

INFORMATION SHEET FOR REZONING REQUESTS

Application # 218-26 DATE OF READING 2-5-19

REZONE FROM A-1 TO General Commercial

APPLICANT Marty Carroll

OWNER _____

LOCATION OF PROPERTY 1420 + 1424 Hwy 41 N.

DESCRIPTION OF PROPERTY
4.69 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
JANUARY 14, 2019**

The Gordon County Planning Commission held a Public Hearing on Monday, January 14, 2019 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 December 10, 2018. Eddie Smith seconded the motion. All voted aye. The minutes were approved as written.

**VARIANCE APPLICATION #V18-17 & REZONING APPLICATION #Z18-26,
MARTY CARROLL**

Chairman Rule read variance application #V18-17 and rezoning application #Z18-26, Marty Carroll, for a 4.69 acre tract located at 1420 & 1424 US Hwy. 41N, Calhoun. Mr. Carroll represented the applications explaining that he was combining the two parcels and would like to rezone from A-1 to C-G to develop a mini self-storage, indoor and outdoor facility and request a variance to reduce the county requirement for buffer strip to 15 feet from the south side of property line to utilize the area for parking and to allow extra space for trailers and trucks to have a turn around. All adjoining property owners had been notified.

On the variance application identified as #V18-17, Jerry Lovelace made the motion to approve the variance as requested to reduce the buffer strip to 15 feet from the south side of property line. Nathan Serritt seconded the motion. Butch Layson abstained from the vote. Eddie Smith voted with the motion. The vote was 3-0 to approve. The variance was granted. The thirty-(30) day appeal period was explained.

On the rezoning application identified as #Z18-26, Nathan Serritt made the motion to approve the rezoning request from A-1 to C-G. Jerry Lovelace seconded the motion. Eddie Smith voted with the motion. Butch Layson abstained from the vote. The vote was 3-0 to approve. The recommendation for approval was sent to the Board of Commissioners.

Cover Sheet
Proposal for Land Use Action

Application Number: 218-26 Present Zoning: A-1 Proposed Zoning: C-G

Date of Planning Commission Meeting: December 10, 2018

Date of Board of Commissioners' Meeting: December 18, 2018

Applicant: Marty Carroll

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

Property Address: 1420 & 1424 Hwy 41N, Calhoun GA 30701

Said Property having a frontage of 418.24 feet and containing 4.69 acres.

Future Development Map Classification: County in City

Current Zoning Map Classification: A-1, Agricultural

Proposed Action: Combine parcels for commercial zoning.

Reason for Proposed Action: To develop a mini self storage indoor & outdoor facility.

Directions to Property: Hwy 41N to #1420 across from Damascus Church Rd.

**Planning Staff Report
To the
Gordon County Planning Commission

Rezoning Proposal**

Date of Report: November 26, 2018

Application # Z18-26

Applicant/Property Owner: Marty Carroll

Location of Property: 1420 & 1424 Hwy 41N, Calhoun, GA 30701

Property Frontage: 418.24 Lot Feet Tract Size: 4.69 acres

Proposed Action: Rezone from A-1, Agricultural District to CG, General Commercial.

Reasons for Proposed Action: Combined parcel's of property for commercial zoning to develop a mini self-storage indoor and outdoor facility.

Future Development Map Classification: County in City

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 w/EH.
- ***Building Department:*** N/A
- * ***Fire Department:*** O.K.
- * ***Gordon County School System:*** N/A
- * ***Road Department:*** N/A.
- * ***Georgia Dept. of Transportation:*** Contact GDOT for commercial driveway access. Emma Mejia at 678-721-5272.
- * ***Water & Sewer (City of Calhoun):*** This property is served by a 12" water line. This property can access the gravity sewer service along Hwy 41. Access to sewer service as outlined in the City of Calhoun Rate Schedule – 2018.
- * ***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 surrounding properties are areas that have already been developed and are residential in nature with some commercial properties. Close to I-75.

