

INFORMATION SHEET FOR VARIANCE APPEAL

Application # Z15-01 DATE OF READING 3-17-15

PROPERTY OWNER Ronnie Hudson

LOCATION OF PROPERTY 3674 Rome Rd SW

Plainville

DESCRIPTION OF PROPERTY

3.60 +/- ACRES

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

- Approval

**GORDON COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
March 9, 2015**

The Gordon County Planning Commission held a Public Hearing on Monday, March 9, 2015 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:

Randy Rule	Nathan Serritt
Jerry Lovelace	Eddie Smith

Randy Rule 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 Jerry Lovelace to approve the minutes of the previous meeting of January 12, 2015. Nathan Serritt seconded the motion. All voted aye. The minutes were approved as written.

**REZONING APPLICATION #Z15-01, RONNIE HUDSON**

Chairman Rule read rezoning application #Z15-01, Ronnie Hudson, requesting to rezone 3.60+/- acres located at 3674 Rome Road, SW, Plainville, GA from A-1 to C-G. Mr. Hudson represented the request explaining that he had been approached by a potential buyer for 2 acres of his property to construct a convenience store and that even if the sale did not happen, he still needed to rezone the property since he pays commercial taxes on it. Chairman Rule inquired if he understood the requirements that would need to be met before the construction could begin. Ursula Desrosier, Zoning Administrator for Gordon County, also added that even if the sale did not take place that Mr. Hudson needed to be aware that he could not use a commercially zoned property for auto salvage storage, as it had been used for many years before. Mr. Bhulla Singh, the potential buyer, explained his plan for the convenience store and that he understood he would have to satisfy all applicable codes for Gordon County. All adjoining property owners had been notified.

Ursula Desrosier, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z15-01 be approved, with the following conditions: 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.

Nathan Serritt made the motion to approve the rezoning application identified as #Z15-01 from A-1 to C-G as requested. 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. Eddie Smith seconded the motion. All voted aye. The meeting was adjourned at 6:15 p.m.

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Zelda Gregg, Secretary

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Randy Rule, Chairman  
Butch Layson, Vice-Chairman

**Cover Sheet**  
**Proposal for Land Use Action**

Application Number: 215-01 Present Zoning: A-1 Proposed Zoning: C-G

Date of Planning Commission Meeting: March 9, 2015

Date of Board of Commissioners' Meeting: March 17, 2015

Applicant: Ronnie Hudson

Property Owner: *(if different from applicant)* \_\_\_\_\_

Property Address: 3674 Rome Rd. Plainville, GA

Said Property having a frontage of \_\_\_\_\_ feet and containing 3.60<sup>±</sup> acres.

Future Development Map Classification: Emerging Suburban

Current Zoning Map Classification: A-1 - Agricultural

Proposed Action: TO rezone from A-1 to C-G.

Reason for Proposed Action: subdividing existing commercial car lot to bring into compliance with zoning in order to sell 2 acres for constructing a convenience store about 5,000 sq. feet.

Directions to Property: NWY 53 W to 3674 Rome Rd. just before Plainville Rd & Brownlee Mtn Rd. Property on Left.

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

**Rezoning Proposal**

**Date of Report:** February 27, 2015

**Application #** Z15-01

**Applicant and Property Owner:** Ronnie Hudson

**Location of Property:** 3674 Rome Rd. SW, Plainville, GA 30733

**Property Frontage:** 501.49 Feet                      **Tract Size:** 3.60 +/- acres

**Proposed Action:** Rezone from A-1, (Agricultural) to C-G, General Commercial

**Reason for Proposed Action:** Would like to subdivide property with an existing commercial car lot in order to sell a two (2.00) acre tract for constructing a 5,000 square feet convenience store.

**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:*** This is on septic. I don't know how much property will be needed for septic system. How much property will be utilized for building, parking, utilities?
- \* ***Building Department:*** No comment.
- \* ***Fire Department:*** Contact Fire Dept. if property is developed.
- ***Gordon County School System:*** N/A
- ***Road Department or Georgia of Transportation:*** Please have the applicant contact GDOT at 678-721-5287 to apply for a commercial driveway. Regulations will be discussed when a site plan is submitted.
- ***Water & Sewer (City of Calhoun):*** Eight (8) inch water line in this area. 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.***

The area is rural with agricultural, residential and commercial uses that are zoned A-1, Agricultural, however, properties in the vicinity to the north and south are zoned C-G, General Commercial.

***2. Whether the proposed zoning will adversely affect the existing use of usability of adjacent of nearby property.***

The proposed zoning may affect nearby properties due to an anticipated increase in vehicular traffic.

