

INFORMATION SHEET FOR REZONING REQUESTS

Application # Z 18-17 DATE OF READING 7-17-18

REZONE FROM A-1 TO R-4

APPLICANT Anthony Jeffords

OWNER _____

LOCATION OF PROPERTY 605 Old Fairmount Hwy

Calhoun

DESCRIPTION OF PROPERTY

1.02 ACRES

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

1. Approval

STIPULATIONS:

**GORDON COUNTY PLANNING COMMISSION
PUBLIC HEARING
JULY 9, 2018**

The Gordon County Planning Commission held a Public Hearing on Monday, July 9, 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 Eddie Smith
Jerry Lovelace

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 June 11, 2018. Eddie Smith seconded the motion. All voted aye. The minutes were approved as written.

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

(Tabled from June 11, 2018)

Chairman Rule read variance application #Z18-09, LG Hausys America, Inc., requesting a variance for a 35.064 acre tract located at 310 LG Drive, S.E., Adairsville to increase the building height size. Jacques Hall represented the request explaining that the Viatera Phase III requires the same height as Phase I and Phase II and that the height would be no more than 67 feet therefore they need to ask for a variance of 7 feet. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V18-09 be approved as requested.

Jerry Lovelace made the motion to approve the variance application identified as #V18-09 as requested and increase the height size to 67 feet. Eddie Smith seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

REZONING APPLICATION #Z18-17, ANTHONY JEFFORDS

Chairman Rule read rezoning application #Z18-17, Anthony Jeffords, requesting to rezone a 1.02 acre tract located at 605 Old Fairmount Hwy., Calhoun from A-1 to R-4. Mr. Jeffords represented the request explaining that he would like to subdivide this property into 4 tracts and build 4 single family dwellings and that he does have connection to city water and sewer. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z18-17 be approved.

Eddie Smith made the motion to approve the rezoning application identified as #Z18-17 from A-1 to R-4. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

VARIANCE APPLICATION #V18-12, ERNEST C. SADLER

Chairman Rule read variance application #V18-12, Earnest C. Sadler, requesting a variance on a 1.06 acre tract located at 137 Aubrey Ave., N.E., Calhoun. Mr. Sadler represented the request explaining that he would like to increase the size of a metal carport to 738 square feet for his camper on an existing concrete pad. The building would be 18x41 therefore requesting a variance of 238 square feet. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V18-12 be approved as requested.

Jerry Lovelace made the motion to approve the variance application identified as #V18-12 as requested and increase the metal structure requirements to 738 square feet. Eddie Smith seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

REZONING APPLICATION #Z18-18, MICHAEL HICKS

Chairman Rule read rezoning application #Z18-18, Michael Hicks, requesting to rezone a 1.38 acre tract located at 3003 Red Bud Rd., Calhoun from A-1 and R-1. Mr. Hicks represented the request explaining that this property had been subdivided with an existing old house that he has now torn down and in order to rebuild he needs to rezone to bring it into compliance. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z18-18 be approved.

Eddie Smith made the motion to approve the rezoning application identified as #Z18-18 from A-1 and R-1. 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. Eddie Smith seconded the motion. All voted aye. The meeting was adjourned at 6:13 p.m.

**Cover Sheet
Proposal for Land Use Action**

Application Number: 218-17 Present Zoning: A-1 Proposed Zoning: R-4

Date of Planning Commission Meeting: July 9, 2018

Date of Board of Commissioners' Meeting: July 17, 2018

Applicant: Anthony Jeffords

Property Owner: (if different from applicant) _____

Property Address: 605 Old Fairmount Hwy, Calhoun

Said Property having a frontage of 210.12 feet and containing 1.02 acres.

Future Development Map Classification: Emerging Suburban

Current Zoning Map Classification: A-1, Agricultural

Proposed Action: Subdividing an acre into 4 tracts of land. Have connection to City water & sewer.

Reason for Proposed Action: Would like to build 4 single family dwellings.

Directions to Property: Hwy 53E, turn left onto Old Fairmount Hwy go 1/2 mile on Lt.

**Planning Staff Report
To the
Gordon County Planning Commission

Rezoning Proposal**

Date of Report: June 22, 2018

Application # Z18-17

Applicant/Property Owner: Anthony Jeffords

Location of Property: 605 Old Fairmount Hwy., Calhoun, GA 30701

Property Frontage: 210.12 Lot Feet **Tract Size:** 1.02 acres

Proposed Action: Rezone from A-1, Agricultural District to R-4, High density residential

Reasons for Proposed Action: I would like to subdivide the property into four (4) tracts to build single family dwellings. There is one mobile home on the property but is to be removed prior to development.

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:** Nothing needed from EH since will be tying into City Sewer.
- **Building Department:** N/A
- * **Fire Department:** O.K.
- * **Gordon County School System:** N/A
- * **Road Department:** Upon approval the contractor will need to come by the Public Works Dept. for permits for driveway installation.
- * **Georgia Dept. of Transportation:** N/A
- * **Water & Sewer (City of Calhoun):** This property is served by a 6" water line. Connection to City sewer service based on easement agreement.
- * **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.

