

INFORMATION SHEET FOR REZONING REQUESTS

Application # 2.21-05 DATE OF READING 4/20/2021  
REZONE FROM A-1 TO C-G General Commercial

APPLICANT Devin Desterle

OWNER Regan Stone

LOCATION OF PROPERTY Shope Lake Rd.

DESCRIPTION OF PROPERTY  
4.0 3.79 ACRES

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

- Approval

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

**VARIANCE APPLICATION #V21-06, DOUG ROWLAND**

Chairman Rule read variance application #V21-06, Doug Rowland, requesting a variance on a 2.80 acre tract located at 983 Raccoon Ridge, Ranger. Mr. Rowland explained he had 600 feet of road frontage and wanted to build a 2000 square foot home on a slab at this site but he needed a variance to reduce front setback to right of way of 25 feet from the centerline of Raccoon Ridge because of the extreme slope of the lot. All adjoining property owners had been notified.

Nathan Serritt made the motion to approve the variance application identified as #V21-06 to allow construction of a home and reduce the front setback requirements to 25 feet from the centerline of Raccoon Ridge with the condition that the soil test are in order before permitting is allowed. Jerry Lovelace seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

**VARIANCE APPLICATION #V21-07, RUSSELL & SHARON BENNETT**

Chairman Rule read variance application #V21-07, Russell and Sharon Bennett, requesting a variance on a 2.74 acre tract located at 920 Liberty Rd., Calhoun. Mr. Bennett explained they needed a variance because he had misjudged the line when he deeded his daughter property and now the carport is only 5 feet from the property line therefore needing a 15 foot variance for side setback requirements. All adjoining property owners had been notified.

Nathan Serritt made the motion to approve the variance application identified as #V21-07 and grant the 15 foot variance for the side setback. Eddie Smith seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

**REZONING APPLICATION #Z21-05, DEVIN OESTERLE (appl.)  
REGAN STONE (owner)**

Chairman Rule read rezoning application #Z21-05, Devin Oesterle (appl.) and Regan Stone (owner), requesting to rezone a 3.79 acre tract located at the intersection of Shope Lake Road and Hwy. 53 (behind the BP Gas Station), Calhoun from A-1 to C-G. Mr. Oesterle represented the request explaining that he would like to build storage units at this site that would be landscaped and with security cameras. He also added that he did meet the setbacks needed but has not had a soil study done yet. All adjoining property owners had been notified.

Eddie Smith made the motion to approve the rezoning application identified as #Z21-05 from A-1 to C-G. Nathan Serritt seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**VARIANCE APPLICATION #V21-08, GORDON COUNTY VETERANS, INC. (appl.)  
BECKY LANIER (owner)**

Chairman Rule read variance application #V21-08, Gordon County Veterans, Inc. (appl.) and Becky Lanier (owner) requesting a variance on .93 acre tract located at 1219B US Hwy 41 North, Calhoun. Ursula Richardson read a memo that the applicant would like to table the application until the May 10, 2021 meeting. Jerry Lovelace made a motion to table until the May 10, 2021 meeting. Sabrina Poole seconded the motion. All voted aye. The variance request was tabled until the May 10, 2021 meeting.

**Cover Sheet  
Proposal for Land Use Action**

Application Number: 22145 Present Zoning: A1 Proposed Zoning: C-Cr

Date of Planning Commission Meeting: April 12, 2021

Date of Board of Commissioners' Meeting: April 20, 2021

Applicant: Dewin Oesterle

Property Owner: (if different from applicant) Pagan Stone

Property Address: Intersection of Shore Lake Rd and Hwy 53 (behind BP gas station)

Said Property having a frontage of 508 feet and containing 3.79 acres.

Future Development Map Classification: Emerging Mixed Use Community

Current Zoning Map Classification: A-1, Agricultural

Proposed Action: Rezone 4 acres from A1 to C-Cr.

Remaining 7.94 acres will remain A1.

