

INFORMATION SHEET FOR REZONING REQUESTS

Application # 217-05 DATE OF READING 5-16-17  
REZONE FROM A-1 TO RA-1 residential agricultural

PROPERTY OWNER Torrey Thomason Applicant: Billy Weaver

LOCATION OF PROPERTY 2451 Cash Rd

DESCRIPTION OF PROPERTY  
2.084 ACRES

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

1. APPROVAL

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

**GORDON COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
MAY 8, 2017**

The Gordon County Planning Commission held a Public Hearing on Monday, May 8, 2017 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:

Butch Layson	Jerry Lovelace	Nathan Serritt
Eddie Smith	Randy Rule	

Chairman 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 April 10, 2017. Butch Layson seconded the motion. All voted aye. The minutes were approved as written.

**REZONING APPLICATION #Z17-05, TONEY THOMASON  
(APPL: BILLY WEAVER)**

Chairman Rule read rezoning application #Z17-05, Toney Thomason (appl: Billy Weaver) for a 2.08 acre tract located at 2451 Cash Road, Calhoun requesting to rezone from A-1 to RA-1. Mr. Billy Weaver explained that the building site began as a dwelling for Mr. Thomason's son, however, he decided he didn't want to build there so they would like to rezone it to sell.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z17-05 be approved.

Nathan Serritt made the motion to approve the rezoning application identified as #Z17-05 from A-1 to RA-1. Eddie Smith seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**VARIANCE APPLICATION #V17-04, TROY LEE HALL**

Chairman Rule read variance application #V17-04, Troy Lee Hall, for a 0.59 acre tract located on 131 Walraven Way SE, Calhoun, requesting to increase the size of a metal structure from the maximum 500 feet to 520 feet. Mr. Hall stated that when he bought the house, it only had a one car garage and that he needed additional room to park his other cars and for storage. The reason for the size is he has a large mega ton truck and needs the extra space. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V17-04 be approved.

**Cover Sheet**  
**Proposal for Land Use Action**

Application Number: 217-05 Present Zoning: A-1 Proposed Zoning: RA-1

Date of Planning Commission Meeting: April 10, 2017

Date of Board of Commissioners' Meeting: April 18, 2017

Applicant: Toney thomason

Property Owner: *(if different from applicant)* \_\_\_\_\_

Property Address: 2451 Cash Rd, Calhoun

Said Property having a frontage of 193.20 feet and containing 2.084 acres.

Future Development Map Classification: Emerging Suburban

Current Zoning Map Classification: A-1, Agricultural

Proposed Action: Subdiving Property

Reason for Proposed Action: Construct New Home

Directions to Property: East on Dews Pond Rd until intersects with Cash Rd go south on Cash Rd 2 1/2 mile Property on Right

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

**Date of Report:** March 24, 2017

**Application #** Z17-05

**Applicant and Property Owner:** Billy Weaver (applicant) Toney Thomason (owner)

**Location of Property:** 2451 Cash Rd. Calhoun GA 30701

**Property Frontage:** 193.20 Feet                      **Tract Size:** 2.084 acres

**Proposed Action:** Rezone from A-1 (Agricultural District) to RA-1 (Residential Agricultural District).

**Reason for Proposed Action:** Subdividing property to construct a new home.

**Future Development Map Classification:** Emerging Suburban.

**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:***    Ok w/Zoning. Septic permit was issued on 02/20/17 for this property. (See Attached)
- \* ***Building Department:***    N/A
- \* ***Fire Department:***    OK
- \* ***Gordon County School System:*** N/A
- \* ***Road Department: and/or Georgia Dept. of Transportation:*** If a new entrance is desired to access property, a driveway entrance permit must be obtained from Gordon County Public Works Department prior to construction of entrance.
- \* ***Water & Sewer (City of Calhoun):*** This area is served by a 8" water main running along Cash Road. No city sewer service 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 Pubic 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 property used for residential uses and agricultural use.

