

**CITY OF CALHOUN  
REGULAR CITY COUNCIL MEETING  
DEPOT COMMUNITY ROOM  
109 SOUTH KING STREET  
CALHOUN, GA  
NOVEMBER 14, 2005, 7:00 P.M.**

**MINUTES**

**PRESENT: James F. Palmer, Mayor  
Lorene Potts, Mayor Pro Tem  
Ray M. Denmon, City Councilman  
George R. Crowley, City Councilman  
David Hammond, City Councilman (arrived late)**

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

1. Mayor James F. Palmer called the meeting to order and welcomed everyone in attendance. Councilman Denmon gave the invocation.
2. Mayor James F. Palmer led the group in the Pledge of Allegiance to the United States Flag.
3. Following review of the minutes of the October 24, 2005 regular City Council Meeting Mayor Pro Tem Potts made a motion to approve, second by Councilman Crowley with Mayor Pro Tem Potts, Councilman Crowley and Councilman Denmon voting affirmatively, motion carried.
4. Mayor's comments:
  - a. Mayor Palmer reminded the public of the Mayor's Motorcade to Northwest Regional Hospital on December 13, 2005. He stated the public would have the opportunity to provide a gift or a donation for patients by delivering these to City Hall by December 12, 2005. He asked everyone to remember that many of the patients are from Calhoun/Gordon County and many are without any family connection.
  - b. Mayor Palmer congratulated Councilman Denmon and Councilman Hammond on their re-election to the City Council and he congratulated Amy Atkinson and Ed Moyer on their re-election and Eddie Hall on his new election on the City School Board.
  - c. Mayor Palmer reminded the Council and Staff of the GMA Regional Meeting at noon at the Calhoun Depot on November 15, 2005.
  - d. Mayor Palmer reminded the Council and Staff of the GMA Mayors Legislative Meeting in Atlanta, January 2006. He asked those that wish to attend to please notify Administrator Harrison prior to that date.
  - e. Mayor Palmer stated the Recreation Commission continues to review the development of the recreation park. At their October 27, 2005 meeting they had recommended \$150,000.00 be dedicated toward a building for the tennis program and the balance of the funding be dedicated toward the improvements at the 58

acre site, with infrastructure, restrooms, concession stands, bleachers and with a functioning football field as their first items of development.

f. Mayor Pro Tem Potts reminded the public of zoning hearings scheduled for December 12, 2005.

- 1) Ronnie Holbrook, agent for Jacqueline S. Roberson for house and lot at 104 Joann Street for a zoning request of R-1B and annexation.
- 2) Ronnie Holbrook for house and lot at 102 Joann Street for zoning of R-1B and annexation.
- 3) Ronnie Holbrook, agent for Edna Blankenship for house and lot at 100 Joann Street for R-1B zoning and annexation.
- 4) Southern Heritage Construction, Inc. for lot off Highway 41 and North Drive for C-2 zoning and annexation.

5. Council Comments:

a. Mayor Pro Tem Potts stated that during the month of October, 2005:

- 1) The street department placed 9 new street signs and completed 31 shop work orders. They ran the storm water maintenance plan on October 7<sup>th</sup> and checked all grates and pipes inside the City. They dug out and patched water and sewer cuts on Stonehaven Drive, Garden Hills Dr, Meadowlane, Peters St, Belmont Dr, Alton Dr, Lewis Dr, Holly Dr, Tulipway, Flora Dr, and Maplewood Dr., utilizing 42.52 tons of asphalt.  
They completed hauling topsoil from the new Recreation Department Road off McDaniel Station Road to the soccer practice field on Highway 136. They built a 35x70 basketball court at the Calhoun Primary-Elementary School on Laurel Creek Road. They dug out and lowered approximately 100 feet of gas line, layed 14 feet of 24 inch pipe and rip-rap drainage ditch on Bowling Industrial Way. They started clearing land and hauling for a new parking lot behind fire station #2. They removed all damaged sidewalks and curbs at the High School on Yellow Jacket Dr. and poured new ones.
- 2) The sanitation department serviced vehicles. They did not gain any new dumpster accounts during the month.
- 3) The parks department maintained all City fountains and public grounds owned by the City. They completed maintenance jobs for the Library, Downtown Development, The Depot and the street department. They continued construction of new offices at the detective building on Highway 41 South.
- 4) The cemetery department supervised the opening and closing of 10 spaces, maintained both Fain and Chandler Cemeteries, sold 9 new grave spaces and overviewed the setting of 10 new monuments.
- 5) The animal control department responded to 50 customer calls and housed 34 dogs and 23 cats.
- 6) Mayor Pro Tem Potts reminded the public of the Main Street brick Sale that is underway through January. She stated it is an excellent opportunity for anyone to purchase a special commemorative gift for loved ones by having an initialed brick for the family member or loved one installed at the park.

- 7) Mayor Pro Tem Potts reminded everyone of the Thanksgiving lunch that will be prepared on November 23, 2005 by the First Presbyterian Church.
- b. Councilman Denmon stated that during the month of October, 2005:
- 1) The water treatment facility treated a daily average of 12.981 million gallons per day and 43.4% of this potable water was pumped from the wells off Brittany Drive.
  - 2) The water construction department made 109 water connections, changed out 9 meters, repaired 41 leaks, installed 2,580 feet of 8 inch PVC and 360 feet of 2 inch PVC. They repaired 25 water leaks, changed out 33 meters, received 114 calls for service, located 395 lines for developers, called in 87 location requests, responded to 26 emergency calls, and changed out 1 fire hydrant.
  - 3) The sewer construction department made 26 sewer connections, repaired 9 service lines, repaired 6 manholes, inspected 1,742 feet of sewer main, inspected 900 feet of sewer service, provided 231 locates for developers, repaired 1 lift station, responded to 2 service calls, cleaned 11,900 feet of sewer lines, opened and inspected 23 manholes, installed 630 feet of sewer force main to serve the new Church of Christ buildings on Dews Pond Road and completed inspection and change over of the Yancy lift station on Robinson Road.
  - 4) The waste treatment plant treated an average daily flow of 6.092 million gallons per day with the average BOD effluent being 9, average suspended effluent 14, and average COD effluent of 75.
  - 5) The building inspection department issued 40 permits during the month with estimated construction of \$2,315,875.00 and approximately 1.3 million was for residential construction.
- c. Councilman Crowley commended the electric department for their employees who volunteered to assist with the hurricane damage at various areas in surrounding states in the last several weeks. He stated these employees are to be commended for their willingness to assist other communities.
- For projects under construction or completion:
- 1) Electric department:
    - The water plant pumping expansion remains under construction.
    - The waste treatment plant expansion is in the first stage of installation.
    - The Yancy sewer lift station relocation remains under construction.
    - The construction is in process for replacement and additions at the Mohawk Twisting Plant.
    - Construction is also under way for the Brian Carden Development on Peters Street and Adair Street.
    - The next phase of the Village Projects on Lennox Road in under construction and the expansion of the Professional Court Complex.
  - 2) Projects in engineering design:
    - The local crews are preparing Christmas lighting for downtown. This should be completed and ready for operation by Thanksgiving.
    - Engineering has begun major construction projects for upgrading lines in the Richardson Road and Peters Street area and also for a new line to serve the McDaniel Station Industrial Park.

