



Houston County Board of Commissioners Meeting

Perry, Georgia

October 2, 2018

9:00 A.M.

HOUSTON COUNTY COMMISSIONERS MEETING

Perry, Georgia

October 2, 2018

9:00 A.M.

Call to Order

Turn Off Cell Phones

Invocation - Commissioner Thomson

Pledge of Allegiance - Capt. Nichole Moore, USAF

Approval of Minutes from September 18, 2018

New Business:

1. Public Hearing on Special Exception Applications #2208, #2210 and #2211 - Commissioner Walker
2. Public Hearing on Rezoning Application #2209 - Commissioner Walker
3. First Reading on Alcohol License Application (Burgerim / Beer & Wine) - Director of Administration Barry Holland
4. Land Bank Agreement with City of Perry - Commissioner Thomson
5. Poll Workers for General Election (November 6th) - Commissioner Robinson
6. Board Appointment (DFCS) - Commissioner Robinson
7. Vehicle Purchase (HCSO-Patrol / SUVs) - Commissioner McMichael
8. Approval of Bills - Commissioner McMichael

Public Comments

Commissioner Comments

Motion for Adjournment

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

Application No. 2208

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 Benjamin Luopa
2. Applicant's Phone Number 404-839-9346
3. Applicant's Mailing Address 108 Virginia Dare Drive Warner Robins, GA 31088
4. Property Description LL 222, 5th Land District of Houston County, Georgia, Lot 12, as shown on a plat of survey for Resubdivision of Lynmar Subdivision, consisting of 63.5 Acres
5. Existing Use Residential
6. Present Zoning District R-4
7. Proposed Use Special Exception for a Home Occupation
for a Painting Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

8-9-18

Date

Benjamin Luopa
Applicant

Application # 2208

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: August 9, 2018

Date of Notice in Newspaper: September 5 & 12, 2018

Date of Notice being posted on the property: September 7, 2018

Date of Public Hearing: September 24, 2018

Fee Paid: \$100.00 Receipt # 41562

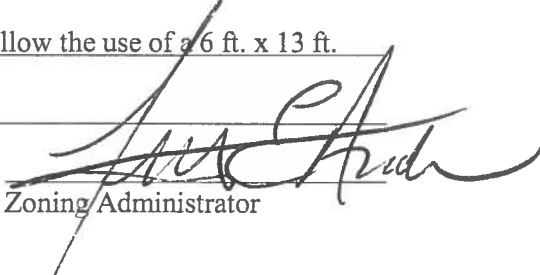
Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 6 ft. x 13 ft.

trailer for the business.

September 24, 2018
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: October 2, 2018

Date of Notice in Newspaper: September 5 & 12, 2018

Date of Public Hearing: October 2, 2018

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

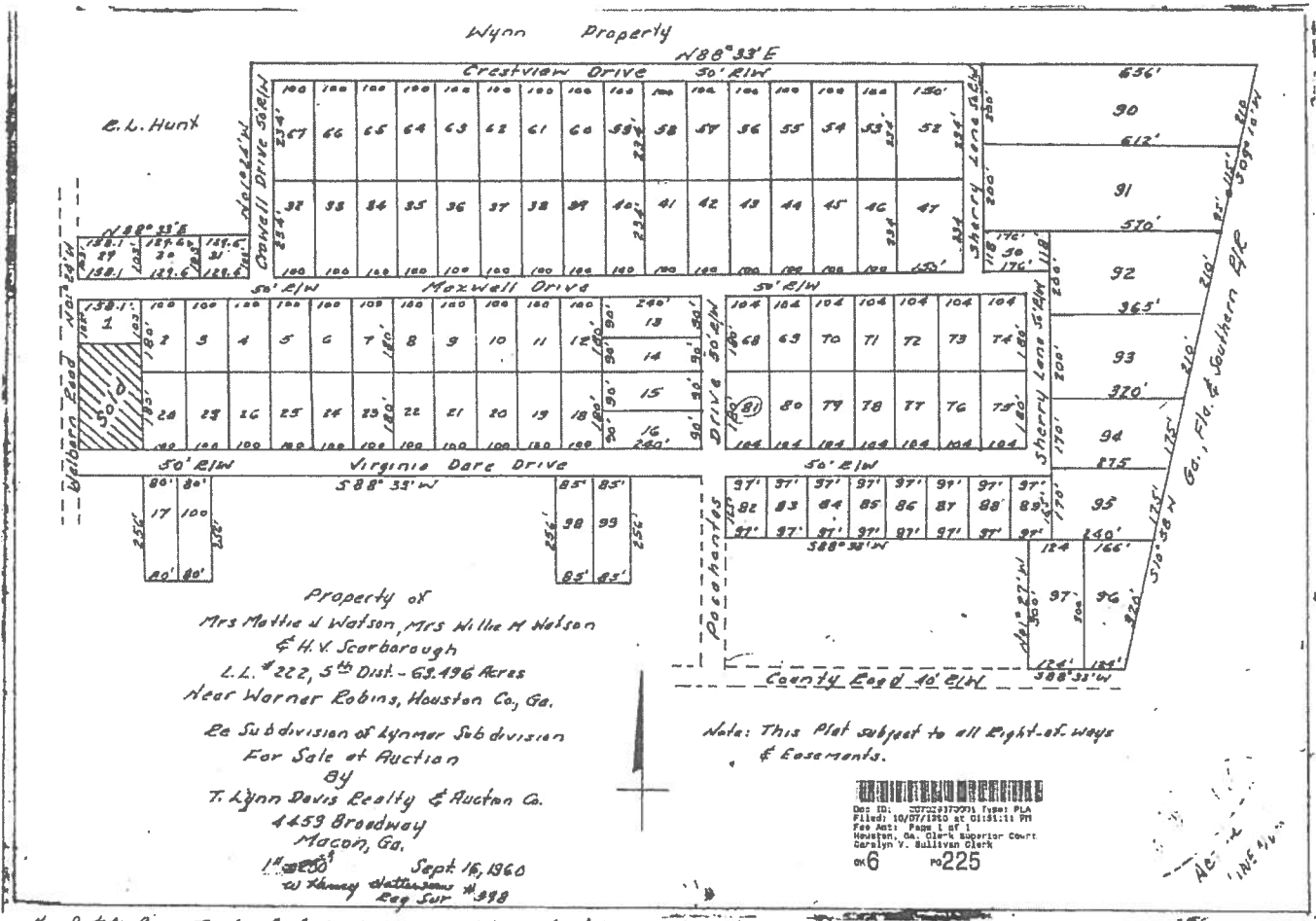
Comments: _____

Date

Clerk

Recorded Oct. 7, 1960

Wynn Property



Property of
 Mrs Mattie J. Watson, Mrs Willie M. Nelson
 & H. V. Scarborough
 L.L. # 222, 5th Dist. - 63.496 Acres
 Near Warner Robins, Houston Co., Ga.
 As Subdivision of Lynner Subdivision
 For Sale at Auction
 By
 T. Lynn Davis Realty & Auction Co.
 4453 Broadway
 Macon, Ga.
 1st 3250 Sept 16, 1960
 by Honey Matthews # 298
 Reg Sur # 298

Note: This Plat subject to all Right-of-Ways
 & Easements.

OK 6 No 225

See Platting Documents, see Book 185, page 4-5. applicable to lots 2, 3, 4, 5, 6, 29 and 30.

Requirements - Section 95

Comments

Complies

Doesn't Comply

<p>1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.</p>	<p><i>Applicant has written approval of the owner of the property</i></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><i>No signage</i></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.</p>			
<p>1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.</p>	<p></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>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>A 6'x13' trailer will be used for the business</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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. (*painting business*)

Name of Applicant Benjamin Loope

Address 108 Virginia Dare Dr. Lot 12
Warner Robins GA 31088

Telephone Number 404-881-9546

Dennis A Ludwig

Signature of Owner

Personally appeared before me

Dennis A. Ludwig

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

Christa Stewart

Notary Public

8/01/18

Date



Christa Stewart
Notary Public, State of Ohio
My Commission Expires 05-22-2019

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2208 filed on August 9, 2018, for a Special Exception for the real property described as follows:

LL 222 of the 5th Land District of Houston County, Georgia, Lot 12, as shown on a plat of survey for Resubdivision of Lynmar Subdivision (Lyn Mar Mobile Home Park), Consisting of 63.5 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. 2210

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:

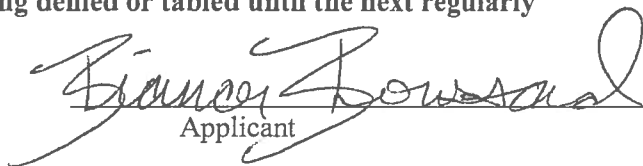
1. Name of Applicant Jedidiah and Bianca Broussard
2. Applicant's Phone Number 478-442-0732
3. Applicant's Mailing Address 105 Timberlane Avenue Warner Robins, GA 31088
4. Property Description LL 159, 10th Land District of Houston County, Georgia, Lot 20, Block "C", Section 2, Phase 2 of Ashley Hall Subdivision, consisting of 0.69 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Jewelry Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

8-23-18
Date


Applicant

Application # 2210

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

Houston County Zoning and Appeals Commission

Date Filed: August 23, 2018

Date of Notice in Newspaper: September 5 & 12, 2018

Date of Notice being posted on the property: September 7, 2018

Date of Public Hearing: September 24, 2018

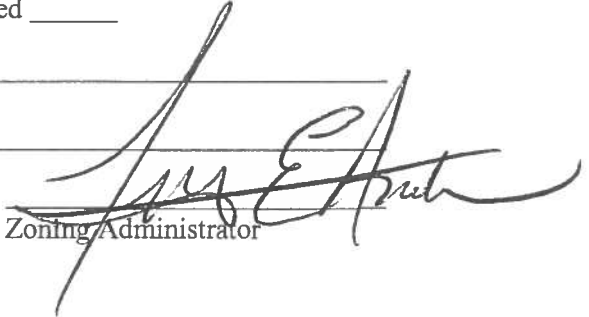
Fee Paid: \$100.00 Receipt # 41565

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

September 24, 2018
Date


Zoning Administrator

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

Date of Recommendation Received: October 2, 2018

Date of Notice in Newspaper: September 5 & 12, 2018

Date of Public Hearing: October 2, 2018

Action by Houston County Commissioners:

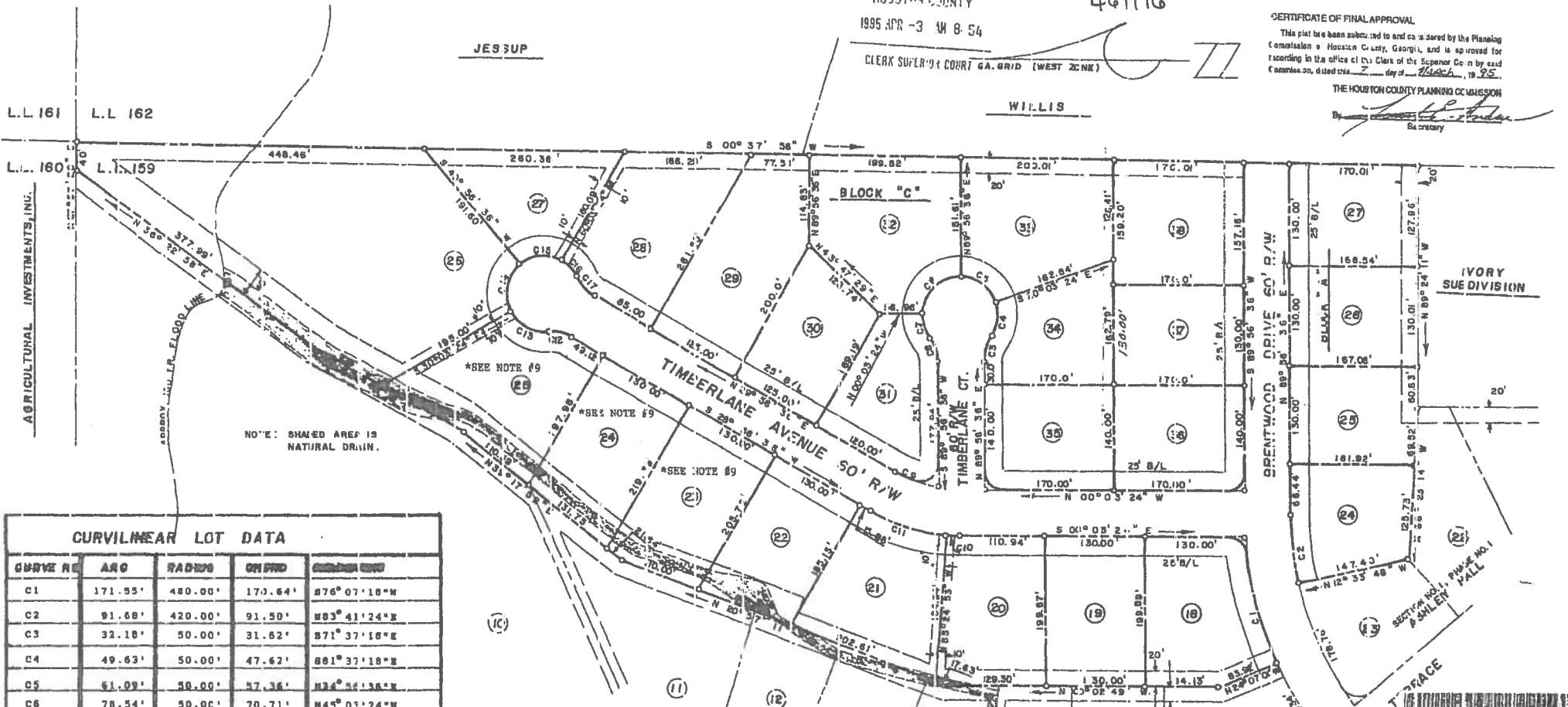
Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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 2nd day of March, 1995.
THE HOUSTON COUNTY PLANNING COMMISSION
By: [Signature]
Secretary