***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 of nearby property.

***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 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 may generate additional vehicular traffic and may impede 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 Emerging Suburban on the Gordon County Future Development Map. This classification supports land uses intended for single-family residential, passive and active recreation and civil/institutional.

***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 is consistent with the Future Land Development Map.

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

The rezoning request identified as Application #Z17-05 is recommended for approval.

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

## 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.

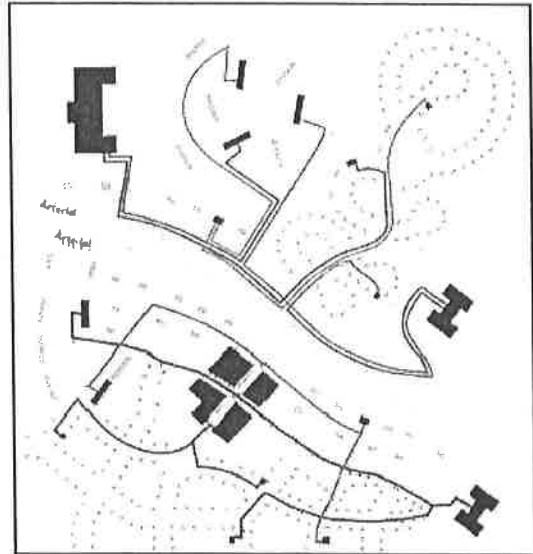


## 7. Emerging Suburban (con't.)

### Development Pattern

The development pattern should seek to:

- Respect the rural character
- Provide adequate open space
- Provide connected system of streets within new subdivisions and connect to existing subdivisions
- Include a variety of housing choices
- Limit clearing and grading
- Provide sidewalks, street trees and decorative, pedestrian-scale lighting
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way
- Connect to a network of greenways/trails, wherever possible
- Continue to follow the lot size requirements of the Groundwater Recharge Area Protection Ordinance
- Assure compatibility of infill development with surrounding neighborhoods
- Require residential subdivisions accessing a highway to be interconnected and to provide at least two entrances
- Allow higher density development if water/sewer infrastructure can be provided
- Encourage conservation subdivisions
- Provide active and passive recreation opportunities for area residents



The Emerging Suburban character area seeks to encourage the connectivity depicted on the bottom of the diagram and discourage conventional suburban sprawl shown in the top of the diagram.

### Primary Land Uses

- Single-family residential
- Passive and active recreation
- Civic/institutional

### Quality Community Objectives

- Housing Choices
- Open Space Preservation
- Transportation Alternatives
- Sense of Place

### Implementation Strategies

- Adopt a Conservation Subdivision Ordinance
- Adopt a Landscape and Buffer Ordinance
- Continue to enforce the existing Groundwater Recharge Area Protection Ordinance
- Adopt a Tree Protection/Replacement Ordinance
- Adopt maximum lot coverage requirements



WARRANTY DEED

STANDARD WARRANTY DEED



STATE OF GEORGIA,

Gordon County.

THIS INDENTURE, made this 30th day of March

in the year of our Lord One Thousand Nine Hundred and Ninety-five (1995)

between KENNETH R. JONES

of the State of Georgia and County of Gordon of the first part

and TONEY THOMASON

of the State of Georgia and County of Gordon of the second part

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and Other Valuable Consideration DOLLARS

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey

unto the said part y of the second part himself, his heirs and assigns, the following described property, to wit:

All that tract or parcel of land lying and being in the 6th District and 3rd Section of Gordon County, Georgia, being part of Land Lot No. 160 thereof, and being more particularly described as being 32.73 acres according to a plat of survey entitled "Plat for Kenneth R. Jones", prepared by Bakkum-DeLoach & Associates, GRLS, of date January 11, 1985, a copy of said plat being recorded in the office of the Clerk of the Superior Court of Gordon County, Georgia in Plat Book 15, Page 84, to which said plat and the record thereof, reference is hereby made for a full and complete description of the lands herein conveyed.

Grantor herein hereby reserves for himself, his heirs and/or assigns, a 50-ft. easement running along the South line of the above-described property from what is known as Cemetery Road to the property of Mrs. John Jones. Said easement shall run with the land.