- 3) There were 55 street and security lighting work orders completed in October, 12 new business and maintenance orders and 4 trouble call-outs after hours.
  - 4) Telecommunications department:  
The Calnet Director, Brad Carrick was elected to the Board of Directors for Georgia Public Web. The department completed construction of a fiber line for wiring for the Criminal Investigations Division on Highway 41 South. They continue to evaluate equipment and develop a potential business model for providing expanded internet service in Calhoun. They complied with the Georgia Public Service Commissions request for data. They provided internet service during the chambers business expo, opened 12 work orders, closed 11, and responded to 2 trouble call-outs.
- d. Mayor Palmer stated since Councilman Hammond was going to be late for the meeting and he would provide his report.
- 1) The police department provided 522 arrests during the month of October. This included 67 warrants, 84 cases for speeding and 13 D.U.I.'s. They issued a total of 268 warnings, responded to 93 highway accidents, responded to 27 private property accidents, provided 93 escorts, reported and provide 1,598 incidents, responded to 252 alarms, patrolled 55,994 miles and received and responded to 4,069 service calls from 911.
  - 2) The fire department received 64 calls during the month of October, 10; calls were fire incidents with \$20,000.00 estimated in fire damage, 1 over pressure rupture, 18 emergency medical service calls, 15 hazardous condition incidents, 4 service calls, 6 good intent calls and 10 false alarms. In other activities the fire department personnel continued to receive in-house training, on the cores skills as required by the state. They provided a fire safety presentation at Home Depot, participated in collections for the Georgia Firefighters Burn Foundation, Boot Drive, assisted with the Calhoun Home Coming Parade and the Alzheimer's Parade. They conducted fire prevention, public safety education at the First Baptist Preschool, First Methodist Preschool, Calhoun Primary School, Calhoun Elementary and Calhoun Pre-K for an estimate of 2,080 children.
  - 3) The fire inspection department completed 16 inspections during the month. Fire inspector, Terry Mills worked in Waveland, MS for hurricane relief during the first week in October.
6. Public hearings and Comments:
- a. Mayor Palmer stated at this time public hearings on the zoning matters would be held, and the public would have an opportunity to make pro and con comments with a ten-minute maximum time limit for each side of the matter and with each person speaking being required to have filed a Financial Disclosure Statement five days prior to the hearing if required, and each person giving their name and address. Mayor Palmer inquired if any of the elected officials had filed a disclosure statement regarding ownership or special interest of any of the agenda items. The response was negative for elected officials Mayor Pro Tem Potts, Councilman Crowley and Councilman Denmon. Councilman Hammond was unable to attend this part of the meeting. However, it was noted that Councilman Hammond had received a campaign contribution from one of the members

interested in one of the zoning items and the disclosure had been properly filed by Mr. Jesse Leazer.

**STANDARDS GOVERNING THE EXERCISE OF ZONING POWER**

- (1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- (3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- (4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
- (5) Whether there will be capital costs for capital improvements to serve the area. Capital costs shall include water mains, sewer mains, new street pavement or widening, new fire stations or equipment, new police stations or equipment, and other like costs.
- (6) Whether the zoning proposal is in conformity with the policy and intent of the land use plan.
- (7) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for the approval or disapproval of the zoning proposal.
- (8) Whether there are other factors relevant to balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property.

**VARIANCE CONSIDERATIONS (ONE OR MORE)**

- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.
- (b) The application of this ordinance to the particular piece of property would create an unnecessary hardship.
- (c) Such conditions are peculiar to the particular piece of property involved.
- (d) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this ordinance, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this ordinance.

b. Mayor Palmer stated the items were as follows:

- 1) A zoning request of R-1 and annexation of approximately 14.388 acres located on Meadowbrook Road by Joe Stepp. A public hearing was opened. Harrison reported that notices to the adjoining property owners, signs on the property and notices to the local legal organ had been completed. Mayor Pro Tem Potts stated the Zoning Advisory Board had heard this matter on November 10, 2005. She stated the Board had determined the proposed use would be suitable and would not adversely affect existing property. It would be compatible to the Villages that are currently under development by Mr. Stepp and his Company. It would be R-1 zoning and the lots would be approximately one acre. She stated the Zoning Advisory Board had

recommended approval. Mayor Palmer inquired if there were any comments by the applicant. Mr. Stepp provided a copy of the master plan for all areas of the development. He stated parcel "A", which would be an entrance off of Dews Pond Road, included a neighborhood retail center for approximately 2 acres. Parcel "B" is approximately 14 acres as a townhouse community, parcel "C" is approximately 5 acres of an apartment community. Area "D" is single family housing for approximately 36 acres. Parcel "E" is Bristol Place with approximately 14 acres. Parcel "F" is an apartment community of approximately 30 acres. Parcel "G" is approximately 24 acres and is a Professional Court. Parcel "H" is approximately 14 acres for single family housing. He stated it is his Company's idea to tie the overall program together. Mayor Palmer inquired if there were any comments or questions. There were none. Mayor Palmer inquired if there were any comments by the Council. There were none. The public hearing was closed. The findings of the Mayor and Council were:

**STANDARDS GOVERNING THE EXERCISE OF ZONING POWER**

- (1) The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (2) The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.
- (3) The property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- (4) The zoning proposal will result in a use that will add to existing streets that have heavy traffic at peak periods.
- (5) The capital costs for capital improvements to serve the area will be born by the developer.
- (6) The zoning proposal is in conformity with the policy and intent of the land use plan.
- (7) There are no other existing or changing conditions affecting the use and development of the property with the exception that the 14 acre development will coordinate with an existing housing development plan known as the villages by the Brent Stepp Construction Company.
- (8) There are no other factors relevant to balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property.

Mayor Pro Tem Potts made a motion based on the findings to zone the property R-1 and annex. The motion was second by Councilman Denmon with Mayor Pro Tem Potts, Councilman Denmon and Councilman Crowley voting affirmatively, motion carried.

- 2) A zoning request of C-2 and annexation by Darin Hardin and others for approximately 17 acres located at the northwest corner of Dews Pond Road and Harmony Church Road. A public hearing was opened. Harrison stated notices to the adjoining property owners, signs on the property and notices to the local legal organ had been completed. Mayor Pro Tem Potts stated the Zoning Advisory Board had heard this matter on November 10, 2005. She stated the proposed development will be initially for primary medical offices with other commercial property for sale or lease and development. She stated it was the recommendation of the Zoning Advisory Board to zone the property

C-2 and annex the 17 acres at the corner of Dews Pond Road and Harmony Church Road. Mayor Palmer asked if there were any comments by the developers. Darin Hardin, a representative of the partners provided a sketch of the proposed development and reviewed the various lots that would be available for sale and the initial portion that would be developed for medical offices. He stated the architecture and type of development would be upscale and would be a pleasing addition to the area. Mayor Palmer asked if there were any comments by the public since there was no one signed to speak regarding the matter. There were none. Mayor Palmer asked if there were comments by the Council. There were none.

