

INFORMATION SHEET FOR REZONING REQUESTS

Application # 218-09 DATE OF READING 6-5-18

REZONE FROM A-1 TO R-1

APPLICANT Pam Scott

OWNER Pam Scott + the Estate of Max Scott

LOCATION OF PROPERTY 200 Plainville Rd SW
118 Old Calhoun Rd SW
136 Old Calhoun Rd SW Plainville GA

DESCRIPTION OF PROPERTY
2.20 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
MAY 14, 2018**

The Gordon County Planning Commission held a Public Hearing on Monday, May 14, 2018 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:

Randy Rule	Butch Layson
Jerry Lovelace	Nathan Serritt
Eddie Smith	

Randy Rule 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 or variance change applications.

APPROVAL OF MINUTES

A motion was made by Jerry Lovelace to approve the minutes of the previous meeting of April 9, 2018. Nathan Serritt seconded the motion. All voted aye. The minutes were approved as written.

REZONING APPLICATION #Z18-09, PAM SCOTT (ESTATE OF MAX SCOTT)

Chairman Rule read rezoning application #Z18-09, Pam Scott for the estate of Max Scott, requesting to rezone a 2.20 acre tract located at Old Calhoun Road and Plainville Road, Plainville from A-1 to R-1. Ms. Scott represented the request explaining that this property had been bought a piece at a time and then combined as 1 tract for tax purposes and now to divide the estate of her late husband she needs to rezone and subdivide into 3 tracts with 3 existing homes. The tracts will be 200 Plainville Rd. for .59 acres, 118 Old Calhoun Rd. for .58 acres, and 136 Old Calhoun Rd. for 1.03 acres. Two of these existing homes were built in 1959. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z18-09 be approved.

Eddie Smith made the motion to approve the rezoning application identified as #Z18-09 from A-1 to R-1. Butch Layson seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

REZONING APPLICATION #Z18-10, MICHAEL COLBURN

Chairman Rule read rezoning application #Z18-10, Michael Colburn, requesting to rezone a 1.958 acre tract located at 110 Franklin Road, Plainville from A-1 to C-H. No one was present to represent the application. Nathan Serritt made the motion to table until the June 11, 2018 meeting. Jerry Lovelace seconded the motion. All voted aye. The application was tabled until the June 11, 2018 meeting.

Cover Sheet
Proposal for Land Use Action

Application Number: 218-09 Present Zoning: A-1 Proposed Zoning: R-1

Date of Planning Commission Meeting: May 14, 2018

Date of Board of Commissioners' Meeting: June 5, 2018

Applicant: Pam Scott

Property Owner: (if different from applicant) Pam Scott & Estate of Max Scott

Property Address: "200 Plainville Rd SW" 118 Old Calhoun Rd SW &
136 Old Calhoun Rd SW, Plainville GA 30733

Said Property having a frontage of feet and containing 2.20 acres.

Future Development Map Classification: Emerging Suburban

Current Zoning Map Classification: A1, Agricultural

Proposed Action: Subdivide property into 3 tract with

3 existing houses. 200 Plainville Rd SW - 0.59 acre,

118 Old Calhoun Rd SW - 0.58 acre &

136 Old Calhoun Rd SW - 1.03 acre.

Reason for Proposed Action: Property was bought a piece

at a time and then combined as 1 tract for

tax purposes.

Directions to Property: Hwy 53 W. Turn right onto

Plainville Rd. First road to left, first

3 houses on the left, Old Calhoun Rd.

Map 027A-028

**Planning Staff Report
To the
Gordon County Planning Commission

Rezoning Proposal**

Date of Report: April 27, 2018

Application # Z18-09

Applicant: Pam Scott

Property Owner: Pam Scott & the Estate of Max Scott

Location of Property: "200 Plainville Rd SW", 118 Old Calhoun Rd SW & 136 Old Calhoun Rd SW, Plainville, GA 30733

Property Frontage: Corner Lot Feet Tract Size: 2.20 acres

Proposed Action: Rezone from A-1, Agricultural District to R-1, Low Density Residential.