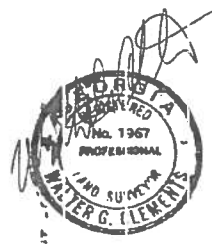
CURVE NO.	ARC	RADIUS	CHORD	BEARING
C1	171.55'	480.00'	170.64'	S76°07'18"W
C2	91.68'	420.00'	91.50'	S83°41'24"E
C3	32.18'	50.00'	31.62'	S71°37'18"E
C4	49.63'	50.00'	47.62'	S81°37'18"E
C5	61.09'	50.00'	57.36'	N24°24'36"W
C6	78.54'	50.00'	70.71'	N45°03'24"W
C7	32.18'	50.00'	31.62'	S71°36'30"W
C8	32.18'	50.00'	31.62'	S71°36'30"W
C9	61.62'	175.24'	61.30'	N19°52'17"E
C10	19.06'	239.26'	19.06'	S02°15'51"W
C11	104.12'	235.24'	103.28'	S17°11'51"W
C12	32.18'	50.00'	31.62'	S11°21'30"W
C13	32.18'	50.00'	31.62'	S11°21'30"W
C14	69.01'	39.89'	64.28'	N88°01'24"W
C15	61.09'	59.06'	57.36'	N95°03'24"W
C16	32.18'	50.00'	31.62'	N41°25'42"E
C17	32.18'	50.00'	31.62'	N41°25'42"E

- NOTES:
1. MINIMUM 20' BUILDING LINE ON ALL LOTS UNLESS OTHERWISE DENOTED.
 2. ALL EASEMENTS ARE FOR DRAINAGE & UTILITIES WITH WIDTHS AS INDICATED.
 3. LOT LINES ARE AT RIGHT ANGLES TO STREET LINES UNLESS OTHERWISE DENOTED.
 4. 25' RADIUS ON ALL STREET CORNERS.
 5. DISTANCES AS SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OF PREDICTED RIGHT-OF-WAY LINES.
 6. (C) DENOTES LOT NUMBER.
 7. (C) DENOTES CURVILINEAR LOT DATA.
 8. MAINTENANCE & UTILITY EASEMENT ON THE FRONT OF ALL LOTS.
 9. PLOT PLAN REQUIRED AT TIME OF SEPTIC TANK APPLICATION.

I certify that the general lot layout shown on this plat has been approved by the Houston County Health Department for development with city or county water and individual sewage. Individual lot approval required for each lot prior to construction.
[Signature]
Environmental Health Specialist
Houston County Health Department
Dated: 2-2-95

I CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MAXIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.
[Signature]
Clerk of Superior Court

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER
"I certify that the owner, or his agent, has completed the construction and installation of the streets, drainage, utilities, and other improvements in accordance with the Regulations of Houston County, Georgia; or has posted a performance bond or cashier's check to insure completion as required by County Engineer."
3/1/95 [Signature]
Date Engineer



Dec 10: 00323441000; Type: PL1
Filed: 04/03/1995 05:18:44:00 A1
Per Act: Page 1 of 1
Houston, Ga. Clerk Superior Court
Clement V. Sullivan, Clerk
BK 46 PG 176

"This approval in no way relieves the property owner or contractor of his damage to adjacent and downstream property and liability resulting therefrom and shall not constitute an assumption of liability by the County of Houston for damages caused by construction and/or grading performed under said plans and permits."
[Signature]
3/6/95
REVISED: FEBRUARY 24, 1995 TO DENOTE BLOCK "A".
0 50 100 200 300

SUBDIVISION
FOR:
SECTION NO. 2, PHASE NO. 2
ASHLEY HALL
LAND LOT 1119 10th DISTRICT
HOUSTON COUNTY GEORGIA
JANUARY 9, 1995 SCALE: 1" = 100'
CLEMENTS SURVEYING CO., INC.

"The undersigned certifies that he is the owner of the land shown on this plat and acknowledges this plat and allotment to be his free act and deed and dedicates to public use forever all areas shown or indicated on this plat as streets, alleys, easements, or parks."
1-25-95 [Signature]
Date Owner's Signature

Requirements - Section 95

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2210 filed on August 23, 2018, for a Special Exception for the real property described as follows:

LL 159 of the 10th Land District of Houston County, Georgia, Lot 20, Block "C", Section 2, Phase 2 of Ashley Hall Subdivision, Consisting of 0.69 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2211

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 Tammy and Tony Hill
2. Applicant's Phone Number 478-808-1832
3. Applicant's Mailing Address 1085 Dunbar Road Warner Robins, GA 31093
4. Property Description LL 108, 5th Land District of Houston County, Georgia, Tract "F-6" as shown on a plat for Sue Dunbar Kinsaul, consisting of 2.11 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Gaming Trailer 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.

24 Aug 2018
Date


Applicant

Application # 2211

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

Houston County Zoning and Appeals Commission

Date Filed: August 24, 2018

Date of Notice in Newspaper: September 5 & 12, 2018

Date of Notice being posted on the property: September 7, 2018

Date of Public Hearing: September 24, 2018

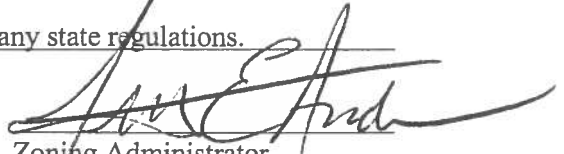
Fee Paid: \$100.00 Receipt # 41566

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 24 ft. x 8 ft.
enclosed trailer for the business and subject to compliance with any state regulations.

September 24, 2018
Date


Zoning Administrator

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

Date of Recommendation Received: October 2, 2018

Date of Notice in Newspaper: September 5 & 12, 2018

Date of Public Hearing: October 2, 2018

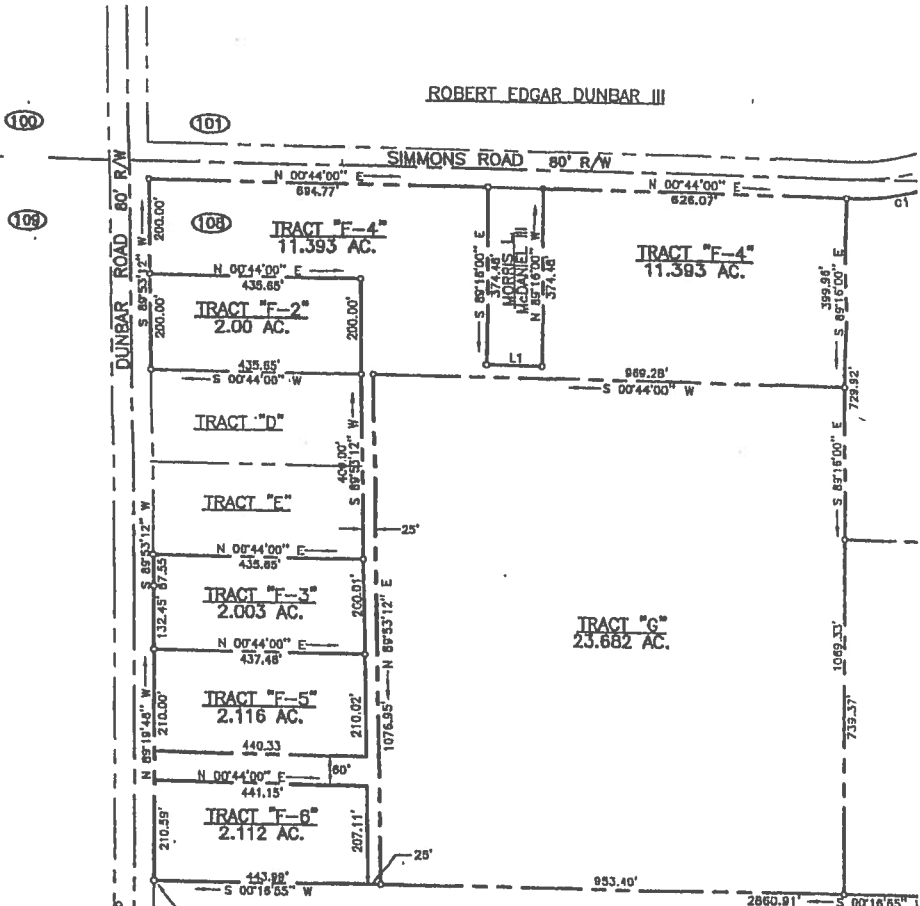
Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk



GA. GRID CO-ORDINATE
 X = 848368.12
 Y = 967579.14

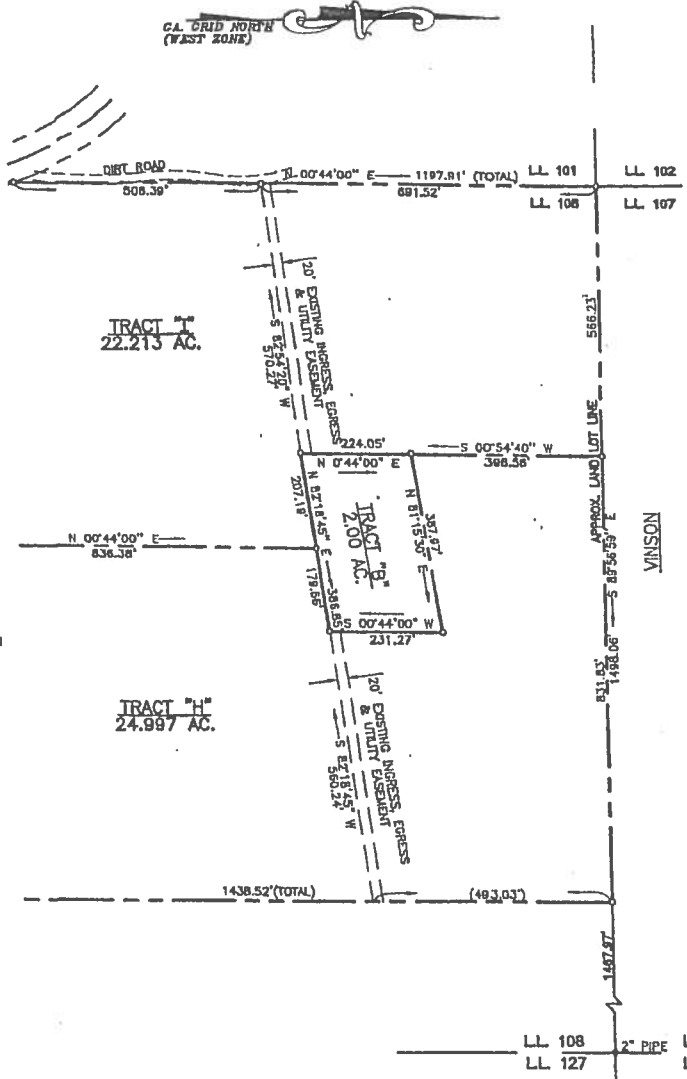
U.S. COAST & GEODETIC CONC. MONUMENT
 PLAINE COORDINATES
 X = 848,440.92
 Y = 967,507.80
 (ADJUSTED ON 1927
 N.A. DATUM)