Mayor Pro Tem Potts stated the City had received a letter from Ken Payne regarding a tower in the area that might cause interference with units that were constructed in the area unless proper installation is made initially. Darin Hardin acknowledged that they are aware of the tower and had discussed this with Mr. Payne and would address this on the front end during construction. The public hearing was closed. The findings of the Mayor and Council were:

**STANDARDS GOVERNING THE EXERCISE OF ZONING POWER**

- (1) The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (2) The zoning proposal will not adversely affect the existing use or usability of adjoining or nearby property.
- (3) The property to be effected by the zoning proposal has a reasonable economic use as currently zoned.
- (4) The zoning proposal will result in a use that will add to existing streets with heavy traffic at peak periods.
- (5) The capital costs associated with the development of the proposed property will be born by the developer.
- (6) The zoning proposal is in conformity with the policy and intent of the land use plan.
- (7) There was one recognized condition in the area, the existence of a radio tower located in the neighborhood that will require the developers to provide special connections to avoid any interference for radio, television and etc. This matter will need to be addressed in the initial construction phase.
- (8) There are no other known relevant factors to balance the interest in promoting public health, safety, morality or general welfare, against the right of the unrestricted use of the property.

Mayor Pro Tem Potts stated that based upon the findings of the Mayor and Council she would recommend zoning of C-2 and annexation of the Darin Hardin and others property for approximately 17 acres at the corner of Dews Pond Road and Harmony Church Road. The motion was second by Councilman Denmon, with Mayor Pro Tem Potts, Councilman Denmon and Councilman Crowley voting affirmatively, motion carried.

- 3) A zoning change request of Juanita T. Muse for 1 acre (out of 6 acre tract) at 1066 Sugar Valley Road, NW for rezoning as commercial in order to build a pet grooming shop. A public hearing was opened. Harrison stated that notices to the adjoining property owners, signs on the property and notices to the local legal organ had been completed. Mayor Pro Tem Potts

stated the Zoning Advisory Board had heard this matter on November 10, 2005 at 4:30 p.m. There were several people who spoke, including the applicant. The Board also reviewed information from the Zoning Review Committee and based on their findings they made a recommendation to recommend a conditional zoning of neighborhood commercial with a stipulation that the 1 acre tract be utilized for a dog grooming shop only. It would be open Tuesday through Saturday with no animals being housed over night. And with the entrance to the one acre off of the private drive of Mrs. Muse. If there was any change of use or activity as defined, it would require the matter to return to the Zoning Advisory Board as a variance request. Mayor Palmer asked if there were any comments by the applicant. Deanna Muse speaking on behalf of her mother, Juanita Muse, she is currently in school and she will graduate soon and she desires to open her own grooming facility. She will adhere to the stipulations as recommended by the Zoning Advisory Board and her plans include approximately 8 animals to be groomed per day. There will not be any excessive barking or any animals housed over night. Mayor Palmer stated there were a couple of people registered to speak. He asked if they wish to speak at this time. Joanne T. Meadows stated she has resided at the property across the road from the proposed development for 26 years and she is opposed due to safety, hazardous conditions and primarily because it will devalue her property. She stated there are 15 families in the subdivision that are opposed and she asked all those that were in attendance to please stand.

The next registered speaker was John Wayne Hall. He stated that based on the recommendation from the Zoning Advisory Board for the conditional zoning, he would not be opposed to a grooming shop. He stated for the record, he had signed a petition that had been circulated in the community. However, at the time he did not realize that his property, north of the area had been zoned commercial when he had been asked to annex the property to accommodate another property owner who needed property annexed, and based upon the use of the property at that time it was zoned commercial. Mayor Palmer asked if there were any other comments by the public or by the Council. There were none. The hearing was closed.

The findings of the Mayor and Council were:

**STANDARDS GOVERNING THE EXERCISE OF ZONING  
POWER**

- (1) The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property since the existing area has mixed use.
- (2) The zoning proposal will have limited effects on the existing use and usability of adjacent or nearby property.
- (3) The property in question has a reasonable economic use as currently zoned.
- (4) The zoning proposal for limited neighborhood commercial will not result in excessive use of streets, utilities or schools.
- (5) Capital costs for development will be born by the property owner.

- (6) The zoning proposal is in conformity with the policy and intent of the land use plan.
- (7) There are no other known existing or changing conditions affecting the use and development of the property that gives supporting grounds for their approval or disapproval.
- (8) The Mayor and Council found that for the public's safety and integrity of the mixed use area that it should be conditional zoning based upon the factors as outlined in the public hearing.

Based upon the findings Mayor Pro Tem Potts made a motion to approve the rezoning request of Juanita T. Muse for neighborhood commercial for the one lot fronting Highway 136 with the conditions that the property be utilized for a pet grooming shop only, opening hours of 8 a.m.-6 p.m., Tuesday through Saturday. No animals will be housed over night and with the entrance to be located at the private drive of Mrs. Juanita Muse. A stipulation with any change of use would require a zoning variance also with the stipulation that there be no housing on the one acre parcel. The motion was second by Councilman Crowley with Mayor Pro Tem Potts, Councilman Crowley and Councilman Denmon voting affirmatively, motion carried.

- 4) A zoning request of PRD and C-1 and C-2 plus annexation by Darin Hardin and others for approximately 130 acres located at 700 Lover's Lane Rd. A public hearing was opened. Harrison confirmed that notices to the adjoining property owners, signs on the property, and notices to the local legal organ had been completed.

Mayor Pro Tem Potts stated the Zoning Advisory Board also heard this matter on November 10, 2005. She stated there was a considerable amount of comments by various members of developments from Thornwood, Saddle Brook and others in the immediate area. She stated there were also minutes from a preliminary PRD meeting and also minutes from the Zoning Review Committee that were reviewed and discussed during the meeting. She stated that based upon the proposed PRD Development with the understanding that the C-1 would be dropped with the area to be zoned neighborhood commercial with a variance allowed for loft apartments and with the understanding that the commercial portion of the project carry the same requirements as the PRD regarding amendments would be made from the final approved plan without going through a zoning variance process. They had also reviewed the Regional Development Center findings from Coosa Valley Regional Development Center. They had solicited comments from several municipalities and State Agencies and there findings concluded that the proposed local government action on the request is in the best interest and therefore, of the State. She stated in terms of traffic as it relates to the Georgia Department of Transportation in a quoted comment from Andy Rikard, "This project is not expected to have adverse effect on the State route system in Gordon County, however without the benefit of the traffic study it is unclear as to the impact on the signalized intersection of Highway 53 at Lovers Lane Road." Annette Eason of Georgia Department of Transportation stated, "The new development is not expected to cause major impacts. Georgia Department of Transportation has no roadway projects in the area. The 700 peak hour vehicle trips per day expected along Lovers Lane Road and Thornwood Place are not expected to worsen the

traffic capacity of the nearby State route 53. In 2004 there were 10,610 average daily traffic vehicles along the four lane State route 53. The additional 700 peak hour vehicle trips per day are not expected to cause the route to be over capacity.” Mayor Pro Tem Potts stated that while these relate primarily to State routes it does indicate that the committee did consider traffic congestion in their deliberation.

Mayor Pro Tem Potts stated that based upon these concerns the Zoning Advisory Board did make a motion to recommend approval.

Mayor Palmer stated at this time he would ask for comments, the first being comments by the developers. Mr. Bobby Howard and Darin Hardin presented a slide show presentation outlining the proposed project and also presenting examples of different types of architecture that might be considered and also reviewing areas that have tree and landscaping similar to the proposed project. They also stated they had met earlier in the evening with members of the community whose property adjoins the development on the north and they had agreed to sell several of those the 50 foot buffer strip and would engineer a second buffer inside the project. The size of the lake will be reduced and this will change the design somewhat. They stated that associations would be set up to handle maintenance for the entire project. There would be two associations, one for the single family housing and one for the adult Villa’s.

