



Houston County Board of Commissioners Meeting

Perry, Georgia

December 1, 2020

9:00 A.M.

HOUSTON COUNTY COMMISSIONERS MEETING
Perry, Georgia
December 1, 2020
9:00 A.M.

Call to Order

Turn Off Cell Phones

Invocation - Commissioner Robinson

Pledge of Allegiance – Brig. Gen. Jennifer Hammerstedt, USAF

Approval of Minutes from November 17, 2020

Old Business:

1. Public Hearing on Special Exception Applications #2408 & #2415 – Commissioner Walker

New Business:

2. Public Hearing on Special Exception Applications #2417 thru #2421, #2423 thru #2427, #2431 thru #2433, and #2435 – Commissioner Walker
3. Public Hearing on Re-Zoning Application #2422 (Kanu Dodia) – Commissioner Thomson
4. Public Hearing on Re-Zoning Application #2430 (Bonaire Land Company LLC) – Commissioner Thomson
5. First Reading of Amendment to Code of Ordinances (Timber Operations) – County Attorney Hall
6. Supplemental Grant Acceptance (Accountability Court) – Commissioner Robinson
7. Pre-Disaster Hazard Mitigation Plan Adoption – Chief Stoner / Commissioner Robinson
8. Board Meetings Schedule for 2021 – Commissioner McMichael
9. Approval of Bills – Commissioner McMichael
10. Holiday Schedule for 2020 – Chairman Stalnaker

Public Comments

Commissioner Comments

11. Executive Session for Attorney / Client matters per O.C.G.A. § 50-14-2(1)

Motion for Adjournment

Special Exception Summary

Application	Applicant	Location	Proposed Use	Z & A Recommendation/Comments
2408	Mitchell Hambrick	243 Mossland Drive	Infection Control	Approved unanimously
2415	Boyd Hall	105 Orchard Crest Lane	Handyman	Approved. Four in favor, one opposed.
2417	Owen & Tikesha Moorehead	103 Wessex Drive	Photography & Design	Approved unanimously
2418	Gail Vance	101 Devereaux Drive	Hair Salon	Approved unanimously, subject to compliance with any state regulatory agency requirements
2419	Jeffrey & Rachael Hunter	808 St. Mary's Place	Hunting & Fishing Products (Internet Sales)	Approved unanimously
2420	David Cabrera	124 Kingsland Road	Handyman	Approved unanimously
2421	Sam & Salina Hogue	102 Bayberry Court	Daycare	Approved unanimously, subject to compliance with any state regulatory agency requirements
2423	Latoya Frazier	113 Forestbrooke Way	Baking	Approved unanimously, subject to compliance with any state regulatory agency requirements
2424	Aaron Bickel	616 Foxborough Lane	Painting Contractor	Tabled unanimously, in order for the applicant to revise his business plan
2425	Brandon Gibby	365 Old Perry Road	Pressure Washing	Tabled unanimously, in order for the applicant to be present at the hearing
2426	Brandon Gibby	365 Old Perry Road	Metal Fabrication	Tabled unanimously, in order for the applicant to be present at the hearing
2427	Ben Simmons	2252 Elko Road	Land Management	Approved unanimously, with the condition to allow the use of a 30 ft. gooseneck trailer for the business
2431	Frankie Peacock	261 Henson Road	Mobile Home Hardship	Approved unanimously
2432	David Drake	2008 Hiwassee Drive	Air Duct Service	Approved unanimously, with the condition to allow the use of a 7 ft. x 14 ft. enclosed cargo trailer for the business
2433	Dallas Perry	1116 County Line Road	Taxidermy	Tabled unanimously, in order for the applicant to be present at the hearing
2435	SR Perry LLC	Gilbert Road & Firetower Road	Solar Energy System	Approved unanimously

At the November 3, 2020 meeting the Board tabled the following applications and sent them back to Zoning & Appeals for reconsideration:

Application #2408	Mitchell Hambrick	Infection Control Business
Application #2415	Boyd Hall	Handyman Business

Application #2408 is now recommended for unanimous approval and Application #2415 is recommended for approval with a 4 to 1 vote. Both include stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

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

Application #2408 – Mitchell Hambrick	Infection Control Business
Application #2415 – Boyd Hall	Handyman Business

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

Application No. 2408

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 Mitchell Hambrick
2. Applicant's Phone Number 478-997-0794
3. Applicant's Mailing Address 243 Mossland Drive Perry, GA 31069
4. Property Description LL 139, 10th Land District of Houston County, Georgia, as shown on a plat of survey for Dr. H. E. Weems, consisting of 1.86 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for an Infection Control 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.

9/15/2020
Date


Applicant

Application # 2408

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: September 15, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Notice being posted on the property: October 9, 2020

Date of Public Hearing: November 23, 2020

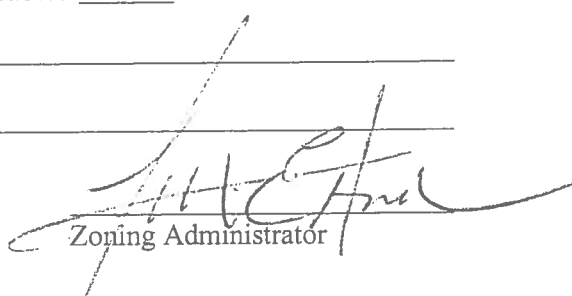
Fee Paid: \$100.00 Receipt # 41882

Recommendation of Board of Zoning & Appeals:

Approval Denial Tabled

Comments: Approved unanimously.

November 23, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 1, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Public Hearing: December 1, 2020

Action by Houston County Commissioners:

Approval Denied Tabled

Comments: _____

_____ Date

_____ Clerk

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>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2408 filed on September 15, 2020, for a Special Exception for the real property described as follows:

LL 139 of the 10th Land District of Houston County, Georgia, as shown on a plat of survey for Dr. H.E. Weems, Consisting of 1.86 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. 2415

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 Boyd Hall
2. Applicant's Phone Number 478-335-2338
3. Applicant's Mailing Address 105 Orchard Crest Lane Bonaire, GA 31005
4. Property Description LL 196, 10th Land District of Houston County, Georgia, Lot 17, Block "B", Section 2, Phase 4 of Peachtree Estates Subdivision, consisting of 0.41 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Handyman 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.

30 Sep 2020
Date


Applicant

Application # 2415

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: September 30, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Notice being posted on the property: October 9, 2020

Date of Public Hearing: November 23, 2020

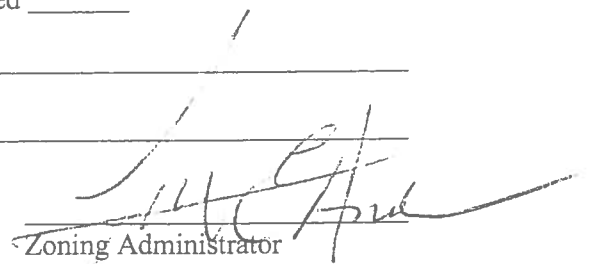
Fee Paid: \$100.00 Receipt # 41889

Recommendation of Board of Zoning & Appeals:

Approval _____ Denial _____ Tabled _____

Comments: Approved. Four in favor, one opposed.

November 23, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 1, 2020

Date of Notice in Newspaper: October 7 & 14, 2020

Date of Public Hearing: December 1, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>

Requirements - Section 95

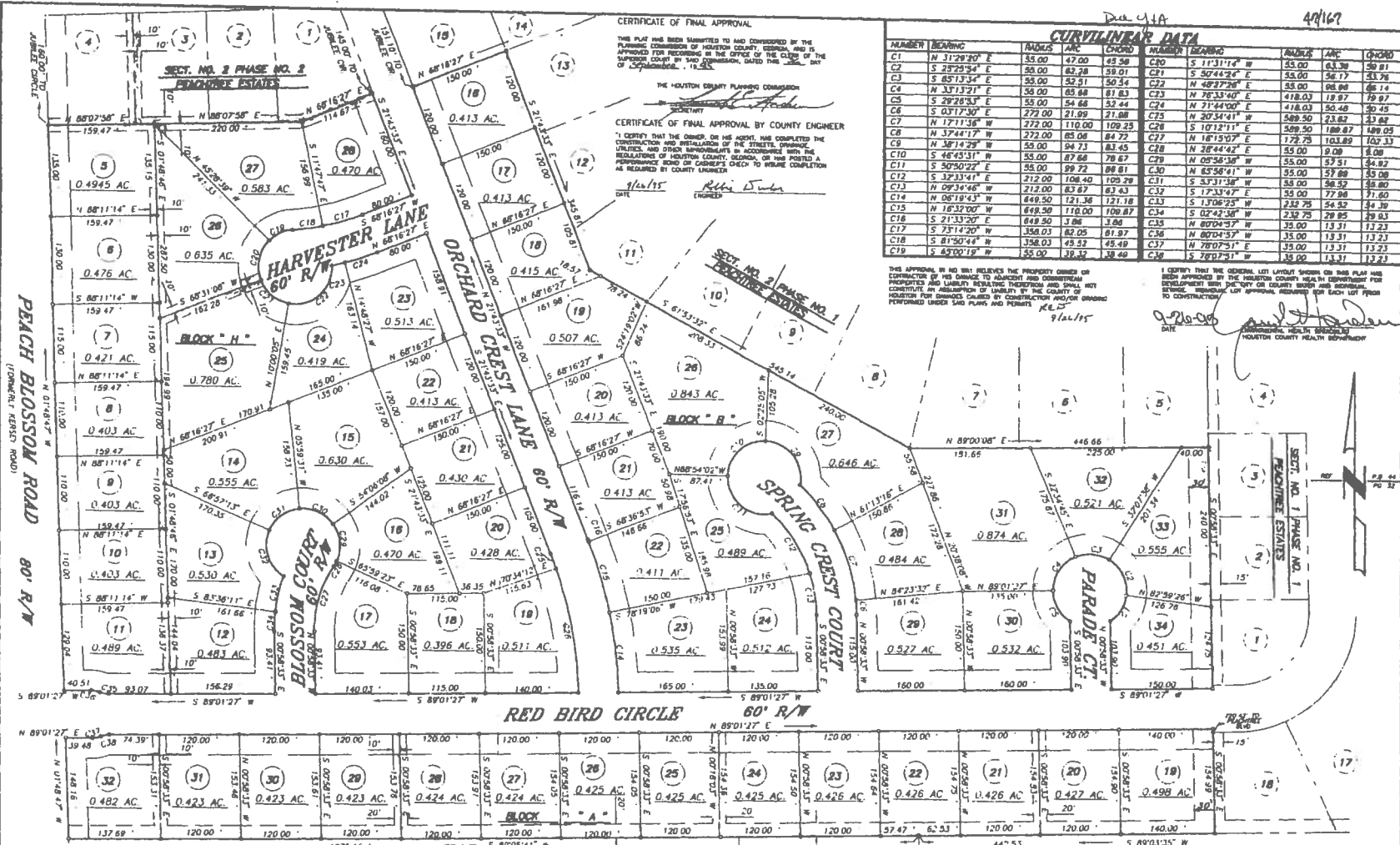
Comments

Complies

**Doesn't
Comply**

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

Doc 41A 4/16/97



CERTIFICATE OF FINAL APPROVAL
 THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF HOUSTON COUNTY APPROVED FOR RECORDATION IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT BY SAID JUDICIAL OFFICER, ON THE 22nd DAY OF September, 1997.

THE HOUSTON COUNTY PLANNING COMMISSION SECRETARY
[Signature]
 SECRETARY

CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER
 I CERTIFY THAT THE OWNER OR HIS AGENT HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRIVEWAYS, UTILITIES, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE REGULATIONS OF HOUSTON COUNTY, GEORGIA, OR HAS POSTED A PERFORMANCE BOND OF SUFFICIENT CHECK TO INSURE COMPLETION AS REQUIRED BY COUNTY LAWMAKER.

DATE: 9/16/97
 COUNTY ENGINEER: *[Signature]*
 COUNTY ENGINEER

NUMBER	BEARING	RADIUS	ARC	CHORD	NUMBER	BEARING	RADIUS	ARC	CHORD
C1	N 31°29'20" E	35.00	47.00	45.50	C80	S 11°31'14" W	25.00	43.30	39.91
C2	S 29°23'54" E	85.00	82.28	59.01	C81	S 50°44'24" E	55.00	56.17	31.78
C3	S 65°13'34" E	55.00	50.51	30.56	C82	N 48°27'26" E	55.00	68.88	66.14
C4	N 31°13'21" E	55.00	63.68	81.83	C83	N 76°33'40" E	418.03	18.97	79.87
C5	S 29°23'53" E	55.00	54.66	32.46	C84	N 21°14'00" E	589.50	30.40	30.45
C6	S 03°17'30" E	272.00	21.89	21.88	C85	N 20°54'41" W	509.50	108.67	109.05
C7	N 17°13'36" W	272.00	110.00	109.25	C86	S 10°12'11" E	172.75	103.89	102.33
C8	N 17°41'17" W	272.00	85.06	84.72	C87	N 16°15'07" E	55.00	37.51	34.82
C9	N 38°14'29" W	55.00	64.73	83.45	C88	N 28°44'42" E	55.00	37.51	34.82
C10	S 46°43'51" E	55.00	67.66	78.67	C89	N 05°26'38" W	55.00	137.60	135.00
C11	S 50°50'22" E	55.00	59.72	69.81	C90	N 25°58'41" W	55.00	36.52	36.80
C12	S 32°33'41" E	212.00	106.40	105.28	C91	S 33°31'36" W	55.00	77.98	73.60
C13	N 05°34'46" W	212.00	83.67	83.43	C92	S 17°33'47" E	232.75	54.52	34.30
C14	N 08°18'53" W	448.50	121.38	121.18	C93	S 13°06'25" W	232.75	29.85	29.83
C15	N 16°32'00" W	448.50	118.00	108.87	C94	S 02°42'30" W	35.00	13.31	13.23
C16	S 21°33'20" E	448.50	1.86	1.86	C95	N 82°59'26" W	35.00	13.31	13.23
C17	S 23°14'20" W	358.03	82.05	81.87	C96	N 00°04'57" W	35.00	13.31	13.23
C18	S 81°50'44" W	358.03	45.52	45.49	C97	N 78°07'51" E	35.00	13.31	13.23
C19	S 43°00'19" W	35.00	38.32	38.49	C98	S 78°07'51" E	35.00	13.31	13.23

THIS APPROVAL IS SO GIVEN IN VIEW OF THE PROPERTY OWNER OR CONSTRUCTION OF THE DRIVEWAYS TO ADJUST AND CORRECT THE PROPERTY AND LIABILITY RELATING THEREON AND SHALL NOT CONSTITUTE AN ENDORSEMENT OR WARRANTY BY THE COUNTY OF HOUSTON FOR DAMAGES CAUSED BY CONSTRUCTION AND/OR OPERATIONS PERFORMED UNDER SAID PLANS AND PERMITS.

DATE: 9/16/97
 COUNTY ENGINEER: *[Signature]*
 COUNTY ENGINEER

I CERTIFY THAT THE ORIGINAL LOT LAYOUT SHOWN ON THIS PLAN HAS BEEN APPROVED BY THE HOUSTON COUNTY HEALTH DEPARTMENT FOR DEVELOPMENT WITH THE CITY OF HOUSTON AND HAS ACCORDINGLY BEEN REVIEWED AND APPROVED BY THE HOUSTON COUNTY HEALTH DEPARTMENT FOR CONSTRUCTION.

DATE: 9/16/97
 COUNTY ENGINEER: *[Signature]*
 COUNTY ENGINEER

LEGEND:

- 1. DENOTES IRON PIN FOUND
- 2. DENOTES IRON PIN SET
- 3. DENOTES CURVILINEAR LOT DESIGNATION.

NOTES:

- ALL EASEMENTS ARE FOR DRAINAGE AND UTILITY UNLESS OTHERWISE SHOWN
- MINIMUM 30' BUILDING SET BACK LINE ON ALL LOTS
- DISTANCES ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET LINES
- 33.482 ACRES IN THIS PHASE OF DEVELOPMENT
- ALL STREETS IN THIS PHASE OF DEVELOPMENT HAVE A 60' R/W

OWNERSHIP & DELINEATION
 THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAN AND ACKNOWLEDGES THIS PLAN AND ALLETTMENT TO BE HIS FREE ACT AND DEED AND DEEDS TO PUBLIC USE. FURTHER ALL AREAS THEREON INDICATED ON THIS PLAN AS STREETS, ALLEYS, EASEMENTS OR RIGHTS.

