

# OXFORD PLANNING COMMISSION

## AGENDA

**SEPTEMBER 8, 2020 – 7 PM (Via Teleconference)**

### Meeting Access Information:

Online: [Click Here](#)

Mobile Number: 1-646-558-8656

Meeting ID: 926 2325 5581

Password: 309550

1. **Opening** – Jonathan Eady, Chair
2. \* **Minutes** – We have attached the minutes for August 11, 2020.
3. \* **Norman Pitts Development Permit Application** – Norman Pitts has submitted a development permit application to construct a 12 x 12 x 12 open deck next to the car porch located at 120 Longstreet Circle. We have attached the development permit application.
4. \* **Bill and Teresa Martin Development Permit Application** – Bill and Teresa Martin have submitted a development permit application to construct a 20 x 24 x 12 garage in the rear yard of the lot located 112 Oxford North Road. We have attached the development permit application.
5. \* **Chris Lunsford Development Permit Application** – Chris Lunsford has submitted a development permit application to complete renovation and repair work to the house located at 904 Emory Street. The application also includes the removal of a dilapidated barn. We have attached the development permit application.
6. \* **Anthony Ellis Development Permit Application** – Anthony Ellis has submitted a development permit application to complete additional renovations on the house located at 808 Emory Street. We have attached the development permit application.
7. **Discussion on Amendments to Chapter 40** – The Planning Commission will continue the discussion amendments to different sections of the city's zoning ordinances.
8. **Adjournment**

### \* Attachments

MEMBERS OF THE PLANNING COMMISSION: Jonathan Eady, Chair; Zach May, Vice-Chair; Juanita Carson, Secretary; Kibbie Hatfield, Mike McQuaide, and Mike Ready.

# OXFORD PLANNING COMMISSION

Minutes – August 11, 2020

**MEMBERS:** Jonathan Eady, Chair; Zach May, Vice Chair; Juanita Carson, Secretary; Mike Ready, Mike McQuaide, and Kibbie Hatfield.

**STAFF:** Matthew Pepper, City Manager and Zoning Administrator.

**GUESTS:** Troy and Brenda Willis; Stuart McCanless; Helen Griffin.

**OPENING:** At 7:02 PM, Mr. Eady called the meeting to order and welcomed the guests.

**MINUTES:** Upon motion of Mr. Ready, seconded by Mr. McQuaide, the minutes for the meeting of July 13, 2020 were adopted. The vote was 6-0.

**TROY AND BRENDA WILLIS DEVELOPMENT PERMIT APPLICATION (1306 Emory Street):** The Commission reviewed the development permit application to construct a home on the property located at 1306 Emory Street. During the discussion, the Commission confirmed that the location and type of fencing that will be installed is in accordance with the city's fence ordinance. In addition, Mr. Willis confirmed that a section of an existing wood privacy fence near the back-property line would be removed as part of the project.

The Commission also discussed the proposed garage apartment located behind the home. The Commission confirmed that the apartment would contain two bedrooms, a bathroom, and a small kitchen area. The Commission concluded that the apartment fits the definition of a separate dwelling unit as outlined in the city's code. The Commission recommended that Mr. and Mrs. Willis consider enclosing the breezeway connecting the two structures to ensure that it meets the city's permissible dwelling unit requirements. Further, the Commission explained that the city's building inspector may specify a distance requirement between the home and garage apartment.

*Upon motion of Mr. Ready, seconded by Mr. McQuaide, the Planning Commission approved the development permit application to construct a home and install a new driveway and fencing on the property located at 1306 Emory Street. The vote was 6-0.*

**STUART MCCANLESS DEVELOPMENT PERMIT APPLICATION (1106 Wesley Street):** The Commission reviewed the development permit application to replace an existing storage shed on the property located at 1106 Wesley Street. During the discussion, the Commission confirmed the distance of the proposed shed from the existing house and the side and rear setbacks. In addition, the Commission stated that the city's building inspector may require that Mr. McCanless bury the power line running from the house to the proposed shed.

*Upon motion of Ms. Hatfield, seconded by Mr. May, the Planning Commission approved the development permit application to replace an existing shed located at 1106 Wesley Street. The vote was 6-0.*

**HELEN GRIFFIN DEVELOPMENT PERMIT APPLICATION (103 E. Watson Street):** The Commission reviewed the development permit application to complete interior and exterior renovations to the existing dwelling located at 103 E. Watson Street. During the discussion, the Commission reviewed the survey of the lot depicting the location of the existing house. The Commission explained that, based on the survey, the house encroaches on the front setback. The setback encroachment triggers the city's nonconforming use provisions of the city's ordinance. The Commission further explained that the house

was built in conformance with the ordinances in place at that time, making it a permitted non-conforming use.

