/1997 at 04:08:00 PM  
 Fee Amt: Page 1 of 2  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 51 7-8

	SUBDIVISION YOP
	<b>MILL POND PLANTATION</b> PHASE No. 4 LAND LOTS 260 & 261 HOUSTON COUNTY WITH DISTRICT GEORGIA
<b>CLEMENTS SURVEYING CO., INC.</b> 1219 SOUTH HOUSTON LAKE ROAD VARNER RIDGE, GEORGIA 30088 PHONE: (404) 922-4799	APRIL 18th, 1997 SCALE: 1" = 100' DRAWING NO. 260L - 57



SHEET 1 OF 2

COOPER & SURGUE

FILED  
 HOUSTON COUNTY  
 1997 MAY 13 PM 4:58  
 CLERK SUPERIOR COURT

This approval in no way releases the property owner or contractor of his damage to adjacent downstream properties and liability resulting from them 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.

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER  
 I certify that the owner, or his agent, has submitted to me the plans, specifications, and other improvements in accordance with the Regulations of Houston County, Georgia; or has posted a performance bond or cashiers check to insure completion as required by County Engineer.  
*[Signature]*  
 Engineer  
 Date

11/1

51/1 4/10

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2269 filed on April 29, 2019, for a **Special Exception** for the real property described as follows:

**LL 160 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 31, Block "A", Phase 4 of Mill Pond Plantation Subdivision, Consisting of 0.69 Acres**

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

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

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

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

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

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

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

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

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

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

Application No. 2270

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 Jason Turner
2. Applicant's Phone Number 706-975-1691
3. Applicant's Mailing Address 132 Whitley Drive Warner Robins, GA 31093
4. Property Description LL 160, 5<sup>th</sup> Land District of Houston County, Georgia, Lot 34, Block "D", Extension 1 of Pike Acres Subdivision, consisting of 0.74 Acres
5. Existing Use Residential
6. Present Zoning District R-MH
7. Proposed Use Special Exception for a Home Occupation  
for a Photography 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.**

3-29-19  
Date

  
Applicant

Application # 2270

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

**Houston County Zoning and Appeals Commission**

Date Filed: April 29, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Notice being posted on the property: May 10, 2019

\*\*\*\*\*

Date of Public Hearing: May 28, 2019

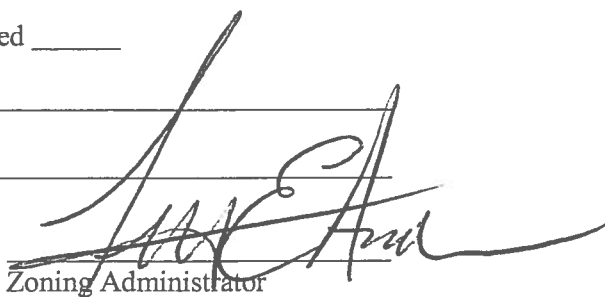
Fee Paid: \$100.00 Receipt # 41624

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

May 28, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: June 4, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Public Hearing: June 4, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk



FILED  
 HOUSTON COUNTY  
 1988 MAY -9 PM 12:19  
 CLERK SUPERIOR COURT



"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 attestation to be his free act and deed.  
 4/26/88 Toni Spencer as Agent  
 Date Owner's Name

- NOTES:
1. IRON PINS TO BE SET ON ALL CORNERS
  2. ALL LOT LINES ARE AT RIGHT ANGLES TO STREET UNLESS OTHERWISE INDICATED.
  3. ALL EASEMENTS ARE FOR DRAINAGE & UTILITY UNLESS OTHERWISE INDICATED.
  4. 30' BUILDING LINE.
  5. 23 DENOTES LOT NUMBER.
  6. — DENOTES IRON PIN FOUND

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.

5/5/88 Milton Beckham  
 Date Engineer  
 MILTON BECKHAM  
 Houston County Engineer  
 and Public Works

Health Department Approval Relates to the General Subdivision Lot Layout only - Individual Approval Required for Each Prior to Construction.  
[Signature] 5-2-88  
 Registered Sanitarian Date  
 Houston County Health Department

I certify that the general lot layout shown on this plat has been approved by the Houston County Health Department for development with city county water and individual sewage.  
[Signature] 5-2-88  
 Date Registered Sanitarian  
 Houston County Health Department

Approved  
 5/5/88  
 Houston County Planning Commission  
[Signature]  
 Secretary

REVISED: APRIL 25, 1988 TO ADD P.C.B. TO JESSICA DR.

GRAPHIC SCALE  
 1" = 100'



NEARLY ALL DIMENSIONS ARE UNCORRECTED FROM ANCHORS  
 THEREAS APPLICABLE DISTANCE TO ANY  
 HORIZONTAL LINE IS TO BE TAKEN FROM THE  
 USING A 200' STEEL TAPE AND A THEODOLITE

THE UNDERSIGNED CERTIFIES THAT HE IS  
 THE OWNER OF THE LAND SHOWN ON THIS  
 PLAT AND ACKNOWLEDGES THIS PLAT

[Signature]  
 Owner



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.

[Signature]  
 Reg. Land Surveyor

SUBDIVISION  
 EXTENSION NO. 1  
 PIKE ACRES  
 IN L. L. 160  
 HOUSTON CO.  
 JUNE 25, 1983  
 WADDLE & COMPANY  
 104 MEADOWRIDGE DR. WARNER ROBINS, GA.

