

INFORMATION SHEET FOR REZONING REQUESTS

Application # Z18-01 DATE OF READING 2/27/18

REZONE FROM A-1 TO R-1

APPLICANT SHANNON NORMAN

OWNER _____

LOCATION OF PROPERTY 904 Pocket Rd

Sugar Valley

DESCRIPTION OF PROPERTY
.573 ACRES

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

1. Approval

STIPULATIONS:

Eddie Smith made the motion to approve the variance application identified as #V17-16 as requested. Jerry Lovelace seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

**VARIANCE APPLICATION #V18-01 & REZONING APPLICATION #Z18-01,
SHANNON NORMAN**

Chairman Rule read variance application #V18-01 and rezoning application #Z18-01, Shannon Norman, on property located on Pocket Road, Sugar Valley. Ms. Norman represented the request explaining that she is requesting a variance on a 25.36 acre tract at 905 Pocket Road to be able to construct a 1620 square feet metal building for equipment, workshop, tools, ATV, tractors, etc. therefore asking to increase the maximum 500 square feet size of metal structure by approximately 1120 square feet. Also, Ms. Norman would like to request to rezone .573 acres and the existing house at 904 Pocket Road from A-1 to R-1, from her existing 25.36 acres to sell to a potential buyer. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V18-01 be approved, and that the rezoning request identified as Application #Z18-01 be approved.

On Variance Application #V18-01, Nathan Serritt made the motion to approve the variance as requested. Butch Layson seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

On Rezoning Application #Z18-01, Eddie Smith made the motion to approve the rezoning request from A-1 to R-1. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

VARIANCE APPLICATION #V18-02, ANDREW KENNETH OLDHAM

Chairman Rule read variance application #V18-02, Andrew Kenneth Oldham, requesting a variance on a 5.39 acre tract located at 104 Ridgeview Trail, Calhoun. Mr. Oldham represented the request explaining that he would like to build a 24x26 metal building for a garage and storage and increase the maximum requirement of 500 square feet for metal structures to 624 square feet. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V18-02 be approved.

Jerry Lovelace made the motion to approve the variance application identified as #V18-02 as requested. Nathan Serritt seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

**Cover Sheet
Proposal for Land Use Action**

Application Number: 718-01 Present Zoning: A1 Proposed Zoning: R-1

Date of Planning Commission Meeting: Feb 12, 2018

Date of Board of Commissioners' Meeting: Feb 27, 2018

Applicant: Shannon Noeman

Property Owner: (if different from applicant) Shannon Noeman

Property Address: 904 Pocket Rd Sugar Valley Ga 30746

Said Property having a frontage of 187.82 feet and containing 0.573 acres.

Future Development Map Classification: Neighborhood Commercial

Current Zoning Map Classification: A-1, Agricultural

Proposed Action: Remove + sell .573 acres from
my 25.36 acres

Reason for Proposed Action: Sell to purchaser with existing
house.

Directions to Property: Sugar Valley cross Rail Rd
left on Pocket at 4way stay straight
3rd property on Rt. Tan house green shutters
near Rd

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

Rezoning Proposal

Date of Report: January 26, 2018

Application # Z18-01

Applicant and Property Owner: Shannon Norman

Location of Property: 904 Pocket Rd. SW, Sugar Valley, GA 30746

Property Frontage: 187.82 Feet **Tract Size:** 0.573 acres

Proposed Action: Rezone from A-1, Agricultural District to R-1, Low Density Residential.

Reasons for Proposed Action: Subdivided off 0.573 acre tract with an existing house to sell to purchaser.

Future Development Map Classification: Neighborhood Commercial.

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:** Unknown area of drainfield. Owner needs to be sure where drainfield runs before dividing property and selling off. Will need area of 100% future replacement area as well. See inspection from 1-13-16. **Note:** power line easement is 50 feet and is unusable for septic. 1/23/18
EH comments revised 1/30/18- Property lines have been marked, along w septic tank &
- **Building Department:** N/A drainfield. The 0.573 acres can be approved by this office.
- * **Fire Department:** OK.
- * **Gordon County School System:** N/A
- * **Road Department:** Property owner or Builder will need to come to Public Works for any new entrances/driveways to be installed.
- * **Georgia Dept. of Transportation:** N/A
- * **Water & Sewer (City of Calhoun):** This property is served by a 6" water line. No City 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.

