

INFORMATION SHEET FOR REZONING REQUESTS

Application # 216-21 DATE OF READING 12-6-16  
REZONE FROM A-1 TO C-G general commercial

PROPERTY OWNER Harold + Timothy Tarpley

LOCATION OF PROPERTY SW Corner US Hwy 411 + Hwy 156

DESCRIPTION OF PROPERTY  
3.66 ACRES

THIS REQUEST COMES TO THE BOARD OF COMMISSIONERS FROM  
THE PLANNING COMMISSION WITH THEIR RECOMMENDATIONS FOR:

- Approval

STIPULATIONS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**GORDON COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
NOVEMBER 14, 2016**

The Gordon County Planning Commission held a Public Hearing on Monday, November 14, 2016 at 6:00 p.m. in the Conference Room of the Gordon County Administration Building for the purpose of hearing variance and zoning change requests. Members present were:

Randy Rule	Jerry Lovelace
Nathan Serritt	Eddie Smith

Randy Rule called the meeting to order and advised all present of the sign-up sheets available for those who wish to address the Planning Commission on any of the zoning or variance change applications.

**APPROVAL OF MINUTES**

A motion was made by Jerry Lovelace to approve the minutes of the previous meeting of October 10, 2016. Nathan Serritt seconded the motion. All voted aye. The minutes were approved as written.

**REZONING APPLICATION #Z16-21, HAROLD TARPLEY & TIMOTHY TARPLEY (applicant: Hibbymo Properties – Ranger, LLC)**

Chairman Rule read rezoning application #Z16-21, Harold Tarpley and Timothy Tarpley, (applicant: Hibbymo Properties – Ranger, LLC) requesting to rezone a 3.366 acre tract located at the S.W. corner of U.S. Hwy. 411 and GA. Hwy 156, Ranger from A-1 to CG. Bobby Howard, a representative of Hibbymo, represented the request explaining that an agreement had been made with the Tarpley Brothers to purchase this property to construct a Dollar General Retail Store. He presented the design of the site and also stated that the level 3 soil study was done and approved and the drive had been approved by the Georgia D.O.T. All adjoining property owners had been notified.

Ursula Desrosier, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z16-21 be approved with an amendment to the Future Land Use Map.

Jerry Lovelace made the motion to approve the rezoning application identified as #Z16-21 from A-1 to CG with the amendment to the Future Land Use Map. Eddie Smith seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**Cover Sheet  
Proposal for Land Use Action**

Application Number: 216-21 Present Zoning: A1 Proposed Zoning: CG

Date of Planning Commission Meeting: 11/14/16

Date of Board of Commissioners' Meeting: 12/6/16

Applicant: Hibbymo Properties - Ranger, LLC

Property Owner: (if different from applicant) Harold & Timothy Tarpley

Property Address: SW corner US Hwy 411 @ GA Hwy 156

Said Property having a frontage of corner lot feet and containing 3.66 acres.

Future Development Map Classification: Rural / Agricultural Reserve

Current Zoning Map Classification: A-1

Proposed Action: Rezone property, subdividing tract.

Reason for Proposed Action: To construct a Dollar General Retail Store.

Directions to Property: Red Bud Rd and southwest corner of Hwy 411.

**Planning Staff Report  
To the  
Gordon County Planning Commission  
  
Rezoning Proposal**

**Date of Report:** October 21, 2016

**Application #** Z16-21

**Applicant and Property Owner:** Hibbymo Properties-Ranger, LLC (appl.) Harold Tarpley & Timothy Tarpley (owner).

**Location of Property:** Southwest corner US Hwy411 & Red Bud Rd, Ranger, GA 30734

**Property Frontage:** Corner lot. Feet                      **Tract Size:** 3.66 acres

**Proposed Action:** Rezone from A-1 (Agricultural District) to CG (General Commercial).

**Reason for Proposed Action:** Subdividing property and to change the zoning to conform to the development of a Dollar General Retail Store.

