

INFORMATION SHEET FOR REZONING REQUESTS

Application # 215-05 DATE OF READING 7-21-15

REZONE FROM A-1 TO I-1

PROPERTY OWNER Crimson Pinhook Road, LLC

LOCATION OF PROPERTY 143 Covington Bridge Rd

Fairmount

DESCRIPTION OF PROPERTY

10 +/- ACRES

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

1. Approval

STIPULATIONS:

With stipulation that the sprinkler system
AND septic system be brought up to date.

**GORDON COUNTY PLANNING COMMISSION
PUBLIC HEARING
JULY 13, 2015**

The Gordon County Planning Commission held a Public Hearing on Monday, July 13, 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	Eddie Smith
Butch Layson	Nathan Serritt
Jerry Lovelace	

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 Nathan Serritt to approve the minutes of the previous meeting of June 8, 2015. Butch Layson seconded the motion. All voted aye. The minutes were approved as written.

REZONING APPLICATION #Z15-05, CRIMSON PINHOOK ROAD, LLC
Applicant: Scott Hutchison (Tabled from the June 8, 2015 meeting)

Chairman Rule read rezoning application #Z15-05, Crimson Pinhook Road, LLC, (applicant: Scott Hutchison) requesting to rezone a 10+/- acre tract located at 143 Covington Bridge Road, Fairmount from A-1 to I-1. Scott Hutchison, a realtor with Wilson, Hutchison Realty, LLC of Alpharetta, GA, represented the request explaining that his firm represented Crimson Pinhook Road, LLC and they had a potential buyer for the entire 44.25 acres but only wanted to rezone the 10+/- acres that was the previous Lacey-Champion Mills to occupy and operate a distribution facility for mats for homes and businesses. Mr. Hutchison also stated that the business is currently operating out of a warehouse in Adairsville, GA and was aware of all the stipulations that would need to be met to bring the building up to current codes before the business could begin operation, since it was built in 1989 and had been vacant for more than 5 years. All adjoining property owners had been notified.

The Planning Staff for Gordon County recommended that the rezoning request identified as Application #Z15-05 be approved with stipulations that the sprinkler system and septic system be brought up to date.

Nathan Serritt made the motion to approve the rezoning application identified as #Z15-05 from A-1 to I-1, with the stipulations that the sprinkler system and septic system be brought up to date. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

REZONING APPLICATION #Z15-06, RICHARD HENDRIX

Chairman Rule read rezoning application #Z15-06, Richard Hendrix requesting to rezone a 2.47 acre tract located at 273 Yarborough Mill Road, Fairmount from A-1 to RA-1. Mr. Hendrix represented the request explaining that he had bought this residential house when it was about 75% completed and in order to use it as investment property, he needed to rezone because it was initially being constructed under family property. All adjoining property owners had been notified.

The Planning Staff for Gordon County recommended that the rezoning request identified as Application #Z15-06 be approved.

Jerry Lovelace made the motion to approve the rezoning application identified as #Z15-06 from A-1 to RA-1. Butch Layson seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

VARIANCE APPLICATION #V15-04, LG HAUSYS AMERICA, INC.

Chairman Rule read variance application #V15-04, LG Hausys America, Inc. requesting a variance for a 35.064 acre tract located at 310 LG Drive, Adairsville, GA to increase building height size. William Thompson, a local attorney, explained that this was the fourth similar variance that LG Hausys had requested, with the first being in 2003 and each of the others were approved when requested. He also added that this new manufacturing facility for Viatera synthetic granite would be a 40 million dollar investment into the county. The reason the variance is to increase the height of the building from the required 60 feet to a height of 64 feet 4-1/2 inches for the gravity vertical drop in order to measure properly the raw materials necessary for quality control. All adjoining property owners had been notified.

The Planning Staff for Gordon County recommended that the variance request identified as Application #V15-04 be approved.