This plat shows the same lots as Pl. 26/3

35/29

AUTHORIZATION OF PROPERTY OWNER  
Application for Special Exception/Variance

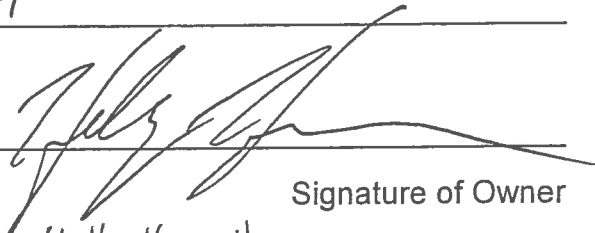
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Houston County, Georgia.

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

Name of Applicant JASON TURNER - SKYFORCE STUDIOS LLC

Address 132 WHITLEY DRIVE  
WARNER ROBINS, GA 31093

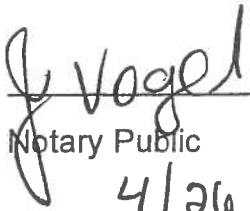
Telephone Number 706-975-1691

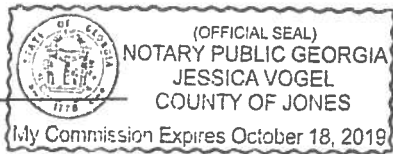
  
Signature of Owner  
Holly HARMON

Personally appeared before me

Jessica Vogel

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

  
Notary Public  
4/26/2019



Date

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2270 filed on April 29, 2019, for a Special Exception for the real property described as follows:

**LL 160 of the 5<sup>th</sup> Land District of Houston County, Georgia, Lot 34, Block “D”, Extension 1 of Pike Acres Subdivision, Consisting of 0.74 Acres**

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

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

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

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

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

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

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

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

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

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

Application No. 2271

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 LeKeisha Nelson Hill
2. Applicant's Phone Number 478-335-0162
3. Applicant's Mailing Address 303 Fieldfare Drive Kathleen, GA 31047
4. Property Description LL 200, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 8, Block "D", Section 4, Phase 2 of Lake Pointe Plantation Subdivision, consisting of 1.29 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Nutritional 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.

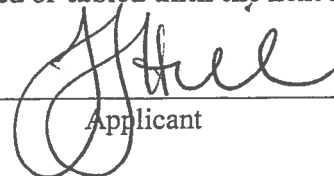
Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes ( ) No ( X ). If yes, then complete Form "A" attached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

4.29.19

Date



Applicant

Application # 2271

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

**Houston County Zoning and Appeals Commission**

Date Filed: April 29, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Notice being posted on the property: May 10, 2019

\*\*\*\*\*

Date of Public Hearing: May 28, 2019

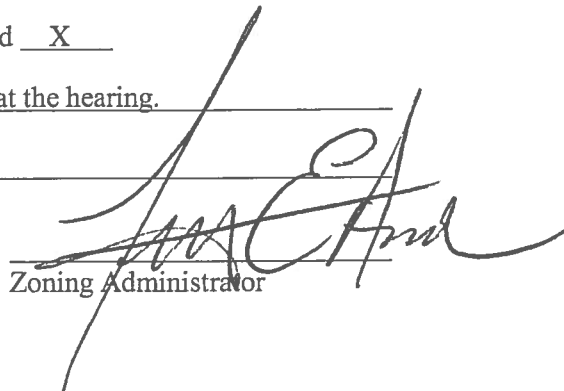
Fee Paid: \$100.00 Receipt # 41625

Recommendation of Board of Zoning & Appeals:

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

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

May 28, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: June 4, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Public Hearing: June 4, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

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

Application No. 2272

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 Rhonda Armstrong
2. Applicant's Phone Number 478-550-1845
3. Applicant's Mailing Address 113 Timberlane Avenue Warner Robins, GA 31088
4. Property Description LL 159, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 24, Block "C", Section 2, Phase 2 of Ashley Hall Subdivision, consisting of 0.63 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Jewelry 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.

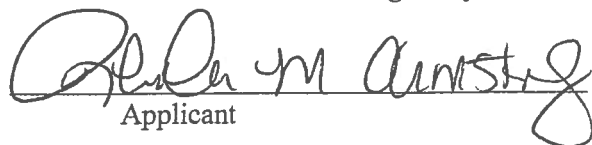
Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes ( ) No ( X ). If yes, then complete Form "A" attached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

4-30-19

Date

  
Applicant



Application # 2272

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

**Houston County Zoning and Appeals Commission**

Date Filed: April 30, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Notice being posted on the property: May 10, 2019

\*\*\*\*\*

Date of Public Hearing: May 28, 2019

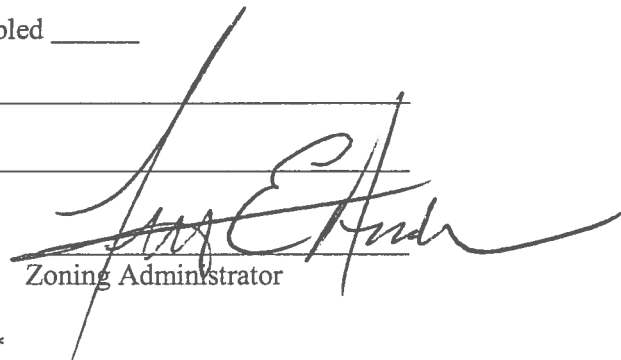
Fee Paid: \$100.00 Receipt # 41626

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

May 28, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: June 4, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Public Hearing: June 4, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

