

INFORMATION SHEET FOR REZONING REQUESTS

Application # Z18-04 DATE OF READING 2/27/18

REZONE FROM R-1 TO O-I

APPLICANT Patricia Cheryl Blackstock

OWNER _____

LOCATION OF PROPERTY 260 Lance Rd.

Calhoun, GA

DESCRIPTION OF PROPERTY
2.61 ACRES

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

1. Approval

STIPULATIONS:

1-All applicable state and local regulations shall be complied with, including but not limited to Gordon County appearance standards for structures in office/institutional districts, landscaping and buffer requirements and sign requirements. 2-property owner/developer will be required to comply with the Environmental Health and Fire Department requirements.

VARIANCE APPLICATION #V18-03 & REZONING APPLICATION #Z18-02,
MAEGAN CUNNINGHAM

Chairman Rule read variance application #V18-03 and rezoning application #Z18-02, Maegan Cunningham, on property located on Pinyan Road, Ranger. Kevin Cunningham represented the request for his daughter explaining that she is requesting a variance on a 1.11 acre tract and to rezone same property from A-1 to R-1 to build a home. This is family owned property that was subdivided from larger tracts, .561 acres deeded from her grandmother and .549 acres deeded from her parents, so she does not qualify for the family ties division and to access this property she will have to use a 20 feet easement to the property. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V18-03 be approved, and that the rezoning request identified as Application #Z18-02 be approved.

On Variance Application #V18-03, Butch Layson made the motion to approve the variance as requested. Jerry Lovelace seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

On Rezoning Application #Z18-02, Eddie Smith made the motion to approve the rezoning request from A-1 to R-1. Butch Layson seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

REZONING APPLICATION #Z18-04, PATRICIA CHERYL BLACKSTOCK

Chairman Rule read rezoning application #Z18-04, Patricia Cheryl Blackstock, requesting to rezone a 2.61 acre tract located at 260 Lance Road, Calhoun from A-1 to O-I. Terry Brumlow, a local attorney, represented the request explaining Mrs. Blackstock has established a 501 c(3) corporation as to preserve items onsite from our southern agricultural heritage and to start a museum. Mrs. Blackstock stated that she has been working on plans to operate a museum of this type since 2010. She presently it is open only by appointment so the traffic is minimal but the parking area will accommodate handicapped parking and as well as motor-home parking. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z18-04 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 structures in office/institutional districts, landscaping and buffer requirements and sign requirements. 2-The property owner/developer will be required to comply with the Environmental Health and Fire Department requirements.

Butch Layson made the motion to approve the rezoning application identified as #Z18-04 from A-1 to O-I with the conditions stated by the Gordon County Zoning Administrator. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

ADDITIONAL BUSINESS

There being no additional business, Jerry Lovelace made the motion to adjourn. Butch Layson seconded the motion. All voted aye. The meeting was adjourned at 6:26 p.m.

Zelda Gregg, Secretary

Randy Rule, Chairman
Butch Layson, Vice-Chairman

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

Rezoning Proposal

Date of Report: January 26, 2018

Application # Z18-04

Applicant and Property Owner: Patricia Cheryl Blackstock

Location of Property: 260 Lance Rd NE, Calhoun, GA 30701

Property Frontage: 316.92 Feet **Tract Size:** 2.61 acres

Proposed Action: Rezone from R-I, Low Density Residential to O-I, Office Institutional.

Reasons for Proposed Action: Owner has established a 501 c (3) corporation to own the property as to preserve items onsite from our southern agricultural heritage. To start a museum.

Future Development Map Classification: Emerging 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 issue w/zoning change. Looks like 260 was applied with us as the house on tract 3, not the storage building on a different tract.
- **Building Department:** N/A
- * **Fire Department:** Plans for review and permits.
- * **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 an 8" 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 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 surrounded by residential and 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 is currently zoned R-1, Low density residential 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 and/or may 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 Suburban on the Gordon County Future Development Map. The primary land uses are Single-family residential, Passive and active recreation, and Civic/Institutional.

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 in compliance with the Future Land Use Map.

Planning Staff's Recommendation:

The rezoning request identified as Application #Z18-04 is recommended for approval 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 office/institutional districts, landscaping and buffer requirements and sign requirements.
2. The property owner/developer will be required to comply with the Environmental Health and Fire Dept. requirements.