In addition, the Commission explained that, according to the city code, the structure is considered a non-conforming building, situation, and use. The Commission also reviewed the Discontinuance or Abandonment and Repair provisions listed under Section 40-575. The Commission explained that the Service Assessment Inspection Report stated that the amount of repair work necessary to bring the house into a livable condition is above the 50 percent threshold stated in the Repairs provision of Section 40-575. The Commission further explained that the Discontinuance or Abandonment provision precludes individuals from re-establishing a non-conforming use after one year.

During the discussion, the Commission explained the variance process. Given the criteria for a variance and the condition of the house, the Commission explained that it would be difficult for them to recommend a variance to the City Council given the amount of money that would need to be invested in the non-conforming structure. Based on their analysis, the Commission concluded that Ms. Griffin should consider demolishing the existing house and build a new home within the setbacks. They also stated that the building theoretically could be moved to a location on the lot that meets the setbacks but did not recommend it.

The Commission also reviewed the lot size and width and minimum floor area requirements for the R-15 zoning designation. They also explained the documentation required to build a new home. The Commission took no action on the development permit application.

**CONVERSATION WITH KELLY ELLIS (814 Emory Street):** Mr. Ellis was not able to attend the meeting to discuss in person the development options that are permissible under the Town Center zoning designation. Consequently, the Commission deferred discussion on this item.

**OTHER BUSINESS:** Mr. Pepper reported that the City Council reviewed the Commission's proposed Minor Variance amendment. He explained that the City Council is in favor of giving authority to the Commission to make reasonable accommodations in a variety of contexts (e.g. – flexibility in permitted non-conforming uses, minor variances, etc.). In addition, Mr. Pepper shared that the city is supportive of the Commission making policy recommendations on amendments to the city's zoning code. The city will explore hiring a third-party to draft modifications to the ordinance under the Commission's direction.

In addition, the Commission discussed the reasoning and implications of assigning the Town Center zoning designation to six properties located on the east side of Emory Street. The Commission will make a recommendation to the City Council to rezone those properties.

The Commission will plan to hold a special called meeting to discuss the zoning code amendment and the rezoning recommendation.

**ADJOURNMENT:** Mr. Eady adjourned the meeting at 8:12 PM.

Submitted by:

Juanita Carson, Secretary



**DEVELOPMENT PERMIT APPLICATION**

*This is NOT a Building Permit but, is a requirement for an application to the City of Oxford Building Inspector for the appropriate required Building Permit. All items must be completed, or marked N/A. See the attached Checklist. The completed form must be submitted 10 days before the next meeting of the Planning Commission.*

**GENERAL INFORMATION**

Name of Applicant: Norman Pitts Date of Application: 9-3-20  
Address of Applicant: 120 Long St. Cir.  
Telephone # (s) of Applicant: 770-846-4291  
Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): \_\_\_\_\_  
Owner of above location(s): Carole E. Pitts  
Name of General Contractor (if different from Applicant): \_\_\_\_\_

Type of work:  New building  Addition  Alteration  Renovation  Repair  Moving  
 Land Disturbance  Demolition  Other OPEN DECK

Type of dwelling:  Single Family  Multi-family  Included Apartment Number of units: \_\_\_\_\_

Briefly describe the proposed work: 12x12x12 open Deck Next to  
Cap Porch all Treated Wood. 2x6's, 4x4's  
2x4's outside sitting Deck

Does the proposed work change the footprint (ground outline) of any existing structures?  YES  NO

Does the proposed work add a structure(s)?  YES  NO

List additions to: Heated Sq.ft. \_\_\_\_\_ Unheated Sq.ft. 48' Garage Sq.ft. \_\_\_\_\_ New Sq.ft. \_\_\_\_\_  
Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map?  Yes  No  
(Map available from City Clerk)

**ZONING DISTRICT** (the setback requirements and the zoning map are available from the City Clerk)

Zoning District R-15  
Setback Requirements:  
Front setback 30 ft. Side setback 10 ft. Rear setback 10 ft.  
Minimum required lot width at building line \_\_\_\_\_ ft.