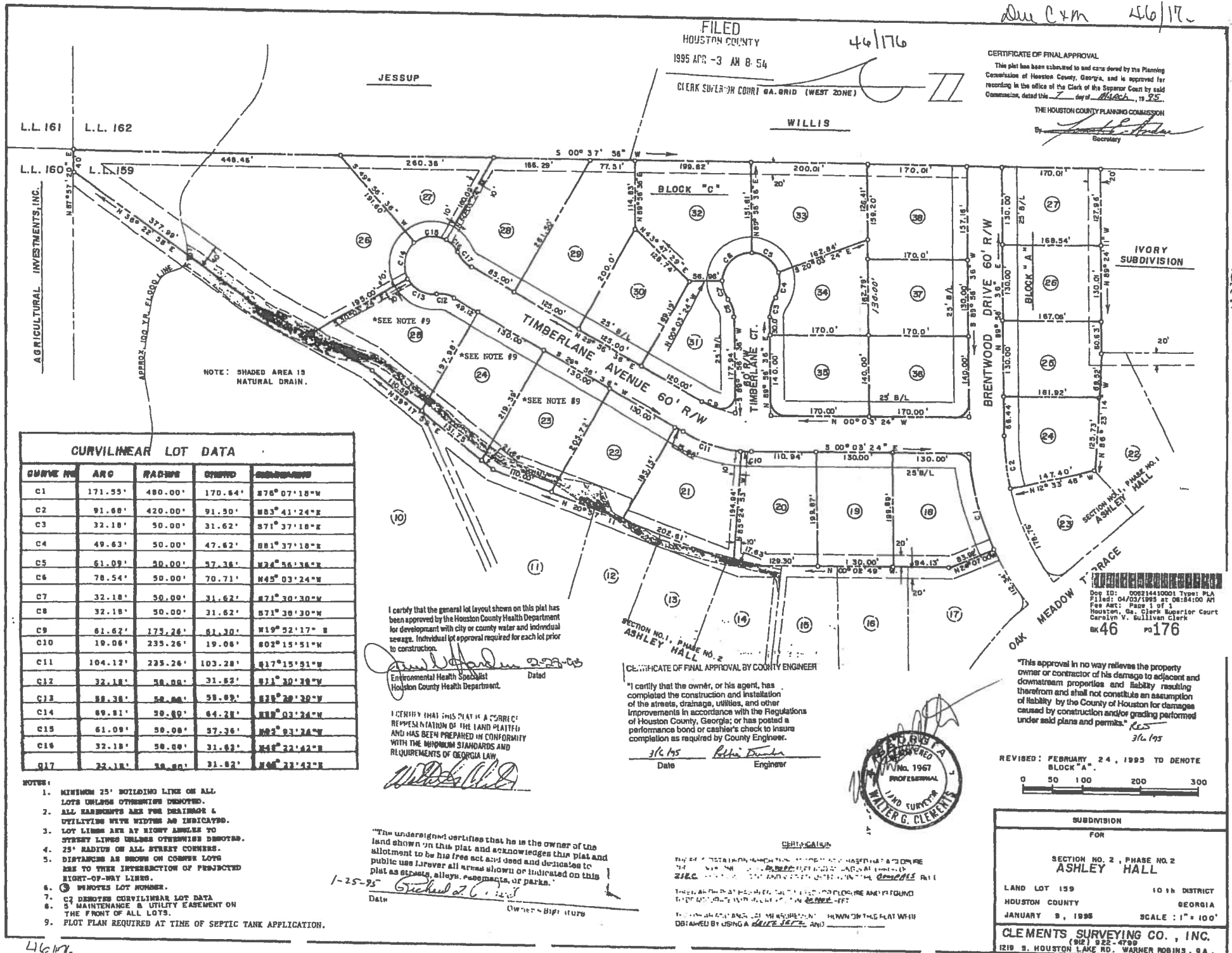
See C & M 46/176

FILED  
HOUSTON COUNTY  
1995 APR -3 AM 8:54

46/176

CERTIFICATE OF FINAL APPROVAL  
This plat has been submitted to and cars derved 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 7 day of March, 1995.

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



NOTE: SHADED AREA IS NATURAL DRAIN.

CURVILINEAR LOT DATA

CURVE NO.	ARC	RADIUS	CHORD	BEARINGS
C1	171.55'	480.00'	170.64'	S76°07'18"W
C2	91.66'	420.00'	91.50'	S63°41'24"E
C3	32.18'	50.00'	31.62'	S71°37'18"E
C4	49.63'	50.00'	47.62'	S81°37'18"E
C5	61.09'	50.00'	57.38'	N24°56'36"E
C6	78.54'	50.00'	70.71'	N45°03'24"W
C7	32.18'	50.00'	31.62'	S71°30'30"W
C8	32.18'	50.00'	31.62'	S71°30'30"W
C9	61.62'	175.24'	61.30'	N19°52'17"W
C10	19.06'	235.26'	19.06'	S02°15'51"W
C11	104.12'	235.26'	103.28'	S17°15'51"W
C12	32.18'	50.00'	31.62'	S71°30'30"W
C13	58.38'	58.86'	58.89'	S75°20'30"W
C14	69.91'	59.80'	64.28'	S77°03'24"W
C15	61.09'	59.00'	57.36'	S63°03'24"W
C16	32.18'	50.00'	31.62'	S71°22'42"W
C17	22.18'	50.00'	21.62'	S70°22'42"W

- NOTES:
- MINIMUM 25' 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 THEIR INTERSECTION OF PROJECTED RIGHT-OF-WAY LINES.
  - ① DENOTES LOT NUMBER.
  - C2 DENOTES CURVILINEAR LOT DATA.
  - 5' MAINTENANCE & UTILITY EASEMENT ON THE FRONT OF ALL LOTS.
  - FLOT PLAN REQUIRED AT TIME OF SEPTIC TANK APPLICATION.