2-28-97 *[Signature]*
 CLERK OF SUPERIOR COURT

FILED
 HOUSTON COUNTY
 1995 SEP 26 PM 2:04
 CLERK SUPERIOR COURT
[Signature]



SECTION NO. 2 PHASE NO. 4
 PRACHTREE ESTATES

IN LAND LOT 196
 HOUSTON COUNTY,
 SCALE 1" = 100'

TENTH DISTRICT
 GEORGIA
 AUGUST 24, 1995

SCARBOROUGH LAND SURVEYS, INC.
 P.O. BOX 6165 WARMER SPRINGS, GA 30537-1491

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2415 filed on September 30, 2020, for a Special Exception for the real property described as follows:

LL 196 of the 10th Land District of Houston County, Georgia, Lot 17, Block "B", Section 2, Phase 4 of Peachtree Estates Subdivision, Consisting of 0.41 Acres

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

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

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

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

Signature of Official

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

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

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

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

Zoning & Appeals Recommendation

		<u>Vote</u>	<u>Approval</u>	<u>Denial</u>	<u>Table</u>
#2417 – Owen /Tikesha Moorehead	Photography/Design	Unanimous	X		
#2418 – Gail Vance	Hair Salon	Unanimous	X		
#2419 – Jeffrey/Rachael Hunter	Hunting/Fishing Prod (Internet)	Unanimous	X		
#2420 – David Cabrera	Handyman	Unanimous	X		
#2421 – Sam/Salina Hogue	Daycare	Unanimous	X		
#2423 – Latoya Frazier	Baking	Unanimous	X		
#2424 – Aaron Bickel	Painting Contractor	Unanimous			X
#2425 – Brandon Gibby	Pressure Washing	Unanimous			X
#2426 – Brandon Gibby	Metal Fabrication	Unanimous			X
#2427 – Ben Simmons	Land Management	Unanimous	X		
#2431 – Frankie Peacock	Mobile Home Hardship	Unanimous	X		
#2432 – David Drake	Air Duct Service	Unanimous	X		
#2433 – Dallas Perry	Taxidermy	Unanimous			X
#2435 – SR Perry LLC	Solar Energy System	Unanimous	X		

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

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

- | | |
|----------------------------------|-------------------------------------|
| #2417 – Owen & Tikesha Moorehead | Photography/Design |
| #2418 – Gail Vance | Hair Salon |
| #2419 – Jeffrey & Rachael Hunter | Hunting/Fishing Products (Internet) |
| #2420 – David Cabrera | Handyman |
| #2421 – Sam & Salina Hogue | Daycare |
| #2423 – Latoya Frazier | Baking |
| #2427 – Ben Simmons | Land Management |
| #2431 – Frankie Peacock | Mobile Home Hardship |
| #2432 – David Drake | Air Duct Service |
| #2435 – SR Perry LLC | Solar Energy System |

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

- | | |
|-----------------------|---------------------|
| #2424 – Aaron Bickel | Painting Contractor |
| #2425 – Brandon Gibby | Pressure Washing |
| #2426 – Brandon Gibby | Metal Fabrication |
| #2433 – Dallas Perry | Taxidermy |

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

Application No. 2417

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:

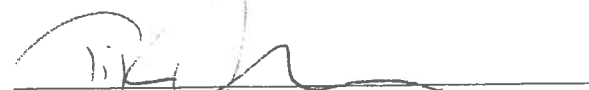
1. Name of Applicant Owen and Tikesha Moorehead
2. Applicant's Phone Number 912-341-3919
3. Applicant's Mailing Address 103 Wessex Drive Bonaire, GA 31005
4. Property Description LL 43, 11th Land District of Houston County, Georgia, Lot 65, Block "B", Section 1 of Windsor Heights Subdivision, consisting of 0.48 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation for a Photography and Design Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

Oct 2, 2020
Date


Applicant

Application # 2417

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 2, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Notice being posted on the property: November 6, 2020

Date of Public Hearing: November 23, 2020

Fee Paid: \$100.00 Receipt # 41891

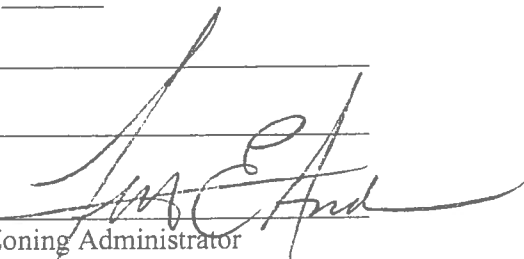
Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

November 23, 2020

Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 1, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Public Hearing: December 1, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

Requirements - Section 95

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>

CURVE TABLE

NUMBER	DIRECTION	RADIUS	ARC	CHORD
C01	S 89°50'11" E	630.00	52.88	52.88
C02	S 02°10'24" W	630.00	100.15	100.00
C03	S 81°10'46" W	630.00	100.15	100.00
C04	S 82°29'21" W	630.00	111.85	111.85
C05	N 72°29'21" E	60.00	28.96	28.70
C06	S 67°49'54" E	60.00	62.83	66.74
C07	S 02°42'24" W	60.00	179.80	171.87
C08	S 65°02'24" W	60.00	61.87	62.03
C09	N 67°44'41" W	60.00	61.87	62.03
C10	N 81°44'02" W	60.00	42.78	41.80
C11	S 70°52'44" E	470.00	169.29	187.64
C12	S 65°39'52" E	470.00	82.37	82.37
C13	N 61°29'18" E	470.00	66.94	65.32
C14	N 63°29'22" E	470.00	60.02	60.01
C15	S 82°57'44" W	1030.00	68.77	68.78
C16	S 85°58'43" W	1030.00	68.78	68.77
C17	N 85°58'29" W	1330.00	13.34	31.33
C18	N 81°58'09" W	630.00	100.15	100.00
C19	N 88°54'24" W	630.00	189.80	189.48
C20	S 21°48'09" W	427.81	12.87	18.87
C21	S 10°34'28" W	427.81	184.78	183.03
C22	N 17°49'08" E	427.81	105.34	105.13
C23	N 28°19'08" E	427.81	30.46	30.46
C24	N 88°11'10" E	470.00	80.85	80.84
C25	N 10°50'14" E	470.00	112.82	112.85
C26	N 81°19'09" W	470.00	103.12	103.81

LINE TABLE

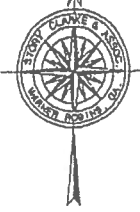
NUMBER	DIRECTION	DISTANCE
L1	N 25°11'30" E	36.31'
L2	N 25°39'07" E	20.83'
L3	N 00°30'57" W	7.19'

60400310001 Type PL
 File # 01/25/2005 at 11:25:00 AM
 Fee Amt: \$8.00 Page 1 of 1
 Houston, GA 31744 Superior Court
 Carolyn V. Sullivan Clerk
 EX 64 PG 48

ROY N. COWART, P.C.
 P.O. BOX 818
 WARMER ROBINS, GA 31093

64/48

DUTY & RET. COWART



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

ROBERT L. STORY, P.A. REGISTERED SURVEYOR No. 1183

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

ROBERT L. STORY, 01/25/05, 1183

GEORGE E. PERDUE, III & BETTY P. GOCKEN

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

1/24/05 DATE
 Robert E. ... COUNTY CLERK

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 25 DAY OF JANUARY, 2005.

THE HOUSTON COUNTY PLANNING COMMISSION
 BY [Signature] SECRETARY

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET AND AN ANGULAR ERROR OF 9 PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 798,410 FEET.
 THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-118 AND 100 TAPE.

OWNER'S CERTIFICATION

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

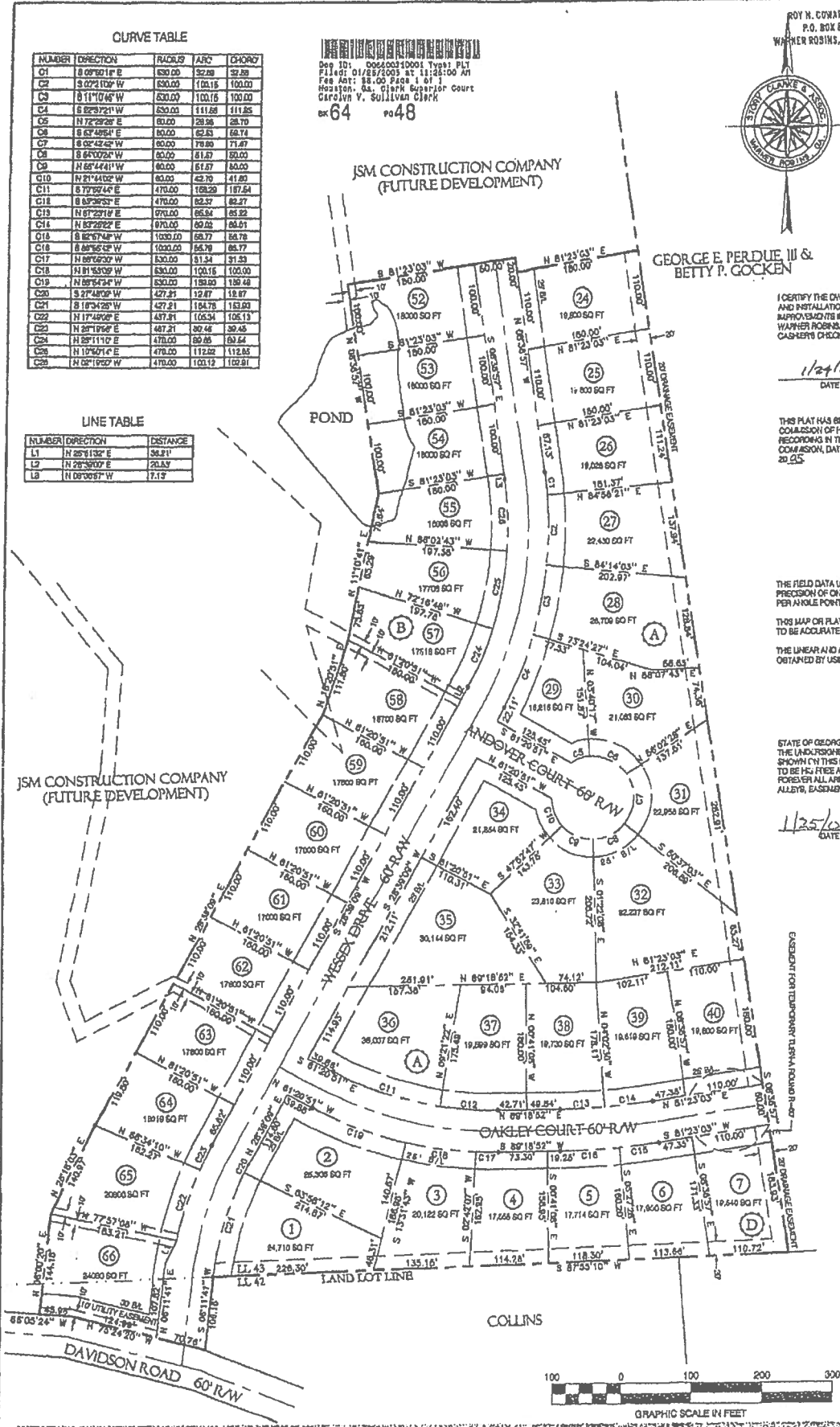
1/25/05 DATE
 [Signature] OWNER'S SIGNATURE

NOTES

1. 60 LOTS IN SUBDIVISION
2. 81.88 ACRES IN SUBDIVISION
3. STREET WIDTHS OF WAY ARE 60'
4. DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT OF WAY LINES
5. 80' RADIUS ON ALL STREET CORNERS
6. ALL GASSED LOTS ARE FOR DISTANCE AND UTILITIES UNLESS OTHERWISE ANNOTATED

JSM CONSTRUCTION COMPANY (FUTURE DEVELOPMENT)

JSM CONSTRUCTION COMPANY (FUTURE DEVELOPMENT)



FINAL PLAT
 FOR
WINDSOR HEIGHTS
 SECTION "11"
 LAND LOTS 42 & 43
 HOUSTON COUNTY 11th DISTRICT
 GEORGIA
 SCALE: 1"=100'
 DATE: 18 DEC 04
 DWN BY: JCB
 DWG: 04-334-C1

STORY CLARKE & ASSOCIATES
 LAND SURVEYING
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 245 CARR WINDSOR PKWY WARMER ROBINS, GA 31088
 TEL: 478-242-7724 FAX: 478-242-3469

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2417 filed on **October 2, 2020**, for a **Special Exception** for the real property described as follows:

LL 43 of the 11th Land District of Houston County, Georgia, Lot 65, Block "B", Section 1 of Windsor Heights Subdivision, Consisting of 0.48 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. 2418

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 Gail Vance
2. Applicant's Phone Number 478-731-4316
3. Applicant's Mailing Address 101 Devereaux Drive Perry, GA 31069
4. Property Description LL 73, 10th Land District of Houston County, Georgia, Lot 1, Block "B" of Devereaux Estates Subdivision, consisting of 2.49 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation
for a Hair Salon Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10-5-2020
Date

Gail Vance
Applicant

Application # 2418

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

Houston County Zoning and Appeals Commission

Date Filed: October 5, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Notice being posted on the property: November 6, 2020

Date of Public Hearing: November 23, 2020

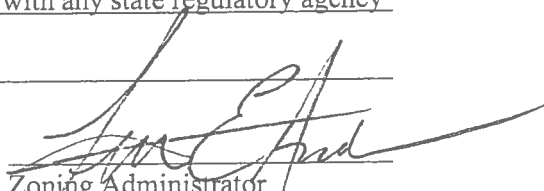
Fee Paid: \$100.00 Receipt # 41892

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

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

November 23, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: December 1, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Public Hearing: December 1, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

Requirements - Section 95

	Comments	Complies	Doesn't Comply
1. The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The home occupations shall be operated only by the members of the family residing on the premises and no article or service shall be sold or offered for sale except as may be produced by the members of the immediate family residing on the premises.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The home occupation shall be restricted to the main building only and shall not occupy more than twenty-five (25%) percent of the floor area within said building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, or radio-activity or other condition that will be a nuisance to the surrounding area.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area, unlighted and fixed to the wall of the principal dwelling.	No signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Home Office uses shall be limited to professional and routine office, clerical, computer, bookkeeping, broker or similar procedures which can be conducted within a residence. A home office may also be maintained for a business conducted away from home, as long as the home office complies with all other requirements.			
1. Home offices shall not include any business which involves the sale, manufacture, repair or assembly of merchandise on the premises, or the storage of inventory, raw materials, equipment or other materials to be used in the business.	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>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>



Doc ID: 006932750001 Type: PLA
 Filed: 07/03/1973 at 11:18:02 AM
 Fee Amt.: Page 1 of 1
 Houston, Ga. Clark Superior Court
 Carolyn V. Sullivan Clerk
 16 160

(P.B. 1 P. 250) (P.B. 2 P. 231)
 EARLY R. & BERNICE H. WILLIAMS
 (D.B. 320 P. 94)

REFERENCE: HOUSTON CO. RECORDS
 1. PLAT BOOK 2 PAGE 391
 2. PLAT BOOK 6 PAGE 86
 3. DEED BOOK 114 PAGE 150
 4. DEED BOOK 114 PAGE 152
 5. DEED BOOK 149 PAGE 238-239

CURVILINEAR LINE DATA				
LINE	Δ	RADIUS	CHORD	BEARING
1	04° 48' 34"	1169.21	98.11	S 28° 17' 43"E
2	09° 48' 03"	1169.21	189.78	S 18° 59' 25"E
3	13° 08' 54"	1169.21	267.05	N 04° 31' 08"W
4	11° 25' 38"	1169.21	249.52	N 08° 09' 01"E
5	01° 46' 53"	1169.21	232.80	S 19° 59' 22"W
6	90° 00' 00"	390.00	36.35	S 49° 51' 33"W
7	25° 27' 53"	450.00	85.54	S 46° 12' 00"E
8	25° 27' 53"	450.00	106.61	S 84° 23' 50"E
9	25° 27' 53"	450.00	198.36	S 64° 51' 45"E
10	25° 27' 53"	450.00	198.36	S 59° 23' 50"E
11	25° 27' 53"	450.00	198.36	S 59° 23' 50"E
12	25° 27' 53"	450.00	198.36	S 59° 23' 50"E
13	25° 27' 53"	450.00	198.36	S 59° 23' 50"E
14	25° 27' 53"	450.00	198.36	S 59° 23' 50"E
15	25° 27' 53"	450.00	198.36	S 59° 23' 50"E
16	25° 27' 53"	450.00	198.36	S 59° 23' 50"E
17	25° 27' 53"	450.00	198.36	S 59° 23' 50"E
18	25° 27' 53"	450.00	198.36	S 59° 23' 50"E
19	25° 27' 53"	450.00	198.36	S 59° 23' 50"E
20	25° 27' 53"	450.00	198.36	S 59° 23' 50"E
21	25° 27' 53"	450.00	198.36	S 59° 23' 50"E
22	25° 27' 53"	450.00	198.36	S 59° 23' 50"E
23	25° 27' 53"	450.00	198.36	S 59° 23' 50"E
24	25° 27' 53"	450.00	198.36	S 59° 23' 50"E
25	25° 27' 53"	450.00	198.36	S 59° 23' 50"E
26	25° 27' 53"	450.00	198.36	S 59° 23' 50"E
27	25° 27' 53"	450.00	198.36	S 59° 23' 50"E

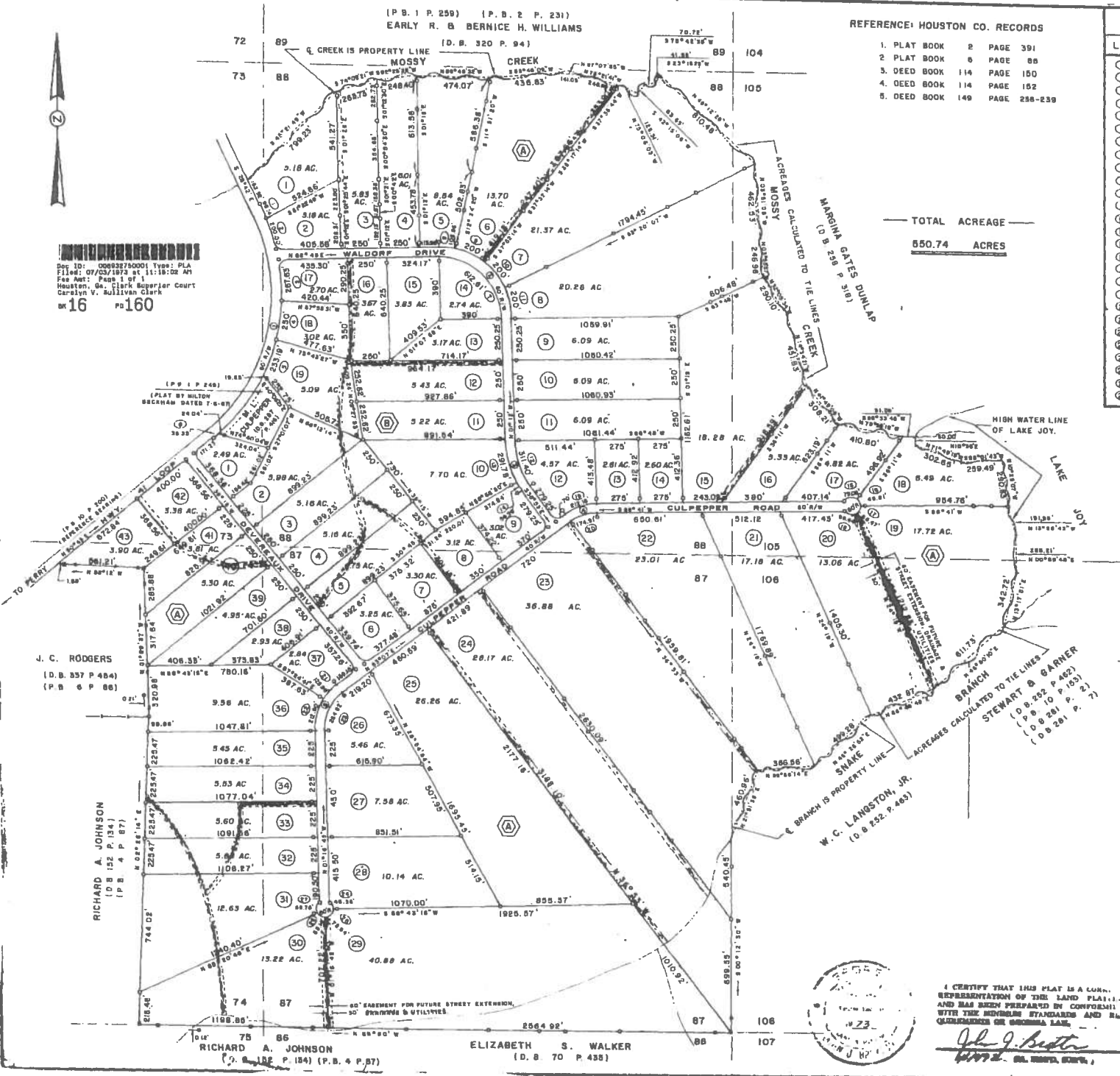
TOTAL ACREAGE
 650.74 ACRES

CURVE DATA			
CURVE	Δ	RADIUS	TAN.
1	79° 27' 00"	1139.21	166.83
2	90° 00' 00"	420.00	420.00
3	38° 41' 00"	330.00	170.89
4	38° 34' 00"	311.77	100.00
5	54° 23' 48"	330.00	169.86

- NOTES
- ALL LOT LINES ARE AT RIGHT ANGLES TO STREET LINES UNLESS OTHERWISE INDICATED.
 - 25' RADII ON ALL STREET CORNERS.
 - DISTANCES SHOWN ON CURVILINEAR LINES ARE ARC DISTANCES.
 - MINIMUM 30' BUILDING LINE ON ALL LOTS.
 - IRON MARKER FOUND.
 - IRON MARKER SET.
 - IRON MARKERS SHOWN OFFSET ARE ON A 10' OFFSET UNLESS OTHERWISE INDICATED.
 - DISTANCES ALONG SIDE LOT LINE ARE TO THE C OF MOSSY CREEK OR SNAKE BRANCH.
 - ALL EASEMENTS ARE 30' DRAINAGE EASEMENTS UNLESS OTHERWISE NOTED.