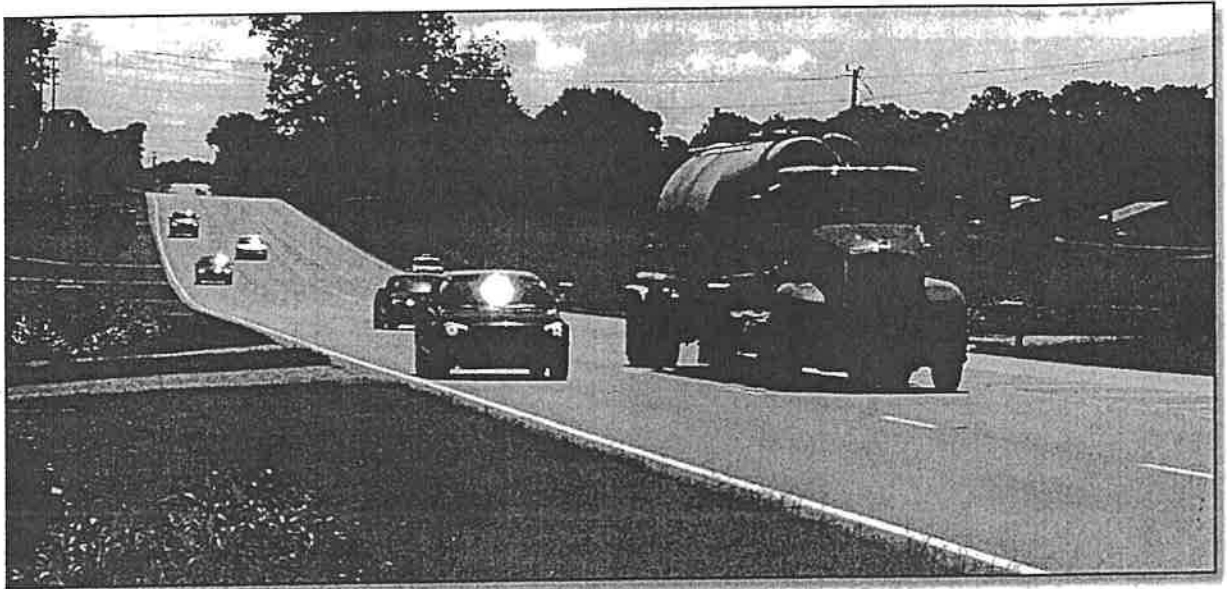
Reason for Proposed Action: to build self storage facility.

Directions to Property: take Hwy 53 East toward Fairmount,  
just past Snoraville Res the property is on  
right side of road behind BP gas station

EMERGING MIXED-USE COMMUNITY

Description:

These are areas that are likely to see an increase in commercial, industrial and residential. This category occurs in the area near the Union Grove Interchange on I-75, as well as in the Sonoraville area on Hwy 53 (near Sonoraville High School) and in the Red Bud Road area. The Sugar Valley area in Northwest Gordon County is also expected to see more mixed-use development.



SR 53 Sonoraville (Dollar General on Right).

Development Strategies/Policies:

- ❖ Infrastructure: Some of these areas are rural than traditional mixed-use communities that typically occur in more urbanized areas. Ensure that all necessary infrastructure is in place to support such development.
- ❖ Zoning: Zoning (and other necessary ordinances and regulations) is crucial to the proper development of mixed-use communities. Care has to be taken when combining commercial and residential as some commercial businesses can be loud, clog streets or take up all available parking. There are numerous other possible pitfalls as well, if not properly thought out
- ❖ Development of Housing: Housing in these areas is of particular interest to younger generations and younger families, including millennials who prefer to live, work and play in the same community. Housing should be encouraged that is quality, affordable and include amenities.
- ❖ Pedestrian-friendly: These areas should walkable and include sidewalks, trails, bike lanes and Streetscapes.
- ❖ Greenspace/Recreation: These areas should have access to parks, playgrounds and natural areas, especially because housing in these areas tend to have smaller lot sizes, if any outdoor space at all.
- ❖ Public Services: These areas should have access to schools, medical care and other services.

Land Uses: Commercial (30%), residential (40%), multifamily residential (20%), industrial (10%)

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

**Date of Report:** March 26, 2021

**Application #** Z21-05

**Applicant/Property Owner:** Devin Oesterle (appl.) Regan Stone (owner)

**Location of Property:** Shope Lake Rd (behind BP Gas Station), Calhoun, GA 30701

**Property Frontage:** 508 Feet Tract Size: 3.79 Acres

**Directions to property:** Hwy 53E, out of Calhoun toward Fairmount. Go just past the Sonorville Rec and turn right onto Shope Lake Rd. The property is directly on the left behind the BP Gas Station.

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

**Reasons for Proposed Action:** Have divided the property into 2 lots, this lot being 3.79 acres, I would like to build a self storage facility and the remaining 7.94 acres will remain A-1.