Subject to any and all other easements and/or restrictions of record and/or any and all governmental zoning regulations as pertain to the above-described property.

Gordon County, Georgia
P: 67.50
4-11-95
Lewis Couch, Clerk of Superior Court

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 any wise appertaining, to the only proper use, benefit and behoof of him the said part y of the second part, his heirs and assigns forever, IN FEE SIMPLE

And the said part y of the first part, for himself, his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part y of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of
Michael McBrayn
Unofficial Witness ALP. SEAL AFFIXED

Kenneth R. Jones (Seal)
KENNETH R. JONES (Seal)

Gordon County, Georgia
MY COMM. EXPIRES 10-22-95

FILED & RECORDED 4-11-95 LEWIS COUCH, CSC (Seal)

My Comm. Expires:





CASH ROAD R./W. VARIES  
 (COUNTY ROAD NO. 373)  
 D.O.T. PROJECT PRP-373-3(129)  
 DEED BOOK 562, PAGE 329

P.O.R. INTERSECTION OF THE NORTH  
 LINE OF LAND LOT 160 WITH THE "W."  
 RIGHT-OF-WAY OF CASH ROAD.

N./F. HARRY LUSK PROPERTY  
 DEED BK. 764, P. 159  
 PLAT BY PETER L. BAKKUM, SEPT. 8, 1966.

NOTE: THIS LINE DESCRIBED AS LAND LOT LINE BY REFERENCE PLAT.  
 OLD FENCE AND TREE LINE SUPPORT THAT ALSO.  
 NO LAND LOT LINE REINFORCEMENT SURVEY PERFORMED BY THE UNDERSIGNED.

2.084 AC.  
 JACKS CREEK

N./F. TONEY & SHERRY THOMSON  
 DEED BK. 447, P. 342  
 PLAT BOOK 15, P. 84

N./F. TONEY & SHERRY THOMSON  
 DEED BK. 447, P. 342  
 PLAT BOOK 15, P. 84

LEGEND	
---	LAND LOT LINE
- - -	FENCE
- - -	TELEPHONE LINE
- - -	GAS LINE
- - -	WATER LINE
- - -	SMOKY SOWER LINE
- - -	OVERHEAD POWER LINE
- - -	CATCH BASIN
- - -	LAND METER
- - -	WATER METER
- - -	WATER VALVE
- - -	CUT WIRE
- - -	CO. H.P.
- - -	C.B.
- - -	J.B.
- - -	D.I.
- - -	W.I.
- - -	M.H.
- - -	CO
- - -	WM
- - -	WATER METER
- - -	WATER VALVE
- - -	CUT WIRE
- - -	BY
- - -	BY

