



Houston County Board of Commissioners Meeting

Perry, Georgia

September 1, 2020

9:00 A.M.

**HOUSTON COUNTY COMMISSIONERS MEETING**

**Perry, Georgia  
September 1, 2020  
9:00 A.M.**

**Call to Order**

**Turn Off Cell Phones**

**Invocation** - Commissioner Thomson

**Pledge of Allegiance** – Capt. William Stephenson, USAF

**Approval of Minutes from August 18, 2020**

**Old Business:**

1. Public Hearing on Special Exception Applications #2374 & #2375 – Commissioner Walker

**New Business:**

2. Public Hearing on Special Exception Applications #2377 thru #2381 & #2384 thru #2389 – Commissioner Walker
3. Personnel Request (HCSO / Jail Administrator) – Commissioner Walker
4. Board Appointments (P & Z Board) – Commissioner Robinson
5. Poll Workers for November 3<sup>rd</sup> General Election – Commissioner Thomson
6. Professional Services Contract (Total Systems Commissioning / State Court Expansion) – Commissioner Thomson
7. Bid Award (P.F. Moon & Company / Bear Branch WTP) – Commissioner McMichael
8. Approval of Bills - Commissioner McMichael

**Public Comments**

**Commissioner Comments**

**Motion for Adjournment**

## Special Exception Summary

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Proposed Use</u>	<u>Z &amp; A Recommendation/Comments</u>
2374	Mary Singleton	340 Henson Road	Special Events Facility	Approved unanimously
2375	Jenni Blackmon	116 Royal Crest Circle	Women's and Children's Clothing (Online)	Approved unanimously
2377	Mallory Greathouse	108 Habersham Lane	Photography	Tabled unanimously in order for the applicant to be present at the hearing
2378	Corey & Angela Underwood	1832 S. Houston Lake Road	Lawn Care	Approved unanimously, with the condition to allow the use of a 7.5 ft. x 21 ft. enclosed trailer for the business
2379	Tim & Angela Reynolds	116 Dundee Pass	Handyman & Lawn Care	Approved unanimously, with the condition to allow the use of a 8 ft. x 10 ft. trailer for the business
2380	Alan & Demetria Bennett	123 Shenandoah Trail	Mental Health Services (Phone & Internet Based)	Approved unanimously
*2381	Terry Sams	4044 Coosa Drive	Women's Clothing (Online)	Withdrawn
2384	Terry Hamilton	118 Carnaby Street	Vending Machine	Approved unanimously
2385	Michael Rountree	107 Todd Road	Woodworking	Tabled unanimously in order for applicant to revise their business plan
2386	Terry Hamilton	118 Carnaby Street	Men's Beard Products	Approved unanimously
2387	Daysi Gutierrez	1923 Marshallville Rd.	Women's Clothing & Accessories (Online)	Approved unanimously
2388	James & Georgette Williams	177 Gleneagle Drive	Mobile Food Truck	Approved unanimously, with the condition to allow the use of a 7 ft. x 14 ft. enclosed trailer for the business and subject to compliance with any state regulatory agency requirements
2389	Andrew Dixon	2427 Hwy. 127	Handmade Crafts (Online)	Approved unanimously

\*Withdrawal accepted. Recommend no further action.

At the August 4, 2020 meeting the Board tabled the following applications and sent them back to Zoning & Appeals for reconsideration:

Application #2374	Mary Singleton	Special Events Facility
Application #2375	Jenni Blackmon	Women's & Children's Clothing (Online)

Both applications are now recommended unanimously for approval by the Zoning & Appeals Board after being reheard at their August 24<sup>th</sup> meeting.

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

- approve
- disapprove
- table
- authorize

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

<b>Application #2374 - Mary Singleton</b>	<b>Special Events Facility</b>
<b>Application #2375 - Jenni Blackmon</b>	<b>Women's &amp; Children's Clothing (Online)</b>

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

Application No. 2374

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

1. Name of Applicant Mary Singleton
2. Applicant's Phone Number 478-951-1387
3. Applicant's Mailing Address 2901 Hwy. 341 S Hawkinsville, GA 31036
4. Property Description LL 74, 12<sup>th</sup> Land District of Houston County, Georgia, Parcel "A-1A" as shown on a plat of survey for Kenneth Darsey, consisting of 10.0 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Special Events Facility
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10-30-2020  
Date

Mary Hamal M Singleton  
Applicant

Application # 2374

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

**Houston County Zoning and Appeals Commission**

Date Filed: June 30, 2020

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

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

\*\*\*\*\*

Date of Public Hearing: August 24, 2020

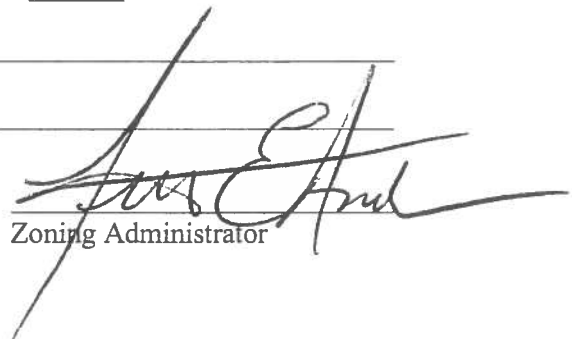
Fee Paid: \$100.00 Receipt # 41849

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

August 24, 2020  
Date



Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: September 1, 2020

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

Date of Public Hearing: September 1, 2020

Action by Houston County Commissioners:

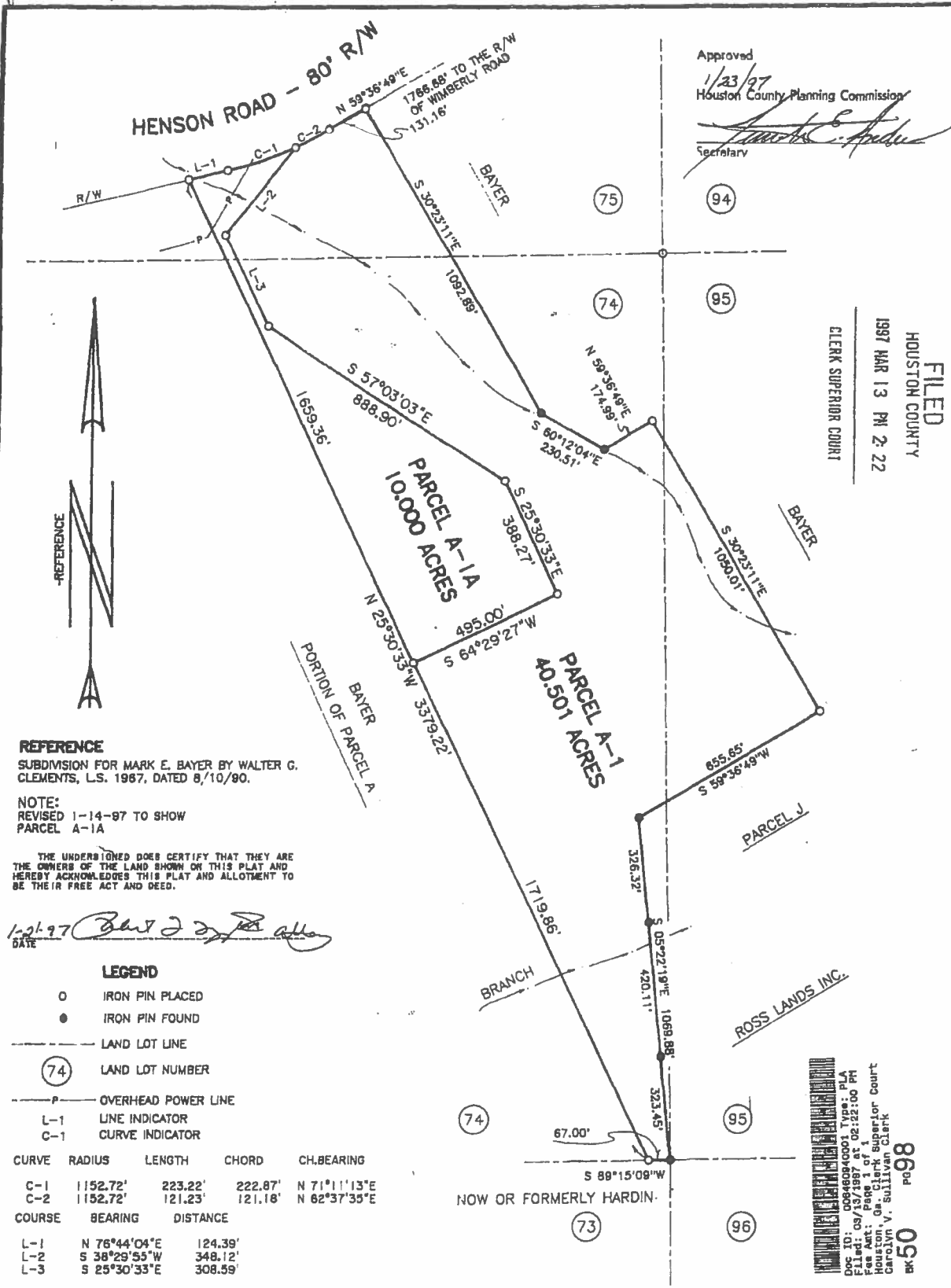
Approval \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_

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

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

00/98



Approved  
1/23/97  
Houston County Planning Commission  
*[Signature]*  
Secretary

FILED  
HOUSTON COUNTY  
1997 MAR 13 PM 2:22  
CLERK SUPERIOR COURT

**REFERENCE**  
SUBDIVISION FOR MARK E. BAYER BY WALTER G. CLEMENTS, L.S. 1987, DATED 8/10/90.

**NOTE:**  
REVISED 1-14-97 TO SHOW  
PARCEL A-1A

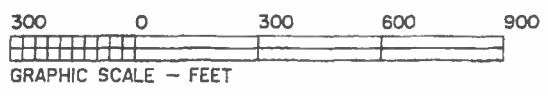
THE UNDERSIGNED DOES CERTIFY THAT THEY ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED.

1-21-97 *[Signature]*  
DATE

- LEGEND**
- IRON PIN PLACED
  - IRON PIN FOUND
  - LAND LOT LINE
  - (74) LAND LOT NUMBER
  - P- OVERHEAD POWER LINE
  - L-1 LINE INDICATOR
  - C-1 CURVE INDICATOR

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	1152.72'	223.22'	222.87'	N 71°11'13"E
C-2	1152.72'	121.23'	121.18'	N 62°37'35"E

COURSE	BEARING	DISTANCE
L-1	N 76°44'04"E	124.39'
L-2	S 38°29'55"W	348.12'
L-3	S 25°30'33"E	308.59'



**CERTIFICATION**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32536 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 158569 FEET.

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



SURVEY FOR  
**KENNETH DARSEY**  
**50.501 ACRES**

LAND LOT 74 & 75 12TH DISTRICT  
HOUSTON COUNTY, GEORGIA  
SCALE 1"=300' JANUARY 14, 1997

**JONES SURVEYING COMPANY**  
PERRY, GEORGIA (912) 987-2705

PLA  
FILED: 03/13/1997 at 02:22:00 PM  
Page 1 of 1  
Houston, Ga., Clerk Superior Court  
Carolyn V. Sullivan, Clerk  
PG 86  
BK 50

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2374 filed on **June 30, 2020**, for a **Special Exception** for the real property described as follows:

**LL 74 of the 12<sup>th</sup> Land District of Houston County, Georgia, Parcel "A-1A" as shown on a plat of survey for Kenneth Darsey, Consisting of 10.0 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. 2375

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

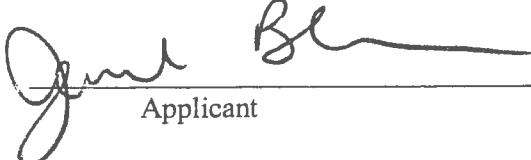
1. Name of Applicant Jenni Blackmon
2. Applicant's Phone Number 478-293-8998
3. Applicant's Mailing Address 116 Royal Crest Circle Kathleen, GA 31047
4. Property Description LL 91, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 13, Block "D", Section 2, Phase 2 of Royal Oaks Subdivision,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

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

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

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

7/1/20  
Date

  
Applicant

Application # 2375

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 1, 2020

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

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

\*\*\*\*\*

Date of Public Hearing: August 24, 2020

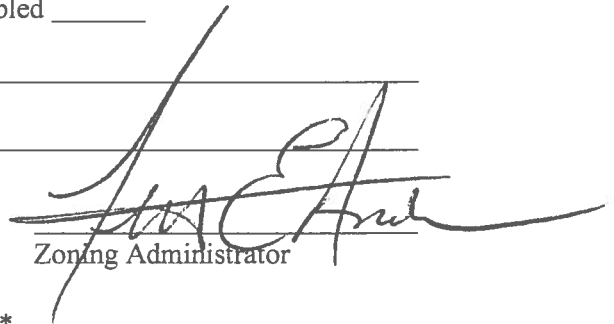
Fee Paid: \$100.00 Receipt # 41850

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

August 24, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: September 1, 2020

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

Date of Public Hearing: September 1, 2020

Action by Houston County Commissioners:

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

CURVE	RADIUS	TANGENT	LENGTH	CHORD	CH BEARING
C-1	195.00'	86.09'	182.14'	157.51'	S23°00'20"W
C-2	50.00'	87.73'	83.48'	80.45'	S00°21'48"E
C-3	50.00'	38.33'	82.83'	56.78'	S49°11'00"W
C-4	50.00'	87.73'	83.48'	83.43'	N01°15'00"W
C-5	235.00'	53.88'	100.85'	100.00'	N10°25'34"E
C-6	235.00'	38.98'	111.36'	110.50'	N34°18'48"E

COURSE	BEARING	DISTANCE
L-1	S43°10'28"E	80.00'
L-2	S46°48'34"E	38.00'
L-3	S46°48'34"E	86.00'
L-4	S46°48'34"E	40.00'
L-5	S46°48'34"E	125.00'
L-6	S46°48'34"E	14.71'
L-7	S46°48'34"W	14.71'

55 16  
 Drawn: 2/27/99  
 File #: 10/22/1999 at 03:24 PM  
 Fee Act: Page 1 of 1  
 Houston, on Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 M55 P16

**CERTIFICATION**  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 2536 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 104293 FEET.