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

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]*

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER  
I certify that the owner, or his agent, has completed the construction and installation of the streets, drainage, utilities, and other improvements in accordance with the Regulations of Houston County, Georgia; or has posted a performance bond or cashier's check to insure completion as required by County Engineer.  
3/6/95 *[Signature]*  
Date Engineer



"This approval in no way relieves the property owner or contractor of his damage to adjacent and downstream properties and liability resulting therefrom and shall not constitute an assumption of liability by the County of Houston for damages caused by construction and/or grading performed under said plans and permits."  
RES  
3/6/95

REVISED: FEBRUARY 24, 1995 TO DENOTE BLOCK "A".  
0 50 100 200 300

SUBDIVISION FOR SECTION NO. 2, PHASE NO. 2 ASHLEY HALL  
LAND LOT 159 101N DISTRICT  
HOUSTON COUNTY GEORGIA  
JANUARY 9, 1995 SCALE: 1" = 100'  
CLEMENS SURVEYING CO., INC.  
1210 S. HOUSTON LAKE RD. WARNER ROBINS, GA.  
2 - 94

46/176

46/176

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

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2272 filed on April 30, 2019, for a Special Exception for the real property described as follows:

**LL 159 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 24, Block "C", Section 2, Phase 2 of Ashley Hall Subdivision, Consisting of 0.63 Acres**

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

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

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

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

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

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

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

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

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

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

Application No. 2273

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 Yanci Castillo-Herrera
2. Applicant's Phone Number 478-396-2187
3. Applicant's Mailing Address 3401 Moody Road Kathleen, GA 31047
4. Property Description LL 216, 10<sup>th</sup> Land District of Houston County, Georgia, as shown on a plat of survey for Richard Weeks, consisting of 4.29 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Construction Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

4/19/19  
Date

  
Applicant

Application # 2273

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

**Houston County Zoning and Appeals Commission**

Date Filed: May 1, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Notice being posted on the property: May 10, 2019

\*\*\*\*\*

Date of Public Hearing: May 28, 2019

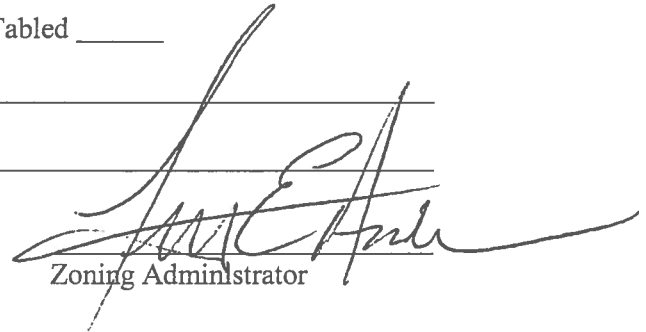
Fee Paid: \$100.00 Receipt # 41627

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

May 28, 2019  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: June 4, 2019

Date of Notice in Newspaper: May 8 & 15, 2019

Date of Public Hearing: June 4, 2019

Action by Houston County Commissioners:

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

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

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk



Doc ID: 013263800001 Type: PLT  
Recorded: 03/03/2014 at 04:07:46 PM  
Fee Amt: \$8.00 Page 1 of 1  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Clerk  
BK 76 PG 15

SOUTH POINTE  
PB 33/PG 149

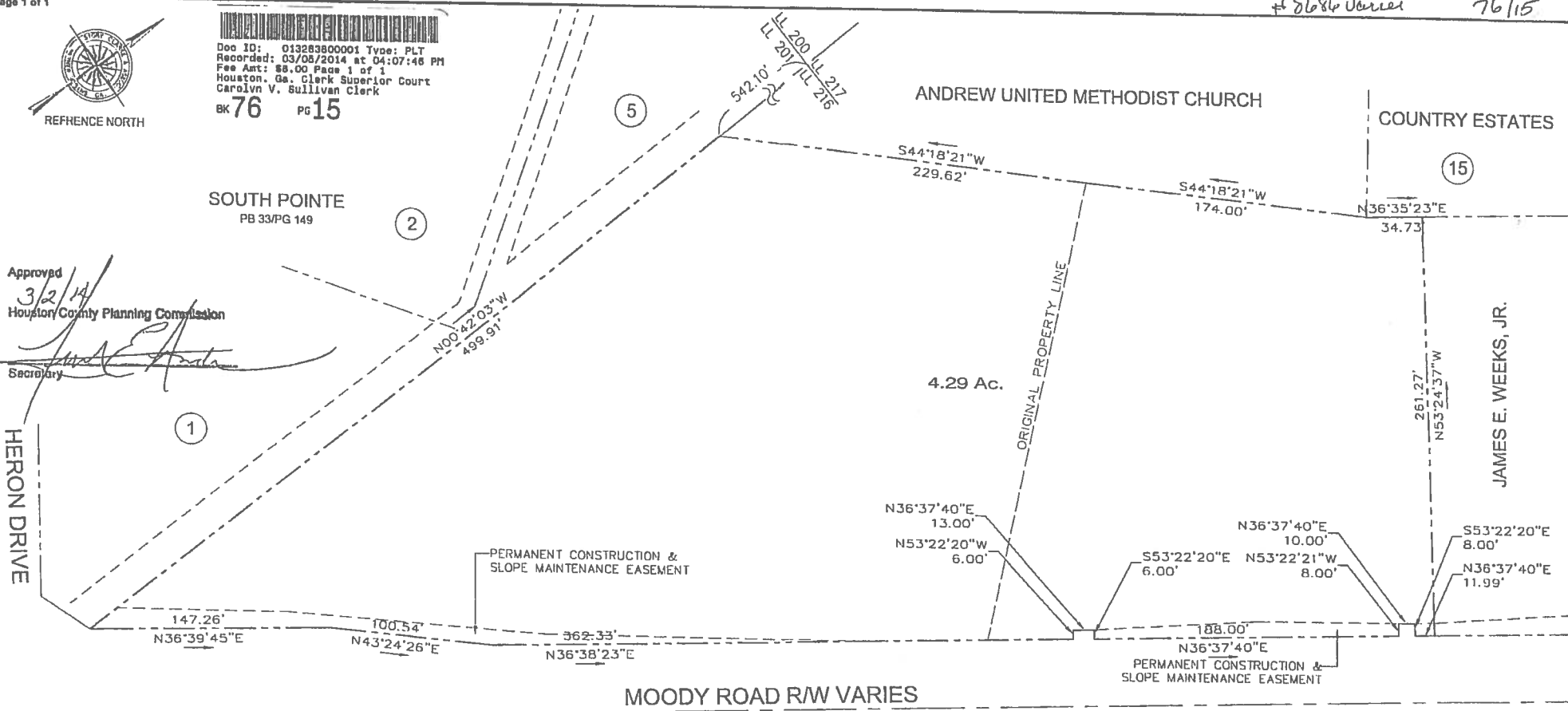
Approved  
3/2/14  
Houston County Planning Commission  
*[Signature]*  
Secretary