**Future Development Map Classification:** Emerging Mixed Use Community

**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:*** Will office have a restroom? Will need a level 3 soil study and a septic permit. Do not cut down and level property if needs a septic system. Do not infringe on gas station property. Field line is only 8 feet off the back P/L (2 acres). 110 Shope Lake Rd (BP)

***Building Inspection Department:*** N/A

***Fire Department:*** A hydrant shall be installed per 6.03.03 of the Gordon County Unified Land Development Code

**6.03.03 Fire Protection.**

A. Fire protection. The placement of fire hydrants within a subdivision or parcel of land deemed necessary for the protection of buildings, homes, facilities, or other property types shall be required, with hydrant placement at locations such that each structure is not further than five hundred (500) feet from such hydrant. When six-inch public water lines are available within one thousand (1,000) feet from any portion of the subdivision, the developer/property owner shall assume all costs of extending such lines to the subdivision such that no structure within the subdivision is more than five hundred (500) feet from a hydrant. Refer to the current edition of the International Fire Code, Appendix B, for minimum fire-flow requirements.

B. Location of hydrants. 1. Subdivisions. All fire hydrants will be placed within five hundred (500) feet of each structure, as determined by the fire inspector, at the time of plan review for the construction plat.

2. Industry and business. The location, number and distribution of fire hydrants will be determined by the fire inspector, referencing the current edition of the International Fire Code, Appendix.

C. Water line size. All fire hydrants will be installed on water lines no less than six (6) inches in

diameter, unless approved by the fire chief. Fire-flow requirements will dictate the actual water line to be installed.

D. Fire hydrant type. All fire hydrants shall be Mueller brand, Super-Centurion 250, Number A-423, 3-way hydrants. All shall include two and one-half-inch hose outlets and one (1) five-inch Storz Connection.

E. Inspection. Notification shall be made by the developer to the fire inspector after installation of fire hydrants has been completed. All installations shall meet N.F.P.A. 24 and 25 requirements, with completed inspection and test reports provided to the fire inspector before the final plat is submitted. The fire inspector will inspect the hydrants to ensure proper bury depth, location, and usability.

*Gordon County School System:* N/A

*Public Works Department:* If approved, will require a commercial driveway entrance. Said driveway must be approved by the Gordon County Public Works Department.

*Georgia Dept. of Transportation:* N/A

*Water & Sewer (City of Calhoun):* This area is served by a 6" water line. 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 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.***

The area is largely rural with agricultural and residential uses that are zoned A-1. The Sonoraville Recreation Complex is located northwest of the proposed property. It has commercial adjacent to it with some commercial and office uses located west of the proposed along Hwy 53.

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

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

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

The subject property, at its proposed size, cannot be further developed as currently zoned because it is less than the minimum five (5) acre lot size requirements for A-1 zoning.

***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/or impede on 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 Mixed Use Community on the Gordon County Future Development Map. This classification supports land uses intended for Commercial (30%), Residential (40%), Multifamily residential (20%), and Industrial (10%).

**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.***  
Primary issues are to satisfy the need of a fire hydrant as recommended by the Gordon County Fire Department and Environmental Health. The proposed zoning is compliance with our Future Development Map.

**Planning Staff's Recommendation**

The Rezoning Application #Z21-05 is recommended for approval with the following conditions: All applicable state and local regulations shall be complied with, including but not limited to Gordon County appearance standards for structures in commercial zoning districts, landscaping and buffer requirements, and sign requirements.

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

eFiled & eRecorded  
DATE: 11/5/2019  
TIME: 12:22 PM  
DEED BOOK: 02266  
PAGE: 00164 - 00166  
RECORDING FEES: \$16.00  
PARTICIPANT ID: 4779563602  
CLERK: Grant Walraven  
GORDON County, GA  
PT61: 0642019002236  
Cross-References: 1

Return Recorded Document to:  
Leslie Vaughan Simmons  
1105 N. Tennessee Street  
Cartersville, GA 30120  
18-365

**DEED UNDER POWER**

**STATE OF GEORGIA  
COUNTY OF BARTOW**

This Indenture made this 1st day of October, 2019 by Tyrone Abbott, hereinafter referred to as "Maker", through Maker's duly appointed agent and Attorney-in-Fact, Regan Stone, hereinafter referred to as "Party of the First Part", and Regan Stone, hereinafter referred to as "Party of the Second Part."