Mayor Palmer inquired if there were additional comments. He stated that several individuals had registered to speak. The first speaker being Dr. Ed Miron. He stated he had been allowed to purchase the primary buffer and this would give him additional property protection. He is still concerned with the heavy traffic but he felt a large part of his concern had been addressed.

The second speaker, Jesse Leazer stated he is a resident of Saddle Mountain Drive and he is very concerned with congestion and safety. He stated petitions had been solicited and been made a part of the file for the application. These petitions include over 100 families located in the area that are very concerned with the proposal. He stated in his estimate the cart is before the horse and there should be improvements in transportation routes prior to the development being approved. Mayor Palmer stated in regard to Mr. Leasers’ comments the City of Calhoun is very concerned with safety. He stated the City has a meeting set up with the District Transportation Engineer, Kent Seager, of the Cartersville Office for a meeting within the next two weeks to review several traffic intersections and to seek assistance and recommendations for improvements.

The next registered speaker, Marc Dyke at 339 Saddle Brook Drive stated that he is one of those parties that will be purchasing the additional buffer. Previously when the owner of the property had sold timber that he and several of his neighbors had talked with the contractor and had purchased a 300 foot tree buffer. They had not purchased the property, but had purchased the trees so that the trees would remain. He stated his view is that the neighborhood has been concerned and it has been an experience for him and the neighbors to review their surroundings and to review the situation. They are concerned with property values, housing density and a certain lack of details regarding the proposed development. They are concerned with fire, safety hazards and sewer. He stated they would ask that the project be approached carefully and reviewed thoroughly.

The next speaker, Gene Kostreba, stated that he and several of his neighbors are not opposed to the development. They are anxious to see the project start and to

know what will be located on the property. It has been a concern for the neighborhood as to what and how the property might be developed. He stated he fully understands that the size of lots is changing for a number of people, specifically the young and the elderly because of a lack of desire for maintaining large lots. The next speaker, Don (Billy) Lewis stated he had owned the property for over 50 years. He stated that he feels the development will be an excellent development for the area. It will not be something that will be developed overnight but will take several years, and the pace will provide sufficient timing for traffic improvements to be made in the area.

Rhonda Payne stated that she is concerned with the amount of traffic that may come from the new proposed development into Thornwood and she is concerned with high density and also the marketing approach for the project.

Linda Abercrombie stated that as a long term resident of Thornwood that she remembers the ice storm in which they only had one route out of their neighborhood. She stated that the proposed development would allow a second route for Thornwood residents to utilize and she felt it would be used more by Thornwood property owners exiting through the development than there would be property owners from the new proposed development going through Thornwood.

Mayor Palmer asked if there were any other comments. Mayor Pro Tem Potts stated that she would note for the record that following the Zoning Advisory Board meeting she had received a telephone call from Cathy Mathews stating that the Zoning Advisory Board had made the right decision and she supported that decision after her additional time to think the matter through.

The public hearing was closed.

**STANDARDS GOVERNING THE EXERCISE OF ZONING  
POWER**

- (1) The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property in terms of residential development on the eastern side and commercial on the western side of the property.
- (2) The zoning proposal will not adversely affect the existing use or usability of adjacent property.
- (3) The property to be affected by the proposal has a reasonable economic use as currently zoned in the County.
- (4) The zoning proposal will result in a use that will add to the existing traffic congestion in the area at peak periods.
- (5) The capital costs for infrastructure will be born by the developer. The developer proposes to provide sewer for the new development thereby bringing it much closer to the adjoining residential developments.
- (6) The zoning proposal is in conformity with the policy and intent of the land use plan.
- (7) There are no known existing or changing conditions affecting the use or property that give supporting grounds for approval or disapproval.
- (8) There are no other factors relevant to balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property other than the PRD zoning will include C-2 and C-N zoned areas under the umbrella regarding project changes of the PRD zoning requirements and these will limit the use to only those plans finally adopted that can only be changed following a zoning

variance request through the Zoning Advisory Board and the Mayor and Council.

Following the findings of the Mayor and Council, Mayor Pro Tem Potts made a motion to zone the project area PRD as defined in their plat, C-2 on the portion fronting Lovers Lane Road and C-N for the commercial property directly behind the C-2 property with a variance to allow loft apartments in the C-N area. It was also noted that a corrected plat will need to be made available and presented to the City for their permanent file regarding the changes as a result of the additional buffer space needed. And Mayor Pro Tem Potts motion also covered the annexation of the proposed 130 acre tract. The motion was second by Councilman Denmon, who stated that he viewed the project as a quality development project for the community. The motion was adopted by a positive vote by Mayor Pro Tem Potts, Councilman Denmon and Councilman Crowley who stated that while there is traffic and other growth concerns associated not only with this project but with others, there is definitely a need for this type of unique project as proposed.

b. Other hearings and public comments:

1) Mayor Palmer stated at this time he would open the public hearing on two beer package license requests for Fast Petroleum, Inc., with Worth L. Thompson, Jr. as authorized agent. The first of these being:

a. A request to convert the stand alone beer package license for 1401 U.S. 41 South to a beer package license with food and fuel sales. Mayor Palmer stated the location currently has beer package license for the sales to be separate from the grocery and fuel portion of the business.

Mayor Palmer inquired if there were any comments by the Council or by the public. There were none. He stated the police report was clear for the authorized agent and the public hearing was closed. Councilman Crowley made a motion to approve the beer package license for Fast Petroleum, Inc., with Worth L. Thompson, Jr. authorized agent for 1401 U.S. 41 South for a beer package license with food and fuel sales. The motion was second by Councilman Denmon, Councilman Crowley, Councilman Denmon, Mayor Pro Tem Potts and Councilman Hammond, who joined the meeting.

b. Mayor Palmer stated the second location is the lot on River Street at the corner of River and Line Street. He stated this is a new location with a request for sales with fuel. He stated the police report was clear for Mr. Worth L. Thompson, Jr. He inquired if there were any comments by the Council or by the public. There were none. The hearing was closed. Mayor Pro Tem Potts made a motion to approve the beer package license for sales with fuel located at the lot at the corner of River and Line Street. The motion was second by Councilman Crowley with Mayor Pro Tem Potts, Councilman Crowley, Councilman Denmon and Councilman Hammond voting affirmatively, motion carried.

7. Old Business: None.

8. New Business:

a. Mayor Palmer gave a first reading of a beer package license request of Mukhi, Inc., Mukesh F. Patel, authorized agent for the beer package store at 960 North Wall Street, known as Arch City Package Store. The request is to incorporate the

beer package portion of the business with the currently licensed liquor and wine package store in the building that is separated by the firewall. He stated the earliest date for the public hearing would be December 12, 2005 at 7:00 p.m. Councilman Crowley made a motion to set the public hearing for that date and time. The motion was second by Councilman Denmon with Councilman Crowley, Councilman Denmon, Councilman Hammond and Mayor Pro Tem Potts voting affirmatively, motion carried.

