

INFORMATION SHEET FOR REZONING REQUESTS

Application # Z18-14 DATE OF READING 6-19-18

REZONE FROM A-1 TO R-1

APPLICANT Brenda Pass

OWNER \_\_\_\_\_

LOCATION OF PROPERTY Farmville Rd.

Calhoun

DESCRIPTION OF PROPERTY  
1.266 ACRES

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

- 1. Approval

STIPULATIONS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Jerry Lovelace made the motion to approve the rezoning application identified as #Z18-10 from A-1 to C-H, with the stipulations listed by Ursula Richardson, Zoning Administrator for Gordon County. Nathan Serritt seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**REZONING APPLICATION #Z18-14, BRENDA PASS**

Chairman Rule read rezoning application #Z18-14, Brenda Pass, requesting to rezone a 1.266 acre tract located on Farmville Road, Calhoun from A-1 to R-1. Ms. Pass represented the request explaining that this property had been subdivided for her and she would like to build a house next to her daughter. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z18-14 be approved.

Eddie Smith made the motion to approve the rezoning application identified as #Z18-14 from A-1 to R-1. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**VARIANCE APPLICATION #V18-08, BRADLEY WRIGHT**

Chairman Rule read variance application #V18-08, Bradley Wright, requesting a variance on a .67 acre tract located at 282 Beamer Circle, S.W., Calhoun. Mr. Wright represented the request explaining that he would like to increase the size of a metal garage from the required 500 square feet to 864 square feet, therefore needing a 364 feet variance. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V18-08 be approved as requested.

Jerry Lovelace made the motion to approve the variance application identified as #V18-08 as requested and increase the metal structure requirements to 864 square feet. Nathan Serritt seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

**VARIANCE APPLICATION #V18-09, LG HAUSYS AMERICA, INC.**

Chairman Rule read variance application #V18-09, LG Hausys America, Inc., requesting a variance on a 35.06 acre tract located at 310 LG Drive, Calhoun. The representative for LG Hausys had not mailed the adjoining property owners notifications; therefore a motion was made by Nathan Serritt to table until the July 9, 2018 meeting so that the adjoining property owners can be notified. Jerry Lovelace seconded the motion. All voted aye. The variance was tabled until the July 9, 2018 meeting.

**Cover Sheet  
Proposal for Land Use Action**

Application Number: 218-14 Present Zoning: A1 Proposed Zoning: R1

Date of Planning Commission Meeting: June 11 ~~June 18~~

Date of Board of Commissioners' Meeting: June 19

Applicant: Brenda Pass

Property Owner: (if different from applicant) \_\_\_\_\_

Property Address: Farmville Rd, Calhoun GA

Said Property having a frontage of 100 ft feet and containing 1.266 acres.

Future Development Map Classification: Emerging Suburban

Current Zoning Map Classification: A1, Agricultural

Proposed Action: Subdivided Property

Reason for Proposed Action: Would like to build  
a house next to my daughter.

Directions to Property: Hwy 53 East. Turn left  
on Farmville. Second lot on the left.

Map 018-038A

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

**Date of Report:** May 25, 2018

**Application #** Z18-14

**Applicant/Property Owner:** Brenda Pass

**Location of Property:** Farmville Rd., Calhoun, GA 30701

**Property Frontage:** 100 Lot Feet    **Tract Size:** 1.266 acres

**Proposed Action:** Rezone from A-1, Agricultural District to R-1, Low-density Residential

**Reasons for Proposed Action:** The property has been subdivided by my daughter and I'd like to build a house next door to them.

**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:** No issues with EH.
- **Building Department:** N/A
- \* **Fire Department:** O.K.
- \* **Gordon County School System:** N/A
- \* **Road Department:** Driveway must be approved by the Public Works Dept.
- \* **Georgia Dept. of Transportation:** N/A
- \* **Water & Sewer (City of Calhoun):** This property is served by a 4" 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 residential purposes and some commercial zoning.

***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.

***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. The proposed zoning is consistent with the 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 Use Map.

**Planning Staff's Recommendation:**

The rezoning request identified as Application #Z18-14 is recommended for approval.