WITNESSETH:

Whereas, said Maker executed and delivered to Regan Stone a certain Security Deed, hereinafter referred to as the "Security Deed" dated June 22, 2018 and recorded on January 2, 2019 in Deed Book 2180, Page 152-170, Gordon County, Georgia records. Said Security Deed conveyed property to secure the payment of a promissory note of even date therewith, described as follows:

**All that tract or parcel of land lying and being in the 6th District and 3rd Section of Gordon County, Georgia, and being a part of Land Lot 130 thereof, and being 19.946 acres and designated as Tract 2 according to a Plat prepared for "Billy B. Wood and Tinsey W. Erwin" prepared by North Georgia Surveying, Allen Dale Hall, GA Registered Land Surveyor No. 2609, dated August 8, 2001, and said plat is recorded in Plat Book 40, Page 159, Gordon County, Georgia Public Records, and reference is hereby made to said plat and record thereof for a full and complete description of lands herein conveyed.**

**LESS AND EXCEPT:**

**ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 130 of the 6th District and 3rd Section of Gordon County, Georgia; and being more particularly described as follows: BEGINNING at a point where the Southwest corner of that certain 19.946 acre parcel shown as Tract 2 on a plat of survey entitled "Boundary Survey for the Estate of A.O. Wood" which plat is recorded in Plat Book 40, Page 159, intersects the east right of way of Shope Lake Road (80' R/W), thence proceeding north along and with said right of way North 14 degrees 17 minutes 09 seconds East a distance of 166.01 feet to a point, thence North 14 degrees 53 minutes 35 seconds East a distance of 126.83 feet to a point, thence leaving said right of way and proceeding South 80 degrees 03 minutes 50**



221-05

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DATE: 11/5/2019  
TIME: 12:22 PM  
DEED BOOK: 02266  
PAGE: 00165

seconds East a distance of 200 feet to a point, thence South 75 degrees 12 minutes 08 seconds East a distance of 775.15 feet to a point on the East line of the aforementioned Land Lot 130, thence along and with said line South 01 degree 27 minutes 27 seconds West a distance of 135.64 feet to a point on the South line of the above referenced Tract 2, thence North 85 degrees 14 minutes 27 seconds West a distance of 1020.07 feet to the point of beginning. Said tract containing 5.01 acres.

**LESS AND EXCEPT:**

All that tract or parcel of land lying and being in Land Lot 130 of the 6th District, 3rd Section of Gordon County, Georgia; and being that 2.01 acre tract as shown on that plat prepared for Regan Stone dated September 26, 2008 by North Georgia Surveying, Allen Dale Hall, GRLS No. 2609 as recorded in Plat Book 49, page 230, of the Gordon County, Georgia records. Said plat is incorporated herein for a more full and accurate description of the property.

**LESS AND EXCEPT:**

All that tract or parcel of land lying and being in 6th District and 3rd Section of Gordon County, Georgia, and being a part of Land Lot No. 130 thereof, described as follows: BEGINNING at a point marked by an iron stake on the Easterly right of way line of the Shope Lake Road, said point being 852 feet from the center of State Highway 53 where said highway intersects with said Shope Lake Road; thence running East a distance of 200 feet to an iron stake; thence South 150 feet to an iron stake: thence West 200 feet to an iron stake on the Easterly right of way line of said Shope Lake Road; thence North along and with the right of way line of said Shope Lake Road 150 feet to point of beginning.

Whereas, the indebtedness secured by said Security Deed became in default, and

Whereas, by reason of said default, Part of the First Part, pursuant to the terms of said Security Deed and note declared the entire secured indebtedness due and payable, and

Whereas, the entire secured indebtedness being in default, Party of the First Part on behalf of said Maker as Maker's Attorney-in-Fact, and according to the terms of said Security Deed and the laws of the State of Georgia, did legally and properly advertise said property for sale once a week for four (4) consecutive weeks immediately preceding the said foreclosure sale in the official newspaper in which the Sheriff of said county publishes legal advertisement, and

Whereas, notice of the said sale was provided pursuant to the Official Code of Georgia Annotated Section 44-14-162.2 and

Whereas, said Party of the First Part as Attorney-in-Fact pursuant to the powers contained in said Security Deed and the laws of the State of Georgia did expose said land for sale to the highest and best bidder for cash on the first Tuesday in October, 2019, within the legal hours of sale at the usual place of conducting Sheriff's sales in said county, before the courthouse doors of said county, and offered said property for sale at public outcry to the highest bidder for cash, when and where the said Party of the Second Part bid the sum of \$98,020.00, which was the highest and best bid, and

