

INFORMATION SHEET FOR VARIANCE APPEAL

Application # V14-07 DATE OF READING 12-2-14

PROPERTY OWNER SHANE + CHARITY CARNEY

LOCATION OF PROPERTY 587 Wesley Chapel Rd
Calhoun

DESCRIPTION OF PROPERTY

16.978 ACRES

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

- denial

**GORDON COUNTY PLANNING COMMISSION
PUBLIC HEARING
NOVEMBER 10, 2014**

The Gordon County Planning Commission held a Public Hearing on Monday, November 10, 2014 at 6:00 p.m. in the Conference Room of the Gordon County Administration Building for the purpose of hearing variance and zoning change requests. Members present were:

Brad Rains	Ron Free
Jerry Lovelace	Butch Layson
Randy Rule	

Chairman Rains called the meeting to order and advised all present of the sign-up sheets available for those who wish to address the Planning Commission on any of the zoning or variance change applications.

APPROVAL OF MINUTES

A motion was made by Randy Rule to approve the minutes of the previous meeting of October 13, 2014. Jerry Lovelace seconded the motion. All voted aye. The minutes were approved as written.

VARIANCE APPLICATION #V14-07, SHANE & CHARITY CARNEY
(Tabled from October 13, 2014 meeting)

Chairman Rains read variance application #V14-07, Shane and Charity Carney, requesting a variance on a 16.978 acre tract located at 587 Wesley Chapel Road, Calhoun, to reduce setback requirements to adjacent dwelling to build chicken houses. The Carney's represented the request explaining that they currently have 4 poultry houses at this location and would like to add 2 more houses because they need to increase their income and it would be more cost efficient to have the new houses with the existing houses, since all the services were already at the site. They presented the scaled drawing and photo as requested by Commission member Ron Free at the previous meeting. All adjoining property owners had been notified.

Judith Ralston, representing her mother, Tinsey Erwin, spoke in opposition to the requested variance. Mrs. Ralston stated that she felt that the 500 foot variance was in place for a reason and that it should be used. Ms. Ralston also added that it would only be good for the Carney's to build at that site but not for others in the area and that the Carney's should look at other options on their land. The Carney's spoke again stating that they did not have any other options on their land.

Ursula Desrosier, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V14-07 be approved.

Ron Free stated that because there was opposition and that the scaled drawing showed that the distance between the new chicken houses and the nearest adjacent dwelling would roughly be 350 feet, made the motion to deny the variance application identified as #V14-07 as requested. Butch Layson seconded the motion. Jerry Lovelace was opposed to the motion. Randy Rule voted with the motion. The vote was 3 to 1 to deny. The variance request was denied. The thirty- (30) day appeal period was explained.

ADDITIONAL BUSINESS

There being no additional business, Ron Free made the motion to adjourn. Randy Rule seconded the motion. All voted aye. The meeting was adjourned at 6:20 p.m.

Zelda Gregg, Secretary

Brad Rains, Chairman
Ron Free, Vice-Chairman

**APPLICATION FOR APPEAL
GORDON COUNTY, GEORGIA**

Application no. A14-10 Date submitted 11/17/14

Application is hereby made to the Gordon County Board of Commissioners for the purpose of appealing a decision made by the Planning Commission.

Name of Applicant: Shane; Charity Carney

Address: 351 Wesley Chapel Rd. Calhoun, GA 30701

Telephone: Home (706) 264-3917 Work: (706) 264-5730

Name of Property Owner: Shane; Charity Carney

Address of property for which the appeal is sought: _____

587 Wesley Chapel Rd. Calhoun, GA 30701

Frontage: corner lot Depth: _____ Acres: 16.978

The subject property deed is recorded in deed book 745, page 15-16

- A recorded deed and plat must be submitted with this application.
- This application shall be accompanied by a fee of \$150, and must be submitted no later than 3 weeks prior to the date that the request is to be considered.
- The applicant(s) shall be present at hearing.

Directions to subject property from courthouse: Take Hwy. 53 from Calhoun towards Fairmount. After passing the Schools and recreation complex in Summerville, take the first road to the left; first drive way to the left.

List all individuals, firms and/or corporations owning and/or leasing property adjacent to the subject property on all sides, including across roadway. (Reliance on the tax assessor's records may not provide the applicant with the most recent owner.)

<u>NAME</u>	<u>ADDRESS</u>
1) <u>Darrell Bradford; Terry Wayne Carney</u>	<u>S21 Wesley Chapel Rd. Colhoun, GA</u>
2) <u>Nirav Patel</u>	<u>109 Cypress Street Colhoun, GA</u>
3) <u>Tinsey W. Erwin</u>	<u>4589 Fairmount Hwy SE Colhoun, GA</u>
4) <u>Tinsey W. Erwin</u>	<u>4589 Fairmount Hwy SE Colhoun, GA</u>
5) <u>Gordon County</u>	<u>7494 Fairmount Hwy Colhoun, GA</u>
6) _____	_____
7) _____	_____
8) _____	_____

REASON FOR APPEAL: We are in need of a variance to be 365 feet from an adjacent property across Hwy. 53 in order to build 2 additional poultry houses. This is necessary in order to make the farm cash flow property. There are 2 wells, city water, electric service, and gas service already located at this property.

I hereby swear that all above information is true and correct to the best of my knowledge.

