

INFORMATION SHEET FOR REZONING REQUESTS

Application # 216-25 DATE OF READING 12-6-16
REZONE FROM A-1 TO CG general commercial

PROPERTY OWNER Flipper McDaniel

LOCATION OF PROPERTY ETHALYN, Inc.

DESCRIPTION OF PROPERTY
.686 ACRES

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

- Approval

STIPULATIONS:

Nathan Serritt made the motion to approve the rezoning application identified as #Z16-24 from A-1 to R-1. Eddie Smith seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

VARIANCE APPLICATION #V16-15, JOHN F. LANE

Chairman Rule read variance application #V16-15, John F. Lane requesting a variance to increase the size of a metal structure on a 2.04 acre tract located at 553 Union Grove Church Road, Calhoun. Mr. Lane represented the request explaining that he needed a variance to increase the size of a metal structure from the maximum 500 square feet to 2000 square feet and needs a 1500 square foot variance. He also added that cost and the quality of the construction is the reason he wants the metal building rather than a stick-built construction. All adjoining property owners had been notified.

Ursula Desrosier, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V16-15 be approved as requested.

Jerry Lovelace made the motion to approve the variance as requested. Eddie Smith seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

REZONING APPLICATION #Z16-25, FLIPPER McDANIEL

Chairman Rule read rezoning application #Z16-25, Flipper McDaniel, requesting to rezone a .686 acre tract located on 186/206 Columbus Drive, Calhoun from A-1 to CG. Mr. McDaniel represented the request explaining that he would like to rezone for future construction of a commercial building. All adjoining property owners had been notified.

Ursula Desrosier, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z16-25 be approved.

Nathan Serritt made the motion to approve the rezoning application identified as #Z16-25 from A-1 to CG. Eddie Smith seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

OLD BUSINESS

Ursula Desrosier spoke and stated that the only matter to still be discussed was the issue on Section 5.02.00 Accessory Uses and Structures and Section 5.02.01 Pre-engineered or pre-assembled metal structures. Randy Rule stated that since Butch Layson was not present that he thought it should be tabled until he was present with his input. Jerry Lovelace made the motion to table and discuss at the December 2016 meeting. Nathan Serritt seconded the motion. All voted aye.

**Cover Sheet
Proposal for Land Use Action**

Application Number: 216-25 Present Zoning: A-1 Proposed Zoning: CG

Date of Planning Commission Meeting: November 14, 2016

Date of Board of Commissioners' Meeting: December 6, 2016

Applicant: FLIPPER MCDANIEL

Property Owner: (if different from applicant) ETTALYN, INC.

Property Address: 186/206 COLUMBUS DRIVE

Said Property having a frontage of 150 feet and containing .686 acres.

Future Development Map Classification: Red Bud Corridor

Current Zoning Map Classification: A-1, Agricultural

Proposed Action: FUTURE CONSTRUCTION OF COMMERCIAL BUILDING

Reason for Proposed Action: PROPERTY CURRENTLY CARRIES NO USEABLE ZONING AS IT IS SUBJECT TO A-1 ZONING SINCE ADOPTION OF ZONING ORDINANCE

Directions to Property: REDBUD ROAD TURN NORTH ON TO COLUMBUS DRIVE AT ARBY'S. SUBJECT PROPERTY ON LEFT

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

Rezoning Proposal

Date of Report: October 21, 2016

Application # Z16-25

Applicant and Property Owner: Flipper McDaniel (appl.) Ettalyn, Inc. (owner)

Location of Property: 186/206 Columbus Drive, Calhoun GA 30701

Property Frontage: 150 Feet **Tract Size:** 0.686 acres

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

Reason for Proposed Action: Property currently carries no useable zoning as it is. Subject to A-1 zoning since adoption of zoning ordinance. Future construction of commercial building.

Future Development Map Classification: Red Bud Corridor

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 Environmental Health. This property should be on city sewer.
- * ***Building Department:*** N/A
- * ***Fire Department:*** OK
- * ***Gordon County School System:*** N/A
- * ***Road Department or Georgia Dept. of Transportation:*** City of Calhoun roads.
- * ***Water & Sewer (City of Calhoun):*** This property is served by a 6" water line. This property can be served by a sewer line located at the intersection of Columbus Circle and the proposed Extention Drive. A private pumping system of some type may be required.
- * ***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 a mixture of residential, apartments and commercial uses.