THE LINEAR AND ANGULAR MEASUREMENT SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON 312 ELECTRONIC TOTAL STATION.

**OWNER'S CERTIFICATION**

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

10-7-99 *Wayne H. Reynolds*  
 DATE OWNER'S NAME

ACCORDING TO FEMA FLOOD INSURANCE MAP COMMUNITY-PANEL NUMBER 130247 0373 A EFFECTIVE DATE JUNE 4, 1980, THIS PROPERTY IS WITHIN FLOOD ZONE "X" EXCEPT WHERE COINCIDENTLY SHOWN AS FLOOD ZONE "A"

- NOTES:**
1. PROPERTY IS ZONED R-1.
  2. SITE CONTAINS 8.908 ACRES.
  3. 25' RADIUS ON ALL STREET CORNERS.
  4. AREAS FOR LOTS ADJACENT TO BEULAH BRANCH ARE CALCULATED BASED ON THE TIE LINES.
  5. 0' MAINTENANCE & UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS.
  6. ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE NOTED.
  7. 25' BUILDER'S LINE UNLESS OTHERWISE NOTED.

**LEGEND**

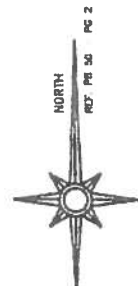
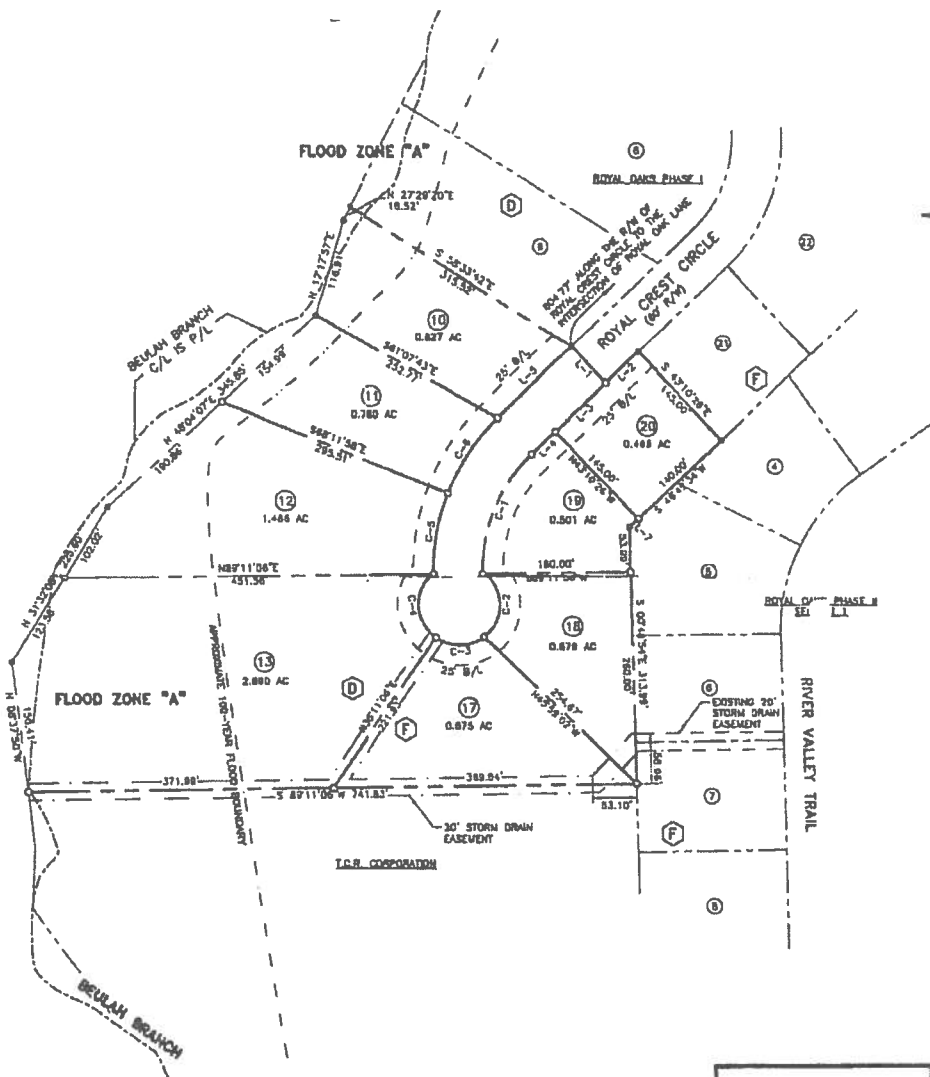
D	1/2" REBAR PLACED
0	1/2" REBAR FOUND
- 25' B/L	MINIMUM BUILDER'S LINE
C-1	IDENTIFIER FOR CURVILINEAR DATA
L-1	IDENTIFIER FOR LINEAR DATA
11	LOT NUMBER
11	BLOCK

**CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER**

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

10/6/99 *James H. Reynolds*  
 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." 10/6/99

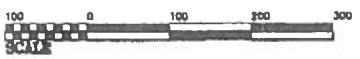


**CERTIFICATE OF FINAL APPROVAL**  
 This plat has been submitted to and considered by the Planning Commission of Houston County, Georgia, and is approved in accordance to the rules of the Clerk of the Superior Court by said Commission, on this 10th day of October, 1999.  
 THE HOUSTON COUNTY PLANNING COMMISSION  
*[Signature]*  
 Clerk

I certify that the general lot layout shown on this plat has been approved by the Houston County Health Department for development with city or county water and individual sewage. Individual lot approval required for each lot prior to construction.  
*[Signature]* 10-13-99  
 Environmental Health Specialist  
 Houston County Health Department



SUBMISSION PLAT OF  
**ROYAL OAKS PHASE 2 - SECTION 2**  
 T.C.R. CORPORATION  
 LAND LOT 81 10th LAND DISTRICT  
 HOUSTON COUNTY GEORGIA  
 SCALE: 1"=100' OCTOBER 1, 1999  
 JONES SURVEYING & ENGINEERING, INC.  
 PENNY, GEORGIA  
 PLAT# 53136  
 55/16



**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>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 #2375 filed on July 1, 2020, for a **Special Exception** for the real property described as follows:

**LL 91 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 13, Block “D”, Section 2, Phase 2 of Royal Oaks Subdivision, Consisting of 2.69 Acres**

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

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

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

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

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

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

## Zoning & Appeals Recommendation

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2377 – Mallory Greathouse	Photography	Unanimous			X
#2378 – Corey & Angela Underwood	Lawn Care	Unanimous	X		
#2379 – Tim & Angela Reynolds	Handyman/Lawn Care	Unanimous	X		
#2380 – Alan & Demetria Bennett	Mental Health Services	Unanimous	X		
#2381 – Terry Sams	Women’s Clothing		**Withdrawn**		
#2384 – Terry Hamilton	Vending Machine	Unanimous	X		
#2385 – Michael Rountree	Woodworking	Unanimous			X
#2386 – Terry Hamilton	Men’s Beard Products	Unanimous	X		
#2387 – Daysi Gutierrez	Women’s Clothing	Unanimous	X		
#2388 – James & Georgette Williams	Mobile Food Truck	Unanimous	X		
#2389 – Andrew Dixon	Handmade Crafts-Online	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:

- #2378 – Corey & Angela Underwood      Lawn Care
- #2379 – Tim & Angela Reynolds      Handyman/Lawn Care
- #2380 – Alan & Demetria Bennett      Mental Health Services
- #2384 – Terry Hamilton      Vending Machine
- #2386 – Terry Hamilton      Men’s Beard Products
- #2387 – Daysi Gutierrez      Women’s Clothing
- #2388 – James & Georgette Williams      Mobile Food Truck
- #2389 – Andrew Dixon      Handmade Crafts-Online

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

- #2377 – Mallory Greathouse      Photography
- #2385 – Michael Rountree      Woodworking

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

Application No. 2377

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:

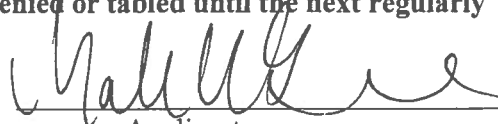
1. Name of Applicant Mallory Greathouse
2. Applicant's Phone Number 478-391-4853
3. Applicant's Mailing Address 108 Habersham Lane Perry, GA 31069
4. Property Description LL 146, 13<sup>th</sup> Land District of Houston County, Georgia, Lot 6, Block "C" of Hidden Meadow Subdivision, consisting of 0.50 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a 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.**

07/06/2020  
Date

  
Applicant



Application # 2377

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 6, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Notice being posted on the property: August 7, 2020

\*\*\*\*\*

Date of Public Hearing: August 24, 2020

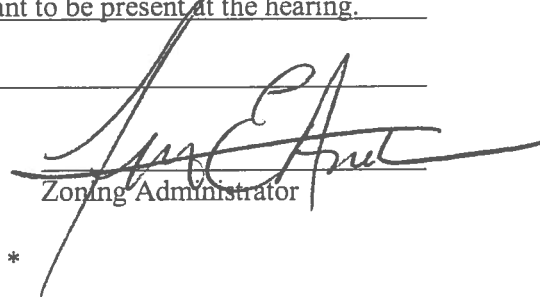
Fee Paid: \$100.00 Receipt # 41852

Recommendation of Board of Zoning & Appeals:

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

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

August 24, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: September 1, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Public Hearing: September 1, 2020

Action by Houston County Commissioners:

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

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

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

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

Application No. 2378

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 Corey and Angela Underwood
2. Applicant's Phone Number 229-938-7186
3. Applicant's Mailing Address 1832 S. Houston Lake Road Kathleen, GA 31047
4. Property Description LL 184, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 156, Phase 2 of Walker's Grove Subdivision, consisting of 0.62 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Lawn Care Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

7-10-20  
Date

  
Applicant

Application # 2378

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 10, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Notice being posted on the property: August 7, 2020

\*\*\*\*\*

Date of Public Hearing: August 24, 2020

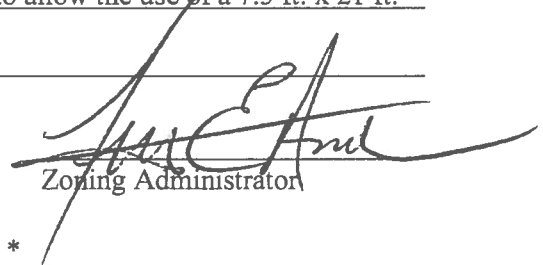
Fee Paid: \$100.00 Receipt # 41853

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously, with the condition to allow the use of a 7.5 ft. x 21 ft. enclosed trailer for the business.

August 24, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: September 1, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Public Hearing: September 1, 2020

Action by Houston County Commissioners:

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

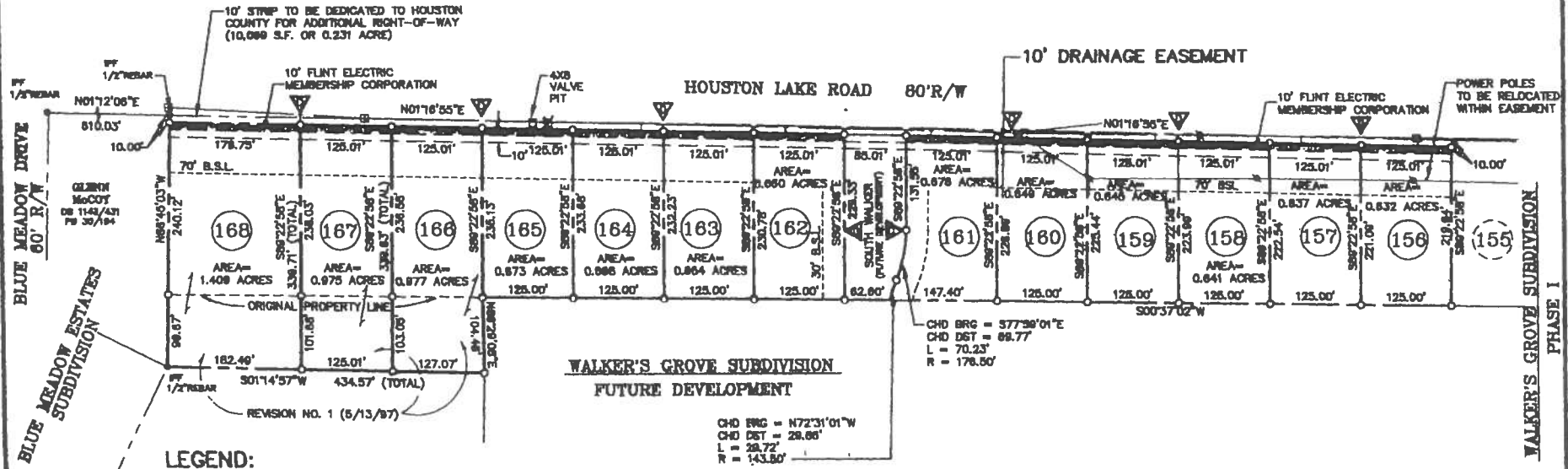
Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

FILED  
HOUSTON COUNTY  
1997 SEP 11 AM 10:32  
CLERK SUPERIOR COURT



**LEGEND:**

- PROPERTY LINE -----
- IRON PIN FOUND ○
- IRON PIN SET ○
- CONCRETE MONUMENT FOUND ■
- BUILDING SETBACK LINE - - - - - B.S.L.
- POWER LINE P
- TELEPHONE LINE T
- POWER POLE #
- FIRE HYDRANT H

**NOTES:**

- 1.) THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED & ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF DONALDSON, GARRETT & ASSOCIATES, INC. AUTHORITY O.C.G.A. 43-15-22.
- 2.) DONALDSON, GARRETT AND ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- 3.) BUILDING SETBACK LINES FRONT (ALONG HOUSTON LAKE ROAD) = 70' SIDE = 10' REAR = 35'

**REFERENCES:**

PLAT BOOK 13 PAGE 42  
PLAT BOOK 30 PAGE 184  
DEED BOOK 1143 PAGE 431  
PLAT PREPARED BY DONALDSON, GARRETT & ASSOCIATES, INC. ENTITLED BOUNDARY SURVEY FOR LARRY WALKER, DAVID WALKER & CHARLES WALKER. DATED 4/18/96 DRAWING NO. 2807-86-C

**CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER**

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

5/19/97 *Robin D. Dyer*  
Date Engineer

This approval in no way relieves 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 Houston for damages caused by construction and/or grading performed under said plans and permits. *RCD 5/19/97*

**"Owner's Certification"**

I, the undersigned certifies that he is the owner of the land shown on this plat and acknowledges this plat and agreement to be his true and valid.

