

INFORMATION SHEET FOR REZONING REQUESTS

Application # Z 17-14 DATE OF READING 10-17-17

REZONE FROM A-1 TO I-1

PROPERTY OWNER Johnson Group Properties

LOCATION OF PROPERTY Johnson Lake Rd

Calhoun

DESCRIPTION OF PROPERTY

8.69 ACRES

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

- Approval

STIPULATIONS:

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**GORDON COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
OCTOBER 9, 2017**

The Gordon County Planning Commission held a Public Hearing on Monday, October 9, 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:

Randy Rule                      Eddie Smith  
Jerry Lovelace

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 August 14, 2017. Eddie Smith seconded the motion. All voted aye. The minutes were approved as written.

**REZONING APPLICATION #Z17-14, JOHNSON GROUP PROPERTIES, LLC**  
(Postponed from September 11, 2017)

Chairman Rule read rezoning application #Z17-14, Johnson Group Properties, LLC, requesting to rezone 8.69 acres located on Johnson Lake Road, Adairsville from A-1 to I-1. Jeffrey Watkins, an attorney from Cartersville, represented the request explaining that his clients would like to rezone to allow for short and/or long term truck/tractor trailer parking and that no structure shall be placed on the property at this time. The most recent tenant was Williams Pipeline. There are no plans to pave the property, and the adjoining property is already zoned as I-1 and used for truck parking. Jim Zander, an area homeowner and the representative for the neighborhood, spoke in opposition to this zoning change, with concerns of dust, traffic, there being no turn-around if the trucks miss this lot then they have to continue into the neighborhood to find a place to turn-around, creating a safety concern, and that the property had been being used for this purpose without the proper zoning. Mr. Watkins added that this zoning was consistent with the Future-land use map and other properties in the area. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z17-14 be approved.

Jerry Lovelace made the motion to approve the rezoning application identified as #Z17-14 from A-1 to I-1. 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: 217-14 Present Zoning: A-1 Proposed Zoning: I-1

Date of Planning Commission Meeting: Sept. 11, 2017

Date of Board of Commissioners' Meeting: Sept. 19, 2017

Applicant: JOHNSON GROUP PROPERTIES, LLC

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

Property Address: JOHNSON LAKE ROAD

Said Property having a frontage of 531.07 feet and containing 8.69 acres.

Future Development Map Classification: EMERGING Mixed Use Center - Regional Activity

Current Zoning Map Classification: A-1

Proposed Action: REZONE THE SUBJECT PROPERTY TO I-1

Reason for Proposed Action: TO ALLOW FOR SHORT AND/OR LONG TERM

TRUCK/TRACTOR TRAILER PARKING. No structure shall be placed

on the property at this time. Current tenant is

Williams Pipeline which started in Aug. 1, 2016

Directions to Property: HWY 53 E, turn right on Outlet  
Mall Dr. continue on to Johnson Lake Rd.,  
property located @ 0.65 mile on Lt. from  
Union Grove Rd.

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

**Rezoning Proposal**

**Date of Report:** August 28, 2017

**Application #** Z17-14

**Applicant and Property Owner:** Jeffrey A. Watkins, ESQ (Attorney) Johnson Group Properties, LLC (Owner)

**Location of Property:** Johnson Lake Rd., Adairsville, GA 30103

**Property Frontage:** 531.07 Feet    **Tract Size:** 8.69 acres

**Proposed Action:** Rezone from A-1, Agricultural District to I-1 (Light Industrial).

**Reason for Proposed Action:** To allow for short and/or long term truck/tractor trailer parking. No structure shall be placed on the property at this time. Current tenant is Williams Pipeline which started leasing on August 1, 2016.

**Future Development Map Classification:** Emerging Mixed Use Center – Regional Activity

**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 EH. I am assuming there will not be an office with a restroom?
- \* **Building Department:** N/A
- \* **Fire Department:** OK
- \* **Gordon County School System:** N/A
- \* **Road Department:** The culvert/pipe that is in place for this property now was permitted as temporary for the construction entrance. It will need to be removed and before a new one is installed the property owner need to come to the Public Works Department for a new permit.
- \* **Georgia Dept. of Transportation:** N/A
- \* **Water & Sewer (City of Calhoun):** This property is served by a 6" water line. No City sewer service available..
- \* **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 has Light Industrial to the west, north and east of it. The planned Calhoun Bypass includes an interchange at Union Grove Rd, just north of the site and is in close proximity to I-75.