Application and fee received by: U.D. date: 11/17/14

Ursula Demosien

Notary public

224-17
Commission expires

Terry S Carney, Charity Carney
printed name of applicant

[Signature]
Signature of applicant

LL 317
LL 129

7th DISTRICT
6th DISTRICT

BOUNDARY SURVEY FOR DARRELL CARNEY GORDON COUNTY, GEORGIA

SCALE:



DATE: 01-09-93

A1
SONORAVILLE
REC

— AREA —
16.976 ACRES

PORTION OF LAND LOT NO. 129
6th DISTRICT, 3rd SECTION OF
GORDON COUNTY, GEORGIA

— NOTE —
THIS PROPERTY IS NOT IN A FLOOD
HAZARD AREA ACCORDING TO MAPS
FURNISHED BY THE U.S. DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT

FIELD DATA UPON WHICH THIS PLAT
IS BASED WAS OBTAINED BY A CLOSE
REVISION OF THE PLAT IN 1852, 1857
AND AN ANGULAR ERROR OF 02' PER
ANGLE POINT, AND WAS ADJUSTED
USING THE COLLINGS METHOD.

FIELD WORK WAS DONE BY USING A
SOL. WEDGOLITE AND A GUN

THIS PLAT SUBJECT TO ALL EASEMENTS AND
RIGHT OF WAYS.

— NOTE —
I.R.S. = IRON PIN FOUND
I.R.S. = IRON PIN SET
R/W = RIGHT OF WAY
L.L. = LAND LOT

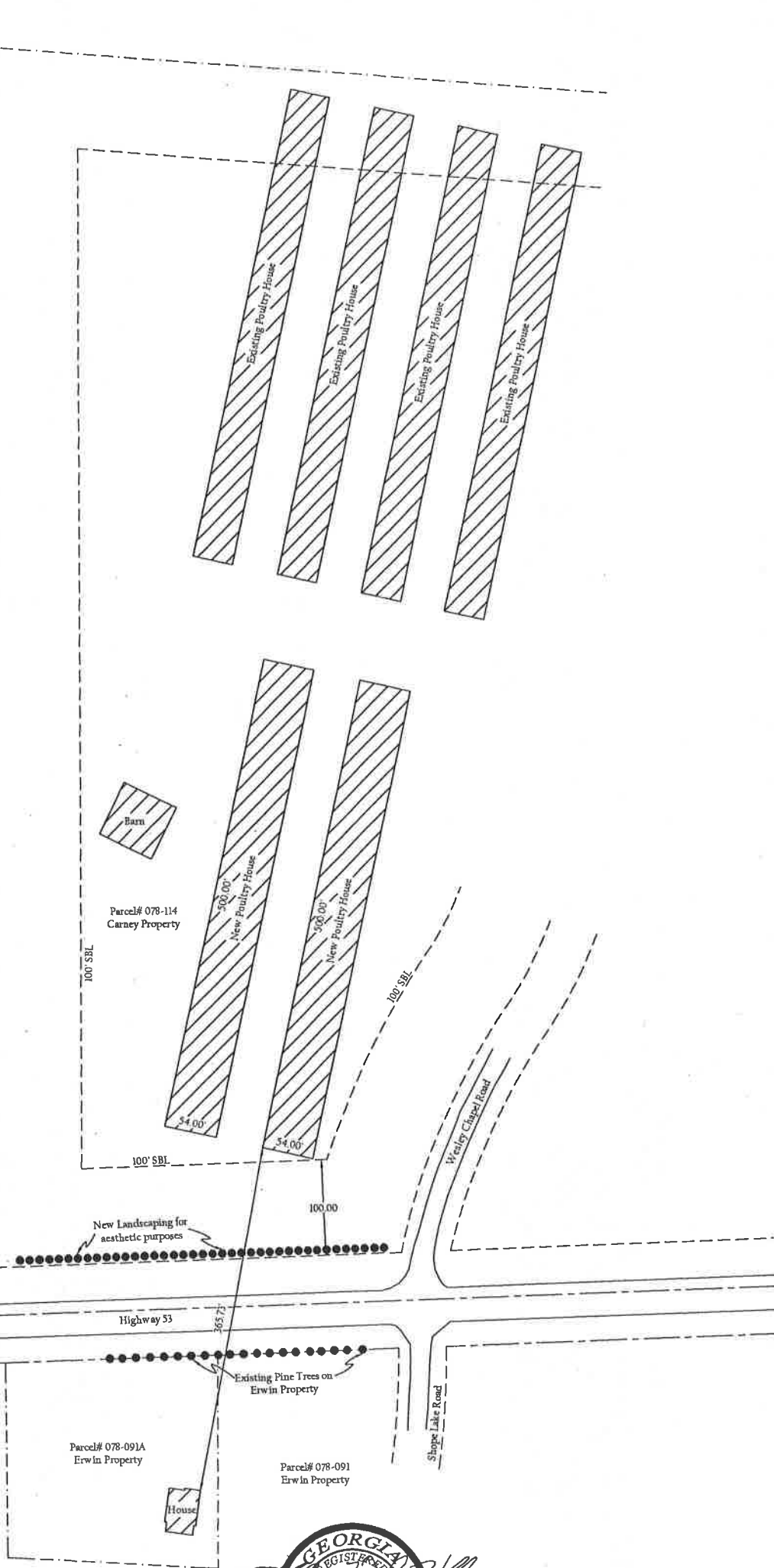
NORTH GEORGIA SURVEYING
CALHOUN GA. PHONE: (706) 625-1046

— NOTE —
THE PERSON IN RESPONSIBLE
CHARGE OF THIS SURVEY WAS:
ALLEN DALE HALL, GA. REG.
LSIT No. 187.

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.



300'



Parcel# 078-091
Erwin Property

Parcel# 078-091A
Erwin Property

Parcel# 078-091
Erwin Property

