

**CITY OF CALHOUN
REGULAR CITY COUNCIL MEETING
DEPOT COMMUNITY ROOM
109 SOUTH KING STREET
AUGUST 10, 1998, 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, ASST. DIR. 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 led the Invocation.
2. Mayor Palmer led the group in the Pledge of Allegiance to the United States Flag.
3. Councilman Denmon made a motion to approve the minutes of the July 27, 1998 regular City Council Meeting, 2nd by Councilman Holland, with Councilman Denmon, Councilman Holland, Councilman Shelton and Mayor Pro Tem Woods voting affirmatively, motion carried.
4. Mayor's Comments:
 - a. Mayor Palmer reminded the Council members of the GMA Pre-legislative Committee Meetings in Atlanta on October 1 and 2, with the Newly Elected Official Training preceding the meeting on September 29 and 30. He stated Councilman Denmon would be attending the Newly Elected Official Training. He asked the other elected officials to notify Ms. Harrison if they desired to be registered for the meetings.
 - b. Mayor Palmer reminded everyone of the primary runoffs scheduled for August 11, 1998, and encouraged everyone to vote.
 - c. Mayor Palmer announced he had received a letter from Governor Miller stating he had provided funding for the Possum Hollow Water Line Extension Project. Mayor Palmer stated he wished to express appreciation to Representative Shanahan, Senator Ralston and to former Mayor Meadows for their perseverance in obtaining funding for this very needed project.
 - d. Mayor Palmer stated the Main Street Program continued to work on the Facade Grant Program, which will be a part of the work for the coming year. He also stated Main Street continues to work on renovation of the downtown parking lot to add green spaces, with a gazebo being added. They are also developing a program for lighting the downtown buildings for Christmas, with 33 property owners being signed up at this time.
 - e. Mayor Palmer announced the Recreation Department has had a successful year, with several of the boys' and girls' teams of various ages being in second and third place in the state, with one group of young ladies being first in the state. He congratulated the Recreation Department for a successful year.
 - f. Mayor Palmer extended sympathy to Dan Shuler of the Water Construction Department and Harold Franklin of Golf Maintenance on the recent loss of their mothers.
5. Council Comments:
 - a. Mayor Pro Tem Woods stated:
 - 1) The Street Department completed the LARP Paving List, which included Columbus Circle, the south end of Curtis Parkway, Pine Street and Sequoyah Terrace. There will be 7 additional streets to be paved at a later date this year. He stated the Department patched Creek View Drive, Crest Drive, Columbus Circle, Curtis Parkway, Florence Avenue, Russ Drive, Meadowbrook Drive and Spring Valley Drive, using 81 tons of asphalt. He stated they completed landscaping on the Garden Hills Drive at the cul-de-sac. The Department graded and landscaped the sewer right-of-way on the Stephens property off Red Bud Road in completion of the easement procurement for the sewer line installed there last fall. He stated the Street Department also cleared guardrail right-of-way on River Street. The Department hauled 82 loads of stone for the Street and

Water Departments. They ran the brush truck route and bush hogged street rights-of-way on approximately 80 miles of city streets.

- 2) The Animal Control Department housed 39 dogs and 44 cats during the month of July. They issued 3 first warnings and responded to 55 calls.
 - 3) The Sanitation Department continued to run their commercial routes, gaining two 4-yard customers and four commercial can accounts. They washed and serviced trucks, cleaned and painted dumpsters.
 - 4) The Parks Department completed in-kind work for the Arts Council Grant, rebuilt columns and archways on an old portion of Fain Cemetery, built a shed at the workshop for the Sewer Treatment Plant, and maintained rights-of-way and grounds for all public buildings and water towers. Mayor Pro Tem Woods commended Wiley Moore for his stone work on the damaged arch at Fain Cemetery.
 - 5) The Cemetery Department supervised the opening and closing of three graves and provided maintenance at both Fain and Chandler Cemeteries.
 - 6) The Street Department Shop completed 76 work orders for all City departments.
- b. Councilman Shelton stated:
- 1) The Police Department made 345 cases during the month of July, with 8 DUI's, collected \$38,950.00 in fines, issued 76 warning tickets and 455 parking tickets, investigated 206 incidents with 117 accidents, provided 119 escorts, and responded to 105 burglar alarms.
 - 2) The Fire Department continued to do training and maintenance drills for the personnel. The maintenance drills were performed at OMC. They provided fire extinguisher training classes. They responded to 74 calls with damages of \$9,750.00, and provided 49 inspections.
 - 3) Coosa Valley RDC has been assisting the City with a new ARC Grant Pre-application, and providing work shops for the "2000 Census" count.
- c. Councilman Holland stated:
- 1) The Water Department pumped over 448 million gallons of raw water during the month, for a daily average of 14.48 MGD.
 - 2) The Waste Treatment Department treated an average of 7.30 MGD during the month of July, with the BOD effluent being 9, suspended solids 20 and the COD effluent 133.
 - 3) The Water and Sewer Construction Department made 55 water taps, 3 sewer taps, installed 1810 feet of 2-inch water line and 1170 feet of 6-inch water line.
 - 4) The Sewer Infiltration Crew cleared 59,150 feet of sewer right-of-way and rehabilitated 5 manholes.
- d. Councilman Denmon stated:
- 1) The Electric Department sold 32,000,858 kilowatt hours during the month of July to a customer base of 3,992. They provided 26 inspections, issued 18 permits and set 14 meters.
 - 2) The Building Inspection Department sold 25 permits for \$6,900.00 in charges, with construction of \$1,963,055.00 of construction scheduled.
6. Public Hearings and Comments:
- a. Mayor Palmer announced public hearings on zoning matters would be held. He stated 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, with each person speaking having filed a Financial Disclosure Statement five days prior to the hearing, and with each person giving their name and address. He inquired if any of the elected officials had filed a disclosure statement regarding any ownership or special interest in either of the agenda items. The response was negative.
 - 1) A second reading was given of the Zoning Variance Request of Celeste Chattam, as agent for Marie Silvers, for a lot on Wilson Street for setback relief to allow construction of mini-storage units. Mayor Palmer asked Mayor Pro Tem Woods to report on the Zoning Advisory Board meeting. Mayor Pro Tem Woods stated the Board had considered the item and based upon the lack of a full setback request from the agent, he asked the matter be tabled and reviewed at a later date for a more complete setback request. Mayor Palmer tabled the item.
 - 2) Mayor Palmer gave a second reading of the Annexation and New Zoning Request of Randall and Donna McEntyre for a lot on Highway 53 East, Land Lot 275, 14th District, 3rd Section of Gordon County, Georgia, next to "Checkers" for C-2 Zoning. He opened the public hearing and asked for a report regarding notices from the Administrator. Harrison stated all notices had been posted in the legal organ, signs on the property were posted, and notices were mailed to each adjoining property owner. He asked for a report of the Zoning Advisory Board. Mayor Pro Tem Woods stated the Board had met on August 6, 1998 to consider the matter. The Board heard a report from the Zoning Committee in which they stated there were no immediate plans for construction on the property. There was

a six-inch water line available on Highway 53, and an eight-inch sewer line. A fire hydrant was located on the property, and can provide proper fire protection. There are no problems with police patrols since it is within the current routes. The Building Inspection Department stated it would be necessary for a storm drainage plan to be provided, as well as a driveway configuration approved by the Department of Transportation, since it is on a state route. Based upon the general consensus of the Zoning Committee, they recommended annexation at C-2 zoning. Mayor Pro Tem Woods stated Mr. McEntyre had stated he had no immediate plans for development. However, he has had a storm water plan and a driveway plan approved for the property. He stated based upon this information, the Zoning Advisory Board had recommended annexation for C-2 zoning. There were no other comments and the hearing was closed. Mayor Pro Tem Woods made a motion to waive the third and fourth readings and to approve annexation at C-2 zoning, second by Councilman Denmon, with Mayor Pro Tem Woods, Councilman Denmon, Councilman Shelton and Councilman Holland voting affirmatively, motion carried.