**MECHANICAL INFORMATION** (if utility work is included in the proposed work)

- A) Sewerage: Is there a change?  Yes  No  City Sewer  Septic If so, describe: \_\_\_\_\_
- B) Water Supply: Is there a change?  Yes  No  City Water  Well If so, describe: \_\_\_\_\_
- C) Number of Restrooms (Commercial): Is there a change?  Yes  No  Full  Half If so, describe: \_\_\_\_\_
- D) Number of Baths (Residential): Is there a change?  Yes  No  Full  Half If so, describe: \_\_\_\_\_
- E) Heating: Is there a change?  Yes  No  Electric  Gas  Oil  Propane  Other If so, describe: \_\_\_\_\_
- F) Electrical: N/A number of outlets







IT IS CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL MEASUREMENTS WERE MADE ACCORDING TO THE BEST OF MY BELIEF AND THAT THE LINES, DISTANCES, TIES AND NOTICES ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE OFFICE OF ENGINEERS AND SURVEYORS HAVE BEEN FULLY COMPLIED WITH.

BY \_\_\_\_\_ REGISTERED C.E.M.  
 O. H. B. BROWN REG. NO. 1588

**OWNER'S ACKNOWLEDGMENT:**  
 (STATE OF GEORGIA)  
 (COUNTY OF NEWTON)

THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS INDICATED THEREON, AND IN FAITH WHEREOF I HAVE AUTHORIZED, ORDERED, ACKNOWLEDGED THAT THIS PLAN WAS MADE FROM A CORRECT SURVEY AND DEDICATED TO THE USE OF THE PUBLIC, TO BE AVE. STREETS, PARKS, PLAZAS, COURTS AND PUBLIC SQUARES, TRAILS, TRENCHES, WHICH COMPOSE A TOTAL OF 11.3 ACRES, FOR THE PURPOSE THEREIN EXPRESSED.

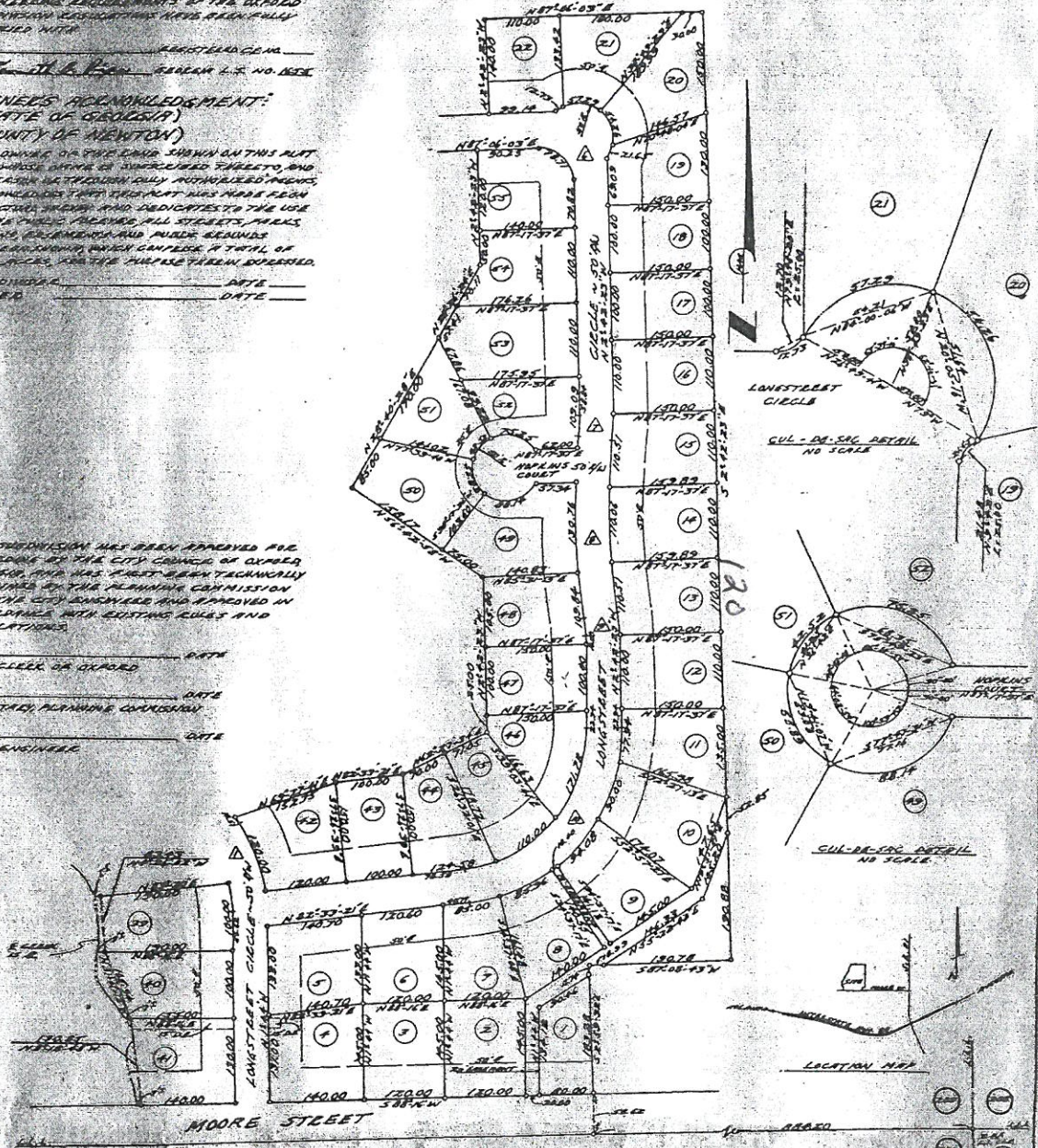
SUBSCRIBER \_\_\_\_\_ DATE \_\_\_\_\_  
 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