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 size 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.

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 County in City on the Gordon County Future Development Map. This classification supports land uses intended for Commercial, Residential 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 in compliance with the Future Land Development Map.

Planning Staff's Recommendation:

The rezoning request identified as Application #Z18-26 is recommended for approval.

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

Gordon County Character Areas

The Following Character Areas describe Unincorporated Gordon County:

- County In City
- Emerging Commercial
- Emerging Mixed Use
- Emerging Suburban
- Hillside Conservation
- Historic Resource Protection
- Highway 411 Multiuse (Commercial, Industrial)
- Industrial
- Interstate Commercial
- Public Institutional Core
- Rural Agricultural Reserve
- West Calhoun

COUNTY IN CITY

Description:

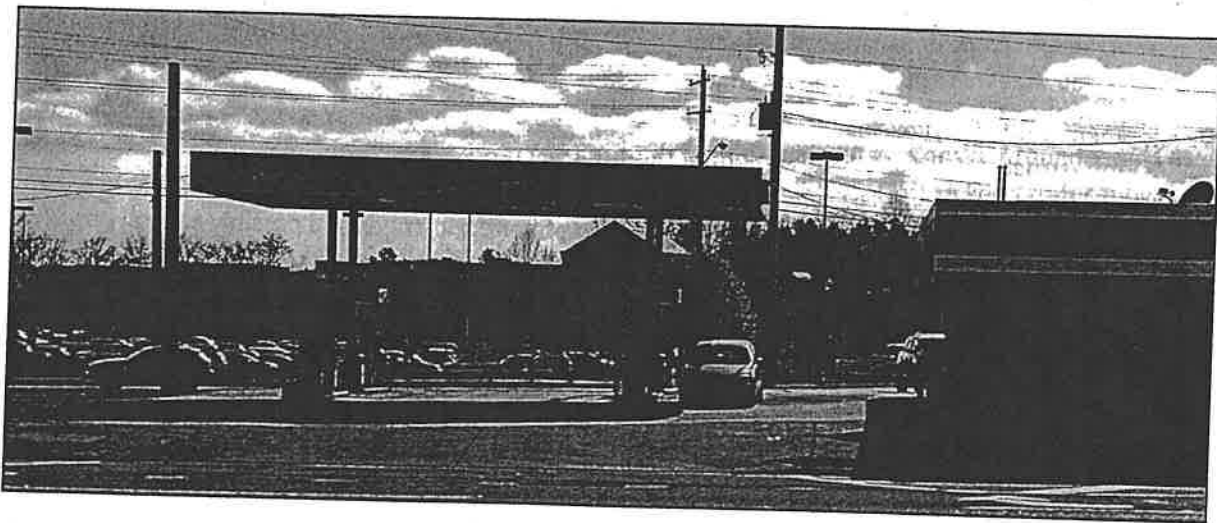
Gordon County currently has multiple small “islands” of county jurisdiction within the borders of the City of Calhoun. These areas have already been developed and are mostly residential in nature with some commercial properties. These unincorporated Gordon County “islands” are mapped for planning purposes including service provision and infrastructure improvements.

Development Strategies:

- Improve Service Delivery and Response Times within these areas
- Improve Housing Quality and Make Needed Infrastructure Improvements

Land Uses:

Commercial, Residential and Office



Commercial property at SR 53 and SR 41 intersection, City of Calhoun.