Whereas, said land was sold to said Party of the Second part for the above-stated price,

221-05

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DEED BOOK: 02266  
PAGE: 00166

NOW THEREFORE:

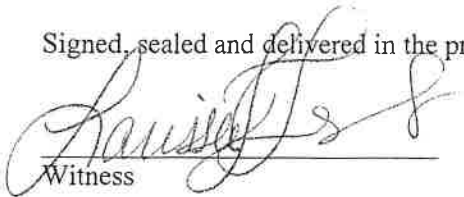
In consideration of said above-stated price and by virtue of and in the exercise of the power of sale contained in the aforesaid Security Deed, the part of the First Part as Attorney-in-Fact for said maker has bargained, sold and conveyed and by these presents does hereby bargain, sell and convey unto the Party of the Second Part and said Party's heirs, successors, representatives and assigns the property described above, together with all the rights, members and appurtenances thereto.


To have and to hold the said premises and every part hereof unto the said Party of the Second Part and said Party's heirs, executors, successors and assigns in as full and ample a manner as the said Maker and said Maker's heirs, successors, and assigns did enjoy and hold the same.

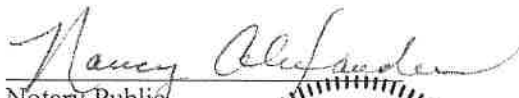
This conveyance is made subject to the following insofar as they affect title to said property, to wit: All restrictive covenants, easements, and rights of way; all matters of zoning; matters which would be disclosed by an accurate survey and inspection of the property; all outstanding and/or unpaid taxes; all outstanding or unpaid bills, charges, expenses and assessments for street improvements, curbing, garbage, water, sewage, and public utilities.

In Witness Whereof, the said Party of the First Part, as Agent and Attorney-in-Fact for said Maker, has hereunto affixed its hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

  
Witness

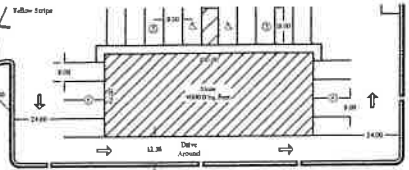
  
\_\_\_\_\_(Seal)  
Regan Stone as Attorney in Fact for Tyrone Abbott

  
Notary Public



3<sup>RD</sup> SECTION OF GORDON COUNTY, GEORGIA

180'



Area  
2.01 Acres  
87862.8 Sq Feet  
Parcel# 078 325B

S 89° 43' 00" W  
268.45'

1 P.F.  
1/2" Rebar

25' Setback

Boat/RV Storage Area  
213' x 130'

Area  
3.79 Acres  
165113.33 Sq Feet

62.5' Setback

20' x 200' with Office

25' x 200'

30' x 200'

