

INFORMATION SHEET FOR REZONING REQUESTS

Application # Z 20-01 DATE OF READING 2-25-2020

REZONE FROM R-6 TO RA-1

APPLICANT Ronald + Dorothy Ledford

OWNER \_\_\_\_\_

LOCATION OF PROPERTY 200 Fir Rd

Ranger

DESCRIPTION OF PROPERTY

3.41 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  
FEBRUARY 10, 2020**

The Gordon County Planning Commission held a Public Hearing on Monday, February 10, 2020 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
Butch Layson	

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 January 13, 2020. Butch Layson seconded the motion. All voted aye. The minutes were approved as written.

**REZONING APPLICATION #Z20-01, RONALD & DOROTHY LEDFORD**

Chairman Rule read rezoning application #Z20-01, Ronald and Dorothy Ledford, requesting to rezone a 3.41 acre tract located at 200 Fir Rd., Ranger from R-6 to RA-1. Mr. Ledford represented the request explaining that they would like to build a home at this site rather than put a mobile home there. All adjoining property owners had been notified.

Nathan Serritt made the motion to approve the rezoning application identified as #Z20-01 from R-6 to RA-1. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**REZONING APPLICATION #Z20-02, SAMMY L. TRUAX, SR.**

Chairman Rule read rezoning application #Z20-02, Sammy L. Truax, Sr., requesting to rezone a 1.39 acre tract located at 631 Hwy. 411, Ranger from A-1 to R-6. Mr. Truax represented the request explaining that he would like to subdivide off 1.39 acres from his existing 12.187 acre tract and place a manufactured home on the property to either rent or sale for extra income. All adjoining property owners had been notified.

Jerry Lovelace made the motion to approve the rezoning application identified as #Z20-02 from A-1 to R-6. Butch Layson seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**Cover Sheet**  
**Proposal for Land Use Action**

Application Number: Z20-01 Present Zoning: R-6 Proposed Zoning: RA-1

Date of Planning Commission Meeting: FEBRUARY 10, 2020

Date of Board of Commissioners' Meeting: FEBRUARY 25, 2020

Applicant: RONALD & DOROTHY LEDFORD

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

Property Address: 200 FIR RD., RANGER, GA 30734

Said Property having a frontage of CORNER LOT feet and containing 3.41 acres.

Future Development Map Classification: RURAL/AGRICULTURAL RESERVE

Current Zoning Map Classification: R-6, MANUFACTURING HOUSING

Proposed Action: REZONE THE PROPERTY IN ORDER TO BUILD A HOUSE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reason for Proposed Action: PROPERTY WAS REZONED (#809) FOR MOBILE HOMES ONLY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Directions to Property: RED BUD RD..TURN LEFT ONTO FIR RD., FIRST DRIVE IN THE  
RIGHT.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Date of Report:** January 24, 2020

**Application #** Z20-01

**Applicant/Property Owner:** Ronald & Dorothy Ledford

**Location of Property:** 200 Fir Rd. NE, Ranger, GA 30734

**Property Frontage:** Corner Lot Feet    **Tract Size:** 3.41 acres

**Proposed Action:** Rezone from R-6, Manufactured Housing to Residential Agricultural District

**Reasons for Proposed Action:** The property was rezoned by in 2004, #809, for the property to be divided into 5 lots for mobile homes. We would like to build one single family dwelling.

**Future Development Map Classification:** Rural/Agricultural Reserve

**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:*** A permit for his septic system was issued on 12/13/19 (see attached). He will need to install a new system for the house.
- \* ***Building Inspection Department:*** N/A
- \* ***Fire Department:*** OK with Fire Dept.
- \* ***Gordon County School System:*** N/A
- \* ***Public Works Department:*** Property owner must consult with the Gordon County Public Works Department to bring their driveway entrance into compliance with the ULDC.
- \* ***Georgia Dept. of Transportation:*** N/A
- \* ***Water & Sewer (City of Calhoun):*** This area is served by an 8" 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.***

The subject property is located in a rural area which consists of rural residential and agricultural properties.

***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 be further developed as currently zoned for a conventional built single family dwelling.

***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 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 Rural/Agricultural District on the Gordon County Future Development Map. This classification supports large lot residential, agricultural, agribusiness, conservation, passive recreation.

***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 the Future Development Map.

**Planning Staff's Recommendation:**

The rezoning request identified as Application #Z20-01 is recommended for approval.