THIS INSTRUMENT HAS BEEN APPROVED FOR RECORDING BY THE CITY ENGINEER OF OXFORD GEORGIA AND HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND APPROVED IN ACCORDANCE WITH EXISTING CULS AND REGULATIONS.

\_\_\_\_\_  
 CITY CLERK OF OXFORD

\_\_\_\_\_  
 SECRETARY, PLANNING COMMISSION

\_\_\_\_\_  
 CITY ENGINEER



**CULVERT DATA**

NO.	S.	T.	E.	L.	L.E.
1	10.00	63.28	120.00	12.00	12.00
2	10.00	71.75	120.00	12.00	12.00
3	10.00	80.22	120.00	12.00	12.00
4	10.00	88.69	120.00	12.00	12.00
5	10.00	97.16	120.00	12.00	12.00
6	10.00	105.63	120.00	12.00	12.00
7	10.00	114.10	120.00	12.00	12.00
8	10.00	122.57	120.00	12.00	12.00
9	10.00	131.04	120.00	12.00	12.00
10	10.00	139.51	120.00	12.00	12.00



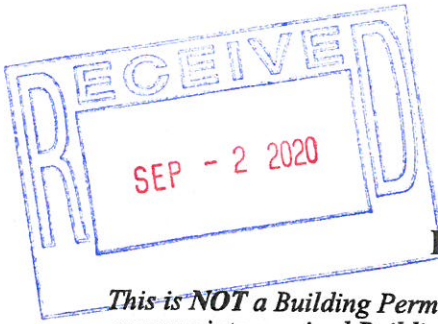
**EMORY VILLAGE - UNIT I**

LAND LOT 222, 4th DISTRICT, NEWTON CO., GEORGIA  
 SCALE: 1"=100'

ENGINEER: \_\_\_\_\_  
 REGISTERED PROFESSIONAL ENGINEER

NOTED: 100' AND PLACED TO ALL LOT CORNERS





### DEVELOPMENT PERMIT APPLICATION

This is **NOT** a Building Permit but, is a requirement for an application to the City of Oxford Building Inspector for the appropriate required Building Permit. All items must be completed, or marked N/A. See the attached Checklist. The completed form must be submitted 10 days before the next meeting of the Planning Commission.

#### GENERAL INFORMATION

Name of Applicant: Bill + Teresa Martin Date of Application: Sept. 2nd, 2020  
 Address of Applicant: 112 OXFORD North ROAD  
 Telephone # (s) of Applicant: 678-342-9804 678-982-9108  
 Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): 112 Oxford North Road  
 Owner of above location(s): Bill + Teresa Martin  
 Name of General Contractor (if different from Applicant): \_\_\_\_\_

Type of work:  New building  Addition  Alteration  Renovation  Repair  Moving  
 Land Disturbance  Demolition  Other

Type of dwelling:  Single Family  Multi-family  Included Apartment Number of units: \_\_\_\_\_

Briefly describe the proposed work: a 20x24x12ft approx 2-car garage.

Does the proposed work change the footprint (ground outline) of any existing structures?  YES  NO

Does the proposed work add a structure(s)?  YES  NO

List additions to: Heated Sq.ft.      Unheated Sq.ft.      Garage Sq.ft.      New Sq.ft.       
 Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map?  Yes  No  
 (Map available from City Clerk)

**ZONING DISTRICT** (the setback requirements and the zoning map are available from the City Clerk)

Zoning District RURAL RES.  
 Setback Requirements:

Front setback      ft. Side setback 15 ft. Rear setback 20 ft.  
 Minimum required lot width at building line      ft.