62.5' Setback

Shape Lake Road 80' RVV

Parcel# 078 100

Parcel# 078 325

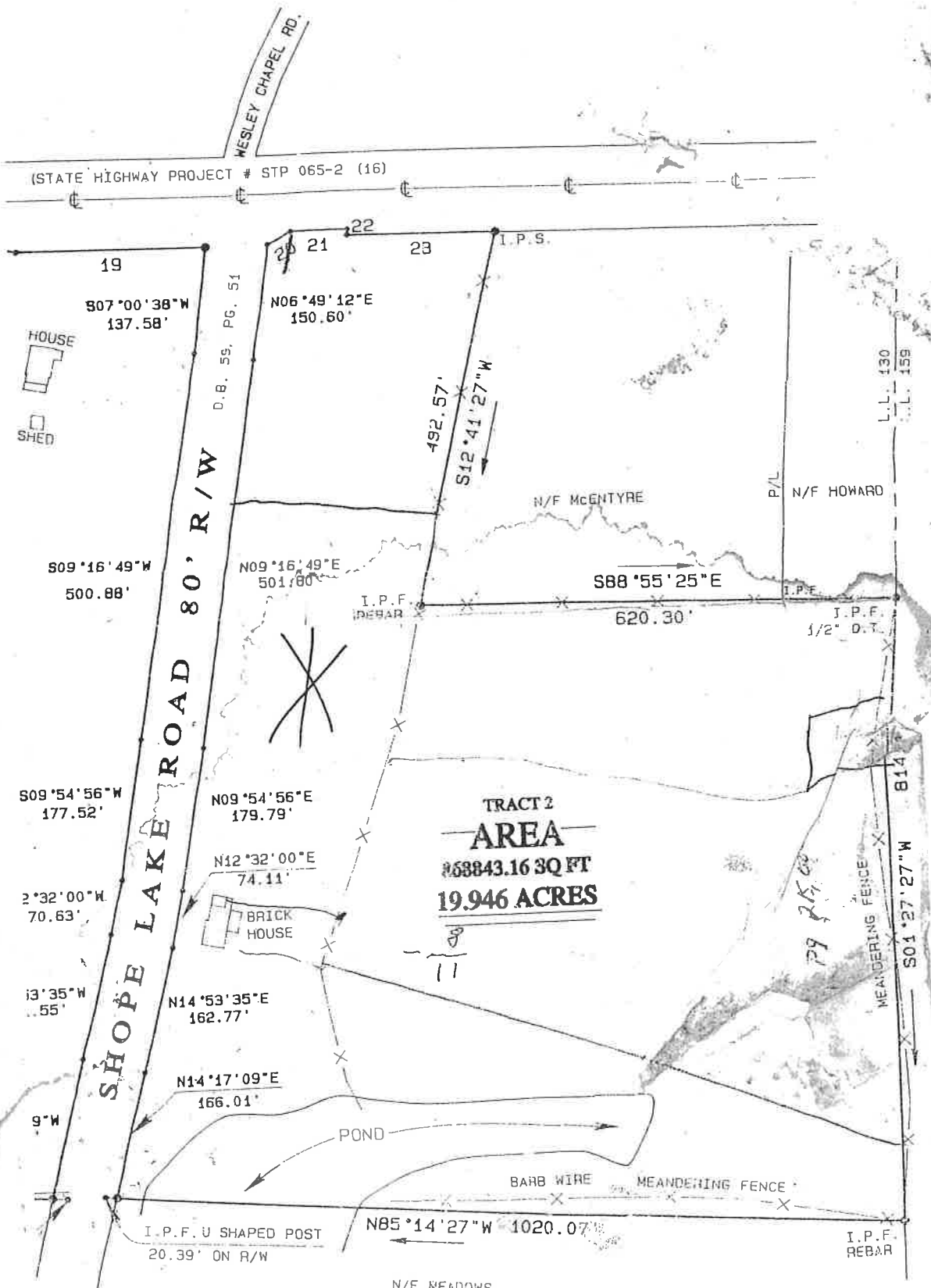
Parcel# 078 325

078-325 HOCSE

2 CONI.  
5 MEADOWS  
8

221-05

# ON OF GORDON COUNTY, GEORGIA

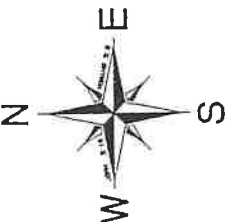


NOTE  
 I.P.F. = IRON PIN FOUND  
 I.P.S. = IRON PIN SET  
 R/W = RIGHT OF WAY

NOTE

130  
159

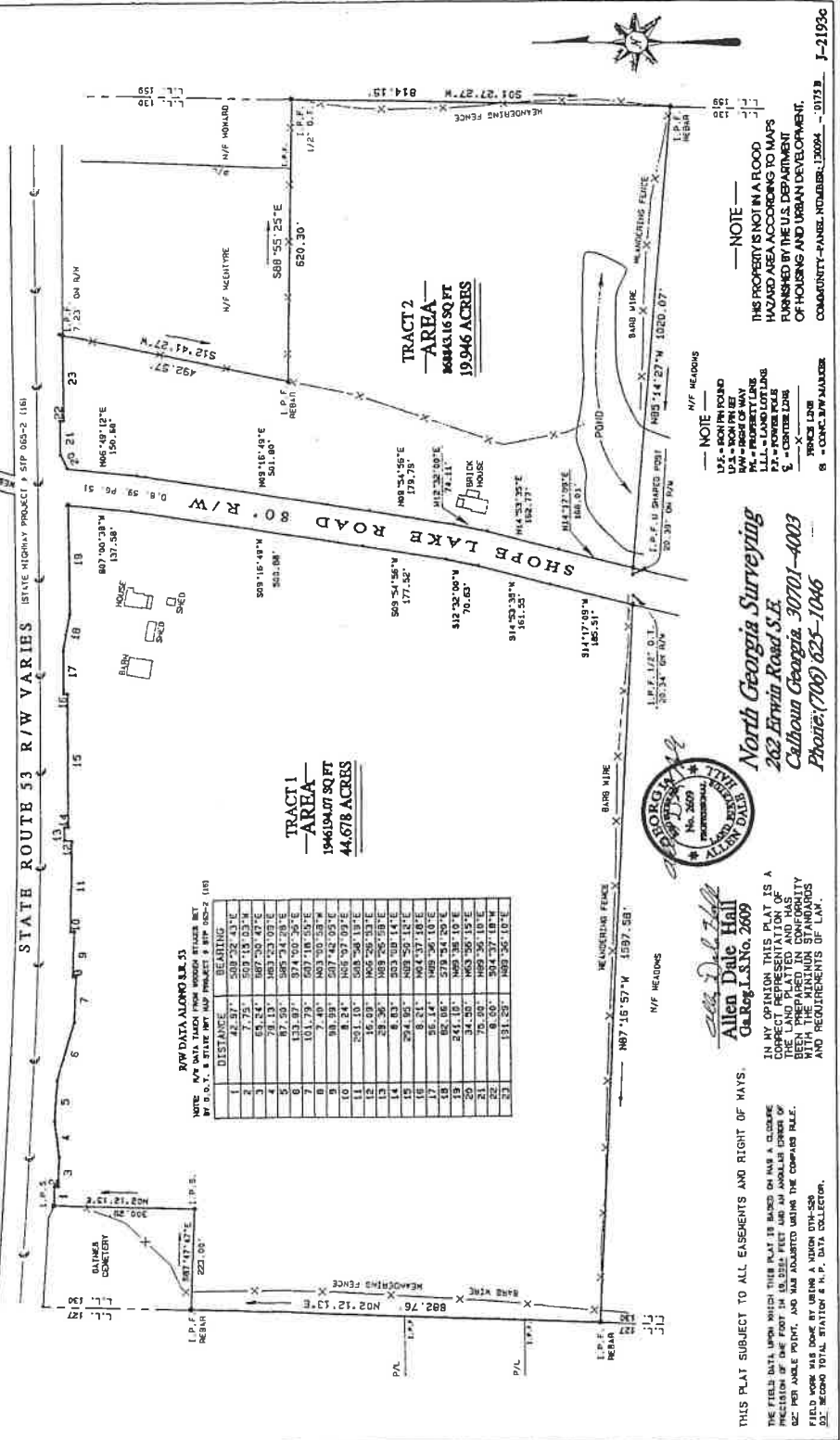
221-05



**BOUNDARY SURVEY**  
FOR  
**The ESTATE of A.O. WOOD**  
GORDON County, Georgia

LOCATED IN LAND LOT 130, 6th DISTRICT & 3rd SECTION OF GORDON COUNTY, GEORGIA

DATE: 8/8/2001  
REVISED: 1/25/2002