**Future Development Map Classification:** Rural/Agricultural Reserve

**Departmental Reviews**

**It shall be understood that the following Departmental Review requirements, if any, shall be satisfied by the Applicant in addition to all standard County zoning, building, and development codes prior to the issuance of any land disturbance permit, building permit and/or certificate of occupancy, as deemed applicable by the County building official relating to the subject proposal if said proposal is approved by the Gordon County governing authority.**

- \* ***Environmental Health Services:*** No issues from Environmental Health. Have met on-site with Russell Owens about property lines
- \* ***Building Department:*** N/A
- \* ***Fire Department:*** OK
- \* ***Gordon County School System:*** N/A
- \* ***Road Department or Georgia Dept. of Transportation:*** Working with Bobby Howard on Drive access.  
**Road Department:** State routes do not apply to County
- \* ***Water & Sewer (City of Calhoun):*** This property is served by an 8" water line running along Hwy 156 and Hwy 411. No city sewer in this area.
- \* ***Zoning Division:*** A Notice of Public Hearing has been properly advertised in the local newspaper, zoning application fees have been paid and Applicant has been advised to post a Notice of Public Hearing on the subject property.

## Planning Staff Findings & Recommendations

The following standards from Section 10.03.0212.6 of the Gordon County Unified Land Development Code (ULDC), in addition to the Departmental Reviews above, have been considered in the findings and recommendations of the planning staff:

***1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.***

Subject property is surrounded by agricultural land, with primarily large-lot residential use. Also, the CSX Railroad is to the west of the property.

***2. Whether the proposed zoning will adversely affect the existing use of usability of adjacent of nearby property.***

The proposed zoning will not adversely affect the existing use of usability of adjacent or nearby properties.

***3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.***

The subject property exceeds the minimum lot size requirements for A-1 zoning and has the potential to be developed accordingly.

***4. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.***

The proposed zoning will generate additional vehicular traffic and may impede on the traffic flow.

***5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan.***

The subject property is classified as Rural/Agricultural Reserve on the Gordon County Future Development Map. This classification supports land uses intended for Agricultural, Low-intensity single-family residential and passive recreation. The proposed zoning is not consistent with the Future Development Map.

***6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approved or disapproved of the zoning proposal.***

The proposed zoning will have the potential to accommodate the needs of the local residences and those traveling along Hwy 411.

### **Planning Staff's Recommendation:**

The rezoning request identified as Application #Z16-21 is recommended for approval and the Future Land Map be amended.

*This report is a part of the official record of the subject application*

## 5. Rural Crossroads (con't.)

### Quality Community Objectives

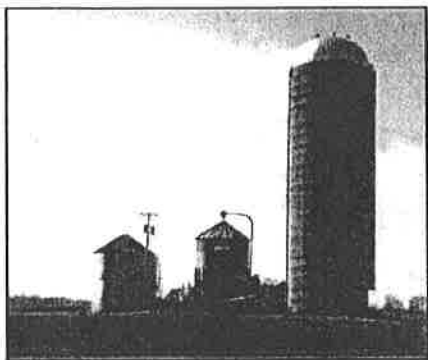
- Sense of Place
- Regional Identity

### Implementation Strategies

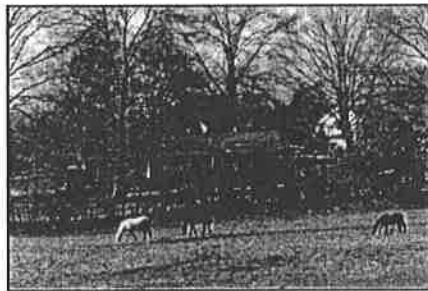
- Adopt minimum standards for commercial building and site design
- Adopt a Conservation Subdivision Ordinance
- Widen roadways only when absolutely necessary



## 6. Rural/Agricultural Reserve



*Agriculture, a traditional industry in the County, contributes to the rural nature of this character area*



*The existing development pattern of large lots and open space should be maintained*



*Tree canopies are valuable contributions to scenic views and the rural character of the area*

The Rural/Agricultural Reserve character area is widespread throughout Gordon County. The character area includes predominantly rural, undeveloped land that is suited for agricultural and large-lot residential uses. Development in the area should respect the County's farming tradition and maintain its rural, open spaces. Lack of sewer infrastructure is common, which makes higher density development unsuitable. An exception is clustering of homes to preserve significant amounts of open space. "Conservation subdivisions" may be an appropriate alternative to large-lot residential uses and an appropriate response to development pressures for lower density residential neighborhoods.