***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 required five (5) acre lot size requirements for A-1 zoning, and it cannot be used for any other commercial purposes other the non-conforming business. The proposed use is not permitted under A-1.

***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 may impede 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. This classification supports land uses intended for single-family residential, passive and active recreation, civil and institutional. However, the area currently is not consistent with the intent of the Future Development Map. There is already a mixture of uses in the vicinity.

***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 and use is compatible with surrounding properties.

**Planning Staff's Recommendation:**

The rezoning request identified as Application #Z15-01 be recommended for approval with the following condition:

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.

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



STATE OF GEORGIA, 198-3502

STANDARD WARRANTY DEED

Gordon County

THIS INDENTURE, made this 1st day of May in the year of our Lord One Thousand Nine Hundred and Ninety Eight between J.C. Maddox

of the State of Georgia and County of Gordon of the first part and Ronnie Hudson of the State of Georgia and County of Bartow of the second part

WITNESSETH; That the said part Y of the first part, for and in consideration of the sum of Valuable Consideration and Ten (\$10.00) and No/100 DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said part Y of the second part, his heirs and assigns, all that tract or parcel of land lying and being in

All that tract or parcel of land lying and being in the 15th District and 3rd Section of Gordon County, Georgia and being 3.68 acres off Land Lot 37 thereof described as follows: BEGINNING at an iron pin on the East right of way of Georgia Highway 53 said pin being located 525.82 feet from a concrete R/W marker DOT Project RF-065-01(22), Station 285+75.00 (said pin also being the Southwest corner of lands of Chester Stanley) and running thence South 48 degrees 16 minutes 35 seconds East 264.08 feet to an iron pin; thence South 27 degrees 11 minutes West 319.06 feet to an iron pin; thence South 35 degrees 51 minutes 20 seconds West 193.04 feet to an iron pin; thence North 72 degrees 14 minutes 15 seconds West 105.0 feet to an iron pin; thence North 32 degrees 51 minutes 20 seconds West 224.72 feet to a concrete R/W marker; thence North 50 degrees 47 minutes 50 seconds West 30.0 feet; thence along Highway 53 North 39 degrees 12 minutes 10 seconds East 485.56 feet to point of beginning.

Gordon County Georgia Real Estate Tax Paid 125.00 Date 5-1-98 Lewis Couch, Clerk of Superior Court

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of him the said part Y of the second part, his heirs and assigns, forever, IN FEE SIMPLE.

And the said part Y of the first part, for himself, his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part Y of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part Y of the first part has hereunto set his hand and affixed his seal the day and year above written.

Signed, sealed and delivered in the presence of

Signatures of witnesses: Sue D... Mary...

Signature of J.C. Maddox with multiple seal lines.

N. P., Georgia, State at Large. My Commission Expires: 3-27-00

WILLIAM A. CALDWELL PROP.  
DEED BK. 1714, P. 042  
PLAT BK. 38, P. 014

S1:  
rebar found

TO CALHOUN

538  
544  
549

N./F. GARY LAMAR REECE PROP.  
DEED BK. 1476, P. 010  
CONC. WALL, CALLED FOR  
IN DEED  
156.30'

520 rebar found

0.00'  
0"E

521 rebar placed

4020P

50' off c/l  
150.00'

507  
543  
500

S51°16'04"E 264.08'

**STATE ROUTE 53**  
R/W VARIES D.O.T. PROJECT # RF-065-1(22)

249.18'

+2.64'

S36°12'41"W

101.98'

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ON CONC.

RONNIE HUDSON  
DB 546 P. 163

building

S24°11'31"W 319.06'

SHA McDANIEL PROP.  
1727, 182

LINE

N35°50'49"W 224.72'

RONNIE HUDSON  
B 589, P. 460

S32°51'51"W 193.04'

WOLF CREEK  
LINE  
P. 460)

N75°13'44"W 105.00'





Gordon County Assessor

Parcel: 027B 074 Acres: 4.66	
Name:	HUDSON RONNIE
Site:	3674 ROME RD
Sale:	\$125,000 on 05-1998 Reason=UK Qual=U
Mall:	P O BOX 982 ADAIRSVILLE, GA 30103
Land Value	\$163,100.00
Building Value	\$57,611.00
Misc Value	\$11,768.00
Total Value:	\$232,479.00

