

**CITY OF CALHOUN
REGULAR CITY COUNCIL MEETING
DEPOT COMMUNITY ROOM
109 SOUTH KING STREET
SEPTEMBER 13, 1999, 7:00 P.M.**

MINUTES

**PRESENT: James F. Palmer, Mayor
Ronald H. Woods, Mayor Pro Tem
John D. Shelton, Jr., Councilman
Henry Holland, Councilman
Ray M. Denmon, Councilman**

**ALSO: William P. Bailey, City Attorney
Kelly Cornwell, Director of Utilities and Public Works
Eddie Peterson, Assistant Director of Utilities and Public Works
Cathy Harrison, City Administrator**

1. Mayor Palmer called the meeting to order and welcomed everyone in attendance.
 - a. Councilman Holland gave the Invocation.
2. Mayor Palmer led the group in the Pledge of Allegiance to the United States Flag.
3. Minutes of the August 23, 1999 regular City Council meeting were approved as written.
4. Mayor's Comments:
 - a. Mayor Palmer expressed sympathy to Kelly Cornwell and his family regarding the loss of his father, Troy Cornwell, of Cartersville, Georgia.
 - b. Mayor Palmer congratulated United Way on a successful Unity Run on August 26, 1999. He stated they had over 1700 participants.
 - c. Mayor Palmer congratulated Councilman Denmon on his recent appointment to the DCA Regional Advisory Council for Northwest Georgia.
 - d. Mayor Palmer announced a MEAG district meeting on October 5. He asked each one who planned to attend to notify Administrator Harrison.
 - e. Mayor Palmer also announced the October 18, 1999 GMA district meeting in Rome at 12:00 noon. He also asked each of the Councilmen to notify Administrator Harrison if they planned to attend.
5. Council Comments:
 - a. Mayor Pro Tem Woods stated:
 - 1) The Electric Department has continued line construction projects on Piedmont Street, at Queens Carpet and at Gordon Central for their trailer installation. New construction for the expansion of Coosa Valley Tech, the Whittenburg Apartments and Foam Products is in process. Construction of the traffic signal at the College Street and Red Bud Road intersection will begin this week, when the DOT approval of the concrete support poles is obtained.
 - 2) Telecommunications crews have started work on the Sugar Valley fiber-optic connection for Mohawk and American Rug. This project is also designed to tie in the statewide MEAG network at Hall Memorial Road. The section is scheduled for connection this week.
 - 3) The generator has run well through August and currently technicians from GE are evaluating the warranty repairs for improving efficiency and operations.
 - 4) Mayor Pro Tem Woods stated at this time, he would like to say, "Zoning and annexation have become complex issues. Some factors that must be considered are population density, land use, federal and state laws, storm water erosion, sedimentation, constitutional issues, property values, environmental concerns, new roads, schools and traffic. My background has always included an interest in property, how things work and grow. I became a certified Georgia appraiser, bought and sold property, and have been involved with various developments. Lately, I have been struggling with a question. There has always been a City Councilman who sat on the

Zoning Advisory Board, the reason being continuity, with firsthand information and feedback to the Mayor and Council, and someone from the Council to meet the developers and citizens. I believe in Calhoun, its people and this Council to the point that I wouldn't want even the perception that I had inside information or would sway a decision or would benefit from a development. First of all, we have five safety nets with any zoning or annexation issue. First, the public, then a Zoning Review Committee, a Zoning Advisory Board, legal council, and the Mayor and City Council. I have never nor would I ever attempt to improve my position or the position of a friend associate, company or relative, when it came to zoning, annexation, land use or transportation issues. I have enjoyed this position. I have worked hard, done my homework, obtained training, had hundreds of meetings, and talked to hundreds of people. I have spent a lot of time doing what I thought was best for Calhoun. I don't wish to be boastful, but again, I think the public expects a good job and I think I have done a good job as Chairman of the Zoning Advisory Board. But with my son-in-law and son becoming more and more involved in development and building, I do not wish to have any appearance of impropriety. Therefore, it is my decision that I resign as Chairman of the Zoning Advisory Board and ask Mayor Palmer to appoint someone else. My resignation would be effective immediately."