Approved
 7-3-73
 Houston County Planning Commission
 John S. Marshall
 Secretary

SUBDIVISION
 DEVEREAUX ESTATES
 IN LAND LOTS 73, 74, 87, 88, 105, & 106
 TENTH DISTRICT
 HOUSTON COUNTY, GEORGIA
 JUNE 5, 1973 SCALE: 1" = 400'
 HOUSTON SURVEYING CO.
 WASHINGTON, D.C. DRAWING NO. 5228-D



I CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE HIGHER STANDARD AND REQUIREMENTS OF GEORGIA LAW.
 John J. Butler
 Surveyor

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2418 filed on **October 5, 2020**, for a **Special Exception** for the real property described as follows:

LL 73 of the 10th Land District of Houston County, Georgia, Lot 1, Block "B" of Devereaux Estates Subdivision, Consisting of 2.49 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. 2419

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:

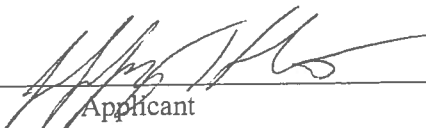
1. Name of Applicant Jeffrey and Rachael Hunter
2. Applicant's Phone Number 478-919-6405
3. Applicant's Mailing Address 808 St. Mary's Place Bonaire, GA 31005
4. Property Description LL 120, 11th Land District of Houston County, Georgia, Lot 44, Section 7 of The Bluff at Riverbend Subdivision, consisting of 2.13 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Hunting and Fishing Products (Internet Sales) Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10-6-20
Date


Applicant

Application # 2419

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 6, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Notice being posted on the property: November 6, 2020

Date of Public Hearing: November 23, 2020

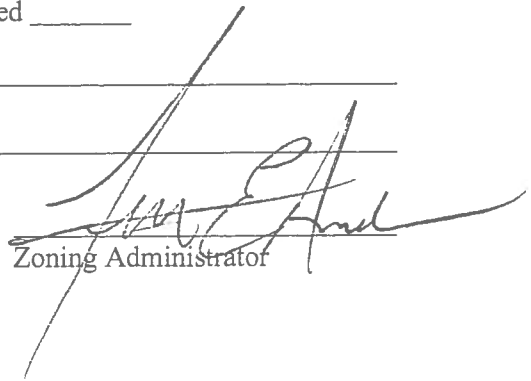
Fee Paid: \$100.00 Receipt # 41893

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

November 23, 2020
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 1, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Public Hearing: December 1, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

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

Requirements - Section 95

Comments

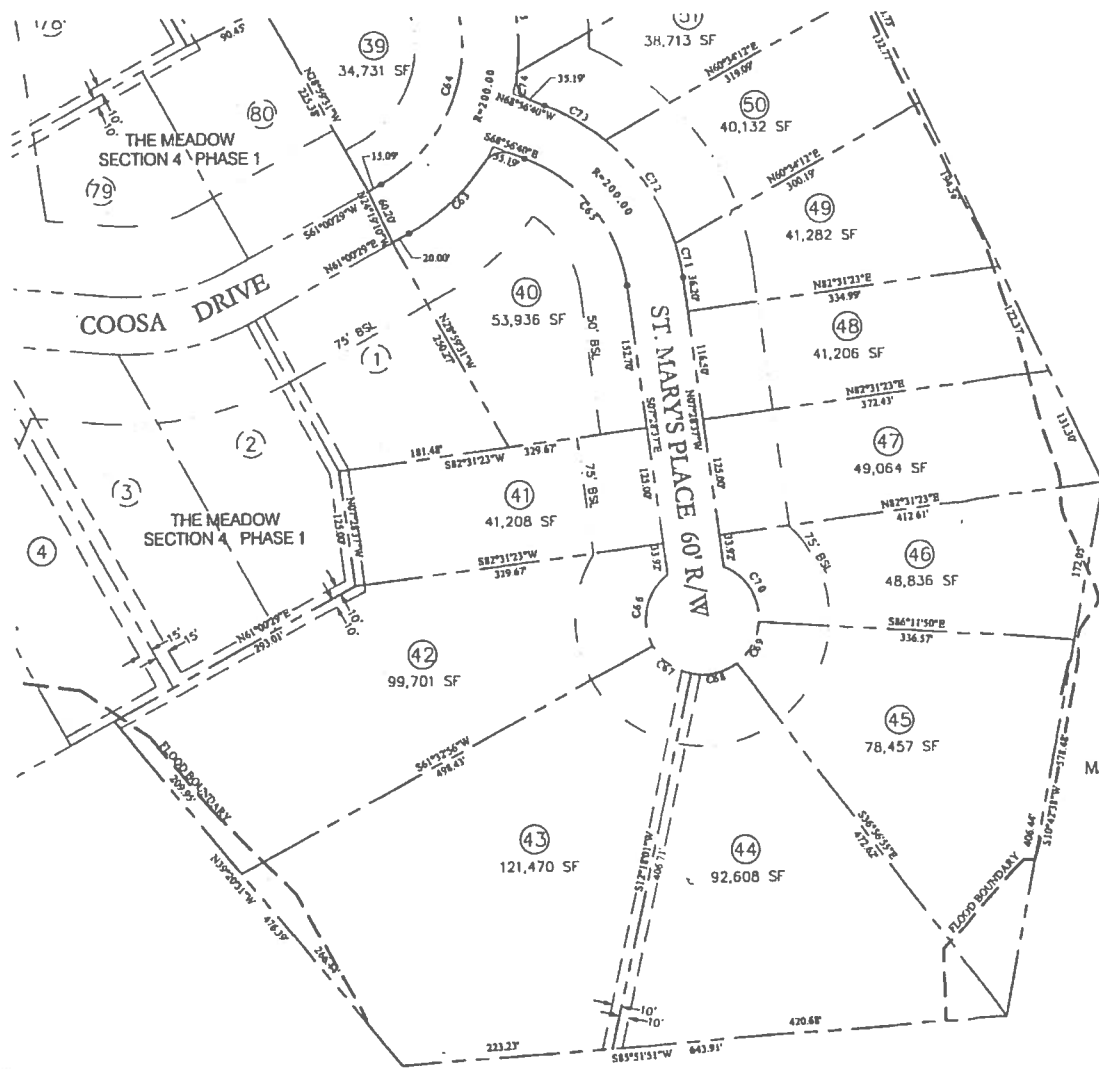
Complies

**Doesn't
Comply**

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>5. No outside storage or display is permitted.</p>	<p></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>



CURVE TABLE				
CURVE	CD	ARC	RAD	CHORD
C63	N66°46'13"W	130.20	230.00	128.36
C64	S11°17'31"W	248.33	170.00	241.31
C65	S11°17'31"W	182.31	170.00	172.74
C66	S11°17'31"W	64.88	60.00	77.81
C67	S11°17'31"W	31.37	60.00	36.00
C68	S77°40'13"E	11.57	60.00	60.00
C69	S77°40'13"E	11.57	60.00	60.00
C70	N11°17'31"W	74.64	60.00	69.92
C71	S11°17'31"W	34.88	230.00	241.31
C72	N11°17'31"W	135.66	230.00	172.74
C73	N11°17'31"W	32.12	230.00	74.78
C74	S11°17'31"W	42.32	230.00	112.32
C75	N66°46'13"W	131.20	230.00	128.36
C76	N77°17'31"W	11.58	230.00	112.32



BOOK 76 PAGE 54-55
 Doc ID: 03337280002 Type: PLT
 Recorded: 05/05/2014 at 08:00:00 PM
 Fee Amt: \$16.00 Page 1 of 2
 Houston, Ga. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK 76 pg 54-55

SURVEY CERTIFICATION
 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 AND HAS BEEN CALCULATED FOR CLOSURE BY THE CRANDALL RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 291,832 FEET. THE LINEAR & ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPOCON QTS 313 & A 107 JAPIE

MARK S. BYRD, ETAL

Robert L. Story
 ROBERT L. STORY, CLERK No. 1963 DATE 4-30-14

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

5/2/14 DATE
Christina Adams
 ENVIRONMENTAL HEALTH SPECIALIST
 HOUSTON COUNTY HEALTH DEPARTMENT

PLANNING & ZONING FINAL PLAT APPROVAL CERTIFICATION
 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 5 DAY OF May 2014.

THE HOUSTON COUNTY PLANNING COMMISSION
 BY *[Signature]*
 SECRETARY

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

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

4-30-14 DATE
M. Byrd
 OWNER'S SIGNATURE

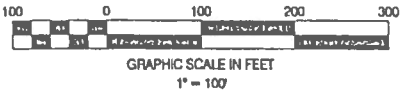
CERTIFICATE OF FINAL APPROVAL BY COUNTY ENGINEER

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

5-2-14 Date
[Signature] Engineer

NOTES

- 20 LOTS IN SUBDIVISION
- 28.70 ACRES IN SUBDIVISION
- STREET RIGHTS OF WAY ARE 60'
- ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED
- 75' FRONT BUILDING SET BACK LINE ON ALL LOTS UNLESS OTHERWISE ANNOTATED
- 10' BUILDING SET BACK FROM ALL EASEMENTS
- 20' RADII ON ALL STREET CORNERS. DISTANCES ARE MEASURED TO PROJECTED STREET LINES.



FINAL PLAT
 FOR
THE BLUFF AT RIVERBEND
 SECTION NO. 7

LAND LOT 120 HOUSTON COUNTY 11th DISTRICT GEORGIA

SCALE: 1"=100'
 DATE: 02 APR 2014
 DWN BY: RLS
 PN: D4-043.4
 DWG: 14-015a-C1

STORY CLARKE & ASSOCIATES
 LAND SURVEYING
 LAND PLANNING
 LANDSCAPE ARCHITECTURE

253 CARL VINSON PKWY WARNER ROBINS, GA. 31088
 TEL: 478.922.1724 FAX: 478.922.3409

SHEET 1 OF 2 SHEETS

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2419 filed on **October 6, 2020**, for a **Special Exception** for the real property described as follows:

LL 120 of the 11th Land District of Houston County, Georgia, Lot 44, Section 7 of The Bluff at Riverbend Subdivision, Consisting of 2.13 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. 2420

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 David Cabrera
2. Applicant's Phone Number 478-960-5443
3. Applicant's Mailing Address 124 Kingsland Road Hawkinsville, GA 31036
4. Property Description LL 34, 12th Land District of Houston County, Georgia, Lot 7, Block "B", Section 1, Phase 1 of Kingsland Country Estates Subdivision, consisting of 1.84 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Handyman Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10/9/20
Date

DAVID CABRERA
Applicant

Application # 2420

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 8, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Notice being posted on the property: November 6, 2020

Date of Public Hearing: November 23, 2020

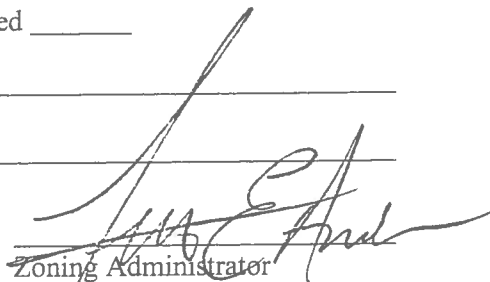
Fee Paid: \$100.00 Receipt # 41894

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

November 23, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 1, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Public Hearing: December 1, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

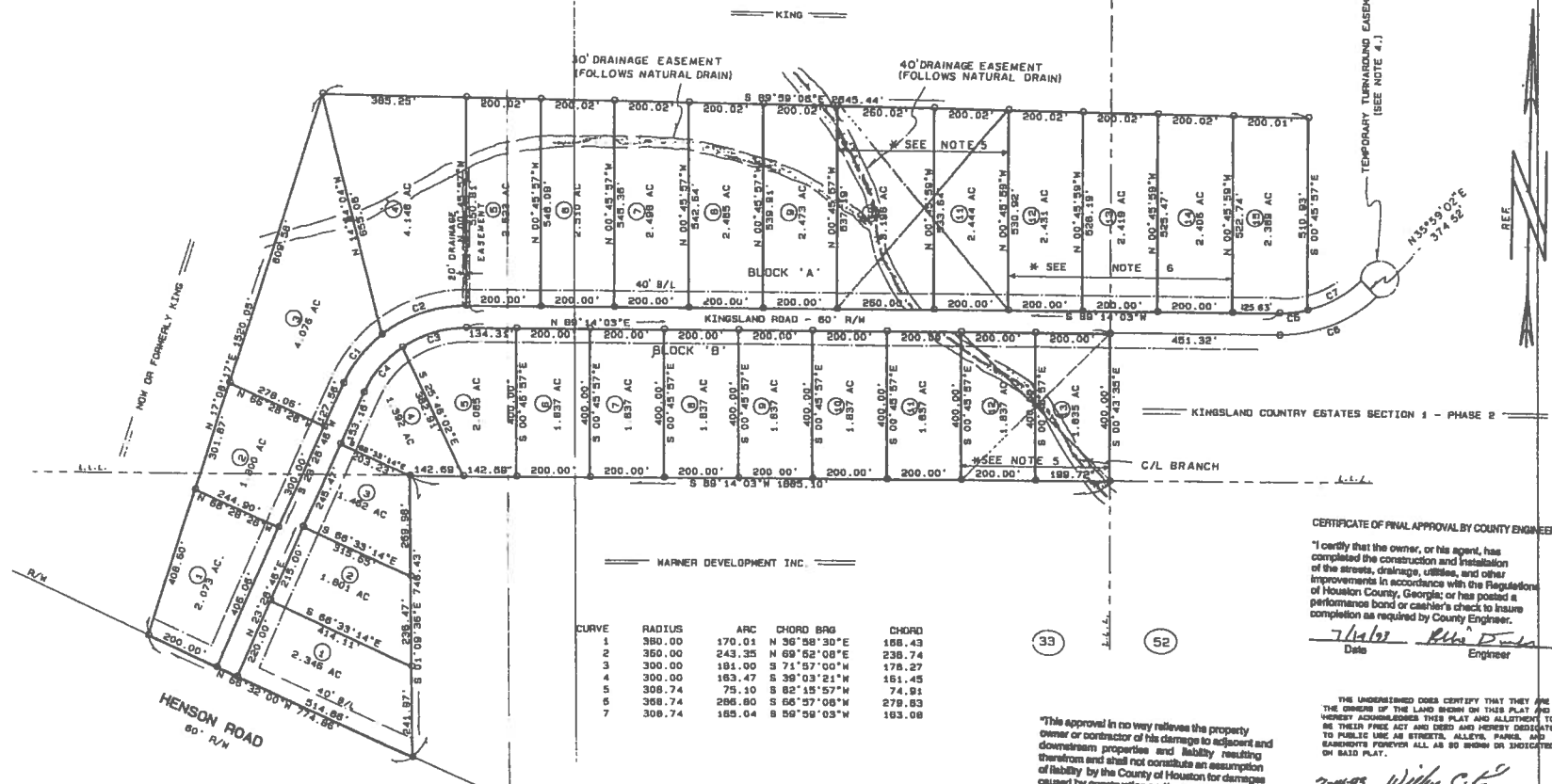
Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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



CURVE	RADIUS	ARC	CHORD	B/S6	CHORD
1	380.00	170.01	N 36° 58' 30" E	188.43	
2	360.00	243.35	N 69° 62' 08" E	238.74	
3	300.00	181.00	S 71° 57' 00" W	178.27	
4	300.00	183.47	S 39° 03' 21" W	181.45	
5	308.74	79.10	S 82° 15' 57" W	74.91	
6	368.74	298.80	S 58° 57' 08" W	278.83	
7	308.74	165.04	S 59° 59' 03" W	163.08	

NOTE:
 1. PROPERTY ZONED RAG
 2. TOTAL ACREAGE - 68.691
 3. SUBDIVIDED AS PROPERTY OF WILBUR KING
 4. IF THIS ROAD IS NOT EXTENDED WITHIN 24 MONTHS THE TEMPORARY TURN-AROUND EASEMENT BECOMES A PERMANENT RIGHT-OF-WAY

5. LOTS 10-11 BLOCK 'A' & LOTS 12-13 BLOCK 'B' ARE EXCLUDED FROM THIS PLAT FURTHER ENGINEERING & DRAINAGE PLANS WILL BE REQUIRED PRIOR TO HEALTH DEPARTMENT APPROVAL.
 6. LOTS 12-13-14 BLOCK 'A' WILL REQUIRE A PUMP TO PLACE SEWAGE LINE ON BACK PORTION OF LOT.