- 3) #641 Mayor Palmer gave a second reading of the Annexation and New Zoning Request of Randy C. Mincey, et al, for a lot on Kenmorland Circle in Land Lot 266, 14th District, 3rd Section of Gordon County, Georgia, for R-1 Zoning. A public hearing was opened. Administrator Harrison stated the notices had been mailed to adjoining property owners, signs had been placed on the property, and legal notices had appeared in the legal organ. Mayor Pro Tem Woods stated the Zoning Advisory Board had considered the matter on August 6, 1998 and had reviewed information from the Zoning Committee. He stated the property has approximately 100 feet of road frontage, and is a wooded lot. Water is available to serve the lot. However, sewer is not available. There are fire hydrants located on Peter Street and Kenmorland to provide proper fire protection. The Building Inspection Department stated at the time of development, it would be necessary for the property owner to provide a plan regarding storm water management. The Electric Department does not currently provide electricity in the area. However, they would inspect any development. It was the consensus of the Zoning Committee to recommend annexation for R-1 zoning, which complements the surrounding area. Mayor Pro Tem Woods stated a member of the Mincey family indicated the lot had been purchased at the time his parents built a home in the immediate area, and there were no immediate plans for development. He stated based upon the information provided, the Zoning Advisory Board had recommended annexation for R-1 zoning. There were no other comments and the hearing was closed. Mayor Pro Tem Woods made a motion to waive the third and fourth readings and to annex the property for R-1 zoning. The motion was seconded by Councilman Holland, with Mayor Pro Tem Woods, Councilman Holland, Councilman Shelton, and Councilman Denmon voting affirmatively, motion carried.
- 4) Mayor Palmer gave a second reading of the Zoning Change Request of Stanley Simpson for a parcel of land on Highway 41 North, next to Georgia Bank & Trust, with a request to rezone from Ind-G to C-2. A public hearing was opened. Administrator Harrison stated notices had been published in the legal organ, notices had been sent to the adjoining property owners, and signs had been placed on the property. The Chairman of the Zoning Advisory Board, Mayor Pro Tem Woods, stated his board had reviewed the matter on August 6, 1998, and reviewed a report from the Zoning Committee. The Committee stated they were not aware of any immediate plans to develop the property. However, at the time it is developed, there would need to be a storm water management plan for the area. Water and sewer are both available for the lot. The City will provide electric power and will provide all electrical inspections at the time the lot is developed. The area is located within the Police Department's current patrol area and will not add to the route. There is a fire hydrant located on the adjoining property, which will serve the area. The property is located on a state route and permits for a driveway must be obtained from the Department of Transportation. Based upon the information, it was the consensus of the Committee to recommend C-2 zoning. Mayor Pro Tem Woods stated Mr. Simpson had been unable to attend the meeting. However, he had called to indicate he had a potential buyer, and the buyer had requested the property be zoned C-2. Based upon all the information submitted, the Zoning Advisory Board had recommended the zoning be changed from Ind-G to C-2. There were no other comments and the hearing was closed. Mayor Pro Tem Woods made a motion to waive the third and fourth reading and to approve the request for rezoning from Ind-G to C-2, second by Councilman Denmon, with Mayor Pro Tem Woods,

Councilman Denmon, Councilman Shelton and Councilman Holland voting affirmatively, motion carried.

5)
#642

Mayor Palmer gave a second reading of the Annexation and New Zoning Request of Doug and Debbie Thomason for Lot 14, Bellwood Park Subdivision off Highway 41 South, for R-2 zoning. A public hearing was opened. Harrison stated notices had been mailed to the adjoining property owners, signs had been posted on the property, and notices had been published in the legal organ. The Chairman of the Zoning Advisory Board, Mayor Pro Tem Woods, stated this matter had been considered on August 6, 1998, and the Zoning Advisory Board had heard a report of the Zoning Committee. The Committee had reported Lot 14 adjoins lot 13, which was annexed earlier by the City for commercial zoning. It is the desire of the property owners who purchased both lots to apply for rezoning of Lot 14 at the earliest date possible for R-2 zoning. It is their desire to build duplexes on both lots. The Assistant Building Inspector stated the neighborhood is currently composed of rental property in the immediate area, with single and multi-family housing in the surrounding area, as well as commercial property. Water is available for the property. Sewer will require an extension at an approximate cost for sewer and street repairs of \$12,500.00, which would be at the expense of the developer. The Assistant Building Inspector stated a plan designed for both lots would need to be developed, indicating the placement of proposed duplexes, the entrance for the property, and also a drainage plan would need to be submitted. The City will provide electricity and all inspections for the development. A fire hydrant is located on the property. However, if there are a sufficient number of structures in the development, it may require a second hydrant to be located on the property. The area is currently in the vicinity of the police patrol, and will not add to the route. Based upon the information, it was the general consensus of the Committee to recommend R-2 zoning for the annexation. Mayor Pro Tem Woods stated there were comments by the property owner who stated the development is not scheduled at the present time. It may be as much as a year before development takes place. He stated it was the desire of the owners to build a maximum of four duplexes on both lots. Ms. Edna Rickett of 114 Stones Loop addressed the Committee, stating there are small children who play in the area, as well as residents who walk in the area, and that additional development will add to the traffic congestion. Ms. Geneva Worley of 1406 Stones Loop stated that she owns rental property, and that she can attest to the problem of finding the right type of renters to fill her units at this time. She stated that she is particular about the type of people she rents to in the neighborhood, because she also lives in the neighborhood. Geneva Owens of 201 Woodland Drive who owns three lots; 105, 107, and 109 Stones Loop, stated these are rental properties and she has no problem with the proposed development of duplexes. Debbie Thomason stated she had reviewed the area prior to purchasing the property, and had determined there were approximately twelve rental units within the immediate area of the lots. She stated the duplexes would be built in a manner which would blend in with the community. Mayor Pro Tem Woods stated following all the information provided at the hearing, it was the recommendation of the Zoning Advisory Board to recommend annexation for R-2 zoning. There were no other comments and the hearing was closed. Mayor Pro Tem Woods made a motion to waive the third and fourth reading and to approve annexation at R-2 zoning. The motion was seconded by Councilman Holland, with Mayor Pro Tem Woods, Councilman Holland, Councilman Shelton and Councilman Denmon voting affirmatively, motion carried.

b. Other Hearings:

Mayor Palmer reopened the public hearing on the Cellular Tower Ordinance, requesting Director Cornwell to give a report from David Nix of Telecom Technologies. Mr. Cornwell stated he had met on Monday, August 10, 1998 with Mr. Nix and he had prepared suggested revisions of the proposed ordinance in which the height and area of space for proposed towers would be dictated according to the type of zoning. There were several other proposed revisions which were distributed to the elected officials to review, in order for the ordinance to be redrafted. Mr. Cornwell stated Mr. Nix had reviewed all the recommendations that had been submitted from various parties, and these had been considered in the proposed revision. Mayor Palmer stated it was the desire of the elected officials to have all comments considered in the revisions, the revisions to be made, and the revised ordinance to be made available at the continuation of the hearing on August 24, 1998, with final comments to be submitted to the Mayor and Council no later than the first meeting in September, with an opportunity for the matter to be voted upon on September 14, 1998. Mayor Palmer asked for other comments. Mr. Steve Greenberg, an attorney representing SprintCom stated that he wished to express the continued interest of

his client in the Cellular Tower Ordinance for Calhoun, as well as Gordon County. He also stated his company had given a proposal for erection of a tower on City property to Mr. Cornwell, and he asked that also to be listed on the agenda for consideration. There were no other comments and Mayor Palmer continued the hearing until August 24, 1998 at 7:00 P.M.