- 5) Mayor Palmer expressed appreciation to Mayor Pro Tem Woods for the excellent job that he has done as a member and as chairman of the Zoning Advisory Board for the past several years. He stated he had attended many of the meetings, especially those that were controversial, and was impressed with the manner in which the meetings were conducted under the direction of Mayor Pro Tem Woods. In reference to his resignation, he stated he would appoint Councilman Holland to fill the vacancy of Chairman of the Zoning Advisory Board for the remainder of the year and that the position would be reviewed at the first of the year, as all committee appointments are made.

b. Councilman Shelton stated:

- 1) He commended Mayor Pro Tem Woods on his service to the Zoning Advisory Board.
- 2) The Police Department made 344 arrests during the month of August, with 10 being DUI arrests. They collected \$31,530.00 in fines, issued 96 warning tickets and 344 parking tickets. They investigated 107 accidents investigated, they responded to 158 burglar alarms and provided 91 escorts.
- 3) The Fire Department answered 62 calls during the month, with 22 injuries. There was estimated fire damage of \$9,100.00. The personnel continued training on ladder practices. They also painted the interior of Station #1.

c. Councilman Holland stated:

- 1) The Street Department completed paving of three streets from the 1999 LARP list, North Industrial Boulevard, Honeysuckle Drive, and Spring Valley Drive. Victory Drive will be paved as soon as gas lines are replaced under the street. City paving funds paved Oak Street from Highway 41 to the railroad and also paid for half of the paving on Damascus Road. City crews dug out the bank and hired Northwest Georgia Paving to pour walls and construct a 130 by 8-foot concrete wall on Victory Drive, in order for that the road to be widened at the curve and at the bottom of the hill behind Pasquale's, for safety and stabilization. The Electric Department cut and the Street Department hauled off several large trees from the right-of-way along Piedmont Street. They built 10 large storm water drain boxes along Piedmont Street, using 9,000 12-inch bricks and worked with contractors laying 1,200 feet of 24-inch storm water drainage pipe. They laid 28 feet of 12-inch pipe and built 2 storm water boxes on Hicks Street. They ran the brush truck and sweeper on its normal route. They bush hogged right-of-ways, hauled 141 loads of stone, and completed 97 shop work orders. Piedmont Street continues to progress with all underground and overhead utilities complete. Storm water drainpipes have been installed. Poured walls are under construction. Curb and gutter work will begin next week, followed by base for the road

and paving. The city crews will complete landscaping, driveway tie ups and build steps, as needed.

- 2) The Sanitation Department ran their commercial route, gaining two 4-yard customers.
- 3) The Parks Department built 100 feet of concrete wall in the Mill Village, which had been destroyed by city personnel, as they attempted to restore power during a storm in May. They laid new floor tile at City Annex offices, painted walls at the Depot, framed and decked the roof on the pump building at the old water plant on College Street, continued to mow and trim street right-of-ways and right-of-ways at the water tanks throughout the county.
- 4) The Cemetery Department supervised the opening and closing of 5 graves, performed routine maintenance at both Fain and Chandler Cemeteries.
- 5) The Safety Committee inspected the administrative offices on August 11.
- 6) The Animal Control Department housed 43 dogs and 32 cats, issued 2 first warnings and 2 second warnings for leash law violations, and responded to 51 customer inquiries. They maintained and improved their work area and truck, adding new safety equipment.
- 7) The Golf Advisory Commission made a recommendation of three potential prospects for filling the unexpired term of Bob Nance on the Golf Advisory Commission. He stated, based upon their top individual recommended, he would make a motion to appoint Ricky Lake to fill the unexpired term of Bob Nance on the Golf Advisory Commission. The motion was seconded by Mayor Pro Tem Woods, with Councilman Holland, Mayor Pro Tem Woods, Councilman Shelton and Councilman Denmon voting affirmatively, motion carried.
- 8) Councilman Holland stated the Industrial Development Authority continues to work on the lawsuit, with hopes it can be settled as soon as September 30 and the property off of McDaniel Station Road would be available for future development.