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 14th day of July, 1993.

THE HOUSTON COUNTY PLANNING COMMISSION
 Secretary

I certify that the general lot layout shown on this plat has been approved by the Houston County Health Department for development with city or county water and individual sewage. Individual lot approval required for each lot prior to construction.
 Environmental Health Specialist
 Houston County Health Department
 Dated 7-14-93

CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 45218 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND HAS ADJUSTED USING THE COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND ACCURATE WITHIN ONE FOOT IN 100000+ FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING LEITZ SET 3 ELECTRONIC TOTAL STATION

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 performance as required by County Engineer.
 Date 7/14/93
 Engineer R. Jones

THE UNDERSIGNED DOES CERTIFY THAT THEY ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE PUBLIC USE AND DEDICATED AND HEREBY DEDICATES TO PUBLIC USE ALL STREETS, ALLEYS, PAVES, AND EASEMENTS FOREVER ALL AS SO SHOWN OR INDICATED ON SAID PLAT.
 DATE 7-14-93
 W. C. King

Doc ID: 000-00000001 Type: PLA
 Filed: 08/16/1993 at 10:18:00 AM
 Fee Amt: \$100.00
 Houston, Ga. Clerk Superior Court
 Carolyn V. Ballinger Clerk
 44 59

REFERENCE:
 SURVEY FOR WILBUR KING BY R. L. JONES DATED 3-3-93
 ○ IRON PIN FOUND
 ○ IRON PIN PLACED
 C1 CURVE INDICATOR
 34 LAND LOT NUMBER
 LAND LOT LINE
 1 LOT NUMBER



SUBDIVISION PLAT OF
KINGSLAND COUNTRY ESTATES
 SECTION 1 - PHASE 1
 LAND LOTS 33-34-51-56 12TH DISTRICT
 HOUSTON COUNTY GEORGIA
 SCALE 1 in = 200 ft JUNE 9 1993
JONES SURVEYING COMPANY
 PERRY GA (404) 987-2705

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2420 filed on **October 8, 2020**, for a **Special Exception** for the real property described as follows:

LL 34 of the 12th Land District of Houston County, Georgia, Lot 7, Block "B", Section 1, Phase 1 of Kingsland Country Estates Subdivision, Consisting of 1.84 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. 2421

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 Sam and Salina Hogue
2. Applicant's Phone Number 910-489-8864
3. Applicant's Mailing Address 102 Bayberry Court Warner Robins, GA 31088
4. Property Description LL 125, 10th Land District of Houston County, Georgia, Lot 4, Block "A", Phase 2 of Autumn Woods Subdivision, consisting of 0.58 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Daycare Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10/12/2020
Date

Salina J. Hogue
Applicant

Application # 2421

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 12, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Notice being posted on the property: November 6, 2020

Date of Public Hearing: November 23, 2020

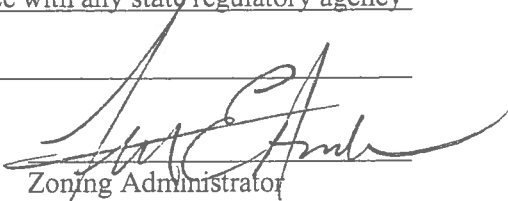
Fee Paid: \$100.00 Receipt # 41895

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

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

November 23, 2020
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 1, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Public Hearing: December 1, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

FILED
HOUSTON COUNTY
1996 MAY 15 AM 8:56
CLERK SUPERIOR COURT

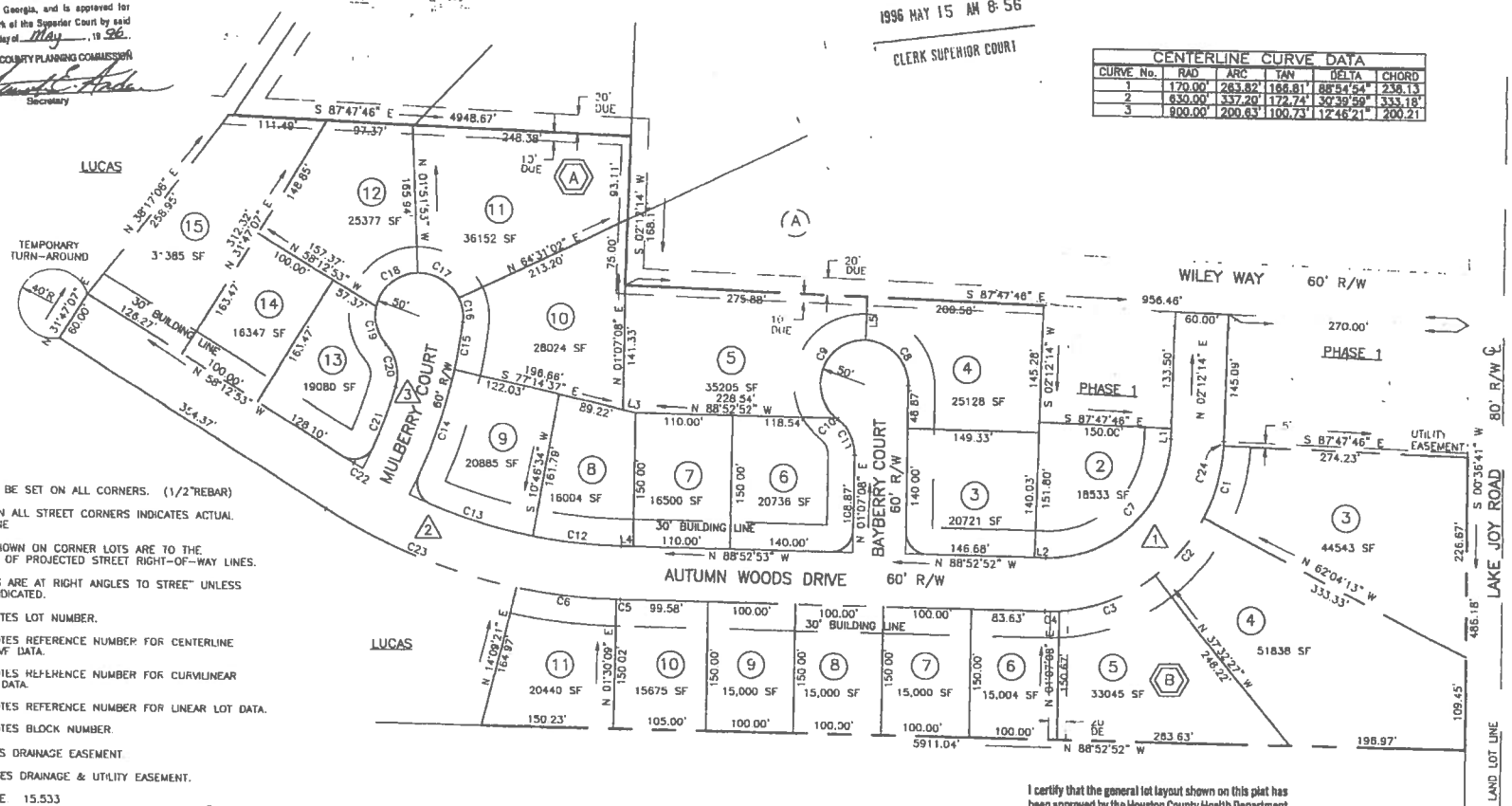
CERTIFICATE OF FINAL APPROVAL

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 9 day of May, 1996.

THE HOUSTON COUNTY PLANNING COMMISSION

[Signature]
Secretary

CURVE No.	RAD	ARC	TAN	DELTA	CHORD
1	170.00'	283.82'	188.81'	88°54'54"	238.13'
2	630.00'	337.20'	172.74'	30°39'59"	333.18'
3	800.00'	200.63'	100.73'	12°46'21"	200.21'



- NOTES:
- IRON PINS TO BE SET ON ALL CORNERS. (1/2" REBAR)
 - 25' RADIUS ON ALL STREET CORNERS INDICATES ACTUAL PROPERTY LINE
 - DISTANCES, SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OF PROJECTED STREET RIGHT-OF-WAY LINES.
 - ALL LOT LINES ARE AT RIGHT ANGLES TO STREET UNLESS OTHERWISE INDICATED.
 - (18) DENOTES LOT NUMBER.
 - (A) DENOTES REFERENCE NUMBER FOR CENTERLINE CURVE DATA.
 - C39 DENOTES REFERENCE NUMBER FOR CURVILINEAR LOT DATA.
 - 12 DENOTES REFERENCE NUMBER FOR LINEAR LOT DATA.
 - (B) DENOTES BLOCK NUMBER.
 - DE - DENOTES DRAINAGE EASEMENT.
 - DUE - DENOTES DRAINAGE & UTILITY EASEMENT.
 - TOTAL ACREAGE 15.533

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

PARCEL "A-7"

No.	DISTANCE	BEARING
L1	11.59'	S 02°12'14" W
L2	12.65'	N 88°52'52" W
L3	14.59'	N 77°14'32" W
L4	13.97'	N 88°52'52" W
L5	50.19'	N 02°12'14" E

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 approval required for each lot prior to construction.

[Signature]
Environmental Health Specialist
Houston County Health Department.

Doc ID: 005864810001 Type: PLA
Filed: 05/15/1996 at 08:56:00 AM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

EX 48 PO 188

OWNER'S CERTIFICATIONS:
STATE OF GEORGIA, COUNTY OF HOUSTON.

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

10/5/95
DATE
[Signature]
OWNER'S SIGNATURE

I CERTIFY THAT ALL THE REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE REGULATIONS OF HOUSTON COUNTY, GEORGIA, AND THE REQUIREMENTS OF THE HOUSTON COUNTY PLANNING COMMISSION.

DATE
CHAIRMAN, PLANNING COMMISSION

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 IN LIEU THEREOF.

5/7/96
DATE
[Signature]
COUNTY ENGINEER

CURVE No.	RAD	ARC	CHORD	BEARING
C1	200.00'	84.89'	84.25'	N 15°48'14" E
C2	200.00'	85.62'	84.97'	N 40°11'40" E
C3	200.00'	118.58'	116.83'	N 59°28'27" E
C4	200.00'	18.39'	16.39'	N 88°46'15" E
C5	660.00'	4.42'	4.42'	S 88°41'22" E
C6	660.00'	114.67'	114.53'	S 83°31'13" E
C7	140.00'	217.26'	196.11'	S 46°39'41" W
C8	50.00'	77.85'	70.29'	N 43°32'35" W
C9	50.00'	123.65'	84.46'	S 20°56'38" W
C10	50.00'	1.85'	1.85'	S 82°57'13" E
C11	60.00'	46.36'	44.72'	S 28°28'48" E
C12	600.00'	101.13'	101.01'	N 84°03'09" W
C13	600.00'	148.08'	142.71'	N 72°09'12" W
C14	375.95'	150.29'	148.88'	N 20°14'00" E
C15	375.95'	54.00'	53.98'	N 100°4'18" E
C16	50.00'	28.68'	28.28'	N 09°02'55" W
C17	50.00'	37.93'	34.74'	N 58°45'28" W
C18	50.00'	66.89'	81.85'	S 48°55'30" W
C19	50.00'	46.22'	44.59'	S 14°48'04" F
C20	50.00'	50.53'	48.41'	S 121°7'52" F
C21	515.95'	99.48'	99.31'	S 22°10'39" F
C22	600.00'	11.90'	11.90'	N 58°48'58" W
C23	660.00'	234.16'	232.94'	N 68°22'44" W
C24	700.00'	4.81'	4.81'	N 02°54'28" E

BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED AND ALL LINEAR DISTANCES ARE HORIZONTALLY CALCULATED FROM FIELD DATA USING A SOKKISHA SET 3.

THIS MAP HAS BEEN CALCULATED FOR CLOSE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT AND 10 INCHES.

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

[Signature]
REG. LAND SURVEYOR



REVISED: APRIL 30, 1996 - LOT 5 BLOCK "B" ADDED TO SUBDIVISION.



SUBDIVISION PLAT

AUTUMN WOODS

PHASE 2

IN LAND LOT 125
HOUSTON COUNTY
OCTOBER 4, 1995

10th DISTRICT
GEORGIA
SCALE: 1"=100'

WADDLE & COMPANY
104 MEADOWBRIDGE DR. WARNER ROBINS, GA.
BUS (912) 923-2763 FAX (912) 923-7144

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2421 filed on **October 12, 2020**, for a **Special Exception** for the real property described as follows:

LL 125 of the 10th Land District of Houston County, Georgia, Lot 4, Block "A", Phase 2 of Autumn Woods Subdivision, Consisting of 0.58 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2423

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:

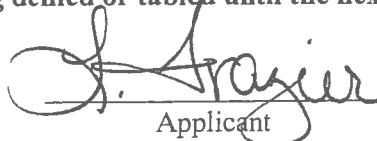
1. Name of Applicant Latoya Frazier
2. Applicant's Phone Number 229-421-5824
3. Applicant's Mailing Address 113 Forestbrooke Way Bonaire, GA 31005
4. Property Description LL 43, 11th Land District of Houston County, Georgia, Lot 131, Section 1 of Forestbrooke Subdivision, consisting of 0.35 Acres
5. Existing Use Residential
6. Present Zoning District PUD
7. Proposed Use Special Exception for a Home Occupation
for a Baking Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10/15/2020
Date


Applicant

Application # 2423

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

Houston County Zoning and Appeals Commission

Date Filed: October 15, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Notice being posted on the property: November 6, 2020

Date of Public Hearing: November 23, 2020

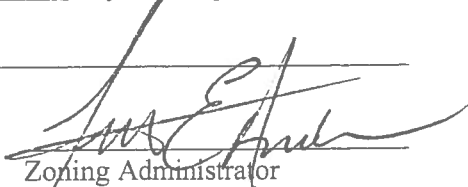
Fee Paid: \$100.00 Receipt # 41897

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

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

November 23, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: December 1, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Public Hearing: December 1, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

Requirements - Section 95

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

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2423 filed on **October 15, 2020**, for a **Special Exception** for the real property described as follows:

LL 43 of the 11th Land District of Houston County, Georgia, Lot 131, Section 1 of Forestbrooke Subdivision, Consisting of 0.35 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. 2424

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:

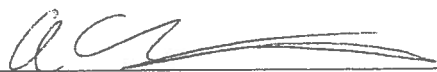
1. Name of Applicant Aaron Bickel
2. Applicant's Phone Number 707-639-6985
3. Applicant's Mailing Address 616 Foxborough Lane Bonaire, GA 31005
4. Property Description LL 43, 11th Land District of Houston County, Georgia, Lot 108, Section 1 of Stratford Hills Subdivision, consisting of 0.40 Acres
5. Existing Use Residential
6. Present Zoning District PUD
7. Proposed Use Special Exception for a Home Occupation
for a Painting Contractor Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

16 Oct 2020
Date


Applicant

Application # 2424

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 16, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Notice being posted on the property: November 6, 2020

Date of Public Hearing: November 23, 2020

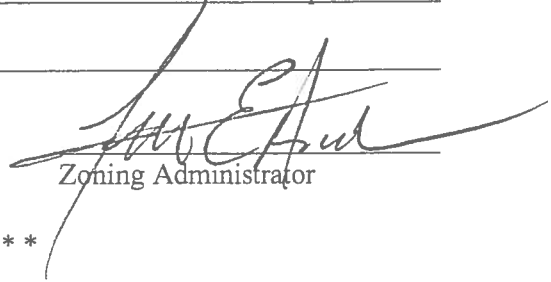
Fee Paid: \$100.00 Receipt # 41898

Recommendation of Board of Zoning & Appeals:

Approval _____ Denial _____ Tabled X

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

November 23, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 1, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Public Hearing: December 1, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2425

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:

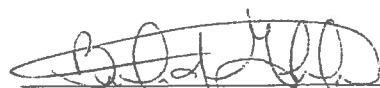
1. Name of Applicant Brandon Gibby
2. Applicant's Phone Number 707-685-4561
3. Applicant's Mailing Address 365 Old Perry Road Bonaire, GA 31005
4. Property Description LL 11, 11th Land District of Houston County, Georgia, Tract "B" as shown on a plat of survey for James L. Dickey, consisting of 3.61 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Pressure Washing Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10/19/2020
Date


Applicant

Application # 2425

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 19, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Notice being posted on the property: November 6, 2020

Date of Public Hearing: November 23, 2020

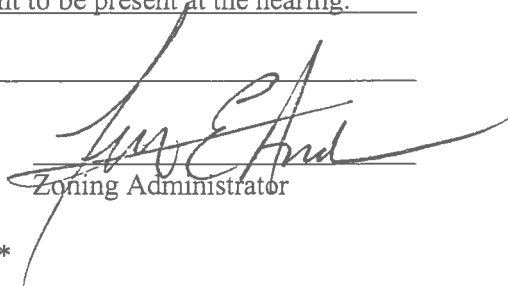
Fee Paid: \$100.00 Receipt # 41899

Recommendation of Board of Zoning & Appeals:

Approval _____ Denial _____ Tabled X

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

November 23, 2020
Date



Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 1, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Public Hearing: December 1, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2426

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:

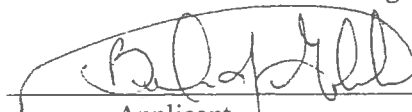
1. Name of Applicant Brandon Gibby
2. Applicant's Phone Number 707-685-4561
3. Applicant's Mailing Address 365 Old Perry Road Bonaire, GA 31005
4. Property Description LL 11, 11th Land District of Houston County, Georgia, Tract "B" as shown on a plat of survey for James L. Dickey, consisting of 3.61 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Metal Fabrication Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10/19/2020
Date


Applicant

Application # 2426

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 19, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Notice being posted on the property: November 6, 2020

Date of Public Hearing: November 23, 2020

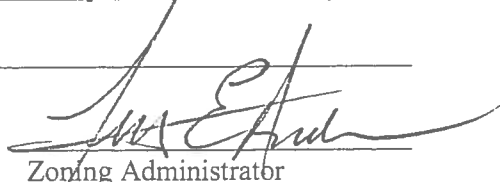
Fee Paid: \$100.00 Receipt # 41899

Recommendation of Board of Zoning & Appeals:

Approval _____ Denial _____ Tabled X

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

November 23, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 1, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Public Hearing: December 1, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2427

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 Ben Simmons
2. Applicant's Phone Number 478-235-9631
3. Applicant's Mailing Address 2252 Elko Road Elko, GA 31025
4. Property Description LL 266, 13th Land District of Houston County, Georgia, Parcel "A" as shown on a plat of survey for Roy C. Gentry, consisting of 11.99 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation
for a Land Management Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

20 Oct 2020

Date



Applicant

Application # 2427

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 20, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Notice being posted on the property: November 6, 2020

Date of Public Hearing: November 23, 2020

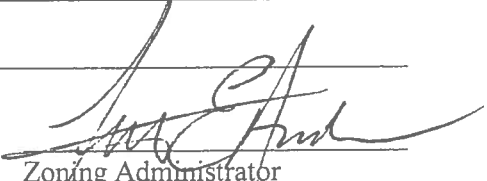
Fee Paid: \$100.00 Receipt # 41900

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 30 ft.
gooseneck trailer for the business.