LINEAR LOT DATA		
No.	DISTANCE	BEARING
LJ	115.00'	N 00°44'00" E

CURVILINEAR LOT DATA				
CURVE NO.	RADIUS	ARC	CHORD	BEARING
C1	840.00'	227.47'	226.28'	N 09°26'56" W

NOTES:
 (108) DENOTES LAND LOT NUMBER

REFERENCE:
 1. COMPILED PROPERTY PLAT FOR SUE DUNBAR KINSAUL
 DATED SEPTEMBER 28, 1999 BY WADDLE & COMPANY



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

Sue D. Kincaul 12-09-04
 OWNER'S NAME DATE

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



Approved
 12/10/04
 Houston County Planning Commission
[Signature]
 Secretary

REVISED: DECEMBER 8, 2004
 TRACT "F-1" SUBDIVIDED INTO
 TRACTS "F-4", "F-5" & "F-6"

REVISED: NOVEMBER 08, 2003
 TRACT "F-1" SUBDIVIDED TO
 FORM TRACT "F-3"

REVISED: FEBRUARY 3, 2003
 TRACT "F" SUBDIVIDED INTO
 TRACTS "F-1" & "F-2"

REVISED: DECEMBER 20, 2002
 TO CORRECT ACREAGE IN TRACT "F"



PROPERTY PLAT
 FOR
SUE DUNBAR KINSAUL
 TRACTS "F", "G", "H" & "I"

IN LAND LOT 108
 HOUSTON COUNTY
 DECEMBER 22, 2001

5TH
 SCALE:
WADDLE & COMPANY

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. No outside storage or display is permitted.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:			
1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
3. The home business shall not involve group instruction or group assembly of people on the premises.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
6. No outside storage is allowed.		<input type="checkbox"/>	<input type="checkbox"/>
7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.	N/A	<input type="checkbox"/>	<input type="checkbox"/>
9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.	A 24'x8' enclosed trailer will be used for the business	<input type="checkbox"/>	<input type="checkbox"/>

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2211 filed on **August 24, 2018**, for a **Special Exception** for the real property described as follows:

LL 108 of the 5th Land District of Houston County, Georgia, Tract “F-6” as shown on a plat of survey for Sue Dunbar Kinsaul, Consisting of 2.11 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.

Public hearing on Re-zoning Application #2209 submitted by Bryant Engineering for a 79.59 acre tract located on the west side of Thompson Mill Road in Bonaire. Present zoning is R-AG Residential Agricultural. Proposed zoning is R-1 Residential. Planning & Zoning recommends unanimous approval.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Re-Zoning Application #2209 submitted by Bryant Engineering.

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

Application No. 2209

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 Bryant Engineering
2. Applicant's Phone Number 478-224-7070
3. Applicant's Mailing Address 906 Ball Street Perry, Ga. 31069
4. Property Description LL 75, 11th Land District of Houston County, Georgia, as shown on a plat for survey for Charles F. Sanders Estate, Consisting of 79.59 acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Re-Zoning for Residential Use
8. Proposed Zoning District R-1
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

8/22/2018
Date


Applicant

Application # 2209

For Official Use Only
(Planning & Zoning Commission)

Houston County Planning and Zoning Commission

Date Filed: August 22, 2018

Date of Notice in Newspaper: September 1 & 5, 2018

Date of Notice being posted on the property: August 31, 2018

Date of Hearing: September 17, 2018

Fee Paid: \$300 Receipt # 41564

Recommendation of Board of Planning & Zoning:
Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

September 17, 2018
Date


Planning Commission Secretary

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: October 2, 2018

Date of Notice in Newspaper: September 1 & 5, 2018

Date of Public Hearing: October 2, 2018

Action by Houston County Commissioners:
Approval _____ Denied _____ Tabled _____















Reason if denied or tabled: _____

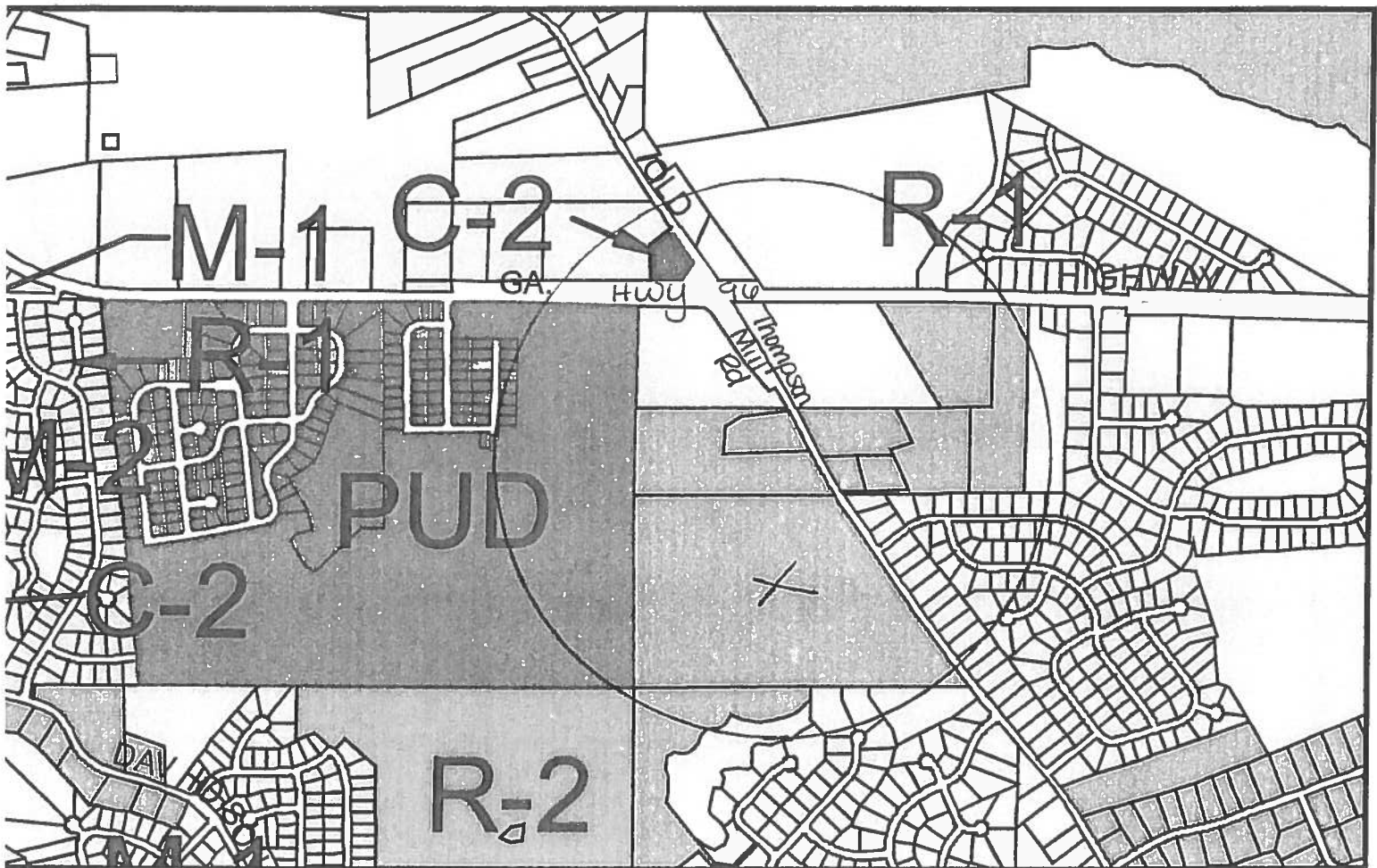
Date

Clerk

Zoning Legend

ZONING

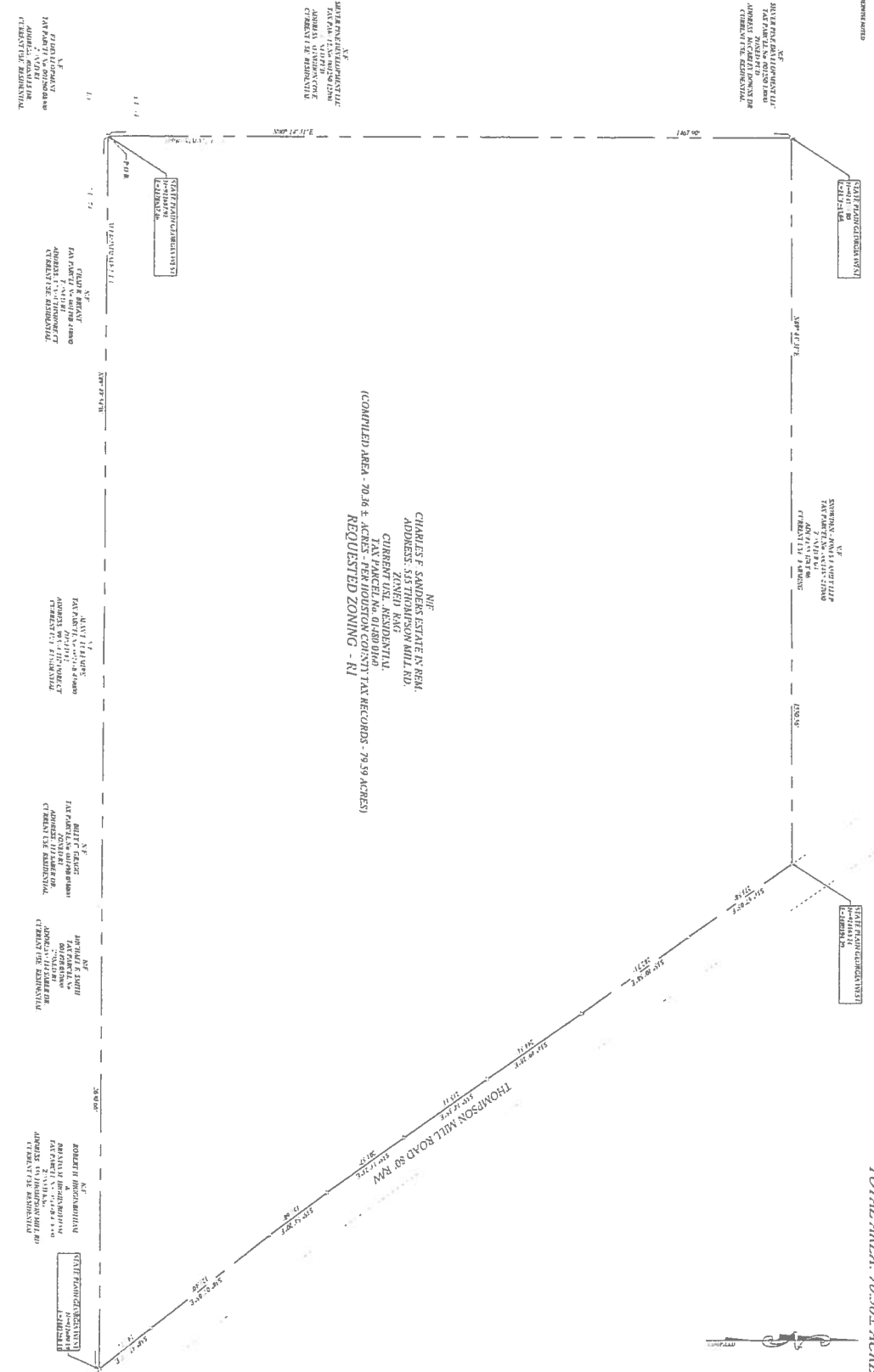
-  AFEASE
-  C-1
-  C-2
-  CITY
-  M-1
-  M-2
-  PUD
-  R-1
-  R-2
-  R-3
-  R-4
-  R-AG
-  R-VH
-  CityLimitLines