HERON DRIVE

ANDREW UNITED METHODIST CHURCH

COUNTRY ESTATES

JAMES E. WEEKS, JR.



PLAT CERTIFICATION

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS & REQUIREMENTS OF LAW. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED, HAS A CLOSURE PRECISION OF ONE FOOT IN NA FEET AND AN ANGULAR ERROR OF 0" PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 896,000 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A NA

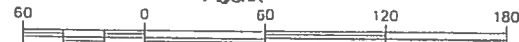
ROBERT L. STORY/GRLS No. 1853

OWNERS CERTIFICATION

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

3-3-14  
DATE

*[Signature]*  
OWNER'S SIGNATURE



GRAPHIC SCALE IN FEET  
SCALE: 1"=60'

COMPILED PLAT FOR <b>RICHARD WEEKS</b>		10TH DISTRICT GEORGIA	
LAND LOT NUMBER 210 HOUSTON COUNTY			
	DATE: Mar 02 2014		SURVEYORS + PLANNERS LANDSCAPE ARCHITECTURE
	SCALE: 1"=60'		<b>STORY CLARKE &amp; Associates</b> WARNER ROBINS, GEORGIA 31006 TEL: 478.922.7724 FAX: 478.922.3499
	DWN BY: MNM		
	CHKD BY: RLS		
	PN: Ho10LL210		
DN: 14-010-B			



**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2273 filed on May 1, 2019, for a **Special Exception** for the real property described as follows:

**LL 216 of the 10<sup>th</sup> Land District of Houston County, Georgia, as shown on a plat of survey for Richard Weeks, Consisting of 4.29 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.

Chief Stoner has proposed the reorganization of several positions within the Fire Department that will enhance the department's command structure and can be accomplished with an overall net savings to the County of \$18,354.96. Staff have reviewed this proposal and recommend approval.

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

- approve
- disapprove
- table
- authorize

**the reorganization of Fire Department personnel as recommended by staff in a memorandum dated May 29, 2019.**



**HOUSTON COUNTY  
PUBLIC WORKS DEPARTMENT**

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

# Memo

To: Houston County Board of Commissioners

From: Robbie Dunbar 

Date: May 29, 2019

RE: Personnel Request

---

Please consider the following reorganization of positions at Houston County Fire Department:

Current -Position-Grade/Step-Fund	Proposed-Position-Grade/Step-Fund
Admin. Asst. - Grade 13	Office Manager - Grade 16 (increase 4%)
Asst. Chief – 21C	Asst. Chief – 25A
Corporal	Sergeant
Corporal	Sergeant
Corporal	Sergeant

With the Chief's current step, this reorganization results in a net savings of \$18,354.96 to the Fire Fund.

Please favorably consider this request.

Director of Operations Robbie Dunbar has proposed the reorganization of several positions within the Public Works that can be accomplished with an overall net savings to the County of \$52,804.67. The proposed changes and the net savings are a result of the combination of the elimination of one Roads Department Laborer position and the down-grading of one Solid Waste Collections Billing Manager position.

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

- approve
- disapprove
- table
- authorize

**the reorganization of Public Works personnel as recommended by staff in a memorandum dated May 29, 2019.**



Board Appointments

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

- approve
- disapprove
- table
- authorize

the following reappointments:

<b>Zoning &amp; Appeals Board:</b>	<b>Lisa Bowen</b>	<b>6/06/19 thru 6/05/23</b>
<b>DFCS Board:</b>	<b>Mikki Quinones</b>	<b>7/01/19 thru 6/30/24</b>
<b>Adjustments &amp; Appeals Board:</b>	<b>G.L. Crocker</b>	<b>7/07/19 thru 7/06/22</b>

and to fill the unexpired term of Joe Richardson:

<b>Houston County Development Authority:</b>	<b>Chris Davis</b>	<b>6/04/19 thru 8/09/23</b>
--	--------------------	-----------------------------



# 5

Peach County has experienced significant residential growth in the eastern portion of Peach County and has plans to build a new station to better serve that area. In the meantime, they are requesting the assistance of automatic aid from Houston County Fire.

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

- approve
- disapprove
- table
- authorize

**Chairman Stalnaker and Chief Stoner signing the Automatic Aid Agreement with the Peach County Fire Department for the eastern portion of Peach County as designated.**



**HOUSTON COUNTY  
PUBLIC WORKS DEPARTMENT**

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

---

# Memo

To: Houston County Board of Commissioners

From: Robbie Dunbar, Director of Operations *RDS*

CC: Chief Chris Stoner, Houston County Fire Department

Date: May 21, 2019

Re: Automatic Aid Agreement with Peach County Fire Department

---

Please find attached automatic aid agreement from Peach County Fire Department. Due to residential growth in Eastern Peach County, Peach County Fire Department has purchased property in the eastern portion of Peach County to build a new station. In the meantime, Peach County is requesting an automatic aid agreement with Houston County for service to this part of Peach County. Peach County Fire Department has been a great partner to Houston County Fire Department for many years, please favorably consider this request.