Subject property surrounded by agricultural property used for residential purposes.

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 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 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 not generate additional vehicular traffic and/or may impede on traffic flow since this had an existing mobile home on the property which was replaced by a new single family dwelling.

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 Neighborhood Commercial.

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 will have the potential to accommodate the needs of the local resident in purchasing the property and house.

Planning Staff's Recommendation:

The rezoning request identified as Application #Z18-01 is recommended for approval.

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

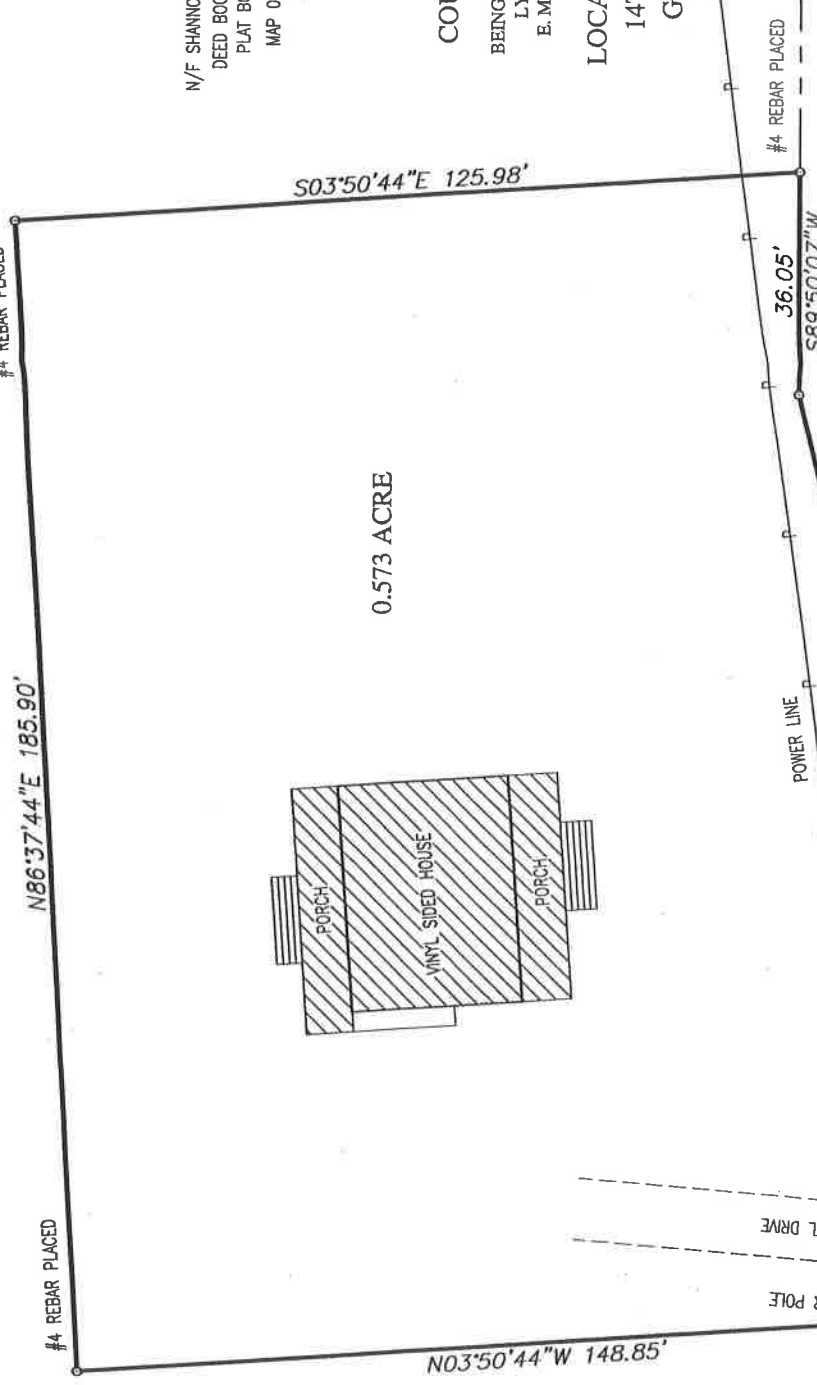
BY THE OFFICIAL CODE OF GEORGIA ANTI-DATED (OCCA) 15-6-67 IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF 1 SURVEY DATA