***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 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.

***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 Mixed Use Center – Regional Activity on the Gordon County Future Development Map. This classification supports land uses intended for Office, retail and other typical commercial uses, Higher density residential uses (including townhouses and condominiums), Light Industry and Educational institutions. The proposed zoning is consistent with neighborhood.

***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 #Z17-14 is recommended for approval.

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

## 8. Emerging Mixed Use Center – Community Node (con't.)

### **Development Pattern (con't.)**

- Prohibit regional businesses or Big Box retailers
- Provide pedestrian connectivity between residences and major destinations such as recreation centers, libraries, schools, and shops
- Incorporate quality signs that are scaled and placed appropriately

### **Primary Land Uses**

- Mixed use (commercial, retail, residential)
- Civic/institutional
- Passive and active parks

### **Quality Community Objectives**

- Traditional Neighborhoods
- Infill Development
- Transportation Alternatives
- Housing Choices
- Sense of Place



*Single Family Street in the Village of Tannin TND,  
Orange Beach, Alabama*

### **Implementation Strategies**

- Adopt a Traditional Neighborhood Design (TND) ordinance
- Adopt tailored design guidelines/development standards for commercial development
- Adopt a Senior Housing Ordinance
- Adopt a Landscape and Buffer Ordinance



## 9. Emerging Mixed Use Center – Regional Activity

Emerging Mixed Use Center – Regional Activity represents areas that the potential to develop a regionally-marketed mixture of uses, including employment and housing opportunities, due to interstate access and proximity to other larger scale areas that are developed or have the potential to develop. "Big box" retail should be limited to these areas and designed to fit into mixed-use planned development with limited parking that is shared with surrounding uses. The Trimble Hollow/I-75 area is identified as Emerging Mixed Use Center – Regional Activity. It is located at the south end of the County, adjacent to the interstate, east of the Industrial character area, and just south of the City of Calhoun and the Prime Outlet Mall. The planned Calhoun Bypass includes an interchange at Union Grove Road, just north of the site. This interchange, and the potential for another at Trimble Hollow Road, position this area for growth.

### **Development Pattern**

The development pattern should seek to:

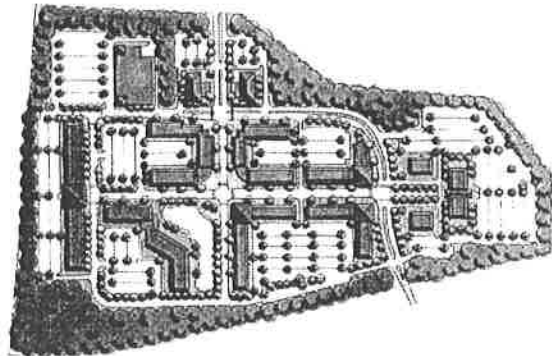
- Include a relatively high-density mix of commercial and retail centers, office, services, and employment to serve a regional market area
- Include a diverse mix of higher-density housing types (town homes, apartments, lofts, and condominiums) that can serve a broad range of incomes, including workforce and affordable housing
- Provide strong, walkable connections between different uses
- Provide wide curb lanes or bike lanes to permit bicycling
- Connect to nearby networks of greenspace or multi-use trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreation purposes.



## 9. Emerging Mixed Use Center – Regional Activity (con't.)

### **Development Pattern (con't.)**

- Depict clear physical boundaries and transitions between the edge of the character area and the surrounding low-density, rural areas
- Incorporate landscaping of commercial sites/parking lots
- Discourage strip development
- Reflect a campus or unified development
- Require shared driveways and inter-parcel access
- Clearly define road edges by locating buildings at roadside with parking to the rear
- Limit truck traffic by prohibiting warehousing or other operations requiring heavy truck use
- Prohibit new billboards
- Encourage compatible architecture styles that maintain the regional character
- Encourage parking lots to incorporate on-site stormwater mitigation or retention features, such as pervious pavements



*A mixed-use center on a regional scale: commercial/office, industrial, and high-density residential are compatible uses, and buildings are oriented toward an internal network of streets*

### **Primary Land Uses**

- Office, retail, and other typical commercial uses
- Higher density residential uses (including townhomes and condominiums)
- Light industry
- Educational institutions

### **Quality Community Objectives**

- Housing Choices
- Employment Options
- Appropriate Businesses

### **Implementation Strategies**

- Adopt a Landscape and Buffer Ordinance
- Amend Development Regulations to promote the desired development pattern (e.g. requiring sidewalks and interparcel access)
- Coordinate with the City of Calhoun to provide water and sewer service