5-21-97 *David C. Dyer*  
Date Owner's Name

**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 22 day of December, 1997.

THE HOUSTON COUNTY PLANNING COMMISSION  
By *James H. ...*  
Secretary

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 partitioning.

*David C. Dyer* 5-19-97  
Environmental Health Specialist Date  
Houston County Health Dept



I CERTIFY THIS PROPERTY IS NOT IN A DESIGNATED FLOOD PLAIN AREA.

Doc ID: 0079910001 Type: PLA  
Filed: 09/11/97 at 10:58:00 AM  
Fee Amt: Page 1 of 1  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Clerk  
WK51 130

**CERTIFICATION**

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET AND AN ANGULAR ERROR OF 02" 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 41,282+ FEET.  
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A LIETZ SET 2 TOTAL STATION.

NO.	DATE	REVISION	BY	FOR
1	5/13/97	PREPARED	...	...
2	5/13/97	...	...	...
3	5/13/97	...	...	...
4	5/13/97	...	...	...
5	5/13/97	...	...	...

**DRIVEWAY NOTES:**

- SUBDIVISION OF PROPERTY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS CONCERNING DRIVEWAY PLACEMENTS:
- A. DRIVEWAYS FOR LOTS 161 & 162 SHALL BE LOCATED FRONTING ON SOUTH WALKER ONLY.
  - B. ALL LOTS FRONTING HOUSTON LAKE ROAD WILL BE ALLOWED A DENSITY OF ONE DRIVEWAY FOR EACH TWO LOTS MINIMUM, WITH NO DRIVEWAYS FRONTING HOUSTON LAKE ROAD BEING CLOSER THAN 200' APART AS MEASURED FROM CENTERLINE OF DRIVEWAY TO CENTERLINE OF DRIVEWAY.
  - C. PROPOSED DRIVEWAY LOCATIONS ARE DELINEATED ON THIS DRAWING WITH THE SYMBOL



SUBDIVISION SURVEY

FOR  
**WALKER'S GROVE SUBDIVISION PHASE II**

LAND LOT 184  
HOUSTON COUNTY

TENTH LAND DISTRICT  
GEORGIA

DATE: 12/18/96  
SCALE: 1" = 100'  
PROJECT NO: 4082-G10-D1  
DRAWING NO: 2800-86-C

4275 HINDSBOROUGH DR. MARIETTA, GA. 30060  
(770)474-8200 FAX (770)477-3834

**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>A 21' enclosed trailer will be used for the business</p>	<input type="checkbox"/>	<input type="checkbox"/>

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2378 filed on July 10, 2020, for a **Special Exception** for the real property described as follows:

**LL 184 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 156, Phase 2 of Walker’s Grove Subdivision, Consisting of 0.62 Acres**

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

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

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

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

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

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

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

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

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

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

Application No. 2379

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 Tim and Angela Reynolds
2. Applicant's Phone Number 478-957-0444
3. Applicant's Mailing Address 116 Dundee Pass Byron, GA 31008
4. Property Description LL 72, 5<sup>th</sup> Land District of Houston County, Georgia, Lot 21, Block "F", Section 1, Phase 2 of Wexford Place Subdivision, consisting of 0.64 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Handyman and Lawn Care 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.**

\_\_\_\_\_ Date

  
\_\_\_\_\_ Applicant



Application # 2379

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 15, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Notice being posted on the property: August 7, 2020

\*\*\*\*\*

Date of Public Hearing: August 24, 2020

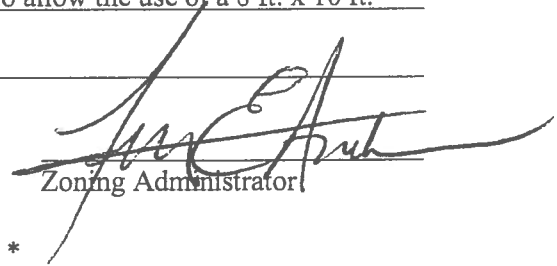
Fee Paid: \$100.00 Receipt # 41854

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously, with the condition to allow the use of a 8 ft. x 10 ft. trailer for the business.

August 24, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: September 1, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Public Hearing: September 1, 2020

Action by Houston County Commissioners:

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

FILED  
HOUSTON COUNTY  
1996 NOV -4 AM 9:07

49/185  
Dw. J. Geube

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.

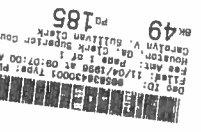
10/30/96  
Date  
Kathie J. Geube  
Engineer

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 30. day of October, 1996.

THE HOUSTON COUNTY PLANNING COMMISSION  
By: [Signature]  
Secretary

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

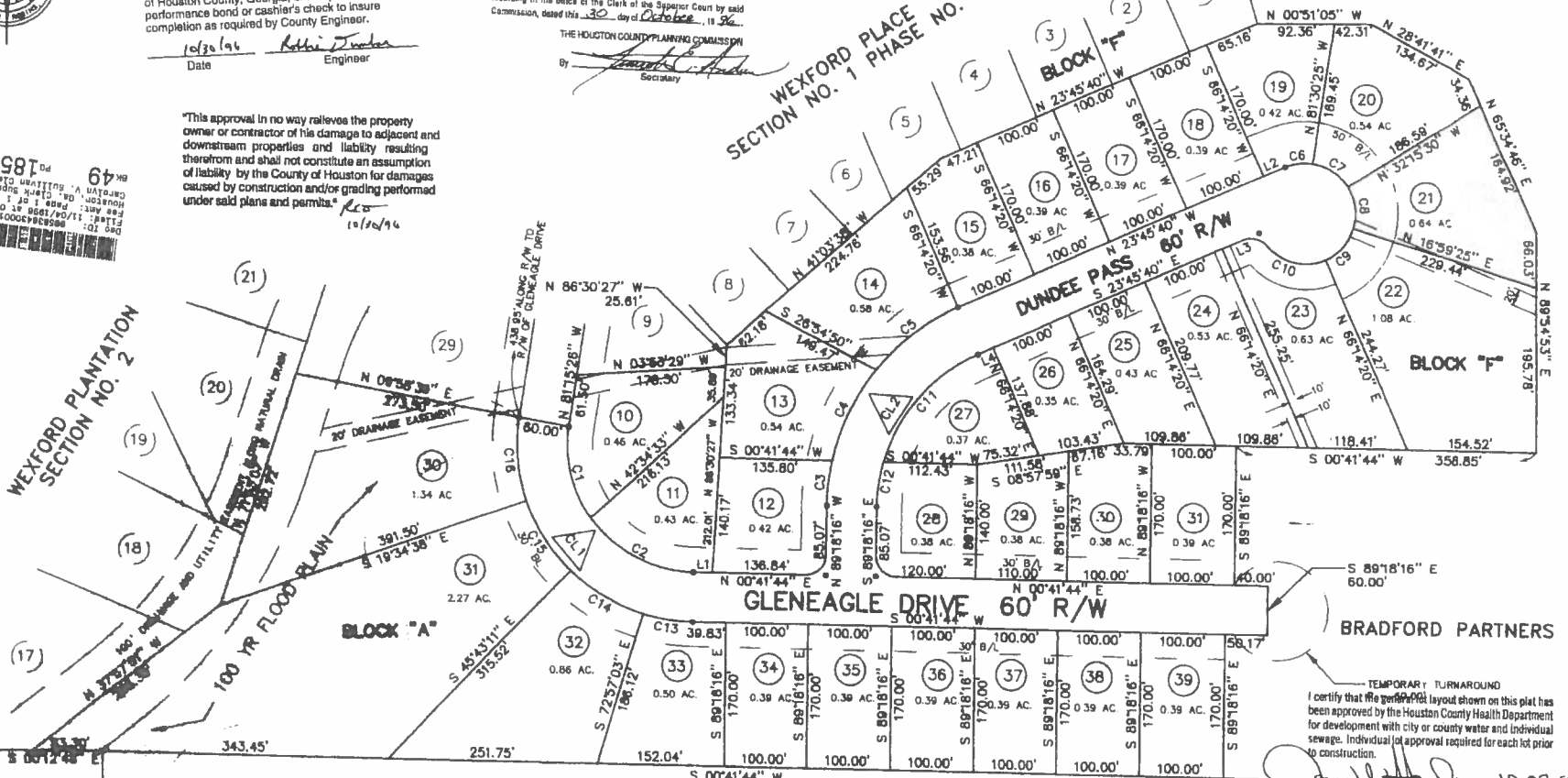


WEXFORD PLANTATION  
SECTION NO. 2

WEXFORD PLACE  
SECTION NO. 1 PHASE NO. 1

CLERK SUPERIOR COURT

BRADFORD PARTNERS



HODGES

WILLIAMS

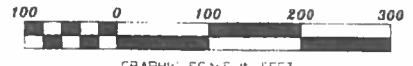
BRADFORD PARTNERS

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

[Signature]  
Environmental Health Specialist  
Houston County Health Department  
Date: 10-27-96

LINEAR DATA

NUMBER	DIRECTION	DISTANCE
L1	N 00°41'44" E	23.16'
L2	N 23°45'40" W	27.79'
L3	S 23°45'40" W	47.79'
L4	S 23°45'40" E	20.00'



CURVILINEAR DATA

NUMBER	BEARING	RADIUS'	ARC'	CHORD'
C1	N 76°39'32" E	152.40	114.89	112.19
C2	N 27°32'42" E	152.40	144.80	136.24
C3	N 63°16'36" W	263.01	55.33	55.23
C4	N 64°03'47" W	263.01	121.07	120.00
C5	N 37°18'07" W	263.01	124.47	123.31
C6	N 07°36'03" W	80.00	33.76	33.33
C7	N 33°07'02" E	80.00	51.57	50.00
C8	N 82°21'57" E	80.00	51.67	50.00
C9	S 48°23'07" E	80.00	51.57	50.00
C10	S 21°4'20" W	80.00	64.25	64.86
C11	S 48°41'02" E	203.01	176.81	171.06
C12	S 81°27'20" E	203.01	55.82	56.45
C13	S 06°32'21" W	212.40	60.82	60.42
C14	S 30°36'53" W	212.40	100.95	100.00
C15	S 57°35'48" W	212.40	100.95	100.00
C16	S 85°07'36" W	212.40	100.95	100.00

CENTERLINE CURVILINEAR DATA

NUMBER	BEARING	RADIUS'	ARC'	CHORD'
CL1	N 40°43'09" E	182.40	312.13	278.41
CL2	N 56°31'56" W	233.01	286.55	242.25



**STORY & COMPANY, INC.**  
LAND LOT 72  
HOUSTON COUNTY  
5th DISTRICT  
GEORGIA  
SCALE: 1"=100'  
DATE: 22 OCT 1996  
7200 W. STATE BLVD. SUITE 700 WASHINGTON, DC 20032  
TELEPHONE: 977-823-7774 FAX: 800-600-3460

NOTES

- 32 LOTS IN SUBDIVISION
- 20.41 ACRES IN SUBDIVISION
- STREET RIGHTS OF WAY ARE 60'
- DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT OF WAY LINES
- 25' RADIUS ON ALL STREET CORNERS
- ALL EASEMENTS ARE 20' DRAINAGE AND UTILITY UNLESS OTHERWISE ANNOTATED

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

[Signature]  
ROBERT L. STORY  
G.S.L. NO. 1863

OWNERS CERTIFICATION:

STATE OF GEORGIA, COUNTY OF HOUSTON.  
I, THE UNDERSIGNED CERTIFY 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.

10/23/96  
Date  
[Signature]  
OWNER'S SIGNATURE

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 1000 FEET AND AN ANGULAR ERROR OF 1" PER ANGULAR POINT, AND WAS ADJUSTED USING THE LEAST SQUARES RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 247,070.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A 2.5" x 4" AND 100' TAPE.