7. Other Comments:

Ellen Rosson, District Manager of ComCast stated her company had completed the renovations to the local system. However, it would be necessary on September 1 for all channels to be reorganized, and it would mean that people might have some difficulty initially in locating their channels. She stated that information had been forwarded to each customer, indicating all the changes and making them aware that September 1, most channels would be changed. She introduced Debra Padgett from her office who would also be available to answer any questions, not only from the elected officials, but from the general public should they need to contact the company.

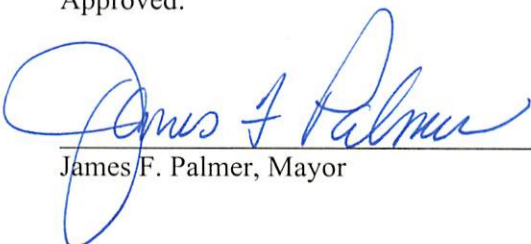
8. Old Business:

- a. City Administrator Harrison stated the City Budget had been published and is available for review by the general public during normal business hours. She stated that in order to make the budget more meaningful, she had prepared a five page summary composed of pie charts and information which might make it easier for an individual to get an understanding of what the budget contains. She stated those summaries would be available to customers at the Council Meeting, as well as at City Hall and at the Library. Councilman Denmon expressed his appreciation for the summary information made available.
- b. Mayor Palmer stated a request had been made by Bostic Mydrin, Inc. to donate a private road to the City, which had been developed to City specifications off Nance Road, in order for their property and other property to be eligible for annexation. Attorney Bailey stated he had reviewed the deed and with modifications, the deed was acceptable. The Street Superintendent stated he had inspected the road during several phases of construction and had provided a final inspection which indicated that one curb had been cracked and the company had been notified that the crack would need to be repaired prior to official acceptance of the road. Following review of the information, Mayor Pro Tem Woods made a motion to accept the roadway with the stipulation that the corrections be made as indicated by Street Superintendent McEntire, prior to full annexation of the properties indicated. The motion was seconded by Councilman Shelton, with Mayor Pro Tem Woods, Councilman Shelton, Councilman Holland and Councilman Denmon voting affirmatively, motion carried.
- c. Mayor Palmer asked for a motion to remove the annexation and new zoning request of Harco, Inc., Carolyn Cochran, and Mydrin, Inc. from an earlier tabled motion, and to reschedule a public hearing for September 14, 1998 at 7:00 P.M. and a Zoning Advisory Board meeting for September 9, 1998 at 4:30 P.M. Mayor Pro Tem Woods made the motion, second by Councilman Denmon, with Mayor Pro Tem Woods, Councilman Denmon, Councilman Shelton and Councilman Holland voting affirmatively, motion carried.
- d. Mayor Palmer gave a first reading of the revised Zoning Variance Request of Celeste Chattam, as agent for Marie Silvers for a lot on Wilson and Powell Streets. The request is for a 15-foot variance off the south property line, a 10-foot variance off Powell Street, and a 10-foot variance off the west property line. Mayor Pro Tem Woods made a motion to set the public hearing for September 14, 1998 at 7:00 P.M. and a Zoning Advisory Board meeting for September 9, 1998 at 4:30 P.M. The motion was seconded by Councilman Shelton, with Mayor Pro Tem Woods, Councilman Shelton, Councilman Holland and Councilman Denmon voting affirmatively, motion carried.
- e. Mayor Palmer announced receipt of the Quit Claim Deed from the Georgia Department of Transportation for Frontage Road, which had been approved earlier by the elected officials, with the road to be revamped to City standards, with the cost of the project to be reimbursed by Simpson and Walraven. He stated a bond is currently on file to assure the work on the project.
- f. Mayor Palmer read a resolution authorizing the acquisition of right-of-way for street improvements on Piedmont Street, pursuant to provisions of Georgia Law. Attorney Bailey stated that it was necessary for the resolution to be filed in order for condemnation proceedings to move forward on a maximum of six properties. However, he stated two or more of the properties may be closed out prior to any need for condemnation. Following further discussion, Councilman Holland made a motion to approve the resolution and to authorize signing of the resolution. 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.

- g. Mayor Palmer stated the City map had been revised to include all annexations and zoning change requests through November 30, 1997. The revision had been done by Coosa Valley Regional Development Center, and in order for the map to become the official City map, it would require a motion by the Mayor and Council. Mayor Pro Tem Woods made a motion to approve, second by Councilman Shelton, with Mayor Pro Tem Woods, Councilman Shelton, Councilman Holland and Councilman Denmon voting affirmatively, motion carried.
9. New Business:
- a. Mayor Palmer stated the Housing Authority had submitted names for consideration by the Council for a successor to replace Mr. Denmon on the Housing Authority Board following his election to the City Council. Following discussion, Councilman Denmon made a motion to approve Wilbur Aker as an appointment to the Housing Authority Board. The motion was seconded by Councilman Holland, with Councilman Denmon, Councilman Holland, Councilman Shelton and Mayor Pro Tem Woods voting affirmatively, motion carried.
- b. A first reading was given of an Annexation and New Zoning Request of Joe, Greg and Russell Powell for approximately 64 acres of property adjoining Spring Valley Subdivision for R-1 zoning, to be developed for single family housing. Mayor Pro Tem Woods made a motion to set the public hearing for September 14, 1998 at 7:00 P. M., and the Zoning Advisory Board hearing for September 9, 1998 at 4:30 P.M. The motion was seconded by Councilman Denmon, with Mayor Pro Tem Woods, Councilman Denmon, Councilman Shelton and Councilman Holland voting affirmatively, motion carried.
- c. Mayor Palmer gave a first reading of an Atlanta Gas Light Franchise Ordinance Amendment. He stated the earliest possible date for consideration would be August 24, 1998. Following review, Councilman Holland made a motion to set the public hearing for August 24, 1998 at 7:00 P.M., second by Councilman Denmon, with Councilman Holland, Councilman Denmon, Councilman Shelton and Mayor Pro Tem Woods voting affirmatively, motion carried.
- d. Mayor Palmer stated an Alcohol Manager Change had been requested by Fast Food and Fuel #186 on Highway 41 South. He stated the police report was clear on Ms. Betty Sue Youmans, a Gordon County resident. Following discussion, Councilman Shelton made a motion to approve the manager change to Betty Sue Youmans, second by Mayor Pro Tem Woods, with Councilman Shelton, Mayor Pro Tem Woods, Councilman Holland and Councilman Denmon voting affirmatively, motion carried.
10. Other written items not on the agenda:
- a. Mayor Palmer stated the Housing Authority had requested the Mayor and Council to consider their needs for a resident board member, in order to conform to HUD requirements. They recommended Harold Thompson be appointed. Following discussion, Councilman Holland made a motion to appoint Harold Thompson as the resident board member to the Housing Authority Board, second by Councilman Denmon, with Councilman Holland, Councilman Denmon, Councilman Shelton and Mayor Pro Tem Woods voting affirmatively, motion carried.
11. Work report of Director of Utilities and Public Works Kelly Cornwell:
- a. Cornwell stated he had received a letter from the State indicating approval of the City's request for a permit upgrade for the sewer plant to 16 million gallons per day (MGD.)
- b. Cornwell also stated the other construction projects were moving along on schedule, with the exception of the Mydrin Pump Station. However, he stated it was moving and should be completed this year. There is a temporary pump station, which has helped the situation, along with the recent rains.
12. There was no motion to move to Executive Session.
13. Mayor Palmer asked for a motion to adjourn. The motion was given by Councilman Shelton with a second by Councilman Denmon, with Councilman Shelton, Councilman Denmon, Mayor Pro Tem Woods and Councilman Holland voting affirmatively, motion carried.