November 23, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 1, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Public Hearing: December 1, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

Requirements - Section 95

Comments

Complies

Doesn't Comply

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

Requirements - Section 95

Comments

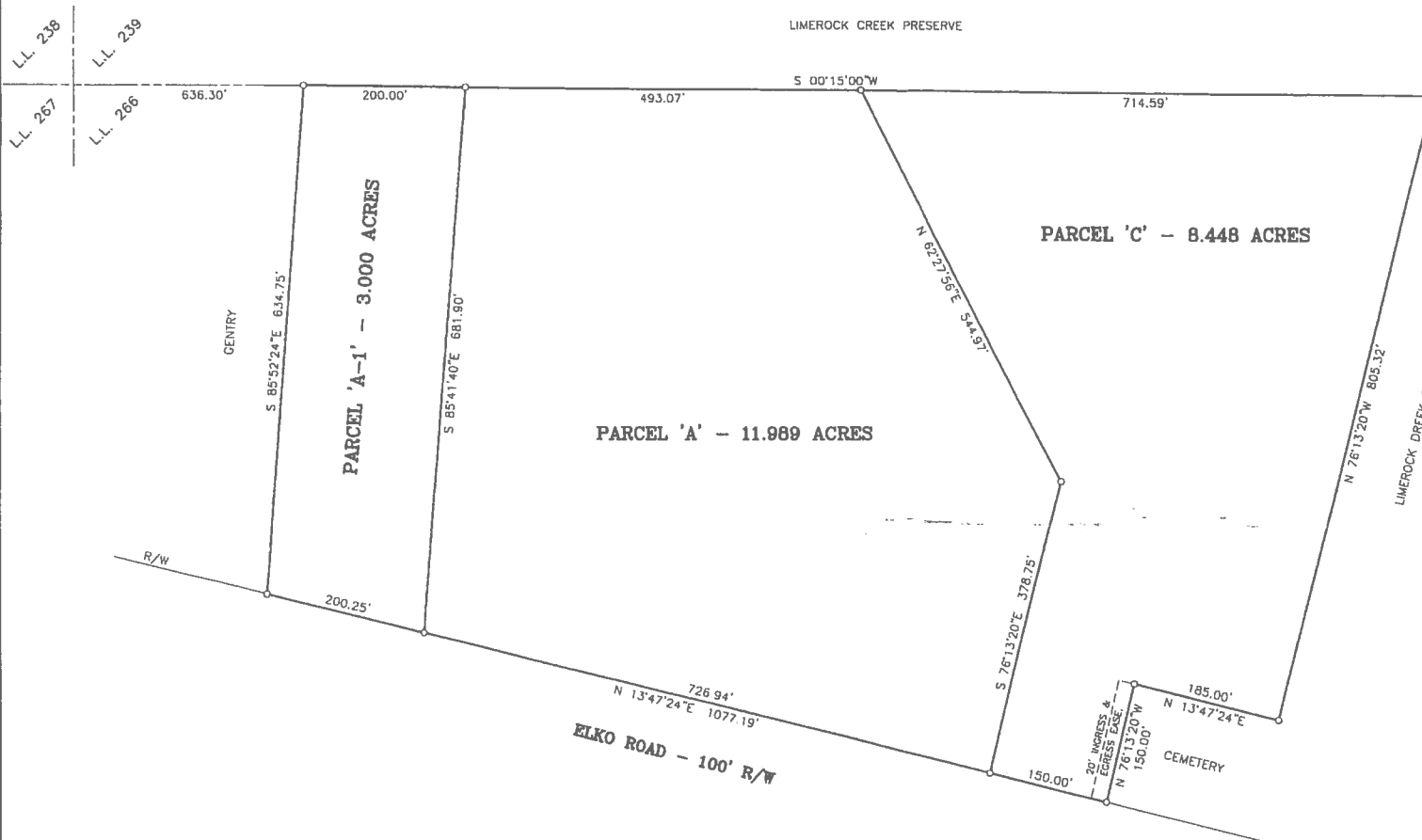
Complies

Doesn't Comply

<p>4. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. No outside storage or display is permitted.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Home Businesses are small offices, or small-scale retail or service businesses which are clearly incidental and secondary to the use of the dwelling for residential dwelling purposes, and must comply with the following standards:</p>			
<p>1. Home businesses may include, but are not limited to, one chair beauty shop or barber shops, minor repair shops, home day care or retail sale of goods or services produced on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Home businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, cabinet or furniture shops or any use which will create noise, noxious odors or any hazard that may endanger the health, safety, or welfare of the neighborhood.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. The home business shall not involve group instruction or group assembly of people on the premises.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. The dwelling must be the bona fide residence of the principal practitioner at the time of the application, and if approved, the home business shall be valid only as long as the principal practitioner resides in the dwelling, is conducting business and has a current business certificate.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. No outside storage is allowed.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. The Board of Zoning Appeals may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.</p>	<p>N/A</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. The principal practitioner shall be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, van or light truck of up to one-ton carrying capacity.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9. Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Board of Zoning Appeals. The request must include the proposed use and size of the trailer.</p>	<p>Applicant will use a 30ft goose-neck trailer for the business</p>	<input type="checkbox"/>	<input type="checkbox"/>

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

9/11/14 Roy C. Gentry
DATE



Doc ID: 013571300001 Type: PLT
 Recorded: 10/03/2014 at 04:10:04 PM
 Fee Amt: \$8.00 Page 1 of 1
 Houston, Tx, Clerk Superior Court
 Carolyn V. Sullivan Clerk
 BK 76 PG 116

Approved
 9/11/14
 Houston County Planning Commission
 Secretary

REVISED SEPT. 9, 2014 TO SHOW
 PARCELS 'A' & 'A-1'

SURVEY FOR

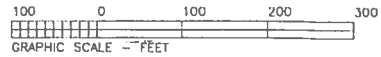
ROY C. GENTRY

LAND LOT 266 13TH DISTRICT
 HOUSTON COUNTY, GEORGIA
 SCALE 1"=100' JULY 27, 2009
JONES SURVEYING & ENGINEERING INC.
 PERRY, GEORGIA (478) 987-2705



CERTIFICATION
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 3314 FEET AND AN ANGULAR ERROR 0.04" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100000+ FEET.
 THE LINEAR AND ANGULAR MEASUREMENT SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-312 ELECTRONIC TOTAL STATION.

REFERENCE:
 1. PLAT BOOK 16 - PAGE 284
 2. PLAT BOOK 18 - PAGE 117



DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2427 filed on **October 20, 2020**, for a **Special Exception** for the real property described as follows:

LL 266 of the 13th Land District of Houston County, Georgia, Parcel "A" as shown on a plat of survey for Roy C. Gentry, Consisting of 11.99 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. 2431

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 Frankie Peacock
2. Applicant's Phone Number 478-256-8353
3. Applicant's Mailing Address 261 Henson Road Hawkinsville, GA 31036
4. Property Description LL 52, 12th Land District of Houston County, Georgia, Tract 11 as shown on a plat of survey for Warner Developers Inc., consisting of 8.0 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Mobile Home
Hardship
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10-23-20
Date

Frankie Peacock
Applicant

Application # 2431

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 23, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Notice being posted on the property: November 6, 2020

Date of Public Hearing: November 23, 2020

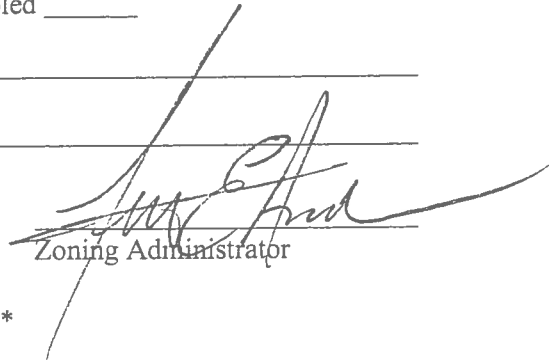
Fee Paid: \$100.00 Receipt # 41904

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

November 23, 2020
Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 1, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Public Hearing: December 1, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

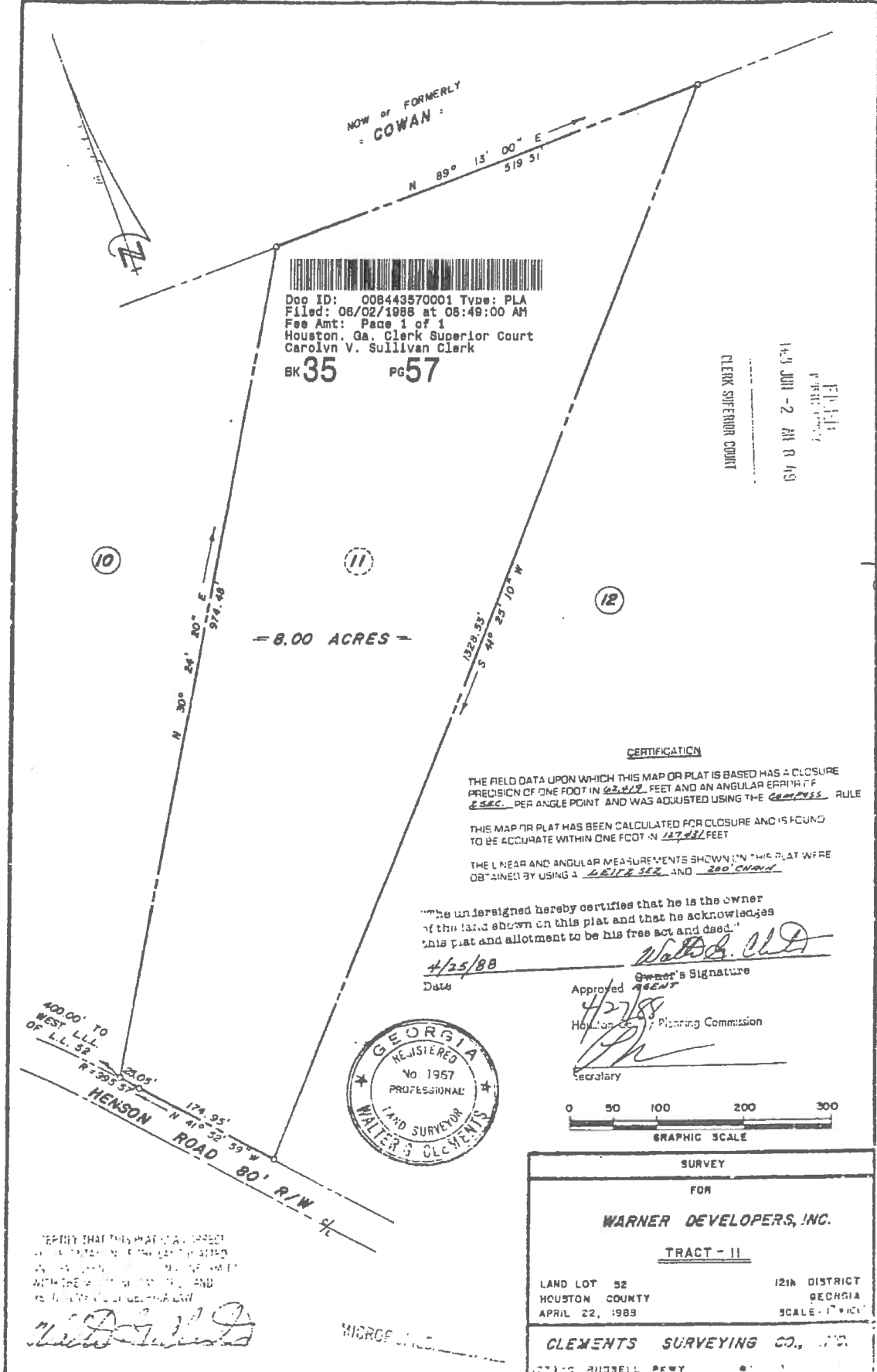
Comments: _____

Date

Clerk

35/57

Plat B...



NOW OR FORMERLY
= COWAN =



Doc ID: 008443570001 Type: PLA
Filed: 08/02/1988 at 08:49:00 AM
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 35 PG 57

FILED
143 JUN -2 AM 8 49
CLERK SUPERIOR COURT

10

11

12

= 8.00 ACRES =

CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 23,412 FEET AND AN ANGULAR ERROR OF
2.5 SEC. PER ANGLE POINT AND WAS ADJUSTED USING THE CRANDALL RULE
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND
TO BE ACCURATE WITHIN ONE FOOT IN 127,422 FEET
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE
OBTAINED BY USING A 4.612 SEC. AND 200 CHAIN

"The undersigned hereby certifies that he is the owner
of the land shown on this plat and that he acknowledges
this plat and allotment to be his free act and deed."
4/25/88 Walter D. Clements
Date Owner's Signature
AGENT

Approved _____
Houston, Ga. Planning Commission
Secretary



400.00' TO
WEST L.L.
OF L.L. 52
2305'
N 30° 24' 40" E
974.48
174.95'
N 41° 32' 59" W
HENSON ROAD 80' R/W 9/4

BEFORE ME, the undersigned authority, on this day personally appeared _____
known to me to be the person whose name is subscribed to the foregoing
petition, and acknowledged to me that he executed the same for the
purposes and consideration therein expressed.

SURVEY	
FOR	
WARNER DEVELOPERS, INC.	
TRACT - 11	
LAND LOT 52	12th DISTRICT
HOUSTON COUNTY	GEORGIA
APRIL 22, 1988	SCALE - 1" = 100'
CLEMENTS SURVEYING CO., INC.	
10700 RUSSELL HWY	

35/57

35/57

35/57

35/57



**PERRY FAMILY
MEDICINE ASSOCIATES**

Andrew Wang, DO

1019 Keith Dr. Suite A
Perry, Georgia 31069
(478) 218-1801

9/28/2020


RE: Rose Baker
02/25/1943

To whom it may concern,

This is a note to confirm Rose is Medically frail with Diabetes, COPD, Mobility disorder and Neuropathy. From a primary care standpoint patient will benefit living with in close proximity of her family members because patient lives alone and she needs some one who can help her physically.

If you have questions in this regard, please do not hesitate to call me.

Sincerely,



Andrew Wang, DO

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2431 filed on **October 23, 2020**, for a **Special Exception** for the real property described as follows:

LL 52 of the 12th Land District of Houston County, Georgia, Tract 11 as shown on a plat of survey for Warner Developers Inc., Consisting of 8.0 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2432

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:

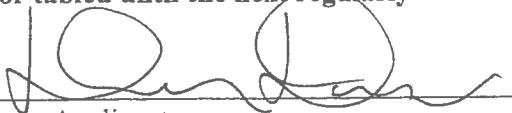
1. Name of Applicant David Drake
2. Applicant's Phone Number 661-755-8384
3. Applicant's Mailing Address 2008 Hiwassee Drive Bonaire, GA 31005
4. Property Description LL 104, 11th Land District of Houston County, Georgia, Lot 3, Block "E", Section 1 of the Meadow at Riverbend Subdivision, consisting of 0.77 Acres
5. Existing Use Residential
6. Present Zoning District R-1
7. Proposed Use Special Exception for a Home Occupation
for a Air Duct Service Business
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10/26/20
Date


Applicant

Application # 2432

For Official Use Only
(Zoning and Appeals Commission)

Houston County Zoning and Appeals Commission

Date Filed: October 26, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Notice being posted on the property: November 6, 2020

Date of Public Hearing: November 23, 2020

Fee Paid: \$100.00 Receipt # 41905

Recommendation of Board of Zoning & Appeals:

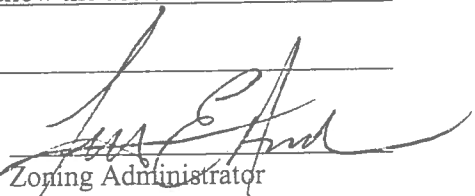
Approval X Denial _____ Tabled _____

Comments: Approved unanimously, with the condition to allow the use of a 7 ft. x 14 ft.

enclosed cargo trailer for the business.