### Development Pattern

The development pattern should seek to:

- Protect farmland, open space, and environmentally-sensitive areas by maintaining large lot sizes
- Preserve economic function of agriculture, livestock and forestry in Gordon County
- Cluster new residential development in a conservation subdivision design that incorporates significant amounts of open space and natural conservation areas
- Limit grading and clearing
- Preserve natural hydrology and drainageways
- Connect new conservation subdivisions to a County-wide network of greenways
- Discourage extension of public utilities into these areas
- Carefully design roadway alterations to minimize scenic and environmental impacts
- Preserve rural character, viewsheds, and natural features/resources
- Allow unpaved roads and shared driveways that provide access from a public road for up to six residences
- Limit impacts of new development on the environment, including reducing limits on clearing and grading



## 6. Rural/Agricultural Reserve (con't.)

### Development Pattern (con't).

- Reduce impervious cover
- Utilize natural features for stormwater management
- Accommodate low-intensity uses

### Primary Land Uses

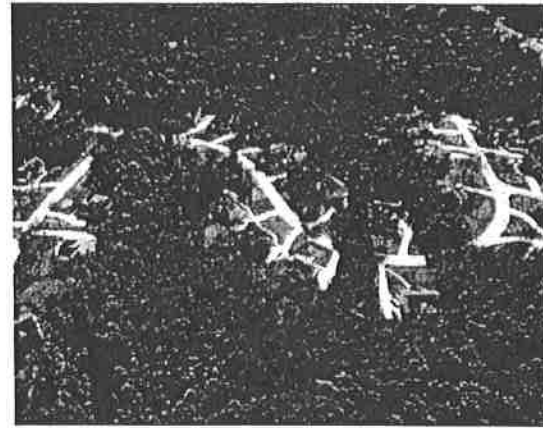
- Agricultural
- Low-intensity single-family residential
- Passive recreation

### Quality Community Objectives

- Sense of Place
- Open Space Preservation
- Environmental Protection

### Implementation Strategies

- Adopt a policy that discourages extension of public utilities into these areas
- Continue to follow BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter
- Encourage the use of Stormwater Better Site Design Standards (part of the Georgia Stormwater Management Manual) to conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for a County-wide network of greenways/trails for use by non-motorized users
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland



*An example of a conservation subdivision, which maximizes and protects existing green space/trees*  
Source: Georgia Stormwater Management Manual

## 7. Emerging Suburban

Suburban-type residential development (smaller-lot neighborhoods versus individual, large lots) has occurred to some extent east of Calhoun between State Highway 156 (Red Bud Road) and State Highway 53. These residential subdivisions have typically developed in a leap-frog fashion, and they lack connectivity when they do abut. Like much of the County, the homes utilize septic systems. Less dense residential development has occurred southwest of Calhoun. Together, these two areas have the potential to accommodate residential growth in the County. Development is not expected to be at the same intensity as what is encouraged in the Emerging Mixed Use – Community Node character areas, especially due to the presence of groundwater recharge areas, the lack of sewer infrastructure, and the existing development pattern that includes large-lot development. Conservation subdivisions, however, are a suitable use to help retain the open spaces and rural character that are prevalent throughout the area.



27  
2016

STANDARDS FOR  
180-7 OF THE RULES  
ENGINEERS AND LAND  
C.G.A. 15-6-67,  
43-15-9, 43-15-22

ING  
ATED

3703  
045  
@gmail.com  
SERVICES

300 400

erd:1432, dwa:1432

CSX TRANSPORTATION  
100' RW

N05°27'36"E 823.06'

5/8" REBAR

HIGHWAY 156  
80' RW

N56°12'13"E 589.35' 401.20'

N18°36'35"W 323.33' 200'

N68°36'55"W 233.00'

107.00'  
S73°03'04"W

TRACT 2  
9.74 ACRES

BEING A PORTION OF  
TPN: 116 007  
TARPLEY & HOPPER  
DB1495, PG260

PROPERTY LINE ALONG CENTERLINE DITCH  
S87°56'35"W 627.77'

A = 107.61°  
R = 50.00°  
P.O.B.