Approved:


James F. Palmer, Mayor

Submitted:


Cathy Harrison, City Administrator

**A RESOLUTION AUTHORIZING THE
ACQUISITION OF RIGHT-OF-WAY
FOR STREET IMPROVEMENTS TO
PIEDMONT STREET, PURSUANT TO THE
PROVISIONS OF GEORGIA LAW**

WHEREAS, the City of Calhoun Street Department has laid out and determined to construct certain improvements to Piedmont Street a part of the municipal street system along the existing location of said Piedmont street in the City of Calhoun, Georgia, known and designated as POH Project 62178-Piedmont Street, and being more fully shown on a map and drawing on file in the office of the Director of Public Works, City of Calhoun, Georgia, 700 West Line Street, Calhoun, Georgia; and

WHEREAS, in order to maintain the projected schedule of street construction of the City of Calhoun, it is necessary that the right-of-way, and other rights, if any, for the construction of said project be acquired without delay; and

WHEREAS, the parcels of right-of-way and other rights as herein described and as listed below, shown of record as owned by the person named herein, all as shown in the six (6) annexes to this resolution hereinafter enumerated, all of said annexes, being by reference made a part of this resolution, are essential for construction of said project:

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Calhoun, Georgia that the circumstances are such that it is necessary that the right-of-way, easement and access rights, if any, as described in the six (6) annexes to this Resolution be acquired by condemnation under the provisions of the Official Code of Georgia Annotated, Sections 32-3-4 through 32-3-19; and

BE IT FURTHER RESOLVED that the Mayor of the City of Calhoun issue an order that the City of Calhoun proceed to acquire the title, estate or interest in the lands hereinafter described in the six (6) annexes to this Resolution by condemnation under the provisions of said Code, and the City Attorney is authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate or interest in said lands and to deposit in the Court the sum estimated as just compensation, all in accordance with the provisions of said Code.

SO RESOLVED this 10 day of August, 1998.



JIMMY F. PALMER, MAYOR



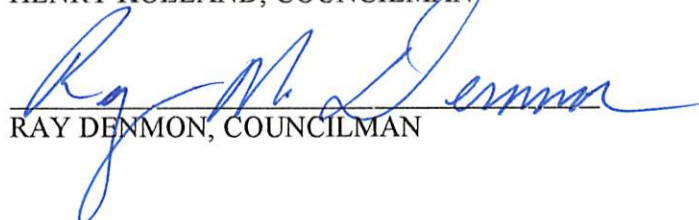
RONALD H. WOODS, MAYOR PRO TEM



JOHN D. SHELTON, COUNCILMAN




HENRY HOLLAND, COUNCILMAN



RAY DENMON, COUNCILMAN

ATTEST:



CATHY HARRISON,
CITY ADMINISTRATOR/CLERK

ANNEX 1. PIEDMONT STREET PARCEL NO. 10

OWNER: DON O. (BILLY) LEWIS

REQUIRED RIGHT OF WAY: 0.0105 acres of land (460 square feet) and a temporary driveway easement (to terminate upon completion and acceptance of the project) described as follows:

RIGHT OF WAY

All that tract or parcel of land lying, being and situated in Land Lot 228 in the 14th District and 3rd Section of Gordon County, Georgia, and being more particularly described as follows:

BEGINNING at a stake marking the Southeast corner of the lot of Don O. (Billy) Lewis (as conveyed to him by Mescal and Kenneth Medders by deed recorded in Deed Book 51 Page 595); thence proceed Northerly along and with the existing Westerly edge of the Piedmont Street right of way 95 feet, more or less, to a stake at the Northeast corner of Lewis' lot; thence Westerly along and with Lewis' North line 5 feet to a stake; thence Southerly and parallel to the existing Westerly edge of the Piedmont Street right of way 95 feet to a stake on Lewis' South line; thence Easterly along and with Lewis' South line 5 feet to the Southeast corner of the Lewis lot, the POINT OF BEGINNING.

Said right of way area consists of 0.0105 acre (460 square feet) and is further shown and described as Parcel 10 colored in red on a plat of the Right of Way Plan for the City of Calhoun prepared by Piedmont Olsen Hensley recorded in Plat Book 35 Page 137 in the office of the Clerk of the Superior Court of Gordon County, Georgia which plat is made a part of this instrument and description by reference for a more thorough and complete description of the right of way conveyed.

TEMPORARY DRIVEWAY EASEMENT

All that tract or parcel of land lying, being and situated in Land Lot 228 in the 14th District and 3rd Section of Gordon County, Georgia, and being more particularly described as follows: START at a stake marking the Southeast corner of the lot of Don O. (Billy) Lewis (as conveyed to him from Mescal and Kenneth Medders recorded in Deed Book 51 Page 595) and proceed Westerly along and with Lewis' South line 5 feet, more or less, to a stake, the POINT OF BEGINNING; thence proceed Northerly along a line parallel to the Westerly edge of the existing right of way of Piedmont Street 95 feet, more or less, to a stake on the North line of Lewis' lot; thence Westerly along and with Lewis' North line 30 feet, more or less, to a stake; thence South 10 degrees East approximately 96 feet, more or less, to a stake on the South line of the Lewis lot (said stake being located 45 feet, more or less, West of the point where the extended South line of Lewis' lot would intersect the existing centerline of Piedmont Street; thence Easterly along and with Lewis' South line 20 feet, more or less, to a stake marking the POINT OF BEGINNING.

Said Temporary Driveway Easement being further shown and described as Parcel 10 colored in blue on a plat of the Right of Way Plan for the City of Calhoun prepared by Piedmont Olsen Hensley recorded in Plat Book 35 Page 137 in the office of the Clerk of the Superior Court of Gordon County, Georgia which plat is made a part of this instrument and description by reference for a more thorough and complete description of the lands upon which this easement is granted.

The title, estate or interest in the above described lands, required by the City of Calhoun as condemnor and now taken by the condemnor for public use is as follows: Fee simple title to the above described lands all as shown colored red on the plat attached hereto as Annex 1-A and a temporary driveway easement is condemned for the right to construct a driveway to connect the newly constructed road and right of way to the condemnee's remaining lands for driveway purposes. Said easement will expire upon completion of the construction and acceptance by condemnor, and is shown colored blue on the above mentioned plat. Upon completion of the project, the driveway will remain in place for use by the condemnee.

ANNEX 2. PIEDMONT STREET PARCEL NO. 15

OWNERS: WALTER L. JAMES, JOYCE S. JAMES and AmSOUTH BANK OF GEORGIA

REQUIRED RIGHT OF WAY: 0.0192 acres of land (839 square feet) described as follows:

RIGHT OF WAY

All that tract or parcel of land lying, being and situated in Land Lot 205 in the 14th District and 3rd Section of Gordon County, Georgia, and being more particularly described as follows:

BEGINNING at a stake marking the Southwest corner of the lot of Walter L. James and Joyce S. James (as conveyed to them by D. L. Walraven by deed recorded in Deed Book 95 Page 79); thence proceed Northerly along and with the existing Easterly edge of the Piedmont Street right of way 100 feet to a stake marking the Northwest corner of James' lot; thence proceed Easterly along and with James' North line 8 feet to a stake; thence proceed Southerly along a line parallel to the existing Easterly edge of the Piedmont Street right of way 100 feet to a stake on James' South line; thence proceed Westerly along and with James' South line 8 feet to a stake at James' Southwest corner, the POINT OF BEGINNING.

Said Right of Way area consists of 0.0192 acre (839 square feet) and is further shown and described as Parcel 15 colored in red on a plat of the Right of Way Plan for the City of Calhoun prepared by Piedmont Olsen Hensley recorded in Plat Book 35 Page 137 in the office of the Clerk of the Superior Court of Gordon County, Georgia which plat is made a part of this instrument and description by reference for a more thorough and complete description of the right of way conveyed.

The title, estate or interest in the above described lands, required by the City of Calhoun as condemnor and now taken by the condemnor for public use is as follows: Fee simple title to the above described lands all as shown colored red on the plat attached hereto as Annex 2-A.