Reasons for Proposed Action: I need to subdivide the property into 3 tracts with the 3 existing houses. The property was bought a piece at a time and then combined as 1 tract for tax purposes. Two of the houses were built in 1959. We need to bring it in compliance with zoning. 200 Plainville Rd. – 0.59 acre, 118 Old Calhoun Rd – 0.58 Acre & 136 Old Calhoun Rd – 1.03 acre.

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:** Division should be fine. The only septic records we have are on 136 Old Calhoun Rd, (See attached).
- **Building Department:** N/A
- * **Fire Department:** O.K.
- * **Gordon County School System:** N/A
- * **Road Department:** These properties have existing driveways with no issues.
- * **Georgia Dept. of Transportation:** N/A
- * **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 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-1, Agricultural zoning used for agricultural and residential purposes. There already is some R-1 Zoning in the area.

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.

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 requirements.

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 may impede on traffic flow since there are already existing houses on the property.

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. The primary land uses are Single-family residential, Passive and active recreation, and Civic/institutional.

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.

It would be beneficial to subdivide and place each house on a separate tract of land. The rezoning request is consistent with the Future Land Use Map.

Planning Staff's Recommendation:

The rezoning request identified as Application #Z18-09 is recommended for approval.

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

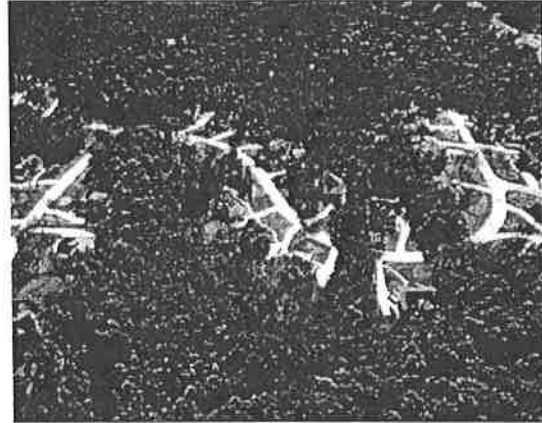
- Agricultural
- Low-intensity single-family residential
- Passive recreation

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.

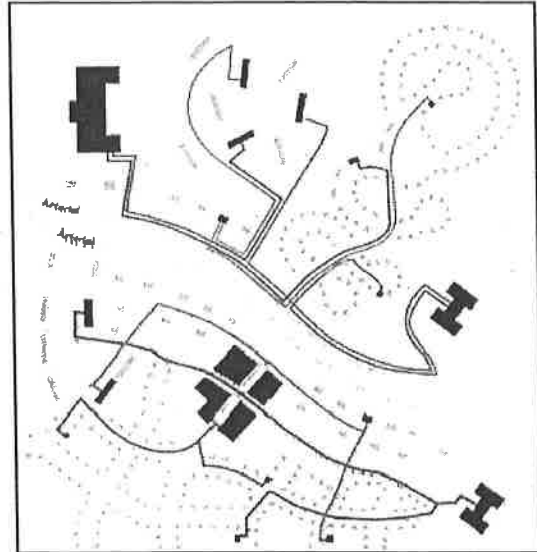


7. Emerging Suburban (con't.)

Development Pattern

The development pattern should seek to:

- Respect the rural character
- Provide adequate open space
- Provide connected system of streets within new subdivisions and connect to existing subdivisions
- Include a variety of housing choices
- Limit clearing and grading
- Provide sidewalks, street trees and decorative, pedestrian-scale lighting
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way
- Connect to a network of greenways/trails, wherever possible
- Continue to follow the lot size requirements of the Groundwater Recharge Area Protection Ordinance
- Assure compatibility of infill development with surrounding neighborhoods
- Require residential subdivisions accessing a highway to be interconnected and to provide at least two entrances
- Allow higher density development if water/sewer infrastructure can be provided
- Encourage conservation subdivisions
- Provide active and passive recreation opportunities for area residents



The Emerging Suburban character area seeks to encourage the connectivity depicted on the bottom of the diagram and discourage conventional suburban sprawl shown in the top of the diagram.

