

INFORMATION SHEET FOR REZONING REQUESTS

Application # Z 21-38 DATE OF READING 12-21-2021
REZONE FROM CG general commercial TO C-H highway commercial

APPLICANT Marty Carroll

OWNER _____

LOCATION OF PROPERTY MAP 041B, -24, 041B 25, 041B-06, 0412A-001, 1420, 1424
Hwy 41 No.

CALHOUN

DESCRIPTION OF PROPERTY
8.0 +/- ACRES

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

- Approval

STIPULATIONS:

REZONING APPLICATION #Z21-37, JERRY W. GRAVITTE (appl)
MARSHA PARKER (owner)

Chairman Rule read rezoning application #Z21-37, Jerry W. Gravitte (appl) and Marsha Parker (owner), requesting to rezone a 34.0 acre tract located at 1420 Liberty Church Rd., Ranger from A-1 to C-G. Mr. Gravitte explained that he would like to rezone property to build a drive-in movie theater. Adjoining property owners and other concerned citizens spoke in opposition to the rezoning with concerns of noise, traffic, roads public safety, litter, etc. Those speaking in opposition were Nancy Clardy, Rodney Swann, Melissa Vinson, Terry Harris, Andrew Swann, Kayren Vinson, Andy Bailey, Paula Wardlaw, and Neil Nix. Chairman Rule read a letter with a petition of 358 signatures of those opposing the rezoning. Nancy Clardy asks for those in attendance that were opposed to stand and 50-75 people stood in opposition. Ariel Emmons, Courtney Miles and Sabrina Wilson, all spoke in favor of the rezoning. All adjoining property owners had been notified.

Sabrina Poole made the motion to deny the rezoning application identified as #Z21-37 from A-1 to C-G. Jerry Lovelace seconded the motion. All voted aye. The recommendation for denial was sent to the Board of Commissioners.

VARIANCE APPLICATION #V21-22 & REZONING APPLICATION #Z21-38,
MARTY CARROLL

Chairman Rule read variance application #V21-22 and rezoning application #Z21-38, Marty Carroll for a 8 acre tract located at 1420, 1424 and Hwy. 41N, Calhoun. Mr. Carroll represented the requests explaining that he would like to develop property into a campground resort with amenities. The reason for the variance is the minimum site area for a campground is 20 acres; therefore needing a 12 acre variance and would like to rezone this property from C-G to C-H. He plans on a complete landscape design with 68 pads for RV's that will help to spice up that area of the county and completely surrounded by a privacy fence. All adjoining property owners had been notified.

On variance application #V21-22, Nathan Serritt made the motion to approve the variance and grant the 12 acre variance. Jerry Lovelace seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained. On rezoning application #Z21-38, Jerry Lovelace made the motion to approve the rezoning from C-G to C-H. Nathan Serritt seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

VARIANCE APPLICATION #V21-23 & REZONING APPLICATION #Z21-39,
BERTIE WILSON

Chairman Rule read variance application #V21-23 and rezoning application #Z21-39, Bertie Wilson for a property located at 153 Baker Rd., Calhoun. Jacob Phipps represented the requests explaining that he wants to buy the existing house, storage building, and 4 acres of the 8.33 acre tract and the balance of 4.33 acres to be accessed by an easement. Therefore, needs to rezone entire 8.33 acre tract from A-1 to RA-1 to bring into compliance. All adjoining property owners had been notified.

Cover Sheet
Proposal for Land Use Action

Application Number: Z21-38 Present Zoning: C-G Proposed Zoning: C-H

Date of Planning Commission Meeting: December 13, 2021

Date of Board of Commissioners' Meeting: December 21, 2021

Applicant: Marty Carroll

Property Owner: *(if different from applicant)* _____

Property Address: 1420, 1424 & Hwy 41N, Calhoun, GA 30701

Said Property having a frontage of 400 +/- feet and containing 8± acres.

Future Development Map Classification: Emerging Mixed Use

Current Zoning Map Classification: C-G, General Commercial

Proposed Action: Rezoning property to C-H,
Highway Commercial.

Reason for Proposed Action: To develop the property
into a campground resort, with
amenities.

Directions to Property: Hwy 41 N to newly cleared
acreage directly across from Damascus Rd.