F. DARRELL B. CARNY & WAYNE CARNY  
 DEED BK. 390, PAGE 333  
 DEED BK. 13, PAGE 178  
 PLAT BOOK 15, P. 84

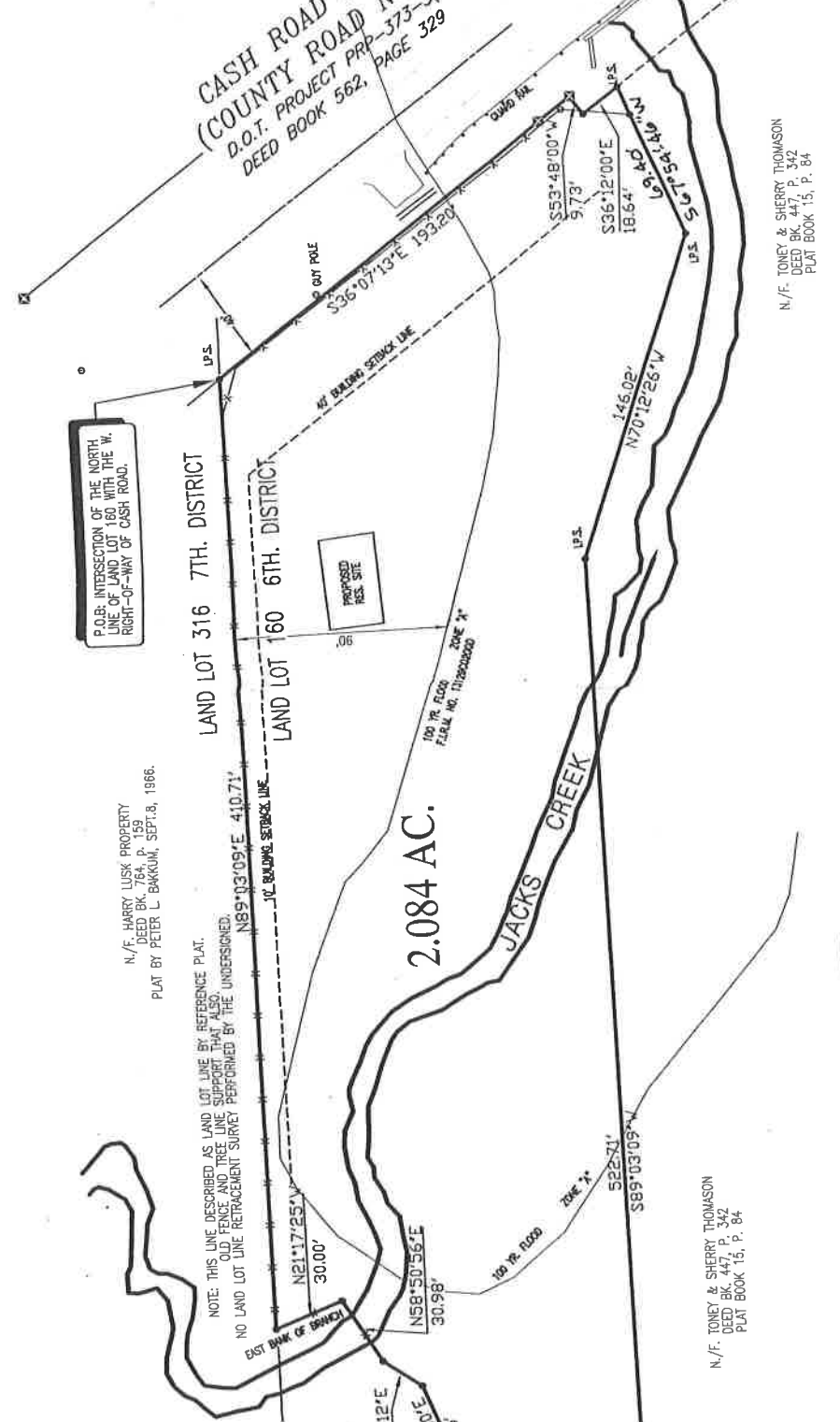
**NOTES**

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83).
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE IN THE COUNTY OF ALABAMA.
- THIS SURVEY WAS PREPARED BY MEASUREMENTS OF DEED REFERENCES WHERE TITLE SUBJECT AND ASSOCIATED LAND SURVEYORS, AND ARE NOT GUARANTEED PROVIDED CHAINS OF COMPLETENESS.
- STRUCTURES OBSERVED ON THE DATE OF SURVEY ARE SHOWN HEREON UNLESS OTHERWISE REQUESTED BY CLIENT DIMENSIONS.
- LOCATIONS ARE ACCURATE AND UNLESS NOTED, HEREON, THE UNLESS OTHERWISE REQUESTED BY CLIENT DIMENSIONS.
- THIS PROPERTY MAY HAVE ANY DETERMINATION AS TO THE EXISTENCE OF UNDERGROUND UTILITIES ON THIS SITE. USERS OF THIS SURVEY BE ADVISED THAT THE UNDERSIGNED HAS NO LIABILITY FOR DISTURBANCE OF UTILITIES WITHOUT

**EYORS CERTIFICATION**

I, SUBSCRIBER (A) OF O.C.G.A. SECTION 16-6-67, THE SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT OR DEED WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE STATE AND MUNICIPAL AUTHORITIES OR THAT

ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE RED STREAM BUFFER, AS MEASURED FROM THE RED VEGETATION, WITHOUT FIRST OBTAINING THE PERMITS.



