

INFORMATION SHEET FOR REZONING REQUESTS

Application # Z16-06 DATE OF READING 3-29-14

REZONE FROM C-G TO A-1

PROPERTY OWNER MARVIN L. ROBERTS

LOCATION OF PROPERTY 3286 CHATSWORTH HWY 225 NE

CALHOUN

DESCRIPTION OF PROPERTY

2.0 ACRES

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

1. Approval

STIPULATIONS:

On Variance Application #V16-02, Nathan Serritt made the motion to deny the variance to reduce the required acres from 10 acres down to 8.52 acres for MU zoning. Eddie Smith seconded the motion. Butch Layson stated he would abstain from voting since he owned adjoining property. Jerry Lovelace voted against the motion. The vote was 2 to 1 to deny. The variance was denied. The thirty-(30) day appeal period was explained.

On Rezoning Application #Z16-05, Nathan Serritt made the motion to deny the rezoning application from A-1 to MU. Eddie Smith seconded the motion. Butch Layson stated he would abstain from voting since he owned adjoining property. Jerry Lovelace voted against the motion. The vote was 2 to 1 to deny. The recommendation for denial was sent to the Board of Commissioners.

**REZONING APPLICATION #Z16-06, MARVIN L. ROBERTS**

Chairman Rule read rezoning application #Z16-06, Marvin L. Roberts, requesting to rezone a 2 acre tract located at 3286 Chatsworth Hwy. 225 NE, Calhoun from C-G to A-1. Mr. Roberts represented the request explaining that the property had previously been used for a flea market and now he just wants to combine it back in with the rest of his property. All adjoining property owners had been notified.

Ursula Desrosier, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z16-06 be approved.

Jerry Lovelace made the motion to approve the rezoning application identified as #Z16-06 from C-G to A-1. Butch Layson seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**REZONING APPLICATION #Z16-07, LANIER ROLAND (APPLICANT: BRIAN AND VICKI BAXTER)**

Chairman Rule read rezoning application #Z16-07, Lanier Roland (applicant: Brian and Vicki Baxter), requesting to rezone a 1 acre tract located on Red Bud Road, Calhoun from A-1 to R-1. Terry Brumlow, a local attorney represented the request, explaining that Mr. Lanier would like to sell this 1 acre tract to his wife's sister for them to build a new home and be close to one another. All adjoining property owners had been notified.

Ursula Desrosier, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z16-07 be approved.

Nathan Serritt made the motion to approve the rezoning application identified as #Z16-07 from A-1 to R-1. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**Cover Sheet  
Proposal for Land Use Action**

Application Number: 216-06 Present Zoning: C-G Proposed Zoning: A-1

Date of Planning Commission Meeting: March 14, 2016

Date of Board of Commissioners' Meeting: April 5, 2016

Applicant: MARVIN L. ROBERTS

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

Property Address: 3286 CHATSWORTH HWY, 225, NE CALHOUN, GA 30701  
8419

Said Property having a frontage of 100 feet and containing 2 acres.

Future Development Map Classification: Rural/Agricultural Reserve

Current Zoning Map Classification: CG - General Commercial

Proposed Action: To rezone from Commercial to agricultural  
was used as a flea market. Combining it  
back into the property of 49 acres.

Reason for Proposed Action: Can no longer use property as  
Commercial, and have no need for Commercial  
Property. Fire Dept and building inspector say  
Building cannot be used for Commercial Business.

Directions to Property: SAME AS ADDRESS

Hwy 41N, Turn right onto Hwy 225. Go  
under I-75 go about 3 miles, just  
past Corinth Rd on the left. (Soapstick)

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

**Rezoning Proposal**

**Date of Report:** February 12, 2016

**Application #** Z16-06

**Applicant and Property Owner:** Marvin L. Roberts

**Location of Property:** 3286 Chatsworth Hwy 225 NE, Calhoun, GA 30701

**Property Frontage:** 100 Feet      **Tract Size:** 2.00 acres

**Proposed Action:** Rezone from CG, (General Commercial) to A-1, (Agricultural District).

**Reason for Proposed Action:** Is no longer being used for commercial, would like to incorporate it back into the farm property of 49 acres.

**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:*** Nothing needed from EHS.
- \* ***Building Department:*** N/A
- \* ***Fire Department:*** O.K.
- \* ***Gordon County School System:*** N/A
- \* ***Road Department or Georgia Dept. of Transportation:*** No Comments.
- \* ***Water & Sewer (City of Calhoun):*** This area 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 Public 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 is surrounded by agricultural except lot to north is commercial.