Primary Land Uses

- Single-family residential
- Passive and active recreation
- Civic/institutional

Quality Community Objectives

- Housing Choices
- Open Space Preservation
- Transportation Alternatives
- Sense of Place

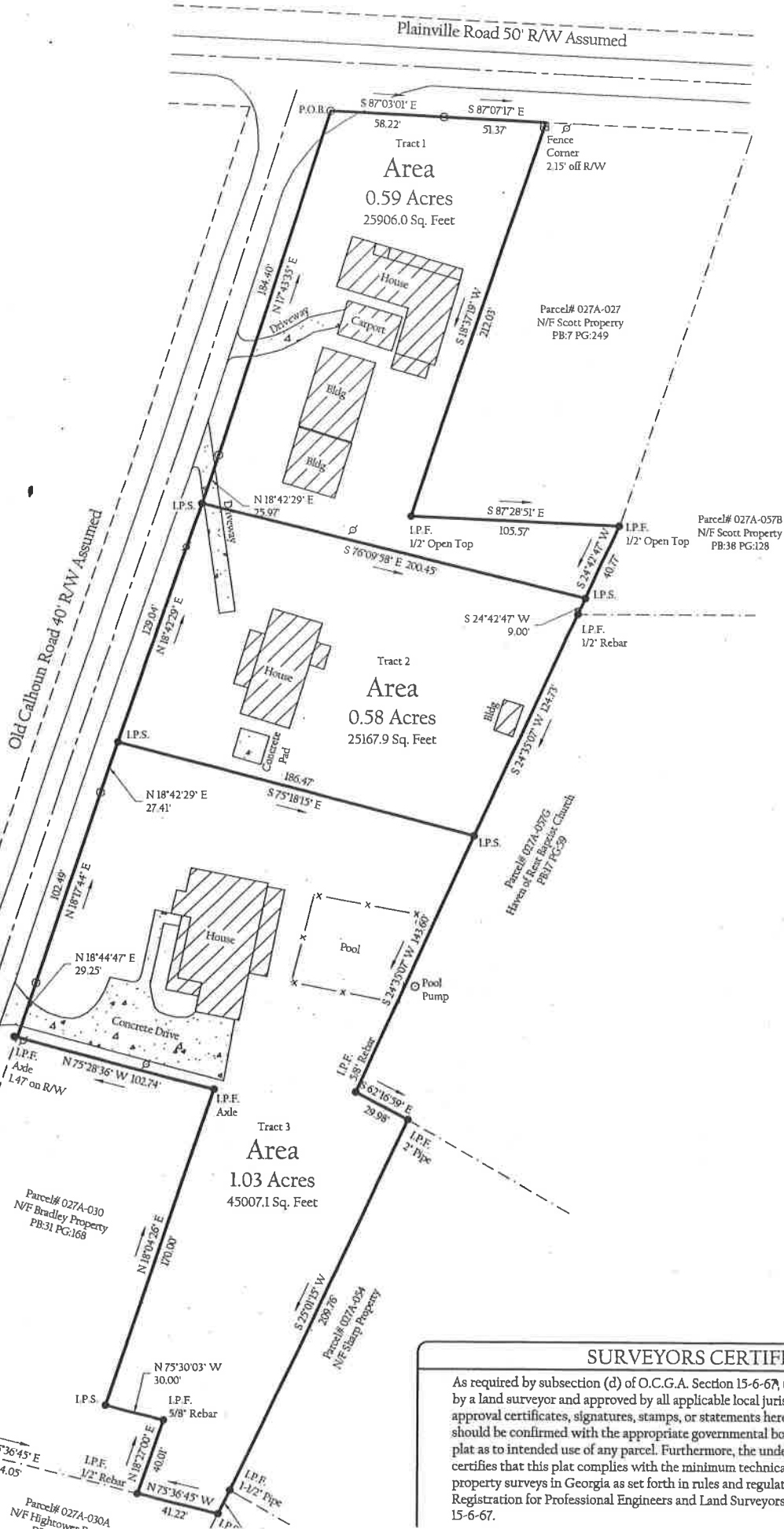
Implementation Strategies

- Adopt a Conservation Subdivision Ordinance
- Adopt a Landscape and Buffer Ordinance
- Continue to enforce the existing Groundwater Recharge Area Protection Ordinance
- Adopt a Tree Protection/Replacement Ordinance
- Adopt maximum lot coverage requirements



LOCATED IN LAND LOT 23, 15th DISTRICT &
3rd SECTION OF GORDON COUNTY, GEORGIA

Grid
GA W



00+
IZONTAL
AND WAS
UNIT

SURVEYORS CERTIFICATION

As required by subsection (d) 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 approval certificates, signatures, stamps, or statements hereon. Such approval should be confirmed with the appropriate governmental bodies by any 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 rules and regulations of the Board of Registration for Professional Engineers and Land Surveyors and as set forth in 15-6-67.

DEPARTMENT REVIEW - ENVIRONMENTAL HEALTH

Application # Z18-09 Scott A-1 to R-1

Date: 4/26/18

Reviewed by: Christy Blair

Environmental Health

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

Division should be fine.
The only septic records we have is on
136 Old Calhoun Rd. (see attached).

**GORDON COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SECTION**
318 North River Street • Calhoun, GA 30701
(706) 625-4320 or (706) 625-4218

NEW
 EXISTING

APPLICATION DATE 4-16-98
PERMIT NUMBER 064-10516
ZONING CERTIFICATE NUMBER

APPLICATION: ON SITE SEWAGE MANAGEMENT SYSTEM

PROPERTY OWNER Kederia Scott	APPLICANT Pam 629-5793 (h) 629-9750 (w) Ext 30	TELEPHONE
ADDRESS 200 Plainville Rd Sw Plainville, GA	ADDRESS	