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

6. Rural/Agricultural Reserve (con't.)

Development Pattern (con't).

- Reduce impervious cover
- Utilize natural features for stormwater management
- Accommodate low-intensity uses

Primary Land Uses

- Agricultural
- Low-intensity single-family residential
- Passive recreation

Quality Community Objectives

- Sense of Place
- Open Space Preservation
- Environmental Protection

Implementation Strategies

- Adopt a policy that discourages extension of public utilities into these areas
- Continue to follow BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter
- Encourage the use of Stormwater Better Site Design Standards (part of the Georgia Stormwater Management Manual) to conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for a County-wide network of greenways/trails for use by non-motorized users
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland



An example of a conservation subdivision, which maximizes and protects existing green space/trees
Source: Georgia Stormwater Management Manual

7. Emerging Suburban

Suburban-type residential development (smaller-lot neighborhoods versus individual, large lots) has occurred to some extent east of Calhoun between State Highway 156 (Red Bud Road) and State Highway 53. These residential subdivisions have typically developed in a leap-frog fashion, and they lack connectivity when they do abut. Like much of the County, the homes utilize septic systems. Less dense residential development has occurred southwest of Calhoun. Together, these two areas have the potential to accommodate residential growth in the County. Development is not expected to be at the same intensity as what is encouraged in the Emerging Mixed Use – Community Node character areas, especially due to the presence of groundwater recharge areas, the lack of sewer infrastructure, and the existing development pattern that includes large-lot development. Conservation subdivisions, however, are a suitable use to help retain the open spaces and rural character that are prevalent throughout the area.

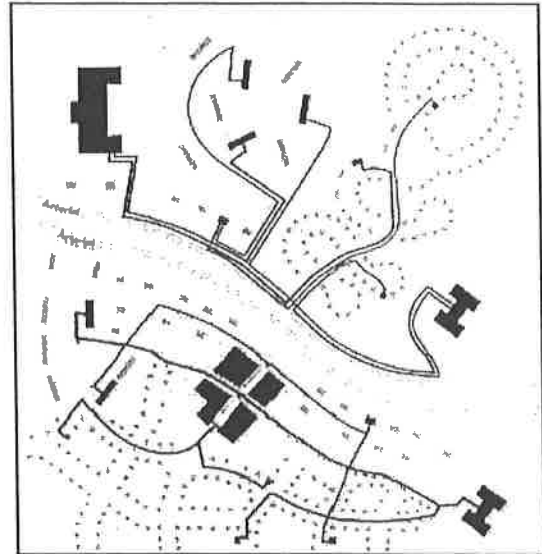


7. Emerging Suburban (con't.)

Development Pattern

The development pattern should seek to:

- Respect the rural character
- Provide adequate open space
- Provide connected system of streets within new subdivisions and connect to existing subdivisions
- Include a variety of housing choices
- Limit clearing and grading
- Provide sidewalks, street trees and decorative, pedestrian-scale lighting
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way
- Connect to a network of greenways/trails, wherever possible
- Continue to follow the lot size requirements of the Groundwater Recharge Area Protection Ordinance
- Assure compatibility of infill development with surrounding neighborhoods
- Require residential subdivisions accessing a highway to be interconnected and to provide at least two entrances
- Allow higher density development if water/sewer infrastructure can be provided
- Encourage conservation subdivisions
- Provide active and passive recreation opportunities for area residents



The Emerging Suburban character area seeks to encourage the connectivity depicted on the bottom of the diagram and discourage conventional suburban sprawl shown in the top of the diagram.

Primary Land Uses

- Single-family residential
- Passive and active recreation
- Civic/institutional

Quality Community Objectives

- Housing Choices
- Open Space Preservation
- Transportation Alternatives
- Sense of Place

Implementation Strategies

- Adopt a Conservation Subdivision Ordinance
- Adopt a Landscape and Buffer Ordinance
- Continue to enforce the existing Groundwater Recharge Area Protection Ordinance
- Adopt a Tree Protection/Replacement Ordinance
- Adopt maximum lot coverage requirements





DATE OF SURVEY: MARCH-04-2015
DATE OF PLAT: MARCH-16-2015
REVISED: DEC-19-2017 (ADDED TRACT 3)

THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A LEICA SYSTEM 1200 DUAL FREQUENCY RECEIVER, WITH A LEICA 1250 CONTROLLER. NETWORK RTK CORRECTIONS VIA LEICA SMARTNET GNSS NETWORK OPERATED BY LEICA SMARTNET NORTH AMERICA. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

SAID PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND RESTRICTIVE COVENANTS OF RECORD

STATE PLANE GRID NORTH GA. WEST ZONE
BY LEICA SMARTNET GNSS NETWORK

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33,558 FEET AND AN ANGULAR ERROR OF .01" PER ANGLE POINT AND WAS ADJUSTED BY THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 293,029 FT. FIELD WORK WAS DONE USING A NIKON DTM 520 TOTAL STATION AND A TDS RANGER DATA COLLECTOR.