TRACT 1  
3.66 ACRES

BEING A PORTION OF  
TPN: 116 007  
TARPLEY & HOPPER  
DB1495, PG260

HIGHWAY 411 - STATE ROUTE 61 100' RW

S01°31'05"W

591.66'

1063.88'

470.70'

CRBS - CAPPED 1/2" REBAR SET WITH A  
ORANGE CAP BEARING - MASSEY GARLS2760  
PLACED AT ALL CORNERS UNLESS NOTED OTHERWISE



Recorded 12/20/2007 9:3  
Doc# WD Rec# 265091  
TRANSFER TAX ID: 064002992  
Brian Brannon, C.S.C.  
GORDON County, Ga  
DEED BK: 1495 Pg: 260

Return To  
BRUMLOW & CORWIN  
ATTORNEYS  
P O BOX 2600  
CALHOUN GA 30709

STATE OF GEORGIA  
COUNTY OF GORDON

**DEED ONLY, TITLE NOT EXAMINED  
WARRANTY DEED**

THIS INDENTURE made this 18<sup>th</sup> day of December, 2007 by and between

**HOP-TAR FARMS, A GEORGIA GENERAL PARTNERSHIP CONSISTING OF  
HAROLD T. TARPLEY, PARTNER AND TIMOTHY H. TARPLEY, PARTNER**

party or parties of the first part, hereinafter referred to as "Grantor", and

**HAROLD THURMAN TARPLEY AND TIMOTHY HOPPER TARPLEY**

party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the  
neutral, masculine and feminine genders, the singular and the plural;

**WITNESSETH:**


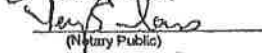
FOR AND IN CONSIDERATION of the sum of Ten Dollars in hand paid and other good and valuable  
consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and  
sufficiency of which is hereby acknowledged, Grantor, has, and hereby does, grant, bargain, sell and convey unto  
Grantee and the heirs, legal representatives, successors and assigns of Grantee



**ALL THAT TRACT OR PARCEL OF LAND** lying and being in Land Lots 147 and 178 of  
the 24th District and 2nd Section of Gordon County, Georgia; and twenty (20) acres,  
more or less, and bounded as follows: North by land of J.W. Hopper; East by U.S.  
Highway 411; South by land of A. J. Harris and West by the right of way of the L & N  
Railroad. This being the same property conveyed to Oberia Hopper Tarpley by  
Thurman E. Hopper on October 1, 1977, being recorded in Deed Book 161, Page 40,  
Gordon County, Georgia Records.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and  
appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and  
behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee, forever, in FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto the  
Grantee and the heirs, legal representatives, successors and assigns of Grantee, against the claims of all persons  
whomever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:  
  
(Unofficial Witness)  
  
(Notary Public)

HOP-TAR FARMS, A GEORGIA GENERAL PARTNERSHIP  
 (SEAL)  
HAROLD T. TARPLEY, PARTNER  
 (SEAL)  
TIMOTHY H. TARPLEY, PARTNER



12:55

Recorded 04/13/2007 10:55  
Doc# AFF Rec# 259336  
Brian Brannon, C.S.C.  
GORDON County, Ga  
DEED Blk: 1424 Pgs: 404

RETURN TO:  
NANCY COCHRAN MADDOX  
ATTORNEY AT LAW, P.C.  
489 HIGHLAND CROSSING, STE. 202  
EAST ELLIJAY, GA 30540

**AFFIDAVIT**

STATE OF GEORGIA  
COUNTY OF GILMER

BEFORE ME, the undersigned attesting officer, authorized by law to administer oaths, personally appeared TIMOTHY TARPLEY AND HAROLD TARPLEY, who upon being duly sworn, deposes and says as follows:

1. That the general partners of Hop-Tar Farms, A General Partnership are Timothy Tarpley and Harold Tarpley.
2. That the only partners of Hop-Tar Farms, A General Partnership are Timothy Tarpley and Harold Tarpley.
3. That Timothy Tarpley and Harold Tarpley are the only individuals that have the authority to sign for Hop-Tar Farms, A General Partnership.

