

INFORMATION SHEET FOR REZONING REQUESTS

Application # 221-21 DATE OF READING 9-21-21

REZONE FROM R-2 TO A-1

APPLICANT JAREN Jeffords

OWNER \_\_\_\_\_

LOCATION OF PROPERTY Tucker Hollow Rd

Calhoun

DESCRIPTION OF PROPERTY

27.41 ACRES

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

1. Approval

STIPULATIONS:

**REZONING APPLICATION #Z21-21, JAREN JEFFORDS**

Chairman Rule read rezoning application #Z21-21, Jaren Jeffords, requesting to rezone 27.41 acres located on Tucker Hollow Rd., Calhoun from R-2 to A-1. Mr. Jeffords explained that the property had been rezoned for a subdivision which he would like to rezone back to A-1 and use it for his cattle. All adjoining property owners had been notified.

Nathan Serritt made the motion to approve the rezoning application identified as #Z21-21 from R-2 to A-1. Eddie Smith seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**REZONING APPLICATION #Z21-22, QUANG NGUYEN & GIAU VO**

Chairman Rule read rezoning application #Z21-22, Quang Nguyen and Giau VO, requesting to rezone 1.29 acres located on Lindsey Lane, Calhoun from A-1 to R-4. Mr. Nguyen explained that they would like to build a duplex on this site that had been used for a mobile home in the past. He also added that they would annex into the City for sewer connection. All adjoining property owners had been notified.

Sabrina Poole made the motion to approve the rezoning application identified as #Z21-22 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.

**REZONING APPLICATION #Z21-24, JEFF LANGSTON**

Chairman Rule read rezoning application #Z21-24, Jeff Langston, requesting to rezone 2.071 acres located at 749 Brackett Rd., Resaca from A-1 to RA-1. Mr. Langston explained that he is splitting this property off of a larger tract and needs to bring into compliance. All adjoining property owners had been notified.

Nathan Serritt made the motion to approve the rezoning application identified as #Z21-24 from A-1 to RA-1 with the stipulations that all the Environmental Health requirements are met. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**REZONING APPLICATION #Z21-25, JEFF LANGSTON**

Chairman Rule read rezoning application #Z21-25, Jeff Langston, requesting to rezone 1.817 acres located at 749 Brackett Rd., Resaca from A-1 to R-6. Mr. Langston explained that he is splitting this property with existing mobile home from a larger tract to sale and needs to bring into compliance. All adjoining property owners had been notified.

Eddie Smith made the motion to approve the rezoning application identified as #Z21-25 from A-1 to R-6 with the stipulations that all the Environmental Health requirements are met. Nathan Serritt 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: 221-21 Present Zoning: R-2 Proposed Zoning: A-1

Date of Planning Commission Meeting: Sept. 13, 2021

Date of Board of Commissioners' Meeting: Sept. 21, 2021

Applicant: Jaren Jeffords

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

Property Address: Tucker Hollow Rd. Calhoun Ga 30701

Said Property having a frontage of 610 feet and containing 27.41 acres.

Future Development Map Classification: Emerging Suburban

Current Zoning Map Classification: R-2, Medium Density Residential

Proposed Action: Rezoning to A1

Reason for Proposed Action: Ag. Use

Directions to Property: From exit 312 take Hwy 53E for 1.6 miles,

Turn right on Tucker Hollow Rd. Go .8 miles & property is  
on ~~left~~ right.

Planning Staff Report  
To the  
Gordon County Planning Commission

Rezoning Proposal

Date of Report: August 27, 2021

Application # Z21-21

Applicant/Property Owner: Jaren Jeffords

Location of Property: Tucker Hollow Rd., Calhoun, GA 30701

Property Frontage: 610 Feet Tract Size: 27.41 Acres

Directions to property: Hwy US 53E, turn left onto Tucker Hollow Rd. Go .8 miles and property is on right.

Proposed Action: Rezone from R-2, Medium Density Residential to A-1, Agricultural

Reasons for Proposed Action: The property had been rezoned for a subdivision which I would like to rezone it back to Agricultural and use it for personal use.

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:* No issues with EH going to A-1.

*Building Inspection Department:* N/A

*Fire Department:* OK with Fire Department.

*Gordon County School System:* N/A

*Public Works Department:* If any new crossing of ROW is to be done will need approval/ permit from the Public Works Dept.

*Georgia Dept. of Transportation:* N/A.

*Water & Sewer (City of Calhoun):* This property 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

### 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 near the subdivision of Chelcy Glen, however, there are small and large lots with homes zoned agricultural and farming in the area.

***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 can be further developed as currently zoned but at the expense of getting city sewage to the property.

***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 Emerging Suburban on the Gordon County Future Development Map. This classification supports land uses intended for residential, light commercial, parks/ 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 more suitable to the location because there are already a few farms in the area. The land has been zoned R-2 for several years standing vacant because there is no city sewage available in this area, which would be a requirement.