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

Rezoning Proposal

Date of Report: November 24, 2021

Application # Z21-36

Applicant/Property Owner: Marty Carroll

Location of Property: 1420, 1424 and Hwy 41N, Calhoun, GA 30701

Property Frontage: 600 +/- Feet **Tract Size:** 8.00 +/- Acres

Directions to property: Hwy 41N to newly cleared acreage directly across from Damascus Rd. #1420, 1424 and adjoining lot.

Proposed Action: Rezone from C-G, General Commercial to C-H, Highway Commercial

Reasons for Proposed Action: I would like to develop the property into a campground resort with amenities.

Future Development Map Classification: Emerging

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 comments from EH since facility will be on city sewer. Owner will need to come see us if campground will have a swimming pool and/or provide food service.

Building Inspection Department: N/A

Fire Department: 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 portions of that 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.

Gordon County School System: N/A

Public Works Department: N/A

Georgia Dept. of Transportation: Please contact Emma Mejia at 678-271-5272 for access to US41/SR3.A.

Water & Sewer (City of Calhoun): This area is served by a 12” water line. This property can be served by an 8” sewer main located in front of the property at Hwy 41. Property owner would need to pay all connection fees and install a pumping system to serve the property.

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 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 subject property is located in close proximity to I-75 and several motels. Hwy 41N already has a mixture of residential, business, commercial and industrial.

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. They are planning on putting up new vegetation and a privacy fence around the entire property.

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

The subject property is zoned C-G and has the potential to be developed accordingly but cannot be used for a campground

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 on the Gordon County Future Development Map. This classification supports land uses intended for Commercial (40%), multi-family residential (40%), light industrial (20).

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 compatible to the surrounding area and the Future Land Development Map.

Planning Staff's Recommendation

The Rezoning Application #Z21-36 is recommended for approval.

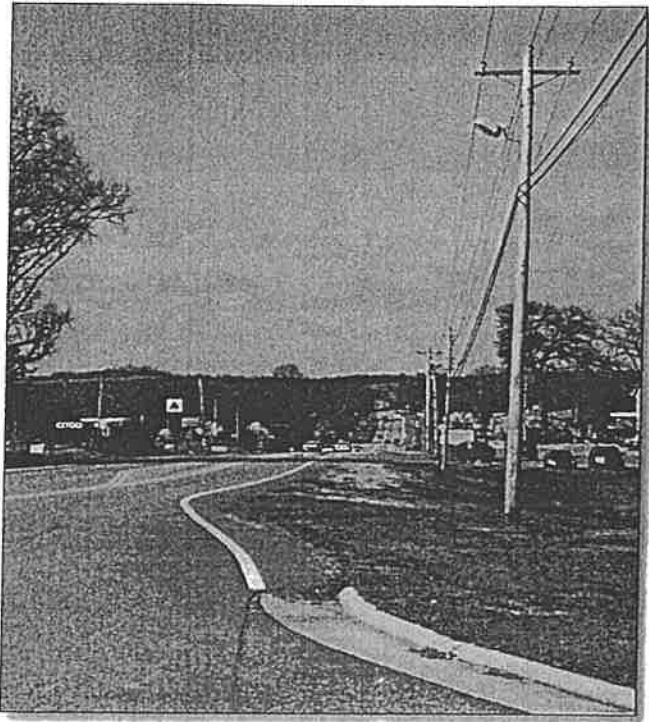
This report is a part of the official record of the subject application

EMERGING MIXED USE

Description:

This type of development typically occurs along highways and other well-traveled roads, as well as around major intersections. Examples include the area along Georgia Highway 53, near the proposed southern bypass (southwest section of the county).

The Sonoraville area, along Georgia Highway 53, does include industrial properties including Pine Hall Brick, but future trends will favor dense suburban residential and commercial development. The area is



Highway 53, Sonoraville.

expected to continue to accommodate light industrial development, but buffers and other screening devices will have to be put in place to protect residential uses.

The US 411 Corridor is anticipated to go from agricultural to commercial and industrial uses, with the expansion of rail usage and the Appalachian Regional Port in Murray County as drivers.

Development Strategies/Policies:

- ❖ Infrastructure: Development pressure in these areas will result in an increased need for electricity, water, sewer and fiber optics.

