

INFORMATION SHEET FOR REZONING REQUESTS

Application # Z17-20 DATE OF READING 12-19-17

REZONE FROM A-1 TO O-I

PROPERTY OWNER Flipper McDaniel

LOCATION OF PROPERTY 1035 Red Bud Rd Calhoun

DESCRIPTION OF PROPERTY

.79 ACRES

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

1. Approval

STIPULATIONS:

Must meet the requirements from the Fire Dept. for requirement that the building have a sprinkler system and a fire hydrant will be required

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V17-14 be approved.

Jerry Lovelace made the motion to approve the variance application identified as #V17-14 as requested. Nathan Serritt seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

REZONING APPLICATION #Z17-19, JUAN JESUS LEMUS GARCIA

Ursula Richardson, Zoning Administrator for Gordon County, announced that Mr. Garcia had requested to withdraw his application and no additional action is required.

REZONING APPLICATION #Z17-20, APPLICANT: FLIPPER MCDANIEL

(Owner: Gordon Hospital)

Chairman Rule read rezoning application #Z17-20, Flipper McDaniel for Gordon Hospital, requesting to rezone a .79 acre tract located at 1035 Red Bud Road, Calhoun from A-1 to O-I. Mr. McDaniel represented the request explaining that Gordon Hospital had acquired this property from him and he was going to construct a metal auxiliary building for record retention, maintenance and storage for the hospital. The building would be 6000-8000 square feet in size. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z17-20 be approved, as long as the requirements are met from the Gordon County Fire Department.

Nathan Serritt made the motion to approve the rezoning application identified as #Z17-20 from A-1 to O-I, as long as the requirements are met from the Gordon County Fire Department. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

ADDITIONAL BUSINESS

There being no additional business, Jerry Lovelace made the motion to adjourn. Butch Layson seconded the motion. All voted aye. The meeting was adjourned at 6:25 p.m.

Zelda Gregg, Secretary

Randy Rule, Chairman
Butch Layson, Vice-Chairman

**Cover Sheet
Proposal for Land Use Action**

Application Number: 217-20 Present Zoning: A-1 Proposed Zoning: O-I

Date of Planning Commission Meeting: December 11, 2017

Date of Board of Commissioners' Meeting: December 19, 2017

Applicant: Flipper McDaniel

Property Owner: (if different from applicant) Gordon Hospital

Property Address: 10.35 Redbud Rd., Calhoun

Said Property having a frontage of _____ feet and containing 0.79 acres.

Future Development Map Classification: Red Bud Corridor

Current Zoning Map Classification: A-1, Agricultural

Proposed Action: To rezone to O-I to build a structure for hospital records, about 6,000 to 8,000 sq. ft.

Reason for Proposed Action: TO CONSTRUCT AN AUXILIARY BUILDING FOR RECORDS RETENTION, MAINTENANCE & STORAGE

Directions to Property: REDBUD ROAD TO GORDON HOSPITAL TO BACK OF HOSPITAL CAMPUS. THIS PARCEL IS CONTIGUOUS TO HOSPITAL PROPERTY. Wooded area - Employee Parking lot. Access will be through parking area only. Lot currently has road frontage at the end of Holly Hills Dr.

**Planning Staff Report
To the
Gordon County Planning Commission

Rezoning Proposal**

Date of Report: November 22, 2017

Application # Z17-20

Applicant and Property Owner: Flipper McDaniel (appl.) Gordon Hospital (owner)

Location of Property: 1035 Redbud Rd., Calhoun, GA 30701

Property Frontage: Access from Hospital Feet **Tract Size:** 0.79 acres

Proposed Action: Rezone from A-1, Agricultural District to O-I, Office Institutional to build a structure for hospital records, about 6,000 to 8,000 sq. ft.

Reasons for Proposed Action: To construct an auxiliary building for records retention, maintenance & storage.

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 EH. The hospital is on City Sewer.
- * ***Building Department:*** N/A
- * ***Fire Department:*** A fire hydrant will be required and the building will have to have sprinkler protection.
- * ***Gordon County School System:*** N/A
- * ***Road Department:*** This will not affect any county roads. No issues with Public Works/Road Dept.
- * ***Georgia Dept. of Transportation:*** No comment.
- * ***Water & Sewer (City of Calhoun):*** This property will be served by private lines owned by Gordon Hospital. This property will be served by private sewer lines located on Gordon Hospital property.
- * ***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 an island surrounded by the City of Calhoun adjacent to the Hospital Compound, along with other medical offices, apartments along Holly Hills and other property used for residential 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 property since the access will be from the rear entrance of the Gordon Hospital and not through Holly Hills.

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 cannot be used for an Office Institutional structure without rezoning. A single family dwelling could be built, but would not be a desirable location.

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 or impede on traffic flow since there will be no access from Holly Hills.