## 10. Industrial

The Industrial character area is intended to accommodate low and high intensity industry in locations that have interstate and rail access. A location that is identified as suitable for accommodating new industry and creating jobs is located south of Calhoun. Rail service runs along on the western edge of the character area, I-75 forms its eastern boundary, and the nearby Tom B. David Airport has ample capacity. Proximity to residential growth areas, including the Emerging Suburban character area in the southwest portion of the County, and the Emerging Mixed Use Center – Regional Activity to the east provides opportunities for workforce housing. While attracting new industry is important to the economic health of the County, the intent of the Industrial character area is to balance growth with environmental considerations.



Recorded 06/17/2009 2:00  
Doc: EST Rpt#: 274537  
TTAX ID: 064001057  
Brian Brannon, C.S.C.  
GORDON County, Ga  
DEED Bk: 1598 Pg: 529-530

This document was prepared by:  
James F. Ledbetter, P.C.  
110 North Wall Street  
Calhoun, Georgia 30701

STATE OF GEORGIA  
COUNTY OF GORDON

EXECUTOR'S DEED

THIS INDENTURE, made the 15th day of June, 2009, by and between **Dixie Johnson, as Executor of the Estate of M.L. Johnson, deceased**, party of the first part, hereinafter referred to as "Grantor", and **Johnson Group Properties, L.L.C.**, party of the second part, hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH

Grantor (acting under and by virtue of the power and authority contained in Item IV of the Last Will and Testament of Malvin Lewis Johnson, deceased, it having been duly probated and recorded in the Probate Court of Gordon County, Georgia) for and in consideration of the sum of Ten Dollars in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS IF SPECIFICALLY STATED HEREIN

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 the Grantee, forever, in full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

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:

*[Signature]*  
Witness  
*[Signature]*  
Notary Public



*[Signature]*  
Dixie Johnson, as Executor of the Last Will & Testament of Malvin Lewis Johnson



**EXHIBIT "A"**

All that tract or parcel of land lying and being in the 15<sup>th</sup> District and 3<sup>rd</sup> Section of Gordon County, Georgia, being the whole of Lots No. 206 and 207, in said District and Section, except about one-half (1/2) acre in the Southeast corner of Lot No. 207, reserved for a cemetery, and said two lots containing in the aggregate 319.96 acres, more or less, and being more particularly described as follows: BEGINNING at the Southwest corner of Lot No. 206, and running North 30 East 80.03 chains to the Northwest corner of said Lot No. 207; thence South 89 degrees 45 minutes East 40.16 chains to the Northeast corner of said Lot No. 207; thence South 01 degree West along the East lines of Lots No. 207 and 206 a distance of 80.75 chains to the Southeast corner of said Lot No. 206; thence North 88 degrees 45 minutes West along the South line of Lot No. 206 a distance of 39.45 chains to the Southwest corner of Lot No. 206 to the POINT OF BEGINNING.

**LESS AND EXCEPT: TRACT ONE:** All that tract or parcel of land lying and being in Land Lot No. 206 of the 15<sup>th</sup> District and 3<sup>rd</sup> Section of Gordon County, Georgia, and being 1.09 acres and being more particularly described as the Southern most tract entitled "W.C. Johnson, Jr." according to a plat of survey entitled "Plat of the Johnson Property" prepared by N.B. DeLoach, GRLS No. 1347, dated 5/2/91, a copy of said plat of survey being recorded in the office of the Clerk of the Superior Court of Gordon County, Georgia, in Plat Book 24, Page 220, to which said plat and the record thereof reference is hereby made for a full and complete description of the land herein conveyed.