- ❖ Transportation Planning: This type of development will undoubtedly lead to an increase in vehicular traffic. Intersection upgrades or road-widenings should be prepared for in advance in an effort to avoid traffic congestion. Consider roundabouts as opposed to traffic lights in an effort to keep traffic moving.

Sidewalks and pedestrian facilities should also be

incorporated into transportation improvement plans.

- ❖ Zoning: Developing business, mixed use residential, or commercial properties in this area instantly becomes more appealing if the area is already zoned for such use.
- ❖ Walkability: Ordinances can be developed to ensure that future development will include quality sidewalks, installed by developers, as opposed to being taxpayer funded. These are particularly important to low income residents, the elderly, and others who might not drive.

Land Uses:

Commercial (40%), multi-family residential (40%), light industrial (20%)

Recorded 10/19/2021 1:00
Doc: WD Rcpt#: 349487
TRANSFER TAX: 165.00
TRANSFER TAX ID: 0642021002531
Grant Walraven, C.S.C.
GORDON County, Ga
DEED Bk: 2544 Pgs: 372-373

Return Recorded Document to:
Bramlow, Corwin & Delashmit, P.C.
1287 Curtis Parkway SE
Calhoun, GA 30701
File #: 0821G283

STATE OF GEORGIA,
COUNTY OF GORDON

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

This Indenture made this 15th day of October, 2021 between DEBORAH DOUGLAS LOHR, JOSEPH SANFORD DOUGLAS and WILLIAM PHILLIP DOUGLAS, of the County of Gordon, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and MARTY LYNN CARROLL and DINA JOY CARROLL, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

**SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF BY REFERENCE**

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:



Witness

Notary Public





DEBORAH DOUGLAS LOHR (Seal)



JOSEPH SANFORD DOUGLAS (Seal)



WILLIAM PHILLIP DOUGLAS (Seal)

Recorded 3/21/2018 3:00
Doc: WD Rcpt#: 323529
TRANSFER TAX: 25.00
TRANSFER TAX ID: 0642018000389
Grant Walraven, C.S.C.
GORDON County, Ga
DEED BK: 2126 Pg: 437

Return Recorded Document to:
Brumlow, Corwin & Delashmit, P.C.
1287 Curtis Parkway SE
P.O. Box 2500
Calhoun, GA 30703
File #0218G205

STATE OF GEORGIA
COUNTY OF GORDON

WARRANTY DEED

This Indenture made this 8th day of March, 2018 between JENNIFER LEE STANFIELD HOLDEN AKA JENNIFER L. HOLDEN, LUCRETIA SAVANNAH STANFIELD CANTRELL AKA LUCRETIA S. STANFIELD CANTRELL, EMILY ANNE STANFIELD AND KEITH LANIER STANFIELD AND KRISTIE LANIER STANFIELD, of the County of Gordon, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and MARTY LYNN CARROLL, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 85 of the 14th District and 3rd Section of Gordon County, Georgia; and being that certain 2.97 acre tract as per plat recorded in Plat Book 55, Page 39, Gordon County, Georgia Records, which plat by reference is incorporated herein and made a part hereof.


This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:



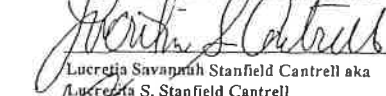
Witness

Notary Public





(Seal)
Jennifer Lee Stanfield Holden aka Jennifer L. Holden

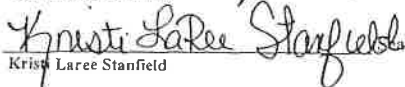


(Seal)
Lucretia Savannah Stanfield Cantrell aka
Lucretia S. Stanfield Cantrell

(Seal)
Emily Anne Stanfield



(Seal)
Keith Lanier Stanfield



(Seal)
Kristie Laree Stanfield

Recorded 07/10/2018 10:12
Doc: ESTD Rcpt#: 326299
TRANSFER TAX: 85.00
TRANSFER TAX ID: 0642018001316
Grant Walraven, C.S.C.
GORDON County, Ga
DEED Bk: 2149 Pg: 272

Return Recorded Document to:
Bromlow, Corvin & Delashmit, P.C.
1287 Curtis Parkway SE
Calhoun, GA 30703
File #0618G762