d. Councilman Denmon stated:

- 1) He expressed appreciation to Mayor Pro Tem Woods for the excellent job he has done as Zoning Advisory Board Chairman.
- 2) The Water Treatment Plant pumped 428,585,000 gallons of raw water during the month of August for an average of 13.834 million gallons per day (MGD). The new wells pumped a total of 42,765,000 gallons of raw water for a daily average of 1.379 MGD.
- 3) The Sewer Plant treated an average of 8.617 MGD with BOD effluent being 14.
- 4) The Water and Sewer Construction Department installed 73 water taps and 7 sewer taps during the month.
- 5) The Building Inspection Department issued 65 permits during the month of August for total residential construction estimated at \$400,000.00, with 3 new residential permits and on 5-unit apartment complex, and \$1,165,000.00 in new commercial construction, for total construction of costs \$1,704,643.86 for the month. They also performed 77 inspections.

6. Public Hearings and Comments:

- a. Mayor Palmer stated at this time, public hearings on zoning matters would be held. The public would have the opportunity to make pro and con comments with a ten minute maximum time limit for each side of the matter. Each person speaking would be required to have filed a Financial Disclosure Statement five days prior to the hearing, and each person would be required to give their name and address before speaking. An inquiry was made to determine if any of the elected officials needed to file a disclosure statement regarding ownership or special interest in any of the agenda items. The response was negative.
 - 1) Mayor Palmer gave a second reading of a request for new zoning of R-1 and annexation of William H. Edwards for a house and lot at 365 Thornwood Drive SE, Calhoun, Georgia.
 - a) A public hearing was opened.
 - b) Administrator Harrison reported that notices had been mailed to the adjoining property owners, notices had been published in the local legal organ and signs had been placed on the property.

