

INFORMATION SHEET FOR REZONING REQUESTS

Application # Z17-22 DATE OF READING 1-16-18

REZONE FROM A-1 TO O-I

APPLICANT Bryan Wright

OWNER _____

LOCATION OF PROPERTY 1000 South Wall St.

Calhoun

DESCRIPTION OF PROPERTY

5.34 ACRES

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

1. Approval

STIPULATIONS:

All applicable state and local regulations shall be complied with, including but not limited to Gordon County appearance standards for structures in office zoning districts, landscaping and buffer requirements and sign requirements

Nathan Serritt made the motion to approve the rezoning application identified as #Z17-21 from A-1 to C-G with the condition stated by the Zoning Administrator. Eddie Smith seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

REZONING APPLICATION #Z17-22, BRYAN A. WRIGHT

Chairman Rule read rezoning application #Z17-22, Bryan A. Wright, requesting to rezone a 5.34 acre tract located at 1000 South Wall St., Calhoun from A-1 to O-I. Mr. Wright represented the request explaining that he had been renovating the 3 old existing homes and now would like to rezone so he can lease them out as office space. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z17-22 be approved, with the following condition: that all applicable state and local regulations shall be complied with, including but not limited to Gordon County appearance standards for structures in office zoning districts, landscaping and buffer requirements and sign requirements.

Jerry Lovelace made the motion to approve the rezoning application identified as #Z17-22 from A-1 to O-I with the condition stated by the Zoning Administrator. Nathan Serritt seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

REZONING APPLICATION #Z17-23, SONYA G. IRMSCHER

Ursula Richardson announced that Ms. Irmischer had failed to mail out the adjoining property owner letters and wants to table until the February 12, 2018 meeting. Butch Layson made the motion to table the rezoning request until the February meeting. Jerry Lovelace seconded the motion. All voted aye. The rezoning application was tabled until the February 12, 2018 meeting.

ADDITIONAL BUSINESS

There being no additional business, Butch Layson made the motion to adjourn. Eddie Smith seconded the motion. All voted aye. The meeting was adjourned at 6:22 p.m.

Zelda Gregg, Secretary

Randy Rule, Chairman
Butch Layson, Vice-Chairman

Cover Sheet
Proposal for Land Use Action

Application Number: 217-22 Present Zoning: A-1 Proposed Zoning: O-1

Date of Planning Commission Meeting: January 8, 2018

Date of Board of Commissioners' Meeting: January, 16 2018

Applicant: Bryan A. Wright

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

Property Address: 1000 South Wall St.

Said Property having a frontage of 230± feet and containing 5.34 acres.

Future Development Map Classification: Hwy 41 South Corridor

Current Zoning Map Classification: A-1, Agricultural

Proposed Action: Remodeling the three existing houses.

Reason for Proposed Action: To lease out as office space.

Directions to Property: Hwy 415 - 1000 South Wall St,
across from Sherwin Williams Paint store.

Map GC42-041

**Planning Staff Report
To the
Gordon County Planning Commission

Rezoning Proposal**

Date of Report: December 21, 2017

Application # Z17-22

Applicant and Property Owner: Bryan A. Wright

Location of Property: 1000 South Wall St, Calhoun, GA 30701

Property Frontage: 230 +/- Feet **Tract Size:** 5.34 acres

Proposed Action: Rezone from A-1, Agricultural District to O-I, Office Institutional.

Reasons for Proposed Action: Remodeled the three (3) existing houses into office space to lease out.

Future Development Map Classification: Hwy 41 South 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:*** These 3 building/offices are on city sewer. No issues from E.H.
- * ***Building Department:*** N/A
- * ***Fire Department:*** OK.
- * ***Gordon County School System:*** N/A
- * ***Road Department:*** N/A
- * ***Georgia Dept. of Transportation:*** Contact GA DOT for commercial driveway access.
- * ***Water & Sewer (City of Calhoun):*** This property is served by an 8" water line running along Hwy 41. This property is served by an 8" sewer lines located along Kelly Court. Mr. Wright may have to install private pumping systems to pump the sewer lines along Kelly Court.
- * ***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 located in a developed commercial corridor.

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 this will complement the existing Commercial Corridor.

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; however, it would not be suitable for residential rental property because of the location. It would not be able to be used as offices 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 generate additional vehicular traffic and/or may impede on 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 Hwy 41 South Corridor on the Gordon County Future Development Map. The primary land uses are Commercial (non "big-box") and Office.

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 #Z17-22 is recommended for approval with the following condition:

1. All applicable state and local regulations shall be complied with, including but not limited to Gordon County appearance standards for structure in office zoning districts, landscaping and buffer requirements and sign requirements.