Recorded 07/10/2018 10:12
Doc: ESTD Rcpt#: 326299
TRANSFER TAX: 85.00
TRANSFER TAX ID: 0642018001316
Grant Walraven, C.S.C.
GORDON County, Ga
DEED Bk: 2149 Pg: 272

Return Recorded Document to:
Brumlow, Corvin & Delashmit, P.C.
1287 Curtis Parkway SE
Calhoun, GA 30703
File #0618G762

STATE OF GEORGIA
COUNTY OF GORDON

EXECUTOR'S DEED

This Indenture made this 3rd day of July, 2018 between Randolph Patterson as Executor of the Estate of Elbert Patterson, late of the State of Georgia, and County of Gordon, per the Last Will and Testament, duly probated and Letters Testamentary issued in Solemn Form and recorded in Probate Court of Gordon County, Georgia, Estate #2008-6191, as party or parties of the first part, hereinafter called Grantor, and Marty L. Carroll, 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:

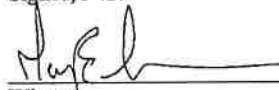
All that tract or parcel of land lying and being in the 14th District and 3rd Section of Gordon County, Georgia and being a part of Land Lot. No. 96, and being more particularly described as follows: Beginning at an iron pin driven into the ground located at the base of a utility power line pole on the West right of way line of U.S. Highway No. 41, (a 60 foot road right of way) at a point 42.6 feet South of the intersection of the West right of way line of U.S. Highway No. 41, and the extended centerline of the Damascus Church Road; thence South along the West right of way line of the U.S. Highway No. 41 a distance of 210 feet to an iron pin driven into the ground at the base of a utility powerline pole said point being also the Northeast corner of property owned by Tom Edwards; thence in a Westerly direction along the North line of Edwards property a distance of 415 feet more or less to an iron pin; thence North 11 degrees 28 minutes East a distance of 157 feet to an iron pin located at a crosstie corner fence post at property of Mac Dodd; thence in an Easterly direction a distance of 415 feet more or less to the iron pin and utility powerline pole located on the West right of way line of U.S. Highway No. 41, which is also the point of beginning.

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

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



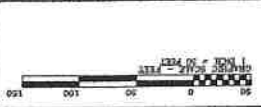
Randolph Patterson as Executor of the
Estate of Elbert Patterson



Notary Public



eFiled & eRecorded
 DATE: 11/13/2018
 TIME: 9:20 AM
 PLAT BOOK: 000055
 PAGE: 00227
 RECORDING FEE: 8.00
 PARTICIPANT ID: 9048455735
 CLERK: Grant Walraven
 GORDON County, GA