ANNEX 3. PIEDMONT STREET PARCEL NO. 18

OWNER: ELIZABETH M. BAKER and CHARLES M. BAKER

REQUIRED RIGHT OF WAY: 0.10 acres of land (4528 square feet) described as follows:

RIGHT OF WAY

All that tract or parcel of land lying and being in the City of Calhoun, Gordon County, Georgia, and described as follows: BEGINNING at the Southeast corner of lot owned or formerly owned by Scoggins-McBrayer Furniture Company at the North line of the property formerly owned by R. F. Jones, now Roy and Bonnie Davis. Thence running East to Piedmont Street; thence North along the West side of Piedmont Street to a stake on the West side of said street ten (10) feet, more or less, North of a line parallel with North side of the dwelling house located on the lot herein conveyed; thence West along a line parallel with the North line of said Jones property to the East line of said Scoggins-McBrayer Furniture property; thence South to the point of beginning. Being the same property conveyed to Farrell Palmer and Henrietta Palmer by G. C. Fite and Mrs. G. C. Fite by deed dated December 24, 1957, which deed is recorded in the office of the Clerk of the Superior Court of Gordon County, Georgia.

The title, estate or interest in the above described lands, required by the City of Calhoun as condemnor and now taken by the condemnor for public use in as follows: Fee simple title to the above described lands all as shown colored red on the plat attached hereto as Annex 3-A.

ANNEX 4. PIEDMONT STREET PARCEL NO. 20

OWNER: ELIZABETH M. BAKER and CHARLES M. BAKER

REQUIRED RIGHT OF WAY: 0.14 acres of land (6221 square feet) described as follows:

RIGHT OF WAY

All that tract or parcel land lying and being in the City of Calhoun, Gordon County, Georgia, fronting East on the West side of Piedmont Street in said City of Calhoun and described as follows: BEGINNING at the Northeast corner of the property herein conveyed which beginning point is the Southeast corner of property formerly belonging to Dr. Z. V. Johnston and running thence Westerly along the South line of said Johnston property to the Northeast corner of lot now or formerly owned by Scoggins-McBrayer Furniture, Inc.; thence Southerly along the East line of lot now or formerly owned by Scoggins-McBrayer Furniture, Inc., to the Northwest corner of lot now or formerly owned by E. Farrell Palmer and Mrs. Henrietta Palmer; thence East along the North line of said Palmers to West side of Piedmont Street; thence North along the West side of Piedmont Street to the point of beginning. The property herein conveyed is that property described in a deed from Mrs. G. F. Robinson to Mrs. G. C. Fite of date May 7, 1940, recorded in Deed Book 13, Page 499, Deed Records of Gordon County, Georgia, EXCEPT that part sold off to Mr. and Mrs. E. Farrell Palmer of date December 24, 1947, and to Scoggins-McBrayer Furniture, Inc. of date December 10, 1947.

This being the same and identical lands as described in a deed from Mescal Medders and Kenneth Medders to Don O. (Billy) Lewis of date June 27, 1962, which said deed is recorded in Deed Book 51, Page 595-96, Deed Records of Gordon County, Georgia.

The title, estate or interest in the above described lands, required by the City of Calhoun as condemnor and now taken by the condemnor for public use in as follows: Fee simple title to the above described lands all as shown colored red on the plat attached hereto as Annex 4-A.

ANNEX 5. PIEDMONT STREET PARCEL NO. 23

OWNER: STACIA D. JOHNSON and NATIONS BANC MORTGAGE CORPORATION

REQUIRED RIGHT OF WAY: 0.0086 acres of land (377 square feet) and a construction easement (to terminate upon completion and acceptance of the project) described as follows:

RIGHT OF WAY

All that tract or parcel of land lying, being and situated in Land Lot 205 in the 14th District and 3rd Section of Gordon County, Georgia and being more particularly described as follows:

BEGINNING at a stake marking the Southwest corner of the lot of Stacia D. Johnson (as conveyed to her by Gary D. Duke by deed recorded in Deed Book 518 Page 503); thence Northerly along and with the existing Easterly edge of the Piedmont Street right of way 100 feet, more or less, to a stake marking Johnson's Northwest corner; thence Easterly along and with Johnson's North line 3 feet, more or less, to a stake; thence Southerly along a straight line 100 feet, more or less, to a stake on Johnson's South line 5 feet East of Johnson's Southwest corner; thence Westerly 5 feet to a stake marking Johnson's Southwest corner, the POINT OF BEGINNING.

Said right of way area consists of 0.0086 acre (377 square feet) and is further shown and described as parcel 23 colored in red on a plat of the Right of Way Plan for the City of Calhoun prepared by Piedmont Olsen Hensley recorded in Plat Book 35 Page 138 in the office of the Clerk of the Superior Court of Gordon County, Georgia which plat is made a part of this instrument and description by reference for a more thorough and complete description of the right of way conveyed.

CONSTRUCTION EASEMENT

All that tract or parcel of land lying being and situated in Land Lot 205 in the 14th District and 3rd Section of Gordon County, Georgia and being more particularly described as follows:

START at the Southwest corner of the lot of Stacia D. Johnson (as conveyed to her by deed from Gary D. Duke recorded in Deed Book 518 Page 503); thence proceed Easterly along and with the Johnson's South line 5 feet to a stake marking the POINT OF BEGINNING; thence proceed Easterly along and with Johnson's South line 5 feet to a stake; thence proceed Northeasterly along a straight line 102 feet, more or less, to a stake on the North line of the Johnson's lot (said stake being 28 feet Easterly of the Johnson's Northwest corner as measured along and with Johnson's North line); thence Westerly along and with Johnson's North line 25 feet to a stake; thence South along and with the Easterly line of the Right of Way conveyed this date to the City of Calhoun, Georgia by Stacia D. Johnson 100 feet, more or less, to a stake on Johnson's South line, the POINT OF BEGINNING.

Said Easement area is further shown and described as Parcel 23 colored in green on a plat of the Right of Way Plan for the City of Calhoun prepared by Piedmont Olsen Hensley recorded in Plat Book 35 Page 138 in the office of the Clerk of the Superior Court of Gordon County, Georgia which plat is made a part of this instrument and description by reference for a more thorough and complete description of the easement conveyed.

The title, estate or interest in the above described lands, required by the City of Calhoun as condemnor and now taken by the condemnor for public use is as follows: Fee simple title to the above described lands all as shown colored in red on the plat attached hereto as Annex 5-A. A construction easement is condemned for the right to enter upon the adjacent lands not condemned for the limited purpose in order to construct the road and connect same to the condemnees' remaining lands. Said construction easement will expire upon completion of construction and acceptance by the condemnor and is shown colored in green on the above mentioned plat.

ANNEX 6. PIEDMONT STREET PARCEL NO. 25, CONTINUED

DRIVEWAY EASEMENT

All that tract or parcel of land lying, being and situated in land Lot 205 in the 14th District and 3rd Section of Gordon County, Georgia and being more particularly described as follows: Start at the Northwest corner of the lot of David C. Hardy and Doris E. Hardy (as conveyed to them by Jerry L. McEntyre, et al by deed recorded in Deed Book 438 Page 343); thence proceed Easterly along and with the Hardy's North line 55 feet to a stake at Station 21 + 96.38, the POINT OF BEGINNING; thence proceed Easterly along the Hardy's North line 36 feet to a stake marking Station 21 + 97.47; thence Southerly 18 feet to a stake marking Station 21 + 80; thence Westerly 37 feet to a stake marking Station 21 + 74; thence Northerly 22 feet to a stake marking Station 21 + 96.38, the POINT OF BEGINNING.

Said Temporary Driveway Easement being further shown and described as Parcel 25 colored in blue on a plat of the Right of Way Plan for the City of Calhoun prepared by Piedmont Olsen Hensley recorded in Plat Book 35 Page 138 in the office of the Clerk of the Superior Court of Gordon County, Georgia which plat is made a part of this instrument and description by reference for a more thorough and complete description of the lands upon which this easement is granted.