TOTAL AREA: 0.573 ACRE
 CLOSURE PRECISION: 1" IN 153,042
 CLOSURE PRECISION FIELD: 1" IN 25,288
 ANGLE ERROR: 3" PER ANGLE POINT
 ADJUSTED BY: LEAST SQUARES RULE
 EQUIPMENT USED: NIKON 500 SERIES TOTAL STATION
 LEICA 500 SERIES DATA COLLECTOR
 LEICA GRS5 NET

FIELD WORK COMPLETED ON: JAN-08-2018
 REFERENCES: PLAT BOOK: 13 PAGE 93



N/F SHANNON NORMAN PROPERTY
 DEED BOOK 1985, PAGE 344
 PLAT BOOK 13, PAGE 93
 MAP 003 PARCEL 007A



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 DEED BOOK 1985, PAGE 344
 PLAT BOOK 13, PAGE 93
 MAP 003 PARCEL 007A

MINOR SUBDIVISION
 PREPARED FOR
 SHANNON NORMAN
 COURTNEY & WENDY TAYLOR

BEING A PORTION OF TRACT 4, OF PLAT ENTITLED
 LYNN C. STEPHENS ESTATE PREPARED BY
 E. MARTIN SMITH SAID PLAT DATED: 9-11-1982
 REF: PLAT BOOK 13, PAGE 93
 LOCATED IN LAND LOT NUMBER 71,
 14TH. DISTRICT, 3RD. SECTION
 GORDON COUNTY, GEORGIA.

N/F SHANNON NORMAN PROPERTY
 DEED BOOK 1985, PAGE 344
 PLAT BOOK 13, PAGE 93

SURVEYORS CERTIFICATIC

AS REQUIRED BY SUBSECTION (6) OF O.C.G.A. SECTION 16-6-67, IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY THE PROFESSIONAL SURVEYORS BOARD OF THE STATE OF GEORGIA. THE SURVEYOR HAS REVIEWED THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON AND SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE SURVEYOR. THE SURVEYOR HAS REVIEWED THE UNDERPINNING DATA AND THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING WITH THE UNDERPINNING DATA AND THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING WITH THE UNDERPINNING DATA AND THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING WITH THE UNDERPINNING DATA AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



DEPARTMENT REVIEW - ENVIRONMENTAL HEALTH

Application # Z18-01 Norman A1 to R-1

Date: 1/30/18

Reviewed by: Christy Blair

Environmental Health

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

EH comments revised ~

Property lines have been marked, along with the septic tank and drainfield.

The .537 acres can be approved by this office.

DEPARTMENTAL REVIEW - FIRE DEPARTMENT

Application # Z18-01 Norman A-1 to R-1

Date: 1-22-18

Reviewed by: DJ Payne

FIRE DEPARTMENT

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

o/c

DEPARTMENT REVIEW - ENVIRONMENTAL HEALTH

Application # 218-01 Norman A-1 to R-1

Date: 1/23/18

Reviewed by: Christy Blair

Environmental Health

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

unknown area of drainfield. Owner needs to be sure where drainfield runs before dividing property and selling off. Will need area of 100% future replacement area as well. See inspection from 1-13-16.

Note: power line easement is 50' and is unuseable for septic.

CITY OF CALHOUN
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z18-01
APPLICATION NAME Shannon Norman
TYPE OF ZONING: A1 to R1
DATE: 1/29/2018
REVIEWED BY: Mark Williamson

WATER COMMENTS:

This property 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.

DEPARTMENTAL REVIEW - ROAD DEPARTMENT

Application # Z18-01 Norman At to R-1

Date: 1-28-18

Reviewed by: Steve

ROAD DEPARTMENT

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

Property Owner or Builder will need to come to Public Works for any new entrance's / Driveway's to be ~~put~~ installed