9/185

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2379 filed on July 15, 2020, for a Special Exception for the real property described as follows:

**LL 72 of the 5<sup>th</sup> Land District of Houston County, Georgia, Lot 21, Block "F", Section 1, Phase 2 of Wexford Place Subdivision, Consisting of 0.64 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. 2380

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 Alan and Demetria Bennett
2. Applicant's Phone Number 580-483-6101
3. Applicant's Mailing Address 123 Shenandoah Trail Warner Robins, GA 31088
4. Property Description LL 223, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 4, Block "D", Section 2, Phase 2 of South Oaks Subdivision, consisting of 0.52 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Mental Health Services (Phone & Internet Based) 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.**

20 July 2020

Date

Demetria Bennett

Applicant

Application # 2380

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 20, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Notice being posted on the property: August 7, 2020

\*\*\*\*\*

Date of Public Hearing: August 24, 2020

Fee Paid: \$100.00 Receipt # 41855

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

August 24, 2020  
Date

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

\*\*\*\*\*

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

Date of Recommendation Received: September 1, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Public Hearing: September 1, 2020

Action by Houston County Commissioners:

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

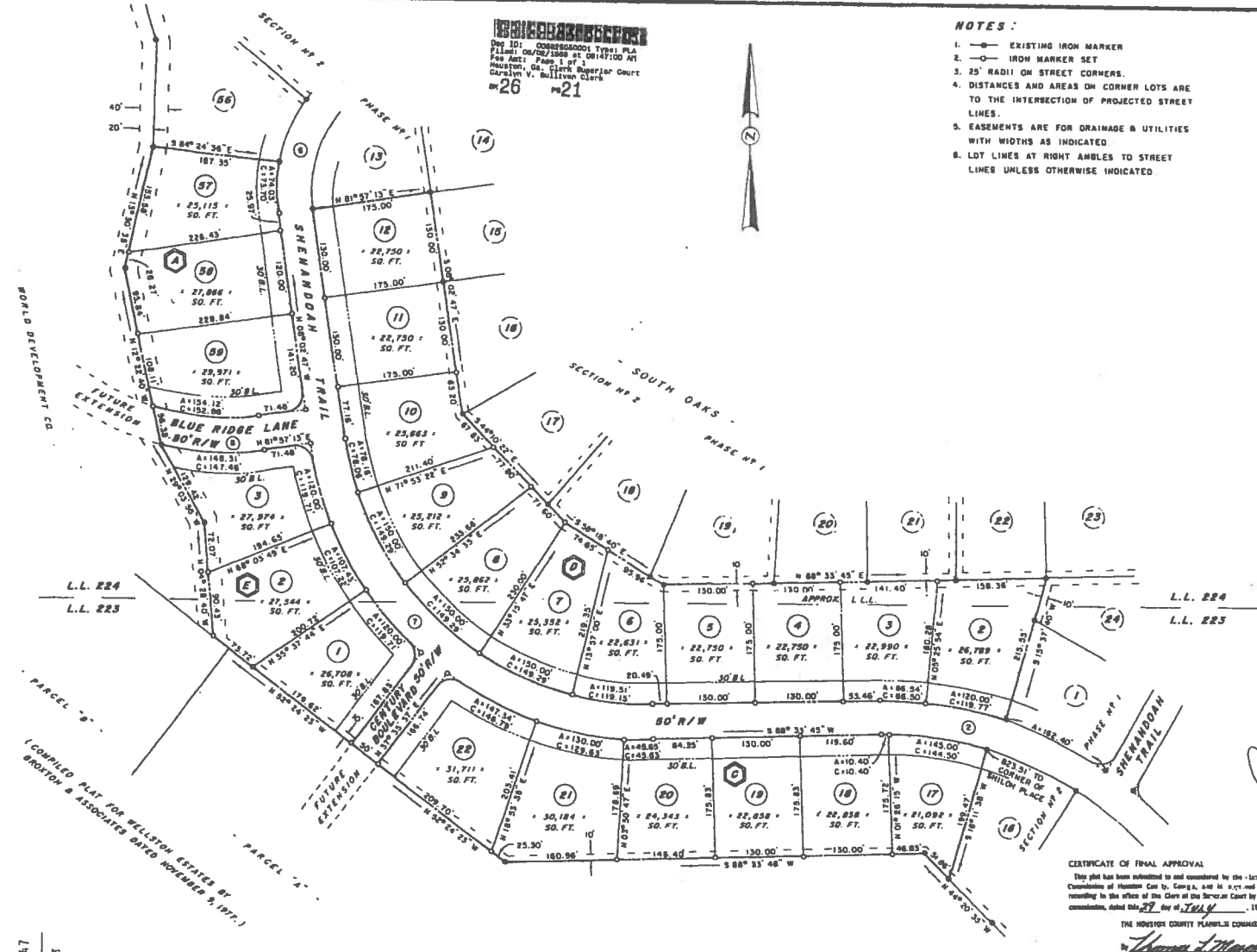
Comments: \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

Recorded August 4, 1983

26/2A



Doc ID: 000000000000000000  
 Filed: 06/02/1983 at 09:17:00 AM  
 Fee Amt: \$100.00  
 Houston, Co. Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 #26 #21

- NOTES:**
- EXISTING IRON MARKER
  - IRON MARKER SET
  - 25' RADII ON STREET CORNERS.
  - DISTANCES AND AREAS ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET LINES.
  - EASEMENTS ARE FOR DRAINAGE & UTILITIES WITH WIDTHS AS INDICATED.
  - LDT LINES AT RIGHT ANGLES TO STREET LINES UNLESS OTHERWISE INDICATED.

1/2 CURVE DATA			
CURVE	Δ	RADIUS	TANGENT
①	49° 38' 00"	330.00	246.96
②	90° 00' 00"	200.00	200.00
③	83° 23' 28"	470.00	418.69
④	50° 00' 00"	375.00	174.06

PARCEL '9'  
 (COMPILED PLAT FOR SELLSTON ESTATES BY  
 BROXTON & ASSOCIATES DATED NOVEMBER 9, 1971.)

FILED  
 1983 JUL -2 AM 9:47  
 MAPS & SURVEY DEPT.

**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 placed a performance bond or cashier's check to his liking."  
 7/26/83 Thomas H. Braxton  
 Date Engineer

**FIELD EQUIPMENT USED:**  
 LINEAR MEASUREMENT - STEEL TAPE  
 ANGULAR MEASUREMENT - TRANSIT  
**FIELD DATA CLOSURE**  
 LINEAR PRECISION - ONE FOOT IN 5,000 FEET  
 ANGULAR PRECISION - 00°05'00" PER ANGLE POINT  
**PLAT CLOSURE**  
 ACCURATE WITHIN ONE FOOT IN 100,000 FEET

**CERTIFICATE OF FINAL APPROVAL**  
 This plat has been submitted to and considered by the Licensing Commission of Houston County, Georgia, and it is hereby recorded in the office of the Clerk of the Superior Court by said commission, dated this 27 day of JULY 1983.  
 THE HOUSTON COUNTY PLANNING COMMISSION  
 Thomas H. Braxton  
 Secretary

Health Department Approval Relates to the General Lot Layout only. Individual Site Inspected at the time of permit application.  
 Registered Sanitarian Date  
 Houston County Health Department

The undersigned hereby acknowledges this plat and allotment to be his true act and deed and hereby dedicates to public as streets, alleys, easements, parks, and open space forever all areas so shown on said plat.  
 7/26/83 Thomas H. Braxton  
 Date  
 MICROFILMED



John J. Braxton  
 SCALE IN FEET = 1" = 100'

SUBDIVISION	
SECTION NO 2	PHASE NO 2
<b>SOUTH OAKS</b>	
IN LAND LOTS 223 & 224 HOUSTON COUNTY JUNE 24, 1983	TENTH DISTRICT GEORGIA SCALE: 1" = 100'
BROXTON & ASSOCIATES WARNER ROBINS, GA. DRAWING NO 8080 - B	

12/90



**Requirements - Section 95**

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

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2380 filed on July 20, 2020, for a **Special Exception** for the real property described as follows:

**LL 223 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 4, Block “D”, Section 2, Phase 2 of South Oaks Subdivision, Consisting of 0.52 Acres**

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

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

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

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

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

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

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

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

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

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

Application No. 2384

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 Terry Hamilton
2. Applicant's Phone Number 229-942-7123
3. Applicant's Mailing Address 118 Carnaby Street Warner Robins, GA 31088
4. Property Description LL 66, 5<sup>th</sup> Land District of Houston County, Georgia, Lot 6, Block "K", Section 2, Phase 2 of Crestview Plantation Subdivision, consisting of 0.34 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Vending Machine Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

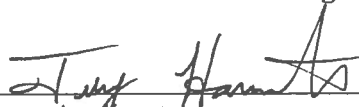
Within the past two years, have you made either campaign contributions totaling \$250 or more and/or given gifts having a value of \$250 or more to a local government official who will be responsible for making a decision on this application? Yes ( ) No ( X ). If yes, then complete Form "A" attached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

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

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

7/22/20

Date

  
Applicant

Application # 2384

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 22, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Notice being posted on the property: August 7, 2020

\*\*\*\*\*

Date of Public Hearing: August 24, 2020

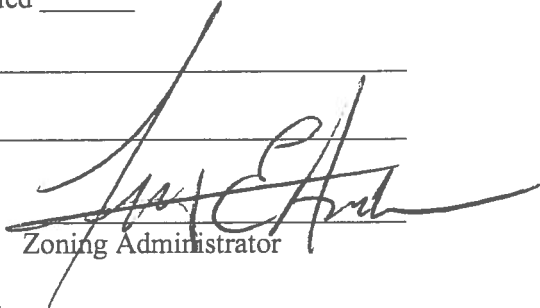
Fee Paid: \$100.00 Receipt # 41858

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

August 24, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: September 1, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Public Hearing: September 1, 2020

Action by Houston County Commissioners:

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

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

\_\_\_\_\_ Date

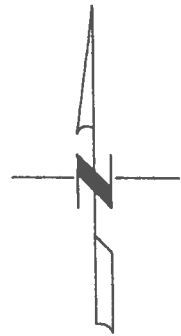
\_\_\_\_\_ Clerk

**CURVILINEAR LOT DATA**

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 81°58'03" W	251.50	97.13	87.75
C2	S 63°57'44" W	281.50	97.78	97.38
C3	S 48°25'13" E	291.50	108.81	108.81
C4	S 44°42'30" W	222.89	89.60	69.57
C5	S 44°31'14" W	694.57	48.67	48.66
C6	S 44°31'14" W	754.57	36.93	36.93
C7	N 38°02'23" W	722.89	89.60	69.57
C8	N 34°43'46" W	680.00	75.68	75.68
C9	N 30°00'23" W	680.00	96.49	96.37
C10	S 21°52'46" E	680.00	98.43	96.37
C11	S 13°45'09" E	680.00	88.43	96.37
C12	S 18°10'14" E	620.00	110.24	110.10
C13	N 26°10'56" W	620.00	106.43	106.30
C14	N 33°14'40" W	620.00	46.47	46.40
C15	N 38°02'23" W	662.89	81.33	61.31
C16	S 48°31'43" E	662.89	61.33	61.31
C17	N 71°06'03" W	231.30	80.98	132.76