### **Planning Staff's Recommendation**

The Rezoning Application #Z21-21 is recommended for approval

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

## EMERGING SUBURBAN

### Description:

Most of these areas have historically been agricultural properties, including family farms and family land now being sold to housing developers. Northwest Georgia is benefitting from lower housing costs and a more affordable cost of living, which is causing development pressure for additional housing.

### Development Strategies/Policies:

- ❖ **Infrastructure:** Agricultural or rural residential areas historically had minimal infrastructure, served by wells, septic tanks and narrow roads. As additional housing is developed and population density increases, a need for water, sewer, fiber optic and road improvement arises.
- ❖ **Zoning:** Zoning and other ordinances (design guidelines, code enforcement, etc.) should be in place in advance to prevent the construction of neighborhoods that are unlikely to retain their value. This can also be used to prevent over-development which will cause vehicular gridlock.
- ❖ **Pedestrian-friendly:** Housing is more marketable in areas that appear vibrant and thriving. Younger generations are looking for active communities that encourage residents to get out and interact with neighbors. Developers can be encouraged or incentivized to include sidewalks, crosswalks, bike lanes, trails, especially connecting neighborhoods to amenities.
- ❖ **Encourage traditional neighborhood development:** Offer incentives for developers to develop neighborhoods with various price points (entry-level to executive). Incentives can also be provided to encourage development of grid pattern neighborhoods, as opposed to the typical subdivisions that are comprised of a series of cul-de-sacs with a single point of entry/exit.
- ❖ **School Placement:** Historically schools have been placed where land values are lower, typically on sites accessible only by vehicular traffic, rather than neighborhood schools in walkable areas. Consider planning for future schools in areas that are likely to see significant residential growth.



*Single family residential, Newtown Church Rd.*

Land Uses: Residential, light commercial, parks/recreation

Recorded 05/19/2020 11:20  
Doc: WD Rcpt#: 337076  
TRANSFER TAX: 143.50  
TRANSFER TAX ID: 0642020000856  
Grant Walraven, C.S.C.  
GORDON County, Ga  
DEED Bk: 2329 Pg: 348

Return Recorded Document to:  
Brumlow, Corwin & Delashmit, P.C.  
1287 Curtis Parkway SE  
Colhoun, GA 30701  
File #0420G409

**JOINT TENANCY WITH SURVIVORSHIP  
WARRANTY DEED**

**STATE OF GEORGIA,  
COUNTY OF Gordon**

This Indenture made this 12th day of May, 2020 between Northpointe Church of Adairsville, Inc., of the County of Gordon, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Jaren Jeffords and Stephanie Jeffords, 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 situated, lying and being in Land Lots 271, 272, 305 and 306 of the 14th District and 3rd Section of Gordon County, Georgia and being 27.41 acres more particularly described according to a plat prepared by Michael Paul Bunch dated May 6, 2020, entitled "Boundary Survey for Jaren & Stephanie Jeffords" a copy of which is recorded in Plat Book 57, Page 86, in the Office of the Clerk of the Superior Court of Gordon County, Georgia, reference to which plat is incorporated herein.

**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

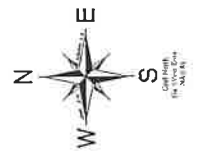
Notary Public



Northpointe Church of Adairsville, Inc.  
  
\_\_\_\_\_  
Paxton Hamby, CEO (Seal)



221-21



**BOUNDARY SURVEY**  
FOR  
**Jaren & Stephanie Jeffords**  
GORDON County, Georgia  
**LOCATED IN LAND LOTS 271, 272, 305 & 306, 14th DISTRICT & 3rd SECTION OF GORDON COUNTY, GEORGIA**

APPROVED FOR RECORDING  
Gordon County Building, Planning & Development  
By: *[Signature]* Date: 5/1/20

*Laura & Gary Pass*

*Charley Allen*

*Jaren Jeffords*

*Hubble  
Timber*

eFiled & eRecorded  
DATE: 5/8/2020  
TIME: 3:15 PM  
PLAT BOOK: 00057  
PAGE: 00086  
RECORDING FEES: \$10.00  
PARTICIPANT ID: 3395671904  
CLERK: Grant Walraven  
GORDON County, GA

Date of field work: 5/4&5/2020  
Date of plat: 5/6/2020

Scale: 1"=80'



