

INFORMATION SHEET FOR REZONING REQUESTS

Application # 217-18 DATE OF READING 11-21-17

REZONE FROM A-1 TO I-1

PROPERTY OWNER CK5 Investments

LOCATION OF PROPERTY 153 Will Allen Rd. Calhoun

DESCRIPTION OF PROPERTY  
3.391 ACRES

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

- Approval

STIPULATIONS:

**REZONING APPLICATION #Z17-17, HIBBYMO PROPERTIES-SONORAVILLE, LLC**  
(Owner: Shirley Ann Crump)

Chairman Rule read rezoning application #Z17-17, Hibbymo Properties-Sonoraville, LLC, requesting to rezone a 2.55 acre tract located at 7194 Fairmount Hwy., Calhoun from A-1 to C-G. Bobby Howard with Hibbymo Properties, represented the request explaining that they would like to purchase this 2.55 acres from Ms. Crump from an 80 acre parcel, if the rezoning is granted, in order to develop a 10,560 square foot Dollar General Store. This area needs a more modern and larger store in order to continue serving the existing market and there is not an existing commercial property that is adequate for this purpose. He added that the Level 3 soil study for the septic system will work great, that the Georgia D.O.T. has approved the entrance plans from Highway 53, and that an 8 foot privacy fence and trees would be in place for the buffer requirements. All adjoining property owners had been notified.

The Planning Staff for Gordon County recommends that the rezoning request identified as Application #Z17-17 be approved with the following conditions: 1- All applicable state and local regulations shall be complied with, including but not limited to, Gordon County appearance standards for structure in commercial zoning districts, landscaping and buffer requirements and sign requirements. 2- The property owner/developer will be required to comply with the Water and Sewer standards regarding the sewer system.

Jerry Lovelace made the motion to approve the rezoning application identified as #Z17-17 from A-1 to C-G, with the conditions that are requested by the Planning Staff for Gordon County. Nathan Serritt seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**REZONING APPLICATION #Z17-18, CK5 INVESTMENTS, LLC**

Chairman Rule read rezoning application #Z17-18, CK5 Investments, LLC, requesting to rezone a 3.391 acre tract located at 153 Will Allen Road, Calhoun from A-1 to I-1. Kevin Carpenter represented the request explaining that he had just purchased this property from Cres Dodd and would like to build a storage building for equipment for his commercial floor covering business and that this was an existing structure that was built in 1990 and housed originally a business called Modern Fibers. He added that he needs to bring the zoning district into compliance with the structure and business. All adjoining property owners had been notified.

The Planning Staff for Gordon County recommends that the rezoning request identified as Application #Z17-18 be approved.

Eddie Smith made the motion to approve the rezoning application identified as #Z17-18 from A-1 to I-1. Nathan Serritt 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: Z17-18 Present Zoning: A-1 Proposed Zoning: I-1

Date of Planning Commission Meeting: Nov. 13, 2017

Date of Board of Commissioners' Meeting: Nov. 21, 2017

Applicant: CKS Investments, LLC

Property Owner: (if different from applicant) Cres Dodd

Property Address: 153 Will Allen Rd., Calhoun, GA 30701

Said Property having a frontage of 276.47 feet and containing 3.391 acres.

Future Development Map Classification: Early Suburban

Current Zoning Map Classification: A-1, Agricultural

Proposed Action: would like to add an addition on to existing structure which was built in 1990, prior zoning. It has always been used for a business, Modern Fibers.

Reason for Proposed Action: I need to bring the zoning district into compliance with the structure and business.

Directions to Property: Hwy 41N + rt Hwy 225, + rt Will Allen Rd, First drive on rt.