## AUTOMATIC AID AGREEMENT

This AUTOMATIC AID AGREEMENT (“Agreement”), for fire protection, is entered into this 1<sup>st</sup> day of June, 2019 by and between the **Peach County** and **Houston County, Georgia**.

### DUAL RESPONSE AREA

1. **Dual Response Area - Geographic Limits.** This Agreement shall apply to any incidents requiring the need of a fire department including structure fires in residential, commercial, recreational and rural properties where the first response is provided by The Peach County Fire Department. This Agreement applies to all Emergency Incidents received by the Peach County E-911 Communications Center for addresses or occupancies within Peach County Fire Department jurisdiction, and more specifically for addresses located within the boundaries defined by:

Hwy 127 From Houston County Line to the Macon County Line (0.623 miles)

Clopine Lake road From Hwy 127 to U S Hwy 341 (3.4 miles)

Norwoods Springs Road from Clopine Lake Road to Gracewood Road (2.0 miles)

Note: For purposes of this Agreement, the boundary will include both sides of the road way and any property contiguous to either side of the roadway. The area covered by this Agreement includes both the Indian Creek Subdivision and Worthington Circle Subdivision.

2. **Situations Where Aid is Provided.** All calls for fire services within the defined automatic aid agreement area shall result in an automatic, simultaneous response from both the Peach County Fire Department and Houston County Fire Department. To accomplish this, the Peach County E-911 Communications Center shall upon receipt of call for service in the designated area, notify Houston County E-911 Communications Center and request Houston County Fire Department be dispatched simultaneously. This automatic aid Agreement shall be in effect 24 hours a day, seven days a week, and contingent upon available manpower and resources.
3. **No Reimbursement for Costs.** No party in this Agreement shall be required to reimburse any other party for the cost of providing the services set forth in the Dual Response and/or Automatic Aid sections of this Agreement. Each party shall pay its own costs for responding to the Emergency Incidents as described in said sections of this Agreement.

**PRIOR AGREEMENTS**

This Agreement supersedes any other previous Automatic Aid Agreements, either written or verbal, that may have existed to define the response of the two fire departments in this area. This agreement does in no way suspend or amend any and all existing Mutual Aid Agreements between the two fire departments.

Agreed and signed this \_\_\_\_\_ day of \_\_\_\_\_, 2019

**Peach County, Georgia**

By: \_\_\_\_\_  
Martin H Moseley Jr., Chairman  
Peach County Board of Commissioners

By: \_\_\_\_\_  
Thomas J. Doles  
Fire Chief

Attest:

By: \_\_\_\_\_  
Michaela Jones, Administrator

**Houston County, Georgia**

By: \_\_\_\_\_  
Tommy Stalnaker, Chairman  
Houston County Board of Commissioners

By: \_\_\_\_\_  
Christopher Stoner  
Fire Chief

Attest:

By: \_\_\_\_\_  
Administrator

Under this memorandum of agreement Empowered Living Counseling and Life Coaching, LLC will provide therapeutic counseling services and healthcare education for participants of the Mental Health Accountability Court.

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

- approve
- disapprove
- table
- authorize

**Chairman Stalnaker signing the memorandum of agreement between Houston County and Empowered Living Counseling and Life Coaching, LLC to provide services for the Mental Health Accountability Court. This agreement will be effective immediately and terminate June 30, 2020.**

## MEMORANDUM OF AGREEMENT

STATE OF GEORGIA

HOUSTON COUNTY

THIS AGREEMENT is made and entered into this 17 day of MAY 2019, by and between Houston County, Georgia, a political subdivision of the State of Georgia ("County") and Empowered Living Counseling and Life Coaching LLC ("Contractor").

WITNESSETH:

WHEREAS, Houston County wishes to engage the services of Empowered Living Counseling and Life Coaching LLC (Contractor), for the purposes and during the time set out below; and,

WHEREAS, Houston County has the power and authority to utilize independent contractors in order to provide professional services.

NOW, THEREFORE, in consideration of the mutual covenants and obligations herein contained, the parties hereby agree as follows:

1. Designation of Contractor. Said Contractor represents that they are qualified to perform the duties of Therapeutic Counseling Services and Healthcare Education.
2. Services Provided by Contractor. Contractor shall provide services agreed to by Houston County and the Contractor in cooperation with program staff. The services to be provided by the Contractor shall include, but are not limited to, the following:

Empowered Living Counseling and Life Coaching LLC agrees to:

a) attend treatment team meeting, as needed, and participate in eligibility and compliance reviews, with the goal of maximizing participation and outcomes.

b) Conduct assessments for Accountability Court referrals within 10 days of receiving the referral from the Court Coordinator or Case Manager.

c) Provide appropriate counseling services to include: Individual and Group.

d) Provide Mental Health Court Coordinator weekly updates on each participant's attendance at appointments and compliance with treatment recommendations.

Such updates shall be entered in the web based case management system utilized by the court.

e) Appear in court and treatment team meetings as needed.

f) Other duties as required by the Mental Health Court Coordinator or Judge Katherine K. Lumsden.