STATE OF GEORGIA
COUNTY OF GORDON

EXECUTOR'S DEED

This Indenture made this 3rd day of July, 2018 between **Randolph Patterson** as Executor of the Estate of **Elbert Patterson**, late of the State of Georgia, and County of Gordon, per the Last Will and Testament, duly probated and Letters Testamentary issued in Solemn Form and recorded in Probate Court of Gordon County, Georgia, Estate #2008-6191, as party or parties of the first part, hereinafter called Grantor, and **Marty L. Carroll**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the Grantor, acting under and by virtue of the power and authority contained in said will, have granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee the following:


All that tract or parcel of land lying and being in the 14th District and 3rd Section of Gordon County, Georgia and being a part of Land Lot. No. 96, and being more particularly described as follows: Beginning at an iron pin driven into the ground located at the base of a utility power line pole on the West right of way line of U.S. Highway No. 41, (a 60 foot road right of way) at a point 42.6 feet South of the intersection of the West right of way line of U.S. Highway No. 41, and the extended centerline of the Damascus Church Road; thence South along the West right of way line of the U.S. Highway No. 41 a distance of 210 feet to an iron pin driven into the ground at the base of a utility powerline pole said point being also the Northeast corner of property owned by Tom Edwards; thence in a Westerly direction along the North line of Edwards property a distance of 415 feet more or less to an iron pin; thence North 11 degrees 28 minutes East a distance of 157 feet to an iron pin located at a crosstie corner fence post at property of Mac Dodd; thence in an Easterly direction a distance of 415 feet more or less to the iron pin and utility powerline pole located on the West right of way line of U.S. Highway No. 41, which is also the point of beginning.

This Deed is given subject to all easements and restrictions of record, if any.


TO HAVE AND TO HOLD the said tract or parcel of land, 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 Grantee forever in FEE SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:



Witness



Randolph Patterson as Executor of the Estate of Elbert Patterson



Notary Public



eFiled & eRecorded
 DATE: 11/13/2018
 TIME: 9:20 AM
 PLAT BOOK: 00227
 PAGE: 00227

RECORDING FEE: 8.00
 PARTICIPANT ID: 9048455735
 CLERK: Grant Walraven
 GORDON County, GA

LEGEND	
---	PROPERTY LINE
---	ADJACENT PROPERTY
---	ADJACENT ROAD
---	ADJACENT RAILROAD
---	ADJACENT WATER
---	ADJACENT AIRWAY
---	ADJACENT UTILITY
---	ADJACENT EASEMENT
---	ADJACENT ENCUMBRANCE
---	ADJACENT EASEMENT
---	ADJACENT ENCUMBRANCE

NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1932.

2. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE DISTANCES WERE MEASURED BY THE ELECTRONIC DISTANCE MEASUREMENT (EDM) METHOD.

3. THE SURVEY WAS MADE ON THE 13TH DAY OF NOVEMBER, 2018.

4. THE SURVEY WAS MADE BY MARTY CARROL, A PROFESSIONAL SURVEYOR IN THE STATE OF GEORGIA.

5. THE SURVEY WAS MADE FOR THE PURPOSE OF DETERMINING THE BOUNDARIES OF THE PROPERTY DESCRIBED IN THIS PLAT.

6. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1932.

7. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE DISTANCES WERE MEASURED BY THE ELECTRONIC DISTANCE MEASUREMENT (EDM) METHOD.

8. THE SURVEY WAS MADE ON THE 13TH DAY OF NOVEMBER, 2018.

9. THE SURVEY WAS MADE BY MARTY CARROL, A PROFESSIONAL SURVEYOR IN THE STATE OF GEORGIA.

10. THE SURVEY WAS MADE FOR THE PURPOSE OF DETERMINING THE BOUNDARIES OF THE PROPERTY DESCRIBED IN THIS PLAT.

SURVYOR'S CERTIFICATION

I, MARTY CARROL, A PROFESSIONAL SURVEYOR IN THE STATE OF GEORGIA, DO HEREBY CERTIFY THAT I HAVE PERSONALLY CONDUCTED THE SURVEY DESCRIBED IN THIS PLAT AND THAT THE RESULTS THEREOF ARE TRUE AND CORRECT.