Nathan Serritt made the motion to approve the variance application identified as #V15-04 to increase the height of the building from 60 feet to 64 feet 4-1/2 inches as requested. Butch Layson seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

**GORDON COUNTY PLANNING COMMISSION
PUBLIC HEARING
JUNE 8, 2015**

The Gordon County Planning Commission held a Public Hearing on Monday, June 8, 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	Eddie Smith
Jerry Lovelace	Nathan Serritt

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 May 11, 2015. Nathan Serritt seconded the motion. All voted aye. The minutes were approved as written.

**REZONING APPLICATION #Z15-05, CRIMSON PINHOOK ROAD, LLC
(applicant: Scott Hutchison)**

Chairman Rule read rezoning application #Z15-05, Crimson Pinhook Road, LLC, (applicant: Scott Hutchison) requesting to rezone a 10+/- acre tract located on 143 Covington Bridge Road, Fairmount from A-1 to I-1. Ursula Desrosier, Zoning Administrator for Gordon County, announced that the planning commission would need to make a motion and vote to table this application till the July 13, 2015 meeting because the applicant, Mr. Hutchison had called her earlier and said he had forgot to mail out the adjoining property owners notifications. Jerry Lovelace made the motion to table the rezoning application identified as #Z15-05 until the July 13, 2015 meeting. Eddie Smith seconded the motion. All voted aye. The rezoning application was tabled until the July 13, 2015 meeting.

ADDITIONAL BUSINESS

There being no additional business, Nathan Serritt made the motion to adjourn. Eddie Smith seconded the motion. All voted aye. The meeting was adjourned at 6:10 p.m.

Zelda Gregg, Secretary

Randy Rule, Chairman
Butch Layson, Vice-Chairman

Cover Sheet
Proposal for Land Use Action

Application Number: 21505 Present Zoning: A-1 ^{A-1} Proposed Zoning: INDUSTRIAL ^{I-1}

Date of Planning Commission Meeting: 6/8/15

Date of Board of Commissioners' Meeting: 6/16/15

Applicant: CREMSON PENHOOK ROAD, LLC

Property Owner: (if different from applicant) _____

Property Address: 143 COVINGTON BRIDGE ROAD, FAIRMOUNT, GA

Said Property having a frontage of 2600 feet and containing 10± acres.

Future Development Map Classification: Rural / Agricultural District

Current Zoning Map Classification: AG - A-1

Proposed Action: ~~RETURN THE PROPERTY TO INDUSTRIAL~~ BUILT in 1989,
before zoning.
~~ZONING AS WAS PREVIOUSLY ZONED. TO BRING~~

INTO COMPLIANCE FOR URDC AS FACTORY HAS BEEN
VACANT MORE THAN FIVE YEARS. Used to be Lacey-Champion, Inc

Reason for Proposed Action: FOR PURCHASER TO OCCUPY PROPERTY
AND OPERATE A DISTRIBUTION FACILITY OF MATS
FOR HOMES AND BUSINESSES.

Directions to Property: FROM FAIRMOUNT, TAKE GA HWY 411 NORTH,
TURN LEFT ONTO COVINGTON BRIDGE ROAD SE. PROPERTY
IS AT INTERSECTION OF COVINGTON BRIDGE ROAD AND
PENHOOK ROAD SE.

**Planning Staff Report
To the
Gordon County Planning Commission

Rezoning Proposal**

Date of Report: May 18, 2015

Application # Z15-05

Applicant and Property Owner: Crimson Pinhook Road, LLC,

Location of Property: 143 Covington Bridge Road, Fairmount, GA 30139

Property Frontage: _____ Feet **Tract Size:** 10.00 +/- acres

Proposed Action: Rezone from A-1, (Agricultural District) to I-1, (Light-Industrial)

Reason for Proposed Action: Would like to bring into compliance with the U.L.D.C as the factory has been vacant more than five years. Used to be Lacey-Champion, LLC.