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

Recorded 12/20/2019 10:40  
Doc: WD Rcpt#: 334612  
TRANSFER TAX: 28.50  
TRANSFER TAX ID: 0642019002575  
Grant Walraven, C.S.C.  
GORDON County, Ga  
DEED Bk: 2282 Pg: 281

Return Recorded Document to:  
Brumlow, Corwin & Delashmit, P.C.  
1287 Curtis Parkway SE  
Calhoun, GA 30701  
File #1019G280

**JOINT TENANCY WITH SURVIVORSHIP  
WARRANTY DEED**

STATE OF GEORGIA,  
COUNTY OF Gordon

This Indenture made this 17th day of December, 2019 between The Landlord, Inc., of the County of Gordon, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Ronald N. Ledford and Dorothy Jean Ledford, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 **TEN AND 00/100'S (\$10.00)** Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

**ALL THAT TRACT OR PARCEL OF Land** lying and being in the 25th District and 2nd Section of Gordon County, Georgia and being part of Land Lots 145 and 179 and being more particularly described as Tract No. 21 as shown on a plat entitled "Plat for Edward L. Weaver" sated March 17, 1988 by Bakcum-Deloach & Assoc., recorded in Plat Book 19, Page 320, plat records of Gordon County, Georgia, which said plat is incorporated herein by reference for a more complete description of the property herein conveyed. **SUBJECT** to restrictions recorded at Deed Book 283, page 278, aforesaid records.

**THIS CONVEYANCE** is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

**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 behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

**THIS CONVEYANCE** is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

**AND THE SAID Grantor** will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the 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

  
Notary Public

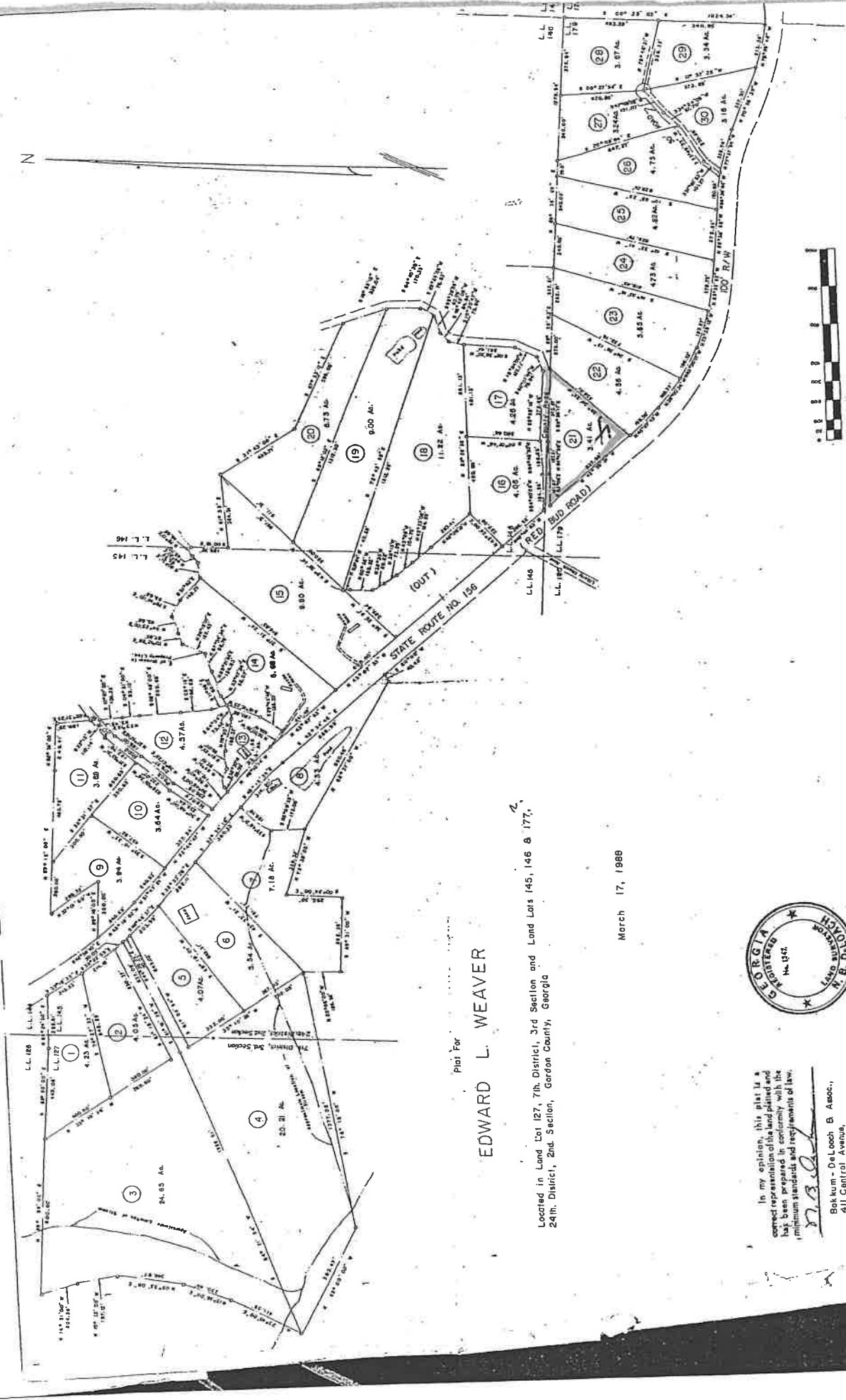


The Landlord, Inc.

