

INFORMATION SHEET FOR REZONING REQUESTS

Application # 216-10 DATE OF READING 5-17-16
REZONE FROM A-1 TO C-G general Commercial

PROPERTY OWNER Jesse Lee Hall

LOCATION OF PROPERTY 292 Erwin Rd Adairsville

DESCRIPTION OF PROPERTY
1.0 ACRES

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

1. Approval

STIPULATIONS:

if this business ceases operation, the zoning
would revert back to A-1 zoning

Ursula Desrosier, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z16-09 be approved and that the Future Land Use Map is amended with the stipulation that the septic system can be installed and maintained on this separate tract.

Eddie Smith made the motion to approve the rezoning application identified as #Z16-09 from A-1 to R-1 and amend the Future Land Use Map with the stipulation that the septic system can be installed and maintained on this separate tract. Nathan Serritt seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**REZONING APPLICATION #Z16-10, JESSIE LEE HALL
(APPLICANT: PAUL BUNCH)**

Chairman Rule read rezoning application #Z16-10, Jessie Lee Hall, requesting to rezone a 1 acre tract located at 292 Erwin Road, Adairsville from A-1 to C-G. Paul Bunch represented the request explaining that he had been operating a dog grooming business out of the home but has out-grown the home occupation and this building had originally been a storage building so he would like to move the grooming business into the storage building. All adjoining property owners had been notified.

Ursula Desrosier, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z16-10 be approved and that the Future Land Use Map is amended.

Jerry Lovelace made the motion to approve the rezoning application identified as #Z16-10 from A-1 to C-G and amend the Future Land Use Map with the stipulation that if this business ceases operation that the zoning would revert back to A-1 zoning. Butch Layson seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

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 6:20 p.m.

Zelda Gregg, Secretary

Randy Rule, Chairman
Butch Layson, Vice-Chairman

Cover Sheet
Proposal for Land Use Action

Application Number: 216-10 Present Zoning: A-1 Proposed Zoning: CG

Date of Planning Commission Meeting: May 9, 2016

Date of Board of Commissioners' Meeting: May 17, 2016

Applicant: Jesse Lee Hall Paul Bunch

Property Owner: (if different from applicant) Jesse Lee Hall

Property Address: 292 Erwin Rd SE, Adairsville

Said Property having a frontage of 112.57 feet and containing 1.00 acres.

Future Development Map Classification: Emerging Suburban

Current Zoning Map Classification: A-1, Agricultural

Proposed Action: subdivided property to rezone to Commercial.

Reason for Proposed Action: Would like to open a dog grooming & small boarding facility. Have out-grown home occupation.

Directions to Property: From I-75 go East 4.8 miles to Erwin Rd on Right. Go 3/10 of a mile. Property is on the left.

**Planning Staff Report
To the
Gordon County Planning Commission

Rezoning Proposal**

Date of Report: May 9, 2016

Application # Z16-10

Applicant and Property Owner: Jesse Lee Hall (applicant: Paul Bunch)

Location of Property: 292 Erwin Road SE, Adairsville, GA 30103

Property Frontage: 112.57 Feet **Tract Size:** 1.00 acres

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

Reason for Proposed Action: Would like to open a dog grooming and limited boarding facility, have out-grown home occupation.

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:*** No issues w/rezoning from EH. Septic system is already installed and approved. (See Attached).
- * ***Building Department:*** N/A
- * ***Fire Department:*** O.K.
- * ***Gordon County School System:*** N/A
- * ***Road Department or Georgia Dept. of Transportation:*** Existing driveway from previous permit request.
- * ***Water & Sewer (City of Calhoun):*** This property is served by a 6" water line. No 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.

Subject property is surrounded by agricultural zoned properties with agricultural and residential uses, some large and small tracts. The property is not far from Hwy 53E.

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 since there has been a pet grooming service there already.

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 may 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 recreation and Civil/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.

The proposed zoning is not compatible with the surrounding properties however, the business of the building is more agricultural than commercial. Being all family property, if the business were to cease it would revert back to the family property.

Planning Staff's Recommendation:

The rezoning request identified as Application #Z16-10 be recommended for approval and the Future Land Use Map is amended.

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

6. Rural/Agricultural Reserve (con't.)

Development Pattern (con't).