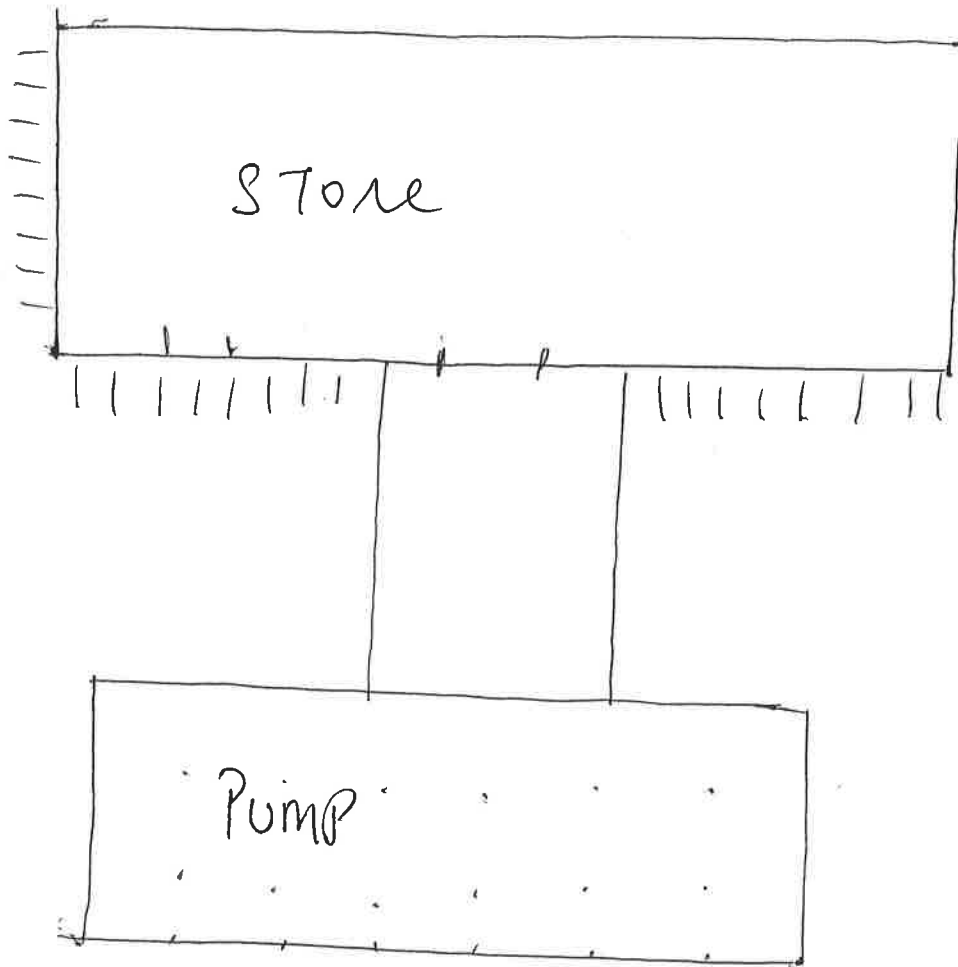


The Gordon County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER GORDON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 02/09/15 : 14:59:05

HUDSON PROPERTY

5,000 ±



Hwy 53

**DEPARTMENT REVIEW - STATE DEPARTMENT OF TRANSPORTATION**

Application # 215-01 Hudson A-1 to C-G

Date: 2/10/15

Reviewed by: Carla Ham District Traffic Eng. III

State Department of Transportation

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

Please have the applicant contact GDOT at 678-721-5287 to apply for a commercial driveway. Regulations will be discussed when a site plan is submitted.

Thanks

Carla Ham

DEPARTMENTAL REVIEW – CITY OF CALHOUN WATER AND SEWER

Application # 215-01 Hudson A-1 to C-G

Date: 2/10/15

Reviewed by: \_\_\_\_\_

CITY OF CALHOUN WATER AND SEWER

Comments, recommendation, or any condition of approval to serve proposed rezoning with Water services:

*8 inch water line*

Comments, recommendation, or any conditions of approval to serve proposed rezoning with sewer services:

*no sewer services*

Phone	:	97066026077
Pages	:	4
Start Time	:	02-10 12:16PM
Elapsed Time	:	01:43"
Mode	:	ECM
Result	:	OK

Date : FEB-10-2015 TUE 12:18PM  
Name :  
Tel. : 7066258253

**DEPARTMENT REVIEW -- ENVIRONMENTAL HEALTH**

Application # Z15-01 Hudson A-1 to C-G

Date: 2/10/15

Reviewed by: Christy Blaw

**Environmental Health**

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

This is on septic. I don't know how much property will be needed for septic system. How much property will be utilized for building, parking, utilities?

**DEPARTMENTAL REVIEW - FIRE DEPARTMENT**

Application # 215-01 Hudson A-1 to C-G

Date: 2/10/15

Reviewed by: DJ Payne

**FIRE DEPARTMENT**

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

CONTACT us if property is developed,