  
Flipper McDaniel Special Agent

CORP. SEAL AFFIXED

Filed in Clerk's Office 4-8-88 @ 2:30



Plot For

EDWARD L. WEAVER

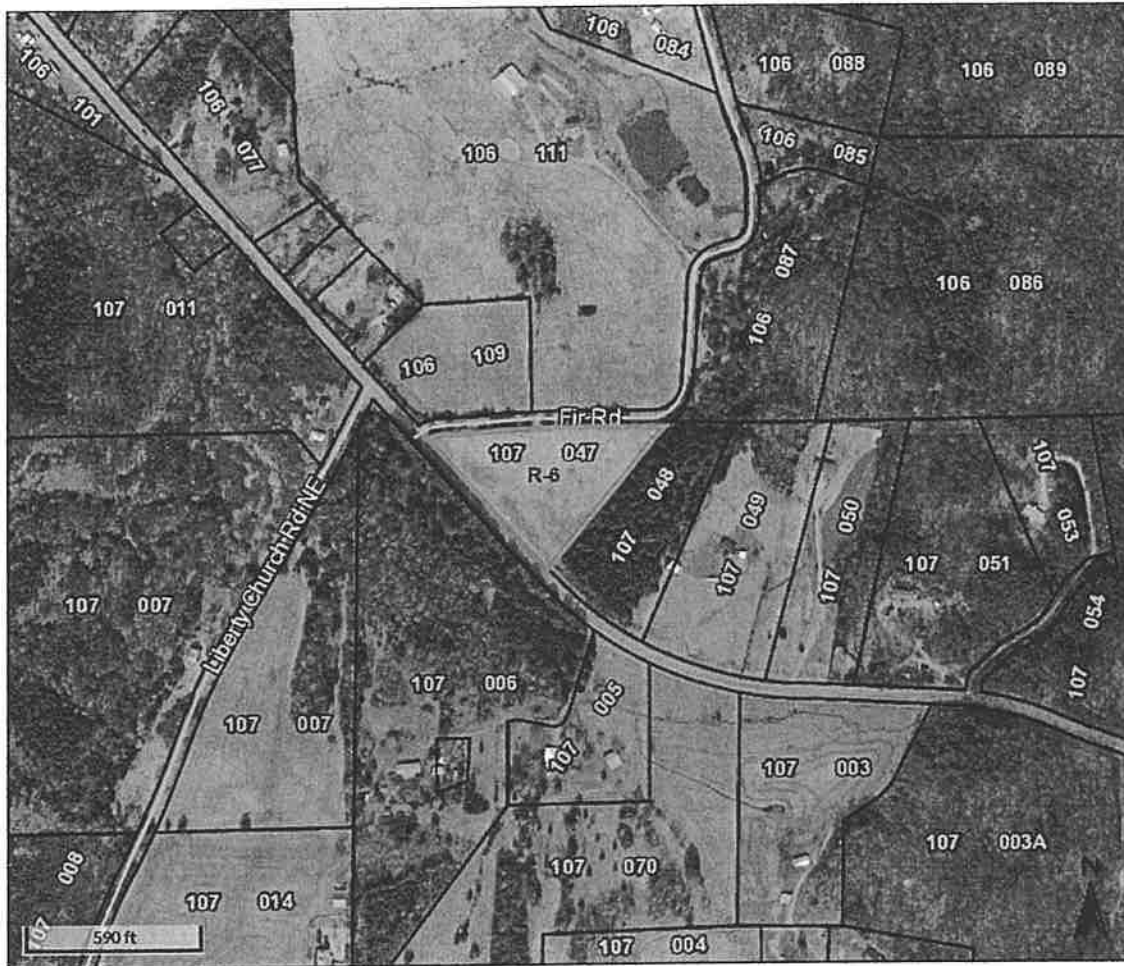
Located in Land Lot 127, 7th District, 3rd Section and Land Lots 145, 146 & 177, 24th District, 2nd Section, Gordon County, Georgia

March 17, 1988

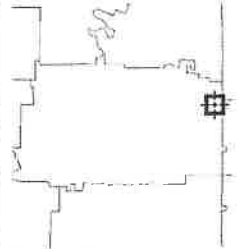


In my opinion, this plot is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law.






