**ROW DATA ALONG S.R. 53**

NOTE: ROW DATA TAKEN FROM WOODS STAMER SURV BY D.O.T. & STATE HWY MAP PROJECT # SIP 005-2 (18)

STATION	BEARING	DISTANCE
1	42.97°	508.52 ± 3.5'
2	7.72°	503.15 ± 3.1'
3	88.13°	503.53 ± 3.1'
4	78.13°	503.53 ± 3.1'
5	87.59°	505.74 ± 3.5'
6	133.97°	574.50 ± 3.5'
7	101.79°	507.18 ± 3.5'
8	18.89°	503.75 ± 3.1'
9	18.89°	503.75 ± 3.1'
10	8.24°	505.97 ± 3.5'
11	79.10°	508.50 ± 3.5'
12	16.09°	508.29 ± 3.1'
13	29.36°	505.25 ± 3.1'
14	8.83°	503.53 ± 3.1'
15	8.21°	504.57 ± 3.1'
16	35.14°	505.36 ± 3.1'
17	82.06°	578.54 ± 3.5'
18	245.19°	505.38 ± 3.1'
19	84.08°	505.38 ± 3.1'
20	8.83°	503.53 ± 3.1'
21	8.83°	503.53 ± 3.1'
22	8.83°	504.57 ± 3.1'
23	131.29°	503.55 ± 3.1'