The immediate surrounding properties are primarily residential with an apartment complex currently under construction to the immediate north, a Church, Soul Harvest, adjoins on the west and south. Most other properties in the area are currently zoned A-1 but are mostly residential homes of less than five acres.

2. Whether the proposed zoning will adversely affect the existing use of usability of adjacent or 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 requirements for A-1 zoning.

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 impede on traffic flow. There is one mobile home on the property but is to be removed prior to development.

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. 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.

The proposed zoning is compatible with our Future Land Development Map.

Planning Staff's Recommendation:

The rezoning request identified as Application #Z18-17 is recommended for approval.

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

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

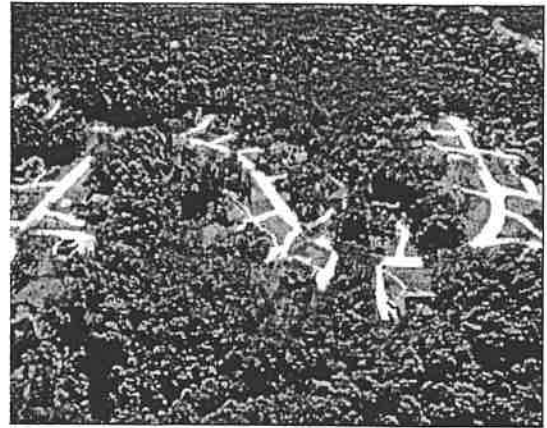
- Agricultural
- Low-intensity single-family residential
- Passive recreation

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.

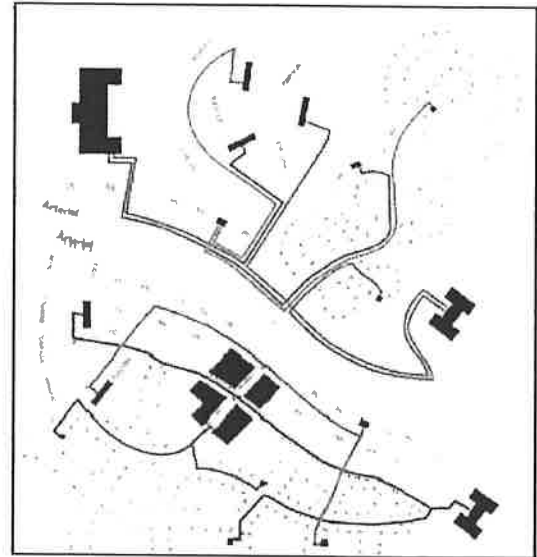


7. Emerging Suburban (con't.)

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



Recorded 11/09/2017 12:15
Doc: QCD Rcpt#: 321600
TRANSFER TAX ID: 064002049
Grant Walraven, C.S.C.
GORDON County, Ga
DEED Bk: 2103 Pgs: 484-486

Prepared By:

Wanda Jean Jeffords
8800 Fairmount Hwy SE
Fairmount , Georgia, 30139

After Recording Return to

Anthony Bruce Jeffords
8750 Fairmount Hwy SE
Fairmount Ga, 30139

QUITCLAIM DEED

On 11/01/2017 The Grantor

Souls Harvest Ministries Inc. Wanda Jean Jeffords, Trustee,

for and in consideration of : One Dollar (\$1.00) and or other good & valuable consideration conveys, releases and quitclaims to the GRANTEE

Anthony Bruce Jeffords, residing at 8750 Fairmount Hwy SE, Fairmount, Georgia, 30139

the following described real estate, situated in an unincorporated area of Gordon County, State of Georgia.

Legal Description;

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 304 of the 14th District and 3rd Section of Gordon County, Georgia; and a .54 + - acre tract Being a part(herein after called Section A) of Plat recorded in Plat Book 7 Page 65 Gordon County ,Georgia Records, which plat by reference is incorporated herein and made a part hereof

Grantor does hereby convey, release and quitclaim all of Grantor's rights, title, and interest in and to the above described property and premises to the Grantee, and to the grantee,s heirs and assign forever, so that niether Grantor nor Grantor's heirs, legal represenatives or assigns shall have, claim or demand any right or title to the Property, premises, or appurtenances, or any part thereof.

Tax Parcel Number 057B 058

Signature next page

Grantor Signatures; Dated 11/09/17

Wanda Jean Jeffords Trustee

Wanda Jean Jeffords, Trustee on behalf of Souls Harvest Ministries Inc.