PROPOSED CONSTRUCTION ADDRESS Old Calhoun RD #136	SUBDIVISION NAME	<input type="checkbox"/> LOT NUMBER <input checked="" type="checkbox"/> ACRE <input type="checkbox"/> SQ FT 1/2
DIRECTIONS TO SITE LOCATION Hwy 53 west, right on Plainville Rd, 1st road to left, property on left, 2nd lot (passed green house)		

TYPE FACILITY <input checked="" type="checkbox"/> House <u>3</u> # of Bedrooms <input type="checkbox"/> Mobile Home <u>0</u> Garbage Disposal	PLUMBING DESIGN <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> # of Gallons <input type="checkbox"/> # of Persons	PLUMBING DESIGN <input checked="" type="checkbox"/> Ground Level <input type="checkbox"/> Split Level <input type="checkbox"/> Basement	WATER SOURCE <input checked="" type="checkbox"/> Public <input type="checkbox"/> Individual <input type="checkbox"/> Other	SOIL CONDITIONS Soil Type Perc Rate
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I hereby apply for a construction permit to install or construct a sewage disposal system and agree that the system will be installed to conform to the requirements of the rules and regulations of the Georgia Department of Human Resources Public Health, Chapter 290-5-26 now assigned to the Gordon County Board of Health. I understand that final inspection is required and will notify the Health Department upon completion of construction and before applying final cover. This permit is not valid unless properly signed below. Issuance of a construction permit for an on-site sewage management system, and subsequent approval of same by representatives of the Georgia Department of Human Resources or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representatives do not, by any action taken in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system. This application expires (12) twelve months from date of issue.