Future Development Map Classification: Rural/Agricultural Reserve

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:*** Existing building will require a new septic system. Johnny Furgeson has been in contact with our office but has not yet made application for the permit.
- * ***Building Department:*** No comment.
- * ***Fire Department:*** Sprinkler system must be brought up to current code.
- ***Gordon County School System:*** N/A
- ***Road Department or Georgia of Transportation:*** If new driveway entrance required they will need driveway permit.
- ***Water & Sewer (City of Calhoun):*** This area 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.

The proposed zoning is suitable in view of the use and development of the current use of this specific property. Adjacent and nearby property are mostly rural single-family homes on that specific road but close to Hwy 411.

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

The proposed zoning will 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 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 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 Rural/Agricultural Reserve on the Gordon County Future Development Map. This classification supports land uses intended for agriculture, low-intensity single-family residential, passive recreation. The proposed zoning is inconsistent with the Future Development Map.

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.

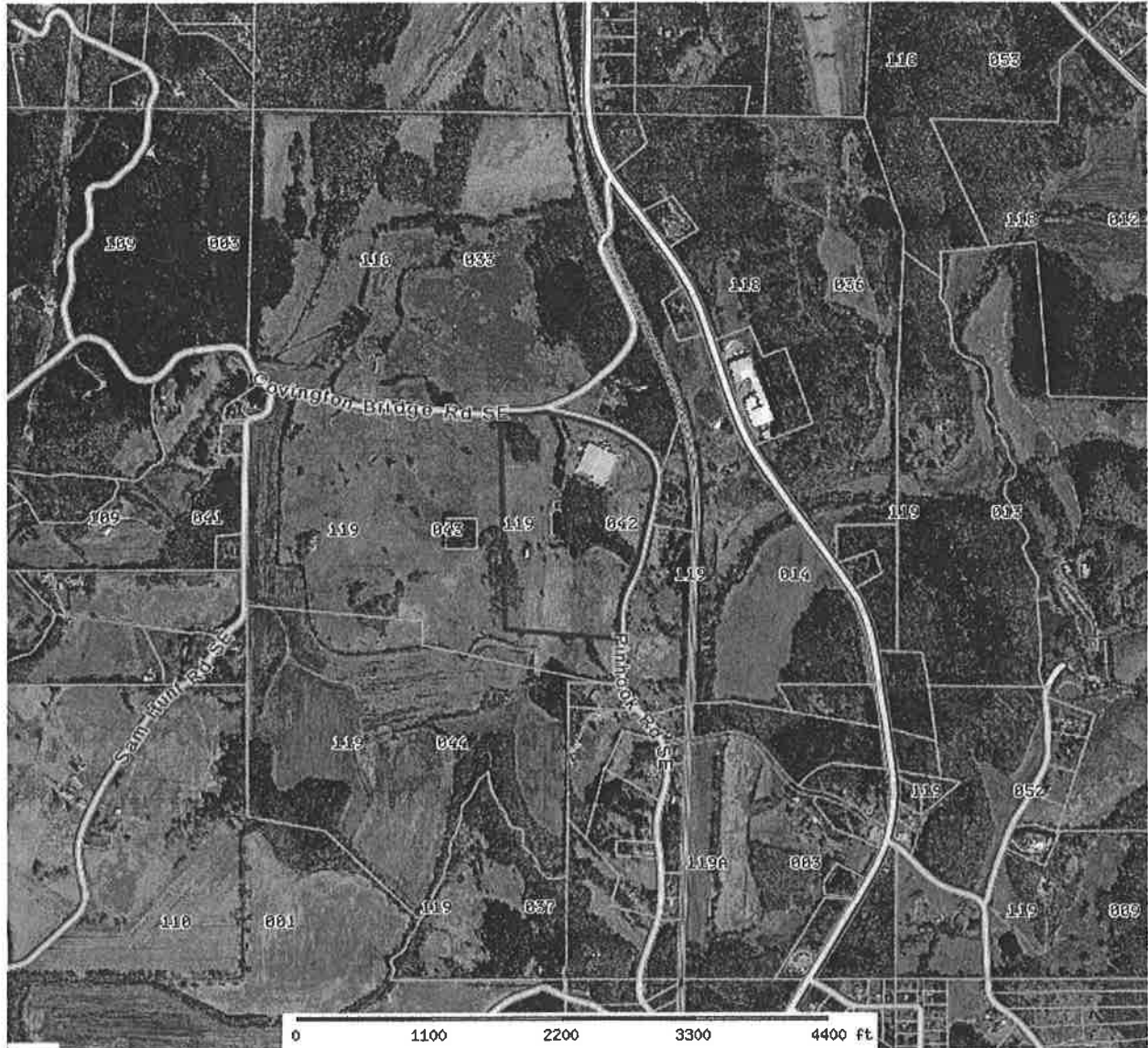
Primary issue is the introduction of a zoning classification that is inconsistent with the development pattern on the Future Development Map, however, the existing factory was built in 1989 which was prior to the Gordon County Zoning Ordinance which was adopted in April 1992 and this will help preserve an existing industrial structure for industrial use.