- Reduce impervious cover
- Utilize natural features for stormwater management
- Accommodate low-intensity uses

Primary Land Uses

- Agricultural
- Low-intensity single-family residential
- Passive recreation

Quality Community Objectives

- Sense of Place
- Open Space Preservation
- Environmental Protection

Implementation Strategies

- Adopt a policy that discourages extension of public utilities into these areas
- Continue to follow BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter
- Encourage the use of Stormwater Better Site Design Standards (part of the Georgia Stormwater Management Manual) to conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for a County-wide network of greenways/trails for use by non-motorized users
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland



An example of a conservation subdivision, which maximizes and protects existing green space/trees
Source: Georgia Stormwater Management Manual



7. Emerging Suburban

Suburban-type residential development (smaller-lot neighborhoods versus individual, large lots) has occurred to some extent east of Calhoun between State Highway 156 (Red Bud Road) and State Highway 53. These residential subdivisions have typically developed in a leap-frog fashion, and they lack connectivity when they do abut. Like much of the County, the homes utilize septic systems. Less dense residential development has occurred southwest of Calhoun. Together, these two areas have the potential to accommodate residential growth in the County. Development is not expected to be at the same intensity as what is encouraged in the Emerging Mixed Use – Community Node character areas, especially due to the presence of groundwater recharge areas, the lack of sewer infrastructure, and the existing development pattern that includes large-lot development. Conservation subdivisions, however, are a suitable use to help retain the open spaces and rural character that are prevalent throughout the area.



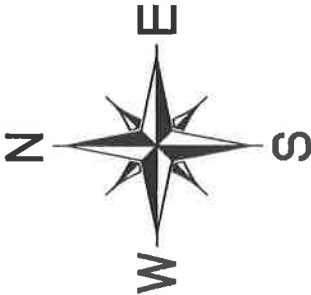
BOUNDARY SURVEY

FOR

Jesse Lee Hall

GORDON County, Georgia

LOCATED IN LAND LOT 95, 6th DISTRICT & 3rd SECTION OF GORDON COUNTY, GEORGIA



Date of field work: 7/25/2015

Date of plat: 1/18/2016

Note: The property surveyed hereon is a 1.00 Acre tract off of the original parcel# 078-053.

- LEGEND —
- 1 P.F. - IRON PIN FOUND
- 1 P.S. - IRON PIN SET
- R.W. - RIGHT OF WAY
- P.L. - PROPERTY LINE
- L.L.L. - LAND LOT LINE
- P. - POWER POLE
- C. - CENTER LINE
- X — FENCE LINE
- ☒ - CONC. R.W. MARKER
- E - E - E — ELECTRIC LINE

— NOTE —

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA ACCORDING TO MAPS FURNISHED BY F.E.M.A. COMMUNITY-PANEL NUMBER 13123C - 0200D

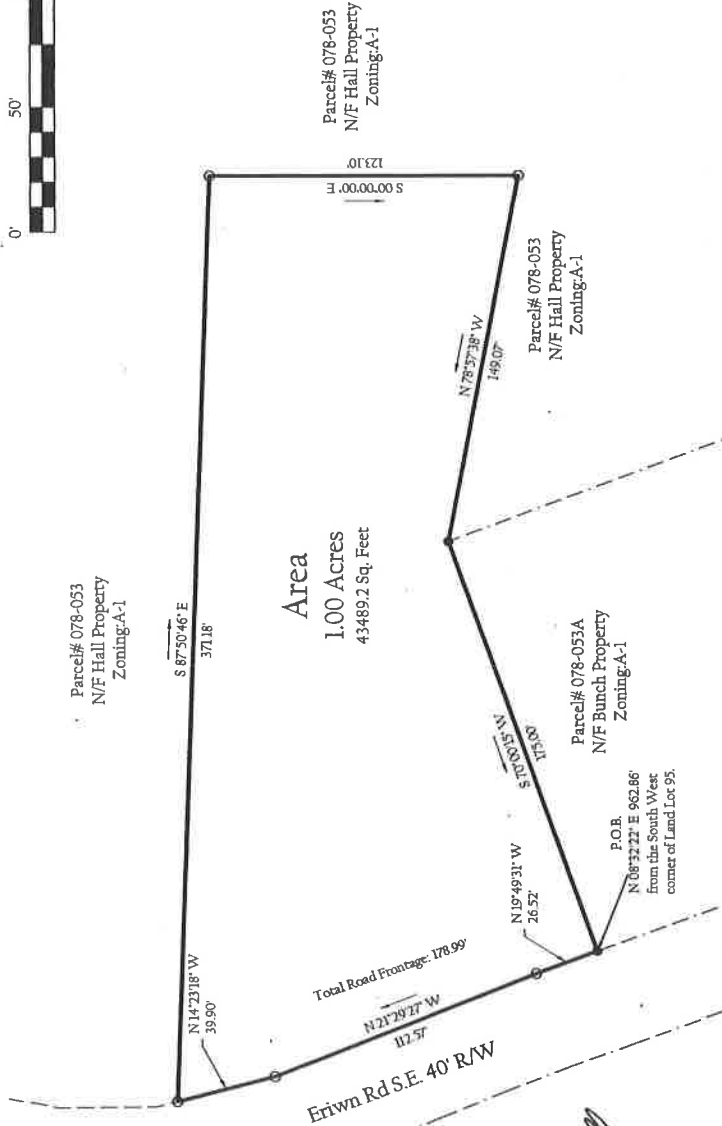


THIS PLAT SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY.