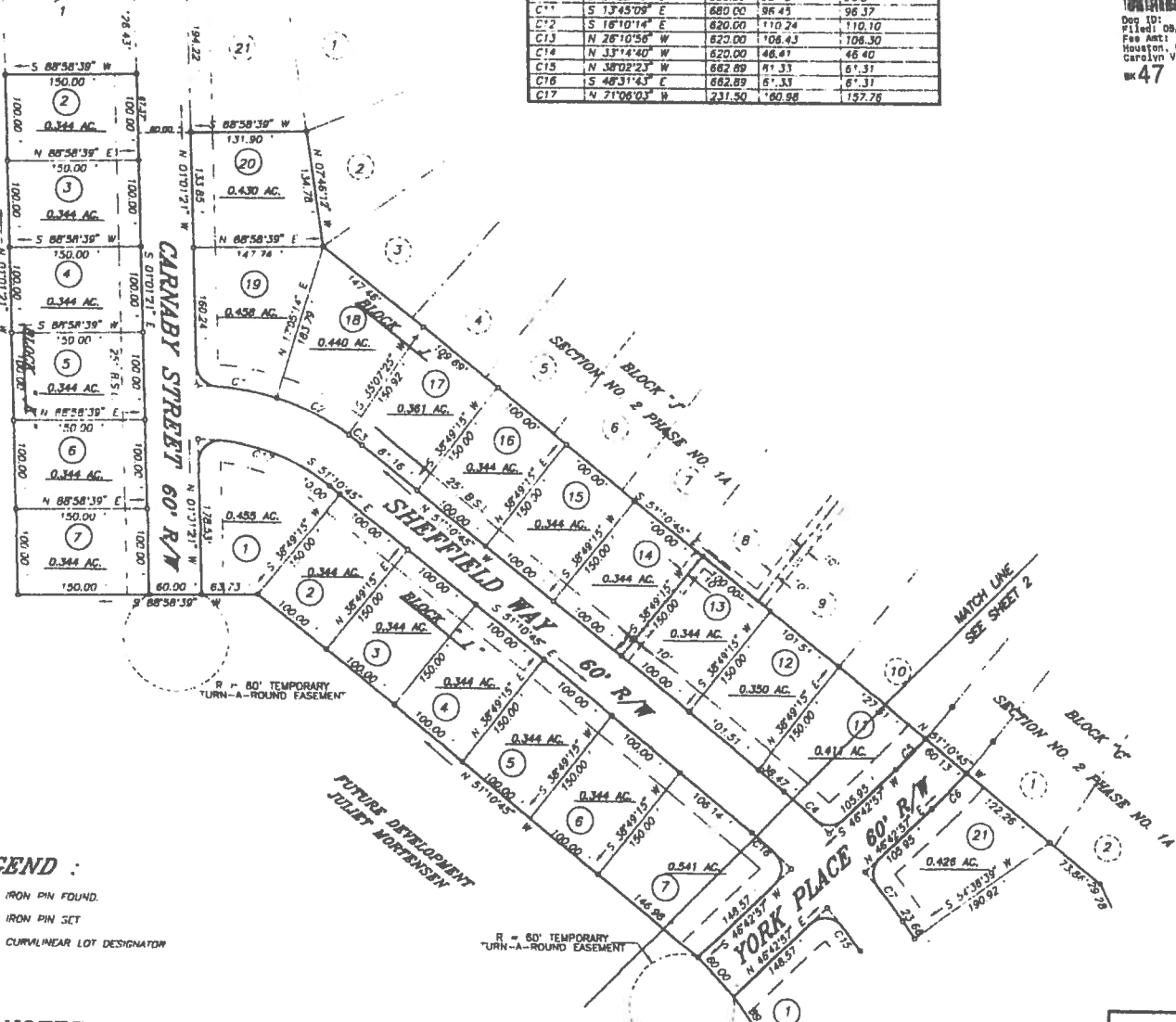
INVESTMENT & REDEVELOPMENT  
 10 UNDEVELOPED PLOTS THAT ARE THE SUBJECT OF THIS LAND  
 SHOWN ON THIS PLAT ARE ACCORDING TO THE PLAT AND AGREEMENT  
 TO BE THE FREE ACT AND DEED AND REMAINS TO PUBLIC USE  
 FURNISH ALL NECESSARY RECORDS ON THIS PLAT AND STREETS  
 ALL THE ELEMENTS OF PAVEMENT  
 5/14/95 Dale M.  
 DATE ENGINEER OF AGENTS SIGNATURE

Doc ID: 00689170001  
 Filed: 08/22/1998 at 09:41:00 AM  
 Fee Amt: Page 1 of 1  
 Houston, Ga. Clark Superior Court  
 Carolyn V. Sullivan Clerk  
 BK 47 PG 38



**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 18th DAY  
 OF 5/17/95.  
 THE HOUSTON COUNTY PLANNING COMMISSION  
 SECRETARY  
**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  
 SYSTEMS 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  
 5/17/95 [Signature]  
 COUNTY ENGINEER  
 I HEREBY APPROVE IN NO WAY RELIEVES THE PROPERTY OWNER OR  
 CONTRACTOR OF HIS OBLIGATION TO MAINTAIN AND DEFEND THE  
 PROPERTIES AND LIABILITY RESULTING THEREFROM AND SHALL NOT  
 CONSTITUTE AN ASSUMPTION OF LIABILITY BY THE COUNTY OF  
 HOUSTON FOR DAMAGES CAUSED BY CONSTRUCTION AND THE REPAIRS  
 PERFORMED UNDER SAID PLANS AND PERMITS  
 5/17/95 [Signature]  
 COUNTY ENGINEER  
 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 OF COUNTY WATER AND INDIVIDUAL  
 LOTS. INDIVIDUAL LOT APPROVAL REQUIRED FOR EACH LOT PRIOR  
 TO CONSTRUCTION.  
 5/17/95 [Signature]  
 DATE HEALTH DEPARTMENT  
 HOUSTON COUNTY HEALTH DEPARTMENT

**WINCHESTER LANE 60' R/W**  
 SECTION NO. 2 PHASE NO. 1A



FUTURE DEVELOPMENT JULIET INTERSECTION

FILED  
 HOUSTON COUNTY  
 1995 MAY 22 AM 9 41  
 CLERK OF SUPERIOR COURT

- LEGEND :**
- 1. ● DEMOTES IRON PIN FOUND.
  - 2. ● DEMOTES IRON PIN SET
  - 3. C5 DEMOTES CURVILINEAR LOT DESIGNATION

- NOTES:**
- 1. ALL EASEMENTS ARE FOR DRAINAGE AND UTILITY UNLESS OTHERWISE SHOWN.
  - 2. MINIMUM 25' BUILDING SET BACK LINE ON ALL LOTS.
  - 3. DISTANCES ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET LINES.
  - 4. 17.830 ACRES IN THIS PHASE OF DEVELOPMENT.
  - 5. 25' RADIUS ON ALL STREET CORNERS

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.  
 [Signature]  
 100' 0'  
 50' 100'



THIS PLAT RECORDED IN PLAT BOOK 47 PAGE 38.

SUBDIVISION

**CRESTVIEW PLANTATION**  
 SECTION NO. 2 PHASE NO. 2

IN LAND LOT 66  
 HOUSTON COUNTY,  
 SCALE: 1" = 100'

FIFTH DISTRICT  
 GEORGIA  
 MAY 13, 1995

**SCARBOROUGH LAND SURVEYS, INC.**

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p><i>No customers will come to the home</i></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><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 #2384 filed on July 22, 2020, for a **Special Exception** for the real property described as follows:

**LL 66 of the 5<sup>th</sup> Land District of Houston County, Georgia, Lot 6, Block “K”, Section 2, Phase 2 of Crestview Plantation 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. 2385

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:

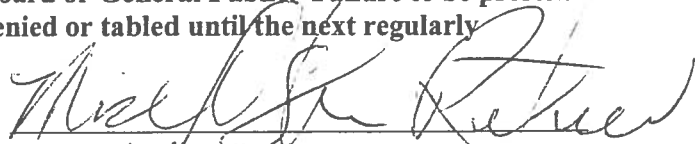
1. Name of Applicant Michael Rountree
2. Applicant's Phone Number 478-293-7379
3. Applicant's Mailing Address 107 Todd Road Perry, GA 31069
4. Property Description LL 55, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 11, Block "A", Section 1, Phase 1 of Highlands Ranch Subdivision, consisting of 0.34 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation  
for a Woodworking Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
    A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

7/23/20  
Date

  
Applicant

Application # 2385

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 23, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Notice being posted on the property: August 7, 2020

\*\*\*\*\*

Date of Public Hearing: August 24, 2020

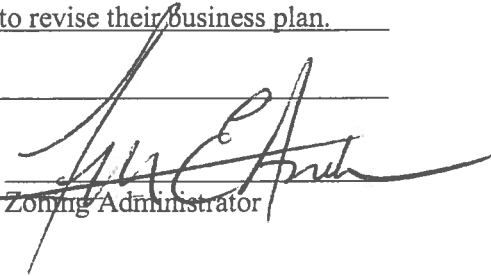
Fee Paid: \$100.00 Receipt # 41859

Recommendation of Board of Zoning & Appeals:

Approval        Denial        Tabled  X

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

August 24, 2020  
Date



Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: September 1, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Public Hearing: September 1, 2020

Action by Houston County Commissioners:

Approval        Denied        Tabled       

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

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

Application No. 2386

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:

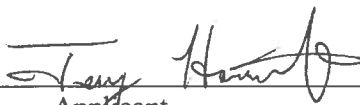
1. Name of Applicant Terry Hamilton
2. Applicant's Phone Number 229-942-7123
3. Applicant's Mailing Address 118 Carnaby Street Warner Robins, GA 31088
4. Property Description LL 66, 5<sup>th</sup> Land District of Houston County, Georgia, Lot 6, Block "K", Section 2, Phase 2 of Crestview Plantation Subdivision, consisting of 0.34 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Men's Beard Products Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
  - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

7/23/20  
Date

  
Applicant

Application # 2386

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 23, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Notice being posted on the property: August 7, 2020

\*\*\*\*\*

Date of Public Hearing: August 24, 2020

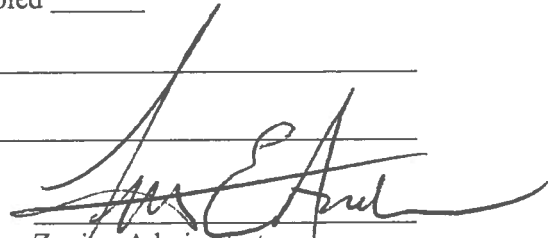
Fee Paid: \$100.00 Receipt # 41860

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

August 24, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: September 1, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Public Hearing: September 1, 2020

Action by Houston County Commissioners:

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk

CURVILINEAR LOT DATA

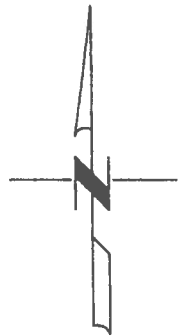
NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 8°58'39" W	291.50	92.13	97.75
C2	N 63°37'41" W	291.50	91.78	97.38
C3	S 53°01'40" E	291.50	128.81	128.81
C4	S 48°23'15" E	722.89	89.60	89.57
C5	S 44°42'30" W	694.57	48.87	48.66
C6	S 44°33'14" W	754.57	56.93	56.93
C7	N 38°08'51" W	722.89	89.60	89.57
C8	N 34°43'48" W	680.00	15.66	15.66
C9	N 30°00'23" W	680.00	96.45	96.37
C10	S 21°52'46" E	680.00	96.45	96.37
C11	S 13°45'09" E	680.00	96.45	96.37
C12	S 16°10'14" E	820.00	110.24	110.10
C13	N 26°10'56" W	820.00	106.43	106.30
C14	N 33°14'40" W	820.00	46.41	46.40
C15	N 38°02'23" W	662.89	67.33	67.31
C16	S 48°31'43" E	662.89	67.33	67.31
C17	N 71°08'03" W	231.50	180.98	157.76

DATE: 5/17/95

DATE: 05/17/95  
DATE OF AGENT'S SIGNATURE: [Signature]

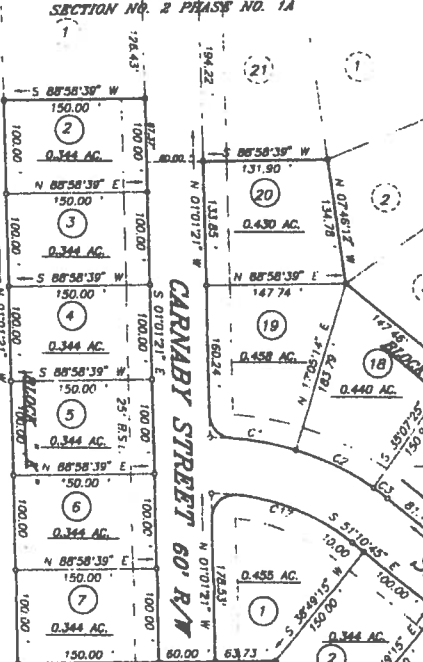
Doc ID: 005961720001 Type: PLA  
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Fee Amt: \$100.00  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Clerk

0847 p038



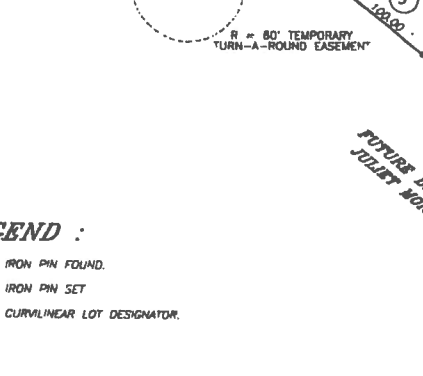
WINCHESTER LANE 60' R/W

SECTION NO. 2 PHASE NO. 1A



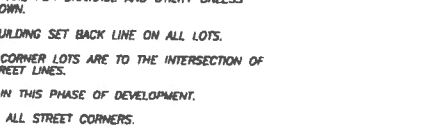
CARNABY STREET 60' R/W

SECTION NO. 2 PHASE NO. 2A



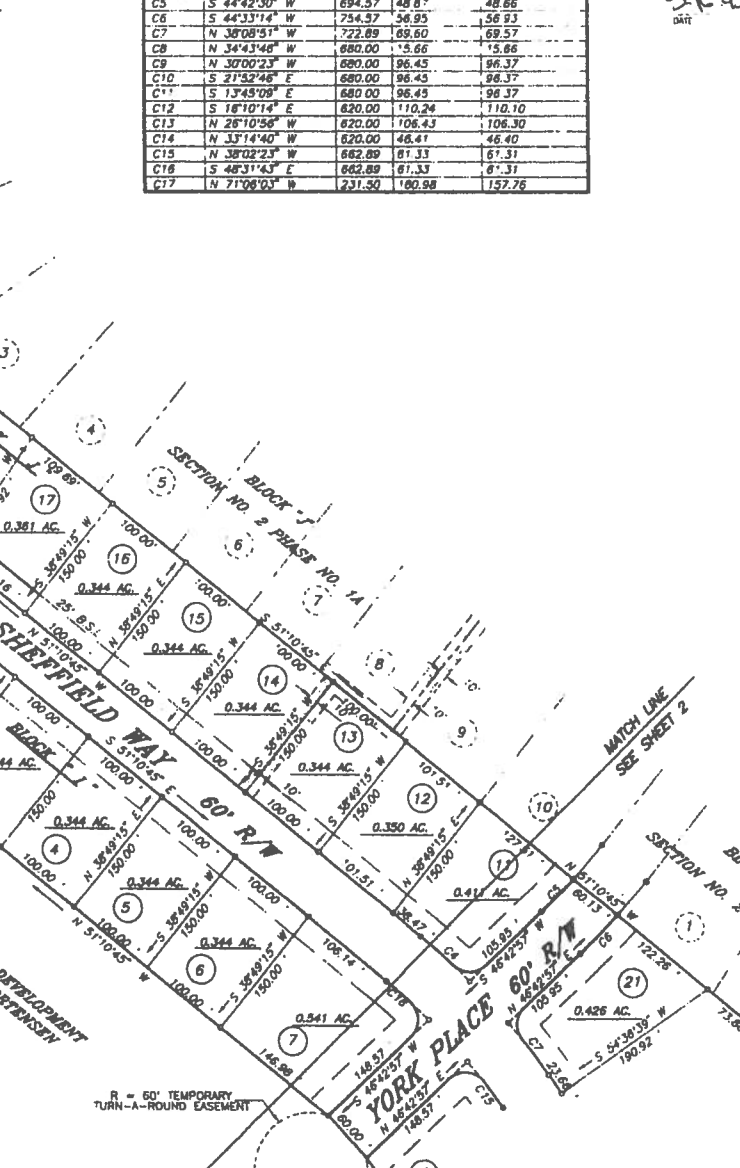
SHEPHERD WAY 60' R/W

SECTION NO. 2 PHASE NO. 2A



YORK PLACE 60' R/W

SECTION NO. 2 PHASE NO. 1A



PUTURE DEVELOPMENT JULIUS NORTENSMAN

FILED IN HOUSTON COUNTY 1995 MAY 22 AM 9:41 CLERK SUPERIOR COURT

LEGEND:

- 1. ● DENOTES IRON PIN FOUND.
- 2. ○ DENOTES IRON PIN SET
- 3. C5 DENOTES CURVILINEAR LOT DESIGNATOR.