LEGEND

- 1. 1/4 ACRES - 10.000 SQ. FT.
- 2. 1/2 ACRES - 20.000 SQ. FT.
- 3. 3/4 ACRES - 30.000 SQ. FT.
- 4. 1 ACRES - 40.000 SQ. FT.
- 5. 1 1/4 ACRES - 50.000 SQ. FT.
- 6. 1 1/2 ACRES - 60.000 SQ. FT.
- 7. 1 3/4 ACRES - 70.000 SQ. FT.
- 8. 2 ACRES - 80.000 SQ. FT.
- 9. 2 1/2 ACRES - 100.000 SQ. FT.
- 10. 3 ACRES - 120.000 SQ. FT.
- 11. 3 1/2 ACRES - 140.000 SQ. FT.
- 12. 4 ACRES - 160.000 SQ. FT.
- 13. 4 1/2 ACRES - 180.000 SQ. FT.
- 14. 5 ACRES - 200.000 SQ. FT.
- 15. 5 1/2 ACRES - 220.000 SQ. FT.
- 16. 6 ACRES - 240.000 SQ. FT.
- 17. 6 1/2 ACRES - 260.000 SQ. FT.
- 18. 7 ACRES - 280.000 SQ. FT.
- 19. 7 1/2 ACRES - 300.000 SQ. FT.
- 20. 8 ACRES - 320.000 SQ. FT.
- 21. 8 1/2 ACRES - 340.000 SQ. FT.
- 22. 9 ACRES - 360.000 SQ. FT.
- 23. 9 1/2 ACRES - 380.000 SQ. FT.
- 24. 10 ACRES - 400.000 SQ. FT.
- 25. 10 1/2 ACRES - 420.000 SQ. FT.
- 26. 11 ACRES - 440.000 SQ. FT.
- 27. 11 1/2 ACRES - 460.000 SQ. FT.
- 28. 12 ACRES - 480.000 SQ. FT.
- 29. 12 1/2 ACRES - 500.000 SQ. FT.
- 30. 13 ACRES - 520.000 SQ. FT.
- 31. 13 1/2 ACRES - 540.000 SQ. FT.
- 32. 14 ACRES - 560.000 SQ. FT.
- 33. 14 1/2 ACRES - 580.000 SQ. FT.
- 34. 15 ACRES - 600.000 SQ. FT.
- 35. 15 1/2 ACRES - 620.000 SQ. FT.
- 36. 16 ACRES - 640.000 SQ. FT.
- 37. 16 1/2 ACRES - 660.000 SQ. FT.
- 38. 17 ACRES - 680.000 SQ. FT.
- 39. 17 1/2 ACRES - 700.000 SQ. FT.
- 40. 18 ACRES - 720.000 SQ. FT.
- 41. 18 1/2 ACRES - 740.000 SQ. FT.
- 42. 19 ACRES - 760.000 SQ. FT.
- 43. 19 1/2 ACRES - 780.000 SQ. FT.
- 44. 20 ACRES - 800.000 SQ. FT.
- 45. 20 1/2 ACRES - 820.000 SQ. FT.
- 46. 21 ACRES - 840.000 SQ. FT.
- 47. 21 1/2 ACRES - 860.000 SQ. FT.
- 48. 22 ACRES - 880.000 SQ. FT.
- 49. 22 1/2 ACRES - 900.000 SQ. FT.
- 50. 23 ACRES - 920.000 SQ. FT.
- 51. 23 1/2 ACRES - 940.000 SQ. FT.
- 52. 24 ACRES - 960.000 SQ. FT.
- 53. 24 1/2 ACRES - 980.000 SQ. FT.
- 54. 25 ACRES - 1000.000 SQ. FT.

TOTAL AREA - 70.364 ACRES

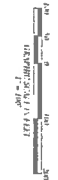


NOT FOR FINAL RECORDING

THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1907 AND THE RULES AND REGULATIONS THEREUNDER.

DATE OF SURVEY: 11/11/11
 SURVEYOR: M. LEOD
 LICENSE NO.: 11111

"NOT FOR FINAL RECORDING"



<p>COMPILED RECORDING FOR</p> <p>CHARLES F. SANDERS ESTATE</p> <p>HOUSTON GEORGIA</p>	<p>DATE: 11/11/11</p> <p>BY: M. LEOD</p> <p>SCALE: AS SHOWN</p>	<p>McLeod</p> <p>SURVEYING</p>	<p>906 Ball Street</p> <p>Perry, Georgia 31069</p> <p>office (478) 224-7070</p> <p>fax (478) 224-7072</p> <p>WWW.MCLEODSURVEYING.COM</p>	
			<p>0 1 1</p>	

AUTHORIZATION OF PROPERTY OWNER
Application for Rezoning

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 variance, special exception or for the rezoning of this property.

Name of Applicant Bryant Engineering, LLC
Address 906 Ball Street, Suite A
Perry, Georgia 31069
Telephone Number (478) 224-7070

Linda Horne

Signature of Owner

Linda Horne as Executor of the
Estate of Charles F. Sanders

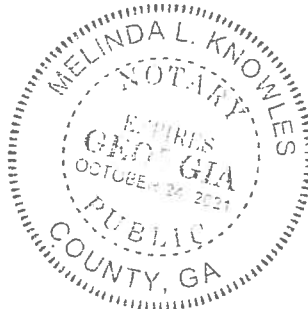
Personally appeared
before me

Linda Horne

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

M. L. Knowles
Notary Public

8-23-18
Date



STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

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

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

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

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

No destruction of property values will occur.

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

There is no gain to the public.

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

The current zoning of the subject property can be developed.

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

The property is not vacant. There has been a house on the property since 1956.

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

The proposed rezoning will be suitable because property to the south and east is zoned R-1.

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

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

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

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

There are adequate public facilities available to the property.

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

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

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

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2209, filed on August 22, 2018, for a Re-Zoning Request for the real property described as follows:

LL 75 of the 11th Land District of Houston County, Georgia, as shown on a plat of survey for Charles F. Sanders Estate, consisting of 79.59 Acres on Thompson Mill Road

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.

3

Director of Administration Barry Holland will present the first reading of an Alcohol License Application submitted by Jennifer Belcher representing Belchere Holdings, LLC for the on-premise sale of beer and wine in a restaurant setting located at Merganser Commons, 510 GA Hwy. 247 South, Bonaire. The property is zoned C-2.

A second reading and public hearing will be held at 9:00 a.m. on October 16, 2018 in Perry after which the Commissioners will vote on the issue.



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

OCCUPATIONAL TAX APPLICATION FOR UNINCORPORATED HOUSTON COUNTY

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

1. Name of Business Belchere Holdings LLC DBA Burgerim
2. Mailing Address of Business 514 GA HWY 247 S
 City Bonaire State GA Zip Code 31445
3. Exact Location of Business (if different from above) _____

 City _____ State _____ Zip Code _____
4. Phone Number () _____ Home (478) _____ Mobile _____
5. Email Address jenbelcher11@gmail.com
6. Full Name of Owner/Manager Jennifer Belcher
 Address 144 Old Hickory Cir
 City Bonaire State GA Zip Code 31445
 Phone Number (478) _____ Home () _____ Work _____
 SSN# _____ Tax ID _____ Date of Birth _____
7. Please Describe the Dominant Line of Business Fast-Casual Dining

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

8. Is this business to be operated out of your home? Yes No
Note: If the business is a home occupation, please sign the attached Home Occupation section of this form, indicating your business will abide by the Special Requirements for Home Occupations. If the business is not a home occupation, then the commercial structure must be inspected by the building inspections department (542-2018), the fire department (542-2040) and environmental health (218-2020) before a license will be issued. The applicant is responsible for coordinating these inspections.
9. Number of Full-time Employees 9 (include the Owner/Manager)
 Number of Part-time Employees _____

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

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

12. Full Name of Partner _____

Address _____

City _____ State _____ Zip Code _____

Phone Number () _____ Home () _____ Work _____

SSN# _____ Tax ID# _____ Date of Birth _____

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

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

Jennifer Belcher
Name of Owner/Applicant (Please Print)

[Signature] 4 Jan 18
Signature of Owner/Applicant Date

Office Use Only
Commissioner's Office Recommends: Approval ___ Denial ___ Sign/Date: _____
Comments: _____



Affidavit Verifying Status For County Public Benefit Application

By executing this affidavit under oath, as an applicant for a Houston County, Georgia Business Occupational Tax Certificate, Alcohol License or other public benefits as referenced in O.C.G.A. Section 50-36-1, I am stating that I, Jennifer Belcher, applying on behalf of [(circle one) myself, a business] a corporation, a partnership or other private entity]

- 1) JFB I am a United States citizen (please attach document verifying your identify to include: drivers license, US Passport, Military ID or other secure and verifiable document under OCGA 50-36-2)

OR

- 2) _____ I am a legal permanent resident of 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.*

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of Code Section 16-10-20 of the Official Code of Georgia.

JFB
Signature of Applicant

4 Jun 18
Date

X Jennifer Belcher
Printed Name

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

4th DAY OF June, 2018

Notary Public
My Commission Expires: 7-24-19

*Alien Registration Number for
Non-Citizens

* Copy of Documentation and
Identification must be provided

*Note: O.C.G.A. 50-36-1(e)(2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:



E-VERIFY Affidavit of Exemption

By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs ten or fewer employees, or is not currently required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90.

Signature of Exempt Private Employer



Printed Name of Exempt Private Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.
Executed on June, 1, 2018 in W.H. (city), GA (state).

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

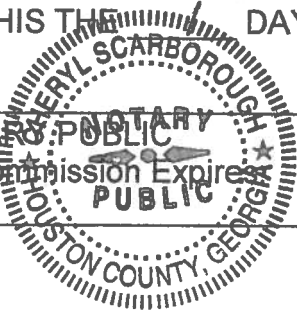
ON THIS THE _____ DAY OF June, 2018.

NOTARY PUBLIC

My Commission Expires

PUBLIC

7-24-19





For Office Use Only

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

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

1. Name of Business: Belchere Holdings LLC DBA Burgerim

2. Business Location: Merganser Commons Bonaire

Bonaire GA 31445
(city) (state) (zip code)

3. Mailing Address 514 GA HWY 247 S

Bonaire, GA 31445

4. State Tax Payer Identifier: _____

5. Name of Licensee: Jennifer Belcher

Address: 144 Olde Hickory Cir

Bonaire GA 31445
(city) (state) (zip code)

Telephone: 478

Date of birth: _____ Social Security number: _____

6. If business is a partnership, give name(s), address, birthdate, and social security number of each partner:

N/A

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

Name Belchere Holdings, Inc./Jennifer Belcher

Tax I.D. number _____ Date Incorporated: 3-25-18

Local Address: 100 Olde Hickory Cir, Bonaire GA 31005

Telephone: 478

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

NA

Name of organization _____

Location and date of charter: _____

Applicant's title and duties in organization: _____

Federal I.D. number: _____

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

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

Retail Consumption Wholesaler Other (specify) _____

Alcohol sold: (check all that apply)

Beer Wine Liquor

Type of business: (check one)

Package Club Non-profit Tavern Restaurant

Grocery Service Station/Convenience Store Other _____

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

a. Nearest school/college: Bonaire Elementary School .4 miles

b. Nearest church: Bonaire United Methodist .3 miles

c. Nearest public library: Nola Brantley Memorial Library .6 miles

d. Nearest private residence: .1 miles

e. Nearest business holding alcoholic beverage license: Publix co-located

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

License Type	License Number	Trade Name
0		

12. Have you, the licensee, or any other person having any interest in the business for which this application has been made, ever been detained, arrested, indicted, or convicted for any offense by any state, county, city, federal or foreign officer, or any other governmental authority? () Yes (X) No

If yes, give full details. *Failure to make a full disclosure in response to this question will result in a denial of the application or a revocation of the license. If necessary, attach additional sheets to respond completely.*

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

If yes, complete the following for the previous license:

Business Name _____

Business Address: _____

SSN: _____ Tax ID number _____

State Alcohol License number and year: _____

Date discontinued: _____ Sales Tax number: _____

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

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

Name Morganser Commons - Bonaire, LLC + Columbia SSN _____
Bonaire, LLC

Address Marietta GA 30067 Cobb
(city) (state) (zip code) (county)

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

() Yes (X) No () Unknown

If yes, complete the following:

Name _____

Date of application: _____ Disposition _____

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

Name Jennifer Belcher

SSN _____ DOB _____

Address 100 Old Hickory Cir

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

Telephone (478) _____ daytime (478) _____ evening

Describe position held and detailed amount of control: Owner/General Manager

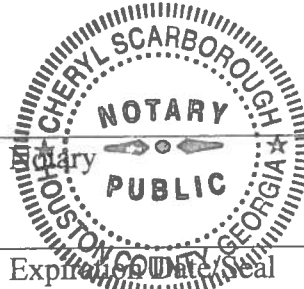
Manager in charge of daily ops + firing/hiring 100% control

J

Owner/Applicant

4 June 2018

Date



FOR OFFICE USE ONLY

Zoning Office Recommends:

____ Approval ____ Denial Sign/Date _____

Property Zoned _____ Comments: _____

Sheriff's Office Recommends:

____ Approval ____ Denial Sign/Date _____

Comments: _____

Commissioner's Office Recommends:

____ Approval ____ Denial

Sign/Date _____

Comments: _____

Fire Department Recommendations:

____ Approval ____ Denial Sign/Date _____

Comments: _____



U.S. Georgia DRIVER'S LICENSE

DL NO CLASS C DOB EXP
 JENNIFER TERYNY BELCHER
 100 OLDE HICKORY CIR
 BONAIRE, GA 31006-6402
 HOUSTON
 Restrictions B End NONE
 Iss 08/19/2016
 Sex F Eyes BRO
 Hgt 5'-03" Wgt 165 lb

J. Belcher

Consent Form

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

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

PRINT ONLY

Full Name Jennifer Teriny Belcher

Address 100 Olde Hickory Cir

City Bonaire State GA Zip Code 31005

County Houston Sex F Race Black

Social Security Number _____ Date of Birth _____

Alcohol Business License

 Solicitors, Peddlers or Taxi Cab (CIRCLE ONE)

Jennifer Belcher
 Print Name

J. Belcher
 Signature

4 June 2018
 Date



Georgia Bureau of Investigation
3121 Panthersville Road
Decatur, Georgia 30034
404-244-2639

LSTCN:5638002361

GBITCN:82561716089992

DATE/TIME:2018-09-13 13:47:31

NAME:BELCHER, JENNIFER TERINY

PHOTO:PHOTO NOT AVAILABLE

NO GEORGIA OR FBI NATIONAL CRIMINAL HISTORY RECORD FOUND

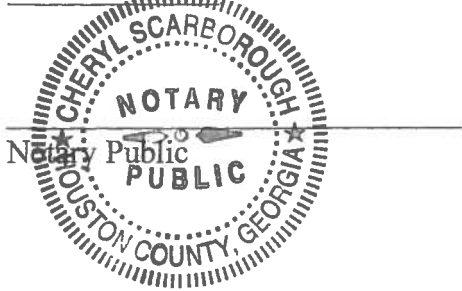
AFFIDAVIT

I, Jennifer Belcher, swear or affirm before the undersigned notary public that I shall make application for a State of Georgia alcohol license for the sale/serving of x beer x wine liquor x on premises or off premises. This affidavit will be relied upon by Houston County personnel in conjunction with the filing of a Houston County Alcoholic Beverage Application.

Sworn to and subscribed

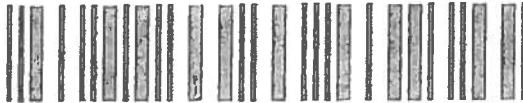
Before me this 4 day of

June 2010.



4
notary

9 _____
Applicant



1327801012

ATT-17 (Rev. 1/13)
Georgia Department of Revenue
Alcohol and Tobacco Division
Telephone: (404) 417-4900
E-mail: ATDIV@dor.ga.gov

GEORGIA ALCOHOL & TOBACCO PERSONNEL STATEMENT
Submit online at <https://gic.dor.ga.gov>
(Please type or print)

This form must be completed by the following persons and submitted with all liquor license applications: (1) licensee, (2) anyone with an ownership interest in the business, whether direct, indirect or beneficial, and (3) in the case of a corporation or other legal entity, all officers. This form may be required of others in the discretion of the Commissioner as provided under Regulations 560-2-2-.02 and 560-2-17-.04. **EACH QUESTION MUST BE FULLY ANSWERED.** If additional space is required, attach an additional sheet of paper.

1.	LAST NAME <i>Belcher</i>	FIRST NAME <i>Jennifer</i>	MI <i>T</i>	SOCIAL SECURITY NO.
2.	DATE OF BIRTH ---	RACE <i>Black</i>	[] MALE [X] FEMALE	
3.	HOME ADDRESS (Actual Physical Location of Residence; Do Not Use P.O. Box) <i>100 Olde Hickory Cir</i>			
	CITY <i>Bonaire</i>	STATE <i>GA</i>	ZIP +4 <i>31005</i>	HOME PHONE <i>478.6</i>
4.	ADDRESS FOR DAY CONTACT - NUMBER AND STREET (Do Not Use P.O. Box)			
	CITY <i>Bonaire</i>	STATE <i>GA</i>	ZIP +4 <i>31005</i>	PHONE FOR DAY CONTACT <i>478.</i>
5.	ARE YOU MARRIED? [X] YES [] NO IF "YES", PROVIDE THE FOLLOWING FOR YOUR SPOUSE:			
	LAST NAME <i>Belcher</i>	FIRST NAME <i>Kevin</i>	MI <i>A</i>	SOCIAL SECURITY NO.
6.	ARE YOU A RESIDENT OF GEORGIA? [X] YES [] NO IF "YES", HOW LONG <i>27</i> YEARS ___ MONTHS			
7.	HAVE YOU EVER BEEN ARRESTED, INDICTED OR CONVICTED FOR ANY OFFENSE BY ANY LOCAL, STATE, FEDERAL, OR FOREIGN GOVERNMENTAL AUTHORITY? [] YES [X] NO. IF "YES", GIVE FULL DETAILS. DO NOT INCLUDE MINOR TRAFFIC VIOLATIONS. GIVE REASONS CHARGED OR HELD, DATE, PLACE WHERE CHARGED AND DISPOSITION. FAILURE TO MAKE FULL DISCLOSURE IN RESPONSE TO THIS QUESTION MAY RESULT IN DENIAL OR SUBSEQUENT REVOCATION OF THE LICENSE.			
	_____ _____ _____			
8.	DO YOU CURRENTLY HAVE BENEFICIAL INTEREST IN ANY OTHER ALCOHOLIC BEVERAGE BUSINESS OTHER THAN THE BUSINESS FOR WHICH THIS APPLICATION IS BEING FILED? [] YES [X] NO ("Beneficial Interest" as used here means: when a person holds the license in his own name or when he has a legal, equitable or other ownership interest in, or has any legally enforceable interest or financial interest, or derives economic benefit from, or has control over a business.) IF "YES", COMPLETE THE FOLLOWING:			
	ALCOHOL LICENSE NO.	% AND TYPE INTEREST		
	LEGAL BUSINESS NAME			
	TRADE NAME /DBA NAME			



1327804022

9. HAVE YOU EVER HAD ANY BENEFICIAL INTEREST IN ANY OTHER ALCOHOLIC BEVERAGE BUSINESS IN THIS OR ANY OTHER STATE IN WHICH THE ALCOHOL LICENSE WAS DENIED OR REVOKED OR ANY OTHER DISCIPLINARY ACTION WAS TAKEN? [] YES [X] NO
 ("Beneficial Interest" as used here means: when a person holds the license in his own name or when he has a legal, equitable or other ownership interest in, or has any legally enforceable interest or financial interest, or derives economic benefit from, or has control over a business.)
 IF "YES", COMPLETE THE FOLLOWING:

ALCOHOL LICENSE NO.	% AND TYPE INTEREST		
LEGAL BUSINESS NAME			
TRADE NAME /DBA NAME			
NUMBER AND STREET			
CITY	COUNTY	STATE	ZIP+4
DESCRIBE WHAT ACTION WAS TAKEN:			

10. LIST THE FULL LEGAL NAMES AND CURRENT ADDRESSES OF ALL LIVING FAMILY MEMBERS DESIGNATED BELOW:

FAMILY MEMBERS	STREET	CITY	STATE	ZIP
FATHER:				
MOTHER:				
FATHER-IN-LAW: Raymond Belcher	200 Taurus Dr	Ft Washington	MD	20744
MOTHER-IN-LAW: Sharon Belcher	200 Taurus Dr	Ft Washington	MD	20744
BROTHERS: Ezekiel Fields	1911 Connally Dr	East Point	GA	
SISTERS: Valene Fuller	57 Thrasher Lane W	Jesup	GA	31545 31145 926

11. WORK HISTORY
 (Complete for the last 10 years, starting with present or last employer and using additional sheets if necessary.)

EMPLOYER	EMPLOYER ADDRESS (City & State)	JOB TITLE	TYPE OF BUSINESS	DATES WORKED (Month & Year)	
				From	To
Credence Mgmt Solutions	Warner Robins, GA	Senior Program Manager	Defense Contractor	11/7/2016	Present
USAF	Warner Robins, GA	Air Battle Manager	Dept of Defense	01/01/2001	01/01/2016

O.C.G.A. § 50-36-1(e) (2) Affidavit

By executing this affidavit under oath, as an applicant for:

(Check all that apply.)

- State Alcohol License
- State Alcohol Permit
- Alcohol Special Event License
- State Tobacco License
- State Tobacco Permit
- Motor Fuel Distributor License

as referenced in O.C.G.A § 50-36-1, from the Georgia Department of Revenue, the undersigned applicant verifies one of the following with respect to my application for a public benefit:

- 1) MB I am a United States citizen.
- 2) MB I am a legal permanent resident of the United States.
- 3) _____ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e) (1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

United States Military ID and Driver's License

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in Bonair (city), GA (state)

J
Signature of Applicant

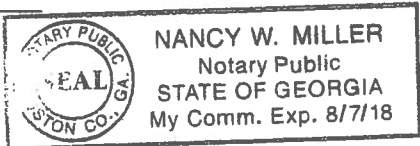
Jennifer Belcher
Printed Name of Applicant

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

15 DAY OF March, 2018

Nancy W. Miller

NOTARY PUBLIC
My Commission Expires:





SIGNATURE SECTION

BEFORE SIGNING THIS STATEMENT, CHECK ALL ANSWERS AND EXPLANATIONS TO SEE THAT YOU HAVE ANSWERED ALL QUESTIONS FULLY, COMPLETELY AND CORRECTLY. THIS STATEMENT IS TO BE EXECUTED UNDER OATH AND SUBJECT TO THE PENALTIES OF FALSE SWEARING, AND IT INCLUDES ALL ATTACHED SHEETS HEREWITH. STAMPED SIGNATURE IS NOT ACCEPTABLE.

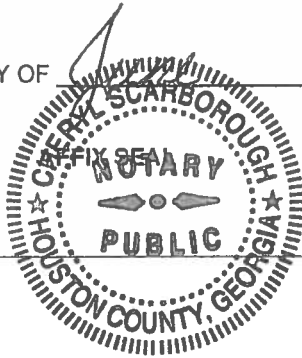
I, Jennifer Belcher, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENT AND ANSWERS MADE BY ME IN THE FOREGOING PERSONNEL STATEMENT ARE TRUE AND CORRECT. I FURTHER HEREBY AUTHORIZE THE GEORGIA DEPARTMENT OF REVENUE, ALCOHOL & TOBACCO DIVISION TO OBTAIN ANY CRIMINAL HISTORY RECORD INFORMATION PERTAINING TO ME WHICH MAY BE IN THE FILES OF ANY STATE OR LOCAL CRIMINAL JUSTICE AGENCY IN GEORGIA.