*[Signature]*  
 Bakum - DeLoach & Assoc.,  
 411 Central Avenue,  
 Dalton, Georgia



**Overview**



**Legend**

-  Parcels
-  Roads
-  City Labels
- Zoning**
-  <all other values>
-  A-1
-  C-C
-  C-G
-  C-H
-  CU
-  I-1
-  I-2
-  M-U
-  O-I
-  R-1
-  R-2
-  R-3
-  R-4
-  R-5
-  R-6
-  RA-1
-  RC-1

<b>Parcel ID</b>	107 047	<b>Owner</b>	LEDFORD RONALD M & DORTHY	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		JEAN	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	Countywide		49 NAPLES COURT	12/17/2019	\$28500	LM	Q
	Countywide		CALHOUN GA 30701	12/10/2007	\$45000	FM	Q
<b>Acres</b>	3.41	<b>Physical Address</b>	200 FIR RD				
		<b>Assessed Value</b>	Value \$25900				

(Note: Not to be used on legal documents)

Date created: 1/6/2020  
 Last Data Uploaded: 1/6/2020 6:02:07 AM



# Environmental Health

DEPARTMENTAL REVIEW - ~~PUBLIC WORKS~~ DEPARTMENT

Application # Z20-01 Ledford R-1 to RA-1

Date: 1/14/20

Reviewed by: CP Blair

## PUBLIC WORKS DEPARTMENT

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

A permit for his septic system was issued 12/31/19 (see attached). He will need to install a new system for the house.

## Existing On-site Sewage Management System Performance Evaluation Report Form

Applicant: RONALD LEDFORD		Reason for Existing Sewage System Evaluation: BUILDING 2176 SQ FT HOUSE WHERE M/H ON HILL WAS.
Property/System Address: 200 FIR RD RANGER, GA 30734		
Subdivision Name:	Lot: Block:	
Existing System Information: Water Supply (circle)	Number of Bedrooms/GPD: Garbage Grinder: (circle)	
<input checked="" type="radio"/> Public <input type="radio"/> Private Well <input type="radio"/> Community		4/0 <input type="radio"/> (1) Yes <input checked="" type="radio"/> (2) No

\*\*\* One of Section A, B, or C should be Completed \*\*\*

### SECTION A - System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: RED BUD RD, LEFT ON FIR RD, 1ST DRIVE ON THE RIGHT. 2 SYSTEMS ON PROPERTY, USING SYSTEM ON TOP OF HILL. PUTTING HOUSE IN THE SAME LOCATION. NOT USING SYSTEM WHERE OTHER M/H IS BEING TORN DOWN. OWNER, RONALD LEDFORD: 706-879-0751.
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	
Evaluating Environmentalist	Title:	Date:
verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

### SECTION B - System Not on Record

<input checked="" type="radio"/> Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	Comments: ATTACHED A PUMPER DOCUMENTATION SHEET FOR UPPER SYSTEM. HAVE FLOOR PLANS AND WILL BE 2176 SQ FT AND 4 BEDROOMS.
(1) Yes <input checked="" type="radio"/> (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
<input checked="" type="radio"/> Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
<input checked="" type="radio"/> Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
(1) Yes <input checked="" type="radio"/> (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist	Title:	Date:
	Environmental Health County Manager	31-Dec-19
verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

### SECTION C - System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments: TEMPORARY PERMIT: Must install a new 1000 gallon tank and 520' of drain field. Install as a distribution system shallow 18-20". Installer call for inspection. Do not use existing tank, fill with dirt.
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	
Evaluating Environmentalist	Title:	Date:
verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

### SECTION D - Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

(1) Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments:
(1) Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	
		Number of Bedrooms/GPD:      Garbage Grinder: (circle)
		4      (1) Yes <input checked="" type="radio"/> (2) No
Evaluating Environmentalist	Title:	Date:
verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

**DEPARTMENTAL REVIEW – PUBLIC WORKS DEPARTMENT**

Application # Z20-01 Ledford R-1e to RA-1

Date: 1-15-2020

Reviewed by: Rusty Hogan

**PUBLIC WORKS DEPARTMENT**

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

Property owner must consult with the Gordon County Public Works Department to bring their Driveway entrance into compliance with the ULDC.

CITY OF CALHOUN  
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z20-01  
APPLICATION NAME Ronald & Dorothy Ledford  
TYPE OF ZONING: R-6 to RA-1  
DATE: 1/24/2020  
REVIEWED BY: Mark Williamson

WATER COMMENTS:

This property is served by an 8" water line along Red Bud Road.

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.