

INFORMATION SHEET FOR REZONING REQUESTS

Application # 219-02 DATE OF READING 4-16-19

REZONE FROM A-1 TO I-2

APPLICANT Ken Scott

OWNER Waymon + Barbara Hemmings

LOCATION OF PROPERTY 527 Old Belwood Rd

Carlton

DESCRIPTION OF PROPERTY

13.7 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
APRIL 8, 2019**

The Gordon County Planning Commission held a Public Hearing on Monday, April 8, 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	Eddie Smith
Jerry Lovelace	Nathan Serritt

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 February 11, 2019. Nathan Serritt seconded the motion. All voted aye. The minutes were approved as written.

**REZONING APPLICATION #Z19-02, KEN SCOTT (applicant)
Waymon & Barbara Hemmings (Hemmings Holding LLC (Owner))**

Chairman Rule read rezoning application #Z19-02, Ken Scott (applicant) and Hemmings Holding LLC (owner), requesting to rezone a 13.70 acre tract located at 527 Old Belwood Road, Calhoun from A-1 to I-2. Mr. Scott represented the request explaining that the property is on the market for sale and that they would like to bring it into compliance and that the 13,260 square foot warehouse was built around 1968 and had been used for a truck terminal before zoning was adopted. Ursula Richardson explained that the warehouse would have to comply with the fire departments requirements for sprinklers before a business license would be issued. Mr. Scott stated that the new owners would install the sprinklers. All adjoining property owners had been notified.

Nathan Serritt made the motion to approve the rezoning application identified as #Z19-02 from A-1 to I-2. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

VARIANCE APPLICATION #V19-06, NANCY CONLY

Chairman Rule read variance application #V19-06, Nancy Conly, requesting a variance for a 22.63 acre tract located at 2476 Boone Ford Road, Calhoun. Ms. Conly explained she would like to replace an old storage building with a 1200 square foot metal garage and is asking for a 700 square foot variance. All adjoining property owners had been notified.

**Cover Sheet
Proposal for Land Use Action**

Application Number: Z19-02 Present Zoning: A-1 Proposed Zoning: I-2

Date of Planning Commission Meeting: April 8, 2019

Date of Board of Commissioners' Meeting: April 16, 2019

Applicant: Kew Scott

Property Owner: (if different from applicant) Waymon and BARBARA Hemmings (Hemming Holding LLC)

Property Address: 527 Old Belwood Road Calhoun, GA 30701

Said Property having a frontage of 301.7 feet and containing 13.70 acres.

Future Development Map Classification: Industrial

Current Zoning Map Classification: A-1, Agricultural

Proposed Action: Rezoning property to bring into compliance for a truck terminal.

Reason for Proposed Action: update zoning The property has been used for a truck terminal before zoning was adopted. The 13,260 sq. ft. warehouse was built approximately in 1968.

Directions to Property: I 75 South to Exit 310 turn Right take first Road to Right which is MARINE DR. go to Stop Sign turn Right on to old Belwood Road go to Dead End Property is on Right 527 Old Belwood Road Calhoun, GA. 30701

INDUSTRIAL

Description:

Gordon County has a significant amount of industrial/advanced manufacturing employers and that number is expected to rise in the future. Current development exists along Hwy 41 primarily south of Calhoun, with smaller developments appearing on the northern side of Calhoun and throughout the County. Attractors include access to Interstate 75, as well as Hwy 41, and to CSX and Norfolk Southern rail lines. Additional industrial and commercial development is anticipated along US 411 due to the expansion of rail usage and the Appalachian Regional Port in Murray County.



Development Strategies/Policies:

- ❖ **Infrastructure:** The County should continue infrastructure upgrades to allow for future growth, providing access to water, sewer, electricity, gas, fiber optic, interstates/highways, rail access.
- ❖ **Property identification/acquisition:** Identify sites for acquisition and development.
- ❖ **Marketing/recruitment:** The Chamber of Commerce and Development Authority are skilled and experienced at marketing these properties and preparing incentive packages for the recruitment of interested parties.
- ❖ **Zoning/design guidelines:** Industrial/advanced manufacturing developments can create noise, light, odors or traffic impacts. Zoning and development guidelines can be created to mitigate these issues through requiring buffers, stormwater controls and other measures.
- ❖ **Recreation:** Incoming industries can sometimes be convinced to develop trails across their large properties as part of marketing campaigns or employee wellness programs.
- ❖ **Food/gas:** Nearby dining opportunities and convenience stores should be allowed for the purpose of serving employees of these industries during their breaks.

Land Uses: Industrial (light and heavy), commercial of various intensities, civic uses and other vehicle-driven uses.