THIS PLAT HAS BEEN CALCULATED TO HAVE A CLOSURE OF 1 IN 100,000.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED ON HAS A HORIZONTAL PRECISION OF 0.03 FEET AND A VERTICAL PRECISION OF 0.04 FEET AND WAS OBTAINED BY USING THE SOKKIA GRX-1 BASE STATION AND ROVER UNIT TO PRODUCE A R.T.K. NETWORK SURVEY.

FIELD WORK WAS DONE BY USING A SOKKIA GRX-1 GPS SYSTEM & CARLSON DATA COLLECTOR.



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.

DEPARTMENTAL REVIEW - FIRE DEPARTMENT


Application # 216-10 - Hall AI to CG

Date: 4/12/16

Reviewed by: JAY JORDON

FIRE DEPARTMENT

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

O.K.
 4/20/16

DEPARTMENT REVIEW - ENVIRONMENTAL HEALTH

Application # 216-10 Hall A1 to CG

Date: 4/12/16

Reviewed by: Christy Blair

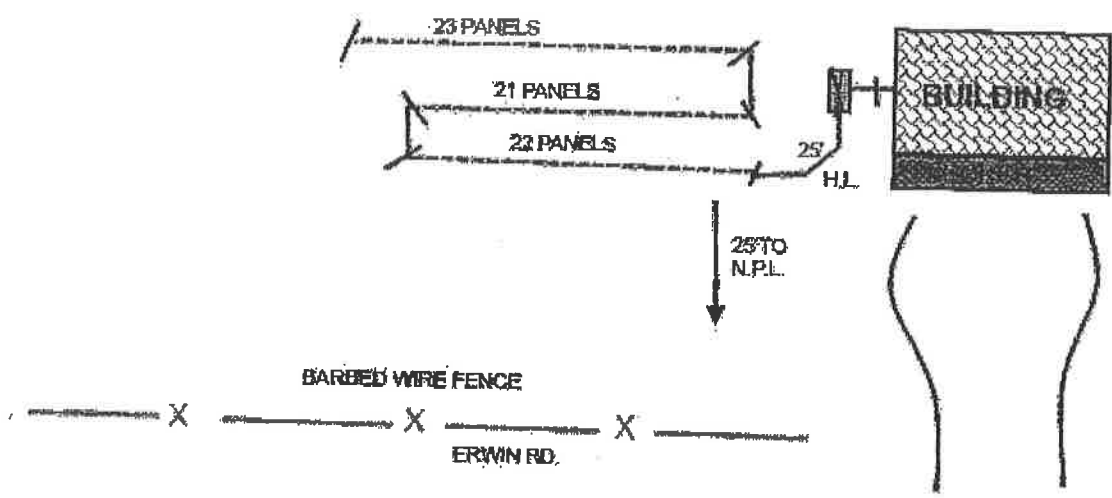
Environmental Health

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

No issues w/ rezoning from EH.
Septic system is already installed and approved. (see attached).

Z16-10 Hall

PROPERTY OWNER: PAUL BUNCH
292 ERWIN RD
PERMIT # 064-1095
SEPTIC INSTALLER: EDDIE HILLEY
INSPECTED AND APPROVED BY:
MATTHEW WILLIAMS 3-22-16



DEPARTMENTAL REVIEW - ROAD DEPARTMENT

Application # 216-10 Hall A-1 to CG

Date: 4/12/16

Reviewed by: Barry Hice

ROAD DEPARTMENT

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

EXISTING DRIVEWAY FROM PREVIOUS PERMIT
REQUEST.

CITY OF CALHOUN

WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z16-10
APPLICATION NAME: JESSE LEE HALL
TYPE OF ZONING: A-1 TO CG
DATE: 4/18/2016
REVIEWED BY: MARK WILLIAMSON

WATER COMMENTS:

THIS PROPERTY IS SERVED BY A 6" WATER LINE.

SEWER COMMENTS:

NO 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.