*Timothy Tarpley*  
Timothy Tarpley, As General  
Partner for Hop-Tar Farms, A  
General Partnership

*Harold Tarpley*  
Harold Tarpley, as General  
Partner for Hop-Tar Farms, A  
General Partnership

Sworn to and subscribed before me  
This 13th day of April, 2007

*Shelby F. Funder*  
Witness  
*Virginia H. [Signature]*  
Notary Public



RE: Buchanan Livestock OTR#4280

FILED & RECORDED (00270) RETURN TO:  
 TIME: 9:35 CORWIN, TILLEY & DEEMS, P.  
 DATE: 7-9-96 TISH EDWARDS  
 STATE OF GEORGIA 485 270 P.O. BOX 2500  
 COUNTY OF GORDON CALHOUN, GEORGIA 30703

WARRANTY DEED

THIS INDENTURE made this 3rd day of July, 1996, by and between

HAROLD THURMAN TARPLEY AND TIMOTHY HOPPER TARPLEY

party or parties of the first part, hereinafter referred to as "Grantor", and

HOP-TAR FARMS, A GEORGIA GENERAL PARTNERSHIP CONSISTING OF  
HAROLD T. TARPLEY, PARTNER AND TIMOTHY H. TARPLEY, PARTNER

party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor, his, and hereby do es, grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee

TRACT ONE:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 24th District, 2nd Section of Gordon County, Georgia and being the North half of Land Lot No. 213, containing Eighty (80) acres more or less. This being the same property conveyed to Oberlin Hopper Tarpley by Thurman E. Hopper on October 1, 1977, being recorded in Deed Book 141, Page 49, Gordon County, Georgia Records.

TRACT TWO:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 24th District, 2nd Section of Gordon County, Georgia being parts of Land Lots Nos. 147 and 178 thereof, containing Twenty (20) acres more or less and bounded as follows: North by land of J.W. Hopper, East by U.S. Highway 411; South by land of A. J. Harris and West by the right of way of the L & N Railroad. This being the same property conveyed to Oberlin Hopper Tarpley by Thurman E. Hopper on October 1, 1977, being recorded in Deed Book 141, Page 49, Gordon County, Georgia Records.

WITNESSETH:  
 I, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.  
 Dated this 7th day of July, 1996.  
 TERRY E. SEBETT  
 Notary Public

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee, forever, in F&S SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

*B. J. ...*  
 (Unofficial Witness)  
*Terry E. Sebett*  
 (Notary Public)

*Harold Thurman Tarpley* (SEAL)  
 HAROLD THURMAN TARPLEY  
*Timothy Hopper Tarpley* (SEAL)  
 TIMOTHY HOPPER TARPLEY

File # 596C301



7-9-96

FILED & RECORDED  
TRAC 1:3  
DATE 12-28-93  
BOOK 415 PAGE 59  
LEWIS COUNTY, S.E.C.  
GORDON COUNTY, GA

WARRANTY DEED

STATE OF GEORGIA,  
COUNTY OF GORDON.

THIS INDENTURE, made this 20<sup>th</sup> day of December, in the Year of Our Lord One Thousand Nine Hundred and Ninety-Three, between Oberia Hopper Tarpley of the State of Georgia and County of Cherokee, of the first part, and Harold Thurman Tarpley and Timothy Hopper Tarpley as joint tenants with right of survivorship, of the State of Georgia and County of Gordon, of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is acknowledged, has bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns,

TRACT ONE:

All that tract or parcel of land lying and being in the 24th District, 2nd Section of Gordon County, Georgia, being parts of Land Lots Nos. 147 and 178 thereof, containing Twenty (20) acres, more or less, and bounded as follows: North by land of J. W. Hopper; East by U. S. Highway 411; South by land of A. J. Harris and West by the right of way of the L & N Railroad. This being the same property conveyed to Oberia Hopper Tarpley by Thurman E. Hopper on October 1, 1977, as recorded in Deed Book 161, Page 41, Gordon County, Georgia, records.