- c) Mayor Pro Tem Woods gave a report from the Zoning Advisory Board stating the property includes a lot and house, which is adjoined by other property currently in the City. It would be a good addition to the city and would fill an area almost surrounded by other city property. He stated it was the recommendation of the Zoning Advisory Board to recommend zoning of R-1 and annexation.
 - d) There were no other comments and the hearing was closed.
 - e) Mayor Pro Tem Woods made a motion to waive the third and fourth readings and to zone the property R-1 and annex. The motion was seconded by Councilman Holland, with Mayor Pro Tem Woods, Councilman Holland, Councilman Shelton and Councilman Denmon voting affirmatively, motion carried.
- 2) Mayor Palmer gave a second reading of a zoning variance request of Pierce Hardy Limited Partnership, as agent for Milton Stewart, regarding parking spaces at a C-2 zoned area on Richardson Road. The zoning code presently requires 106 parking spaces. However, the applicant has requested it be reduced to 36 spaces to accommodate a new lumberyard operation known as 84 Lumber.
- a) A public hearing was opened.
 - b) Administrator Harrison reported that notices had been sent to the adjoining property owners or evidence had been received that an attempt had been made to notify the adjoining property owners. Notices had been published in the local legal organ and signs had been placed on the property.
 - c) Mayor Pro Tem Woods stated the Zoning Advisory Board had met on the matter on September 13 at 10:00 A.M., had heard a report from the Zoning Review Committee, in which it was noted the request included a 60% variance. However, the Board had determined that 70% of the sales of 84 Lumber were expected to be to contractors, with the remaining 30% to be retail sales. It is customary in the 84 Lumber operation to have the majority of their business dealing directly with contractors and with deliveries to contractors. Mr. Daniel Raybeck, representing 84 Lumber, stated the retail area of over 10,000 square feet would actually utilize only 1/3 of that space for retail sales. The remaining 2/3 would be filled with displays. The recommendation of the Zoning Advisory Board was to approve the request.
 - d) There were no further comments and the hearing was closed.
 - e) Mayor Pro Tem Woods made a motion to waive the third and fourth readings and to approve the variance to lower the number of parking spaces to 36 as requested by 84 Lumber. The motion was seconded by Councilman Denmon, with Mayor Pro Tem Woods, Councilman Denmon, Councilman Shelton and Councilman Holland voting affirmatively, motion carried.
- b. Other Hearings:
- 1) A public hearing was opened on the *ad valorem* tax millage for 1999 for City M & O Taxes and City School M & O Taxes. Administrator Harrison stated the Tax Assessor for Gordon County had forwarded values for the 1999 digest. The assessor had also recommended the consideration that must be given for possible appeals. Based upon this information and the dollars that were included in the 1999-2000 for school and city needs, this was applied toward the proposed digest with a recommendation of millage for 1999. Harrison stated the recommendation would be for 13.05 mills for School M & O and a net of 1.95 mills for City M & O taxes, for a total millage of 15 mills, as compared to 14.5 mills for 1998. Mayor Palmer stated that for an individual home valued at \$100,000.00, with no re-evaluation during the year, City M & O taxes in 1998 were \$78.00 and would remain at \$78.00 for 1999. School taxes were \$502.00 in 1998 and would increase to \$522.00 for 1999. Total taxes would be \$580.00 in 1998 and \$600.00 in 1999. This was based upon a home of \$100,000.00 market value, with a tax-assessed value of \$40,000.00. Following discussion, Mayor Pro Tem Woods made a motion to set the millage at 15 mills, as recommended. He stated the Council and staff had worked extremely hard to keep the City M & O taxes at the same level as the prior

year. The motion was seconded by Councilman Shelton, with Mayor Pro Tem Woods, Councilman Shelton, Councilman Holland and Councilman Denmon voting affirmatively, motion carried.

- 2) A public hearing was opened on the Jose Martinez taxicab license request. Mayor Palmer stated the police report was clear. There were no comments and the hearing was closed. Councilman Holland made a motion to approve the taxicab request, subject to receipt of the required insurance prior to the issuance of the license. The motion was seconded by Councilman Denmon, with Councilman Holland, Councilman Denmon, Mayor Pro Tem Woods and Councilman Shelton voting affirmatively, motion carried.
- 3) A public hearing was opened on the proposed sign ordinance. Attorney William P. Bailey reviewed changes that had been recommended from the prior meeting and reviewed the basic outline of the sign ordinance. Mayor Palmer asked for one area of the proposed ordinance to be deleted, as it related to portable signs on a temporary basis. There was discussion as to the new downtown signage requirements, and discussion as it related to signs in residential neighborhoods and intersections, in relation to free speech and safety issues. There was discussion on off-premise signs, with Mayor Palmer noting there were very few changes in this area. Mayor Palmer stated the primary concern of the Council was to make sure that the safety of citizens was considered during the revision of the ordinance, and that he felt this goal had been reached. There were no other comments and the hearing was closed. Mayor Palmer stated he would request the Council to continue the hearing until September 27, 1999, at which time the ordinance can be finalized. Following discussion, Councilman Holland made a motion to continue the hearing until Sept 27, 1999 at 7:00 P.M., second by Mayor Pro Tem Woods, with Councilman Holland, Mayor Pro Tem Woods, Councilman Shelton and Councilman Denmon voting affirmatively, motion carried.