#### MECHANICAL INFORMATION (if utility work is included in the proposed work)

- A) Sewerage: Is there a change?  Yes  No ~~Yes~~ City Sewer  Septic If so, describe: \_\_\_\_\_
- B) Water Supply: Is there a change?  Yes  No  City Water  Well If so, describe: \_\_\_\_\_
- C) Number of Restrooms (Commercial): Is there a change?  Yes  No  Full  Half If so, describe: \_\_\_\_\_
- D) Number of Baths (Residential): Is there a change?  Yes  No  Full  Half If so, describe: \_\_\_\_\_
- E) Heating: Is there a change?  Yes  No  Electric  Gas  Oil  Propane  Other If so, describe: \_\_\_\_\_
- F) Electrical:      number of outlets



# CITY OF OXFORD

## Checklist Applying for a Development Permit

1. Obtain a Development Permit Application from the City Clerk's office.
2. Complete the Application and attach a site plan (either drawn by a professional or sketched on graph paper) with dimensions showing:
  - Shape, size and location of the lot.
  - Shape, size, height, use and location of the buildings to be erected, constructed, altered or moved, as well as any building(s) already existing on this building lot.
  - Indicate how many dwelling units the building(s) are designed to accommodate.
  - Setback lines from adjoining streets and lots.
3. Submit the completed Application to the City Clerk's office.
4. All corners of the lot and any proposed building must be clearly staked out on the ground.
5. The City Clerk will give the application to the Zoning Administrator to review and to schedule a review by the Planning Commission.
6. The regular meetings of the Planning Commission are on the second Tuesday of each month at 7 PM. The applicant will be notified when the application is scheduled for review. The Planning Commission will not review the application unless the applicant or a representative is present at the meeting. A picture or diagram of what is proposed will help the Planning Commission review the request.
7. If the application is approved, an approved copy will be given to the applicant by the Planning Commission.
8. The City of Oxford is responsible for issuing the Building Permit and collecting any required fees. A copy of the approved Development Permit is required before a Building Permit can be issued. The applicant should contact the city's Zoning Administrator (770-786-7004) to determine if a building permit and inspections are required. If a building permit is required, the applicant should bring the approved Development Permit to City Hall to exchange for the necessary building permit(s), and to schedule the inspection.

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The foregoing checklist is a brief summary and does not modify or amend the Oxford Zoning Ordinance. See Section 40-841 of the Oxford Zoning Ordinance for a detailed description of the process for applying for a development permit and building permit.



**Overview**



**Legend**

-  Parcels
-  Roads

Date created: 9/3/2020  
Last Data Uploaded: 9/2/2020 10:09:36 PM

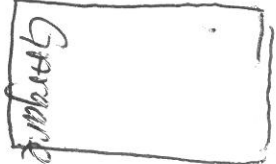
Developed by  **Schneider**  
GEOSPATIAL

Teresa Martin  
Front of House



470-848-1992

SALES 

GORGAN 



**DEVELOPMENT PERMIT APPLICATION**

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**GENERAL INFORMATION**

Name of Applicant: Christopher M. Lunsford Date of Application: 9-3-2020

Address of Applicant: 904 Emory St, Oxford, Ga 30054

Telephone # (s) of Applicant: 678-232-9835

Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): 904 Emory St, Oxford, Ga 30054

Owner of above location(s): BJL Enterprises

Name of General Contractor (if different from Applicant): \_\_\_\_\_

Type of work:  New building  Addition  Alteration  Renovation  Repair  Moving  
 Land Disturbance  Demolition  Other

Type of dwelling:  Single Family  Multi-family  Included Apartment Number of units:     

Briefly describe the proposed work: Removal of rodent damage, rotten interior floors, cabinets, and damaged sheetrock. This will also include the replacement of the roof and exterior paint. There is a dilapidated barn on the property that will be removed. The jailhouse that is beside the driveway will be cleaned of overgrowth and have door repairs to the correct period style. This piece will be repaired for possible historical site consideration. The back deck will require new stairs and deck boards for safety.

Does the proposed work change the footprint (ground outline) of any existing structures?  YES  NO

Does the proposed work add a structure(s)?  YES  NO

List additions to: Heated Sq.ft. 0 Unheated Sq.ft. 0 Garage Sq.ft. 0 New Sq.ft. 0

Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map?  Yes  No  
(Map available from City Clerk)

**ZONING DISTRICT** (the setback requirements and the zoning map are available from the City Clerk)

Zoning District \_\_\_\_\_

Setback Requirements:

Front setback \_\_\_\_\_ft. Side setback \_\_\_\_\_ft. Rear setback \_\_\_\_\_ft.

Minimum required lot width at building line \_\_\_\_\_ft.