DEPARTMENTAL REVIEW – ENVIRONMENTAL HEALTH

Application # 219-02 Hemmings A-1 to I-2

Date: 3-14-19

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.

DEPARTMENTAL REVIEW – FIRE DEPARTMENT

Application # 219-02 Hemmings A-1 to I-2

Date: 3/19/19

Reviewed by: JOEY JORDON

FIRE DEPARTMENT

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


CURRENT CODES REQUIRE SPRINKLERS IN BLDGS. 12,000 SQ. FT OR LARGER.

 3/19/19

DEPARTMENTAL REVIEW – PUBLIC WORKS DEPARTMENT

Application # 219-02 Hemmings A1 to I-2

Date: 3-13-19

Reviewed by: 

PUBLIC WORKS DEPARTMENT

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

Drive must be brought up to
Current U.L.D.C. Standards.



CITY OF CALHOUN
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z19-02
APPLICATION NAME Ken Scott
TYPE OF ZONING: A-1 to I-2
DATE: 3/14/2019
REVIEWED BY: Mark Williamson

WATER COMMENTS:

This area is served by an 8" water line.

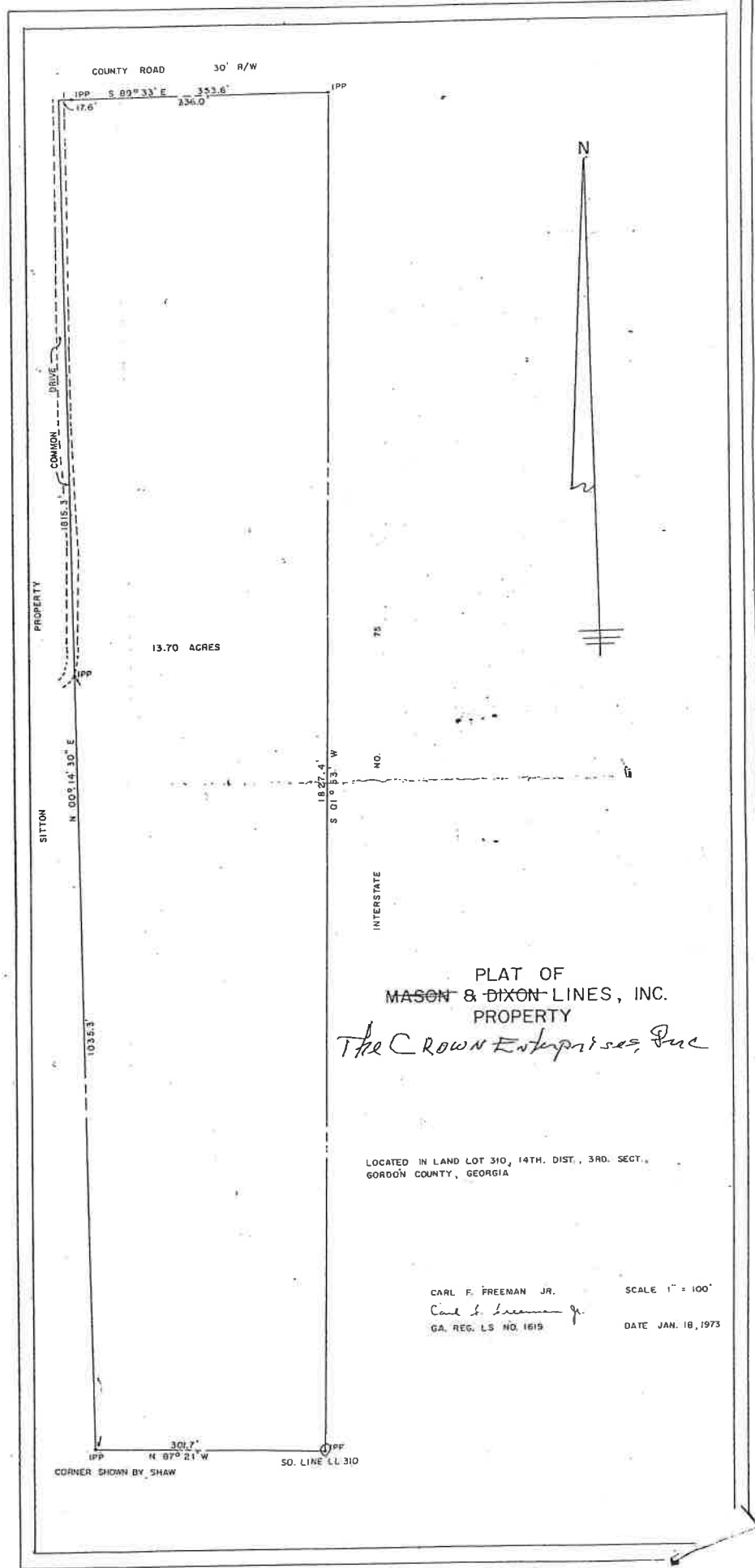
SEWER COMMENTS:

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.