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

**Date of Report:** October 27, 2017

**Application #** Z17-18

**Applicant and Property Owner:** CK5 Investments, LLC (applicant) Cres Dodd (owner)

**Location of Property:** 153 Will Allen Rd., Calhoun, GA 30701

**Property Frontage:** 276.47 Feet    **Tract Size:** 3.391 acres

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

**Reasons for Proposed Action:** I would like to add an addition on the existing industrial structure which was built in 1990, prior zoning. It was used for the company Modern Fibers. I need to bring the zoning district into compliance with the structure and business.

**Future Development Map Classification:** Early 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:** No issues from EH on the zoning change. Have spoken to them about necessary permits from my office to expand.
- \* **Building Department:** N/A
- \* **Fire Department:** OK
- \* **Gordon County School System:** N/A
- \* **Road Department:** Inspected site and see no problem with existing driveway as long as there are no larger trucks going to be entering business.
- \* **Georgia Dept. of Transportation:** N/A.
- \* **Water & Sewer (City of Calhoun):** This area is served by a 2" water line. No City sewer service to this area.
- \* **Zoning Division:** A Notice of Public Hearing has been properly advertised in the local newspaper, zoning application fees have been paid and Applicant has been advised to post a Notice of Public Hearing on the subject property.

## **Planning Staff Findings & Recommendations**

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

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

Subject property is surrounded by agricultural property used for residential uses and residential zoning. It is adjacent to Maranatha Church and in close proximity to Hwy 225. The Paradise Drag Strip and some commercial use on agricultural zoning is also on Hwy 225 with the I-75 Interstate in close proximity.

***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 since a business has been there since 1990.

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

The subject property cannot be further developed as currently zoned because it is less than the minimum five (5) acre lot size requirement for A-1 zoning and cannot be used for industrial purposes. The proposed use is not permitted under 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 will not 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 Early Suburban on the Gordon County Future Development Map. This classification supports land uses intended for Single-family residential, parks and Public/Institutional. The proposed zoning is consistent with the existing building.

***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 not consistent with the Future Land Development Map however; the structure has been in existence since 1990.

**Planning Staff's Recommendation:**

The rezoning request identified as Application #Z17-18 is recommended for approval.

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

- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Connect to a network of greenways/trails, wherever possible

#### **Primary Land Uses**

- Single-family residential
- Parks
- Public/institutional

### **5.1.7 Early Suburban**

The Early Suburban character area describes areas where typical types of suburban residential subdivision development have occurred in the post World War II era. Neighborhoods are characterized by low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, and are predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs.

#### **Development Pattern**

The development pattern should seek to:

- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Promote single-family uses
- Maintain existing tree cover
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Incorporate sidewalks, traffic calming improvements and/or increased street interconnections, where appropriate, to improve walkability within existing neighborhoods as well as connectivity to neighboring communities and major destinations, including schools
- Connect to a network of greenways/trails, wherever possible
- Accommodate senior housing opportunities, which can be integrated into neighborhoods that benefit from close proximity to downtown goods and services

#### **Primary Land Uses**

- Single-family residential
- Parks
- Public/institutional

### **5.1.8 Emerging Suburban**

Emerging Suburban increasingly covers areas within and adjacent to the city limits of Calhoun. Typically, suburban areas evolve with low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, and are predominantly residential with scattered civic buildings and varied disconnected street patterns (often curvilinear) that include cul-de-sacs. These residential subdivisions have typically developed in a leap-frog fashion, and they tend to lack connectivity when they do abut. "Conservation subdivisions" should be encouraged as a suitable alternative to traditional low-density residential subdivisions in order to maximize open space.