TRACT TWO:

All that tract or parcel of land lying and being in the 24th District, 2nd Section of Gordon County, Georgia, and being the North half of Land Lot No. 213, containing Eighty (80) acres, more or less. This being the same property conveyed to Oberia Hopper Tarpley by Thurman E. Hopper on October 1, 1977, being recorded in Deed Book 161, Page 40, Gordon County, Georgia, records.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns forever in Fee Simple.

And the said party of the first part, for her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said parties of the second part, their heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and affixed her seal, the day and year above written.

Signed, sealed and delivered  
in the presence of:

Cherry Russell  
Witness N.P. SEAL AFFIXED

Oberia Hopper Tarpley (Seal)  
Oberia Hopper Tarpley

Lisa Rene Morris  
Notary Public, Cherokee County, Ga.  
my commission expires:  
12/31/97. JEM/m

Notary Public, Cherokee County,  
Georgia. My Commission Expires  
October 10, 1995

FILED & RECORDED 12-28-93 LEWIS COUNTY, S.E.C.  
Gordon County, Georgia  
Real Estate Transfer Tax  
Paid \$ 0-  
Date 12-28-93  
Lewis Couch  
Lewis Couch, Clerk of Superior Court

00000

DEPARTMENTAL REVIEW - ROAD DEPARTMENT

Application # Z116-21 Tarpley A1 to CG

Date: 10/17/16

Reviewed by: BARRY HICE

ROAD DEPARTMENT

Comments, recommendation, or any condition of approval to serve proposed rezoning or variance with Road Department services:

STATE ROUTES DOES NOT APPLY TO  
COUNTY.

DEPARTMENT REVIEW - ENVIRONMENTAL HEALTH

Application # 216-21 A-1 to CG Tarpley

Date: 10/17/16

Reviewed by: Christy Blair

Environmental Health

Comments, recommendations, or any condition of approval to serve proposed rezoning or variance with Environmental Health:

No issues w/EH. Have met on-site with Russell Owen about property lines.

**DEPARTMENTAL REVIEW - FIRE DEPARTMENT**

Application # Z16-21 Tarpley A-1 to CG

Date: 10/17/16

Reviewed by: JOEY JORDAN

**FIRE DEPARTMENT**

Comments, recommendation, or any condition of approval to serve proposed rezoning or variance with Fire Department services:

O.K.  
*J. Jordan*  
10/21/16

DEPARTMENT REVIEW - STATE DEPARTMENT OF  
TRANSPORTATION

Application # Z16-21 A-1 to CG

Date: 10/17/16

Reviewed by: Donovan Tucker

State Department of Transportation

Comments, recommendations, or any condition of approval to serve proposed rezoning or variance with State Department of Transportation:

Working with Bobby Howard on  
drive access.



CITY OF CALHOUN

WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z16-21  
APPLICATION NAME: Hibbymo Properties - Ranger LLC  
TYPE OF ZONING: A1 TO CG  
DATE: 10/19/2016  
REVIEWED BY: MARK WILLIAMSON

WATER COMMENTS:

THIS PROPERTY IS SERVED BY AN 8" WATER LINE RUNNING ALONG HWY. 156 AND HWY. 411.

SEWER COMMENTS:

NO CITY SEWER SERVICE IN THIS AREA.

THE INFORMATION IN THIS REPORT WAS OBTAINED USING MAPS AND RECORDS THAT MAY NOT BE ENTIRELY ACCURATE. THIS INFORMATION CANNOT BE CONSIDERED ACCURATE UNTIL A FEILD SURVEY HAS BEEN COMPLETED.