- b. A first reading of two beer package license request for Philip Beamer Distributor, Inc., with Phil Beamer as authorized agent.
  - 1. The store located at 756 Highway 53 East, SE, would be a new location with sales with food and fuel. The police report is clear and the surveyors report is clear. Mayor Palmer stated the earliest date for a public hearing would be December 12, 2005 at 7:00 p.m. Councilman Denmon made a motion to set the public hearing for that date and time, second by Councilman Crowley with Councilman Denmon, Councilman Crowley, Councilman Hammond and Mayor Pro Tem Potts voting affirmatively, motion carried.
  - 2. The store at 1240 Red Bud Road a new location with sales of food and fuel. The police report is clear. The surveyors report is clear. Mayor Palmer stated the earliest date for a public hearing would be December 12, 2005 at 7:00 p.m. Mayor Pro Tem Potts made a motion to set the public hearing for that date and time, second by Councilman Crowley with Mayor Pro Tem Potts, Councilman Crowley, Councilman Denmon and Councilman Hammond voting affirmatively, motion carried.
- c. A first reading of a beer package license request of Red Bud Liquor Store, Inc., Champ Kelly as authorized agent for 1115 Red Bud Road for the location currently licensed to Jimmy's Package Store. The request is to incorporate with the existing liquor and wine store. Mayor Palmer stated the earliest date for a public hearing would be December 12, 2005 at 7:00 p.m. Councilman Crowley made a motion to set the public hearing for that date and time. The motion was second by Councilman Denmon with Councilman Crowley, Councilman Denmon, Councilman Hammond and Mayor Pro Tem Potts voting affirmatively, motion carried.
- d. Mayor Palmer gave a first reading for a taxi license request of Maria De La Luz Palmerin-Vega for a commercial office at 904 B North Wall Street. Mayor Palmer stated the police report is clear and the second reading can be held on November 28, 2005 at 7:00 p.m.
- e. Mayor Palmer gave a first reading the zoning request of R-1B and annexation of a house and lot located at 104 Florence Avenue with the property being owned by Dwight L. Walraven. Mayor Palmer stated the earliest date for a public hearing would be January 9, 2006 at 7:00 p.m. Mayor Pro Tem Potts made a motion to set the public hearing for that date and time, second by Councilman Denmon with Mayor Pro Tem Potts, Councilman Denmon, Councilman Hammond and Councilman Crowley voting affirmatively, motion carried.
- f. City Administrator Harrison stated the final election results are not possible at this time since she has not received the final results of the Provisional ballots. The votes for the City Municipal election were Councilman Ray Denmon without opposition received 945 votes. Councilman David Hammond without opposition received 942 votes. For the City School Board, Amy M. Atkinson received 912 votes without opposition. Ed Moyer received 940 votes without opposition. On

Post #3 on the School Board there were two candidates, Eddie P. Hall and Trey Pierson. Mr. Hall received 693 votes and Mr. Pierson received 527 votes. In terms of the SPLOST question that was also on the ballot there was 3,504 votes cast County wide for approval of the SPLOST and 707 votes cast to oppose the SPLOST. Harrison stated there were 20% voting in the election. She stated the number of Provisional ballots was approximately 10 and those should not affect the final outcome of the election.

- g. Mayor Palmer stated each member had in there packet information provided by the finance department regarding a proposal for special budget amendments for the 2005 fiscal year and for 2006. He stated this is in connection with the flexible operating trust through MEAG that is under the control of the City. He stated the MEAG billing that is currently listed in the budget regarding power sales and the associated debt service to MEAG are net figures as they relate to the budget. However, from an accounting stand point the audit will include gross sales therefore, the off systems sales that go through the flexible trust that are used to help service the debt at MEAG will need to be budgeted in order to offset the gross sales. Director Cornwell confirmed the information. There were no questions by the Council. Councilman Crowley made a motion to approve the proposed budget amendments as outlined. The motion was second by Councilman Denmon with Councilman Crowley, Councilman Denmon, Councilman Hammond and Mayor Pro Tem Potts voting affirmatively, motion carried.
- h. Mayor Palmer read the heading for the resolution regarding the authorized purchase of surplus property through the Georgia Department of Administrative Services. He stated those individuals charged with reviewing the program were Director Cornwell, Director Peterson and Administrator Harrison. Those authorized to actually purchase the surplus property onsite and review surplus property for possible purchase were Police Chief, Garry Moss, Fire Chief, Lenny Nesbitt, Street Superintendent, Kevin McEntire, Director of Water and Sewer, Jerry Crawford, Electric Superintendent, Larry Vickery, Recreation Director, Ronnie Reeves, Golf Maintenance Superintendent, Harold Franklin, and Purchasing Director, Barry Bohannon. Following a review Councilman Denmon made a motion to adopt the resolution. The motion was second by Councilman Crowley with Councilman Denmon, Councilman Crowley, Councilman Hammond and Mayor Pro Tem Potts voting affirmatively, motion carried.
- i. Mayor Palmer stated as explained by Administrator Harrison there is a request to extend the due date for Advalorem taxes until January 31, 2006 based on delays out of the control of the City. Following review Mayor Pro Tem Potts made a motion to authorize the extended due date for 2005 Advalorem taxes until January 31, 2006. The motion was second by Councilman Denmon with Mayor Pro Tem Potts, Councilman Denmon, Councilman Crowley and Councilman Hammond voting affirmatively, motion carried.
- j. Mayor Palmer gave the first reading of a beer, wine and liquor license renewals for 2006:

License Name	Manager or Authorized Agent	Address		Telephone	Type
ABC Highway 53 Package	Marion Whitaker	767 Highway 53 East SE	Calhoun, GA 30701	602-2080	B & W Package
American Legion Post 47	C. L. Rutledge	Post Office Box 494	Calhoun, GA 30703	629-6975	B Pkg & L Pour
Arch City Package *	Patricia DeFoor	982 North Wall Street	Calhoun, GA 30701	629-4986	B Pkg

B&L Beverage	Tim Bockholt	100 Highway 53 SE	Calhoun, GA 30701	629-0661	B Pkg
B&L Liquor, Inc	Lindsey Lewis	100 Highway 53 SE	Calhoun, GA 30701	629-0482	W & L Pkg
Back Gate	Hussein Asadi	355 Richardson Road, Suite 3	Calhoun, GA 30701	629-3669	B Pour
Dixie Beverage Shop	Barbara Bishop	1100 Red Bud Plaza NE	Calhoun, GA 30701	625-5625	B Pkg with Gro.
El Pueblito Mexican Rest.	Juana Naranjo	206 Park Avenue	Calhoun, GA 30701	625-2434	B&L Pour
El Rayos	Luis Rey Fitz, Solis	380 South Piedmont Street	Calhoun, GA 30701	625-1772	B&L Pour
Food Lion	Robert Canders Authorized Agent	1512 Red Bud Road	Calhoun, GA 30701	625-3906	B&W Pkg
Gondolier's Pizza	Alexis Prasinos	427 Indian Hills Shop. Center	Calhoun, GA 30701	625-2322	B Pour
Great Wall Chinese Restaurant	Kitty Leung	1120 North Wall Street	Calhoun, GA 30701	629-2389	B Pour
J & P	Patsy Colleps	549 Highway 53	Calhoun, GA 30701	625-4154	B & W Pkg
J J's Package Store	Raymond J. Brown	876 North Wall Street	Calhoun, GA 30701	629-4186	B Pkg
Kroger #393 Mail to: Andrea Buckles	Doug Busch	136 West Belmont Drive SW	Calhoun, GA 30701	625-4303	B & W Pkg
Kurani Pizza d/b/a Pizza Hut	Melba Jane Price	613 Hwy 53 East	Calhoun, GA 30701	629-0295	B Pour
Lizzi's Deli & Grill / Abujaber, Inc.	Mary Alma Blasengame	203 Richardson Road	Calhoun, GA 30701	624-1982	B Pour
Los Gallos De Mexico	Martin Carranza	235 West Line Street, Suite 2	Calhoun, GA 30701	602-7881	B&L Pour
Los Gallos De Mexico II	Martin Carranza	1220 Red Bud Road	Calhoun, GA 30701	602-6916	BWL Pour
Los Reyes Mexican Rest.	William T. Howard	442 Highway 53	Calhoun, GA 30701	629-1535	B W& L Pour
Mukhi, Inc. - Calhoun Liquor *	Mukesh S. Patel	960 North Wall Street	Calhoun, GA 30701	629-1361	B, W & L Pkg
Pantry Inc. d/b/a Golden Gallon	Joyce Moody	1476 Red Bud Road	Calhoun, GA 30701	629-7696	Beer Pkg
Pantry Inc. d/b/a Golden Gallon	Hope Kammeraud	1401 Red Bud Road	Calhoun, GA 30701	602-0111	Beer Pkg
R&R Beer & Tobacco (Yamnua Krupa, Inc.)	Kishor Shah	400 West Line street	Calhoun, GA 30701	629-5131	B & W Pkg
Red Bud Liquor Store, Inc.	Champ Kelly	1115 Red Bud Road NE	Calhoun, GA 30701	629-1458	B, W& L Pkg
South 41 Package **	Roy Thomas Aaron	1326 Highway 41 South	Calhoun, GA 30701	629-9623	B & W Pkg
Thurston's, Inc.	Mitzi Hutchinson	114 Court Street	Calhoun, GA 30701	602-4401	B&W Pour
Whittenburg, Inc / Hi-Tech Fuel	Linda Whittenburg	295 W Line Street	Calhoun, GA 30701	629-0266	B Pkg