3. Classification of Contractor. The relationship between Houston County and Contractor shall be that of an independent contractor. Nothing in this Agreement is intended nor shall it be construed to create an agency relationship, an employer-employee relationship, or a joint venture relationship between Contractor and Houston County, nor between Contractor and the State of Georgia merit System or the Superior Courts of Houston Judicial Circuit. As such, Houston County shall not be liable or responsible for any acts and/or omissions of Contractor with respect to the services to be provided by Contractor hereunder. Further, Contractor agrees to release, indemnify and hold harmless Houston County and each of its staff members, employees, officers, directors, agents and

representatives (“Indemnitees”) from and against all claims, suits, actions, liability, losses, damages, costs, charges, expenses, judgements, and settlements caused or alleged to be caused in whole or in part by any act or omission by Houston County or by any act or omission by any Indemnatee arising out of contractor’s provision of services as set forth in the Agreement.

4. Compensation. Houston County shall pay to Empowered Living Counseling and Life Coaching LLC a sum not to exceed \$100.00 for each assessment completed and \$75.00 for each counseling session completed. Contractor agrees to provide appropriately itemized statements rendering such services on a monthly basis, and payment shall be made by Houston County promptly thereafter according to its schedule for payment of bills.
5. Duration of Contract. This contract may be terminated by either party for any reason by giving thirty (30) days written notice of termination to the other party. Unless terminated by either party in the manner provided above, the duration of this contract will be for the period of May 17, 2019-June 30, 2020.
6. Entire Agreement. This Agreement constitutes the entire agreement of the parties and is intended as a complete and exclusive statement of the promises, representation, negotiations, discussions and agreements that have been made in connection with the subject matter hereof. No modifications or amendments to the Agreement shall be binding upon the parties hereto. All prior negotiations, agreements, and understandings with respect to the subject matter of this Agreement are superseded hereby.
7. Grounds for Termination. Paragraph 5 herein notwithstanding, commission of any of the below listed offenses by Contractor may result in immediate termination of this Contract:



- a) Arrest for a felony offense.
- b) Arrest and conviction for a misdemeanor offense which involves substance abuse.
- c) Acts involving moral turpitude.
- d) Fraternalization outside the professional context with any participant of the Program.
- e) Conduct detrimental to the goals of the Program in the sole discretion of the Superior Court.
- f) Inability to provide contracted services.

IN WITNESS WHEREOF, these parties have caused this agreement to be executed the day and year first above written.

CONTRACTOR

BY: J. Hawick, LPC, NCC

WITNESS: Kathleen Brown

HOUSTON COUNTY, GEORGIA

BY: \_\_\_\_\_  
Chairman, Houston County Board of Commissioners

Pursuant to our current water use agreement, the City of Warner Robins has requested the installation of two master water meters to serve the residential developments of Country Meadows Subdivision and Knob Hill. They are requesting two six-inch inter-utility master meters to be installed within the right-of-way of Feagin Mill Road at the entrances located at Bryson Way and Molland Drive.

Public Works has reviewed the request and recommends approval of the both meters under our water purchase agreement with the stipulation that the City provide a hydraulic engineering study to demonstrate that adequate fire flows and consumption pressures are met.

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

- approve
- disapprove
- table
- authorize

**a request from the City of Warner Robins to include the existing Country Meadows subdivision and the proposed Knob Hill subdivision in the current water use agreement between the City of Warner Robins and Houston County. Two six-inch master water meters will be installed at no cost to the County with the stipulation that the City provide a hydraulic engineering study before taps are made to demonstrate that adequate fire flows and consumption pressures are met.**




**HOUSTON COUNTY  
PUBLIC WORKS DEPARTMENT**

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

---

# Memo

To: Houston County Board of Commissioners  
From: Robbie Dunbar, Director of Operations   
CC: Dan Walker, Utility Superintendent  
Date: May 21, 2019  
Re: Water Purchase Request from City of Warner Robins

---

Please find attached request from the City of Warner Robins to serve the residential developments of Country Meadows Subdivision and Knob Hill under our city/county water purchase agreement. The meters will be installed within the right-of-way of Feagin Mill Road (City Street) at no cost to Houston County Water System. Before taps are made, City of Warner Robins will need to provide to Houston County Water System a hydraulic engineering study to demonstrate that adequate fire flows and consumption pressures are met in both the existing Country Meadows Subdivision and the proposed Knob Hill Subdivision. In keeping with water use agreement between Houston County Board of Commissioners and City of Warner Robins and adhering to rate structure approved by Houston County Board of Commissioners on December 6, 2005, please favorably consider this request.

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

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

**MAYOR**  
Randy Toms

May 14, 2019

**MEMBERS OF  
COUNCIL**

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

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

**RE: Feagin Mill at Country Meadows Subdivision  
Two Six Inch (6") Inter Utility Master Meters**

Gentlemen,

The City of Warner Robins will be installing two 6" master water meters to service the customers at the country Meadows subdivision.

This is for compliance with the Infrastructure Agreement. The 6" master meters are to be installed at the two entrances (Bryson Way & Molland Drive) to the Country Meadows subdivision at Feagin Mill Road. The meters shall be installed in the right of way and/or utility easement.

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

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

Sincerely,

*City of Warner Robins*



William Abarca, P.E.  
Utilities Engineer

**CITY CLERK  
ASSISTANT**  
Kathy Opitz

**CITY ATTORNEY**  
James E. Elliott

This proposed amendment to the Comprehensive Land Development Regulations would add subsection 28 to Section 72.2.3 – Commercial Districts, C-2 General Commercial District, Permitted Uses. The amendment concerns self-service storage facilities, their accessory uses, and allows for on-site living quarters for a resident manager provided that certain requirements are met. This amendment comes with a recommendation for approval from the Planning & Zoning Board who met and considered the amendment on May 20<sup>th</sup>.