NOTES:

- 1. ALL EASEMENTS ARE FOR DRAINAGE AND UTILITY UNLESS OTHERWISE SHOWN.
- 2. MINIMUM 25' BUILDING SET BACK LINE ON ALL LOTS.
- 3. DISTANCES ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET LINES.
- 4. 17.830 ACRES IN THIS PHASE OF DEVELOPMENT.
- 5. 25' RADIUS ON ALL STREET CORNERS.

IN MY OPINION THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE USUAL STANDARDS AND REQUIREMENTS OF LAW.  
[Signature]



CERTIFICATE OF FINAL APPROVAL

THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HOUSTON COUNTY, GEORGIA, AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT BY SAID COMMISSION, DATED THIS 18th DAY OF 1995.

THE HOUSTON COUNTY PLANNING COMMISSION

[Signature]  
SECRETARY

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 ASSURE COMPLETION AS REQUIRED BY COUNTY ENGINEER.

5/17/95 [Signature]  
ENGINEER

THIS APPROVAL IN NO WAY RELIEVES THE PROPERTY OWNER OR CONTRACTOR OF HIS DAMAGE TO ADJACENT AND DOWNSTREAM PROPERTIES AND LIABILITY RESULTING THEREFROM AND SHALL NOT CONSTITUTE AN ASSUMPTION OF LIABILITY BY THE COUNTY OF HOUSTON FOR DAMAGES CAUSED BY CONSTRUCTION AND/OR LEAKAGE PERFORMED UNDER SAID PLANS AND PERMITS.  
5/17/95 [Signature]

I CERTIFY THAT THE GENERAL LAYOUT SHOWN ON THIS PLAN HAS BEEN APPROVED BY THE HOUSTON COUNTY HEALTH DEPARTMENT FOR DEVELOPMENT WITH THE CITY OR COUNTY WATER AND INDIVIDUAL SEWER. INDIVIDUAL LOT APPROVAL REQUIRED FOR EACH LOT PRIOR TO CONSTRUCTION.  
5/17/95 [Signature]  
HEALTH DEPARTMENT  
HOUSTON COUNTY HEALTH DEPARTMENT

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,286 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED FOR MEASUREMENT:  
ANGULAR: LEITZ SET 4  
LINEAR: LEITZ SET 4

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 316,122 FEET.

THIS PLAN RECORDED IN PLAT BOOK 47 PAGE 38.



SUBDIVISION

**CRESTVIEW PLANTATION**

SECTION NO. 2 PHASE NO. 2

IN LAND LOT 66  
HOUSTON COUNTY,  
SCALE: 1" = 100'

FIFTH DISTRICT  
GEORGIA  
MAY 15, 1995

**SCARBOROUGH LAND SURVEYS, INC.**  
P.O. BOX 6165 WARNER ROBINS, GA. 303-1491

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p><i>No customers will come to the home</i></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><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 #2386 filed on July 23, 2020, for a Special Exception for the real property described as follows:

**LL 66 of the 5<sup>th</sup> Land District of Houston County, Georgia, Lot 6, Block "K", Section 2, Phase 2 of Crestview Plantation 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. 2387

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 Daysi Gutierrez
2. Applicant's Phone Number 478-302-7275
3. Applicant's Mailing Address 1923 Marshallville Road Perry, GA 31069
4. Property Description LL 317, 13<sup>th</sup> Land District of Houston County, Georgia, Lot 2, Block "C" of Southland Subdivision, consisting of 0.38 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation  
for a Women's Clothing and Accessories (Internet Sales) Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

7/24/2020  
Date

Daysi Gutierrez  
Applicant

Application # 2387

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 24, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Notice being posted on the property: August 7, 2020

\*\*\*\*\*

Date of Public Hearing: August 24, 2020

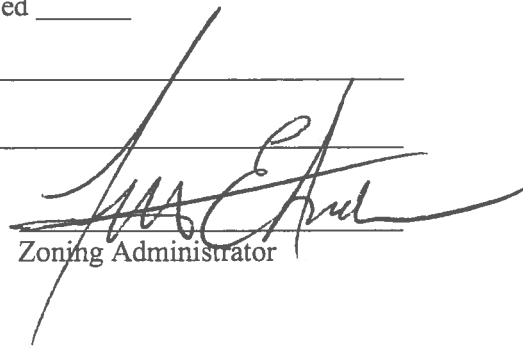
Fee Paid: \$100.00 Receipt # 41861

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

August 24, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: September 1, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Public Hearing: September 1, 2020

Action by Houston County Commissioners:

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Date Clerk

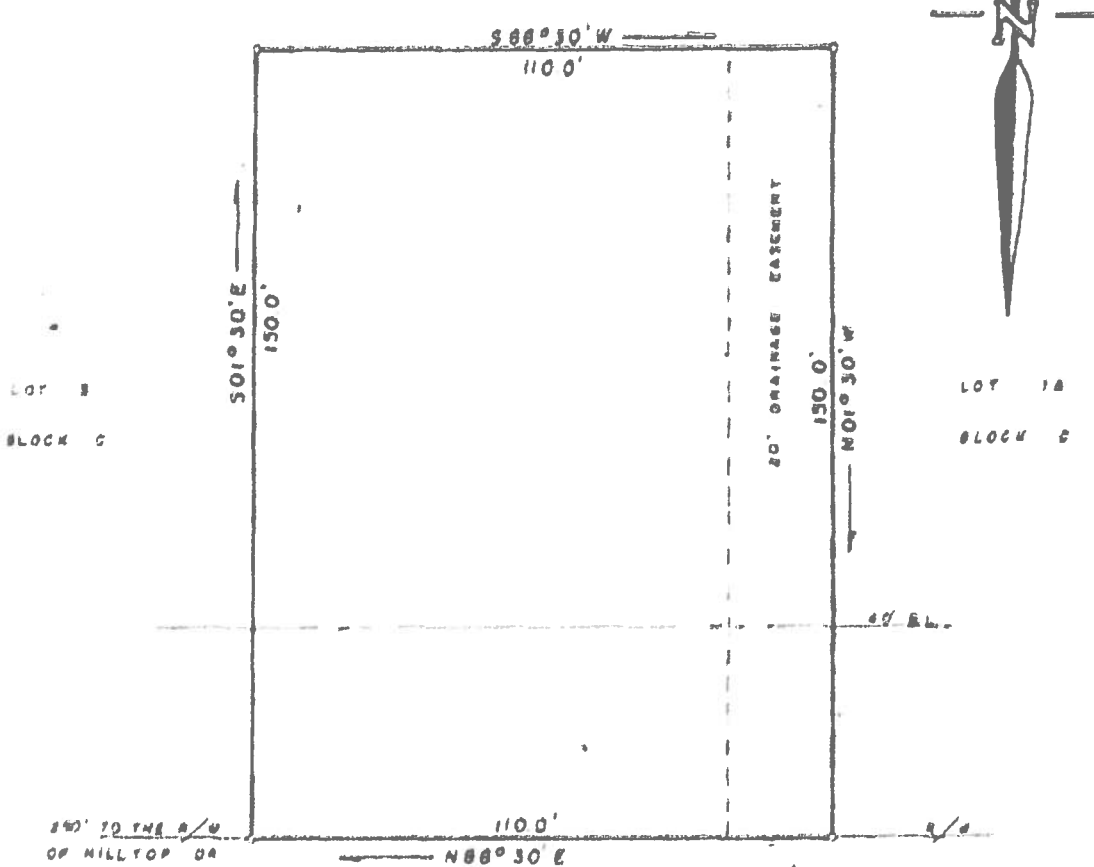
Recorded Oct. 5, 1976

Doc ID: 000012320001 Type: PLA  
Filed: 10/05/1976 at 11:03:59 AM  
Fee Amt: Page 1 of 1  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Clerk

EX 19 PG 219

WOW ON FOREVERLY WJLL198

19/2/76



140' TO THE R/W OF HILLTOP DR

STATE ROUTE 127

Approved 10-1-76

100 Hayden County Planning Commission

*Richard L. Jones*  
Secretary

In my opinion, this plat is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law.

*Richard L. Jones*



SURVEY FOR  
*W. B. Mullins*  
 LOT 2 BLOCK C  
 BOUNTLAND SUBDIVISION  
 LAND LOT 317 18 16 DISTRICT  
 HOUSTON CO GEORGIA  
 SCALE 1" = 50' SEPT 30, 1976  
 JONES SURVEYING CO PERRY

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 Daysi Gutierrez

Address 1923 Marshalville Rd Perry, GA 31069

Telephone Number 478-302-7275

Jess Courtney  
Signature of Owner

Personally appeared before me

Geraldine Butts

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

Geraldine Butts

Notary Public

July 21, 2020  
Date



Geraldine Butts  
NOTARY PUBLIC  
Crisp County, Georgia  
My Commission Expires  
March 26, 2024

Geraldine Butts

**Requirements - Section 95**

	Comments	Complies	Doesn't Comply
<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>	<p>Applicant has written approval of the owner</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>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 #2387 filed on July 24, 2020, for a Special Exception for the real property described as follows:

**LL 317 of the 13<sup>th</sup> Land District of Houston County, Georgia, Lot 2, Block "C" of Southland Subdivision, Consisting of 0.38 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. 2388

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 James and Georgette Williams
2. Applicant's Phone Number 254-368-6269
3. Applicant's Mailing Address 177 Gleneagle Drive Byron, GA 31008
4. Property Description LL 72, 5<sup>th</sup> Land District of Houston County, Georgia, Lot 36, Block "A", Section 1, Phase 2 of Wexford Place 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 Mobile Food Truck Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

7-28-2020  
Date

Georgette D. Williams  
Applicant

Application # 2388

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 28, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Notice being posted on the property: August 7, 2020

\*\*\*\*\*

Date of Public Hearing: August 24, 2020

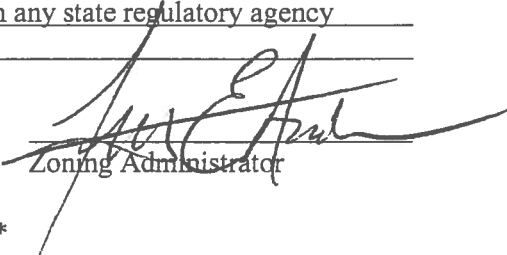
Fee Paid: \$100.00 Receipt # 41862

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously, with the condition to allow the use of a 7 ft. x 14 ft. enclosed trailer for the business and subject to compliance with any state regulatory agency requirements.

August 24, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: September 1, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Public Hearing: September 1, 2020

Action by Houston County Commissioners:

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

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

\_\_\_\_\_

\_\_\_\_\_

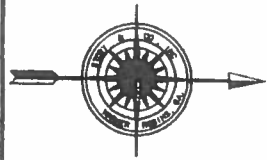
\_\_\_\_\_ Date

\_\_\_\_\_ Clerk

1996 NOV -4 AM 9:07

CLERK SUPERIOR COURT

BRADFORD PARTNERS



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.

10/23/96  
Date  
Robin J. Jordan  
Engineer

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 30 day of October, 1996.

THE HOUSTON COUNTY PLANNING COMMISSION  
By: [Signature]  
Secretary

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

185  
49  
[Stamp: HOUSTON COUNTY ENGINEER...]

