

INFORMATION SHEET FOR REZONING REQUESTS

Application # 221-25 DATE OF READING 9-21-21

REZONE FROM A-1 TO R-6 manufactured housing

APPLICANT Jeff Langston

OWNER _____

LOCATION OF PROPERTY 749 Brackett Rd

Reason

DESCRIPTION OF PROPERTY

1.817 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.

Planning Staff Report
To the
Gordon County Planning Commission

Rezoning Proposal

Date of Report: August 27, 2021

Application # Z21-25

Applicant/Property Owner: Jeff Langston

Location of Property: 749 Brackett Rd., Resaca, GA 30735

Property Frontage: 130 Feet Tract Size: 1.817 Acres

Directions to property: Hwy 41N, turn right onto Hwy 225, turn right onto Hwy 136, turn right onto Greeson Rd bare to the right onto Brackett Rd. go @ ½ mile on the left.

Proposed Action: Rezone from A-1, Agricultural District to R-6, Manufactured housing.

Reasons for Proposed Action: Proposing to split the property into two (2) tracts, selling this tract w/existing mobile home.

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: Before dividing tracts, need to have septic tank and drainfield located by a licensed installer. Need to be sure the drainfield does not cross newly proposed property line. If so, property lines will need to be adjusted or septic system will need to be repaired. No records on 747 found in file.

Building Inspection Department: N/A

Fire Department: OK with fire Department.

Gordon County School System: N/A

Public Works Department: This property will be required to bring driveway up to county code. They will need to contact the Public Works Dept. for an inspection.

Georgia Dept. of Transportation: No Comments.

Water & Sewer (City of Calhoun): This property is served by a 4" 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 Public 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 compatible with the surrounding properties. There are small lots with mobile homes zoned agricultural.

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 requirement 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 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 Reserve on the Gordon County Future Development Map. This classification supports land uses intended for 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 in compliance with our Future Land Development Map and will have the potential to accommodate the needs of local residences for needed housing.

Planning Staff's Recommendation

The Rezoning Application #Z21-25 is recommended for approval subject to satisfying the requirements of the requirements of Environmental Health.

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

RURAL/AGRICULTURAL RESERVE

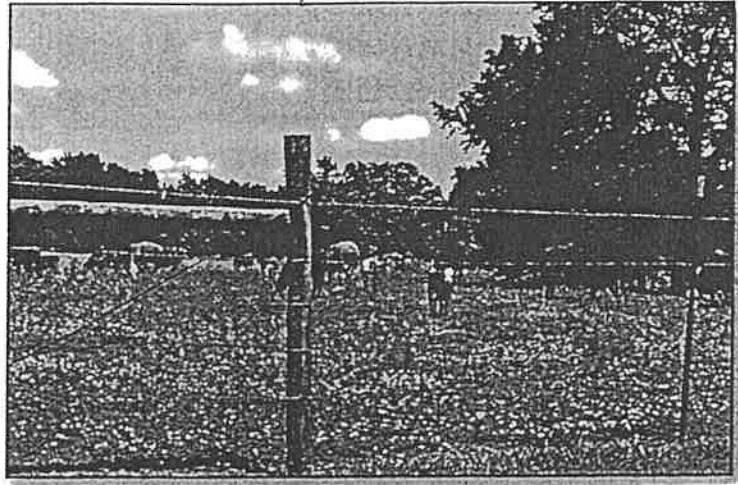
Description:

These are rural areas, away from Interstate 75 and the Calhoun Metropolitan Area. This part of the county consists of rural residential homes and family farms typically not served by sewer. The poultry industry has also seen tremendous growth in these parts of the county. Much of the County's floodplain lies within these areas providing for potential greenspace and recreational development.