See: (If necessary) survey bearings of 2nd & 3rd  
Township and Range of 1811

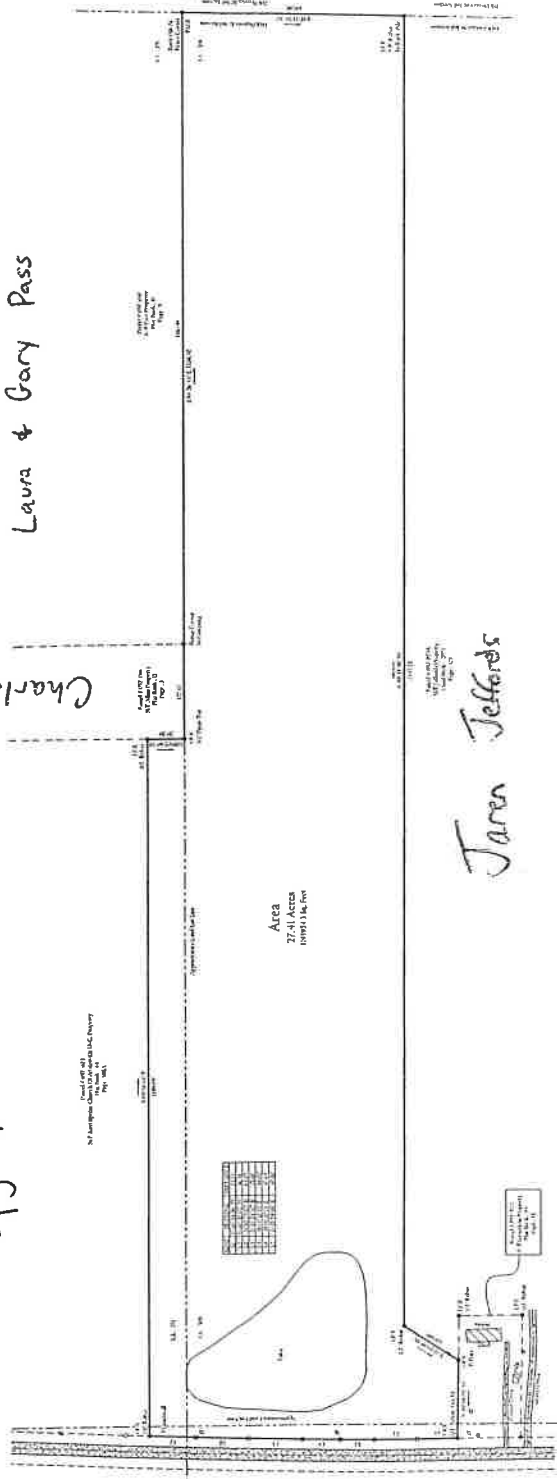
**LEGEND**  
--- BOUNDARY  
--- ADJACENT PROPERTY  
--- ADJACENT ROAD  
--- ADJACENT RAILROAD  
--- ADJACENT WATERWAY  
--- ADJACENT AIRWAY  
--- ADJACENT POWERLINE  
--- ADJACENT TELEPHONE LINE  
--- ADJACENT FENCE  
--- ADJACENT EASEMENT  
--- ADJACENT ENCROACHMENT  
--- ADJACENT ENCLOSURE  
--- ADJACENT ENCLOSURE

*TJ Residing*

*Danny Fite*

*David Holder*

Area  
27.01 Acres  
1899.14 sq. ft.



North Georgia  
SURVEYING  
706-665-1046

NOTE  
THIS SURVEY IS SUBJECT TO ALL RIGHTS OF RECORD  
RECORDED IN THE PUBLIC RECORDS OF GORDON COUNTY, GEORGIA

J-1376

**DISCLAIMER**  
The surveyor has no knowledge of any other survey or map that may affect the boundaries shown on this plat. The surveyor is not responsible for any errors or omissions in this plat. The surveyor is not responsible for any damages or losses resulting from the use of this plat. The surveyor is not responsible for any claims or lawsuits filed against the surveyor or the client. The surveyor is not responsible for any claims or lawsuits filed against the surveyor or the client. The surveyor is not responsible for any claims or lawsuits filed against the surveyor or the client. The surveyor is not responsible for any claims or lawsuits filed against the surveyor or the client.



**DEPARTMENTAL REVIEW – ENVIRONMENTAL HEALTH**

Application # 221-21 Jeffords R-2 to A-1

Date: 8/26/21

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 going to A1.*

**DEPARTMENTAL REVIEW – FIRE DEPARTMENT**

Application # 221-21 Jeffords R-2 to A-1

Date: 8/17/21

Reviewed by: Ron Chance Greg Hasty

**FIRE DEPARTMENT**

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

**OK WITH FIRE DEPARTMENT**

*Ron Chance*

**DEPARTMENTAL REVIEW – PUBLIC WORKS DEPARTMENT**

Application # Z 21-21 Jeffords B-2 to A-1

Date: 8-18-21

Reviewed by: *Steve Paris*

**PUBLIC WORKS DEPARTMENT**

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

*If any new crossing of ROW is to be done  
Will need approval / Permit from Public Works*

**

CITY OF CALHOUN

WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z21-21  
APPLICATION NAME JAREN JEFFORDS  
TYPE OF ZONING: TUCKER HOLLOW  
DATE: 8/27/2021  
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.