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 the existing use of usability of adjacent or nearby properties.

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 five (5) acre lot size requirement for A-1 zoning and it cannot be used for commercial purposes.

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.

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 Red Bud Corridor on the Gordon County Future Development Map. This classification supports land uses intended for Hospital or clinic, professional medical office, commercial (non-“big box”), residential (multi-family as well as senior housing, assisted living facility, special needs housing, guest lodging for patients’ families), mixed-use (upper floor office or residential and ground retail) . 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 is consistent with the surrounding development pattern and this will be on the corner of the proposed Columbus Circle Extension when developed.

Planning Staff’s Recommendation:

The rezoning request identified as Application #Z16-25 is recommended for approval.

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

5.1.10 Neighborhood Commercial

The Neighborhood Commercial character area represents residential areas that are experiencing commercial development pressures or those areas that have begun to transition and reflect a mix of commercial and residential uses. Examples include Richardson Road and Line Street adjacent to the Peters Street Residential character area, the Highway 53/42 split heading north into the city, and west of north Dixie Highway.

Development Pattern

The development pattern should seek to:

- Protect existing neighborhoods from encroaching commercial uses
- Require adequate landscape buffers
- Require pedestrian scale signage and appropriate building/site design that is compatible with residential uses
- Accommodate conversion of existing residential uses into office or commercial uses while maintaining the existing building
- Limit paving for surface parking
- Locate parking to the rear of buildings
- Screen existing parking areas with landscape buffers

Primary Land Uses

- Single-family residential
- Office
- Small-scale retail / neighborhood commercial



5.1.11 Red Bud Corridor

The Red Bud Road Corridor is a mix of apartments and commercial uses that serve local residents, as well as numerous medical office uses in support of Gordon Hospital. Though sidewalks do exist along the corridor, several gaps are present, which diminishes pedestrian connectivity and the ability of the Red Bud Road to function as a multi-modal corridor.

Development Pattern

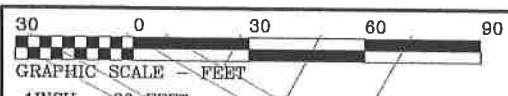
The development pattern should seek to:

- Encourage mixed-use opportunities (*i.e.* medical offices above ground floor retail) to serve area residents as well medical support needs
- Enhance pedestrian connectivity
- Prohibit encroachment of commercial and medical uses (including parking and light trespass) into adjacent residential areas
- Promote development/aesthetics around the interstate that enhance the area rather than reflect a "typical" interchange
- Encourage interparcel access/shared driveways for adjacent medical office uses or commercial uses

Primary Land Uses

- Hospital or clinic
- Professional medical office
- Commercial (non-"big box")
- Residential (multi-family as well as senior housing, assisted living facility, special needs housing, guest lodging for patients' families)
- Mixed-use (upper floor office or residential and ground floor retail)