Development

Strategies/Policies:

- ❖ Infrastructure: Limiting expansion of sewer to these areas will prevent over development if the county hopes to retain the rural character of this area. However, internet access in these areas is becoming increasingly important, particularly for students doing school assignments. Roads should only be widened when absolutely necessary. Zoning is another opportunity to prevent sprawl and over development.
- ❖ Conservation Easements: Many properties in these areas could take advantage of conservation easements. These are an opportunity to protect greenspace and natural resources. Conservation efforts are especially important along rivers and creeks.
- ❖ Agribusiness development: There is a growing market for locally produced products, whether fruits and vegetables, meats and cheeses, or even local wine production. North Georgia has seen explosive growth in the development of wineries and vineyards. Ensure that zoning and local ordinances allow for the development of such opportunities. These can also be tourism draws.
- ❖ Zoning: Protect the character of this area by zoning it for large lot residential and agricultural. Agribusiness properties should allow for enough of a buffer to prevent things like manure odors and insecticide overspray from adversely affecting the quality of life for neighboring residences.



Cows and calves, Highway 53.

Land Uses:

Large lot residential, agricultural, agribusiness, conservation, passive recreation (i.e. fishing, hunting)

Cover Sheet
Proposal for Land Use Action

Application Number: 221-25 Present Zoning: A-1 Proposed Zoning: R-1b

Date of Planning Commission Meeting: September 13, 2021

Date of Board of Commissioners' Meeting: September 21, 2021

Applicant: Jeff Langston

Property Owner: (if different from applicant) _____

Property Address: 749 Brackett Rd, Resaca, GA 30735

Said Property having a frontage of 136⁺ feet and containing 1.817 acres.

Future Development Map Classification: Rural/Agricultural Reserve

Current Zoning Map Classification: A-1, Agricultural District

Proposed Action: Subdividing tract into 2 separate parcels.

Reason for Proposed Action: Selling this tract w/existing mobile home and I need to bring it into compliance w/zoning.

Directions to Property: Hwy 41 + right Hwy 225, + rt Hwy 136, + rt onto Greeson Rd, bare to right onto Brackett Rd @ 1/2 mile on Left.

221-25

Recorded 04/14/2021 1:11
Doc: WD Rcpt#: 345017
TRANSFER TAX: 32.50
TRANSFER TAX ID: 0642021000876
Grant Walraven, C.S.G.
GORDON County, Ga
DEED Bk: 2463 Pg: 23

Return Recorded Document to:
Brumlow, Corwin & Delashmit, P.C.
1287 Curtis Parkway SE
Calhoun, GA 30701
File #0321G355

STATE OF GEORGIA
COUNTY OF GORDON

WARRANTY DEED

This Indenture made this 2nd day of April, 2021 between ROY F. MCGREGOR, JR., of the County of Gordon, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and JEFF & JEFF INVESTMENTS, LLC, 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 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 receipt 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 Grantee,

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 320 of the 8th District and 3rd Section of Gordon County, Georgia; and being that certain 3.985 acre tract as per plat recorded in Plat Book 23, Page 170, Gordon County, Georgia Records, which plat by reference is incorporated herein and made a part hereof.

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.

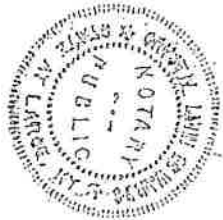
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Clara Floyd
Witness
Crystal Edwards
Notary Public

Roy F. McGregor, Jr. (Seal)
ROY F. MCGREGOR, JR.