SECTION NO. 1  
WEXFORD PLACE PHASE NO. 1

SECTION NO. 2  
WEXFORD PLANTATION

GLENEAGLE DRIVE 60' R/W

HODGES

WILLIAMS

BRADFORD PARTNERS

NOTES

- 32 LOTS IN SUBDIVISION
- 20.41 ACRES IN SUBDIVISION
- STREET RIGHTS OF WAY ARE 60'
- DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT OF WAY LINES
- 25' RADIUS ON ALL STREET CORNERS
- ALL EASEMENTS ARE 20' DRAINAGE AND UTILITY UNLESS OTHERWISE ANNOTATED

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

[Signature]  
ROBERT L. STORV G.S. REG. 1883

OWNERS CERTIFICATION:

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

10/23/96  
Date  
[Signature]  
OWNER'S SIGNATURE

CENTERLINE CURVILINEAR DATA

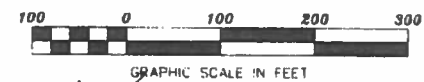
NUMBER	BEARING	RADIUS	ARC	CHORD
CL1	N 40°43'09" E	182.40	312.13	276.41
CL2	N 58°31'58" W	833.01	288.55	252.25

CURVILINEAR DATA

NUMBER	BEARING	RADIUS	ARC	CHORD
C1	N 78°39'32" E	152.40	114.89	112.19
C2	N 27°22'42" E	152.40	144.60	139.24
C3	N 83°18'38" W	283.01	95.33	95.23
C4	N 64°03'47" W	283.01	121.07	120.00
C5	N 37°18'07" W	283.01	124.47	123.31
C6	N 07°38'03" W	80.00	33.78	33.33
C7	N 33°07'02" E	80.00	51.57	50.00
C8	N 82°21'57" E	80.00	51.57	50.00
C9	S 48°23'07" E	80.00	81.57	80.00
C10	S 21°14'20" W	80.00	84.25	84.85
C11	S 48°41'02" E	203.01	178.61	171.09
C12	S 81°27'20" E	203.01	95.82	95.48
C13	S 08°32'21" W	212.40	60.82	60.42
C14	S 30°39'53" W	212.40	100.85	100.00
C15	S 57°53'48" W	212.40	100.85	100.00
C16	S 85°07'38" W	212.40	100.85	100.00

LINEAR DATA

NUMBER	DIRECTION	DISTANCE
L1	N 00°41'44" E	23.16'
L2	N 23°45'40" W	27.78'
L3	S 23°45'40" E	47.78'
L4	S 23°45'40" E	20.00'



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 250,000 FEET AND AN ANGULAR ERROR OF 0" PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 247,828.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A 2" X 4" AND 100' TAPE.

9/185



SURVEY FOR  
**WEXFORD PLACE**  
SECTION NO. 1 PHASE NO. 2  
LAND LOT 72  
HOUSTON COUNTY  
5th DISTRICT  
GEORGIA

**STORV & COMPANY, INC.**  
SCALE: 1"=100'  
DATE: 22 OCT 1996  
GEO: 88-833-C1

**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>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>A 7'x14' Food Trailer will be used for the business</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2388 filed on July 28, 2020, for a Special Exception for the real property described as follows:

**LL 72 of the 5<sup>th</sup> Land District of Houston County, Georgia, Lot 36, Block "A", Section 1, Phase 2 of Wexford Place 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. 2389

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:

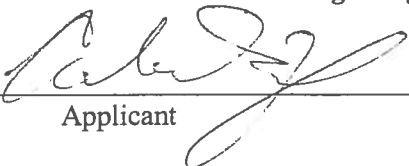
1. Name of Applicant Andrew Dixon
2. Applicant's Phone Number 478-258-1539
3. Applicant's Mailing Address 2427 Hwy. 127 Kathleen, GA 31047
4. Property Description LL 183, 10<sup>th</sup> Land District of Houston County, Georgia, Lot 15, Block "B" of Dennard-Hammock Subdivision, consisting of 5.77 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation  
for a Handmade Crafts (Internet Sales) Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:  
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

7/29/2020  
Date

  
Applicant

Application # 2389

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

**Houston County Zoning and Appeals Commission**

Date Filed: July 29, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Notice being posted on the property: August 7, 2020

\*\*\*\*\*

Date of Public Hearing: August 24, 2020

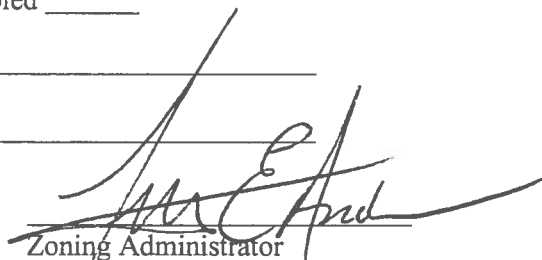
Fee Paid: \$100.00 Receipt # 41863

Recommendation of Board of Zoning & Appeals:

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

Comments: Approved unanimously.

August 24, 2020  
Date

  
Zoning Administrator

\*\*\*\*\*

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

Date of Recommendation Received: September 1, 2020

Date of Notice in Newspaper: August 5 & 12, 2020

Date of Public Hearing: September 1, 2020

Action by Houston County Commissioners:

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

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

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk



Recorded July 20, 1983

Due W. R. H & C

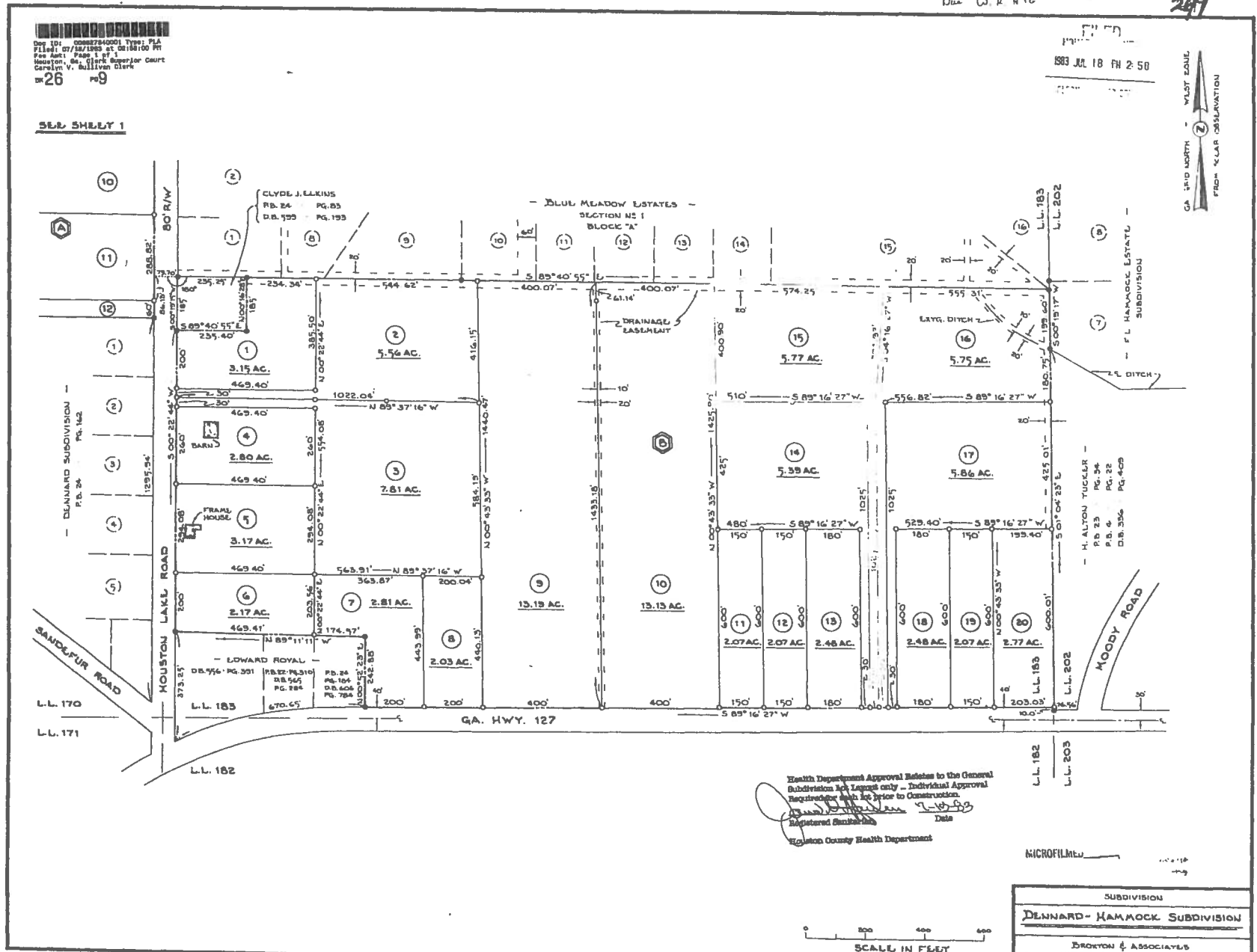
249

Doc ID: 0002784001 Type: Plat  
Filed: 07/20/1983 at 08:18:00  
Fee Amt: Page 1 of 1  
Houston, Ala. Clerk Superior Court  
Carolyn V. Sullivan Clerk  
26 19

1983 JUL 18 PM 2:50



SEE SHEET 1



Health Department Approval Relates to the General  
Subdivision Act Legend only - Individual Approval  
Required for each lot prior to construction.  
Date  
Registered Subdivider  
Houston County Health Department

MICROFILMED



SUBDIVISION	
DENNARD-HAMMOCK SUBDIVISION	
BROXTON & ASSOCIATES	
WARNER ROBINS, GA. DRAWING NO. 605-C	
SHEET 2 OF 2 SHEETS	

6/90

CD Southern, LLC.  
2427 Hwy 127  
Houston, TX 77057

**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>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home offices shall not include any business requiring regular access by the public, including but not limited to customers, clients or vendors, patients, etc.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. Home offices shall be limited to no more than twenty-five percent (25%) of the floor area within said building. The proposed size of the home business shall be specified at the time of application.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>

**Requirements - Section 95**

**Comments**

**Complies**

**Doesn't  
Comply**

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

**DISCLOSURE OF FINANCIAL INTERESTS**

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

**Reference:** Application #2389 filed on July 29, 2020, for a **Special Exception** for the real property described as follows:

**LL 183 of the 10<sup>th</sup> Land District of Houston County, Georgia, Lot 15, Block "B" of Dennard-Hammock Subdivision, Consisting of 5.77 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.

Sheriff Talton has chosen David Carrick to fill the soon to be vacant Jail Administrator position at the Detention Facility. Major Alan Everidge has announced his retirement for late September. Staff agrees that Mr. Carrick has the necessary experience and qualifications to start at Grade 27-J. Sheriff Talton has asked Mr. Carrick to begin on September 2<sup>nd</sup>.

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

- approve
- disapprove
- table
- authorize

**the hiring of David Carrick for the Jail Administrator position (Major) at a Grade 27-J effective September 2, 2020.**



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## Houston County Personnel Department

Houston County Board of Commissioners  
200 Carl Vinson Parkway  
Warner Robins, GA 31088  
478/542-2005 (Office) 478/542-2118 (Fax)

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To: County Commissioners  
From: Kenneth Carter, Director of Personnel   
Date: August 27, 2020  
Re: David Carrick – Major Detention Center

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Sheriff Talton is hiring David Carrick for the vacant Major position due to the Retirement of Alan Everidge. Sheriff Talton is requesting to hire at a Grade 27 step "J" effective September 2, 2020. Mr. Carrick retired as the Assistant Jail Administrator – Captain (Chief Detention Officer) for the Sheriff's office in August 2019. He had worked for Sheriff Talton for 20 years prior to his retirement. I have reviewed Mr. Carrick's qualifications and he does meet the requirements for the "J" step. Please consider this request.

**W. H. Rape, Jr.**  
Chief Deputy

**Major Tommy Jackson**  
Chief Administrator

**Major Alan Everidge**  
Jail Administrator

**Captain Ricky Harlowe**  
911 Emergency Services

**Cullen Talton**  
**Sheriff, Houston County**

**202 CARL VINSON PARKWAY**  
**WARNER ROBINS, GEORGIA 31088**  
**478-542-2125 FAX 478-328-1544**

**Captain Ronnie Harlowe**  
Patrol/Traffic Division

**Captain Jon Holland**  
Investigations Division

**Captain Mike Stokes**  
Warrants/Civil Division

**Captain Randy Banks**  
Juvenile Division

To: Chairman T. Stalnaker

From: Sheriff C. Talton



Ref: Detention Center Administrator

Effective Date: September 2, 2020

As you are aware, Major Allen Everidge will retire on September 24, 2020. After careful consideration I have decided to employ David Carrick as the new Detention Center Jail Administrator at the rank of Major.

David retired from the Sheriff's Office on August 9, 2019. At that time, he was assigned as a Captain in the Detention Center. David was assigned to the Detention Center from 2007 to 2011 and again from 2017 until retirement in 2019. With his experience I feel that David is the best choice for this position.

Therefore, I respectfully request that David Carrick be placed at grade 27 step J.

Thank you in advance for your consideration in the matter.

## Board Appointments

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

- approve
- disapprove
- table
- authorize

**the following reappointments:**

**Planning & Zoning Board: Dr. Steve Holcomb  
Danny Carpenter**

**9/07/20 thru 9/06/24  
9/07/20 thru 9/06/24**



# 5

Election Supervisor Debra Presswood has requested to hire the following poll workers for the November 3<sup>rd</sup> General Election:

16 Managers (Precinct)	\$150.00	\$2,400.00
32 Assistant Managers (Precinct)	100.00	3,200.00
132 Clerks	90.00	11,880.00
180 Training	25.00	4,500.00
7 Janitors	15.50	108.50
3 Janitors	25.00	75.00
313 BMD (Ballot Marking Device)	2.00	626.00
3 Election Supply Load Out Help	50.00	150.00
3 Election Night Equipment Return Help	50.00	150.00
3 Election Night Check In Clerks	50.00	150.00
16 Supply pick up / return supplies	10.00	160.00
16 Cell phones	10.00	160.00
7 Ballot Scan Clerks	100.00	700.00
2 Election Day Techs	150.00	300.00
<b>TOTAL</b>		<b>\$24,559.50</b>

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

- approve
- disapprove
- table
- authorize

the hiring of poll workers for the upcoming November 3, 2020 General Election.