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

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

**the signing of an amendment to the Comprehensive Land Development Regulations adding subsection 28 to Section 72.2.3 – Commercial Districts, C-2 General Commercial District, Permitted Uses.**

**AMENDMENT  
TO  
THE COMPREHENSIVE LAND  
DEVELOPMENT REGULATIONS  
FOR HOUSTON COUNTY, GEORGIA**

The Comprehensive Land Development Regulations for Houston County, Georgia shall be amended by adding subsection (28) to Sec. 72.2.3 – Commercial Districts; C-2 General Commercial District; Permitted Uses and it shall read as follows:

(28) Self-service storage.

- (a) Self-service storage uses shall provide separate storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing or removing personal property.
- (b) Accessory uses may include security and leasing offices, outside storage of recreational vehicles, and rental of moving trucks and moving equipment associated with the business operation. Use of the storage areas for sale, service repair, or manufacturing operations is not considered accessory to the use.
- (c) Living quarters for resident manager provided the following requirements shall apply:
  - 1 The living quarters shall be located on the same premises with the principal use for which it is required.
  - 2 There shall be no more than one living quarter on the property and it shall be occupied only by owners or employees of the user for which it is required.
  - 3 The living quarter shall be constructed so that the exterior of the premises provides a development style consistent with the principal structure.

[Signature Page to this Amendment on the Following Page]

SO APPROVED, this \_\_\_\_ day of \_\_\_\_\_, 2019.

**BOARD OF COMMISSIONERS  
OF HOUSTON COUNTY**

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

So recommended by the Houston County Planning and Zoning Board, this \_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Chairman

# Houston Home Journal

Houston County's Legal Organ Since 1870  
1210 Washington Street P.O. Box 1910  
Perry, Georgia 31069  
478 987-1823  
Legal Fax 478 988-9193  
Legal E-mail: legals@hhjnews.com

Georgia, Houston County

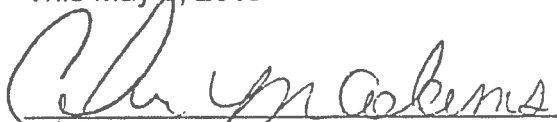
Personally appeared before me this date, Cheri M. Adams,  
Publisher of Houston Home Journal, Perry, Georgia, the  
Official Legal Organ of Houston County, Georgia who  
certifies that the Legal Notice

## Public Hearing

was published in Houston Home Journal on the following  
dates:

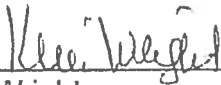
5/01/2019  
5/08/2019

This May 8, 2019



Cheri M. Adams  
Publisher of the  
Houston Home Journal  
Perry, GA 31069

Sworn and subscribed before me  
this May 8, 2019



Kerri Wright  
Notary Public, Houston County



My Commission expires November 23, 2022

153663  
Section 72 Amend.  
Houston County Commissioners

## LEGAL NOTICE

Notice is hereby given that there will be a meeting  
of the Houston County Planning & Zoning Com-  
mission on the 20th day of May, 2019 at the hour of  
5:30 p.m., at the Houston County Annex Building  
in Warner Robins, Georgia.

The Houston County Commissioners will hold  
a public hearing on the 4th day of June, 2019 at  
the hour of 9:00 a.m. at the County Court House,  
Houston County, Perry, Georgia for the purpose of  
hearing objections, if any, to changes to Section 72  
of the Comprehensive Land Development Regula-  
tions for Houston County.

All parties at interest and citizens shall have the op-  
portunity to be heard at said time and place.

Houston County Planning Commission  
By: Chairman, William Schwanebeck

ATTEST:

Barry Holland  
Director of Administration  
153663 5/1



Phase 4, Section 2 of McCarley Downs Subdivision has been completed in accordance with the Comprehensive Land Development Regulations. Public Works staff requests release of the bond.

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

- approve
- disapprove
- table
- authorize

the release of the maintenance bond (SunMark Bank Letter of Credit #216056800/144, Expires June 6, 2019) on McCarley Downs Subdivision Phase 4, Section 2; and to accept the following road recorded for maintenance purposes (ref. PB 80/ PG103):

<u>Street Name</u>	<u>Street Length</u>	<u>Speed Limit</u>
Green Island Road	828 feet or 0.16 mile	25 mph

**HOUSTON COUNTY PUBLIC WORKS DEPARTMENT**

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



# Memo

**Date:** May 20, 2019 OK Res  
**To:** Houston County Board of Commissioners  
**From:** Blake Studstill *BS*  
**RE:** Maintenance Bond; McCarley Downs Subdivision, Section 2 Phase 4;  
SunMark Bank, Letter of Credit #216056800/144; Expires June 6, 2019

---

McCarley Downs Subdivision, Section 2 Phase 4 has been completed in accordance with "The Comprehensive Land Development Regulations for Houston County." Please consider this request to release the above referenced bond, and to accept the following roads recorded for maintenance purposes (ref. PB 80/ PG103):

STREET NAME	STREET LENGTH	SPEED LIMIT
Green Island Road	828 ft or 0.16 mile	25 mph

# 10

## Summary of bills by fund:

• General Fund (100)	\$1,715,940.99
• Emergency 911 Telephone Fund (215)	\$ 28,764.61
• Fire District Fund (270)	\$ 138,444.83
• 2001 SPLOST Fund (320)	\$ 0.00
• 2006 SPLOST Fund (320)	\$ 0.00
• 2012 SPLOST Fund (320)	\$ 79,947.80
• 2018 SPLOST Fund (320)	\$ 788,265.05
• Water Fund (505)	\$ 323,995.60
• Solid Waste Fund (540)	<u>\$ 362,582.80</u>
Total for all Funds	\$3,437,941.68

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

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$3,437,941.68