NOTE: EXCEPT AS SHOWN HEREON, THERE WAS NO OBSERVED EVIDENCE OF ANY UN-RECORDED EASEMENTS OR RIGHTS OF OTHERS ON THESE PREMISES.

THIS PLAT DOES NOT SHOW ANY:
A) JURISDICTIONAL WETLANDS
B) CEMETERIES
C) ANY OTHER ENCUMBRANCE, EXCEPT AS SHOWN OR NOTED HEREON.
A 25' UNDISTURBED BUFFER SHALL BE MAINTAINED ALONG ANY WATERS DESIGNATED STATE WATERS, AS MEASURED FROM WRESTED VEGETATION OF STREAM.
AUTHORITY O.C.G.A. 12-7-6 b(15)

**** CALL TABLE ****

| Course | Bearing | Distance |
|--------|-------------|----------|
| L1 | N48°25'57"E | 10.00' |
| L2 | S41°34'03"E | 10.00' |
| L3 | S48°25'57"W | 10.00' |
| L4 | N41°34'03"W | 10.00' |

SURVEY FOR
TRACTS 1 & 2
BLACKSTOCK SOUTHERN
HERITAGE AGRICULTURAL
MUSEUM, INC.

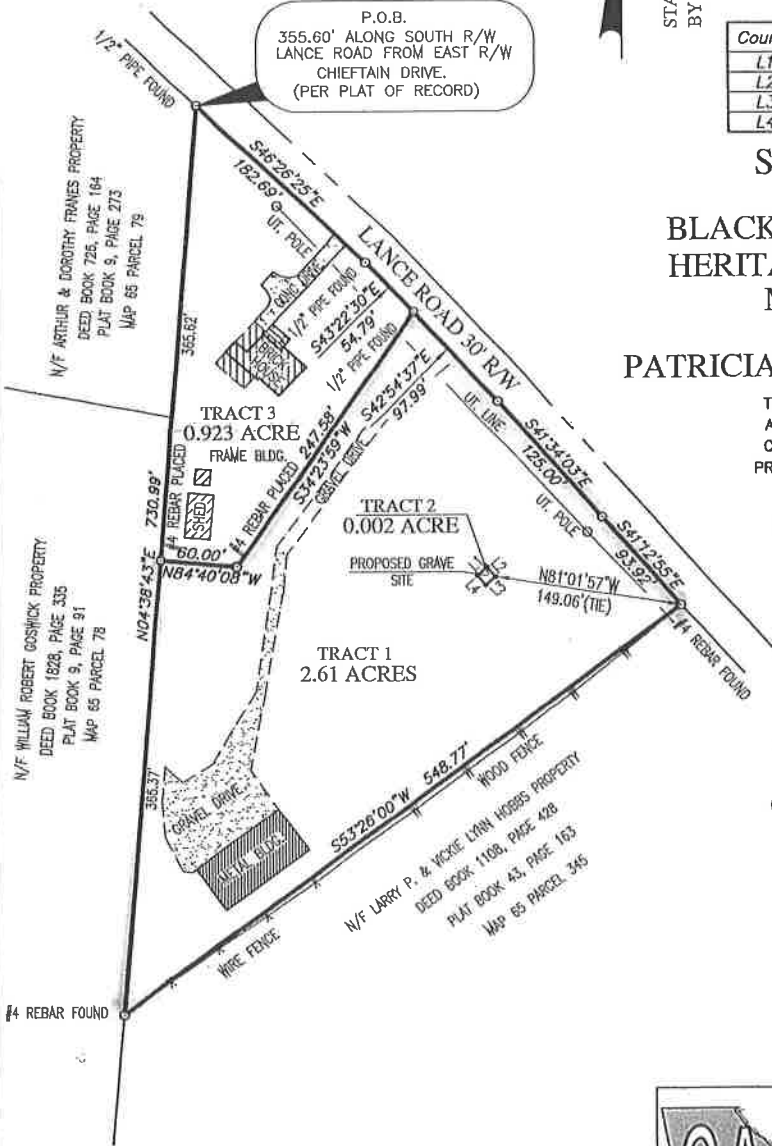
TRACT 3
PATRICIA CHERYL BLACKSTOCK

THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY SKETCH DOES NOT CONSTITUTE A GUARANTEE THAT THE TITLE TO THE PREMISES SHOWN HEREON VESTS IN THE PERSON(S) OR ENTITIES NAMED HEREON.

NOTE: #4 REBARS PLACED AT ALL CORNERS OF PROPOSED GRAVE SITE

NOTE: THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

DAVID A. GLASS, L.S. NO. 2822
GSWCC: LVL 2 CERTIFIED DESIGN PROFESSIONAL NO. 4450
MEMBER:
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
SURVEYING & MAPPING SOCIETY OF GEORGIA.



LOCATED IN LAND LOT NO. 184,
7TH. DISTRICT, 3RD. SECTION,
GORDON COUNTY, GEORGIA.

GA CLASS & ASSOCIATES LAND SURVEYORS, P.C.
PROFESSIONAL SURVEYING SERVICES
MAILING ADDRESS
P.O. BOX 873
CALHOUN, GA. 30703
"LIKE" us on facebook
glasssurveying@yahoo.com

FILE NO: 15028

TELEPHONE: 706-629-2260
FAX: 706-629-0277

Recorded 09/16/2015 12:33
Doc# WD Rcp#: 309974
TRANSFER TAX ID: 064001622
Grant Walraven, C.S.C.
GORDON County, Ga
DEED Bk: 1967 Pgs: 471-472

Return Recorded Document to:
Cox, Byington, Brumlow, & Teyman, LLP
1287 Curtis Parkway
Calhoun, GA 30701

STATE OF GEORGIA, COUNTY OF GORDON
**DEED ONLY NO TITLE OPINION
WARRANTY DEED**

THIS INDENTURE made this 1st day of January, 2015 by and between

Cheryl P. Blackstock

party or parties of the first part, hereinafter referred to as "Grantor", and