The title, estate or interest in the above described lands, required by the City of Calhoun as condemnor and now taken by the condemnor for public use is as follows: Fee simple title to the above described lands all as shown colored in red on the plat attached hereto as Annex 6-A. A construction easement is condemned for the right to enter upon the adjacent lands not condemned for the limited purpose in order to construct the road and connect same to the condemnees' remaining lands. Said construction easement will expire upon completion of construction and acceptance by the condemnor and is shown colored in green on the above mentioned plat.

A temporary driveway easement is condemned for the right to construct a driveway to connect the newly constructed, road and right of way to condemnees' remaining lands for driveway purposes. Said easement will expire upon completion of construction and acceptance by condemnor, and is shown colored in blue on the above mentioned plat. Upon completion the driveway will remain in place for use by the condemnor.

CP3	16+
CP4	18+

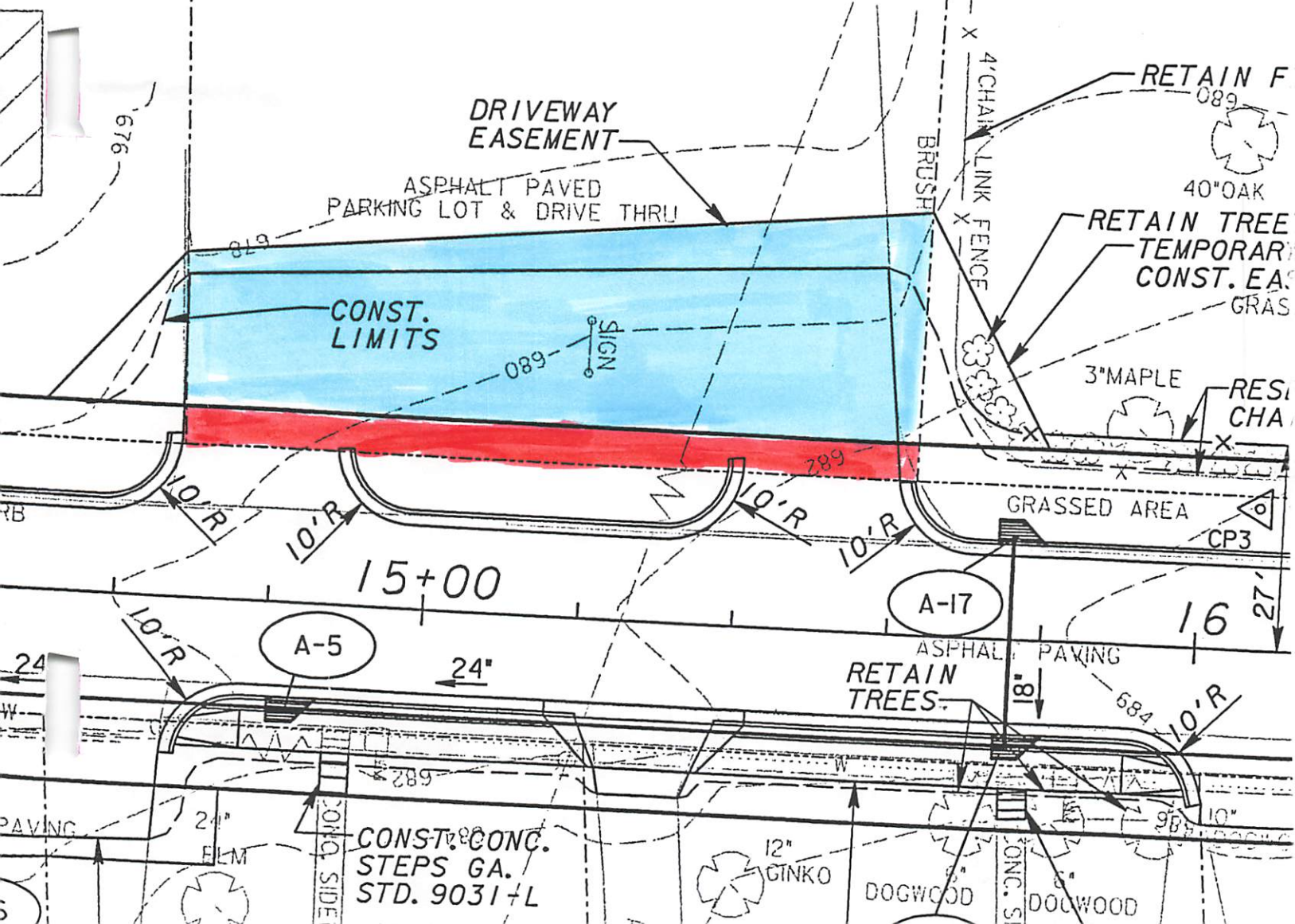
MONT STREET
1 +86.67 =

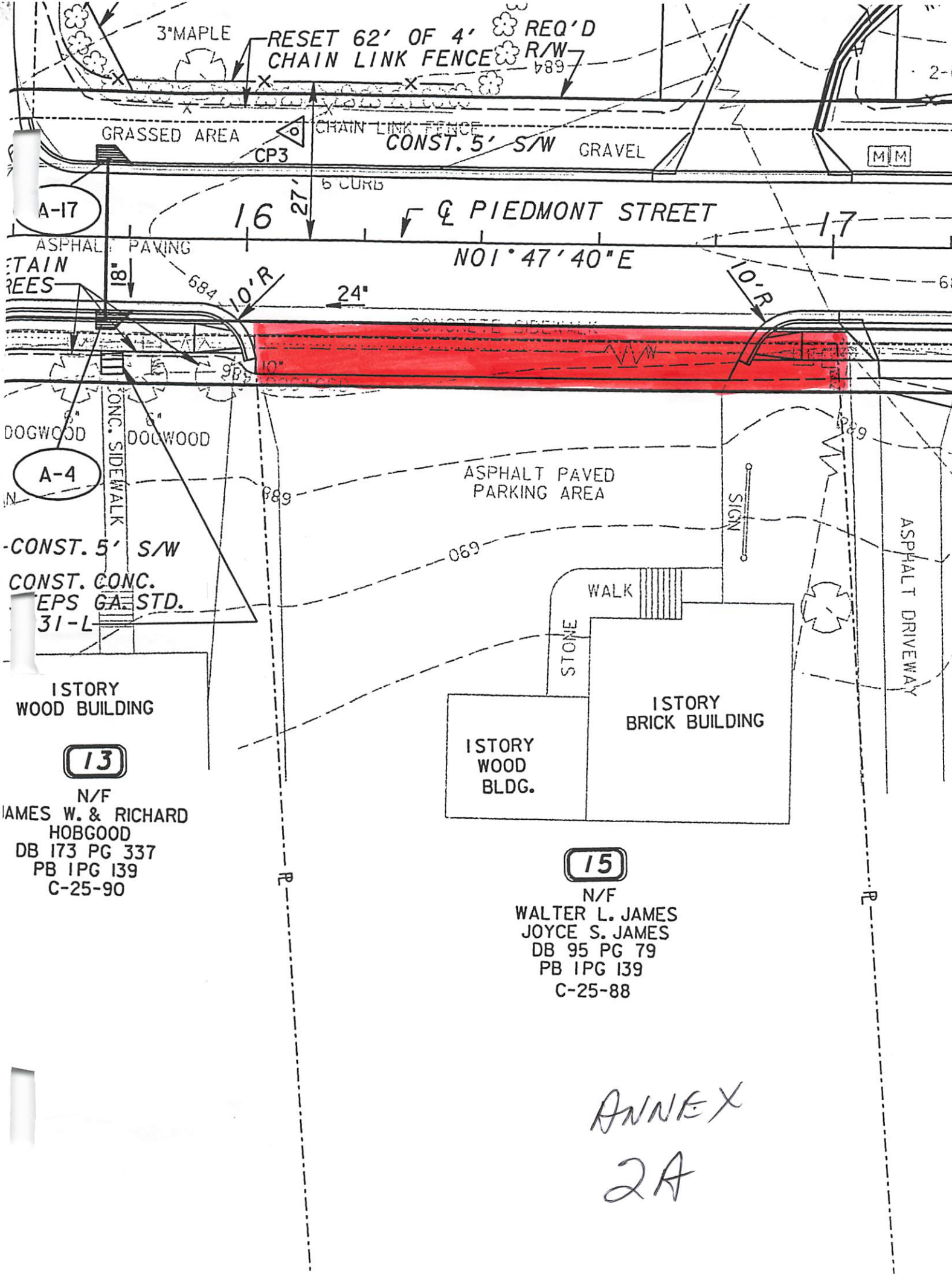
HOUSE STREET
10+00.00
36°57'12"