**MECHANICAL INFORMATION** (if utility work is included in the proposed work)

A) Sewerage: Is there a change?  Yes  No  City Sewer  Septic If so, describe: \_\_\_\_\_

B) Water Supply: Is there a change?  Yes  No  City Water  Well If so, describe: \_\_\_\_\_

C) Number of Restrooms (Commercial): Is there a change?  Yes  No  Full  Half If so, describe: \_\_\_\_\_

D) Number of Baths (Residential): Is there a change?  Yes  No 3 Full  Half If so, describe: \_\_\_\_\_

E) Heating: Is there a change?  Yes  No  Electric  Gas  Oil  Propane  Other If so, describe: \_\_\_\_\_

F) Electrical: 0 number of outlets



# CITY OF OXFORD

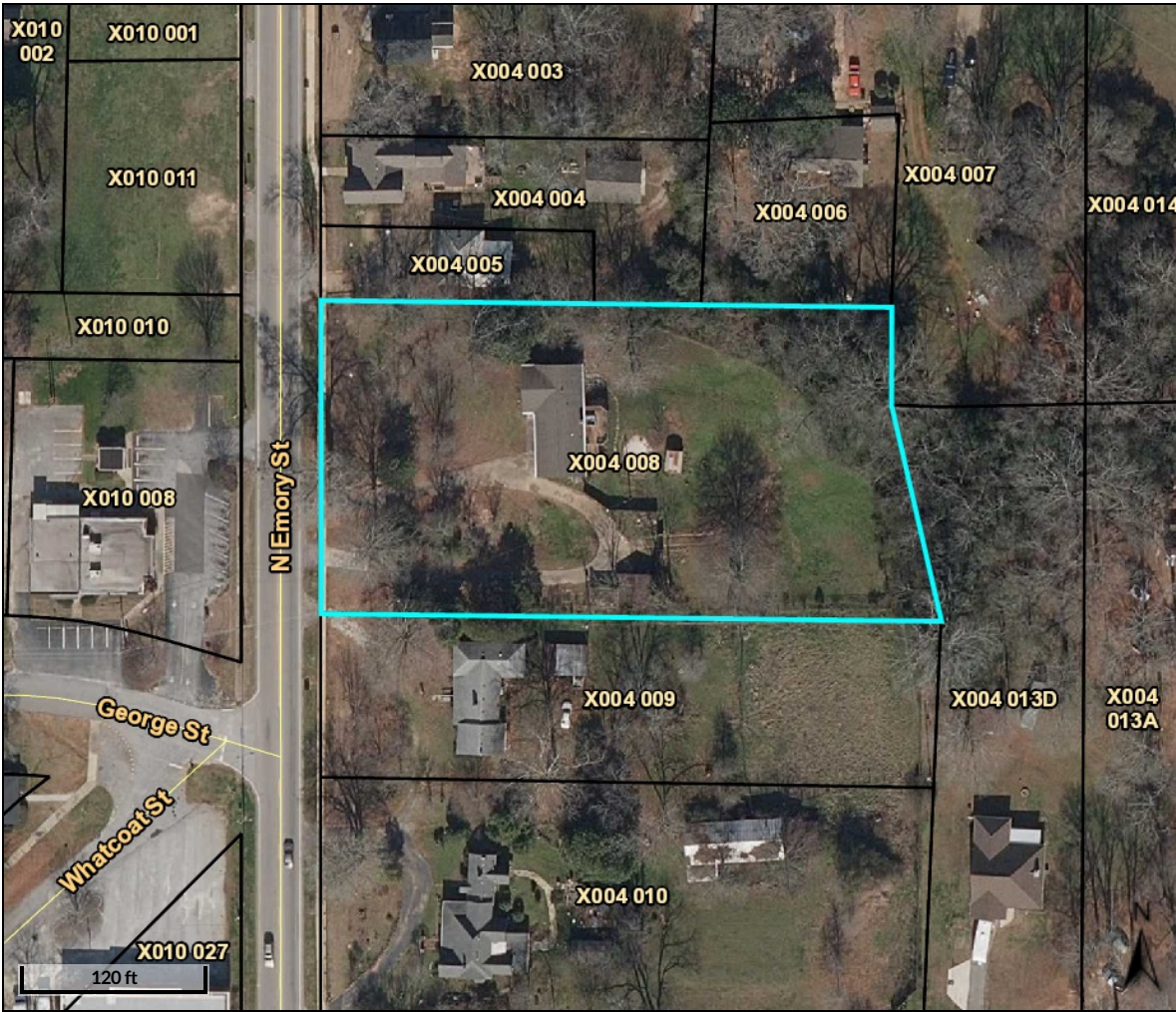
## Checklist Applying for a Development Permit

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8. The City of Oxford is responsible for issuing the Building Permit and collecting any required fees. A copy of the approved Development Permit is required before a Building Permit can be issued. The applicant should contact the city's Zoning Administrator (770-786-7004) to determine if a building permit and inspections are required. If a building permit is required, the applicant should bring the approved Development Permit to City Hall to exchange for the necessary building permit(s), and to schedule the inspection.