219-02

62/143



Recorded 02/25/2013 10:10
Doc: QCD Rec#t#: 295483
TRANSFER TAX ID: 064000360
Grant Walraven, C.S.C.
GORDON County, Ga
DEED Bk: 1315 Pgs: 441-442

Return to: J. Brian King
Donsbach & King, LLC
P.O. Box 212139
Martinez, Georgia 30917-2139

STATE OF GEORGIA)
)
GORDON COUNTY)

QUITCLAIM DEED

TITLE NOT EXAMINED

THIS INDENTURE, made this 7 day of FEB, 2013, by and between WAYMON D. HEMMINGS and BARBARA A. HEMMINGS, 2838 Major Ridge Trail, Duluth, Gordon County, Georgia 30097 ("GRANTOR"), and HEMMINGS HOLDINGS, LLC, 2838 Major Ridge Trail, Duluth, Gordon County, Georgia 30097, a Georgia limited liability company ("GRANTEE").

WITNESSETH, that GRANTOR, for and in consideration of the sum of INDIVIDUAL TO COMPANY TRANSFER and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, bargain, sell, remise, release, and forever quitclaim to GRANTEE, its heirs, successors, and assigns, all the right, title, interest, claim, or demand which GRANTOR, his heirs, successors, and assigns, have or may have in and to the following-described property, to-wit:

All that tract or parcel of land lying and being located in Land Lot No. 310, in the 14th District, 3rd Section, of Gordon County, Georgia, and more particularly described as follows: BEGINNING at an iron pin located at the intersection of the southerly line of Lot No. 310 and the westerly right-of-way line of Interstate No. 75; thence along the southerly line of Land Lot No. 310 N. 87 deg. 21' W., 301.7 feet to an iron pin; thence N. 00 deg. 14' 30" E., 1815.3 feet to a point in the southerly right-of-way line of an existing county road S. 89 deg. 33' E., 353.6 feet to an iron pin located in the westerly right-of-way line of Interstate No. 75; thence along said westerly right-of-way line for Interstate No. 75 S. 01 deg. 53' W., 1827.4 feet to the POINT OF BEGINNING, containing 13.70 acres as shown on plat of Mason & Dixon Lines, INC. Property located in Land Lot 310, 14th Dist., 3rd Sect., Gordon County, Georgia, as prepared by Carl F. Freeman, Jr., Ga. Reg. LS No. 1619, dated Jan. 18, 1973, and being a portion of the property conveyed to L. D. Shaw, one of the Grantors herein, by deed dated December 30, 1939, and recorded in the Clerk's Office, Superior Court, Gordon County, Georgia, in Book 13, Folio 320.

Said property is the same property described in Limited Warranty Deed dated May 31, 2006, from Crown Enterprises, Inc. to Waymon D. Hemmings and Barbara A. Hemmings and recorded in the Superior Court of Gordon County, Georgia in Deed Book 1336, pages 56-59.

Quitclaim Deed of Waymon D. Hemmings and Barbara A. Hemmings Page 2

Said property is known by the current street numbering system as 527 Old Belwood Road, Calhoun, Georgia 30701.

Tax Map & Parcel #058 035.

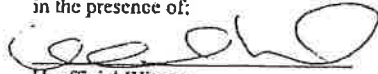
Said property is conveyed subject to all debts, mortgages, and liens of record.

TOGETHER WITH all the rights, members, and appurtenances to the said described Property in anywise appertaining or belonging.

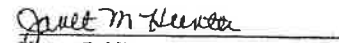
TO HAVE AND TO HOLD the said Property unto GRANTEE so that neither GRANTOR nor his heirs, successors, or assigns nor any other person or persons claiming under GRANTOR shall at any time claim or demand any right, title, or interest to the said Property or its appurtenances.

IN WITNESS WHEREOF, GRANTOR has signed and sealed this Deed the day and year above written.

Signed, Sealed, and Delivered
in the presence of:


Unofficial Witness

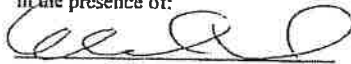

WAYMOND D. HEMMINGS (L.S.)

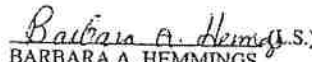

Notary Public
Hornett County, Georgia

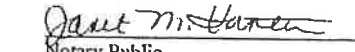
My commission expires: Jan 3, 2015



Signed, Sealed, and Delivered
in the presence of:


Unofficial Witness


BARBARA A. HEMMINGS (L.S.)


Notary Public
Hornett County, Georgia

My commission expires: Jan. 3, 2015