November 23, 2020

Date


Zoning Administrator

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 1, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Public Hearing: December 1, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk

Requirements - Section 95

Comments

Complies

**Doesn't
Comply**

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

Requirements - Section 95

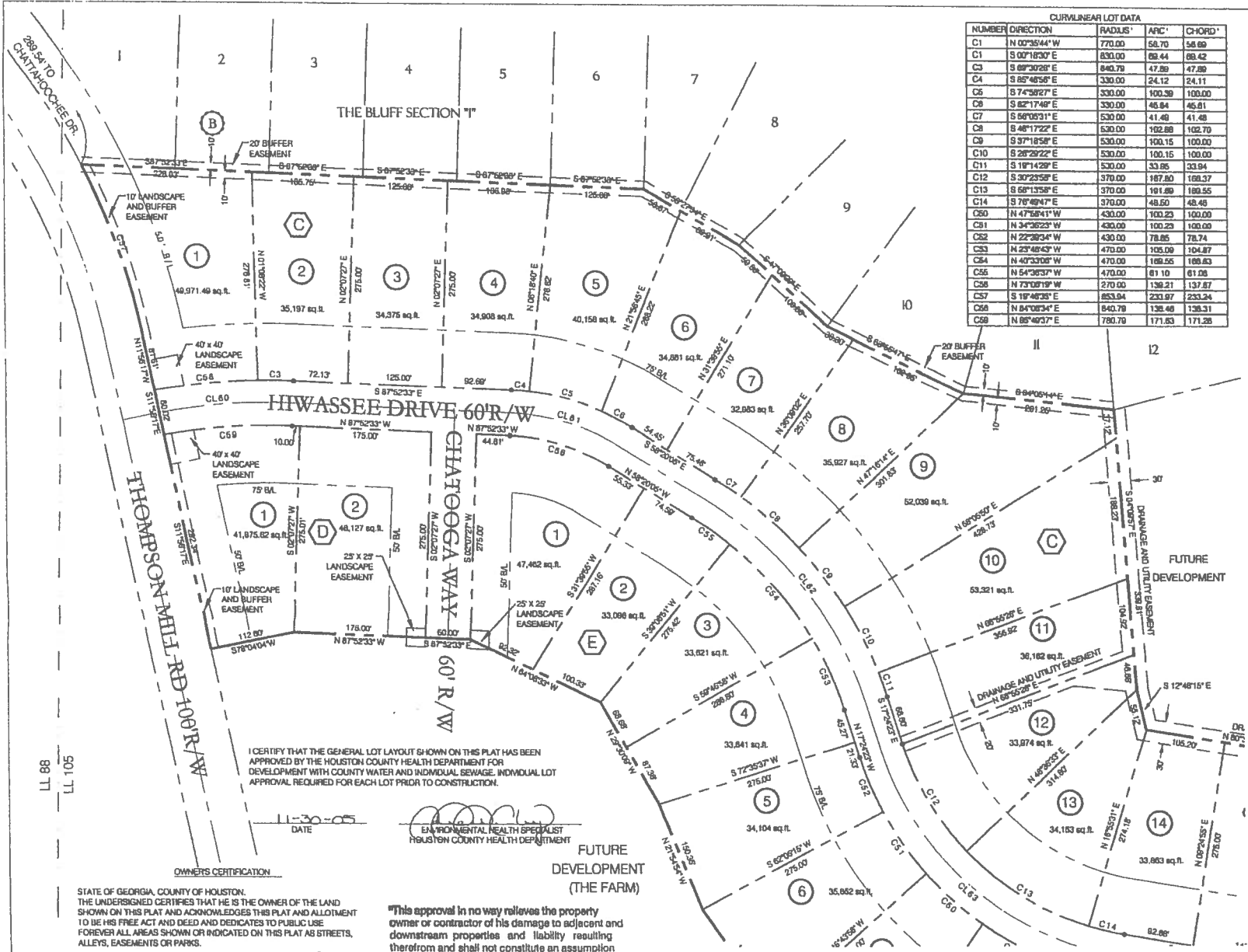
Comments

Complies

Doesn't Comply

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

07/01/10 LAD100-01



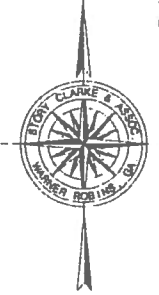
CURVILINEAR LOT DATA

NUMBER	DIRECTION	RADIUS'	ARC'	CHORD'
C1	N 02°35'44" W	770.00	58.70	58.69
C1	S 02°16'00" E	830.00	89.44	89.43
C3	S 87°20'28" E	840.79	47.89	47.89
C4	S 88°48'56" E	330.00	24.12	24.11
C5	S 74°58'27" E	330.00	100.39	100.00
C6	S 82°17'40" E	330.00	48.84	48.81
C7	S 84°09'31" E	530.00	41.49	41.48
C8	S 48°17'22" E	530.00	182.88	182.70
C9	S 37°18'58" E	530.00	100.15	100.00
C10	S 28°29'22" E	530.00	100.15	100.00
C11	S 18°14'29" E	530.00	33.85	33.94
C12	S 30°23'58" E	370.00	187.80	188.37
C13	S 61°13'58" E	370.00	191.89	189.55
C14	S 76°49'47" E	370.00	48.60	48.48
C50	N 47°58'41" W	430.00	100.23	100.00
C81	N 34°36'23" W	430.00	100.23	100.00
C82	N 22°28'34" W	430.00	78.85	78.74
C83	N 23°48'43" W	470.00	105.09	104.87
C84	N 40°33'08" W	470.00	168.55	168.63
C85	N 54°26'37" W	470.00	81.10	81.08
C86	N 73°08'19" W	270.00	138.21	137.87
C87	S 18°48'33" E	853.94	233.97	233.24
C88	N 84°03'34" E	840.79	138.46	138.31
C89	N 85°49'37" E	780.79	171.83	171.28

CURVILINEAR CENTERLINE DATA

NUMBER	DIRECTION	RADIUS'	ARC'	CHORD'
CL80	N 85°05'36" E	810.79	188.00	188.50
CL81	S 73°08'19" E	300.00	154.86	152.97
CL82	S 37°32'14" E	500.00	357.17	349.82
CL83	S 48°39'44" E	400.00	441.07	419.06
CL84	S 82°17'57" E	400.00	256.32	251.00
CL85	S 48°09'08" E	1000.00	177.03	178.80
CL86	N 11°46'55" E	207.25	104.80	103.88

Doc ID: 007342050002 Type: PLT
 Filed: 12/08/2006 at 12:04:52 PM
 Fee Amt: \$15.00 Page 1 of 2
 Houston, Tx. Clerk Superior Court
 Carolyn V. Sullivan Clerk
 87 66 pg 36-37



NOTES

1. 40 LOTS IN SUBDIVISION
2. 36.24 ACRES IN SUBDIVISION
3. STREET RIGHTS OF WAY ARE 80'
4. DISTANCES SHOWN ON CORNER LOTS ARE TO PROJECTED STREET RIGHT OF WAY LINES
5. ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED

IN MY OPINION THIS PROPERTY IS NOT IN A DESIGNATED FLOOD PLAIN AREA.
 ROBERT L. STORY, GA. REGISTERED SURVEYOR, No. 1405

REVISED: 7 NOV 2005 TO SHOW BUFFER EASEMENT BETWEEN THE MEADOW AND THE BLUFF.

FINAL PLAT
 FOR
THE MEADOW
 AT
RIVERBEND
 SECTION 11*
 LAND LOT 104 & 105
 HOUSTON COUNTY
 11th DISTRICT
 GEORGIA

SCALE: 1"=100'
 DATE: 02 JUNE 05
 DWN BY: MNM
 DWG: 05-146-C1



STORY CLARKE & ASSOCIATES
 LAND SURVEYING
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 253 CARR VENSON PKWY WARNER ROBINS, GA. 31088
 TEL: 478.922.7774 FAX: 478.922.3409

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

ENVIRONMENTAL HEALTH SPECIALIST
 HOUSTON COUNTY HEALTH DEPARTMENT

FUTURE DEVELOPMENT (THE FARM)

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

11-16-05 DATE
 M. B. Ynd OWNERS SIGNATURE

"This approval in no way releases the property owner or contractor of his damage to adjacent and downstream properties and liability resulting therefrom and shall not constitute an assumption of liability by the County of Houston for damages caused by construction and/or grading performed under said plans and permits."
 11/21/05

CERTIFICATION
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,000 FEET AND AN ANGULAR ERROR OF 0" PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 610,736 FEET.

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

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

11/21/05 DATE
 [Signature] COUNTY ENGINEER



THE HOUSTON COUNTY PLANNING COMMISSION
 BY [Signature] SECRETARY

ROBERT L. STORY, GA. REGISTERED SURVEYOR, No. 1405

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2432 filed on **October 26, 2020**, for a **Special Exception** for the real property described as follows:

LL 104 of the 11th Land District of Houston County, Georgia, Lot 3, Block "E", Section 1 of the Meadow at Riverbend, Consisting of 0.77 Acres

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

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

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

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

Signature of Official

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

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

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

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

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

Application No. 2433

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:

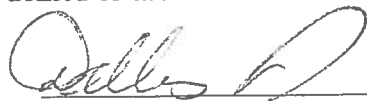
1. Name of Applicant Dallas Perry
2. Applicant's Phone Number 478-972-8836
3. Applicant's Mailing Address 1116 County Line Road Unadilla, GA 31091
4. Property Description LL 83, 13th Land District of Houston County, Georgia, Tract "B" as shown on a plat of survey for Elmer Dallas Perry Jr. & Tammy L. Perry, consisting of 15.0 Acres
5. Existing Use Residential
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Home Occupation for a Taxidermy 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.

12-28-2020
Date


Applicant

Application # 2433

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

Houston County Zoning and Appeals Commission

Date Filed: October 28, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Notice being posted on the property: November 6, 2020

Date of Public Hearing: November 23, 2020

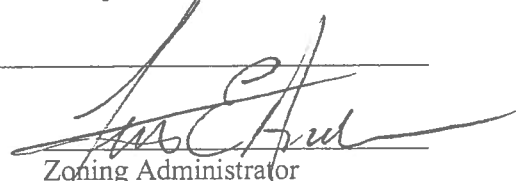
Fee Paid: \$100.00 Receipt # 41906

Recommendation of Board of Zoning & Appeals:

Approval _____ Denial _____ Tabled X

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

November 23, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: December 1, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Public Hearing: December 1, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

_____ Date

_____ Clerk

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

Application No. 2435

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 SR Perry LLC
2. Applicant's Phone Number 615-577-4611
3. Applicant's Mailing Address 222 2nd Avenue South Nashville, TN 37201
4. Property Description LL 304-307 & 323-326, 13th Land District of Houston County, Georgia, Tract "I" and Tract "II" as shown on a plat of survey for Silicon Ranch Corporation, consisting of 796.778 Acres
5. Existing Use Vacant
6. Present Zoning District R-AG
7. Proposed Use Special Exception for a Solar Energy System
8. Proposed Zoning District Same
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10/28/2020
Date


Applicant

Application # 2435

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

Houston County Zoning and Appeals Commission

Date Filed: October 28, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Notice being posted on the property: November 6, 2020

Date of Public Hearing: November 23, 2020

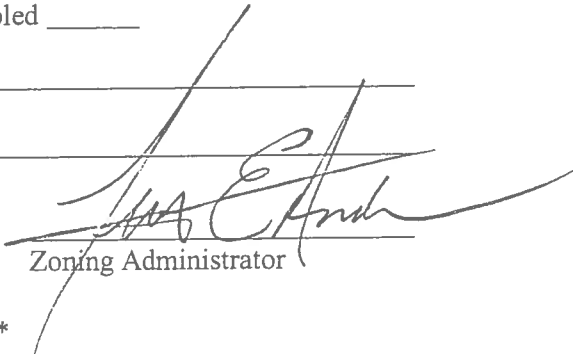
Fee Paid: \$100.00 Receipt # 41908

Recommendation of Board of Zoning & Appeals:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

November 23, 2020
Date


Zoning Administrator

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

Date of Recommendation Received: December 1, 2020

Date of Notice in Newspaper: November 4 & 11, 2020

Date of Public Hearing: December 1, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Comments: _____

Date

Clerk



INTERSTATE 75

AYER'S FARMS INC
 DOC. NO. 014096090002
 PID-000370 005000
 TRACT I
 463.23 ACRES

HANFORD ROAD

TRACT III 16.74 ACRES
 GILBERT ROAD

INTERSTATE 75

AYER'S FARMS INC
 DOC. NO. 014096090002
 PID-000370 005000
 TRACT II
 242.60 ACRES

SEVELL ROAD

TRACT IV
 740.7 ACRES



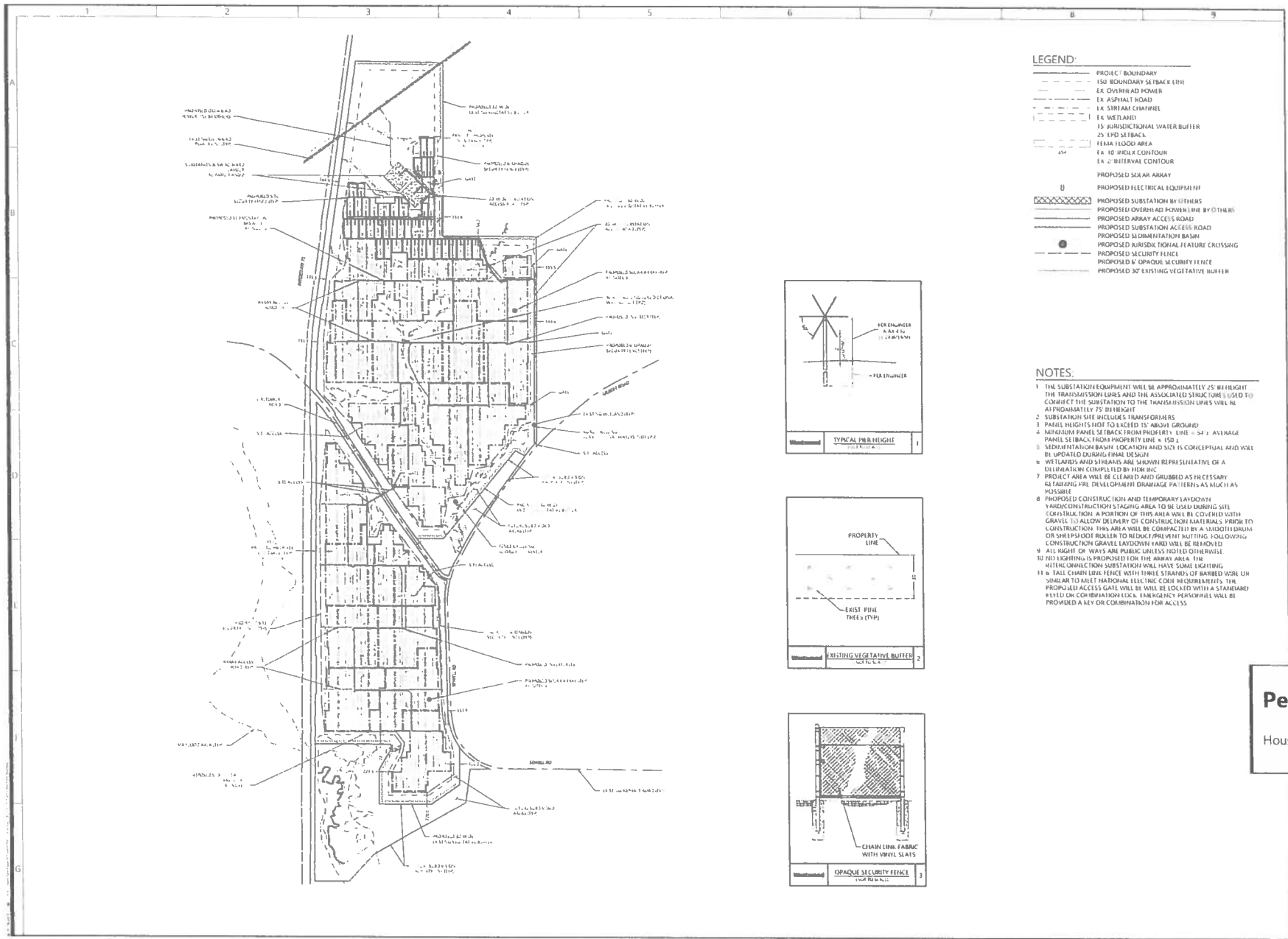
DATE: 01/11/2011
 TIME: 10:00 AM
 USER: JAMES W. BROWN
 PROJECT: SILICON RANCH

PROJECT: SILICON RANCH
 2011
 DATE: 01/11/2011
 TIME: 10:00 AM
 USER: JAMES W. BROWN
 PROJECT: SILICON RANCH

SUBMISSION PLAN FOR:
 SILICON RANCH CORPORATION
 GILBERT ROAD
 LAND LOTS 304, 305, 306, 307
 323, 324, 325, AND 326,
 13TH DISTRICT
 HOUSTON COUNTY, GEORGIA



SHEET 03
 OF 10

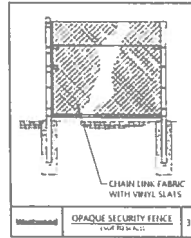
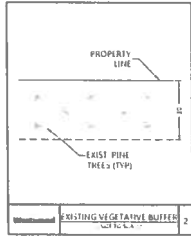
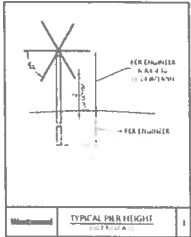


LEGEND:

- PROJECT BOUNDARY
- 150' BOUNDARY SETBACK LINE
- EX OVERHEAD POWER
- EX ASPHALT ROAD
- EX STRIATED CHAMPREL
- EX WEELAND
- 15' JURISDICTIONAL WATER BUFFER
- 25' EPD SETBACK
- FEMA FLOOD AREA
- EX 10' BUFFER CONTOUR
- EX 20' BUFFER CONTOUR
- PROPOSED SEC AR ARRAY
- PROPOSED ELECTRICAL EQUIPMENT
- PROPOSED SUBSTATION BY OTHERS
- PROPOSED OVERHEAD POWER LINE BY OTHERS
- PROPOSED ARRAY ACCESS ROAD
- PROPOSED SUBSTATION ACCESS ROAD
- PROPOSED SEWER/STORM DRAIN
- PROPOSED JURISDICTIONAL FEATURE CROSSING
- PROPOSED SECURITY FENCE
- PROPOSED OPAQUE SECURITY FENCE
- PROPOSED 30' EXISTING VEGETATIVE BUFFER

NOTES:

- 1 THE SUBSTATION EQUIPMENT WILL BE APPROXIMATELY 25' BE HEIGHT THE TRANSMISSION LINES AND THE ASSOCIATED STRUCTURES USED TO CONNECT THE SUBSTATION TO THE TRANSMISSION LINES WILL BE APPROXIMATELY 75' BE HEIGHT
- 2 SUBSTATION SITE INCLUDES TRANSFORMERS
- 3 PANEL HEIGHTS NOT TO EXCEED 15' ABOVE GROUND
- 4 MINIMUM PANEL SETBACK FROM PROPERTY LINE = 34' AVERAGE PANEL SETBACK FROM PROPERTY LINE = 150'
- 5 SEWER/STORM DRAIN LOCATIONS AND SIZE IS CONCEPTUAL AND WILL BE UPDATED DURING FINAL DESIGN
- 6 WEELANDS AND STREAMS ARE SHOWN REPRESENTATIVE OF A DEVELOPMENT COMPLETED BY HEBBIC
- 7 PROJECT AREA WILL BE CLEARED AND GRUBBED AS NECESSARY REGARDING PRE DEVELOPMENT DRAINAGE PATTERNS AS POSSIBLE
- 8 PROPOSED CONSTRUCTION AND TEMPORARY LANDSCAPE AND CONSTRUCTION TAGGING AREA TO BE USED DURING SET CONSTRUCTION FROM A PORTION OF THIS AREA WILL BE COVERED WITH GRAVEL TO ALLOW DELIVERY OF CONSTRUCTION MATERIALS PRIOR TO CONSTRUCTION THIS AREA WILL BE COMPACTED BY A VIBRATED DRUM OR SHREDDER ROLLER TO REDUCE PREVENT RUTTING FOLLOWING CONSTRUCTION GRAVEL LANDSCAPE WILL BE REMOVED
- 9 ALL RIGHT OF WAYS ARE PUBLIC UNLESS NOTED OTHERWISE
- 10 FLOOD LIGHTING IS PROPOSED FOR THE ARRAY AREA THE WITHE CONNECTION SUBSTATION WILL HAVE SOME LIGHTING
- 11 6' TALL CHAIN LINK FENCE WITH THREE STRANDS OF BARBED WIRE OR SIMILAR TO MEET NATIONAL ELECTRIC CODE REQUIREMENTS THE PROPOSED ACCESS GATE WILL BE WELL LOCKED WITH A STAMPEARED KEYS OR COMBINATION LOCK EMERGENCY PERSONNEL WILL BE PROVIDED A KEY OR COMBINATION FOR ACCESS



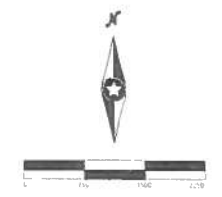
Westwood

Phone: 713.412.1111 Fax: 713.412.1112
 1000 Westwood Dr., Suite 1000
 Houston, TX 77057
 www.westwoodenergy.com



REVISIONS:

A	10/12/20	Issued for Permit
B	10/14/20	Client Comments
C	10/19/20	Client Comments



Perry Solar
 Houston County, GA

Solar Zoning Site Plan

PRELIMINARY
 NOT FOR CONSTRUCTION

AUTHORIZATION OF PROPERTY OWNER
Application for Special Exception/Variance

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

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

Name of Applicant SR Perry, LLC

Address c/o Silicon Ranch Corporation, 222 2nd Avenue South, Suite 1900, Nashville, TN 37201, Attn: VP, Project Development

Telephone Number _____

AYER'S FARMS, INC.

By: [Signature]

Name: Charles Ayer

Title: President

[Signature]
Signature of Owner

Personally appeared before me

Charles Ayer

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

Natalie Aileen Sivo

Notary Public

Expires 04/10/2024

Date 10-13-2020

Natalie Aileen Sivo
NOTARY PUBLIC
Houston County, GEORGIA
My Commission Expires 04/10/2024

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2435 filed on **October 28, 2020**, for a **Special Exception** for the real property described as follows:

LL 304-307 and 323-326 of the 13th Land District of Houston County, Georgia, Tract "I" and "II" as shown on a plat of survey for Silicon Ranch Corporation, Consisting of 796.778 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 #2422 submitted by Kanu Dodia for property located at 1052A Hwy. 247. Present zoning is R-AG and the proposed zoning is C-2. Planning & Zoning recommends unanimous approval

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Re-Zoning Application #2422 submitted by Kanu Dodia.

Re-Zoning Summary

Application	Applicant	Location	Proposed Use	P & Z Recommendation/Comments
2422	Kanu Dodia	1052A Hwy 247	Rezoning from R-AG to C-2	Approved unanimously
2430	Bonaire Land Company LLC	Old Highway 96	Rezoning from R-1 to C-2	Approved unanimously

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

Application No. 2422

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 Kanu Dodia
2. Applicant's Phone Number 478-335-6117
3. Applicant's Mailing Address 500 Estates Way, Warner Robins, Ga. 31088
4. Property Description LL 6, 11th Land District of Houston County, Georgia, as shown on a plat of survey for W.M. Barnett, Consisting of 0.34 acres
5. Existing Use Post Office
6. Present Zoning District R-AG
7. Proposed Use Re-Zoning for Commercial Use
8. Proposed Zoning District C-2
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.

10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10-13-20
Date

Kanu L. Dodia
Applicant

Application # 2422

For Official Use Only
(Planning & Zoning Commission)

Houston County Planning and Zoning Commission

Date Filed: October 13, 2020

Date of Notice in Newspaper: October 28 & November 4, 2020

Date of Notice being posted on the property: October 30, 2020

Date of Hearing: November 16, 2020

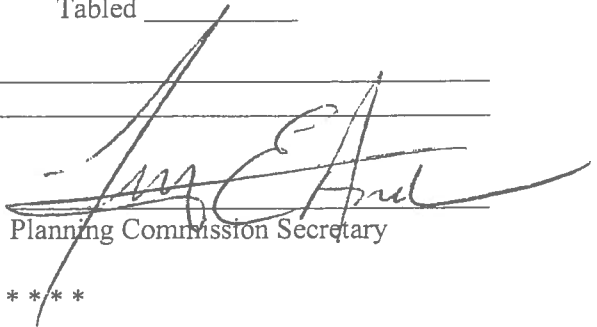
Fee Paid: \$300 Receipt # 41896

Recommendation of Board of Planning & Zoning:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

November 16, 2020
Date


Planning Commission Secretary

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 1, 2020

Date of Notice in Newspaper: October 28 & November 4, 2020

Date of Public Hearing: December 1, 2020

Action by Houston County Commissioners:

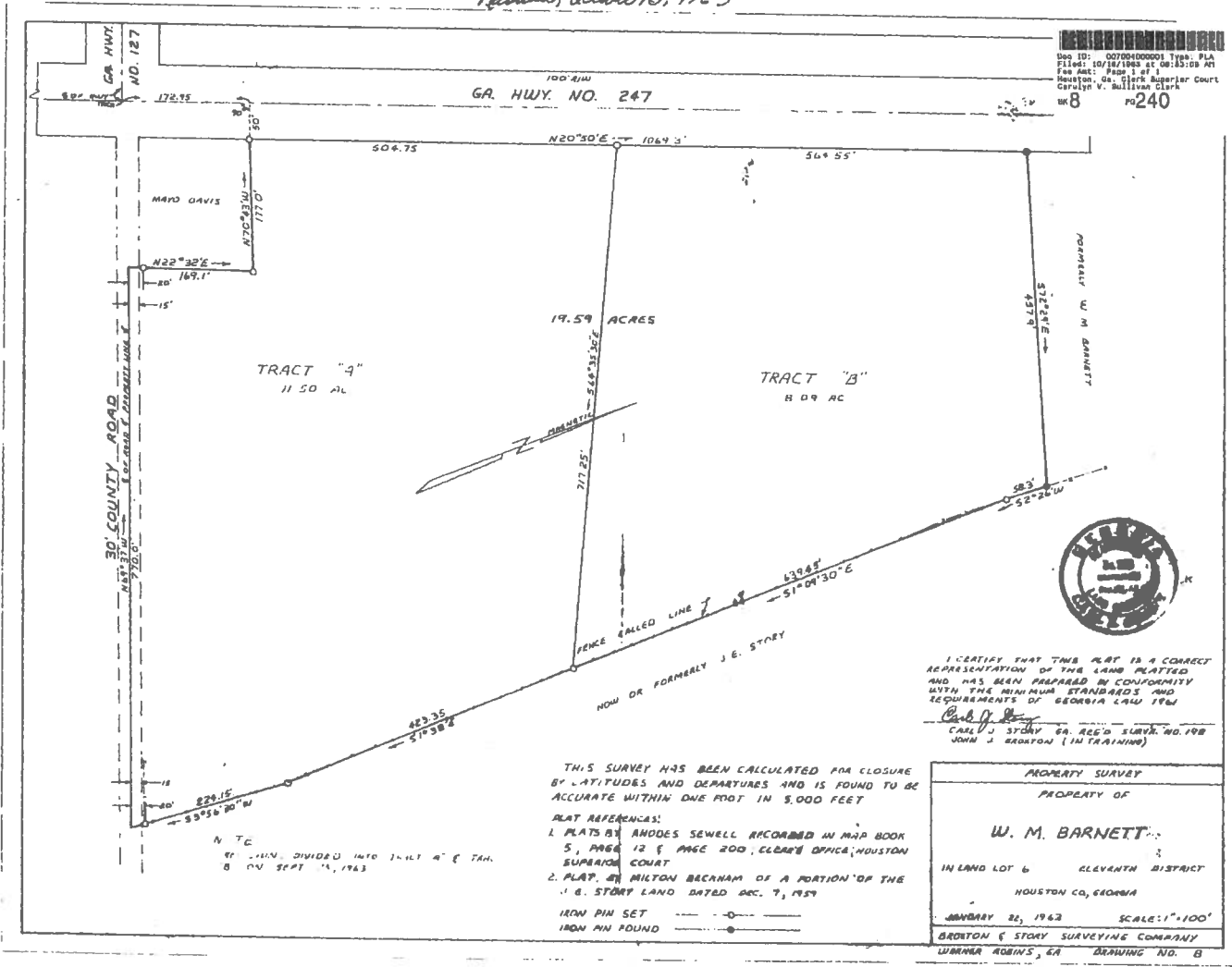
Approval _____ Denied _____ Tabled _____

Reason if denied or tabled: _____

_____ Date

_____ Clerk

Recorded, October 15, 1963



I CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1964

Carl J. Storey
 CARL J. STOREY P.E. REG'D SURVY. NO. 198
 WMM J. BROOKTON (IN TRAINING)

THIS SURVEY HAS BEEN CALCULATED PM CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 5,000 FEET

PLAT REFERENCES:

1. PLATS BY ANDRES SEWELL RECORDED IN MAP BOOK 5, PAGE 12 & PAGE 200, CLERK'S OFFICE, HOUSTON SUPERIOR COURT
2. PLAT BY MILTON BECHAM OF A PORTION OF THE J. E. STOREY LAND DATED DEC. 7, 1959

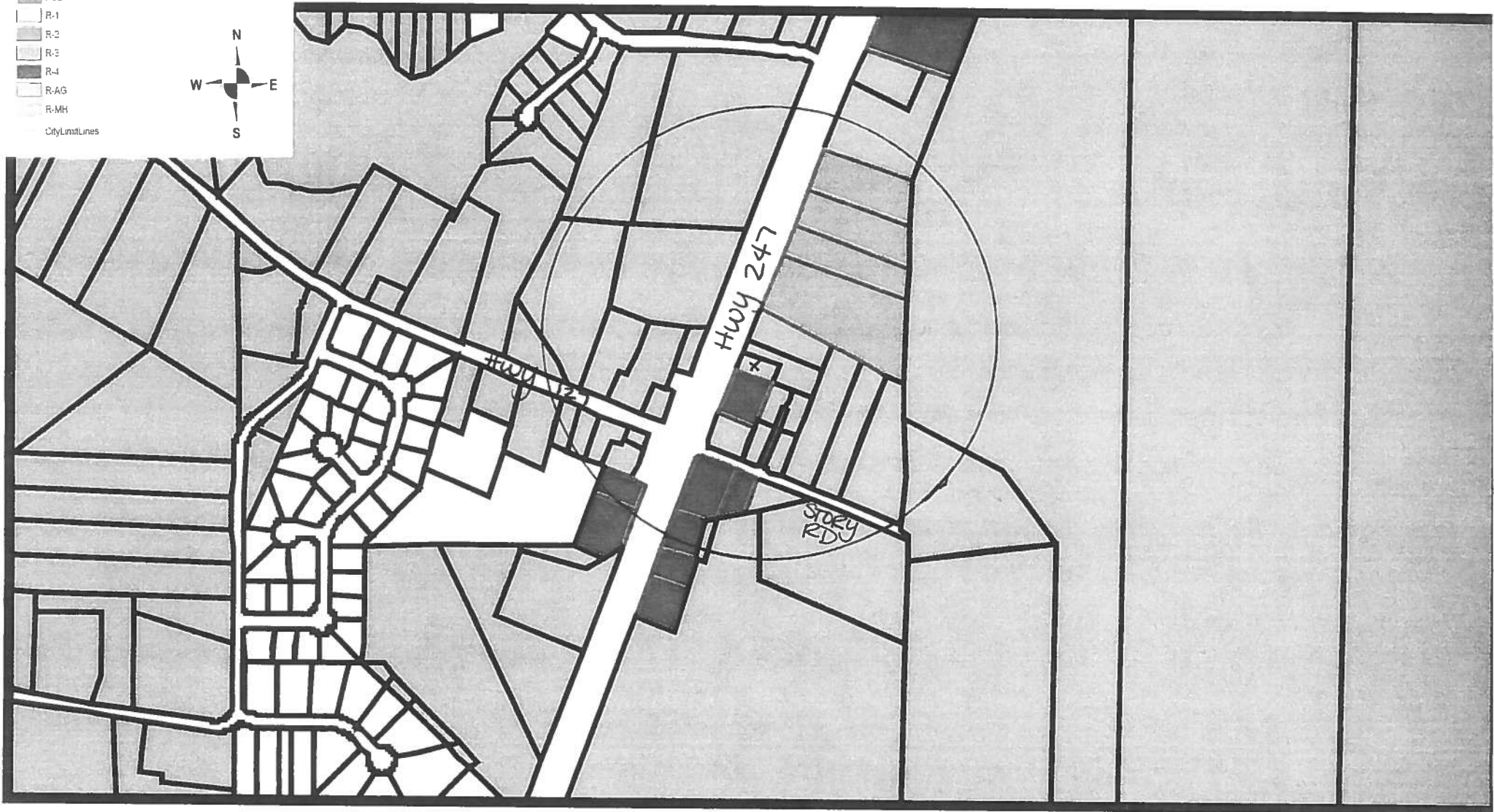
IRON PIN SET ---○---
 IRON PIN FOUND ---●---

PROPERTY SURVEY	
PROPERTY OF	
W. M. BARNETT	
IN LAND LOT 6	ELEVENTH DISTRICT
HOUSTON CO., GEORGIA	
JANUARY 26, 1963	SCALE: 1"=100'
BROOKTON & STOREY SURVEYING COMPANY	
WARREN ROBINS, 67	DRAWING NO. 8

N.T.C.
 90' LIND. DIVIDED INTO 24' 1/2" E. TAIL
 B ON SEPT 15, 1963

ZONING

-  AFBASE
-  C-1
-  C-2
-  CITY
-  M-1
-  M-2
-  PUD
-  R-1
-  R-2
-  R-3
-  R-4
-  R-AG
-  R-MH
-  CityLimitLines



STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

The property is zoned R-AG, which is not suitable for the current zoning considering the type of developments in the area.

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

The property values of the property are diminished by the zoning restrictions because the location of the property does not make it conducive for agricultural use.

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;*

The public interest is not served by keeping the existing zoning restrictions.

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

There is little gain to the public if the rezoning is denied.

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

The subject property has economic use as R-AG. It could also have economic use as a general commercial property.

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, the old Kathleen Post Office/Houston County Voting Precinct Building is located on the property.

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 use for general commercial is suitable with surrounding properties.

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

The proposed commercial zoning is compatible with adjacent properties on Highway 247. It is not expected to negatively affect the usability of neighboring properties.

- 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;***

The public facilities and services are adequate to serve the property being rezoned.

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

The proposed rezoning is in conformity with the policies and intent 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.***

The property fronting on Highway 247 and the availability of public water to the property are supporting grounds for approval of the zoning proposal.

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2422, filed on **October 13, 2020**, for a **Re-Zoning Request** for the real property described as follows:

LL 6 of the 11th Land District of Houston County, Georgia, as shown on a plat of survey for W.M. Barnett, consisting of 0.34 Acres at 1052A Highway 247

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 #2430 submitted by Bonaire Land Company LLC for property located on Old Hwy. 96. Present zoning is R-1 and the proposed zoning is C-2. Planning & Zoning recommends unanimous approval

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Re-Zoning Application #2430 submitted by Bonaire Land Company LLC.

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

Application No. 2430

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 Bonaire Land Company LLC
2. Applicant's Phone Number 478-731-7070 or 478-743-3346
3. Applicant's Mailing Address P.O. Box 6495 Macon, Ga. 31208
4. Property Description LL 21, 11th Land District of Houston County, Georgia, Parcel C-1 and C-1.1 as shown on a plat of survey for Bonaire Land Company, LLC, Consisting of 1.59 acres
5. Existing Use Vacant
6. Present Zoning District R-1
7. Proposed Use Re-Zoning for Commercial Use
8. Proposed Zoning District C-2
9. Supporting Information: Attach the following item to the application:
 - A. Surveyed plat of the property and easements.
10. The following disclosure is required of the applicant(s) by Section 36-67A-3 of the O.C.G.A. This information is for disclosure purposes only and does not disqualify the petition.

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

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

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

10/21/2020
Date

Justin S. Hollingsworth, Attorney for Applicant
Applicant

Application # 2430

For Official Use Only
(Planning & Zoning Commission)

Houston County Planning and Zoning Commission

Date Filed: October 21, 2020

Date of Notice in Newspaper: October 28 & November 4, 2020

Date of Notice being posted on the property: October 30, 2020

Date of Hearing: November 16, 2020

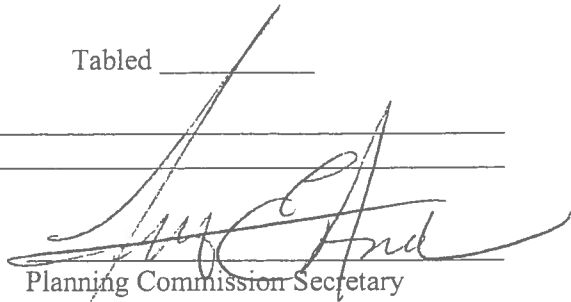
Fee Paid: \$300 Receipt # 41903

Recommendation of Board of Planning & Zoning:

Approval X Denial _____ Tabled _____

Comments: Approved unanimously.