\* Mukhi proposes to purchase Patricia Defoor's Beer Package Business, however their license will not be considered until December 12, 2005.

\*\* Red Bud Liquor proposes to purchase Jimmy's Beer Package Business, however the corporation's license will not be considered until December 12, 2005.

k. Mayor Palmer gave a first reading of the taxi license for 2006:

Number	Business Name	Owner	Address	Telephone
4343	Los Buenos Amigos Taxi	Sonia Romero	408 Court Street	Calhoun, Georgia 30701 624-0304
3725	Taxi Latino	Romualdo Rojo	802 North Wall Street	Calhoun, Georgia 30701 602-3339
	Taxi Domingo	Larry W. Carver	114 Erwin Street Suite 1 & 2	Calhoun, Georgia 30703 602-1124

l. Mayor Palmer gave a first reading for the pawn shop renewals for 2006:

Business Name	Owner	Address	Telephone
Cash Express	Cal Rountree	203 West Belmont Drive	Calhoun, GA 30701 602-1888

Corner Pawn	Larry E Knight	408 Court St	Calhoun, GA 30701	625-0193
D&S Pawn	Nancy P. Long	350 Highway 53 East	Calhoun, GA 30701	629-8051
National Title Pawn of Calhoun, Inc.	Frank McDonald	117 West Belmont Street	Calhoun, GA 30701	629-9099
Park Avenue Pawn & Jewelry	Douglas Driscoll	204 Park Avenue	Calhoun, GA 30701	625-0008
Pete's Music City & Pawn	Clifford L. Cochran	115 South Wall Street	Calhoun, GA 30701	629-4463
The Cash Store	Kent Popham	239 West Belmont Drive	Calhoun, GA 30701	629-5512
This & That Pawn Shop	Clyde E. McEntyre	408 South Wall Street	Calhoun, GA 30701	625-0820

Mayor Palmer stated that all of these items: j, k and l will be eligible for second readings on November 28, 2005.

9. Other written items not on the agenda: None.

10. Work Reports:

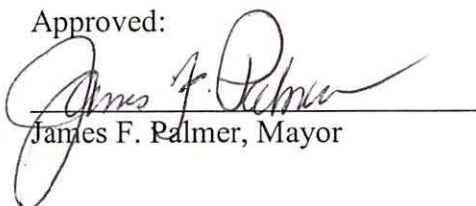
a. Director of Utilities Kelly Cornwell stated the proposed revisions to the Water/Sewer Connection Policy were explained fully at the previous meeting. He stated the largest item that is being amended is to have a requirement that developers provide plans that indicate the location of all utilities in order for there to be no misunderstanding on where City utilities will be located and their position in the development. He stated there were several other housekeeping amendments as reviewed in depth at the previous meeting. Mayor Palmer inquired if there were any comments. There were none. Councilman Crowley made a motion to approve the policy changes as proposed. The motion was second by Councilman Denmon with Councilman Crowley, Councilman Denmon, Councilman Hammond and Mayor Pro Tem Potts voting affirmatively, motion carried.

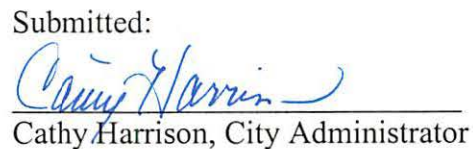
b. Director Cornwell stated he had provided information from Municipal Electric Authority of Georgia regarding a proposal from the City of Acworth to increase their reserve capacity by purchasing additional power through the City's generator. This will be for an additional 3,359 KW. The proceeds of the sales would be collected from Acworth and credited to the City's monthly utility account for wholesale power along with their previous purchase. Mayor Palmer inquired if there were any comments regarding the proposal. There were none. Councilman Crowley made a motion to authorize the sale of excess reserve capacity between the City of Calhoun and the City of Acworth. This would be for a period of 12 months beginning January 1, 2006 and ending December 31, 2006 for a sale price of \$16.02 per KW. The motion was second by Councilman Denmon with Councilman Crowley, Councilman Denmon, Councilman Hammond and Mayor Pro Tem Potts voting affirmatively, motion carried.

c. Director Peterson stated he had no items for consideration.

11. Mayor Palmer stated there was no need to move to Executive Session.

12. Mayor Pro Tem Potts made a motion to adjourn, second by Councilman Hammond with Mayor Pro Tem Potts, Councilman Hammond, Councilman Denmon and Councilman Crowley voting affirmatively, motion carried.

Approved:  
  
 James F. Palmer, Mayor

Submitted:  
  
 Cathy Harrison, City Administrator

# **City of Calhoun, Georgia**

## **Water & Sewer Line Installation Policy**

**February 26, 1999**

**Last Amended November 14, 2005**

### **Scope & Outline**

The purpose of this policy is to establish guidelines and standards for potable water distribution lines and sanitary sewer collection lines that connect to city lines and will be owned and operated by the City of Calhoun, and to insure that all federal, state, county and City statutes are complied with, as relate to said line extensions. The City of Calhoun reserves the right to deny or approve any water or sanitary sewer line extension requests, based upon the long-term maintenance requirements associated with the request. The primary purpose of the policy is to protect the economic and structural integrity of the water and sanitary sewer systems of the City of Calhoun.

### **Service Area**

This policy shall not be subject to political boundaries.

### **Objectives:**

- Provide a clear and concise description of the City of Calhoun water and sanitary sewer standards for water and sanitary sewer system design and construction.
- Provide guidance to developers and their engineers to facilitate compliance with said standards.
- Furnish standards that create development of a quality water and sanitary sewer infrastructure.