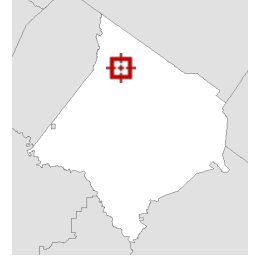
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Overview



Legend

- Parcels
- Roads

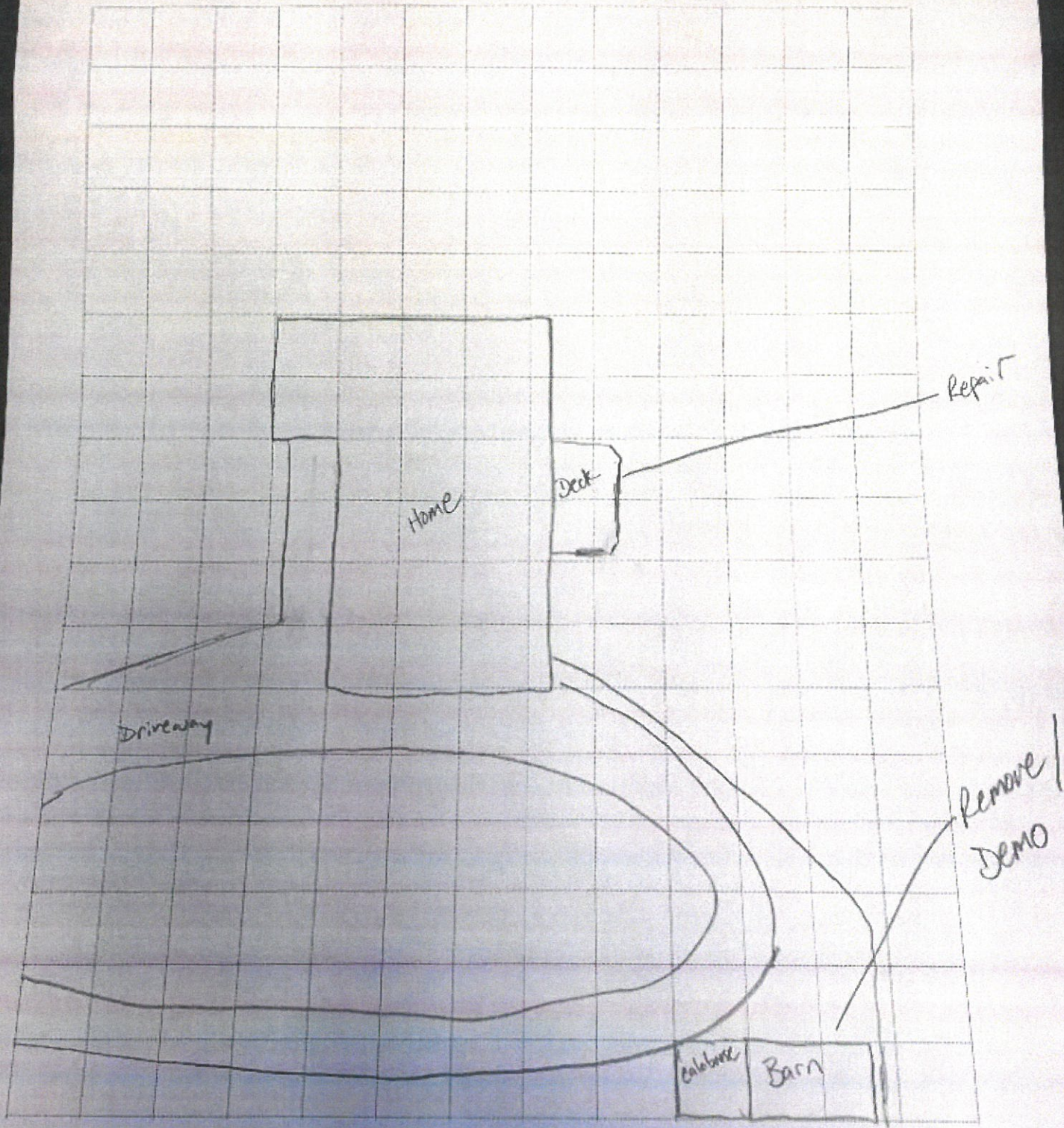
Parcel ID	X00400000008000	Owner	BJL ENTERPRISES LLC	Last 2 Sales			
Class Code	Residential		327 MACON ST	Date	Price	Reason	Qual
Taxing District	OXFORD	Physical Address	MCDONOUGH GA 30253	6/15/2020	\$120000	FM	Q
	OXFORD		904 EMORY ST	12/16/2019	\$98112	E	U
Acres	1.7	Assessed Value	Value \$113700				