[Signature]
Signature

I HEREBY CERTIFY THAT _____ SIGNED HIS/HER NAME TO THE FOREGOING STATEMENT AFTER STATING TO ME UNDER OATH ADMINISTERED BY ME, THAT ALL STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS 4 DAY OF June, 2018

[Signature]
Notary Public





[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name: **Belchere Holdings, Inc.**

Control Number: **18042290**

Business Type: **Domestic Profit Corporation**

Business Status: **Active/Compliance**

NAICS Code: **Any legal purpose**

NAICS Sub Code:

Principal Office Address: **2929 Watson Blvd Ste 2
#151, Warner Robins,
GA, 31005, USA**

Date of Formation /
Registration Date: **3/25/2018**

State of Formation: **Georgia**

Last Annual Registration
Year: **2018**

REGISTERED AGENT INFORMATION

Registered Agent Name: **Jennifer Belcher**

Physical Address: **100 Olde Hickory Cir, Bonaire, GA, 31005, USA**

County: **Houston**

OFFICER INFORMATION

Name	Title	Business Address
Jennifer Belcher	CFO	100 Olde Hickory Cir, Bonaire, GA, 31005, USA
Jennifer Belcher	CEO	100 Olde Hickory Cir, Bonaire, GA, 31005, USA
Jennifer Belcher	Secretary	100 Olde Hickory Cir, Bonaire, GA, 31005, USA

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

Houston County and the City of Perry would like to enter into an agreement to form a land bank to see if this would be a viable tool to deal with certain distressed properties. It is effective for five years with an option to renew. If this proves to be successful there are provisions within the agreement to expand the land bank to other municipalities.

Motion by _____, second by _____ and carried _____ to

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

Chairman Stalnaker to sign the land bank agreement with the City of Perry.

INTERGOVERNMENTAL CONTRACT
BETWEEN
HOUSTON COUNTY
AND
CITY OF PERRY
CREATING THE HOUSTON COUNTY LAND BANK
(a Georgia public body corporate and politic)

PREAMBLE

This intergovernmental contract is made and entered into this ____ day of _____, 20____ (“Contract”) under Article 9 Section 3 of the Georgia Constitution, and sections 36-34-2(5) and 48-4-100 through 48-4-112 of the Official Code of Georgia Annotated, between HOUSTON COUNTY and the CITY OF PERRY (hereinafter the “Parties”) for the purpose of establishing and creating the HOUSTON COUNTY LAND BANK, a separate legal entity and public body corporate to administer and implement the purposes and objectives of this Contract.

RECITALS

WHEREAS, in enacting Section 48-4-100 et seq. of the Official Code of Georgia Annotated (hereinafter the “Land Bank Act”), the Georgia General Assembly found that there exists in the State of Georgia a continuing need to strengthen and revitalize the economy of the State of Georgia and local units of government in this state and that it is in the best interests of the State of Georgia and local units of government in this State to assemble or dispose of public property, including dilapidated, abandoned and tax delinquent property, in a coordinated manner to foster the development of that property and to promote economic growth in the State of Georgia;

WHEREAS, the Land Bank Act permits any county or counties and at least one city located in each participating county to enter into an intergovernmental contract establishing a land bank, the purpose of which would be to acquire tax delinquent and other properties in order to foster the public purpose of returning property which is nonrevenue generating and nontax producing to an effective utilization status in order to provide housing, new industry and jobs for the citizens of the State of Georgia;

WHEREAS, the Parties herein agree that the establishment of a land bank would be beneficial to the citizens and governments of and located within Houston County;

WHEREAS, the authority for the Parties to enter into this Contract is Article IX, Section III, Paragraph I of the Constitution of the State of Georgia, which authorizes intergovernmental contracts for up to fifty (50) years for the provision of services or uses of property not otherwise prohibited by law, and the provisions of the Land Bank Act; and

WHEREAS, the Parties want to create the Houston County Land Bank as a public body corporate and politic within the State of Georgia to exercise the powers, duties, functions, and responsibilities of a land bank under the Land Bank Act.

Accordingly, the Parties agree to the following:

ARTICLE I
DEFINITIONS

As used in this Contract the following terms shall have the meanings provided in this Article.

Section 1.01. “Board of Directors” or “Board” means the Board of Directors of the Land Bank.

Section 1.02. “Contract” means this intergovernmental contract between the Parties.

Section 1.03. “Effective Date” means the date upon which all of the following are satisfied:

- (a) the Contract is approved by ordinance of the Governing Authority of Houston County;
and
- (b) the Contract is approved by ordinance of the Governing Authority of the City of Perry.

Section 1.04. “Fiscal Year” means the fiscal year of the Land Bank, which shall begin on January 1st of each year and end on the following December 31st.

Section 1.05. “Land Bank Act” means Section 48-4-100 et seq. of the Official Code of Georgia Annotated as it exists on the Effective Date, and as it may be hereafter amended or replaced, subject to the provisions of Section 10.11 of this Contract.

Section 1.06. “Land Bank” means the public body corporate and politic established pursuant to and in accordance with the provisions of this Contract and known as the Houston County Land Bank.

Section 1.07. “Party” or “Parties” means either individually or collectively, as applicable, Houston County or City of Perry as each is a signatory to this Contract, and any other city, county or consolidated government that becomes a Party to this Contract after the Effective Date.

Section 1.08. “Person” means an individual, authority, limited liability company, partnership, firm, corporation, organization, association, joint venture, trust, governmental entity or other legal entity.

Section 1.09. “Quorum” means a simple majority of the Board members then in office.

Section 1.10. “Real Property” means all lands and the buildings thereon, all things permanently attached to land or to the buildings thereon, and any interest existing in, issuing out of, or dependent upon land or the buildings thereon.

Section 1.11. “School District Advisor” means any non-voting representative to the Board appointed by the Board of Education of a school district for purposes of deliberation and providing or declining the required school district consent for the extinguishment of school district taxes on Real Property of the Land Bank in accordance with Section 6.02 of this Contract and the Land Bank Act.

Section 1.12. “State” means the State of Georgia.

ARTICLE II
PURPOSE

Section 2.01. Purpose. The purpose of this Contract is to create and empower the Land Bank to exercise the powers, duties, functions and responsibilities of a land bank under the Land Bank Act.

Section 2.02. Programs and Functions. The Land Bank shall endeavor to carry out the powers, duties, functions and responsibilities of a land bank under the Land Bank Act consistent with this Contract, including, but not limited to, the power, privilege and authority to acquire, manage and dispose of interests in Real Property, and to do all other things necessary or convenient to implement the purposes, objectives and provisions of the Land Bank Act and the purposes, objectives and powers delegated to a land bank under other laws or executive orders.

ARTICLE III
CREATION OF LAND BANK

Section 3.01. Creation and Legal Status of Land Bank. The Land Bank is established as a separate legal entity and public body corporate, to be known as the “Houston County Land Bank,” for the purposes of acting as a land bank under the Land Bank Act and implementing and administering this Contract.

Section 3.02. By-Laws, and Policies and Procedures. The Board shall adopt by-laws consistent with the provisions of this Contract and the Land Bank Act within thirty (30) days after the Board is appointed. The Board shall adopt policies and procedures consistent with the provisions of this Contract and the Land Bank Act within ninety (90) days after the Board is appointed.

Section 3.03. Principal Office. The principal office of the Land Bank shall be at a location within the geographical boundaries of Houston County, as determined by the Board.

Section 3.04. Title to Land Bank Assets. Except as otherwise provided in this Contract, the Land Bank shall have title to all of its Real Property and no Party shall have an ownership interest in Real Property owned by the Land Bank.

Section 3.05. Tax-Exempt Status. The Parties intend the activities of the Land Bank to be governmental functions carried out by an instrumentality or political subdivision of the State as described in Section 115 of Title 26 of the United States Internal Revenue Code, or any corresponding provisions of any future tax code. The Parties also intend the activities of the Land Bank to be governmental functions carried out by a political subdivision of this State, exempt to the extent provided under Georgia law from taxation by this State, including, but not limited to, ad valorem property tax exemption pursuant to Section 48-5-41 of the Official Code of Georgia Annotated or corresponding provisions of future State tax laws.

Section 3.06. Waiver of Special Assessments. Upon the request of the Land Bank and for the purposes of fostering the goals and objectives of the Land Bank, any Party, at its option and in its discretion, may extinguish special assessments levied by the Party prior to the date of acquisition by the Land Bank against Real Property owned by the Land Bank, or may exempt Real Property owned by the Land Bank from the imposition of special assessments.

Section 3.07. Compliance with Law. The Land Bank shall comply with all federal and state laws, rules, regulations and orders applicable to this Contract.

Section 3.08. Relationship of Parties. The Parties agree that no Party shall be responsible, in whole or in part, for the acts of the employees, agents, and servants of any other Party, whether acting separately or in conjunction with the implementation of this Contract. The Parties shall only be bound and obligated under this Contract as expressly agreed to by each Party. The Land Bank shall not obligate any Party nor shall any obligation of the Land Bank constitute an obligation of any Party.

Section 3.09. No Third-Party Beneficiaries. Except as otherwise specifically provided, this Contract does not create in any Person, other than a Party, and is not intended to create by implication or otherwise, any direct or indirect benefit, obligation, duty, promise, right to be indemnified (such as contractually, legally, equitably or by implication), right to be subrogated to any Party's rights under this Contract, or any other right or benefit.

Section 3.10. Additional Parties to Contract. At any time subsequent to the Effective Date, in accordance with the Land Bank Act, an additional city located in whole or in part within Houston County may become a Party to this Contract by completing the following requirements:

- (a) unanimous approval of the Board as it exists before the addition of the applicable city and execution by the Board chairperson of the signature page attached hereto as Appendix I;
- (b) adoption of a local law, ordinance or resolution as appropriate to the applicable city; and

(c) execution by an authorized representative of the applicable city of the signature page attached hereto as Appendix I.

ARTICLE IV

BOARD, EXECUTIVE DIRECTOR AND STAFF

Section 4.01. Board Composition. The Land Bank shall be governed by a Board of Directors that shall be appointed within ninety (90) calendar days of the Effective Date. Each member shall serve at the pleasure of the appointing Party and shall serve without compensation. The members shall be residents of their respective appointing Parties and may be employees of the Parties. The Board shall consist of the following members:

- (a) 2 () member(s) appointed by Houston County for an initial term of 4 years;
- (b) 1 () member(s) appointed by Houston County for an initial term of 2 years;
- (c) 1 () member(s) appointed by City of Perry for an initial term of 4 years;
- (c) 1 () member(s) appointed by City of Perry for an initial term of 2 years.

Section 4.02. Term of Office. Except as otherwise provided in this section, the members of the Board appointed under Section 4.01 shall be appointed for staggered terms. All subsequent board appointments and re-appointments shall be for terms of four (4) years. The first term of the initial Board members shall commence on the date of the first Board meeting. Each Board member at the election of his or her appointing Party may serve an unlimited number of terms. In the event State law is amended to provide for different terms or composition of the Board, then the Board as it exists at the time of such amendment shall be authorized to take any action required such that the Board complies with any requirements of State law.

Section 4.03. Removal. Board members serve at the pleasure of their appointing Party and may be removed by the appointing Party at any time with or without cause, or may be removed pursuant to any other provision of Georgia law.

Section 4.04. Vacancies. A vacancy among the members of the Board appointed under Section 4.01, whether caused by the death, resignation, or removal of a Board member, shall be filled in the same manner as the original appointment for the balance of the unexpired term. Such vacancy shall be filled as soon as practicable.

Section 4.05. Participation by School Districts. Each school district containing within its geographical boundaries Real Property owned by the Land Bank shall be given advance notice of each Board meeting and may designate a School District Advisor to the Board.

Section 4.06. Meetings. The Board shall conduct its first meeting no later than thirty (30) calendar days after the Board is appointed. The Board shall meet at least annually and hold such other meetings at the place, date and time as the Board shall determine. All meetings of the Board shall comply with the provisions of Sections 50-14-1 et seq. of the Official Code of

Georgia Annotated, including, but not limited to, the provisions requiring public notice of the time, place and date of the meetings.

Section 4.07. Records of Meetings. The Board shall maintain a written record of each meeting. Meeting summaries and minutes shall be kept in accordance with Sections 50-14-1 et seq. and 50-18-70 et seq. of the Official Code of Georgia Annotated.