#### **Development Pattern**

The development pattern should seek to:

- Provide connected system of streets within new subdivisions and to existing subdivisions, resulting in an expanded local street network for motorists and emergency vehicles



Recorded 09/29/2016 1:15  
Doc: WD Rcpt#: 315550  
TRANSFER TAX: 75.00  
TRANSFER TAX ID: 0642016001749  
Grant Walraven, C.S.C.  
GORDON County, Ga  
DEED Bk: 2032 Pg: 15

Return Recorded Document to:  
Brumlow, Corwin & Delshmidt, P.C.  
1287 Curtis Parkway SE  
Calhoun, GA 30703  
File #0816G931

STATE OF GEORGIA  
COUNTY OF GORDON

WARRANTY DEED

This Indenture made this 19th day of September, 2016 between **WWR Company LLC**, of the County of Gordon, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Cres Dodd**, 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 130 of the 14th District and 3rd Section of Gordon County, Georgia; and being 3.391 acres as per plat recorded in Plat Book 53, Page 53, 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: *WWR Company LLC*

*Cheryl J. Jedd*  
Witness

By: *William W. Rogers*  
Name/Title: William W Rogers, Managing Member

*Melissa Ann Phelps*  
Notary Public



THIS SURVEY WAS MADE BY THE SURVEYOR WHO HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND GEODYSICS TO PRACTICE AS A PROFESSIONAL SURVEYOR IN THE STATE OF GEORGIA. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND GEODYSICS TO PRACTICE AS A PROFESSIONAL SURVEYOR IN THE STATE OF GEORGIA.

THE FINAL SURVEY PLANS FOR THE SURVEY WERE LOCATED AT THE SURVEYOR'S OFFICE. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND GEODYSICS TO PRACTICE AS A PROFESSIONAL SURVEYOR IN THE STATE OF GEORGIA.

Recorded 09/14/2016 1:52  
Doc# PLAT REPORT 315320  
Surveyor: [Name], C.S.C.  
Session: [Date]  
PLAT 841 53, P. 53

1:100  
GRAPHIC SCALE - FEET  
1 INCH = 100 FEET  
DATE OF SURVEY: 8/4/2016  
DATE OF PLAT: 8/8/2016



**SURVEY FOR  
CRES DODD**

APPROVED FOR RECORDING  
Gordon County Building, Planning & Development  
By: [Signature] / Date: 8/14/16

DAVID A. GLASS, L.S. NO. 2822  
MEMBER:  
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS  
SURVEYING & MAPPING SOCIETY OF GEORGIA

NOTE: THIS SURVEY WAS MADE BY THE SURVEYOR WHO HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND GEODYSICS TO PRACTICE AS A PROFESSIONAL SURVEYOR IN THE STATE OF GEORGIA. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND GEODYSICS TO PRACTICE AS A PROFESSIONAL SURVEYOR IN THE STATE OF GEORGIA.



**GLASS & ASSOCIATES LAND SURVEYORS, P.C.**  
PROFESSIONAL SURVEYING SERVICES  
MAILING ADDRESS: [Address]  
CALOON, GA 30703  
TELEPHONE: 706-423-2180  
FAX: 706-423-0277



DEPARTMENT REVIEW - ENVIRONMENTAL HEALTH

Application # 217-18 Dodd A1 to I-1

Date: \_\_\_\_\_

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/ zoning change. Have spoken to them about necessary permits from my office to expand.

**DEPARTMENTAL REVIEW – FIRE DEPARTMENT**

Application # 217-18 Dodd A-1 to I-1

Date: 10/20/17

Reviewed by: JOEY JORDAN

**FIRE DEPARTMENT**

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

O.K.

 10/20/17

DEPARTMENTAL REVIEW - ROAD DEPARTMENT

Application # 217-18 Dodd A-1 to I-1

Date: 10-20-17

Reviewed by: Steve Parris

ROAD DEPARTMENT

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

Inspected site see<sup>no</sup> problem with existing drive way as long as there no larger trucks going to be entering business.

CITY OF CALHOUN  
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z17-18  
APPLICATION NAME CKS Investments  
TYPE OF ZONING: A-1 to I-1  
DATE: 10/24/2017  
REVIEWED BY: Mark Williamson

WATER COMMENTS:

This property is served by a 2" water line.

SEWER COMMENTS:

No City sewer service to 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.