ANNEX
1A

10

N/F
DON O. LEWIS
DB 51PG 595
C-25-118





A-17

A-4

13

N/F
 JAMES W. & RICHARD
 HOBGOOD
 DB 173 PG 337
 PB 1PG 139
 C-25-90

15

N/F
 WALTER L. JAMES
 JOYCE S. JAMES
 DB 95 PG 79
 PB 1PG 139
 C-25-88

ANNEX
 2A

ANNEX
3A

N/F
GLENN CARDEN
DB 229 PG 322
C-25-112

665.7

667.10
X

667.17
X

BEGIN "W" BEAM
GUARDRAIL
STA. 21+60.00
TYPE I END
ANCHOR

666
Y

ASPHALT PAVED
PARKING AREA

1STORY
METAL
BUILDING
SHED

RETAIN WALL

BRICK WALL

BRICK WALL

18 N/F
ELIZABETH BAKER
DB 80 PG 478
C-25-114

20 N/F
CHARLES M. BAKER
DB 51 PG 297
C-25-113

REMOVE
FOUNDATION

REMOVE
BUILDING

1STORY
WOOD BLDG.

COLLAPSED
WOOD BLDG.
FOUNDATION

X-TIE WALL

GAS
REGULATOR

PC 21+17.03

CONCRETE
PAVING

B-8

36"
OAK

GRAVEL

CONC.

CONC.

20"
OAK

STREET

NO1°47'40"E

21

CURVE 1

18"

694

25

18"

CONCRETE SIDEWALK

VV

N/F
GLENN CARDEN
DB 229 PG 322
C-25-112

ANNEX
4A

665.7

667.10
X

667.17
X

BEGIN "W" BEAM
GUARDRAIL
STA. 21+60.00
TYPE 1 END
ANCHOR

666
X

ASPHALT PAVED
PARKING AREA

1STORY
METAL
BUILDING
SHED

RETAIN WALL

BRICK WALL

BRICK WALL

18

N/F
ELIZABETH BAKER
DB 80 PG 478
C-25-114

20

N/F
CHARLES M. BAKER
DB 51 PG 297
C-25-113

REMOVE
FOUNDATION

REMOVE
BUILDING

COLLAPSED
WOOD BLDG.
FOUNDATION

1STORY
WOOD BLDG.

X-TIE WALL

GAS
REGULATOR

B-8

PC 21+17.03

CONCRETE
PAVING

CONC.

7'-20" OAK

STREET

N01°47'40"E

CURVE 1

18"

694

21

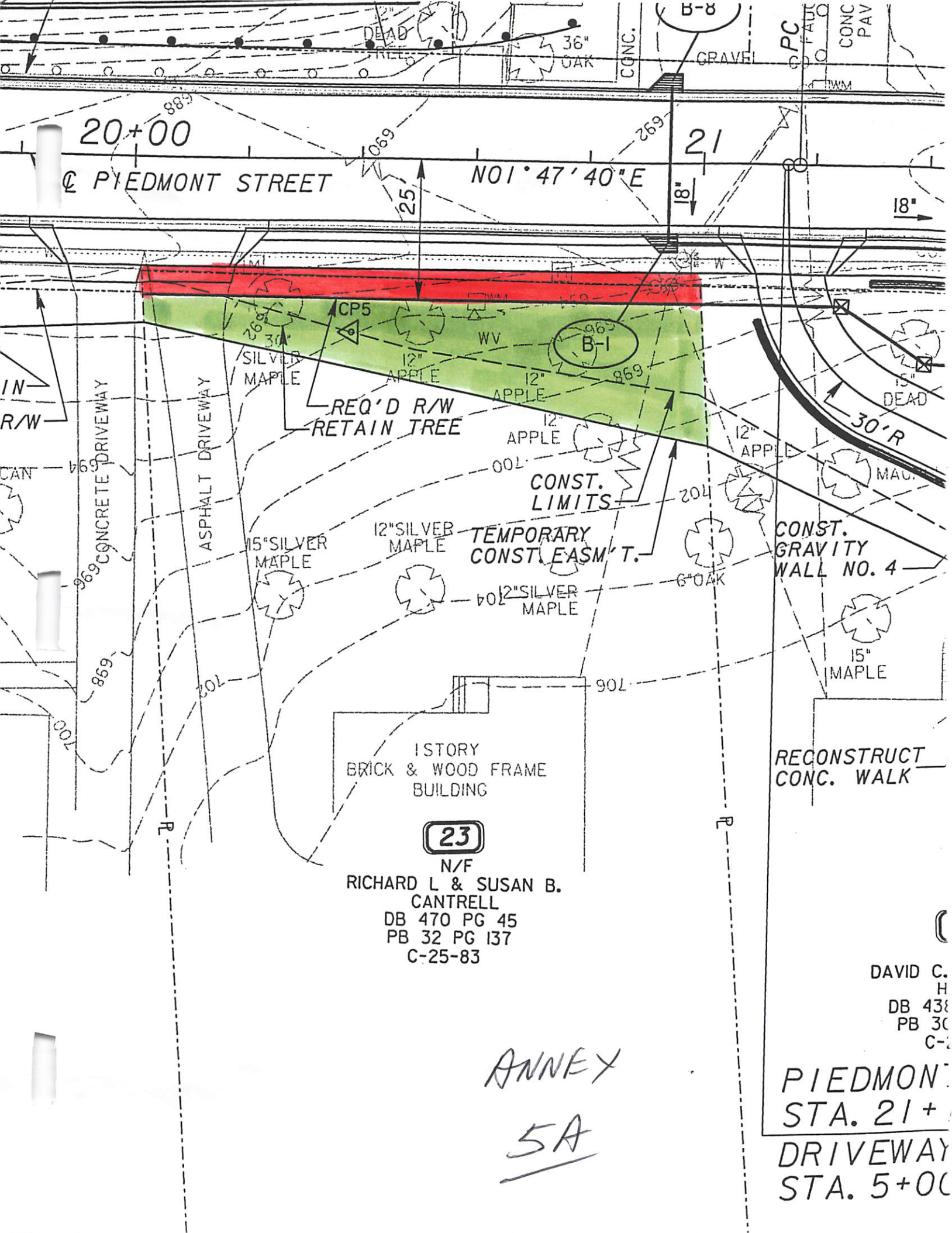
25

269

18"