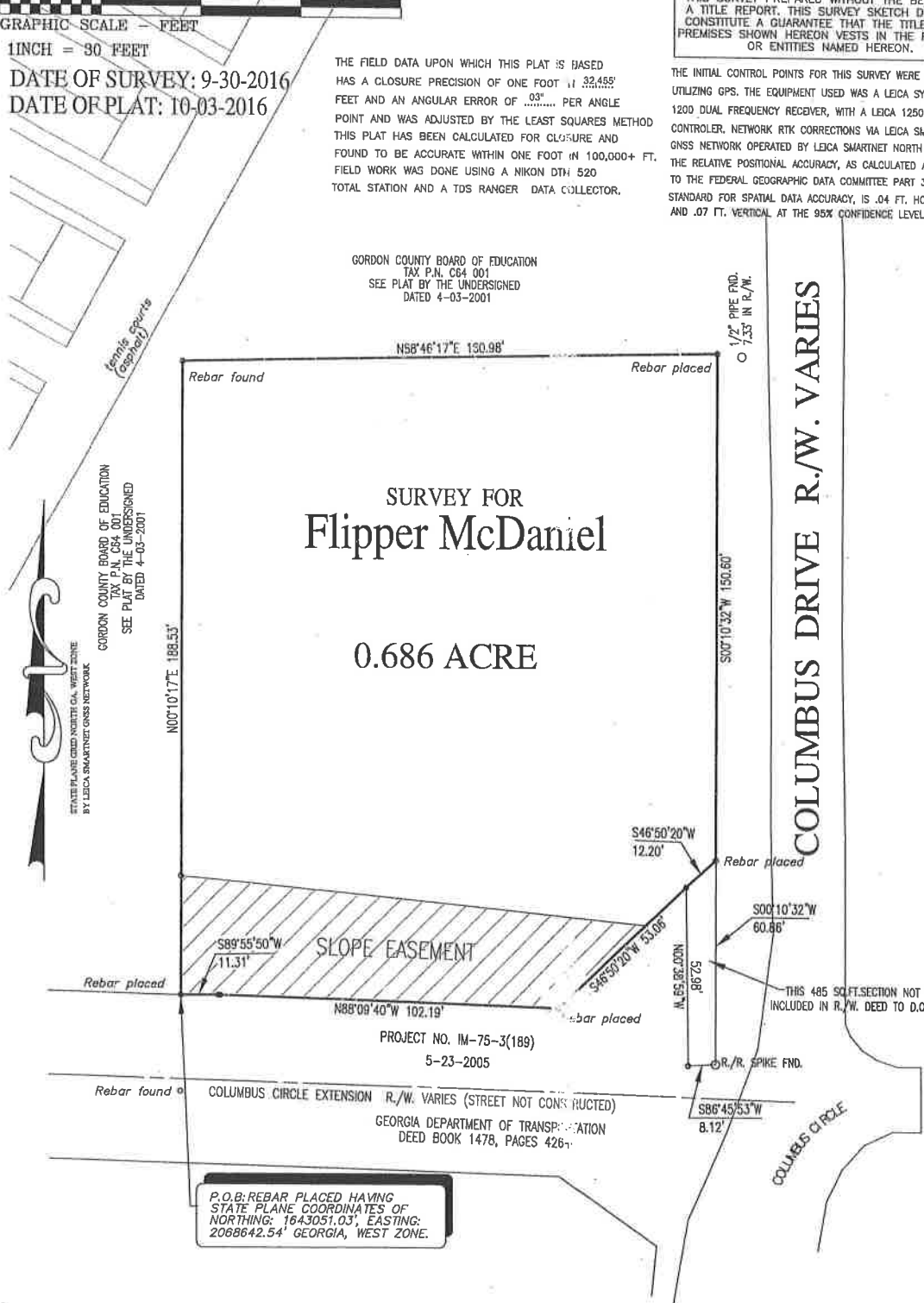
1 INCH = 30 FEET
DATE OF SURVEY: 9-30-2016
DATE OF PLAT: 10-03-2016

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,455 FEET AND AN ANGULAR ERROR OF .03" PER ANGLE POINT AND WAS ADJUSTED BY THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FT. FIELD WORK WAS DONE USING A NIKON DTM 520 TOTAL STATION AND A TDS RANGER DATA COLLECTOR.

THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY SKETCH DOES NOT CONSTITUTE A GUARANTEE THAT THE TITLE TO THE PREMISES SHOWN HEREON VESTS IN THE PERSON(S) OR ENTITIES NAMED HEREON.

THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A LEICA SYSTEM 1200 DUAL FREQUENCY RECEIVER, WITH A LEICA 1250 CONTROLLER, NETWORK RTK CORRECTIONS VIA LEICA SMARTNET GNSS NETWORK OPERATED BY LEICA SMARTNET NORTH AMERICA. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

GORDON COUNTY BOARD OF EDUCATION
TAX P.N. 094 001
SEE PLAT BY THE UNDERSIGNED
DATED 4-03-2001



STATE PLANE GRID NORTH GA. WEST ZONE
BY LEICA SMARTNET GNSS NETWORK
GORDON COUNTY BOARD OF EDUCATION
TAX P.N. 094 001
SEE PLAT BY THE UNDERSIGNED
DATED 4-03-2001

P.O.B.: REBAR PLACED HAVING STATE PLANE COORDINATES OF NORTHING: 1643051.03', EASTING: 2068642.54' GEORGIA, WEST ZONE.