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

Primary Land Uses

- Commercial (not "big-box")
- Office

5.1.18 Highway 53 Corridor

The Highway 53 Corridor reflects larger-scale commercial developments that are typical of U.S. highways outside of downtowns / town centers. "Strip centers" and "big boxes" are common, as are interstate-oriented commercial uses near the I-75 interchange. Commercial corridors like Highway 53 are often characterized by large signs that can dominate the visual landscape, numerous curb cuts and driveways that slow traffic flow, large parking areas void of landscaping, and a lack of sidewalks. The heavily traveled corridor also acts as a gateway to the City.

Development Pattern

The development pattern should seek to:

- Enhance overall appearance with design guidelines
- Preserve/improve traffic flow, utilizing access management techniques such as interparcel access and driveway consolidation
- Depict clear physical boundaries and transitions between the highway and adjacent residential uses
- Facilitate quality redevelopment (includes permitting mixed-use development)
- Control "big box" development
- Provide sidewalk connections to adjacent residential areas
- Increase landscaping along the corridor, including in and along parking lots to provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire corridor
- Limit signs and billboards
- Coordinate land use planning with bike, pedestrian and transit opportunities
- Better integrate stormwater treatment in site planning and design with additional site design standards

Primary Land Uses

- Commercial
- Professional offices
- Mixed use development (including residential uses above ground-floor retail or office space)

5.1.19 Highway 53 Transitional

The Highway 53 Transitional area is situated between Highway 53 frontage properties and the extensive industrial areas to the south. Land uses include a mix of strip center development, warehousing and multi-family units off of Richardson Road, and some single-family residential that fronts Highway 53 south.

Development Pattern

The development pattern should seek to:

- Prevent encroachment of Highway 53-oriented uses and intensive industrial uses
- Create pedestrian linkages to the highway and between uses within the character area
- Differentiate scale and character from Hwy 53
- Prohibit "big box" development
- Adopt landscaping and site design standards to enhance overall appearance of a site, reduce impervious surfaces, and better integrate stormwater treatment



5.1.16 Highway 41 North Corridor

Highway 41 North is somewhat reminiscent of Dixie Highway south of downtown in that it is five lanes, however its uses and character differ. The corridor includes a mix of commercial and industrial uses, as well as large-lot residential uses that front the highway. Interstate-oriented uses such as motels and fast food restaurants are located around the I-75 interchange. This interstate access also positions the area to develop at a higher intensity.

Development Pattern

The development pattern should seek to:

- Enhance City gateway around I-75 interchange
- Encourage development that transitions the area to a commercial corridor
- Depict clear physical boundaries and transitions between the highway and adjacent residential uses
- Incorporate access management techniques into site design, including shared driveways and interparcel access
- Adopt landscaping and site design standards to enhance overall appearance of a site, reduce impervious surfaces, and better integrate stormwater treatment
- Redevelop or revitalize hotel sites
- Limit signs and billboards
- Limit clearing and grading

Primary Land Uses

- Commercial (non-"big box")
- Limited light industrial

* 5.1.17 Highway 41 South Corridor

Unlike the Highway 41 North Corridor, this character area is a more fully developed commercial corridor. Commercial uses include strip development as well as stand-alone commercial uses on lots that are typically smaller than those on the northern portion of the corridor. Both character areas are five lanes, though the southern portion experiences more interruptions in traffic flow due to the numerous curb cuts that serve existing businesses. The corridor can also be described as having a character that is "between" the traditional, smaller scale Dixie Highway Corridor and the more intensive Highway 53 Corridor to the south.

Development Pattern

The development pattern should seek to:

- Accommodate local vs. regional-serving commercial uses
- Preserve/improve traffic flow, utilizing access management techniques such as interparcel access and driveway consolidation
- Strengthen pedestrian connections to adjacent residential areas
- Provide standards for signage, building placement and parking to enhance the overall corridor, create an identity that is distinct from Highway 53, and contribute to a more pedestrian-scale environment
- Coordinate land use planning with bike, pedestrian and transit opportunities
- Better integrate stormwater treatment and reduce impervious surface in site planning and design



217-22

Recorded 05/24/2016 10:05
Doc: ESTD Rpt#: 313637
TRANSFER TAX: 150.00
TRANSFER TAX ID: 0642016000852
Grant Malraven, C.S.C.
GORDON County, Ga
DEED Bk: 2008 Pg: 131

Return Recorded Document to:
Brumlow, Corwin & Delashmit, P.C.
1287 Curlls Parkway SE
Calhoun, GA 30703
File #0416G377

STATE OF GEORGIA
COUNTY OF GORDON

EXECUTOR'S DEED

This Indenture made this 19th day of May, 2016 between **Charaman Campbell Blankenship, Executrix of the Frances F. Campbell Estate**, late of the State of Georgia, and County of Gordon, per the Last Will and Testament, duly probated in Solemn Form and recorded in Probate Court of Gordon County, Georgia, Estate #2014-7469, as party or parties of the first part, hereinafter called Grantor, and **Bryan Wright**, 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 the Grantor, acting under and by virtue of the power and authority contained in said will, have granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee the following:

TRACT ONE:

Tract No. 32, 33, and 34 on Plat #3 of the property of George L. Fox Estate, located in Land Lot 240, the 14th District and 3rd Section, Gordon County, according to plat made by E. M. Smith, R.L.S., dated August 12, 1967, a copy of which is recorded in Plat Book 4, page 236 of the deed records of said county, to which reference is made for more specific description thereof. No junk yards shall be permitted on any lot in this subdivision. Each tract is sold subject to all existing rights of way and easements. Also, subject to the rights of tenants in possession, where applicable.