*Allen Dale Hall*  
**Allen Dale Hall**  
Ge. Reg. L.S. No. 2609

**North Georgia Surveying**  
263 Erwin Road, S.E.  
Cathoua Georgia, 30701-4003  
Phone: (706) 625-1046

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA ACCORDING TO MAPS FURNISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. COMMUNITY PLAN NUMBER: 13004 - 0173 B J-21930

THIS PLAN SUBJECT TO ALL EASEMENTS AND RIGHT OF WAYS. THE FIELD DATA UPON WHICH THIS PLAN IS BASED ON HAS A CLOSEST APPROXIMATION OF 1/4" PER FOOT AND AN ANGLE CLOSE TO 0.2" PER ANGLE POINT. AND WAS ADJUSTED USING THE COULTELL METHOD. FIELD WORK WAS DONE BY URMER A. WOOD, D.P.S. DATA COLLECTOR. 51 - SECOND TOTAL STATION & P.P. DATA COLLECTOR.

**NOTE**  
N/F - NEIGHBORS  
L.S. - LICENSED SURVEYOR  
U.S. - U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
M.A. - METRIC ADJUSTMENT  
P.L. - PERMANENT LINE  
P.S. - POWER POLES  
C. - CENTER LINE  
P.L.S. - POWER LINE  
S. - CONC. B.Y. WALLAGE

DEPARTMENTAL REVIEW – ENVIRONMENTAL HEALTH

Application # 221-05 Stone A-1 to C-G

Date: 3-25-21

Reviewed by: Christy Blaw

ENVIRONMENTAL HEALTH

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

Will office have a restroom? Will need a level 3 soil study and a septic permit. Do not cut down and level property if needs a septic system.

Do not infringe on gas station property. Field line is only 8' off the back P/L (2 acres). 110 Shope Lake Rd (BP).

**DEPARTMENTAL REVIEW – FIRE DEPARTMENT**

Application # Z21-05 Stone A-1 to C G

Date: 17MAR2021

Reviewed by: G. Hasty and R. Chance

**FIRE DEPARTMENT**

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

A hydrant shall be installed per 6.03.03 of the Gordon County Unified Land Development Code.

**6.03.03 Fire Protection**

- A. Fire protection. The placement of fire hydrants within a subdivision or parcel of land deemed necessary for the protection of buildings, homes, facilities, or other property types shall be required, with hydrant placement at locations such that each structure is not further than five hundred (500) feet from such hydrant. When six-inch public water lines are available within one thousand (1,000) feet from any portion of the subdivision, the developer/property owner shall assume all costs of extending such lines to the subdivision such that no structure within the subdivision is more than five hundred (500) feet from a hydrant. Refer to the current edition of the International Fire Code, Appendix B, for minimum fire-flow requirements.
- B. Location of hydrants. 1. Subdivisions. All fire hydrants will be placed within five hundred (500) feet of each structure, as determined by the fire inspector, at the time of plan review for the construction plat. 2. Industry and business. The location, number and distribution of fire hydrants will be determined by the fire inspector, referencing the current edition of the International Fire Code, Appendix.
- C. Water line size. All fire hydrants will be installed on water lines no less than six (6) inches in diameter, unless approved by the fire chief. Fire-flow requirements will dictate the actual water line to be installed.
- D. Fire hydrant type. All fire hydrants shall be Mueller brand, Super-Centurion 250, Number A-423, 3-way hydrants. All shall include two and one-half-inch hose outlets and one (1) five-inch Storz Connection.
- E. Inspection. Notification shall be made by the developer to the fire inspector after installation of fire hydrants has been completed. All installations shall meet N.F.P.A. 24 and 25 requirements, with completed inspection and test reports provided to the fire inspector before the final plat is submitted. The fire inspector will inspect the hydrants to ensure proper bury depth, location, and usability.

**DEPARTMENTAL REVIEW – PUBLIC WORKS DEPARTMENT**

Application # Z21-05 Stone A-1 to C-G

Date: 3-17-21

Reviewed by: Rusty Hogan

**PUBLIC WORKS DEPARTMENT**

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

IF approved, will require a Commercial driveway entrance. Said Driveway must be approved by the Gordon County Public Works Dept.



CITY OF CALHOUN

WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z21-05  
APPLICATION NAME DEVIN OESTERLE  
TYPE OF ZONING: A-1 TO C-G  
DATE: 3/19/2021  
REVIEWED BY: MARK WILLIAMSON

WATER COMMENTS:

THIS AREA IS SERVED BY A 6" WATER LINE.

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.