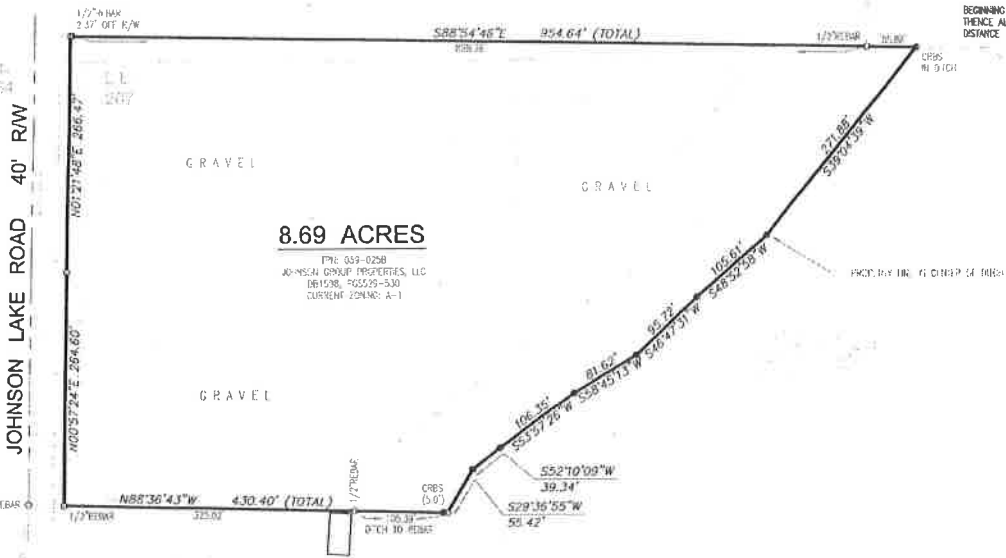
**LESS AND EXCEPT: TRACT TWO:** All that tract and parcel of land lying and being in Land Lot No. 206 of the 15<sup>th</sup> District and 3<sup>rd</sup> Section of Gordon County, Georgia, being 0.36 acres and being more particularly described on that certain Warranty Deed from Mrs. W.C. Johnson and M.L. Johnson to W.C. Johnson, Jr., filed for record 4/18/95, recorded in Deed Book 448, Page 85, Gordon County, Georgia Deed Records.

**LESS AND EXCEPT: TRACT THREE:** All that tract or parcel of land lying and being in Land Lot No. 207 of the 15<sup>th</sup> District and 3<sup>rd</sup> Section of Gordon County, Georgia, being Tract No. 3 containing 0.03 acre and being more particularly described according to a plat of survey entitled "Survey for Mattie Orr Johnson Estate" prepared by Jerry Lambert, GRLS No. 2147, of Freeman & Lambert Surveyors, P.C., dated 4/20/98 as revised 5/20/98, a copy of said plat of survey being recorded in the Office of the Superior Court of Gordon County, Georgia in Plat Book 35, Page 151, to which said plat and the record thereof reference is hereby made for a full and complete description of land herein conveyed.

**LESS AND EXCEPT: TRACT FOUR:** All that tract or parcel of land lying and being in Land Lots No. 206 and 207 of the 15<sup>th</sup> District and 3<sup>rd</sup> Section of Gordon County, Georgia, being Tract No. 1 containing 1.15 acres and Tract No. 2 containing 5.57 acres and being more particularly described according to a plat of survey entitled "Survey for Mattie Orr Johnson Estate" prepared by Jerry Lambert, GRLS No. 2147, of Freeman & Lambert Surveyors, P.C., dated 4/20/98 as revised 5/20/98, a copy of said plat of survey being recorded in the Office of the Superior Court of Gordon County, Georgia in Plat Book 35, Page 151, to which said plat and the record thereof reference is hereby made for a full and complete description of land herein conveyed.

**LESS AND EXCEPT:** All that tract or parcel of land described in a Warranty Deed of Gift dated August 26, 2003 from M.L. Johnson to Dixie Johnson which said Deed is recorded in Deed Book 995 at Page 397 of the Gordon County Deed Records on August 28, 2003. Reference to said Warranty Deed of Gift and the lands conveyed therein is made for a full and complete description of the lands described therein.

THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT



BEGINNING AT THE NORTHEAST CORNER OF LAND LOT 207  
THENCE ALONG THE NORTH LINE OF LAND LOT 207 A  
DISTANCE 1655.26' TO CRBS IN DITCH

**8.69 ACRES**

PLAT 039-0298  
JOHNSON GROUP PROPERTIES, LLC  
DEED NO. 855205-530  
CURRENT ZONING: A-1

JOHNSON LAKE ROAD 40' RW

GRID NORTH  
GA WEST ZONE - 1808

**SURVEYORS CERTIFICATION**

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 45-6-61, THE REGISTERED SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY OR MUNICIPAL COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNMENT AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COUNTY CLERKS COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING: GORDON COUNTY BOARD OF PLANNING & DEVELOPMENT DATE: 05/09/2017

*H. Gregory Massey* [Signature]  
H. GREGORY MASSEY, CLS12760 [Name]