### **General Development Procedures**

#### **Service Availability**

A developer or his authorized representative must request water and/or sanitary sewer service in writing, from the Director of Utilities. The request for service must include the proposed location of the development. A fee for flow tests will be submitted at this time. The developer or his representative will perform the flow test. This test will need to be scheduled with the Engineering & Inspection Department. If sanitary sewer service is also required, a fee for field services is required to be paid. This service will consist of site visits, manhole identification, etc.

Based on the results of the water flow test, the developer will have a State of Georgia licensed professional engineer calculate the amount of water available to the development. Based on these calculations, the engineer will determine whether or not there are sufficient flows to meet water usage. Fire protection requirements shall be determined by the developer's engineer and must meet all requirements as outlined under The City of Calhoun Fire Prevention and Protection Ordinance NO.736 or other jurisdictional requirements. The engineer must then submit a report in writing, describing the scope of the proposed development, average daily demands and peak demands and certify that the proposed development will not degrade available flows to an unacceptable level. Based on this report, the City may approve or deny the request for water service. Sanitary Sewer service requests will include a report that will enable the City to determine if the proposed development is compatible with existing city sanitary sewer infrastructure. The report will need to include elevations of the proposed development property in relation to existing sanitary sewer lines. Elevations must be tied to mean sea level or National Geodetic Vertical Datum. No assumed elevations will be accepted. Based on this report, the City may approve or deny the request for sanitary sewer service.

#### **Design**

Design of the development, materials used in the development, and workmanship of water and sanitary sewer lines shall comply with the City of Calhoun's water and sanitary sewer line installation specifications. The design for the development should be sufficient to accommodate the planned development and any future development that may occur on property owned by the developer at this location and future build-out of the drainage basin. All main water lines shall be minimum 6 inches along Public Rights of Ways, excepting Cul-de-Sacs and all main sewer lines shall be a minimum of 8 inches.

The City reserves the right to upgrade the design to accommodate future development on adjacent properties. The city will reimburse developer for additional cost associated with upgraded pipe sizes, pump stations, tanks, or sewer lift station based on the city's annual bid prices for these items. The Sanitary sewers shall be designed to allow for extending the sanitary sewer along the main drainage or drainages to accommodate future development of the basin. An easement or easements may be required.

Acceptable line sizes for potable water shall be 6" and larger with increasing size increments of 2 inches, excepting Cul-de-Sacs. Should 2" water mains be approved, the maximum number of residences or units severed by a single 2" water main shall be fifteen (15).

If the request for city water service is approved, the developer will submit to the City, two (2) copies of site plans showing the following:

- a. Street locations;
- b. Property line locations, with North arrow;
- c. Water pipe size and location;
- d. Location and size of gate valves, air release valves;
- e. Thrust blocks at all bends and tees (Crosses are not acceptable);
- f. Location of all proposed fire hydrants;
- g. Existing water line locations, sizes and types of material;
- h. Detailed drawing of proposed water line tie-in to existing water mains;
- i. Location of proposed service crossings, including sizes;
- j. Total length of the proposed water lines;
- k. Nearest existing water line valves;
- l. Pressure flow test results;
- m. Lot numbers and assigned street addresses;
- n. Standard details complying with the City of Calhoun water and sewer specifications;
- o. As-Built drawings must be in digital format: DWG, DXF, DNG, or Terra Model.pro;
- p. All drawings must be tied to State Plane Coordinates;
- q. Any easements that will be needed for water lines crossing what is now or will be private property must be provided to the City by the developer;
- r. Scale to which plans are drawn;
- s. Soil and erosion control plan for water line connection;
- t. An itemized cost estimate and construction schedule;
- u. Other Utilities: Indicate on the plans where other utilities will be located. Coordinate with other utility owners to avoid conflicts with water meters, sanitary sewer manholes, sanitary sewer cleanouts, power transformers, light poles and telephone pedestals and junction boxes. All transformers, light poles, telephone pedestals and junction boxes must be shown on the plan sheet.

If the request for sanitary sewer service is approved, the developer will submit to the City two copies of site plans, showing the following:

- a. Street locations with Lot numbers and assigned street addresses;
- b. Property line locations with North arrow;
- c. Sanitary sewer pipe size and location (Sanitary sewer lines should not be placed in street, if possible;)
- d. Location of Manholes;
- e. Layout must include manhole numbers, manhole stations, line designations, flow direction arrows, street names and topography;
- f. Indicate proposed storm drain and water line crossings on profiles;
- g. Detail tie in of proposed lines with existing lines, as to elevation and invert direction;
- h. Manholes with outside drops;
- i. Slope, length and size of lines;
- j. Location in profile of sanitary sewer lines and forcemains;
- k. Location of sanitary sewer service lines and main line connections;
- l. Location in profile of streams and storm drains that will be crossed;
- m. Easements must be 60 feet for construction purposes and 20 feet for the permanent easement;
- n. Standard Details complying with the City of Calhoun water and sanitary sewer specifications;
- o. As-Built drawings must be in digital format: DWG, DXF, DNG, or TerraModel.pro;
- p. All drawings must be tied to State Plane Coordinates
- q. Scale to which plans are drawn;
- r. Soil and erosion control plan for sewer line construction;
- s. An itemized cost estimate and construction schedule;

- t. Main line sanitary sewers shall be sized based on projected flows using 150 gal/day/acre with a peaking factor of 2.5 (Ten States Standard.) Sanitary sewers 16" and larger shall be ductile iron pipe. Sanitary sewers shall be designed and installed so as to maintain a constant velocity of 2.0 feet per second and with a maximum distance 400 feet between manholes. Sanitary Sewers exceeding 12% slope shall be ductile iron pipe with locking rubber gaskets. Where the slope exceeds 18%, pipe stabilization methods should include a concrete anti-seep collar. Sanitary sewers installed at depths exceeding fifteen feet (15') shall be ductile iron pipe. The following table shall be used to determine minimum pipe slope that will be allowed:

8" pipe 0.40% (shown as slope in feet per 10 feet)  
10" pipe 0.29%

12" pipe 0.22%  
16" pipe 0.16%  
18" pipe 0.12%  
20" pipe 0.10%  
24" pipe 0.08%  
30" pipe 0.06%  
36" pipe 0.05%

- u. Other Utilities: Indicate on the plans where other utilities will be located. Coordinate with other utility owners to avoid conflicts with water meters, sanitary sewer manholes, sanitary sewer cleanouts, power transformers, light poles and telephone pedestals and junction boxes. All transformers, light poles, telephone pedestals and junction boxes must be shown on the plan sheet.

#### Extension of Existing Facilities

1. If an existing water or sewer main must be extended, The engineering for sanitary sewers or water mains off-site will be performed by the City of Calhoun's engineers and consultants. This cost will be a part of the project cost and will be payable in advance of the engineering services being performed.
2. Once the engineering is completed, the City of Calhoun will accept construction bids for the project. You may want your contractor to submit a bid for the construction off-site sanitary sewers or water mains. Bids will be reviewed and the contract awarded to the lowest and best prepared bid.
3. The developer may install both on-site and off-site sanitary sewers or water mains. This would require that all materials and construction methods must conform to the above mentioned policy and specifications. The developer must also comply with all federal, state and local government requirements.
4. All cost for the installation of sanitary sewers and /or water mains for both on-site and off-site shall be born by the developer and the developer shall be given an equal amount of sanitary sewer or water connection credits for connections to facilities owned and operated by the City of Calhoun. These connection credits must be assigned to lots with legal addresses and the developer is responsible for maintaining a record of the locations and show proof of credit by submitting a copy of the receipt.