Blackstock Southern Heritage Agricultural Museum, Inc.

party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor, has, and hereby does, grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee

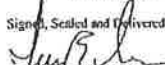
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 184 of the 7th District and 3rd Section of Gordon County, Georgia and being more particularly described on Exhibit "A" attached hereto and by reference incorporated herein and made a part hereof.

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 Grantee, forever, in FEE SIMPLE.

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:


(Unofficial Witness)

 (SEAL)
Cheryl P. Blackstock

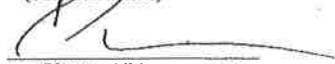

(Notary Public)



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 184 OF THE 7TH DISTRICT AND 3RD SECTION OF GORDON COUNTY, GEORGIA RECORDS; AND BEING THAT CERTAIN 3.533 ACRES SHOWN AS TRACT 1 AND THE 0.002 ACRES SHOWN AS TRACT 2 ON SURVEY RECORDED AT PLAT BOOK 52, PAGE 105, GORDON COUNTY, GEORGIA RECORDS, WHICH PLAT BY REFERENCE IS INCORPORATED HEREIN AND MADE A PART HEREOF.

CITY OF CALHOUN

WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z18-04
APPLICATION NAME Blackstock Southern Heritage Museum
TYPE OF ZONING: A-1 to O-1
DATE: 1/29/2018
REVIEWED BY: Mark Williamson

WATER COMMENTS:

This property is served by an 8" 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 # 218-04 Blackstock R-1 to O-I

Date: 1-30-18

Reviewed by: Steve

ROAD DEPARTMENT

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

IF any New Drive Way's are to be installed Property Owner / Builder will need to come by Public Works Department for permit.



DEPARTMENTAL REVIEW -- FIRE DEPARTMENT

Application # Z18-04 Blackstock R-1 to OI

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:

Plans for review and permits

DEPARTMENT REVIEW - ENVIRONMENTAL HEALTH

Application # 218-04 Blackstock R-1 to OI

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:

No issues w/ zoning change. Looks like 260 was applied with us as the house on tract 3, not the storage building on a different tract.