

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

Application Number: Z15-07 Present Zoning: A-1 Proposed Zoning: C-C

Date of Planning Commission Meeting: August 10, 2015

Date of Board of Commissioners' Meeting: August 18, 2015

Applicant: Hibbymo Properties - East Calhoun, LLC

Property Owner: (if different from applicant) Thomas E. Shanahan

Property Address: Southeast corner of Devis Pond Rd & Campbell Rd.

Said Property having a frontage of \_\_\_\_\_ feet and containing 1.98 acres.

Future Development Map Classification: Emerging Suburban

Current Zoning Map Classification: A-1, Agricultural

Proposed Action: Rezone property to Crossroad Commercial.

Reason for Proposed Action: Development of a Proposed retail store. Dollar General.

Directions to Property: Devis Pond Rd to the southeast corner of Campbell Rd.

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

**Date of Report:** July 7, 2015

**Application #** Z15-07

**Applicant and Property Owner:** Hibbymo Properties-East Calhoun, LLC

**Location of Property:** Southeast corner of Dews Pond Rd. & Campbell Rd, Calhoun, GA 30701

**Property Frontage:** corner lot Feet      **Tract Size:** 1.98 acres

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

**Reason for Proposed Action:** Development of a proposed retail 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:*** Will require permitting through our office for conventional system.
- \* ***Building Department:*** No comment.
- \* ***Fire Department:*** O.K.
- ***Gordon County School System:*** N/A
- ***Road Department or Georgia of Transportation:*** Preliminary drive entrance appears to meet ULDC as was discussed earlier.
- ***Water & Sewer (City of Calhoun):*** This area is served by a 6" 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 adjacent and nearby properties are primary agricultural with residential uses and multiple residential sub-divisions. The adjacent property to the west is a commercial zoning classification which has an existing convenience/gas station.

***2. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or 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 cannot be used for commercial purposes as zoned.

***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 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. 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 inconsistency with the established development pattern and the intent of the Future Land Use Plan.

**Planning Staff's Recommendation:**

The rezoning request identified as Application #Z15-07 be denied, as it is incompatible with surrounding land uses and zoning and inconsistent with the intent of the Gordon County Future Land Use Plan.

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