7. Old Business:

- a. Administrator Harrison reviewed the 1999 City General Election Calendar, stating the city election would be held on November 2, 1999, from 7:00 A.M. to 7:00 P.M. at the Calhoun precinct at the South River Street Recreation Department. Harrison stated the date of qualifying for office began on September 13 at 8:30 A.M. and would continue through 4:30 P.M. on September 17. Harrison stated, as of 6:00 P.M. on September 13, Mayor Palmer had qualified for re-election, Mayor Pro Tem Woods had qualified for re-election to Council Post 1, Linda Sonata had qualified for Council Post 2, George Crowley had qualified for City School Board Post 5, and Al Edwards had qualified for City School Board Post 4.
- b. Mayor Palmer reviewed the 1999 DOT LARP paving list that would be submitted to DOT for their review and for their approval of several of the streets. Mayor Palmer asked if there were any additional streets that the Council wished to add to the list. There were none. Mayor Palmer stated these would be forwarded to DOT on September 14.

8. New Business:

- a. Mayor Palmer reviewed the proposed DOT contracts for work on a deceleration lane at SR 136 connection and SR 156, as well as a turn lane on SR 156 at C. L. Moss Parkway. He stated these were in accordance with discussions earlier in the year for improvements, which would assist in removing truck traffic from the downtown area. He stated it was necessary to improve several intersections on an alternate route, in order for this traffic to be removed from the center of town. Mayor Palmer asked for a motion to approve the contract and to authorize him to sign. Following discussion, Councilman Denmon made a motion to approve all contracts and to authorize Mayor Palmer to sign. The motion was seconded by Councilman Shelton, with Councilman Denmon, Councilman Shelton, Mayor Pro Tem Woods and Councilman Holland voting affirmatively, motion carried.
- b. A first reading was given of a new zoning and annexation request by Oothcalooga L.L.L.P., Raymond King, for a 100 by 400 foot lot south of Grady Burger rental building on Executive Drive. The request is to zone the front part of the lot, measuring 100 by 210 feet on U. S. Highway 41 as R-1 and the back portion, 100 by 190 feet as C-2. Mayor Palmer stated this would join other commercial

property owned by Oothcalooga L.L.L.P., which fronts on Executive Park Drive. Mayor Palmer stated the earliest date for a public hearing would be October 11, 1999 at 7:00 P.M. Mayor Pro Tem Woods made a motion to set the public hearing for that date, second by Councilman Shelton, with Mayor Pro Tem Woods, Councilman Shelton, Councilman Holland and Councilman Denmon voting affirmatively, motion carried.