DEPARTMENT REVIEW - ENVIRONMENTAL HEALTH

Application # 217-05 Thomason A-1 to RA-1

Date: 3/14/17

Reviewed by: Christy Blair

Environmental Health

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

OK w/ zoning.

Septic permit was issued 2/20/17 for this property. (See attached).

GEORGIA DEPARTMENT OF PUBLIC HEALTH

APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL

For On-Site Sewage Management System

COUNTY: <b>Gordon</b>	SUBDIVISION:	LOT NUMBER:	BLOCK:
PROPERTY LOCATION (ADDRESS/DIRECTIONS): <b>2451 CASH RD CALHOUN, GA 30701</b> HWY 53 EAST (FAIRMOUNT HWY), LEFT ON CASH ROAD, PASS CREEK, NEXT PROPERTY ON LEFT, BUILDING A 36 X 36 HOUSE (1600 SQ FT), OWNER: TJ THOMASON 678-918-0859, APPLICANT: BILL WEAVER 706-217-7776.			

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S AUTHORIZED AGENT'S SIGNATURE:	DATE: <b>02/10/2017</b>	
PROPERTY OWNER'S NAME: <b>TJ THOMASON</b>	PHONE NUMBER: <b>(378) 918-0859</b>	ALTERNATE PHONE NUMBER:
PROPERTY OWNER'S ADDRESS: <b>2451 CASH RD CALHOUN, GA 30701</b>		
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): <b>BILL WEAVER</b>	PHONE NUMBER: <b>(706) 217-7796</b>	RELATIONSHIP TO OWNER:

Section A — General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: <input checked="" type="radio"/> Yes (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): <b>Single-Family Residence</b>	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): <b>Emory</b>
2. WATER SUPPLY: <input checked="" type="radio"/> Public (2) Private (3) Community	6. WATER USAGE BY: <b>Bedroom Numbers</b>	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: <b>7 5</b>
3. SEWAGE SYSTEM TO BE PERMITTED: <input checked="" type="radio"/> New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: <b>3</b>	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): <b>3 8</b>
4. LOT SIZE (SQUARE FEET / ACRES): <b>2 0 8 4</b>	8. LEVEL OF PLUMBING OUTLET: <input checked="" type="radio"/> Ground Level (2) Basement (3) Above ground level	12. SOIL TEST PERFORMED BY: <b>Cabe, Douglas E</b>

Section B — Primary / Pretreatment

1. DISPOSAL METHOD: <b>Septic Tank</b>	2. GARBAGE DISPOSAL: <input type="radio"/> Yes <input checked="" type="radio"/> No	3. SEPTIC TANK CAPACITY (GALLONS): <b>1000</b>	4. ATU Capacity: <b>0</b>	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
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Section C — Secondary Treatment

1. ABSORPTION FIELD DESIGN: <input type="radio"/> Level Field <input checked="" type="radio"/> Serial (3) Drip (4) Bed (5) Distribution Box (6) Mound/Area Fill (7) Other	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: <b>1 0 8 0</b>	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: <b>Conventional 12x36 gravel &amp; pipe</b>	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: <b>3 6 0</b>	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (Inches):	6. DEPTH OF ABSORPTION TRENCHES (range in inches): <b>1 2 — 1 4</b>	9. Distance Between Absorption Trenches:

Permit

A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT

VOID, FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVE OF THE GEORGIA DEPARTMENT OF PUBLIC HEALTH OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

1. SITE APPROVED AS SPECIFIED ABOVE:

Yes (2) No

APPROVING ENVIRONMENTALIST:	TITLE: <b>Environmental Health Specialist IV</b>	DATE: <b>02/20/2017</b>	CONSTRUCTION PERMIT NUMBER: <b>OSC06401357</b>
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GEORGIA DEPARTMENT OF PUBLIC HEALTH

APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL

For On-Site Sewage Management System

County: Gordon

Permit Number: OSC06401357

Property Address: 2451 CASH RD CALHOUN, GA 30701

Property Owner: TJ THOMASON

PRESCRIBED TANK LOCATION / REMARKS:

LAYOUT OF HOMESITE, SEPTIC SYSTEM (INITIAL AND REPAIR AREA), UTILITIES, AND DRIVEWAY ARE IMPORTANT DUE TO LIMITED USABLE AREA. FEBRUARY 20, 2017 MET ONSITE WITH TONEY THOMASON AND LAYED OUT SEPTIC SYSTEM WITH TRANSIT. \*\*\*\*\* SEPTIC TANK MUST BE INSTALLED IN AREA OF SOIL BORING #5, TO ALLOW GRAVITY FALL TO USUABLE AREA BEHIND AND IN FRONT OF HOMESITE. HOMESITE ELEVATION WILL BE CRUCIAL TO ALLOW PLUMBING FALL TO SEPTIC TANK, THEN FROM SEPTIC TANK TO FIELD LINES.

PRESCRIBED ABSORPTION FIELD LOCATION:

SITE OF UPPER FIELD LINE WAS MARKED AND DISCUSSED WITH MR. THOMASON TO ENSURE GRAVITY FALL COULD BE ACHIEVED DURING HOME CONSTRUCTION. FIELD LINES WERE SHOT WITH TRANSIT AND DETERMINED ADEQUATE AREA IS AVAILABLE IN FRONT AND BACK YARD FOR INITIAL AND REPAIR AREA (AREA FOR ONE SEPTIC SYSTEM EXIST IN BACK, AND AREA FOR ONE SEPTIC SYSTEM EXIST IN FRONT). MUST MAINTAIN 50 FEET SETBACK FROM CREEK BANK AND AVOID FLOOD ZONE AREA. INSTALL DRIVEWAY AND UTILITIES ALONG RIGHT PROPERTY LINE. \*\*\*\*\* INITIAL FIELD LINES CAN BE INSTALLED IN FRONT OR BACK OF HOUSE, HOWEVER SEPTIC TANK MUST BE SET TO ALLOW GRAVITY FALL TO BOTH. (OPTION #1) INSTALL FIELD LINES BEHIND HOME SITE IN AREA OF SOIL BORINGS #3 AND #4, AT 12 TO 14 INCH DEPTH, WITH 6 INCHES OF TOPSOIL OVERFILL AFTER INSTALLATION. (OPTION #2) INSTALL FIELD LINES IN FRONT YARD AT 14 TO 18 INCH DEPTH, WITH PVC UNDER DRIVEWAY SLEEVED WITH 6 INCH PVC. \*\*\*CUTTING OF SOILS IN AREA OF FIELD LINE AREA WILL VOID PERMIT. CALL WITH QUESTIONS OR TO MEET ONSITE 706-624-1440, M. WILLIAMS

**DEPARTMENTAL REVIEW - FIRE DEPARTMENT**

Application # 217-05 Thomason A-1 to RA-1

Date: 3/14/17

Reviewed by: JOEY JORDAN

**FIRE DEPARTMENT**

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



OK

3/23/17

DEPARTMENTAL REVIEW - ROAD DEPARTMENT

Application # 217-05 Thomason A-1 to RA-1

Date: 3/14/17

Reviewed by: Blake Nicholson - Public Works

ROAD DEPARTMENT

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

If a new entrance is desired to access property, a driveway entrance permit must be obtained from Gordon County Public Works Department prior to construction of entrance.

CITY OF CALHOUN  
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z17-05  
APPLICATION NAME TONEY THOMASON  
TYPE OF ZONING: A-1 TO RA-1  
DATE: 3/23/2017  
REVIEWED BY: MARK WILLIAMSON

WATER COMMENTS:

THIS PROPERTY IS SERVED BY AN 8" WATER MAIN RUNNING  
ALONG CASH ROAD.

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 FIELD SURVEY HAS BEEN  
COMPLETED.