

INFORMATION SHEET FOR REZONING REQUESTS

Application # 219-11 DATE OF READING 7-16-19

REZONE FROM C-G ^{General} Commercial TO I-1 ^{Emerging} Industrial

APPLICANT MANNINGTON MILLS, INC

OWNER _____

LOCATION OF PROPERTY 115 Old Belwood Rd

CALHOUN

DESCRIPTION OF PROPERTY

10.5 ACRES

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

1. Approval

STIPULATIONS:

Nathan Serritt made the motion to approve the rezoning application identified as #Z19-09 from A-1 to R-1. Eddie Smith seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**REZONING APPLICATION #Z19-10, MK HOLDINGS, LLC
MICHAEL & KELLY VIEL**

Chairman Rule read rezoning application #Z19-10, MK Holdings, LLC/Michael and Kelly Viel, requesting to rezone 11.98 acres located at 207 Hensley Road, Adairsville from A-1 to R-6. Ms. Viel represented the request explaining that she and her husband had bought this property in 2017 that was already a mobile home community and that they would like to bring it into compliance with its current use. She added that they had been making improvements to the area and would like to potentially add new homes. Ms. Viel stated that she knew that they would have to comply with the stipulations required by the Gordon County Public Works Department and the Environmental Health Service concerning septic issues before any new homes could be added. All adjoining property owners had been notified.

Eddie Smith made the motion to approve the rezoning application identified as #Z19-10 from A-1 to R-6. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

REZONING APPLICATION #Z19-11, MANNINGTON MILLS, INC.

Chairman Rule read rezoning application #Z19-11, Mannington Mills, Inc., requesting to rezone 10.5 acres located at 115 Old Belwood Road, Calhoun from C-G to I-1. Ursula Richardson, Zoning Administrator for Gordon County, stated that this construction had already been started when it was discovered that the property was actually in the county not the city, and now it will require rezoning. Someone from Mannington Mills will be present at the Board of Commissioners meeting on July 16, 2019 to answer the questions from Environmental Health and Georgia D.O.T. All adjoining property owners had been notified.

Nathan Serritt made the motion to approve the rezoning application identified as #Z19-11 from C-G to I-1. Jerry Lovelace seconded the motion. Eddie Smith voted against the motion. The vote was 3-1 to approve. 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 6:26 p.m.

**Cover Sheet
Proposal for Land Use Action**

Application Number: 219-11 Present Zoning: C-G Proposed Zoning: I-1

Date of Planning Commission Meeting: July 8, 2019

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

Applicant: Mannington Mills, Inc.

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

Property Address: 115 Old Belwood Rd., Calhoun, GA 30701

Said Property having a frontage of Corner lot feet and containing 10.5 acres.

Future Development Map Classification: Emerging Ind./ Commercial

Current Zoning Map Classification: C-G, General Commercial

Proposed Action: Rezoning for a manufacturing building.

Reason for Proposed Action:

To conform with neighboring and adjacent properties.

Directions to Property:

Corner of Hwy 415 & Old Belwood Rd
115 Old Belwood Rd.

**Planning Staff Report
To the
Gordon County Planning Commission

Rezoning Proposal**

Date of Report: May 21, 2019

Application # Z19-11

Applicant/Property Owner: Mannington Mills, Inc.

Location of Property: 115 Old Belwood Road, Calhoun, GA 30701

Property Frontage: Corner Lot Lot Feet Tract Size: 10.50 acres

Proposed Action: Rezone from C-G, General Commercial to I-1, Light Industrial

Reasons for Proposed Action: To rezone the property to conform with neighboring and adjacent properties.

Future Development Map Classification: Emerging Ind. /Commercial

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:*** Will this building be on City Sewer?
- * ***Building Department:*** N/A
- * ***Fire Department:*** OK.
- * ***Gordon County School System:*** N/A
- * ***Road Department:*** Driveway intersects with City and or State Route.
- * ***Georgia Dept. of Transportation:*** Please contact Emma Mejia at 678-721-5272 concerning access on SR3.
- * ***Water & Sewer (City of Calhoun):*** This area is served by 8" water line. This area is served by 15", 12" & 8" sewer lines.
- * ***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 proposed property is currently zoned CG with an existing warehouse structure on it, surrounding properties are either Commercial or Industrial.