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

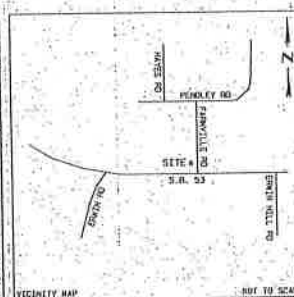
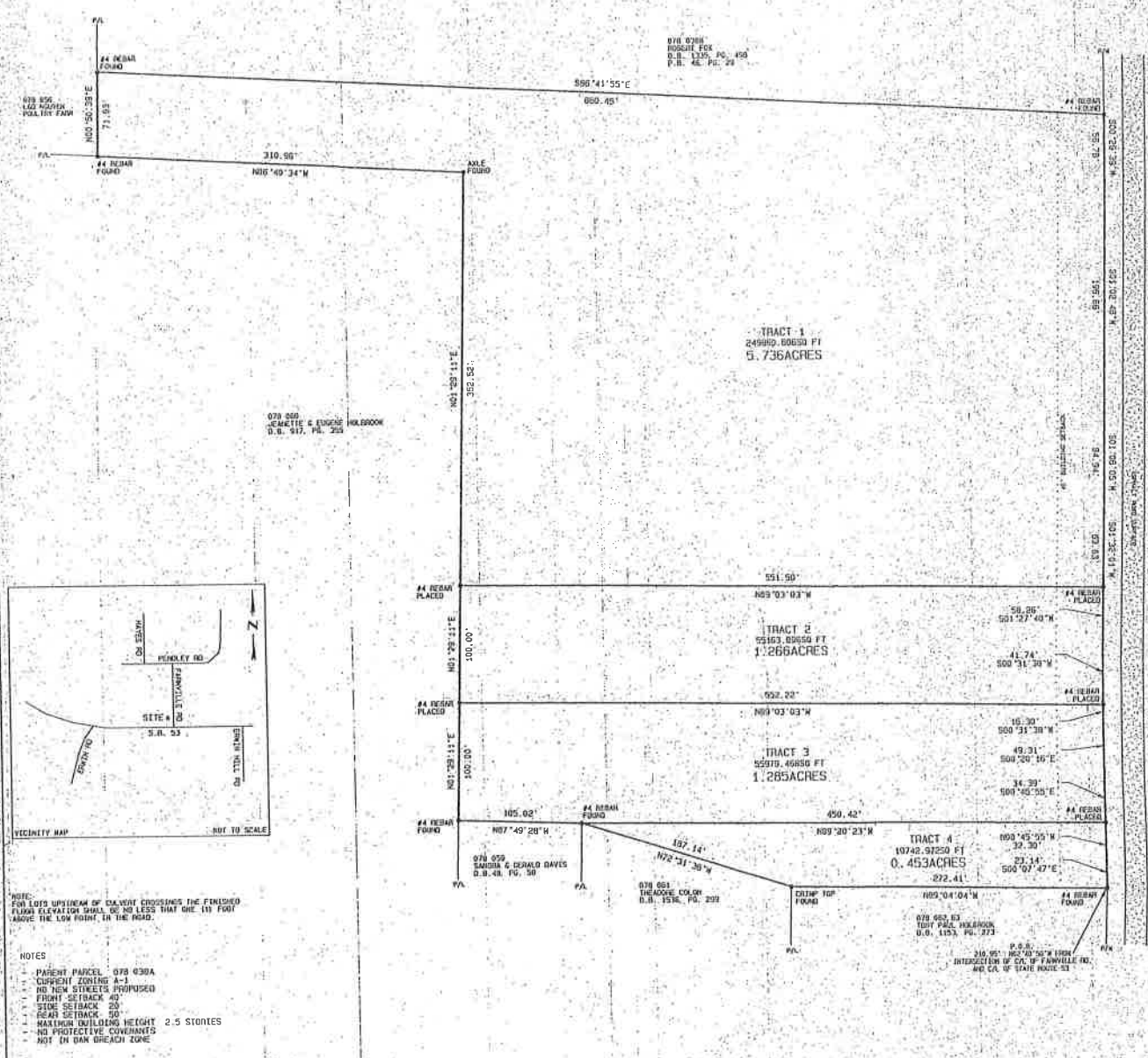
218-14

eFiled & eRecorded  
 DATE: 2/9/2017  
 TIME: 12:02 PM  
 PLAT BOOK: 00054  
 PAGE: 00023  
 RECORDING FEE: 8.00  
 PARTICIPANT ID: 6129049859  
 CLERK: Grant Wallraven  
 GORDON County, GA

MINOR SUBDIVISION SURVEY  
 for  
 ARIEL RYAN BENTON

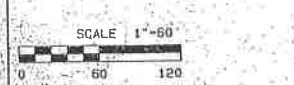


RESERVED FOR CLOW OF SUPERIOR COUNTY



NOTE:  
 200 LEAS UPSTREAM OF DRAINAGE CROSSINGS THE FINISHED FLOOD ELEVATION SHALL BE NO LESS THAN ONE (1) FOOT ABOVE THE LOW FLOOD IN THE ROAD.

- NOTES
- PARENT PARCEL 078 030A
  - CURRENT ZONING A-1
  - NO NEW STREETS PROPOSED
  - FRONT SETBACK 40'
  - SIDE SETBACK 20'
  - REAR SETBACK 40'
  - MAXIMUM BUILDING HEIGHT 2.5 STORIES
  - NO PROTECTIVE COVENANTS
  - NOT IN OAK BREECH ZONE



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ADJACENT TITLE. SUBJECT AND ADJACENT PROPERTY RECORDS WERE OBTAINED BY THE SURVEYOR DURING THE RESEARCH PROCESS OF THIS SURVEY. NO TITLE OPINION IS GIVEN NOR IMPLIED BY THIS SURVEY OR THIS PLAT.