Section 4.08. Quorum and Voting. Presence for both quorum and voting at a Board meeting may include electronic communication by which such member of the Board is both seen and heard by the members of the Board and any members of the public at the meeting. All actions of the Board shall be approved by the affirmative vote of a majority of the members of the Board present and voting; provided, however, that no action of the Board shall be authorized on the following matters unless approved by a majority of the entire Board membership:

- (a) Adoption of by-laws and other rules and regulations for conduct of the Land Bank's business;
- (b) Hiring or firing of any employee or contractor of the Land Bank. This function may, by a majority vote of the total Board membership, be delegated to a specific officer or committee of the Land Bank, under such terms and conditions and to the extent that the Board may specify;
- (c) The incurring of debt;
- (d) Adoption or amendment of the annual budget;
- (e) Sale, lease, encumbrance, or alienation of real property, improvements or personal property with a value of more than \$50,000; and
- (f) Discharge and extinguishment of liens or claims for real property taxes owed to one or more of the Parties on Real Property acquired by the Land Bank.

Section 4.09. Board Responsibilities. The Board shall have all powers necessary to carry out and effectuate the purposes and provisions of this Contract and the Land Bank Act, including, but not limited to, the powers set forth in Sections 48-4-106 and 48-4-112 of the Land Bank Act.

Section 4.10. Fiduciary Duty. The members of the Board are under a fiduciary duty to conduct the activities and affairs of the Land Bank in the best interests of the Land Bank, including the safekeeping and use of all Land Bank monies and assets. The members of the Board shall discharge their duties in good faith, with the care an ordinarily prudent person in a like position would exercise under similar circumstances.

Section 4.11. Compensation. The members of the Board shall receive no compensation for the performance of their duties. A Board member may engage in private or public employment, or in a profession or business, except to the extent prohibited by Georgia law. The Land Bank may

reimburse members of the Board for actual and necessary expenses incurred in the discharge of their official duties on behalf of the Land Bank.

Section 4.12. Executive Director. The Board may select and retain an executive director. An executive director selected and retained by the Board shall administer the Land Bank in accordance with the operating budget adopted by the Board, general policy guidelines established by the Board, other applicable governmental procedures and policies and this Contract. The executive director shall be responsible for the day-to-day operations of the Land Bank, the control, management, and oversight of the Land Bank's functions, and supervision of all Land Bank employees. All terms and conditions of the executive director's length of service shall be specified in a written contract between the executive director and the Board, provided that the executive director shall serve at the pleasure of the Board. The Board may delegate to the executive director any powers or duties it considers proper, under such terms, conditions and to the extent that the Board may specify.

Section 4.13. Employees. The Land Bank may employ or otherwise contract for the services of any staff deemed necessary to carry out the duties and responsibilities of the Land Bank. Such staff may be employed as employees of the Land Bank, or the services of such staff may be retained pursuant to contracts with any Party or other public or private entities.

Section 4.14. Expertise of Land Bank Staff. The staff of the Land Bank shall be persons who have demonstrated special interest, experience or education in urban planning, community development, real estate, law, finance or related areas.

Section 4.15. Ethics. The Board shall adopt ethics policies governing the conduct of Board members, officers, appointees, employees and independent contractors. The policies shall be no less stringent than those provided for public officers and employees under Section 45-10-1 et seq. of the Official Code of Georgia Annotated, or corresponding provisions of future State code of ethics.

Section 4.16. Conflicts of Interest. Members of the Board and officers, appointees, employees and independent contractors of the Land Bank shall be deemed to be public officials for the purposes of Section 45-10-20 et seq. of the Official Code of Georgia Annotated, or corresponding provisions of future State conflicts of interest law, and are subject to any other applicable law with respect to conflicts of interest. The Land Bank shall establish policies and procedures requiring the disclosure of relationships that may give rise to a conflict of interest. The Board shall require that any member of the Board with a direct or indirect interest in any matter before the Board disclose the member's interest to the Board before the Board takes any action on the matter.

ARTICLE V

GENERAL POWERS OF LAND BANK

Section 5.01. General Powers Under Land Bank Act. The Land Bank may exercise all of the powers, duties, functions and responsibilities of a land bank under the Land Bank Act to the extent authorized by the Land Bank Act and any other Georgia law.

Section 5.02. Tax Limitation. The Land Bank shall not levy any type of tax or special assessment.

Section 5.03. Eminent Domain Prohibited. The Land Bank shall neither possess nor exercise the power of eminent domain.

Section 5.04. Limitation on Political Activities. The Land Bank shall not spend any public funds on political activities. Subject to the foregoing, this section is not intended to prohibit the Land Bank from engaging in activities authorized by applicable law.

Section 5.05. No Waiver of Governmental Immunity. The Parties agree that no provision of the Contract is intended, nor shall it be construed, as a waiver by any Party of any governmental immunity provided under any applicable law.

Section 5.06. Non-Discrimination. The Land Bank shall comply with all applicable law prohibiting discrimination.

- (a) The Land Bank shall not provide services in a manner that discriminates against an individual because of religion, race, color, national origin, age, sex, sexual orientation, height, weight, marital status, partisan considerations, disability or genetic information.
- (b) The Land Bank shall not fail or refuse to hire, recruit, promote, demote, discharge or otherwise discriminate against an individual with respect to employment, compensation, or a term, condition or privilege of employment because of religion, race, color, national origin, age, sex, sexual orientation, height, weight, marital status, partisan considerations, disability or genetic information.

ARTICLE VI
SPECIFIC POWERS OF THE LAND BANK

Section 6.01. Acquisition of Real Property. Except as otherwise provided in this Contract or under the Land Bank Act, the Land Bank may acquire, by gift, devise, transfer, exchange, foreclosure, purchase or otherwise, Real Property or personal property, or rights or interests in Real Property or personal property, on terms and conditions and in a manner the Board considers is in the best interest of the Land Bank. The Land Bank may purchase Real Property by purchase contract, lease purchase contract or otherwise. The Land Bank may acquire Real Property or rights or interests in Real Property for any purpose the Land Bank considers necessary to carry out the purposes of the Land Bank Act.

Section 6.02. Tax Delinquent Real Property. Subject to the notice provided to school districts pursuant to Section 48-4-112(a) of the Land Bank Act, and by resolution of the Board subject to the requirements of Section 4.08 of this Contract, the Land Bank may discharge and extinguish Real Property tax liens and claims owed to one or more of the Parties that encumber Real Property owned by the Land Bank. The Land Bank may bid on and acquire title to Real Property

in judicial and non-judicial tax enforcement proceedings in accordance with Section 48-4-112 of the Land Bank Act or such other general, special or local laws as may be applicable to the property tax enforcement procedures of the Parties. The Land Bank may negotiate the acquisition of tax executions in accordance with Section 48-4-112 of the Land Bank Act or such other general, special or local laws as may be applicable to the property tax enforcement procedures of the Parties.

Section 6.03. Quiet Title Actions. The Land Bank may initiate a quiet title action to quiet title to interests in Land Bank Real Property.

Section 6.04. Execution of Legal Documents Relating to Real Property. All deeds, mortgages, contracts, leases, purchases or other contracts regarding Real Property of the Land Bank, including contracts to acquire or dispose of Real Property, shall be approved by the Board or by a Land Bank staff member designated by the Board, and executed in the name of the Land Bank.

Section 6.05. Holding and Managing Real Property. The Land Bank may hold and own in its name any Real Property acquired by the Land Bank or conveyed to the Land Bank by the State, a Party to this Contract, a local unit of government, an intergovernmental entity created under the laws of the State, or any other public or private Person, including, but not limited to, Real Property with or without clear title. The Land Bank may, without the approval of a local unit of government in which Real Property held by the Land Bank is located, control, hold, manage, maintain, operate, repair, lease as lessor, secure, prevent the waste or deterioration of, demolish, and take all other actions necessary to preserve the value of the Real Property it holds or owns. The Land Bank shall maintain all Real Property held by the Land Bank in accordance with applicable laws and codes. Real Property held by the Land Bank shall be inventoried and appraised and classified by the Land Bank according to the title status of the Real Property and suitability for use. The inventory shall be maintained as a public record and shall be filed in the principal office of the Land Bank. The Land Bank may take or perform actions with respect to Real Property held or owned by the Land Bank, including, but not limited to, the following:

- (a) grant or acquire a license, easement, or option with respect to Real Property as the Land Bank determines is reasonably necessary to achieve the purposes of this Contract and the Land Bank Act;
- (b) fix, charge, and collect rents, fees, and charges for use of Land Bank Real Property or for services provided by the Land Bank;
- (c) pay any tax or special assessment due on Real Property acquired or owned by the Land Bank;
- (d) take any action, provide any notice, or institute any proceeding required to clear or quiet title to Real Property held by the Land Bank in order to establish ownership by and vest title to Real Property in the Land Bank; and

(e) remediate environmental contamination on any Real Property held by the Land Bank.

Section 6.06. Civil Action to Protect Land Bank Real Property. The Land Bank may institute a civil action to prevent, restrain or enjoin the waste of or unlawful removal of any Real Property held by the Land Bank.

Section 6.07. Environmental Contamination. If the Land Bank has reason to believe that Real Property held by the Land Bank may be the site of environmental contamination, the Land Bank shall provide the Environmental Protection Division of the Georgia Department of Natural Resources with any information in the possession of the Land Bank that suggests that the Real Property may be the site of environmental contamination. The Land Bank shall cooperate with the Georgia Department of Natural Resources with regard to any request made or action taken by the Department of Natural Resources.

Section 6.08. Transfer of Interests in Real Property by Land Bank. On terms and conditions, in a manner, and for an amount of consideration the Land Bank considers proper, fair and reasonable, including for no monetary consideration, the Land Bank may convey, sell, transfer, exchange, lease as lessor, mortgage as mortgagor or otherwise dispose of Real Property or rights or interests in Real Property in which the Land Bank holds a legal interest to any public or private Person.

Section 6.09. Criteria for Conveyance. Land Bank Real Property shall be conveyed in accordance with the Land Bank Act and according to criteria determined in the discretion of the Board and contained in the policies and procedures adopted by the Board. The Board may adopt policies and procedures that set forth priorities for a transferee's use of Real Property conveyed by the Land Bank, including, but not limited to, affordable housing.

Section 6.10. Structure of Conveyances. Transactions shall be structured in a manner that permits the Land Bank to enforce contractual agreements, real covenants and the provisions of any subordinate financing held by the Land Bank pertaining to development and use of the Real Property.

Section 6.11. Disposition of Proceeds. Any proceeds from the sale or transfer of Real Property by the Land Bank shall be retained, expended, or transferred by the Land Bank as determined by the Board in the best interests of the Land Bank and in accordance with the Land Bank Act.

ARTICLE VII

BOOKS, RECORDS, AND FINANCES

Section 7.01. Land Bank Records. The Land Bank shall keep and maintain at the principal office of the Land Bank all documents and records of the Land Bank. The records of the Land Bank, which shall be available to the Parties, shall include, but not be limited to, a copy of this Contract along with any amendments to the Contract. The records and documents shall be maintained until the termination of this Contract and shall be delivered to any successor entity.

Section 7.02. Financial Statements and Reports. The Land Bank shall cause to be prepared, at the Land Bank's expense, audited financial statements (balance sheet, statement of revenue and

expense, statement of cash flows and changes in fund balance) on an annual basis. Such financial statements shall be prepared in accordance with generally accepted accounting principles and accompanied by a written opinion of an independent certified public accounting firm.

Section 7.03. Annual Budget. The executive director, or other individual designated by the Board, shall prepare annually a budget for the Land Bank. The Board shall review and approve a budget for the Land Bank immediately preceding each Fiscal Year.

Section 7.04. Deposits and Investments. The Land Bank shall deposit and invest funds of the Land Bank, not otherwise employed in carrying out the purposes of the Land Bank, in accordance with an investment policy established by the Board consistent with laws and regulations regarding investment of public funds.

Section 7.05. Disbursements. Disbursements of funds shall be in accordance with guidelines established by the Board.