DAVID A. GLASS, L.S. NO. 2822
GSWCC: LVL 2 CERTIFIED DESIGN PROFESSIONAL NO. 4450
MEMBER:
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
SURVEYING & MAPPING SOCIETY OF GEORGIA.

NOTE: this survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.
NOTE: THE REFERENCE MERIDIAN AND BEARINGS ON THIS SURVEY ARE BASED ON STATE PLANE GRID NORTH, WHEREAS RECORD PROPERTY DESCRIPTIONS ARE BASED ON MAGNETIC NORTH.
**LOCATED IN LAND LOT NO. 166
14th. DISTRICT, 3rd. SECTION,
GORDON COUNTY, GEORGIA.**



GA GLASS & ASSOCIATES LAND SURVEYORS, P.C.
PROFESSIONAL SURVEYING SERVICES
MAILING ADDRESS
P.O. BOX 873
CALHOUN, GA. 30703
glassurveying@yahoo.com

FILE NO. 16084COLUMBUS_DR. TELEPHONE: 706-629-2280
FAX: 706-629-0277

Return Recorded Document to:
Brumlow, Corwin & Delashmit, P.C.
1287 Curils Parkway SE
P.O. Box 2500
Calhoun, GA 30703
File #0916G075

Recorded 09/23/2016 12:40
Doc: WD Rcpt#: 315480
TRANSFER TAX: 5.00
TRANSFER TAX ID: 0642016001713
Grant Walraven, C-S-C.
GORDON County, Ga
DEED Bk: 2031 Pg: 45

STATE OF GEORGIA
COUNTY OF GORDON

WARRANTY DEED

This Indenture made this 9th day of September, 2016 between KEITH B TAYLOR, of the County of Gordon, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and ETTALYN INC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OF PARCEL OF LAND lying and being in Land Lot 166 of the 14th District and 3rd Section of Gordon County, Georgia and being more particularly described as follows: BEGINNING at a point which is South 01 degree 17 minutes East 2404.44 feet and North 88 degrees 25 minutes East 739.00 feet from the Northwest corner of Land Lot 166; thence North 00 degrees 39 minutes West 217.07 feet; thence North 87 degrees 52 minutes East 160.98 feet; thence South 00 degrees 39 minutes East 211.58 feet; thence South 85 degrees 54 minutes West 161.09 feet to the POINT OF BEGINNING.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature] (Seal)
KEITH B TAYLOR

[Signature]
Notary Public



DEPARTMENT REVIEW - ENVIRONMENTAL HEALTH

Application # 216-25 McDaniel A-1 to CG

Date: 10/17/16

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 EH. This property should be on city sewer.

DEPARTMENTAL REVIEW - FIRE DEPARTMENT

Application # 216-25 McDaniel A-1 to CG

Date: 10/17/16

Reviewed by: JOEY JORDAN

FIRE DEPARTMENT

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

O.K.
J. L. Fowler
10/20/16

DEPARTMENTAL REVIEW - ROAD DEPARTMENT

Application # 216-25 McDaniel A-1 to CG

Date: 10/17/16

Reviewed by: BARRY HICE

ROAD DEPARTMENT

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

CITY OF CALHOUN ROADS

CITY OF CALHOUN
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z16-25
APPLICATION NAME: FLIPPER MCDANIEL
TYPE OF ZONING: A-1 TO CG
DATE: 10/19/2016
REVIEWED BY: MARK WILIAMSON

WATER COMMENTS:

THIS PROPERTY IS SERVED BY A 6" WATER LINE.

SEWER COMMENTS:

THIS PROPERTY CASN BE SERVED BY A SEWER LINE LOCATED AT THE INTERSECTION OF COLUMBUS CIR AND THE PROPOSED EXTENSION. DRIVE. A PRIVATE PUMPING SYSTEM OF SOME TYPE MAY BE REQUIRED.

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.