THIS PROPERTY IS NOT SHOWN TO BE IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAPS FURNISHED BY FEMA COMMUNITY PANEL: 13153C 03000

DATE OF PLAT: 1/24/2017  
 DATE OF FIELD SURVEY: 1/24/2017

THIS PLAT SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,000 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33,287 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

FIELD WORK WAS DONE BY USING A TIDUBLE 5603 03" SECOND TOTAL STATION AND A TSC2 DATA COLLECTOR.

UNDEVELOPED  
 ARIEL RYAN BENTON  
 777-324-6457  
 142 FARMINGTON DR  
 CALHOUN, GA 30701

FOR RECORDING ONLY

Parcel(s) as shown are not in compliance with Gordon County land use requirements and are not eligible for building permits.  
 Gordon County Building, Planning & Development  
 By: [Signature] Date: 2/9/17

**McBrayer**  
 Land Surveying  
 325 South Wall Street Calhoun, GA 30701  
 Phone: (706) 602-8240



**SURVEYOR CERTIFICATION**

As required by subsection (c) of O.C.G.A. Section 47-6-67, this map or plat has been prepared and issued for submission and approval by the local jurisdiction as is evidenced by the approval certificate, a license, stamp, or signature hereon. Such approval or affirmation shall be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel. Further, the undersigned Land Surveyor certifies that this map, plat, or plan complies with the ethical standards established for professional surveyors in Georgia as set forth in Chapter 100-7 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. § 47-6-67).

GORDON COUNTY GOVERNMENT PROVIDES ITS OWN ADJUTANT STAFF AND WE DO NOT PLACED ON THIS PLAT BY THE UNDERSIGNED.

This survey was prepared in strict compliance with the Georgia Surveying Act and I am not liable for any future use.

*David McBrayer, Jr.*  
 Land Surveyor, No. 306  
 GA 47-6-3094

**LEGEND**

- OPEN PIPE
- OPEN PIPE FOUND
- CENTER LINE
- PROPERTY LINE
- RIGHT OF WAY
- POWER POLE

LAND LOT: 06  
 DISTRICT: 6  
 SECTION: 3  
 COUNTY: GORDON  
 STATE: GEORGIA



## 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**

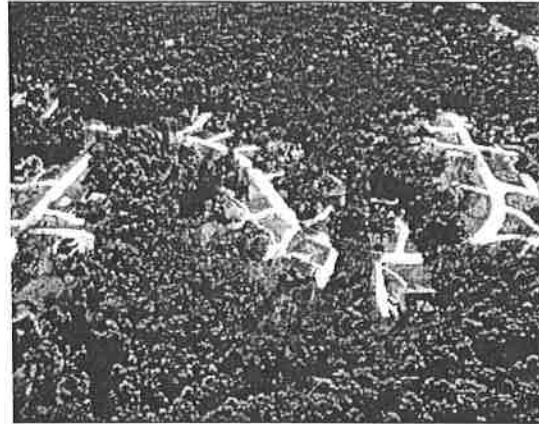
- Agricultural
- Low-intensity single-family residential
- Passive recreation

### **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.



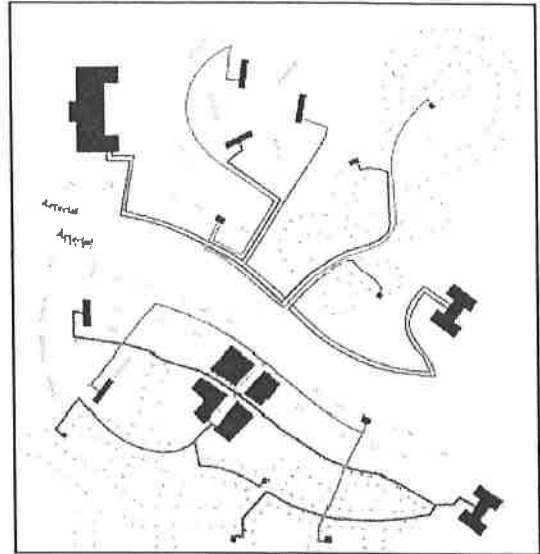


## 7. Emerging Suburban (con't.)

### 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



DEPARTMENT REVIEW - ENVIRONMENTAL HEALTH

Application # 218-14 Pass A-1 to R-1

Date: 5/24/18

Reviewed by: Christy Blair

Environmental Health

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


No issues w/ EH.

DEPARTMENTAL REVIEW - FIRE DEPARTMENT

Application # 218-14 Pass A-1 to R-1  
Date: 5/18/18  
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.  5/18/18

CITY OF CALHOUN  
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z18-14  
APPLICATION NAME Brenda Pass  
TYPE OF ZONING: A-1 to R-1  
DATE: 5/24/2018  
REVIEWED BY: Mark Williamson

WATER COMMENTS:

This area is served by a 4" 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.

DEPARTMENTAL REVIEW - ROAD DEPARTMENT

Application # 218-14 Pass A-1 to R-1

Date: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

ROAD DEPARTMENT

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

Driveway must be approved  
by the Public Works Dept.