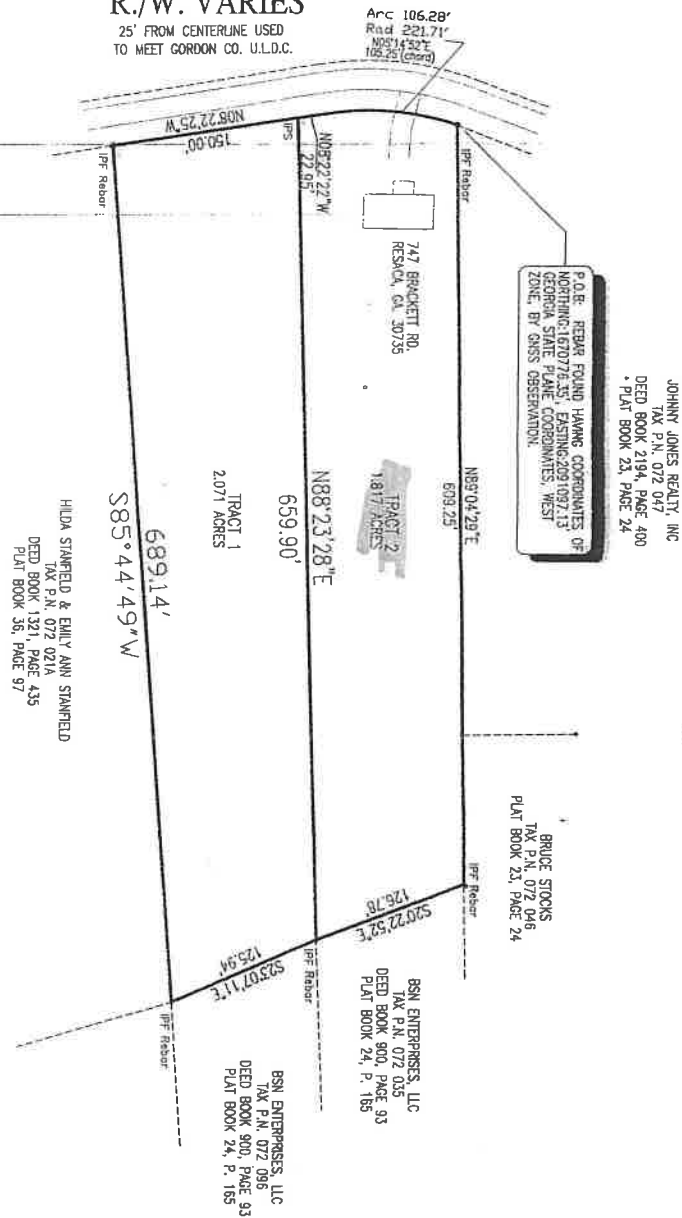
N.P. SEAL AFFIXED


221-25

BRACKETT ROAD N.E.

R./W. VARIES

25' FROM CENTERLINE USED
TO MEET GORDON CO. U.L.D.C.




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DAVID A. GLASS, P.L. REG.
 SURVEYOR NO. 4523
 GEORGIA U.A. 2 CERTIFIED
 PROFESSIONAL NO. 4450
 MEMBER NATIONAL SOCIETY
 OF PROFESSIONAL SURVEYORS
 AND ENGINEERS
 GEORGIA



REVISIONS:	
DATE:	
DESCRIPTION:	
DATE:	
DESCRIPTION:	

MINOR S
 Jeff L
 BEING A REDU

DEPARTMENTAL REVIEW – ENVIRONMENTAL HEALTH

Application # Z 21-25 Langston A-1 to R-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:

Same comments as Z21-24

DEPARTMENTAL REVIEW – PUBLIC WORKS DEPARTMENT

Application # Z21-25 Langston A-1 to R-1

Date: 8-18-21

Reviewed by: 

PUBLIC WORKS DEPARTMENT

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

This property will require approval/Permit from the Public Works Dept. for crossing the County ROW.



DEPARTMENTAL REVIEW – FIRE DEPARTMENT

Application # Z21-25 Langston A-1 to R-1

Date: 8/17/2021

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

CITY OF CALHOUN
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z21-25
APPLICATION NAME JEFF LANGSTON
TYPE OF ZONING: A-1 TO RA-1
DATE: 8/27/2021
REVIEWED BY: MARK WILLIAMSON

WATER COMMENTS:

THIS AREA IS SERVED BY A 4" 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.