***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 nearby properties.

***3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.***

The subject property is not being used commercially so it has no reasonable use as currently 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 not generate additional vehicular traffic and will not 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 agricultural, low-intensity single-family residential, passive recreation. The proposed zoning is consistent 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.***

The proposed zoning and use of the subject property is compatible with surrounding properties.

**Planning Staff's Recommendation:**

The rezoning request identified as Application #Z16-06 be recommended for approval.

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



# Gordon County

Board of Tax Assessors

[Gordon Home](#) [Search](#) [Return To Starting Point](#) [Street View \(if available\)](#)



Google

Website design and integration by & [qPublic.net](#)

surrounded by A-1  
except - Motorcycle Repair  
next door to the  
right which is  
C-G.

STANDARD WARRANTY DEED



STATE OF GEORGIA,

GORDON County

THIS INDENTURE, made this 28th day of August in the year of our Lord One Thousand Nine Hundred and Sixty-four (64)

between Calvin J. Roberts of the State of Georgia and County of Gordon of the first part and Marvin L. Roberts of the State of Georgia and County of Gordon of the second part.

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of One Dollar (\$1.00) and Exchange of Lands 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 es grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all

that tract or parcel of land lying and being in the 7th District and 3rd Section of Gordon County, Georgia and being part of land lot No. 2 thereof, containing 40 acres, more or less, and more particularly described as follows: BEGINNING at a point on the Westerly right of way line of State Highway 225 (Calhoun-Spring Place Road) at the Southeast corner of property owned by Donald Parrott. Thence running West along and with said Donald Parrott's South property line to the Southwest corner of said Parrott property; thence North along and with the West line of property owned by Donald Parrott and Henry Parrott to a point marked by an iron stake on the South line of property owned by J. W. C. Roberts; thence West along and with said Roberts' South property line to a point on the East line of property owned by Fred Williams; thence in a Southerly direction along and said Williams' Easterly line to a point; thence along and with said Williams' property line South-easterly to the point where said Williams' property line intersects the North property line of property owned by John McGlamery; thence Easterly along and with the North line of said McGlamery property line to a point marked by an iron stake on the West right of way line of said State Highway No. 225; thence Northerly along and with the West right of way line of said highway to the point of beginning. Said tract being bounded as follows: On the North by property of Donald Parrott and J. W. C. Roberts; on the West by property owned by Fred Williams; on the South by property owned by Fred Williams and John McGlamery; and on the East by State Highway No. 225 (Calhoun-Spring Place Rd.). Said tract being all the land owned by Calvin J. Roberts and Marvin L. Roberts that lies on the West side of said State Highway 225 that was deeded to them by William H. Roberts by deed dated March 9, 1959, recorded in Deed Records of Gordon County, Georgia in Deed Book No. 43, page 260.

There being conveyed by this instrument the grantor's one-half undivided interest in and to said above described lands.

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 V of the first part, for himself and 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

Handwritten signatures and seals of Calvin J. Roberts and Marvin L. Roberts, and witnesses.

**DEPARTMENTAL REVIEW - FIRE DEPARTMENT**

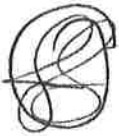
Application # 216-06 Roberts CG to A-1

Date: 2/15/16

Reviewed by: JOEY JORDON

**FIRE DEPARTMENT**

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



O.K.

2/24/16



CITY OF CALHOUN  
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z16-06  
APPLICATION NAME: MARVIN L. ROBERTS  
TYPE OF ZONING: C-G TO A-1  
DATE: 2/19/2016  
REVIEWED BY: MARK WILLIAMSON

WATER COMMENTS:

THIS AREA 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.

**DEPARTMENT REVIEW - ENVIRONMENTAL HEALTH**

Application # Z/16-06 Roberts CG to A-1

Date: Z/16/06

Reviewed by: Christy Blair

**Environmental Health**

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

*Nothing needed from EHS.*

**DEPARTMENT REVIEW - STATE DEPARTMENT OF  
TRANSPORTATION**

Application # 216-06 Roberts CG to A-1  
Date: 2/15/16  
Reviewed by: D. Brown Weber

**State Department of Transportation**

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

*No Comments*