

INFORMATION SHEET FOR REZONING REQUESTS

Application # 217-11 DATE OF READING 7-18-17
REZONE FROM R-1 TO R-6

PROPERTY OWNER RONALD MGHANN

LOCATION OF PROPERTY 1448 Riverbend Rd
Plainville

DESCRIPTION OF PROPERTY
1.78 ACRES

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

- Approval

STIPULATIONS:

**GORDON COUNTY PLANNING COMMISSION
PUBLIC HEARING
JULY 10, 2017**

The Gordon County Planning Commission held a Public Hearing on Monday, July 10, 2017 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:

Butch Layson	Jerry Lovelace
Nathan Serritt	Eddie Smith

Butch Layson 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 and/or variance change applications.

APPROVAL OF MINUTES

A motion was made by Jerry Lovelace to approve the minutes of the previous meeting of June 12, 2017. Nathan Serritt seconded the motion. All voted aye. The minutes were approved as written.

REZONING APPLICATION #Z17-11, RONALD MCHANN

Vice-Chairman Layson read rezoning application #Z17-11, Ronald McHann, requesting to rezone a 1.78 acre tract located at 1448 Riverbend Rd., Plainville from R-1 to R-6. Mr. McHann represented the request explaining that he would like to rezone this property to R-6 and combine the two lots and place a mobile home on the 1.78 acre site. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z17-11 be approved.

Jerry Lovelace made the motion to approve the rezoning application identified as #Z17-11 from R-1 to R-6. Eddie Smith seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

ADDITIONAL BUSINESS

There being no additional business, Eddie Smith made the motion to adjourn. Nathan Serritt seconded the motion. All voted aye. The meeting was adjourned at 6:05 p.m.

Zelda Gregg, Secretary

Randy Rule, Chairman
Butch Layson, Vice-Chairman

**Cover Sheet
Proposal for Land Use Action**

Application Number: 217-11 Present Zoning: R-1 Proposed Zoning: R-6

Date of Planning Commission Meeting: July 10, 2017

Date of Board of Commissioners' Meeting: July 18, 2017

Applicant: Ronald Mc Hann

Property Owner: *(if different from applicant)* _____

Property Address: 1448 Riverbend Rd, Plainville GA 30733

Said Property having a frontage of 332.96 feet and containing 1.78 acres.

Future Development Map Classification: Rural/Agricultural Reserve

Current Zoning Map Classification: R-1, Low Density Residential

Proposed Action: Initially wanted to rezone for mobile homes but changed to residential. Now new owner wants to rezone for a mobile home.

Reason for Proposed Action: Would like to combine the 2 lots to place 1 mobile home on the property.

✓ Directions to Property: Take Hwy 53 to Plainville rd SW. Continue on Earl st. 2.4 miles Address 1448 Riverbend Rd SW Plainville Ga 30733 will be on the left.

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

Rezoning Proposal

Date of Report: June 23, 2017

Application # Z17-11

Applicant and Property Owner: Ronald McHann

Location of Property: 1448 Riverbend Rd., Plainville, GA 30733

Property Frontage: 332.96 Feet **Tract Size:** 1.78 acres

Proposed Action: Rezone from R-1 (Low Density Residential) to R-6 (Manufactured Housing).

Reason for Proposed Action: To combine the 2 lots and place a Mobile Home on the property.

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:*** No issues from EH on zoning. Owner will just need a level 3 soil study before applying for a septic permit.
- * ***Building Department:*** N/A
- * ***Fire Department:*** OK
- * ***Gordon County School System:*** N/A
- * ***Road Department: and/or Georgia Dept. of Transportation:*** Everything looks good, before installing driveway resident needs to come to Public Works Dept. to get permit for driveway installation.
- * ***Water & Sewer (City of Calhoun):*** This property 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 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 primarily agricultural zoned low-density residential dwellings but adjacent property is zoned R-1, Low density residential and to the northeast R-6, Manufactured housing.

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 of nearby property.

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

The subject property can be further developed as currently zoned for single family conventional homes but not for mobile homes.

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.

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 and passive recreation. The proposed zoning is consistent with neighborhood.

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 Future Land Development Map.

Planning Staff's Recommendation:

The rezoning request identified as Application #Z17-11 is recommended for approval.