**GENERAL NOTES**

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSURE PRECISION OF 1" IN 526,760 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES METHOD.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 376,201 FEET.
3. EQUIPMENT USED: SOKKIA TOTAL STATION WITH DATA COLLECTOR WAS USED TO OBTAIN ANGULAR AND DISTANCE MEASUREMENTS.
4. TRIMBLE R-6, MODEL 4 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WERE OBTAINED BY USE OF THE REAL TIME NETWORK OPERATED BY 60PS SOLUTIONS.
5. ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES.
6. MEASURING UNITS OF THIS SURVEY ARE IN U.S. FEET.
7. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY, RECORDED AND UNRECORDED.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS DEED REFERENCES WERE OBTAINED FOR CLERK OF SUPERIOR COURT RECORDS AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
9. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
10. ACCORDING TO THE 7TH (FLOOD INSURANCE RATE MAP) OF GORDON COUNTY, GEORGIA, PARCEL NO. 1312601750, DATED: SEPTEMBER 26, 2008, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER GRAPHICAL PLOTTING.
11. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA, ANNOTATED O.C.G.A. 15-6-67 AS AMENDED BY HENRICH2008, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

**SURVEY FOR:**

**JOHNSON GROUP PROPERTIES, LLC**  
LOCATED IN LAND LOT 207  
15th DISTRICT, 3rd SECTION  
GORDON COUNTY, GEORGIA



**LEGEND**

|        |                         |       |                 |
|--------|-------------------------|-------|-----------------|
| REF    | - REBAR FOUND           | -X-   | - FENCE LINE    |
| CRBS   | - CAPPED REBAR SET      | PP    | - POWER POLE    |
| OW     | - OPEN TOP PIPE         | R     | - RADIUS        |
| CP     | - CAPPED TOP PIPE       | CHD   | - CHORD LENGTH  |
| DB     | - DEED BOOK             | A     | - ARC LENGTH    |
| PB     | - PLAT BOOK             | R/W   | - RIGHT OF WAY  |
| PS     | - PAGE                  | PL    | - PROPERTY LINE |
| FPN    | - TAX PARCEL NUMBER     | CL    | - CENTER LINE   |
| MFP    | - METAL FENCE POST      | BL    | - BUILDING LINE |
| CM     | - CONCRETE MONUMENT     | L.L.  | - LAND LOT LINE |
| -OHLL- | - OVERHEAD UTILITY LINE | LL.L. | - LAND LOT LINE |

CRBS - CAPPED 1/2" REBAR SET WITH A  
DANGER CAP BEARING - MASSEY GULCH760  
PLACED AT ALL CORNERS UNLESS NOTED OTHERWISE.

RELEASED DATE:  
MAY 05 & 08, 2017  
DATE OF PLAT:  
MAY 09, 2017  
FROM:  
HGCM  
TO:  
HGCM  
JOB NO:  
1501



**MASSEY SURVEYING INCORPORATED**  
P.O. Box 2821  
Cairo, Georgia 30703  
Phone: 706-628-0045  
email: gnt.massey@surveyinginc.com

**DEPARTMENTAL REVIEW - ROAD DEPARTMENT**

Application # 217-14 Johnson Group Properties, LLC  
Date: 8-23-17 A1 to I-1  
Reviewed by: Steve Paris

**ROAD DEPARTMENT**

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

The Culvert/Pipe that is in place for this property now was permitted as as temporary for construction entrance. It will need to be removed and before new one is installed Property Owner will need come to Public Works and get Permit.

706 625 8253

EMAILED 8-24  
10:15 AM



**DEPARTMENTAL REVIEW – CITY OF CALHOUN WATER AND SEWER**

Application # Z17-14 Johnson Group Properties LLC

Date: A-1 to I-1

Reviewed by: \_\_\_\_\_

**CITY OF CALHOUN WATER AND SEWER**

**Comments, recommendation, or any condition of approval to serve proposed rezoning with Water services:**

*6 in. water line*

**Comments, recommendation, or any conditions of approval to serve proposed rezoning with sewer services:**

*No city sewer available.*

**DEPARTMENTAL REVIEW - FIRE DEPARTMENT**

Application # Z17-14 Johnson Group Properties, LLC

Date: 8/25/17 A-1 to I-1

Reviewed by: JOEY JORDON

**FIRE DEPARTMENT**

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

O.K. 

8/25/17

DEPARTMENT REVIEW - ENVIRONMENTAL HEALTH

Application # Z17-14 Johnson Group Properties LLC

Date: AI to I-1

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.

I am assuming there will not be an office with a restroom?