TRACT TWO:

Land lots Nos. 265 and 240 in the 14th District and 3rd Section of Gordon County Georgia, more particularly described as follows: Beginning at a point 30 feet east of the center of the center of the Dixie Highway (also known as State Route 3) between the property line of George L. Fox and Hansard Long and running back east along the northern line of said Long a distance of 200 feet, more or less, to a proposed street planned to be constructed; thence in a northerly direction along the edge of said proposed street a distance of 75 feet, more or less; thence in a westerly direction across the original line between said lots 265 and 249 a distance of 200 feet, more or less, to a point 30 feet east from the center of said Dixie Highway; thence in a Southerly direction along a line 30 feet east from the center of said Dixie Highway a distance of 75 feet to the point of beginning. Said property fronting west on said Dixie Highway 75 feet and running back east of even width a distance of 200 feet, more or less, to said proposed street.


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

This being the same property owned by the Estate of Betty Cordelia Ferguson Holbrook, Gordon County Probate File #2008-6143. Frances F. Campbell was appointed Administrator of said estate and was listed at the only heir.

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**; in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

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:



Witness

By: 

**Charaman Campbell Blankenship, Executrix
of the Frances F. Campbell Estate**



Notary Public



Gordon County, Georgia
Clerk's Office, Superior Court
Filed in Office July 23, 1966
of *[Signature]*
Clark, Superior Court

PLAT 3.
GEORGE L. FOX, ESTATE.
IN LAND LOT 240, S 266, 14TH DISTRICT,
3RD SECTION, GORDON COUNTY, GEORGIA.

MORNINGSTAR ADDITION
PLAT BOOK 1, PAGE 196.

LEAVE 10' R/W
FOR ROAD

AUCTION BY
J. L. TODD AUCTION CO.
531 BROAD ST. ROME, GEORGIA.
SELLING AGENTS ONLY.

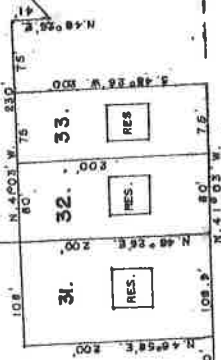
SCALE 1" = 100' AUGUST 12, 1967
THIS PLAT SUBJECT TO ALL EASEMENTS
AND RIGHT OF WAYS.



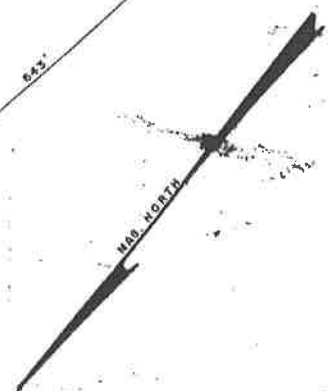
E. M. Smith
REGISTERED SURVEYOR 923.

TRACT 30.
5.93 ACRES

TRACT 34.
4.95 ACRES
5.34



SOUTH WALL ST. (U.S. HWY. 41)



DEPARTMENT REVIEW - ENVIRONMENTAL HEALTH

Application # 217-22 Wright A-1 to D-1

Date: 12/19/17

Reviewed by: Christy Blair

Environmental Health

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

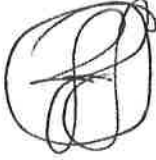
• These 3 building/offices are on city sewer.
No issues from EH.

DEPARTMENTAL REVIEW – FIRE DEPARTMENT

Application # Z17-22 Wright A1 to O-1
Date: 12/20/17
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.

**DEPARTMENT REVIEW – STATE DEPARTMENT OF
TRANSPORTATION**

Application # 217-22 Wright A-1 to O-I

Date: 12/13/17

Reviewed by: Donovan Lusk

State Department of Transportation

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

Contact GaDOT for Commercial driveway access.

CITY OF CALHOUN
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z17-22
APPLICATION NAME Bryan Wright
TYPE OF ZONING: A-1 to O-1
DATE: 12/12/2017
REVIEWED BY: Mark Williamson

WATER COMMENTS:

This property is served by an 8" water line running along Hwy. 41.

SEWER COMMENTS:

This property can be served by the 8" sewer lines located along Kelly Ct. Mr. Wright may have to install private pumping systems to pump to the sewer lines along Kelly Ct.

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.