Authorized Signature (Owner or Applicant) [Signature]

MINIMUM REQUIREMENTS
Septic Tank Capacity 1000 Grease Trap Capacity _____ Total Linear Feet 340 Trench Depth In. 24 Trench Width In. 36

SITE APPROVED 4 Yes _____ No _____
Approved by (Health Authority) [Signature] Title EHSTII Date of Issue 4-17-98

COMMENTS: INSTALL in back yard HOLD TANK as shallow as possible to control drainfield depth.

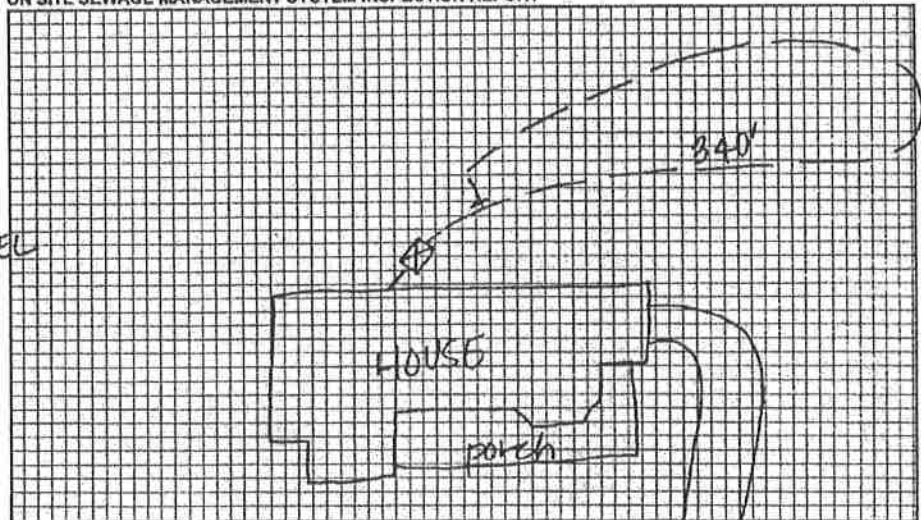
ON SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT

PRIMARY TREATMENT:

Septic Tank 1000 Gal. CP w/ filter
Grease Trap N/A Gal.
Distance Tank from Well N/A ft.

SECONDARY TREATMENT:

24" bucket
Field Layout Method 10" SOCK PIPE - LEVEL
Total Linear Feet 340
Total Square Feet 680
Width of Trenches 24 Inches
Distance Between Trenches 10-020 Feet
Average Trench Depth 24 Inches
Aggregate: Size _____ Depth _____
Distance from Building 10' Feet
Distance from Well N/A Feet
Nearest Property Line Rear-fence e20' Feet



COMMENTS:

finishing last part during insp.

INSPECTOR: Christy Blair

CONTRACTOR: Billy Wilkey

— SYSTEM
APPROVED
DISAPPROVED
DATE: CALHOUN RD
4/8/99

DEPARTMENTAL REVIEW - ROAD DEPARTMENT

Application # 218-09 Scott A-1 to R-1

Date: 4/27/18

Reviewed by: Rusty Hogan

ROAD DEPARTMENT

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

these properties have existing driveways with no issues.

DEPARTMENTAL REVIEW - FIRE DEPARTMENT

Application # Z18-09 SCOTT A-1 to R-1

Date: 4/27/18

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.
4/27/18

DEPARTMENTAL REVIEW – CITY OF CALHOUN WATER AND SEWER

Application # 218-09 Scott A1 to R-1

Date: 4/27/18

Reviewed by: Mark Williamson

CITY OF CALHOUN WATER AND SEWER

Comments, recommendation, or any condition of approval to serve proposed rezoning with Water services:

6 in.

Comments, recommendation, or any conditions of approval to serve proposed rezoning with sewer services:

no sewer.