2. *Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.*

The proposed zoning will not adversely affect the existing use or 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 expand into the manufacturing aspect until it is brought into compliance with the ULDC accordingly.

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 Emerging Ind. /Commercial on the Gordon County Future Development Map. This classification supports land uses intended for Industrial (light and heavy), commercial of various intensities, civic uses and other vehicle driven uses.

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 property is in compliance Gordon County Future Development Map and it already has an existing commercial warehouse.

Planning Staff's Recommendation:

The rezoning request identified as Application #Z19-11 is recommended for approval.

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

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.

Return Recorded Document to:
Brumlow, Corwin & Delashmit, P.C.
1287 Curtis Parkway SE
Calhoun, GA 30703
File #0419G488

STATE OF GEORGIA
COUNTY OF Gordon

QUITCLAIM DEED

THIS INDENTURE, Made the 7th day of June, 2019, between **Champions of Calhoun, LLC** of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Mannington Mills, Inc.** of the State of Georgia, 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 : Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

All that Tract or Parcel of Land lying and being in Land Lot 311 of the 14th District, 3rd Section of Gordon County, Georgia, and bring more described as follows; Beginning at the right of way intersection of Highway 41 - State Route 3 and Old Belwood Road; thence along the north right way of Old Belwood Road North 89 degrees 44 seconds 54 minutes East a distance of 590.14 feet to a 1" square rod found; thence leaving said right of way South 01 degrees 05 seconds 25 minutes East a distance of 201.96 feet to a 1" open top pipe found; thence South 00 degrees 40 seconds 29 minutes East a distance of 519.19 feet to a 1/2 " rebar found; thence South 00 degrees 23 seconds 31 minutes East a distance of 49.55 feet to a 1" open top pipe found; thence North 89 degrees 39 seconds 38 minutes West a distance of 605.10 feet to a point on the eastern right of way Highway 41 - State Route 3; thence continuing north along said right way North 00 degrees 20 seconds 57 minutes East a distance of 764.61 feet to a point; which is the point beginning, having an area of 10.54 acres. Being the same property as described in Deed Book 1469, Page 25.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in presence of:




Witness

CHAMPIONS OF CALHOUN, LLC

By: 

Stephen Fox, Member



Notary Public



DEPARTMENTAL REVIEW – ENVIRONMENTAL HEALTH

Application # 219-11 Mannington Mills C-G to I-1

Date: 6/10/19

Reviewed by: Christy Blair

ENVIRONMENTAL HEALTH

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

Will this building be on city sewer?

DEPARTMENTAL REVIEW – FIRE DEPARTMENT

Application # 219-11 Mannington C-G to I-1

Date: 6/18/19

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. 

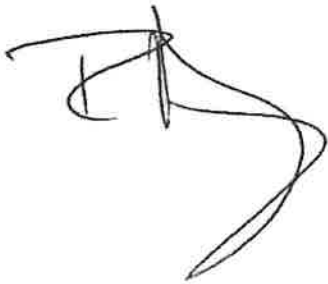
DEPARTMENTAL REVIEW – PUBLIC WORKS DEPARTMENT

Application # 219-11 Mannington Mills C-G to I-1
Date: June 14, 2019
Reviewed by: Rusty Hagan

PUBLIC WORKS DEPARTMENT

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

Driveway intersects with
City and or State Route.



DEPARTMENTAL REVIEW – STATE OF DEPARTMENT TRANSPORTATION

Application # 219-11 Mannington Mills, Inc C-G to I-1

Date: 6/11/19

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:**

Please contact Emma Mejia at 678-721-5272
Concerning access on SR3.

CITY OF CALHOUN
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z19-11
APPLICATION NAME Mannington Mills
TYPE OF ZONING: C-G to I-1
DATE: 6/12/2019
REVIEWED BY: Mark Williamson

WATER COMMENTS:

This area is served by 8" water lines.

SEWER COMMENTS:

This area is served by 15", 12" & 8" sewer lines.

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.