Planning Staff's Recommendation:

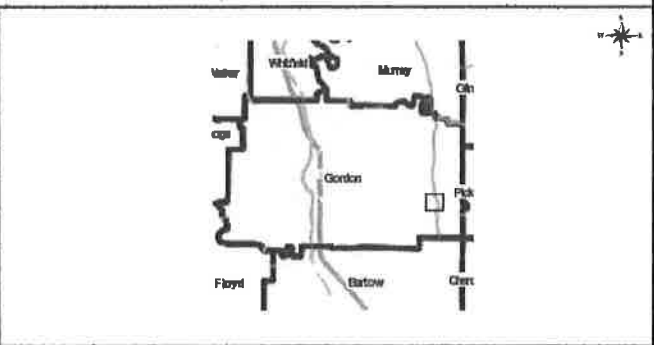
The rezoning request identified as Application #Z15-06 be approved with stipulations that the sprinkler system and septic system be brought up to date.

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

215-05



Gordon County Assessor			
Parcel: 119 042 Acres: 44.25			
Name:	CRIMSON PINHOOK ROAD LLC	Land Value	\$309,760.00
Site:	143 COVINGTON BRIDGE ROAD	Building Value	\$763,689.00
Sale:	\$589,590 on 12-2012 Reason=19 Qual=U	Misc Value	\$6,511.00
Mail:	C/O SABAL FINANCIAL GROUP LP 4675 MACARTHUR COURT SUITE 1550 NEWPORT BEACH, CA 92660	Total Value:	\$1,069,950.00



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—
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1823 313

CITY OF CALHOUN

WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z1505
APPLICATION NAME: Crimson Pinhook Road, LLC
TYPE OF ZONING: A-1 to I-1
DATE: 5/28/2015
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 FIELD SURVEY HAS BEEN COMPLETED.

DEPARTMENTAL REVIEW - FIRE DEPARTMENT

Application # Z15-05 Crimson Pinhook Road LLC


Date: 5/12/13 A-1 to I-1

Reviewed by: Joey Jordan

FIRE DEPARTMENT

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

SPRINKLER SYSTEM MUST BE BROUGHT UP
TO CURRENT CODE.

 5/21/15

DEPARTMENTAL REVIEW - ROAD DEPARTMENT

Application # Z15-05 Crimson Pinhook Road, LLC

Date: 5/12/15 A-1 to I-1

Reviewed by: BARRY HICE

ROAD DEPARTMENT

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

IF NEW DRIVEWAY ENTRANCE REQUIRED
THAY WILL NEED DRIVEWAY PERMIT.

DEPARTMENT REVIEW - ENVIRONMENTAL HEALTHApplication # Z15-05 Crimson Pinhook Road LLCDate: 5/12/15 A-1 to I-1Reviewed by: Christy Blair**Environmental Health**

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

Existing building will require a new septic system. Johnny Furgeson has been in contact with our office but has not yet made application for the permit.

cBlair