DATE: 11/13/2018

SIGNATURE: [Signature]

STATE OF GEORGIA

PLAT NO. 1032447-0001, TRACING 2018-02-200
 COUNTY OF GORDON
 STATE OF GEORGIA
 MARTY CARROL
 PROFESSIONAL SURVEYOR
 LICENSE NO. 1032447-0001

THE NO. 1032447-0001, TRACING 2018-02-200
 COUNTY OF GORDON
 STATE OF GEORGIA
 MARTY CARROL
 PROFESSIONAL SURVEYOR
 LICENSE NO. 1032447-0001

BOUNDARY REATTACHMENT SURVEY
 MARTY CARROL
 PROFESSIONAL SURVEYOR
 LICENSE NO. 1032447-0001

LOCATION: PLAT AND SECTION 13 WITH BOUNDARY AND SECTION 13 GORDON COUNTY, GEORGIA

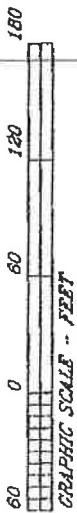
SCALE: 1" = 200 FEET



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SAID PROPERTY IS NOT IN ANY FLOOD HAZARD AREA AS DESIGNATED BY THE DEPT. OF HOUSING AND URBAN DEVELOPMENT COMMUNITY-PANEL NUMBER 130094 0050 B

SAID PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.



DATE DEC-29-1999

COCKRILL PROPERTY N/P

S 89°23'20"W 684.76'

2.70 ACRES

N 89°33'20"W 684.77'

DOBBS PROPERTY N/P

CORRIAN PROPERTY N/P

N 09°28'10"E 176.00'

REBAR FOUND

REBAR FOUND

COCKRILL PROPERTY N/P

S 10°23'55"W 41.95'

REBAR FOUND

N 04°31'45"W 170.87' FROM INT. CENTERLINE U.S. HWY. 41 AND DANIELS CHURCH ROAD.

U.S. HWY. 41

R-3229.04'

A-131.10'

NOTE: SURVEY BASED ON FIELD EVIDENCE FOUND AND DEEDS AND PLATS OF RECORD

SURVEY FOR
DOUGLAS INVESTMENT

LOCATED IN LAND LOT NO. 85,
14TH. DISTRICT, 3RD. SECTION,
GORDON COUNTY, GEORGIA.



FL &
 FLEMING & LAMBERT SURVEYORS P.C.
 OFFICE ADDRESS: 1414 APPEAL DRIVE N.E.
 COLUMBUS, GEORGIA 31906
 PHONE: (706) 321-1000
 FAX: (706) 321-1000
 FILE NO. 99-607

DEPARTMENTAL REVIEW – STATE OF DEPARTMENT TRANSPORTATION

Application # Z 21-38 Carroll C-G to C-H
V 21-22 Variance

Date: 11/24/2021

Reviewed by: Donovan Tucker

STATE DEPARTMENT OF TRANSPORTATION

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

Please contact Emma Mejia at 678-271-5272 for access to US41/SR3

DEPARTMENTAL REVIEW - ENVIRONMENTAL HEALTH

Application # ²²¹⁻³⁸ V21-22 Carroll C-G to CH
variance

Date: 11/19/21

Reviewed by: Christy Blair

ENVIRONMENTAL HEALTH

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

No comments from EH since facility will be on city sewer :

Owner will need to come see us if campground will have a swimming pool and/or provide food service.

DEPARTMENTAL REVIEW – FIRE DEPARTMENT

Application # 221-38 Carroll C-G to C-H
21-22 variance

Date: 11/23/21

Reviewed by: R. Chance & G. Hasty

FIRE DEPARTMENT

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

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.

Ron Chance

CITY OF CALHOUN
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z21-38
APPLICATION NAME Marty Carroll
TYPE OF ZONING: C-G to C-H
DATE: 11/23/2021
REVIEWED BY: Mark Williamson

WATER COMMENTS:

This area is served by a 12" water line.

SEWER COMMENTS:

This property can be served by an 8" sewer main located in front of the property at Hwy. 41. Property owner would need to pay all connection fees and install a pumping system to serve the property.

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.