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

5. Rural Crossroads (con't.)

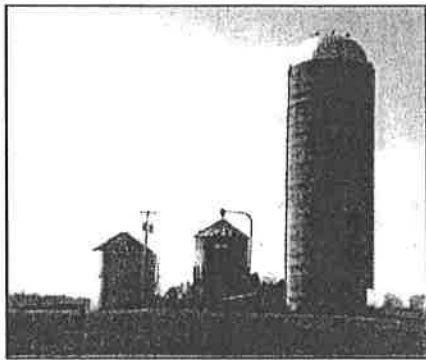
Quality Community Objectives

- Sense of Place
- Regional Identity

Implementation Strategies

- Adopt minimum standards for commercial building and site design
- Adopt a Conservation Subdivision Ordinance
- Widen roadways only when absolutely necessary

6. Rural/Agricultural Reserve



Agriculture, a traditional industry in the County, contributes to the rural nature of this character area



The existing development pattern of large lots and open space should be maintained



Tree canopies are valuable contributions to scenic views and the rural character of the area

The Rural/Agricultural Reserve character area is widespread throughout Gordon County. The character area includes predominantly rural, undeveloped land that is suited for agricultural and large-lot residential uses. Development in the area should respect the County's farming tradition and maintain its rural, open spaces. Lack of sewer infrastructure is common, which makes higher density development unsuitable. An exception is clustering of homes to preserve significant amounts of open space. "Conservation subdivisions" may be an appropriate alternative to large-lot residential uses and an appropriate response to development pressures for lower density residential neighborhoods.

Development Pattern

The development pattern should seek to:

- Protect farmland, open space, and environmentally-sensitive areas by maintaining large lot sizes
- Preserve economic function of agriculture, livestock and forestry in Gordon County
- Cluster new residential development in a conservation subdivision design that incorporates significant amounts of open space and natural conservation areas
- Limit grading and clearing
- Preserve natural hydrology and drainageways
- Connect new conservation subdivisions to a County-wide network of greenways
- Discourage extension of public utilities into these areas
- Carefully design roadway alterations to minimize scenic and environmental impacts
- Preserve rural character, viewsheds, and natural features/resources
- Allow unpaved roads and shared driveways that provide access from a public road for up to six residences
- Limit impacts of new development on the environment, including reducing limits on clearing and grading



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.



Return Recorded Document to:
Bramlow, Corwin & Delashmit, P.C.
1287 Curtis Parkway SE
Calhoun, GA 30703
File #0916G146

Recorded 10/17/2016 8:45
Doc: WD Rcpt#: 315787
TRANSFER TAX: 5.00
TRANSFER TAX ID: 0642016001833
Grant Walraven, C.S.C.
GORDON County, Ga
DEED Bk: 2034 Pg: 458

STATE OF GEORGIA
COUNTY OF GORDON

WARRANTY DEED

This Indenture made this 5th day of October, 2016 between **Bamco Properties LLC**, of the County of Gordon, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Ronald McHann**, 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).

W I T N E S S E T H 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 OR PARCEL OF LAND lying and being in Land Lot 106 and 135 of the 24th District and 3rd Section of Gordon County, Georgia; and being Tract 1 containing 1.019 acres and Tract 2 containing 0.790 acres as per plat recorded in Plat Book 46, Page 86, Gordon County, Georgia Records, which plat by reference is incorporated herein and made a part hereof. **TOGETHER WITH AND SUBJECT TO** an easement for ingress and egress along the 0.136 acre drive used by others as shown on above referenced plat of survey.

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:

Bamco Properties LLC



Witness

By: 

Name/Title: Dwayne Buggay, Member



Notary Public



DEPARTMENT REVIEW -- ENVIRONMENTAL HEALTH

Application # 217-11 McHann R-1 to R-10

Date: _____

Reviewed by: Christy Blair

Environmental Health

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

No issues from EH on zoning.
Owner will just need a level 3 soil study before applying for a septic permit.

DEPARTMENTAL REVIEW - FIRE DEPARTMENT


Application # 217-11 McHann R-1 to R-6

Date: 6/15/17

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.

DEPARTMENTAL REVIEW - ROAD DEPARTMENT

Application # 217-11 McHann R-1 to R-6

Date: 6-22-17

Reviewed by: Steve Paris

ROAD DEPARTMENT

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

Everything looks good, before installing driveway resident needs to come to Public Works dept. to get Permit for driveway installation.

Steve

CITY OF CALHOUN
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z17-11
APPLICATION NAME Ronald McHann
TYPE OF ZONING: R-1 to R-6
DATE: 6/22/2017
REVIEWED BY: Mark Williamson

WATER COMMENTS:

This area is served by a 6" 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.