These extensions of existing facilities can only occur on existing public right-of-ways or existing city owned easements. The City will make all main line tie-ins to existing water and sewer lines unless otherwise approved by the Water and Sewer Director.

The City will make the final decision to allow extension of its facilities and participate in the cost of said extensions. The Director of Utilities or Mayor and City Council will be responsible for such determination. All projects will be evaluated based on the City of Calhoun's best interest.

#### Easements

All water and sanitary sewer mains through out the development must be installed within the street right of way or on within dedicated easements. Easements must be platted and recorded as part of the subdivision or development plat. Easements must be a minimum of twenty feet (20') in width for water mains and twenty feet (20') in width for sanitary sewer mains. Dedicated easements for water or sanitary sewer mains are intended for these utilities respectively. Other utilities scheduled for installation within the easements must be a proved by the City of Calhoun Director of Utilities. The minimum dimensions for lift station easements shall be 50' X 50', with a minimum of 25'

wide easement for access. No structures, fencing, trees, or buildings may be placed within the boundaries of said easements.

The developer will be required to grant easements for future extensions of water and sewer lines to adjacent property lines or public right-of-ways. These must be shown on the recorded subdivision plat.

#### Plan Review and Inspection Fees

Review and Inspection Fees must be paid prior to beginning any installation of water and/or sanitary sewer mains on-site. This fee will be determined by the City and posted in the city fee schedule. The plan will be reviewed by the City and may be approved or denied. If denied, the plan will be returned to the developer for revision. Should the plan require additional review, a second review fee must be paid.

#### Pre-Construction Meeting

Upon payment of all fees associated with the development, the developer will set up a pre-construction meeting with the City and the contractor to be used. All questions related to development policies or specifications should be asked at this meeting. The developer and contractor are required to attest that both parties are familiar with the requirements as stated in the policy and specifications. A construction schedule for the proposed work will be needed. All work will be coordinated between the developer and the City to ensure proper notification and communication. The developer is responsible for coordinating with all other utilities to avoid conflicts. The construction schedule for work should include the start date; finish date, daily work start times and work stop times. The developer of the project will keep the City aware of all progress made on the job. The work shall be installed to the specifications of the City of Calhoun.

The developer shall furnish his or her own materials and Utility Contractor. All Utility Contractors shall meet the Statutes set forth by the Georgia General Assembly as of June 30, 1994. This will require that contractors installing water or sanitary sewer mains shall hold all necessary licenses as described under O.C.G.A. 43-14-8.2, O.C.G.A. 43-14-8.3, O.C.G.A. 43-14-8.4. At least one person with a minimum of a Utility Foreman's License must be present at all times during installation of water mains, sanitary sewer mains, and appurtenances. All materials must meet the requirements as stated in the City of Calhoun Standard Specifications for Water and Sanitary Sewer Installations.

#### Erosion Control

All developers will be expected to follow the best management practices, as prescribed in the Soil Conservation Service's Manual for Erosion and Sediment Control in Georgia when designing the soil erosion and sedimentation control measures for their development.

#### Permitting

After receiving the construction schedule for proposed work, an inspection fee will be calculated by the City using the city fee schedule. This fee will be based on 100% inspection of all work to be done in the development. The fee and all other related fees will need to be paid to the City and a "Water and / or Sanitary Sewer Installation Permit" issued before work can start on the Water lines and / or sanitary sewer lines. Inspections will include a review of materials used, method of installation, thrust blocking, protection and restoration of work area, type of bedding used, grade of pipe, backfilling, compaction, road and railroad bores, workmanship, testing etc. Should the project progress beyond the completion date as shown on the construction schedule additional inspection fees shall be paid by the developer. Any additional inspection fees must be paid prior to acceptance of water mains, sanitary sewer mains and appurtenances.

Prior to any installation of water mains and / or sanitary sewer mains, the developer shall submit to the City of Calhoun Engineering Inspection Department, copies of receipts indicating payment of all fees related to water and / or sanitary sewer service for the proposed development. Upon receiving copies of the receipts, the City of Calhoun Engineering Inspection Department shall issue a "Water and / or Sanitary Sewer Installation Permit." Any water or sanitary sewer mains installed prior to the issuance of a "Water and / or Sanitary Sewer Installation Permit" within the proposed development or installed on public rights-of-way by the developer's contractor shall not be accepted by the City of Calhoun.

#### Inspection and Testing

Inspection and testing of all work performed will be required. Testing shall not be conducted until all other utilities, light poles, and signs are in place. These tests will include Hydrostatic testing of water lines, disinfection of water

mains, low-pressure testing of sanitary sewer lines and vacuum testing of manholes. The developer, in the presence of the City Inspector, will perform all tests. The developer or contractor shall give a 48-hour notice prior to any testing. These tests are outlined in the specifications for water and sanitary sewer line installation. Taps necessary for testing water mains shall be installed by the developer's contractor. Taps paid for by the developer and to be installed by the City of Calhoun shall not be installed by the City of Calhoun until the water and/or sanitary sewer mains are accepted by the City of Calhoun. No part of the water and/or sanitary sewer mains shall be put in service prior to final acceptance by the City of Calhoun.

Developers will be required to pay for bacteriological analysis under Section 1; Water Distribution Systems, Part 3, 3.16, F.

#### Final Acceptance

The City of Calhoun shall not accept any water or sanitary sewer mains until the following criteria are met: All testing must be complete and approved by the City of Calhoun Engineering Department, The Developer has submitted complete digital as-built drawings (as-built drawings must have accurate locations of water mains, valves, fire hydrants, fittings and service crossings by means of dimensions or station and offset from centerline of roads, depth of water mains (if < / > than minimum depth as stated in the specifications), Sanitary sewer manhole locations by means of dimensions or station and offset from centerline of roads, and sanitary sewer service line locations (plan and profile locations), sanitary sewer manhole invert elevations and % of grade between manholes shown on profile sections, Itemized cost of water line installation and/or sanitary sewer line installation, all necessary easements are recorded, and all fees associated with the review and inspection of the water and sanitary sewer mains are received by the City of Calhoun. Prior to the acceptance of any water mains and / or sanitary sewer mains by the City of Calhoun, the developer shall furnish copies of all easement plats (suitable for recording) and a letter indicating the actual cost of installing the water mains and / or sanitary sewer mains within the development

A walk through final inspection shall be conducted accompanied by the contractor and developer or developer's representative. All items noted during the inspection must be corrected prior to acceptance of the water and/or sanitary sewer mains.

#### Warranty

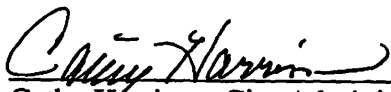
Developers will be responsible for any repairs due to workmanship or materials, for a period of one year after the water and/or sanitary sewer line has been accepted by the City. Developers shall be responsible for water service sleeves until the City of Calhoun puts them in use.

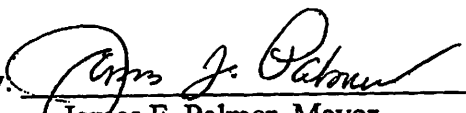
#### Connection Fees

Developers will also be required to pay water and / or sanitary sewer connection fees based on the current fee schedule of the City of Calhoun.

Attest:

City of Calhoun, Georgia

  
\_\_\_\_\_  
Cathy Harrison, City Administrator & Clerk

By:   
\_\_\_\_\_  
James F. Palmer, Mayor