In Witness Whereof

Mitney Hartley

Erica Zerglar

witness

witness

STATE OF GEORGIA, COUNTY OF GORDON,

on this 9th day of November, 2017 before me, appeared

Brenda Bowling, personally ~~appersonally~~ ~~appered~~

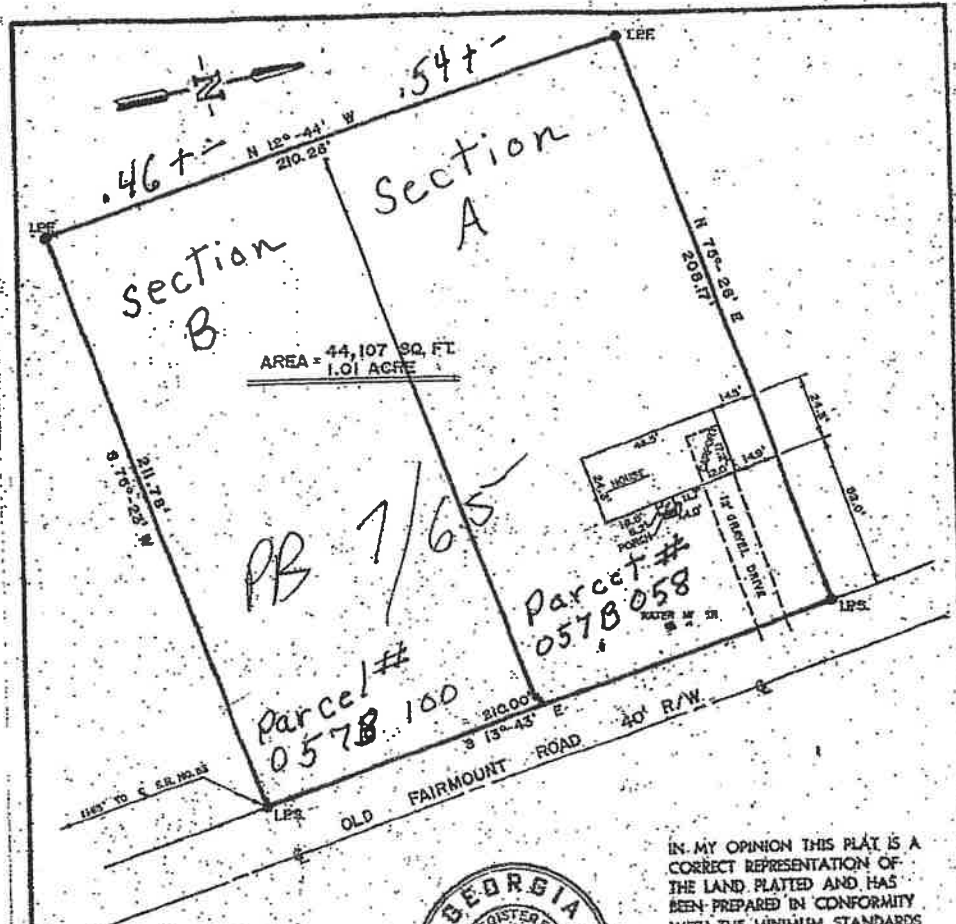
Wanda Jean Jeffords on behalf of Souls Harvest Ministries Inc. Known to me (or satisfactory proven) to be the person whose name are subscribed to the within instrument and acknowledged that they executed the same as for the purpose therein contained.

In witness whereof I hereunto set my hand and official Seal

Brenda Bowling
Notary Public



filed July 30, 1974



PORTION OF LAND LOT NO. 304
 4th DISTRICT, 3rd SECTION OF
 GORDON COUNTY, GEORGIA



IN MY OPINION THIS PLAT IS A
 CORRECT REPRESENTATION OF
 THE LAND PLATTED AND HAS
 BEEN PREPARED IN CONFORMITY
 WITH THE MINIMUM STANDARDS
 AND REQUIREMENTS OF LAW.

Don R. Watt
 DON R. WATT
 Co. Reg. L. S. No. 1806

LOAN SURVEY
 FOR
 RAYMOND MICHAEL FISHER
 GORDON COUNTY, GEORGIA

TLM ASSOCIATES, INC.
 CONSULTING ENGINEERS
 SCALE: 1" = 40' DATE: 7-9-74

CITY OF CALHOUN

WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z18-17

APPLICATION NAME Anthony Jeffords

TYPE OF ZONING: A-1 to R-4

DATE: 6/15/2018

REVIEWED BY: Mark Williamson

WATER COMMENTS:

This area is served by a 6" water line.

SEWER COMMENTS:

This property will be served by an 8" sewer line. Connection to City sewer service based on easement agreement.

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 – PUBLIC WORKS DEPARTMENT

Application # 218-17 Jeffords A-1 to R-4

Date: 6-13-2018

Reviewed by: Steve

PUBLIC WORKS DEPARTMENT

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

UPon approval Contractor will need to come by Public Works for permits for driveway instulation.



DEPARTMENTAL REVIEW – ENVIRONMENTAL HEALTH

Application # 218-17 Jeffords A-1 to R-4

Date: 4/19/18

Reviewed by: Christy Blair

ENVIRONMENTAL HEALTH

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

Nothing needed from EH since will be tying onto city sewer.

DEPARTMENTAL REVIEW – FIRE DEPARTMENT

Application # 218-17 Jeffords A-1 to R-4

Date: 6/15/18

Reviewed by: JOEY JORDON

FIRE DEPARTMENT

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

O.K.

A handwritten signature, possibly "S", enclosed in a circle.

6/15/18