CONCRETE SIGNPOST

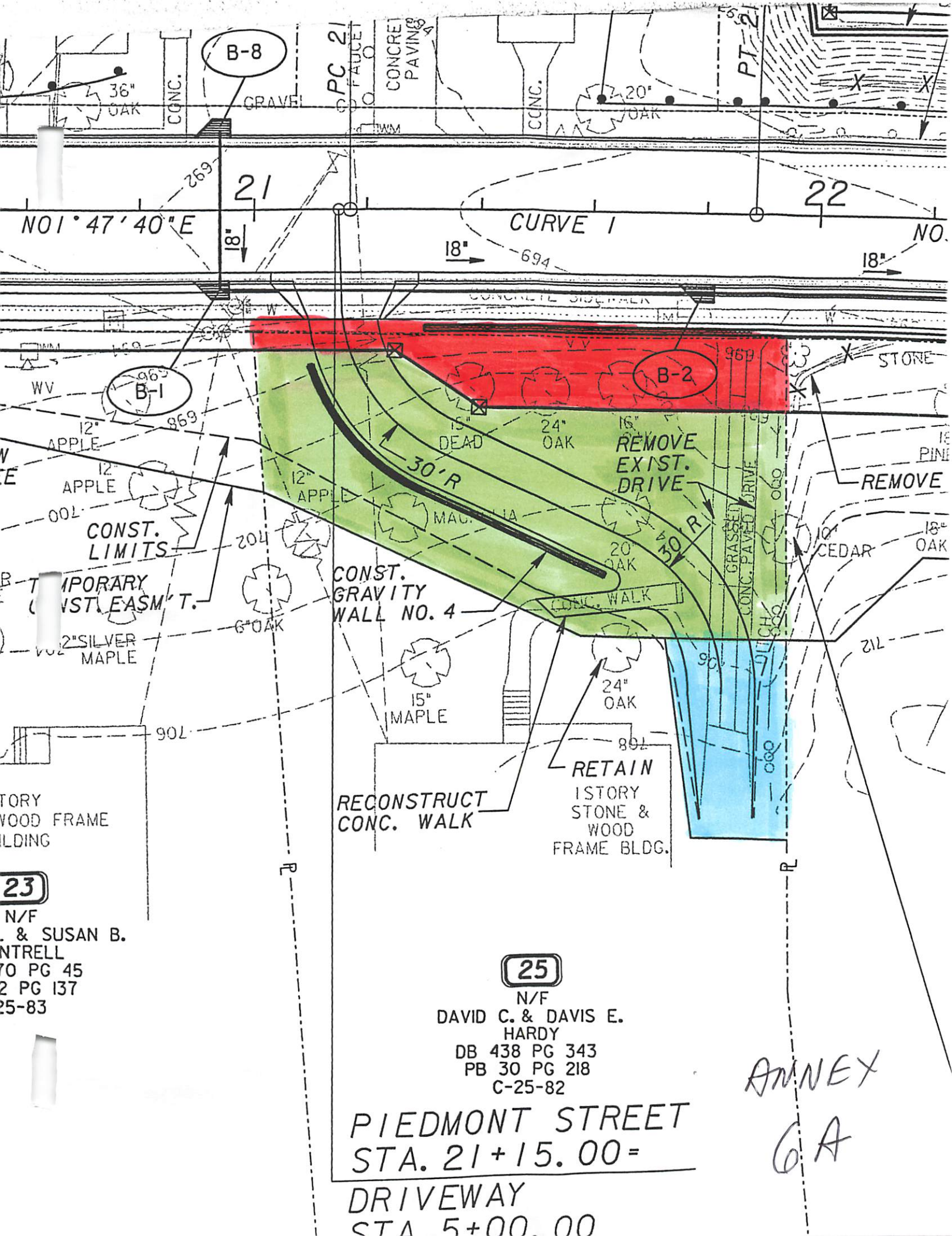
VV



23
 N/F
 RICHARD L & SUSAN B.
 CANTRELL
 DB 470 PG 45
 PB 32 PG 137
 C-25-83

ANNEY
5A

DAVID C.
 H.
 DB 438
 PB 30
 C-2
 PIEDMONT
 STA. 21+
 DRIVEWAY
 STA. 5+00



B-8

B-1

B-2

NO. 21
 $NO1^{\circ}47'40"E$

CURVE 1

NO. 22

18" 694

18" NO.

12" APPLE
 12" APPLE
 00L

30'R
 30'R

REMOVE EXIST. DRIVE

CONST. LIMITS

CONST. GRAVITY WALL NO. 4

GRASSED DRIVE
 CONC. PAVED DRIVE

REMOVE

TEMPORARY CONST. EASMT.

RECONSTRUCT CONC. WALK
 RETAIN 1STORY STONE & WOOD FRAME BLDG.

EXISTING WOOD FRAME BUILDING

23
 N/F
 L. & SUSAN B. MONTRELL
 70 PG 45
 2 PG 137
 25-83

25
 N/F
 DAVID C. & DAVIS E. HARDY
 DB 438 PG 343
 PB 30 PG 218
 C-25-82

PIEDMONT STREET
 STA. 21+15.00 =

DRIVEWAY
 STA. 5+00.00

ANNEX
 GA

Zoning Application No: 71

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 10th day of August, 1998, to consider the **Annexation and Zoning Request of Doug and Debbie Thomason** for property located in the 14th District, 3rd Section of Gordon County, Georgia, in Land Lot 275, further described as Lot 14 in the Bellwood Park Subdivision for R-2 zoning (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: This lot adjoins lot 13, which was annexed several months earlier for C-2 zoning. The property owner has expressed a desire to also apply for a zoning change of R-2 for lot 13 at the earliest possible date allowable. The neighborhood is currently composed of rental property, as well as single and multi-family housing, with the exception of the property immediately west of both lots, which is commercial. The estimated cost for sewer extension to serve the property is \$12,500.00, which will be at the expense of the developer. A design plan of both lots showing placement of proposed duplexes and the entrance for the property will be required. It will be necessary for a drainage plan to be submitted prior to development. The City will provide electricity and all inspections for the development. A hydrant is currently located on the property, but if the number of structures dictates, it may be necessary for an additional fire hydrant to be placed on the property. There are no problems with police patrol since the property east and west is currently located within the City and on police patrol routes.
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.**

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: 70

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 10th day of August, 1998, to consider the Zoning Change Request of Stanley Simpson for property located in the 14th District, 3rd Section of Gordon County, Georgia, in Land Lot 169, further described as Tract 1 on Highway 41 North, adjoining the Georgia Bank & Trust Branch Bank from Ind-G to C-2 zoning (the Application.)

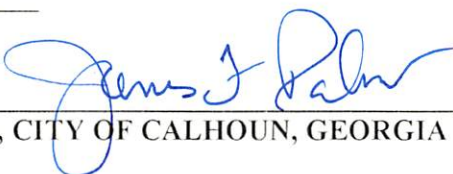
During the public hearing, the Application was discussed in an open meeting and the following findings were made:

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 request for C-2 zoning would more appropriately describe the development in the area. Water and sewer are both available for the lot; water from the rear and sewer from the rear and front. Electric power would be served by the City, and the City would provide all electrical inspections. The area immediately adjoins property under the City's current patrol area and will not add to their route. There is a fire hydrant located on the adjoining property. The driveway for the property will be off Highway 41, and permits must be obtained from the Department of Transportation. A drainage plan will be required when the lot is developed.**
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.**

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: 69

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 10th day of August, 1998, to consider the Annexation and Zoning Request of Randy C. Mincey, et al, for property located in Land Lot 266, 14th District, 3rd Section of Gordon County, Georgia, further described as a lot located on Kemorland Circle for R-1 zoning (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: **There are no current plans for development of the property. The property has approximately 100 feet of road frontage, and is a wooded lot. Water is available. However, sewer is not available. There are fire hydrants on Peter Street and Kemorland Circle, and these will provide proper fire protection. The lot is low and if developed, the City would need further information regarding the handling of storm water. The City does not currently provide electricity in the area. However, the City would inspect any development.**
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.**

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: 68

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 10th day of August, 1998, to consider Annexation and New Zoning Request of Randall and Donna McEntyre for property located in Land Lot 275, 14th District, 3rd Section of Gordon County, Georgia, further described as a lot on Highway 53 next to "Checkers" for C-2 zoning (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: **There are no immediate construction plans by the current property owner. A six-inch water line is available on Highway 53, and an eight-inch sewer line. A fire hydrant is located on Highway 53 to provide fire protection. The area is within the current patrol route of the Police Department. When the lot is developed, it will be necessary for a storm drainage plan to be provided. The owner will need to coordinate driveways and any deceleration and acceleration lanes with the Department of Transportation, since the property is located on a state route.**
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.**

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