BOUNDARY REPLACEMENT SURVEY
 PREPARED FOR
MARTY CARROL
 1418 DUNWOODY RD. SECTION 81
 GORDON COUNTY, GEORGIA

DATE OF SURVEY
 DATE OF FIELD WORK
 DATE OF THIS REPORT

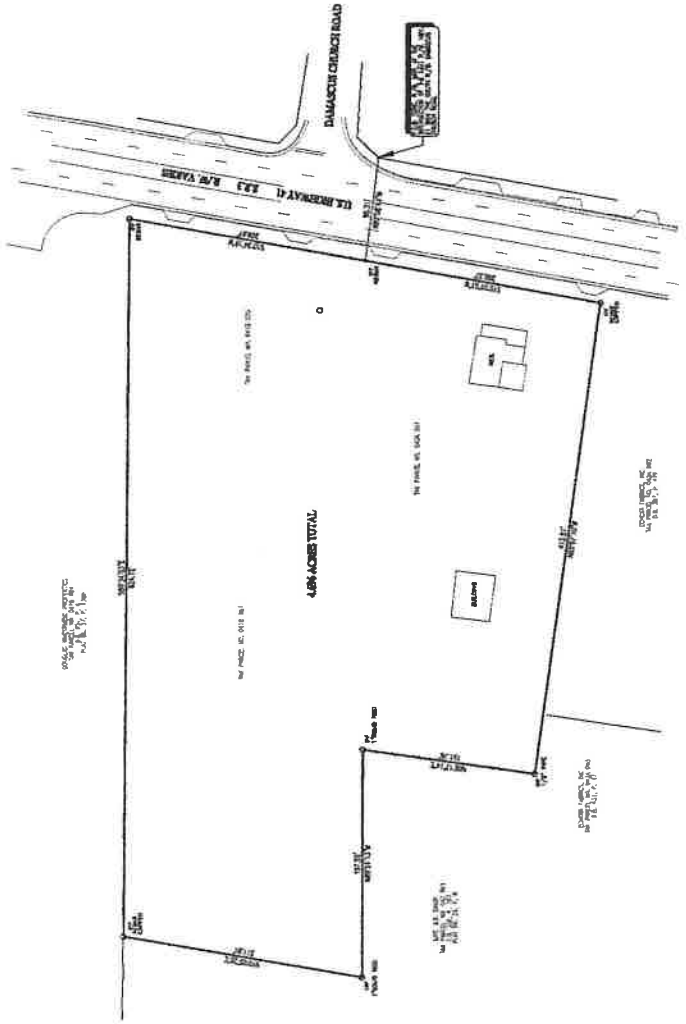


GRANT WALRAVEN
 SURVEYOR
 12345

CLASS & ASSOCIATES LAW SERVICES, P.C.
 PROFESSIONAL SURVEYING SERVICES
 12345
 CLASS & ASSOCIATES LAW SERVICES, P.C.
 12345

FILE NO. 1813MAYT00000
 TOLERANCE: 1/16" = 1' ±
 DATE OF PLOT
 DATE OF FIELD WORK
 DATE OF THIS REPORT

SHEET 1 OF 1



LEGEND	
[Symbol]	EXISTING LOT LINES
[Symbol]	NEW LOT LINES
[Symbol]	EXISTING BUILDINGS
[Symbol]	NEW BUILDINGS
[Symbol]	EXISTING UTILITY LINES
[Symbol]	NEW UTILITY LINES
[Symbol]	EXISTING FENCES
[Symbol]	NEW FENCES
[Symbol]	EXISTING DRIVEWAYS
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NOTES

1. THIS SURVEY WAS CONDUCTED ON THE DATE AND TIME INDICATED HEREIN.

2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYORS BOARD OF GEORGIA.

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9. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYORS BOARD OF GEORGIA.

10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYORS BOARD OF GEORGIA.

SURVEYOR'S CERTIFICATION

I, **GRANT WALRAVEN**, being duly sworn, depose and say that I am a duly Licensed Professional Surveyor in the State of Georgia, and that I am the author of the foregoing Survey, and that the same is a true and correct copy of the original Survey as the same appears in my books and records, and that I have not been furnished with any information which would cause me to believe that the same is not a true and correct copy of the original Survey.

GRANT WALRAVEN
 SURVEYOR

DEPARTMENTAL REVIEW – ENVIRONMENTAL HEALTH

Application # V18-17
218-26 Carroll A-1 to C-G

Date: 11/26/18

Reviewed by: Christy Blair

ENVIRONMENTAL HEALTH

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

No issues w/ EH.

DEPARTMENTAL REVIEW – FIRE DEPARTMENT

Application # V18-17
Z18-24 Carroll A-1 to C-G


Date: 11/19/18

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.

 11/19/18

DEPARTMENTAL REVIEW – STATE OF DEPARTMENT TRANSPORTATION

Application # V 18-17
Z 18-26 Carroll A-1 to CG

Date: 11/19/18

Reviewed by: Donovan Tucker

STATE DEPARTMENT OF TRANSPORTATION

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

Contact GDOT for commercial driveway access.

Emma Mejia at 678-721-5272

CITY OF CALHOUN

WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z18-26
APPLICATION NAME Marty Carroll
TYPE OF ZONING: A-01 to CG
DATE: 11/20/2018
REVIEWED BY: Mark Williamson

WATER COMMENTS:

This property is served by a 12" water line.

SEWER COMMENTS:

This property can access the gravity sewer service along Hwy. 41.
Access to sewer service as outlined in the City of Calhoun Rate
Schedule - 2018.

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.