

**CITY OF CALHOUN
REGULAR CITY COUNCIL MEETING
DEPOT COMMUNITY ROOM
109 SOUTH KING STREET
OCTOBER 28, 2002, 7:00 P.M.**

MINUTES

**PRESENT: James F. Palmer, Mayor
John D. Shelton, Jr., Mayor Pro Tem
Ray M. Denmon, Councilman
Lorene Potts, Councilwoman**

ABSENT: Ronald H. Woods, Councilman

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

1. Mayor Palmer called the meeting to order and welcomed everyone in attendance. Councilman Denmon gave the invocation.
2. Mayor Palmer led the group in the Pledge of Allegiance to the United States Flag.
3. Minutes of the October 14, 2002 regular City Council meeting were approved with one amendment, a typographical error on page 7, item 6(3)(f), to be corrected as follows:
 - f. "Councilwoman Potts made a motion to waive the third and fourth reading and to approve the request for the variance, second by Councilman Woods, with Councilwoman Potts, Councilman Woods, Councilman Denmon and Mayor Pro Tem Shelton voting affirmatively, motion carried."
4. Mayor's comments:
 - a. Mayor Palmer reminded everyone of the November 5, 2002 election, stating there were important races at the local, state and national level and asked everyone to take the opportunity to vote.
 - b. Mayor Palmer congratulated the local, state and federal law enforcement personnel for their work and successful capture of the accused snipers in the District of Columbia, Maryland and Virginia area.
 - c. Mayor Palmer reminded the public of the Mayors' Motorcade to distribute gifts to the patients at the Northwest Regional Hospital in Rome on December 10, 2002 at 10:00 a.m. He stated gifts can be delivered to City Hall and they will be taken to the Hospital on December 10.
 - d. Mayor Palmer reminded everyone of Halloween, which will be celebrated on October 31, 2002. He stated trick-or-treat is reserved for children age 12 and under and will take place between 5:30 and 9:00 p.m. He asked that everyone watch for children on city streets.

- e. Mayor Palmer reminded the Council and staff that if they planned to attend the GMA Mayors' Day Legislative Conference in January 2003, to notify Ms. Harrison in order that arrangements may be made.
- f. Councilwoman Potts reminded the Council and public of the zoning hearings scheduled for November 11, 2002:
 - 1) A zoning variance request by the Calhoun First Presbyterian Church at 829 Red Bud Road to allow location of a 49 x 14 foot modular classroom for youth programs.
 - 2) A request for zoning of C-2 and annexation by Emory E. Cantrell for property on Highway 53 adjoining the east side of Belmont Baptist Church.
 - 3) A request for a zoning change from C-N to R-2 for property at 806 Court Street by Frank Gentry, Jr.
 - 4) A request by MTD, Inc. for a zoning variance for rebuilding of a damaged sign at the Gordon Hills Shopping Center on South Wall Street.
 - 5) A request for zoning of PRD and annexation of approximately 22.36 acres on Highway 53 and the Old Fairmount Highway by Jack Lamar Perry.
 - 6) A request for zoning of R1-B and annexation of approximately 24.4 acres on Dews Pond Road by Ray Reece and Buddy Stansel as agents for Mary Ruth Taylor.
 - 7) A request for zoning of C-2 and annexation of approximately 4.4 acres at 924 South Wall Street by Bryan Wright.
- 5. Public Hearings and Comments:
 - a. Mayor Palmer stated that due to a scheduling problem, the Loan Advisory Commission had not met on the Emory Cantrell revolving loan application. However, they would do so on November 1, 2002. Therefore, he stated the public hearing would be continued on November 11, 2002 for Mr. Cantrell's application, in which he proposes to borrow \$500,000.00 for construction of a mini-mall on Highway 53 East by Belmont Baptist Church.
- 6. Old business: **none.**
- 7. New business:
 - a. A first reading was given of a beer package license request by Tim Bockholt for B&L Beverage at 100 Highway 53 SE. Mayor Palmer stated this was an existing business under new management. Councilwoman Potts made a motion to set the public hearing for December 9, 2002 at 7:00 p.m., second by Councilman Denmon, with Councilwoman Potts, Councilman Denmon and Mayor Pro Tem Shelton voting affirmatively, motion carried.
- 8. Other written items not on the agenda: **none.**
- 9. Work Reports:
 - a. Kelly Cornwell, Director of Utilities: **none.**
 - b. Eddie Peterson, Director of Public Safety and Public Works: **none.**
- 10. Mayor Palmer inquired if it was necessary to move to executive session. The response was negative.

11. Councilwoman Potts made a motion to adjourn, second by Councilman Denmon, with Councilwoman Potts, Councilman Denmon and Mayor Pro Tem Shelton voting affirmatively, motion carried.