Section 7.06. Performance Objectives. Each Fiscal Year, the executive director, or other individual designated by the Board, shall prepare, for review and approval by the Board, objectives for the Land Bank's performance.

ARTICLE VIII **FUNDING AND EXPENDITURES**

Section 8.01. Cost of Real Property Purchase. Each entity that is a party to this Agreement shall bear all the cost associated with the purchase, maintenance and sale of real property within its jurisdiction through the Land Bank.

Section 8.02. Budget Contributions. While under no obligation, the Parties may contribute to the annual Land Bank budget in such manner as approved by the Party or Parties.

Section 8.03. Tax Allocation. The Parties agree that in accordance with Section 48-4-110(c) of the Land Bank Act, 0% of the Real Property taxes collected on Real Property, exclusive of any state or school district ad valorem tax, conveyed by the Land Bank after the Effective Date shall be remitted to the Land Bank commencing with the first taxable year following the date of conveyance and shall continue for a period of five years.

Section 8.04. Management of Funds. The Land Bank executive director, or other individual designated by the Board, shall be designated the fiscal agent of the Land Bank's account established for the management of sales proceeds, monetary contributions made by the Parties, and other Land Bank funds. Standard accounting procedures shall be used in the management of the accounts.

Section 8.05. Authorized Expenditures. The Land Bank shall in its sole discretion and within its budget expend such funds as necessary to carry out the powers, duties, functions and responsibilities of a land bank under the Land Bank Act consistent with this Contract.

ARTICLE IX
DURATION OF CONTRACT

Section 9.01. Duration. This Contract shall commence on the Effective Date and shall remain in full force and effect for five years from the Effective Date with an option to renew said Contract every five years after review of the land bank by the Perry City Council and the Board of Commissioners of Houston County and an affirmative vote by each entity to continue. The review and vote shall take place ninety (90) days prior to the expiration of the then current five year term.

Section 9.02. Withdrawal by Party. Any Party may withdraw from this Contract upon six (6) months prior notice in writing to the Land Bank and all Parties as provided under Section 10.01. Upon the effective withdrawal of any Party to this Contract, the Party so withdrawing will no longer have any rights to funds or other assets of the Land Bank. The Land Bank shall not automatically dissolve upon the withdrawal of one or more Parties except that no City may maintain the existence of a land bank if the County in which the City is located withdraws from the Land Bank, and no County may maintain the existence of a Land Bank if the single City that is both located within that county and a Party withdraws from the Land Bank.

Section 9.03. Termination. The Land Bank shall be terminated by (i) agreement by all Parties to this Contract, (ii) by affirmative resolution approved by two-thirds of the membership of the Board and in accordance with Section 48- 4-111 of the Land Bank Act, or (iii) by withdrawal of one or more Parties such that only one Party to this Contract remains and such remaining Party is not a consolidated government.

Section 9.04. Disposition upon Termination. As soon as possible after termination, the Land Bank shall finish its affairs as follows:

- (a) all of the Land Bank's debts, liabilities, and obligations to its creditors and all expenses incurred in connection with the termination of the Land Bank and distribution of its assets shall be paid first;
- (b) the remaining Real Property and personal property owned by the Land Bank, if any, shall be distributed to any successor entity, subject to approval by the Parties. In the event that no successor entity exists, the remaining Real Property and personal property, and other assets of the Land Bank, shall become assets of the city, county or consolidated government in which the Real Property is located, unless provided otherwise in any applicable intergovernmental contracts; and

- (c) liability shall be absorbed upon termination as agreed upon by the Board of the Land Bank. In the absence of agreement by the Board, liability associated with each property shall be with the Party in which the property is located.

ARTICLE X

MISCELLANEOUS

Section 10.01. Notices. Any and all correspondence or notices required, permitted or provided for under this Contract to be delivered to any Party shall be sent to that Party by first-class mail. All such written notices, including any notice of withdrawal under Article IX, shall be sent to each other Party's signatory to this Contract, or that signatory's successor. All correspondence shall be considered delivered to a Party as of the date that such notice is deposited with sufficient postage with the United States Postal Service. Any notice of withdrawal shall be sent via certified mail, return receipt requested. Notices to Houston County shall be sent to: Tom Hall, County Attorney 200 Carl Vinson Parkway, Warner Robin, GA 31088. Notices to the City of Perry shall be sent to Bryan Wood, Director of Community Development, 1211 Washington Street, Perry, GA 31069. Notices to the Land Bank shall be sent to the Land Bank Principal Office. All notices sent to the addresses listed above shall be binding unless said address is changed in writing.

Section 10.02. Entire Agreement. This Contract sets forth the entire agreement between the Parties and supersedes any and all prior contracts or understandings between them in any way related to the subject matter of this Contract. It is further understood and agreed that the terms and conditions of this Contract are not a mere recital and that there are no other contracts, understandings or representations between the Parties in any way related to the subject matter of this Contract, except as expressly stated in this Contract.

Section 10.03. Interpretation of Contract. The Parties intend that this Contract shall be construed liberally to effectuate the intent and purposes of this Contract and the legislative intent and purposes of the Land Bank Act as complete and independent authorization for the performance of each and every act and thing authorized by this Contract and the Land Bank Act. All powers granted to the Land Bank under this Contract and the Land Bank Act shall be broadly interpreted to effectuate the intent and purposes and not as a limitation of powers.

Section 10.04. Severability of Provisions. If any provision of this Contract, or its application to any Person, Party or circumstance, is invalid or unenforceable, the remainder of this Contract and the application of that provision to other Persons, Parties or circumstances is not affected but will be enforced to the extent permitted by law.

Section 10.05. Governing Law. This Contract is made and entered into in the State of Georgia and shall in all respects be interpreted, enforced and governed under the laws of the State of Georgia without regard to the doctrines of conflict of laws. The language of all parts of this

Contract shall in all cases be construed as a whole according to its plain and fair meaning, and not construed strictly for or against any Party.

Section 10.06. Captions and Headings. The captions, headings, and titles in this Contract are intended for the convenience of the reader and are not intended to have any substantive meaning or to be interpreted as part of this Contract.

Section 10.07. Terminology. All terms and words used in this Contract, regardless of the number or gender in which they are used, are deemed to include any other number and any other gender as the context may require.

Section 10.08. Cross-References. References in this Contract to any article include all sections, subsections, and paragraphs in the article, unless specifically noted otherwise. References in this Contract to any section include all subsections and paragraphs in the section.

Section 10.09. Jurisdiction and Venue. In the event of any disputes between the Parties over the meaning, interpretation or implementation of the terms, covenants or conditions of this Contract, the matter under dispute, unless resolved between the Parties, shall be submitted to the Superior Courts of Houston County.

Section 10.10. Amendments to Contract. With the exception of the addition of a new Party pursuant to the provisions of Section 3.10 of this Contract, this Contract may be amended or an alternative form of this Contract adopted only upon written amendment approved by all Parties.

Section 10.11. Amendments to Land Bank Act. The Land Bank and Board shall have any powers authorized pursuant to any amendments, replacements or substitutions to the Land Bank Act, unless the Contract is amended by the Parties to provide otherwise.

Section 10.12. Effective Date. This Contract shall become effective as of the Effective Date. This Contract is executed by the authorized representatives of the Parties on the date(s) indicated below:

HOUSTON COUNTY
a Georgia public body corporate

CITY OF PERRY
a Georgia public body corporate

By: _____
Name: Tommy Stalnaker
Title: Chairman

By: _____
Name:
Title:

Date: _____

Date: _____

APPENDIX I

The undersigned has become a Party to this Intergovernmental Contract by virtue of appropriate authorizing action taken by the Governing Authority of _____ on _____, 20____, and the unanimous approval of the Land Bank Board on _____, 20____.

Governing Authority of _____
a Georgia public body corporate
By: _____
Name:
Title:
Date: _____

Land Bank Board
By: _____
Name:
Title: Chair of the Board
Date: _____

5

The Board of Elections has requested to hire the following workers for the November 6, 2018 General Election.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

		<u>Each</u>	<u>Total</u>
16	Managers (Precinct)	\$130.00	\$ 2,080.00
32	Assistant Managers (Precinct)	90.00	\$ 2,880.00
90	Clerks	80.00	\$ 7,200.00
138	Training	25.00	\$ 3,450.00
7	Janitors	15.50	\$ 108.50
3	Janitors	25.00	\$ 75.00
254	TS Units	3.00	\$ 762.00
3	Election Supply Pick-Up	50.00	\$ 150.00
3	Election Night Supply Return	50.00	\$ 150.00
3	Election Night Check-In	50.00	\$ 150.00
16	Supply Pick-Up / Return Supplies	10.00	\$ 160.00
16	Cell Phones	10.00	\$ 160.00
5	Optical Scan Clerks	100.00	\$ 500.00
3	DRE Clerks	100.00	<u>\$ 300.00</u>
	Total		\$18,125.50

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: Beverly Nable
Registration/Election Supervisor
RE: Election Workers – November 6, 2018
General Election

DATE: September 26, 2018

=====
The Board of Elections requests to hire the following election workers for the November 6, 2018
General Election.

	AMOUNT	TOTAL
16 Managers (Precinct)	\$130.00	\$2,080.00
32 Assistant Managers (Precinct)	90.00	2880.00
90 Clerks	80.00	7200.00
138 Training	25.00	3450.00
7 Janitors	15.50	108.50
3 Janitors	25.00	75.00
254 TS Units	3.00	762.00
3 Election Supply Pick Up	50.00	150.00
3 Election Night Supply Return	50.00	150.00
3 Election Night Check In	50.00	150.00
16 supply pick up / return supplies	10.00	160.00
16 cell phones	10.00	160.00
5 Optical Scan Clerks	100.00	500.00
3 DRE Clerks	100.00	300.00
TOTAL		\$18,125.50

Thank you.

Board appointment to fill the unexpired term of Deborah Strange on the DFCS Board.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the appointment of Kathy Wallace to fill the unexpired term of Deborah Strange on the Houston County DFCS Board. Ms. Wallace's term will begin October 2, 2018 and expire on June 30, 2020.

The Purchasing Department recommends the purchase of four new Ford Pursuit Utility vehicles (Explorers) for use in the Sheriff's Department from state-wide contract holder Wade Ford at a unit cost of \$34,456. These vehicles are for use in the Patrol Division.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the award of four 2019 Ford Pursuit Utility Vehicles (Explorers) for use in the Patrol Division of the Sheriff's Department from Wade Ford of Smyrna at a unit cost of \$34,456 or a total amount of \$137,824. These vehicles are funded by SPLOST 2012.



**HOUSTON COUNTY BOARD OF COMMISSIONERS
PURCHASING DEPARTMENT**

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

MARK E. BAKER

PURCHASING AGENT

M E M O R A N D U M

TO: Houston County Board of Commissioners
FROM: Mark E. Baker
CC: Barry Holland
DATE: September 27, 2018
SUBJECT: Purchase of Four (4) New Ford Pursuit Utility Vehicles (Explorers) for Houston County Sheriff's Office (Bid Folder #19-15)

The Purchasing Department solicited prices for Four (4) new Ford Pursuit Utility Vehicles (Explorers). These vehicles will be used by the Houston County Sheriff's Office/Patrol Division. All vehicles are replacements.

The Purchasing Department recommends that the Houston County Board of Commissioners purchase the vehicles from Wade Ford in Smyrna, Georgia who provided a State Contract #ES-RFR-40199-409 price of \$34,456.00 each for four (4) Ford Pursuit Utility Vehicles (Explorers) for the Patrol Division for a total cost of \$137,824.00. The cost of the vehicles will be charged to the 2012 SPLOST Account# 320-3300-54.2200. Delivery of the vehicles should be late-December.

Summary of bills by fund:

• General Fund (100)	\$1,462,706.82
• Emergency 911 Telephone Fund (215)	\$ 54,413.57
• Fire District Fund (270)	\$ 25,339.19
• 2001 SPLOST Fund (320)	\$ 0.00
• 2006 SPLOST Fund (320)	\$ 0.00
• 2012 SPLOST Fund (320)	\$1,042,498.21
• Water Fund (505)	\$ 182,352.36
• Solid Waste Fund (540)	<u>\$ 408,715.31</u>
Total for all Funds	\$3,176,025.46

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$3,176,025.46