(Note: Not to be used on legal documents)

Date created: 9/3/2020

Last Data Uploaded: 9/2/2020 10:09:36 PM

Developed by Schneider GEOSPATIAL





# DEVELOPMENT PERMIT APPLICATION

This is NOT a Building Permit but, is a requirement for an application to the City of Oxford Building Inspector for the appropriate required Building Permit. All items must be completed, or marked N/A. See the attached Checklist. The completed form must be submitted 10 days before the next meeting of the Planning Commission.

### GENERAL INFORMATION

Name of Applicant: ANTHONY ELLIS Date of Application: 8/31/2020  
 Address of Applicant: 204 C Emory St OXFORD GA 30054  
 Telephone # (s) of Applicant: 678 7251405  
 Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): 808 EMORY ST  
 Owner of above location(s): Anthony Ellis  
 Name of General Contractor (if different from Applicant): \_\_\_\_\_

Type of work:  New building  Addition  Alteration  Renovation  Repair  Moving  
 Land Disturbance  Demolition  Other

Type of dwelling:  Single Family  Multi-family  Included Apartment Number of units: \_\_\_\_\_

Briefly describe the proposed work:  
SEE ATTACHED

Does the proposed work change the footprint (ground outline) of any existing structures?  YES  NO  
 Does the proposed work add a structure(s)?  YES  NO

List additions to: Heated Sq.ft. \_\_\_\_\_ Unheated Sq.ft. \_\_\_\_\_ Garage Sq.ft. \_\_\_\_\_ New Sq.ft. \_\_\_\_\_  
 Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map?  Yes  No  
 (Map available from City Clerk)

### ZONING DISTRICT (the setback requirements and the zoning map are available from the City Clerk)

Zoning District R-7.5  
 Setback Requirements:  
 Front setback 50 ft. Side setback 10 ft. Rear setback 25 ft.  
 Minimum required lot width at building line \_\_\_\_\_ ft.

### MECHANICAL INFORMATION (if utility work is included in the proposed work)

- A) Sewerage: Is there a change?  Yes  No  City Sewer  Septic If so, describe: \_\_\_\_\_
- B) Water Supply: Is there a change?  Yes  No  City Water  Well If so, describe: \_\_\_\_\_
- C) Number of Restrooms (Commercial): Is there a change?  Yes  No  Full  Half If so, describe: \_\_\_\_\_
- D) Number of Baths (Residential): Is there a change?  Yes  No  Full  Half If so, describe: \_\_\_\_\_
- E) Heating: Is there a change?  Yes  No  Electric  Gas  Oil  Propane  Other If so, describe: \_\_\_\_\_
- F) Electrical: 12+ number of outlets



# 808 EMORY ST

protecpowder@att.net 678-725-1405

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## WORK THAT HAS BEEN COMPLETED

- 1 REPLACE ROOF
2. install new post on front porch
3. remove old busted windows
4. remove small front porch
5. install hardee siding where windows and porch was removed
6. installed new outside ac units the old units stopped working after we started working on the house
7. painted outside of house
8. demo the falling down rock building
9. landscaped yard in front
10. demo the left kitchen
11. demo the wooden building on rear of property on 9/1-9/5

## WORK TO BE PREFORMED ON INSIDE OF HOUSE

1. REPLACE OLD OUTLETS AND OLD FUSE SUB PANNEL WITH BREAKER BOX IN DEMOED KITCHEN AND LIVING ROOM
2. INSTALL NEW INSULATION AROUND WINDOW AND WHERE DOOR AND WINDOWS WERE REMOVED
3. INSTALL SHIPLAP ON WALLS AND REPAIRING SHEETROCK IN OLD KITCHEN AND ROOM MAKING IT A BEDROOM
4. PAINTING BATHROOMS, DINNING ROOM, BEDROOM AND CLOSETS
5. FILLING IN SHOWER WINDOWS WITH GLASS BLOCKS
6. MOVING HOT WATER HEATER FROM MASTER
7. INSTALL NEW CEILING IN HALL OVER EXISTING CEILING
8. RAISE REF CABINET IN KITCHEN TO ALLOW NORMAL REF TO BE INSTALLED
9. PLACE FLOOR COVERINGS IN ROOMS THAT FLOORING NEEDS TO BE REFINISHED
10. PUT NEW WALL COVERING ON BACK PORCH ROOM

SEE ATTCHED PHOTO'S

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