Approved:

Submitted:



James F. Palmer, Mayor



Cathy Harrison, City Administrator

**PRE-CONSTRUCTION CONFERENCE
PROPOSED PLANNED RESIDENTIAL DEVELOPMENT
CALHOUN APARTMENTS
CONFERENCE ROOM
700 WEST LINE STREET
CALHOUN, GEORGIA
OCTOBER 21, 2002, 2:00 P.M.**

MINUTES

ATTENDANCE:


**Greg Howington, WGH Contractors, LLC
Mark Graffagnino, WGH Contractors, LLC
John Doulgerakis, Doulgerakis Engineering
Jack Perry, Property Owner
Don McGinnis, Building Inspector
Mark Williamson, Sewer Construction Superintendent
Terry Mills, Fire Inspector
Kevin McEntire, Street Superintendent
Eddie Peterson, Director of Public Safety and Public Works
Cathy Harrison, City Administrator**

1. Don McGinnis called the meeting to order. He asked if the group from WGH Contractors, LLC was ready to make a presentation of the proposed project.
2. Mr. John Doulgerakis stated the proposed development would be three-story apartment complexes for 228 units on a proposed 22.36 acre site.
 - a. The initial estimated breakdown is approximately 15 acres of green space and approximately 7 acres of building and parking.
 - b. He stated a sidewalk system will be included in the project.
 - c. Sidewalks will be in front of each building, as well as on the portion of the street that will be a public street; that part immediately off Highway 53 into the project, for a relatively short distance. The balance will be private streets.
 - d. The property will have sewer and the property owner and developers have made arrangements with Mr. Holcomb for an easement for the sewerage.
 - e. The development will contain one, two and three bedroom units, with a minimum size of 900 square feet for one bedroom units, 1050 for two bedroom units and 1300 square feet for three bedroom units. The developer also noted the three story units will be sprinkled.
 - f. The average monthly rental rate will be \$450.00 for one bedroom, \$550.00 for two bedrooms, and \$650.00 for three bedrooms.
 - g. The proposed applicants for rent will be young singles and middle aged married professionals such as school teachers, police and firefighters. It will also include affordable housing for seniors.
 - h. Water will be provided through a master meter at the public street and the developer will divide the monthly billings among the individual units.
 - i. The development will have a maintenance crew on site.
 - j. They do have a specific policy regarding junk cars and limits on number of occupants per unit.
 - k. The developers are presently discussing an application through DCA for their tax credit program and are discussing a possible partnership with the Calhoun Housing Authority. The group stated they have two other locations under this program. They have made two applications and received two awards. They also have similar units

to the ones being proposed for Calhoun in Cartersville, Georgia. If they are able to work a partnership with Calhoun Housing Authority, they should be able to file an application in December and hopefully, they can be considered in the March awards with DCA. If this is possible, they should be able to schedule a start date of July 2003, with an estimated completion time of 15 months. This would mean the units would be fully occupied by October 2004.

3. Don McGinnis stated the city would not issue permits for any construction until the water and sewer infrastructure was in place and until the initial binder for the streets was in place, in order for emergency vehicles to enter should it be necessary.
4. Terry Mills, Fire Inspector stated a project of this size would require approval of the fire marshal.
5. The group discussed the power source, since the complex will be all electric. They stated there is presently a North Georgia Electric Easement on the property, which may require them to utilize that carrier. However, they were agreeable to discussions.
6. The developer stated the initial plans were to provide gates, for a gated community.
7. Terry Mills stated as far as the city fire department was concerned, if the developer uses a Knox-box gate configuration, the city is prepared to operate on this method. He also stated the fire marshal would require the buildings to be at least 50 feet from every fire connection.
8. The water and sewer department stated in an apartment complex, there must be a minimum of 6-inch water lines in the privately developed area. However, the developer stated they would use an 8-inch line. The city has an 8-inch water line on Highway 53 and a 6-inch water line on the Old Fairmount Highway.
9. The developer also disclosed they would plant Bermuda grass in the front areas of all the complexes and fescue at the back of the buildings. Trees will be planted in the developed area and the development will meet the guidelines of the International Southern Building Code. The three story buildings, as determined by the building inspector and developer, as to the method of measurement, should meet the city's height requirement of 50 feet. Also, the developer will provide the 5% required handicap parking spaces and will provide two parking spaces per rental unit. The developer also estimated approximately 20 to 30% of the lessees will have families with children. In discussing the location of a pickup for the school bus, the developer stated they would consider building a sheltered bus stop area for the complex. They also encouraged Calhoun staff to visit the development in Cartersville and also stated they would forward pictures of the Cartersville development.
10. The meeting was adjourned at approximately 3:15 p.m.

Submitted:



Cathy Harrison, City Administrator