November 16, 2020
Date



Planning Commission Secretary

For Official Use Only
(Houston County Board of Commission)

Date of Recommendation Received: December 1, 2020

Date of Notice in Newspaper: October 28 & November 4, 2020

Date of Public Hearing: December 1, 2020

Action by Houston County Commissioners:

Approval _____ Denied _____ Tabled _____

Reason if denied or tabled: _____

_____ Date

_____ Clerk

VICINITY MAP



SURVEY DATA

SURVEY AREA: 2.17 ACRES
 CLOSURE ERROR: 28.000'
 FIELD DATA: 10/10/17
 PLAT DATA: 07 FOR ANGLE POINT
 ADJUSTMENT BY: RAVID HILL GALE
 EQUIPMENT USED: CARLSON GPS 702-GG
 CARLSON TRS TOTAL STATION
 REFERENCE: AS NOTED

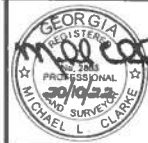
Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Length
C-1	73.67	2341.70	S58°22'46"E	73.67
C	53.00	2241.70	S52°55'15"E	53.00



STORY CLARKE & Associates
 16.8313348 - 10.1344444
 LANDMARK ARCHITECTURAL
 253 LAKE VISTA DR. PARKWAY
 WOODBRIDGE, GA. 31062
 OFFICE: 478.225.1724
 STOCIA.COM

THIS DOCUMENT AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF STORY CLARKE & ASSOCIATES. NO PART HEREOF MAY BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION. COPYRIGHT © ALL RIGHTS RESERVED. STORY CLARKE & ASSOCIATES.



GSWCC L2 Design Professional
 Certificate No. 418

REZONING PLAT FOR
BONAIRE LAND COMPANY LLC
 OR
PARCEL C-1 & PARCEL C-1.1
 LAND O/S 31
 HOUSTON COUNTY
 GEORGIA

STATE ROUTE 247
 PMV VARIES

KEMP RIDGE HOLDINGS LLC
 P.I.N. 00125C 089000
 498 HWY 247
 PB 32 PG 80

BONAIRE LAND COMPANY LLC
 P.I.N. 00125C 019000
 PB 27 PG 248
 HWY 96

PARCEL C-1
 1.55 Acres

BONAIRE LAND COMPANY LLC
 P.I.N. 00125C 019000
 PB 27 PG 248
 HWY 96

PARCEL C-1.1
 0.04 Acres

BONAIRE LAND COMPANY LLC
 P.I.N. 00125C 073000
 PB 41 PG.112
 HWY 96

OLD STATE ROUTE 86
 100' SW

LEGEND

- - PROPERTY CORNER SET (BZDAP)
- - PROPERTY CORNER FOUND
- - CONCRETE MONUMENT FOUND
- - CONCRETE MONUMENT SET
- △ - SURVEY CONTROL POINT
- ~ - CONVEYED TO
- - LAND LOT LINE
- BSL - BUILDING SETBACK LINE
- SSS - SANITARY SEWER EASEMENT
- UE - UTILITY EASEMENT
- DE - DRAINAGE EASEMENT
- DUE - DRAINAGE & UTILITY EASEMENT
- LL - LAND LOT
- POB - POINT OF BEGINNING

GENERAL SITE INFORMATION

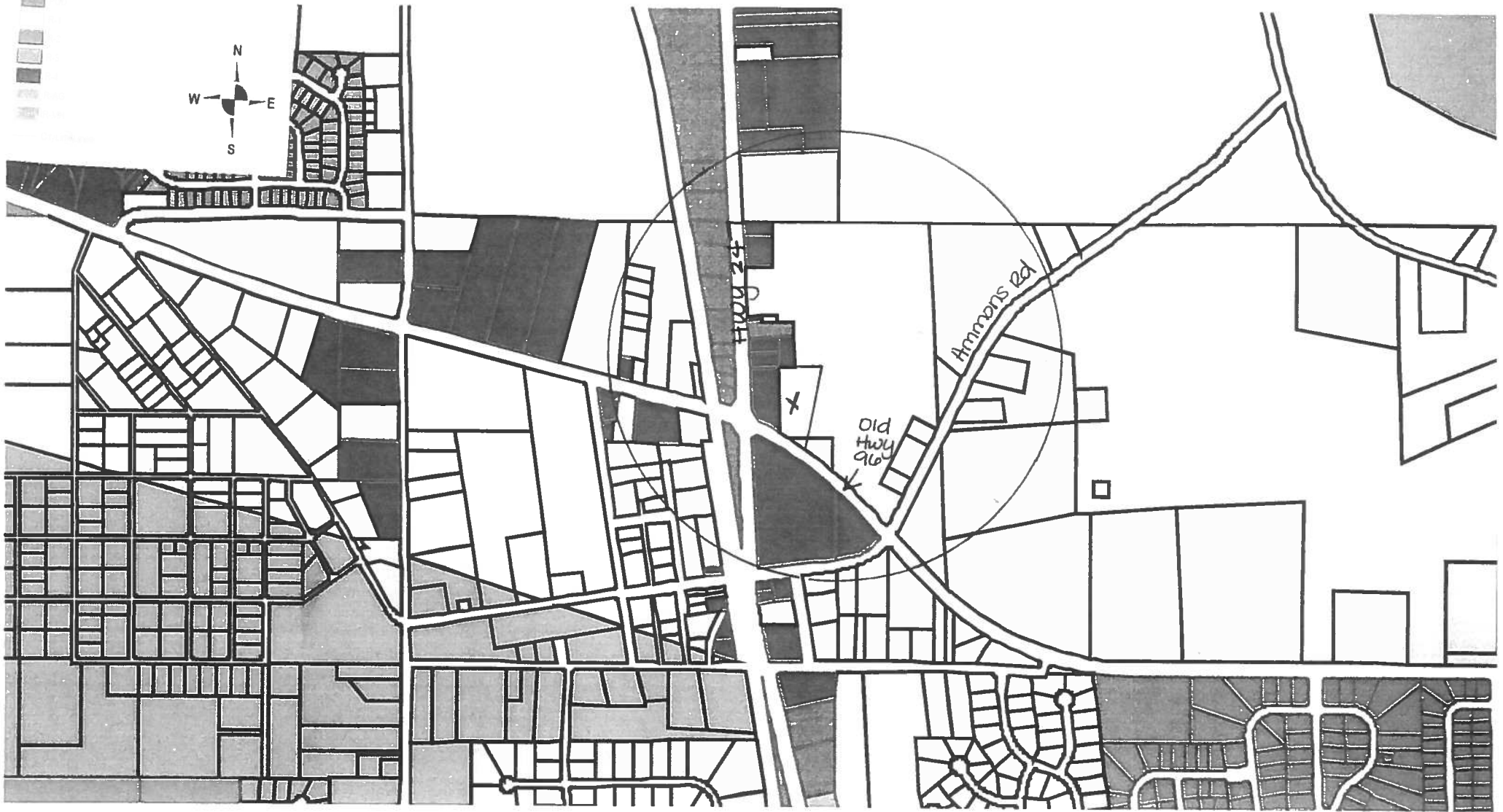
- LEGAL DESCRIPTION: PARCEL C-1 & C-1.1, HOUSTON COUNTY, GEORGIA
- PHYSICAL ADDRESS: INDIAN WY
- ADJACENT-USE: EXISTING: P-1 WOODLAND PROPOSED: O-2 URBAN RESIDENTIAL
- SETBACK LINES: FRONT = NA, SIDE = NA, REAR = NA
- PROJECT AREA: SITE = 27.10 ACRES, DIST-REED = NA
- THIS PROPERTY IS NOT IN A SPECIAL-LOADING ZONE DISTRICT PER MAP FROM PARCEL NO. 13225C0111 EFFECTIVE DATE 09.22.03
- THAT THE ADDRESS DOES NOT CONFLICT WITH THE 2007 ZONING PROJECT 5-10

SURVEY NOTES

- PARCEL C-1 IS NOT TO BE LOCATED AS AN INDIVIDUAL BOUNDING LOT, BUT AS AN ADDITION TO PARCEL C.

PN:	20006
DN:	20-083
DRAWN BY:	BHU
FIELD DATA BY:	JAR
FIELD DATE:	NA
REVIEW BY:	MLC
DATE:	20.10.22
SCALE:	1"=50'

REVISIONS	DATE	COMMENT



**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.

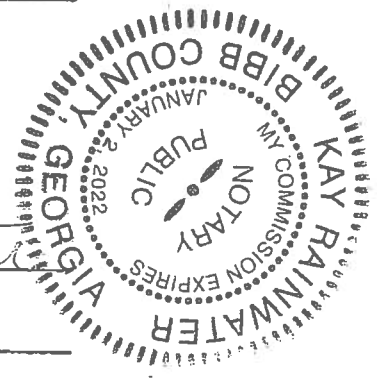
Name of Applicant BONAIRE LAND COMPANY, LLC
Address 4WY96 -26.296 A000
PARCEL 001250 019 000
Telephone Number 478-731-7070


Signature of Owner

Personally appeared
before me
Frank W. Walthall, III

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

Kay Rainwater
Notary Public
02/22/20
Date



STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

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

The property is zoned R-AG, which is not suitable for the current zoning considering the type of developments in the area.

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

The property values of the property are diminished by the zoning restrictions because the location of the property does not make it conducive for agricultural use.

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;*

The public interest is not served by keeping the existing zoning restrictions.

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

There is little gain to the public if the rezoning is denied.

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

The subject property has economic use as R-AG. It could also have economic use as a general commercial property.

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 vacant. It has been vacant since the 1976 adoption date of the "Comprehensive Land Development Regulations" for Houston County.

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 use for general commercial is suitable with surrounding properties.

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

The proposed commercial zoning is compatible with adjacent properties on Old Highway 96. It is not expected to negatively affect the usability of neighboring properties.

- 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;***

The public facilities and services are adequate to serve the property being rezoned.

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

The proposed rezoning is in conformity with the policies and intent 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.***

The property fronting on Old Highway 96 and the availability of public water to the property are supporting grounds for approval of the zoning proposal.

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application #2430, filed on **October 21, 2020**, for a **Re-Zoning Request** for the real property described as follows:

LL 21 of the 11th Land District of Houston County, Georgia, Parcel C-1 and C-1.1 as shown on a plat of survey for Bonaire Land Company, LLC, consisting of 1.59 Acres on Old Highway 96

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.

5

County Attorney Tom Hall will present the first reading of an amendment to the Houston County Code of Ordinances concerning changes to Article X – Timber Operations; Sec. 30-192 – Permit and Sec. 30-193 – Violations; penalties. The changes are being made in response to newly passed Georgia legislation that amended O.C.G.A. § 12-6-24.

A second reading and public hearing will be held at the December 15, 2020 Houston County Board of Commissioners meeting to be held at 5:00 p.m. in the Commissioners Board Room located at the Houston County Annex, 200 Carl Vinson Parkway, Warner Robins, Georgia after which action may be taken.

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

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

That sections 30-192(c)(6) and 30-193 of the Code of Ordinances, Houston County, Georgia, are hereby amended as follows:

CHAPTER 30 – ENVIRONMENT

ARTICLE X. – HOUSTON COUNTY TIMBER OPERATIONS

Sec. 30-192. - Permit.

Subsection (c)(6) shall have new language added (new language italicized for reference purposes only) and shall read as follows:

- (c)(6) The applicant shall be responsible for all damages and shall present a letter of credit or a cashier's check for \$5,000.00 to protect the county against damage caused by applicant. All damage exceeding \$5,000.00 shall be the responsibility of the applicant. *In the event of any damage caused by the applicant then the letter of credit or cashier's check shall be subject to the provisions contained in O.C.G.A. 12-6-24 § (b)(4)(A)(B)(C) and (D).*

Sec. 30-193. – Violations; penalties.

The amount of the fine shall be changed from \$500.00 to \$1,500.00 and shall read as follows:

Any timber operator who shall willfully fail to comply with this article shall be guilty of a misdemeanor; amenable to the process of the Magistrate Court of Houston County, Georgia and, upon conviction, shall be punished by fine not to exceed \$1,500.00. Each day the violation continues shall constitute a separate offense.

The Accountability Court has applied for and been awarded \$9,000 of supplemental state funds that will pay for additional contract services for treatment of participants. Acceptance of these funds would require a \$1,000 match from the County. Staff recommends acceptance.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker signing all documents necessary to accept supplemental Enhancement and Innovation grant funding (Grant #J21-8-072) of \$9,000 with a required \$1,000 match through the Criminal Justice Coordinating Council for use in the Houston County Accountability Court.

OFFICE OF THE GOVERNOR
CRIMINAL JUSTICE COORDINATING COUNCIL
ENHANCEMENT & INNOVATION SUBGRANT AWARD
ACCOUNTABILITY COURT GRANT

SUBGRANTEE: Houston County

SUPPLEMENTAL STATE FUNDS: \$9,000

IMPLEMENTING AGENCY: Houston County Mental Health Court

PROJECT NAME: ACCOUNTABILITY COURT

SUBGRANT NUMBER: J21-8-072

GRANT PERIOD: 01/01/21-06/30/21

This award is made under the Accountability Courts State of Georgia Grant program. The purpose of the Accountability Court Grants program is to make grants to local courts and judicial circuits to establish specialty courts or dockets to address offenders arrested for drug charges or mental health issues. This grant program is subject to the administrative rules established by the Criminal Justice Coordinating Council.

This Subgrant shall become effective on the beginning date of the grant period, provided that a properly executed original of this "Subgrant Award" is returned to the Criminal Justice Coordinating Council by December 31, 2020.

AGENCY APPROVAL

SUBGRANTEE APPROVAL



Jay Neal, Director
Criminal Justice Coordinating Council

Signature of Authorized Official

Date Executed: 01/01/21

Typed Name & Title of Authorized Official

Employer Tax Identification Number(EIN)

Beginning in the year 2000, in accordance with the requirements of the Disaster Mitigation Act of that year, each county in the country were required to develop a Pre-Disaster Mitigation Plan. These plans were intended to address each individual community's vulnerability to hazards prior to a disaster event occurring. This plan must be updated every five years. The Regional Commission has assisted the County and all three municipalities with this update. The cost of this update will be 100% reimbursed through FEMA through a grant after it is adopted by each entity.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

Chairman Stalnaker to sign a resolution authorizing the adoption of the Houston County Pre-Disaster Hazard Mitigation Plan 2020 Update as prepared by the Middle Georgia Regional Commission.

**A RESOLUTION OF
THE HOUSTON COUNTY BOARD OF COMMISSIONERS
PURSUANT TO THE DISASTER MITIGATION ACT OF 2000
AUTHORIZING ADOPTION OF THE
HOUSTON COUNTY PRE-DISASTER HAZARD MITIGATION PLAN
2020 UPDATE**

WHEREAS, Houston County and its municipal governments are required by the Disaster Mitigation Act of 2000 to complete a Pre-Disaster Hazard Mitigation Plan; and

WHEREAS, under the provisions of the Disaster Mitigation Act of 2000, local governments that complete Pre-Disaster Hazard Mitigation Plans will remain eligible for federal mitigation funding; and

WHEREAS, Houston County and its municipal governments have completed the required five-year update to the Pre-Disaster Hazard Mitigation Plan that fulfills the federal requirements of the Disaster Mitigation Act of 2000; and

WHEREAS, the updated Houston County Pre-Disaster Hazard Mitigation Plan has been presented for public comment, reviewed by federal, state, and local agencies, and revised to reflect their concerns; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners formally adopts the Houston County Pre-Disaster Hazard Mitigation Plan 2020 Update.

RESOLVED THIS 1st DAY OF DECEMBER 2020.

BY: _____
Tommy Stalnaker, Chairman

ATTEST: _____
Barry Holland, Director of Administration

Presentation of the proposed Board meeting schedule for the 2021 calendar year.

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the Board of Commissioners meeting schedule for the 2021 year.

Houston County Board of Commissioners
Scheduled Meetings for 2021
1st and 3rd Tuesday of each month

All 9:00 a.m. meetings are held at the Houston County Courthouse, (Commissioners Boardroom) located at 201 Perry Parkway, Perry, Georgia.

All 5:00 p.m. meetings are held at the Annex Building, (Commissioners Boardroom) located at 200 Carl Vinson Parkway, Warner Robins, Georgia.

<u>Courthouse Perry</u>			<u>Annex – Carl Vinson</u>		
January	5, 2021	9:00 a.m.	January	19, 2021	5:00 p.m.
February	2, 2021	9:00 a.m.	February	16, 2021	5:00 p.m.
March	2, 2021	9:00 a.m.	March	16, 2021	5:00 p.m.
April	6, 2021	9:00 a.m.	April	20, 2021	5:00 p.m.
May	4, 2021	9:00 a.m.	May	18, 2021	5:00 p.m.
June	1, 2021	9:00 a.m.	June	15, 2021	5:00 p.m.
July	6, 2021	9:00 a.m.	July	20, 2021	5:00 p.m.
August	3, 2021	9:00 a.m.	August	17, 2021	5:00 p.m.
September	7, 2021	9:00 a.m.	September	21, 2021	5:00 p.m.
October	5, 2021	9:00 a.m.	October	19, 2021	5:00 p.m.
November	2, 2021	9:00 a.m.	November	16, 2021	5:00 p.m.
December	7, 2021	9:00 a.m.	December	21, 2021	5:00 p.m.

Summary of bills by fund:

• General Fund (100)	\$7,298,853.91
• Emergency 911 Telephone Fund (215)	\$ 469,078.82
• Fire District Fund (270)	\$ 189,415.51
• 2006 SPLOST Fund (320)	\$ 1,788.78
• 2012 SPLOST Fund (320)	\$ 141,552.67
• 2018 SPLOST Fund (320)	\$ 959,129.91
• Water Fund (505)	\$ 438,899.54
• Solid Waste Fund (540)	<u>\$ 396,967.81</u>
Total for all Funds	\$9,895,686.95

Motion by _____, second by _____ and carried _____ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$9,895,686.95

Chairman Stalnaker will present the holiday schedule for 2020.

Executive Session for Attorney / Client matters per O.C.G.A. § 50-14-2(1)