# BOARD OF ELECTIONS

HOUSTON COUNTY GOVERNMENT BUILDING  
801 MAIN STREET, ROOM 237  
POST OFFICE BOX 945  
PERRY, GA 31069

478-987-1973

FAX 478-988-0699

TO: Houston County Commissioners  
FROM: Debra Presswood  
Registration/Election Supervisor  
RE: Election Workers – November 3, 2020 General Election  
DATE: August 17, 2020

=====  
The Board of Elections requests hiring the following election workers for the November 3, 2020 General Election.

		AMOUNT	TOTAL
16	Managers (Precinct)	\$150.00	\$2,400.00
32	Assistant Managers (Precinct)	100.00	3,200.00
132	Clerks	90.00	11,880.00
180	Training	25.00	4,500.00
7	Janitors	15.50	108.50
3	Janitors	25.00	75.00
313	BMD (Ballot Marking Device)	2.00	626.00
3	Election Supply Load Out Help	50.00	150.00
3	Election Night Equipment Return Help	50.00	150.00
3	Election Night Check-In Clerks	50.00	150.00
16	Supply pick up / return supplies	10.00	160.00
16	cell phones	10.00	160.00
7	Ballot Scan Clerks	100.00	700.00
2	Election Day Techs	150.00	300.00
	<b>TOTAL</b>		<b>\$24,559.50</b>

Staff recommends entering into a professional services agreement with Total Systems Commissioning for the new State Court Expansion construction project. Building commissioning during construction involves reviewing the building and its major systems for compliance with design, code and improved operability. The commissioning process will help the County avoid problems during construction, reduce warranty issues, increase energy savings, and improve indoor air quality all of which result in lower operating costs and more manageable maintenance for the Public Buildings staff.

Services under this agreement include review of the design, construction, acceptance and warranty phases of the HVAC system; the building envelope commissioning; the fire alarm system commissioning; and verifying operation of the existing courthouse building HVAC systems.

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

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

**entering into a professional services agreement with Total Systems Commissioning, Inc. of Atlanta in the amount of \$53,900 for the building commissioning services on the new State Court Expansion project.**



**HOUSTON COUNTY  
PUBLIC WORKS DEPARTMENT**

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

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# Memo

To: Houston County Board of Commissioners  
From: Robbie Dunbar, Director of Operations *RDS*  
Date: August 25, 2020  
Re: Building Commissioning Services- State Court Expansion

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Staff would like for the Board of Commissioners to consider the attached proposal for Professional Services from **Total Systems Commissioning Services** for the **Houston County State Court Expansion Project**. Staff recommends adding Envelope Commissioning at \$9,500.00, Fire Alarm Commissioning at \$2,500.00, and verifying operation of existing building HVAC Systems at \$6,500.00 to the base contract fee of \$35,400.00 for a grand total of **\$53,900.00**. This will be funded by the 2018 SPLOST.

Thank you for your consideration of this request.

July 6, 2020

Robbie Dunbar, Director of Operations  
Houston County Board of Commissioners  
200 Carl Vinson Parkway  
Warner Robins, Georgia 30188

Attn: Robbie Dunbar

Re: Building Commissioning Services –  
Houston County Courthouse State Court Expansion

Mr. Dunbar,

Total Systems Commissioning appreciates the opportunity to offer the following proposal for Building Commissioning Services for the Houston County Courthouse State Court Expansion.

We have based our commissioning proposal per the DD Design documents by JMA dated May 19, 2020. We also will provide commissioning services in accordance with Georgia Peach requirements.

**DESIGN PHASE COMMISSIONING SCOPE**

1. Review of design documents at DD and 95% CD with a backcheck at 100% IFC. Review is limited to sustainability, maintainability and constructability. This is not a peer review of the design.
  - (a) Envelope review is offered as an add alternate
2. Issue Design Phase Commissioning Plan

**CONSTRUCTION PHASE COMMISSIONING SCOPE**

1. Update commissioning plan as necessary after receipt of contractor's submittals.
2. Develop Construction checklists for equipment and systems to be commissioned.
3. Review contractors MEP submittals that impact the commissioning process
  - a. Envelope submittal review is in the add alternate
4. Develop functional test procedures and documentation formats for all commissioned equipment and systems.
5. Conduct periodic site visits to inspect the installation of all systems being commissioned.
6. Develop and maintain site observation report.

7. Prepare Cx progress reports.
8. Hold construction phase Cx meeting in conjunction with construction progress meetings (OAC meetings) when appropriate.
9. Maintain Cx deficiencies / issues log.
10. Coordinate and supervise Cx deficiency corrections.
11. Review Requests for Information (RFI's) and changes for impacts on Cx.
12. Review completed copies of factory or contractor provided pre-start up and start up test forms.
13. Perform on-site validation of successful completion of Functional Performance Test (FPT).
14. Maintain record of functional performance testing.
15. Review TAB report.
16. Review Operation & Maintenance (O&M) manuals and as-built documentation.
17. Review equipment warranties.
18. Review contractor provided training program for agency maintenance personnel.

#### **ACCEPTANCE AND WARRANTY PHASE COMMISSIONING SCOPE**

1. Complete final Cx issues log that includes resolved and unresolved issues.
2. Address concerns with operating facility and staff.
3. Verify the installation and performance of all commissioned systems no later than ten (10) months after material completion of the project.
4. Complete final Cx Report.

Final Commissioning Report to contain all relevant information, correspondence, tests, data, findings and summary for the entire project. Typical reports include an executive summary, Cx plan, Cx specifications, issues log and other logs, updates, design reviews, submittal.

#### **COMMISSIONING RECORD SUBMITTALS**

1. For each piece of commissioned equipment, the report will contain the disposition of TSCx regarding the adequacy of the equipment, conformance with the contract documents.
  - a. TSCx will note if each piece of commissioned equipment meets the required specifications
  - b. If installed properly, provides functional performance and efficiency
  - c. If properly documented, and that there has been adequate and appropriate operator training
2. All outstanding non-compliance items will be specifically listed.
  - a. Recommendations for improvement to equipment and/or operations, future actions, commissioning process changes
  - b. Each non-compliance issue will be referenced to the specific functional test, inspection, trend log, etc., where the deficiency is documented

3. Also included in the Commissioning Record will be:
  - a. Issues log
  - b. Commissioning plan
  - c. Progress reports
  - d. Submittal reviews
  - e. Training record
  - f. Construction checklists
  - g. Start-up reports
  - h. Functional performance test verification logs
  - i. Trend log analysis
  - j. Alarm logs
4. Provide Systems Manual including re-commissioning test forms, condensed operation, and maintenance information and summary list of control system setpoints and sequences.
5. The documentation (reports) submitted to the Owner shall be in electronic form (2 each CDROMs).

#### **SITE VISITS**

1. TSCx includes site visits as required during the construction phase.
2. Cx Kickoff meeting timed to coincide when building system rough in and finish is proceeding in earnest.
3. 10 month warranty meeting.

#### **SYSTEMS TO BE COMMISSIONED**

##### **Mechanical Systems:**

1. Rooftop units
2. Air handling unit
3. Chillers
4. Pumps
5. Terminal units (new only- add for existing systems)
6. Electric heaters
7. Smoke evacuation system
8. HVAC Controls Systems:
  - a. Point-to-point check of all sensors and devices associated with above equipment
  - b. Graphic display
  - c. Trend logs
  - d. Status review screens, checks and alarming
  - e. Network communication
9. Test and Balance verification

##### **Plumbing:**

1. Domestic hot water system





Proposals were solicited for the Bear Branch Water Supply and Treatment Facility project with five contractors responding. After a complete evaluation of each bidder's proposal measured against the criteria outlined in the bidding documents, staff and our water system consultants Carter & Sloope recommend award to the highest ranked firm of P.F. Moon and Company at a total base bid of \$5,253,000. P. F. Moon and Company has the experience, technical ability and financial capability to complete this project.

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

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

**the award of the Bear Branch Water Supply and Treatment Facility construction project to P.F. Moon and Company, Inc. of West Point, GA in the amount of \$5,253,000. Water Capital Funds will fund this project.**



# MEMORANDUM

To: Houston County Board of Commissioners

From: Brian Jones, Utility Engineer

Date: Wednesday, August 26, 2020

RE: Bear Branch Water Supply & Treatment Facility – Award Recommendation

Please consider this recommendation to award the construction of the Bear Branch Water Supply & Treatment Facility to **P.F. Moon and Company, Inc.**, for a total of **\$5,523,000**.

On August 11<sup>th</sup>, 2020 at 2:00 p.m., Public Works received proposals from five (5) contractors for the construction of the project. Listed below is a summary of the results.

R2T, Inc.	\$5,249,951.00
P.F. Moon and Company, Inc.	\$5,253,000.00
Sawcross, Inc.	\$5,487,000.00
Lakeshore Engineering LLC	\$5,656,720.00
Reeves Young	\$5,828,000.00

The proposals were evaluated by a team comprised of members from the Houston County Water Department and Carter & Sloope, the consultant engineers for the Water Department. After careful consideration of characteristics of each contractor and the bids, the proposals were ranked and P.F. Moon selected as the recommendation.

Accompanying this memo is the letter of recommendation by Carter & Sloope, and the Notice of Award. This project will be paid for using the Water Department capital funds.

Thank you for your time and consideration of this matter.



Carter & Sloope  
CONSULTING ENGINEERS

August 19, 2020

Mr. Robbie Dunbar  
Houston County Public Works  
2018 Kings Chapel Road  
Perry, GA 31069

SUBJECT: Houston County, Georgia  
Bear Branch Water Supply & Treatment Facility  
C&S Project No.: H9500.093

Dear Robbie:

As you are aware, proposals were received and opened for the above subject project on August 11<sup>th</sup>, 2020 at 2:00 pm. A total of five (5) responsive proposals were received out of the six (6) companies listed on the plan-holders list. We have checked and tabulated the base bids received as follows:

<u>Contractor</u>	<u>Total Base Bid</u>	<u>% Over Low Bid</u>
1. R2T, Inc.	\$5,249,950.00	---
2. P.F. Moon and Company, Inc.	\$5,253,000.00	0.06%
3. Sawcross, Inc.	\$5,487,000.00	4.5%
4. Lakeshore Engineering LLC	\$5,656,720.00	7.7%
5. Reeves Young	\$5,828,000.00	11.0%

After a complete evaluation of each bidder's proposal, represented by the criteria outlined in the Qualifications of Bidder section of the bidding documents, P.F. Moon and Company, Inc. was determined to be the most qualified contractor for this project.

As required in the bid documents, P.F. Moon and Company, Inc. submitted with their bid a 10% bid bond from the Travelers Casualty and Surety Company of America, which is listed in the U.S. Treasury Circular #570. The Travelers Casualty and Surety Company of America is shown as being licensed in the state of Georgia with an underwriting limitation that is greater than the bond amount. The Travelers Casualty and Surety Company of America has a current A.M. Best rating of "A++" which exceeds the requirements of the contract documents. Carter & Sloope has confirmed that P.F. Moon and Company Inc. intends to use Travelers Casualty and Surety Company of America to also provide Payment and Performance Bonds.

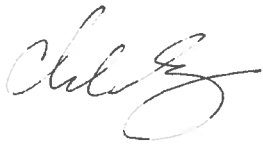
Based on our findings, P.F. Moon and Company, Inc. has more than adequate experience, technical ability, and financial capability to complete this project. **Carter & Sloope therefore recommends the project be awarded to P.F. Moon and Company, Inc. at a Total Base Bid amount of \$5,253,000.00.**

We are enclosing one (1) copy of the certified "Bid Tabulation" for your records. We are also enclosing four (4) copies of the Notice of Award for this project. Please execute all four (4) copies of the Notice of Award and return them to our office as soon as possible. We will prepare four (4) originals of the Agreement and forward them to you when the Contractor has executed the Agreement and delivered all the necessary Payment and Performance Bonds and Certificates of Insurance.

If you have any questions or need any additional information, please call us.

Sincerely,

CARTER & SLOOPE, INC.

A handwritten signature in black ink, appearing to read "Chad Sipe", written in a cursive style.

Chad Sipe, PE

Encl: Certified Bid Tabulation – 1 copy  
Notice of Award – 4 copies

Cc: Mr. Brian Jones, Houston County Public Works (w/ 1 copy of each)  
Mr. Riley Scarborough, Houston County Public Works (w/ 1 copy of each)  
Mr. Jeff Chandler, Houston County Public Works (w/ 1 copy of each)  
File (w/ 1 copy of each)

# 8

## Summary of bills by fund:

• General Fund (100)	\$1,535,275.24
• Emergency 911 Telephone Fund (215)	\$ 56,364.62
• Fire District Fund (270)	\$ 77,790.88
• 2006 SPLOST Fund (320)	\$ 0.00
• 2012 SPLOST Fund (320)	\$ 28,005.80
• 2018 SPLOST Fund (320)	\$1,081,043.09
• Water Fund (505)	\$ 193,236.14
• Solid Waste Fund (540)	<u>\$ 702,413.81</u>
Total for all Funds	\$3,674,129.58

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

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$3,674,129.58