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. The corridor includes a mix of 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).

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 but would be more practical if the island was annexed into the City of Calhoun and the Gordon Hospital Compound.

Planning Staff’s Recommendation:

The rezoning request identified as Application #Z17-20 is recommended for approval as long as the requirements are met from the Fire Dept.

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

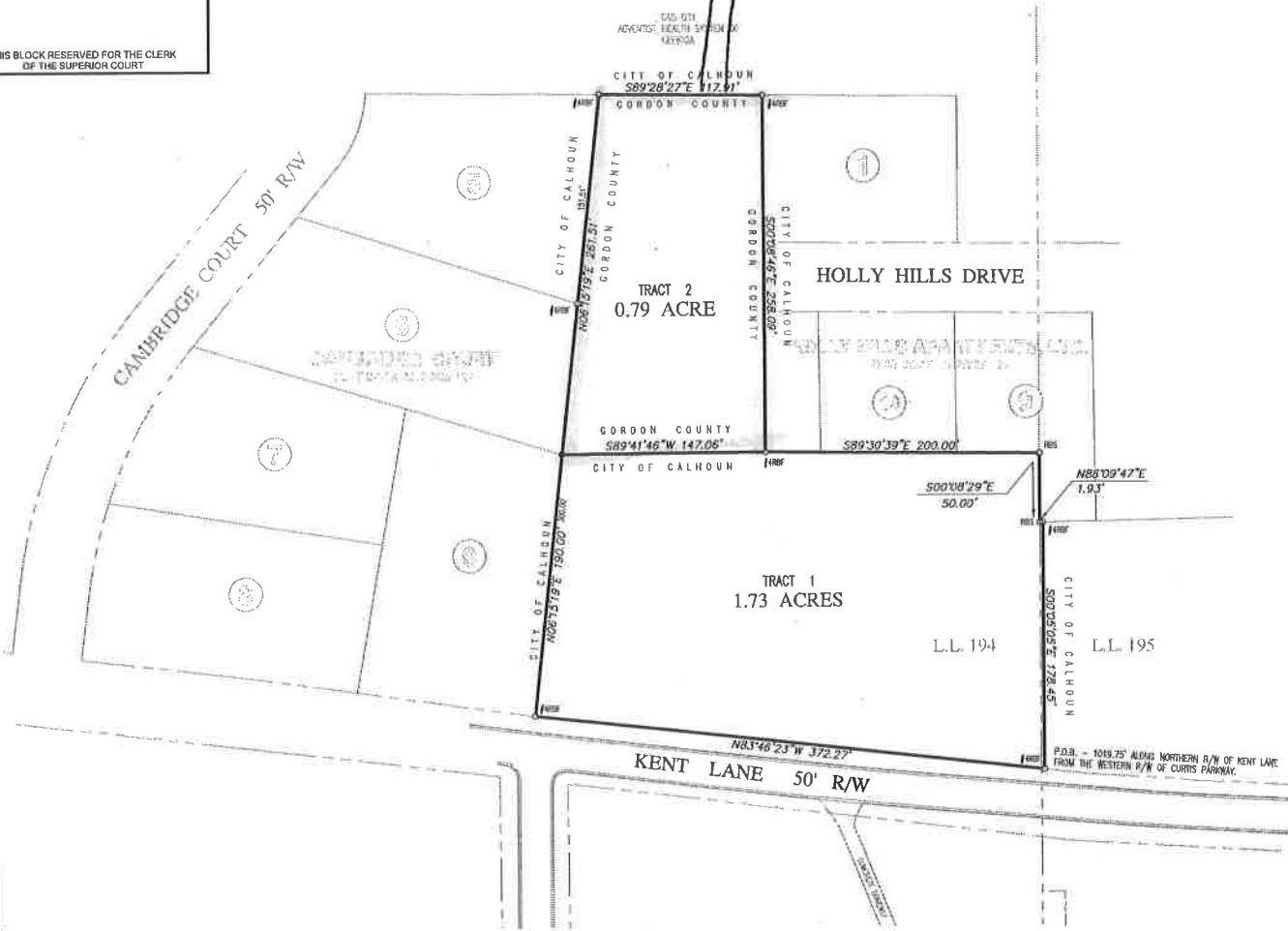
Primary Land Uses

- 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)



access through Employee parking lot

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



SURVEYORS CERTIFICATION

As required by subsection (4) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

H. Gregory Massey
H. Gregory Massey - PLS170

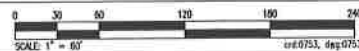
Date:

GENERAL NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 10,744 FEET AND AN ANGULAR ERROR OF 07" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES METHOD.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 379,688 FEET.
3. EQUIPMENT USED: SOKKIA TOTAL STATION WITH DATA COLLECTOR WAS USED TO OBTAIN ANGULAR AND DISTANCE MEASUREMENTS.
4. ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES.
5. MEASURING UNITS OF THIS SURVEY ARE IN U.S. FEET.
6. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY, RECORDED AND UNRECORDED.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS DEED REFERENCES WERE OBTAINED FOR CLERK OF SUPERIOR COURT RECORDS AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
8. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS CERTIFICATION BY THE SURVEYOR, NAMED SAID PERSON, PERSONS OR ENTITY.
9. THIS SURVEY COMPLES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED O.C.G.A. 15-6-67 AS AMENDED BY HB1004(2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEY FOR:

**ESTATE OF
MARY WILL STEPHENS**
LOCATED IN LAND LOT 194 & 195
14th DISTRICT, 3rd SECTION
CITY OF CALHOUN
GORDON COUNTY, GEORGIA



LEGEND

RSF	- REBAR FOUND	-X-	- FENCE LINE
CRS	- CAPPED REBAR SET	FP	- POWER POLE
OTP	- OPEN TOP PIPE	R	- RADIUS
CTP	- CRIMPED TOP PIPE	CHD	- CHORD LENGTH
DB	- DEED BOOK	A	- ARC LENGTH
PB	- PLAT BOOK	R/W	- RIGHT OF WAY
PC	- PACE	PL	- PROPERTY LINE
TPN	- TAX PARCEL NUMBER	CL	- CENTER LINE
MFP	- METAL FENCE POST	BL	- BUILDING LINE
CM	- CONCRETE MONUMENT	LL	- LAND LOT
-OHL-	- OVERHEAD UTILITY LINE	LLL	- LAND LOT LINE

CRS - CAPPED 1/2" REBAR SET WITH A ORANGE CAP BEARING - MASSCY 08507530 PLACED AT ALL CORNERS UNLESS NOTED OTHERWISE.

FIELDWORK DATES:
DECEMBER 31, 2017
DATE OF PLAT:
DECEMBER 31, 2017
DRAWN:
HIGM
CHECKED:
HIGM
JOB NO:
0753



**MASSEY
SURVEYING
INCORPORATED**

P.O. Box 2821
Calhoun, Georgia 30703
Phone: 706-629-0045
email: gm.massey@msurveying@gmail.com

LSFD01004
PROFESSIONAL LAND SURVEYING SERVICES

WARRANTY DEED

217-20

THIS INDENTURE made this 11TH day of Nov., 2017 by and between

THE LANDLORD, INC.

party or parties of the first part, hereinafter referred to as "Grantor", and

GORDON HOSPITAL

party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor, has, and hereby does, grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 194 and 195 of the 14th District, 3rd Section of Gordon County, Georgia; and being more particularly described as follows: Beginning at a point which is the Southeast corner of Lot 6 of Cambridge Court as shown at Plat Book 35, Page 132, thence proceeding North 06 degrees 15 minutes 19 seconds East a distance of 261.51 feet to a point, thence South 89 degrees 28 minutes 27 seconds East a distance of 117.91 feet to a point, thence South 00 degrees 08 minutes 46 seconds East a distance of 258.09 feet to a point, thence South 89 degrees 41 minutes 46 seconds West a distance of 147.06 feet to the point of beginning.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of 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 Grantee and the heirs, legal representatives, successors and assigns of Grantee, forever, in FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

[Signature]
(Unofficial Witness)
[Signature]
Notary Public
My Commission Expires
October 08, 2020
Rebecca McEntire
Gordon County, Georgia

THE LANDLORD, INC.
[Signature] (SEAL)
By _____
(corporate seal)

CITY OF CALHOUN
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z17-20
APPLICATION NAME Gordon Hosp.
TYPE OF ZONING: A-1 to O-I
DATE: 11/27/2017
REVIEWED BY: Mark Williamson

WATER COMMENTS:

This property will be served by private lines owned Gordon Hospital.

SEWER COMMENTS:

This property can be served by private sewer lines located on Gordon Hospital property.

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.

DEPARTMENTAL REVIEW - ROAD DEPARTMENT

Application # 217-20 Gordon Hospital A1 to O1

Date: 11-17-17

Reviewed by: Sten Paris

ROAD DEPARTMENT

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

This will not effect any county rds,
so is good with any Public Works
issues.

DEPARTMENTAL REVIEW - FIRE DEPARTMENT

Application # 217-20 Gordon Hospital Alto-O-I

Date: 11/15/17

Reviewed by: JOEY JORDON

FIRE DEPARTMENT

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

A FIRE HYDRANT WILL BE REQUIRED AND THE BUILDING WILL HAVE TO HAVE SPRINKLER PROTECTION.


11/15/17

DEPARTMENT REVIEW - ENVIRONMENTAL HEALTH

Application # 217-20 Gordon Hospital A-1-DOE

Date: 11/20/17

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. The hospital is on city sewer.