- c. A first reading was given of a request for zoning of C-2 and annexation request of Bob and Carol Nance for lots 10, 11, 39 and 40 of Sky Way Subdivision, which adjoins other property owned by Mr. and Mrs. Nance, north of Nance Road on U. S. 41 North. Mayor Palmer stated the earliest date for a public hearing on this matter would also be October 11, 1999 at 7:00 P.M. Following review, Mayor Pro Tem Woods made a motion to set the public hearing for that date and time, second by Councilman Holland, with Mayor Pro Tem Woods, Councilman Holland, Councilman Shelton and Councilman Denmon voting affirmatively, motion carried.
 - d. A first reading was given of the zoning change and zoning variance request of Tecron, Inc. The request is for rezoning of approximately 17.8 acres located south of Wexford Subdivision, east of Valley View Subdivision and north of Woodland Hills Subdivision, from A-1 to R-1 zoning. The application also includes a request for a variance to reduce the size of the lots to a minimum of 6,000 square feet and reduce the setback from the street from 30 feet to 20 feet. Mayor Palmer stated the earliest date for a public hearing would be October 11, 1999 at 7:00 P.M. Councilman Denmon made a motion to set the public hearing for that date and time, second by Councilman Shelton, with Councilman Denmon, Councilman Shelton and Councilman Holland voting affirmatively and Mayor Pro Tem Woods abstaining, stating his son was a part owner of Tecron, Inc., motion carried.
 - e. Mayor Palmer asked Administrator Harrison to review the bids on the lease-purchase of a fire truck and rubber tired loader, which were included in the 1999-2000 budget. Harrison stated the request for lease-purchase financing of \$279,353.00 for a 7 year period, with quarterly payments, had been forwarded to six local banks, with five of the six responding. The sixth bank had stated since they had been in business for less than one year, it would not be appropriate for them to bid on a tax-exempt lease-purchase instrument at this time. Harrison stated each of the banks had responded to the seven items that had been requested by the Administrator, and based upon their submissions, she would recommend the low bid, which included a 4.59% interest factor for the lease purchase. Following discussion, Mayor Palmer expressed appreciation to the local banks for their bids in this matter. Councilman Holland made a motion to award the contract to the low bid by Calhoun First National Bank at an interest rate of 4.59%. The motion was seconded by Mayor Pro Tem Woods, with Councilman Holland, Mayor Pro Tem Woods, Councilman Shelton and Councilman Denmon voting affirmatively, motion carried.
9. Other written items not on the agenda:
- a. Mayor Palmer stated the city had received a request for a change from R-2 to C-2 zoning from Bobby Shepherd for a house and lot located on North River Street. He stated the earliest possible date for a hearing would be on October 11, 1999 at 7:00 P.M. Following discussion, Councilman Denmon made a motion to set the public hearing for that date and time, second by Mayor Pro Tem Woods, with Councilman Denmon, Mayor Pro Tem Woods, Councilman Shelton and Councilman Holland voting affirmatively, motion carried.
10. Work report of Director of Utilities and Public Works, Kelly Cornwell.
- a. Cornwell stated the storm drainage work had been completed in the Mill Village area by the contractor. Curb and sidewalk work is beginning and paving should be completed within the next 15 days. He stated the work for relocating utilities on Highway 53 for the widening of the bridge by DOT was almost complete and the City would begin relocating water lines on Cash Road for the County improvements to the roadway. He stated the crews had begun work on the sewer project on the Dews Pond Road and estimates for the Sanders Subdivision had been revised. He also stated there has been a water pressure problem in the Plainville area. One leak has been repaired and hopefully, the water level in the

tank will improve, as well as rain in the next few days, which would relieve drought conditions.

11. Mayor Palmer asked if there was any need to move to Executive Session. There was none.
12. Mayor Pro Tem Woods made a motion to adjourn, second by Councilman Holland, with Mayor Pro Tem Woods, Councilman Holland, Councilman Shelton and Councilman Denmon voting affirmatively, motion carried.

Approved:

Submitted:


James F. Palmer, Mayor


Cathy Harrison, City Administrator


Zoning Application No: 114

A public hearing was conducted pursuant to Section 14-2-3 of The Zoning Ordinance of the City of Calhoun, Georgia ("the ordinance") before the Mayor and Council of the City of Calhoun, Georgia on the 13th day of September 1999 to consider the zoning variance request of Pierce Hardy Limited Partnership, as agent for Milton Stewart, regarding parking spaces at a C-2 zoned area on Richardson Road. The zoning code presently requires 106 parking spaces, and the applicant needs only 36 spaces for a new lumberyard operation known as 84 Lumber (the Application.)

During the public hearing, the Application was discussed in an open meeting and the following findings were made:

1. The public notice of the hearing was published in the Calhoun Times as required under § 14.2.2 of the Ordinance.
2. All required signs giving notice of the public hearing were placed upon the property as required under § 14.2.2 of the Ordinance.
3. All presently adjoining landowners received notice of the public hearing and a copy of the Application as required pursuant to § 14.4 of the ordinance.
4. All disclosures of any conflict of interest required by Title 36, Chapter 67A of the Official Code of Georgia Annotated have been reported.
1. The findings and recommendations of the Zoning Advisory Board were reviewed and accepted as the findings of the Mayor and Council as follows: Section 6.3.3 of the Zoning Ordinance requires 1 parking space for each 100 square feet of sales floor. The proposed facility would have 10,600 feet of sales floor. However, it was acknowledged that part of this area would be taken up with displays, which would reduce their sales area. The primary products would be lumber, roofing, sheetrock, etc. and they would cater to contractors rather than the general public. This is the primary reason for a reduced need for parking spaces. The group inquired of the number of employees and where they would park. It was noted that the entire area would be fenced, with one main gate. The Water and Sewer Construction Department stated water and sewer is available to the facility. The Police Department stated they, along with the Fire Department might have some concern for only one entrance into the area. The Fire Department would desire two fire hydrants, one located at the front of the property and one toward the back. The Electric Department would serve power to the facility. The proposal fits in the long-range plans of the City for the commercial area. The group reviewed similar facilities, such as Wheelers and others in the area and reviewed their smaller number of parking spaces. The Building Inspector stated 84 Lumber had replied that the drainage pipe listed on the plans would be increased to meet city standards, and they would have an individual available for the hearing, who would address parking, both for employees and for customers. The representative for 84 Lumber stated the business anticipates that the 36 spaces will be more than adequate, since a great deal of the retail sales area will be taken up by displays and that most of their direct sales will be to contractors. The Zoning Advisory Board reviewed the plat of the property, with members being shown the delivery and pickup routes for both contractors and those few retail customers. They recommend approval of the zoning variance.
5. List any additional findings, if necessary, to support additional conditions: **none.**
6. Review of the Standards set out in § 14.5 of the Ordinance: **Substantial compliance with seven standards.**
7. Based upon the foregoing findings, the Application is:
 - (a) Approved X
 - (b) Denied
 - (c) Approved with express Condition

Number Voting: 4
In Favor: 4
Opposed: 0


MAYOR, CITY OF CALHOUN, GEORGIA


Zoning Application No: 113

A public hearing was conducted pursuant to Section 14-2-3 of The Zoning Ordinance of the City of Calhoun, Georgia ("the ordinance") before the Mayor and Council of the City of Calhoun, Georgia on the **13th day of September 1999 to consider the request for new zoning of R-1 and annexation of William H. Edwards for a house and lot at 365 Thornwood Drive SE, Calhoun, Georgia** (the Application.)

During the public hearing, the Application was discussed in an open meeting and the following findings were made:

1. The public notice of the hearing was published in the Calhoun Times as required under § 14.2.2 of the Ordinance.
2. All required signs giving notice of the public hearing were placed upon the property as required under § 14.2.2 of the Ordinance.
3. All presently adjoining landowners received notice of the public hearing and a copy of the Application as required pursuant to § 14.4 of the ordinance.
4. All disclosures of any conflict of interest required by Title 36, Chapter 67A of the Official Code of Georgia Annotated have been reported.
5. The findings and recommendations of the Zoning Advisory Board were reviewed and accepted as the findings of the Mayor and Council as follows: **The property includes an existing house, which is surrounded by other property within the City zoned R-1. The City could provide garbage pickup service, since it is provided in the immediate area. The Police Department stated they are currently providing patrols in the area and it would add no mileage to the existing patrol area. The area also would be within the fire protection district of the City and the house is located within 200 feet of an existing fire hydrant. The request conforms to the long-range plans of the City and there would be no problem with the request for R-1 zoning and annexation, as it relates to the long-range plans. It was the general consensus of the group that the property should be zoned R-1 and annexed into the City. The Board recommended approval of zoning of R-1 and annexation.**
6. List any additional findings, if necessary, to support additional conditions: **none.**
7. Review of the Standards set out in § 14.5 of the Ordinance: **Substantial compliance with seven standards.**
8. Based upon the foregoing findings, the Application is:
 - (a) Approved X
 - (b) Denied _____
 - (c) Approved with express Condition _____

Number Voting: 4
In Favor: 4
Opposed: 0



MAYOR, CITY OF CALHOUN, GEORGIA