

INFORMATION SHEET FOR REZONING REQUESTS

Application # 2 22-01 DATE OF READING 4-12-2022
REZONE FROM A-1 TO C-G General Commercial

APPLICANT Rechal Rentals LLC

OWNER Mandy Gentry

LOCATION OF PROPERTY 345 McDaniel Station Rd

Calhoun

DESCRIPTION OF PROPERTY

5.11 +/- ACRES

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

1. Approval

STIPULATIONS:

Follow guidelines set forth in the ULDC regarding the
site design standards for a self-service facility and
leave existing vegetation on the perimeter of
the property

**GORDON COUNTY PLANNING COMMISSION
PUBLIC HEARING
MARCH 14, 2022**

The Gordon County Planning Commission held a Public Hearing on Monday, March 14, 2022 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	Sabrina Poole
Jerry Lovelace	Nathan Serritt
Eddie Smith	

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 14, 2021. Nathan Serritt seconded the motion. All voted aye. The minutes were approved as written.

**VARIANCE APPLICATION #V22-01, ALLISON "AL" & LISA MAXWELL (appl.)
DAVID BISHOP/REAL ESTATE DIRECT, LLC (owner)**

Chairman Rule read variance application #V22-01, Allison "Al" and Lisa Maxwell (appl.) David Bishop/Real Estate Direct, LLC (owner), requesting a variance for a 27 acre tract located on Covington Bridge Road, Fairmount. Mr. Maxwell represented the request explaining that he would like to be granted a variance to access this property using a 50 foot easement that will support 2 parcels. All adjoining property owners had been notified.

Nathan Serritt made the motion to approve the variance to allow access to this property by using a 50 foot easement. Jerry Lovelace seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

REZONING APPLICATION #Z22-01, RECHAL RENTALS, LLC/MANDY GENTRY

Chairman Rule read rezoning application #Z22-01, Rechal Rentals, LLC/Mandy Gentry, requesting to rezone a 5.11 acre tract located at 345 McDaniel Station Road, Calhoun from A-1 to C-G. Eric Greeson, agent and builder, represented the request explaining that the existing mobile home would be removed from the site and a new self-storage facility would be built. All adjoining property owners had been notified.

Jerry Lovelace made the motion to approve the rezoning application identified as #Z22-01 from A-1 to C-G with the stipulations to follow the guidelines set forth in the ULDC regarding the site design standards for a self-service facility and leave the existing vegetation on the perimeter of the property. Sabrina Poole 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: 22201 Present Zoning: A-1 Proposed Zoning: C-G

Date of Planning Commission Meeting: March 14, 2022

Date of Board of Commissioners' Meeting: April 12, 2022

Applicant: Mandy Gentry / Bechal Rentals LLC

Property Owner: (if different from applicant) _____

Property Address: 345 McDaniel Station Rd

Said Property having a frontage of 290 feet and containing 5.11 acres.

Future Development Map Classification: Emerging Suburban

Current Zoning Map Classification: A-1, Agricultural

Proposed Action: Rezone to build new self storage facility, mobile home will be removed.

Reason for Proposed Action: After talking with many in the real estate market and business owners Colhan has a shortage and need for self storage

Directions to Property: Rt 53 towards Done turn left on McDaniel Station Rd. land is 1/2 mile on right just past Colhan Substation

**Planning Staff Report
To the
Gordon County Planning Commission

Rezoning Proposal**

Date of Report: February 25, 2022

Application # Z22-01

Applicant/Property Owner: Rechal Rentals LLC (appl.) Mandy Gentry (owner)

Location of Property: 345 McDaniel Station Rd., Calhoun, GA 30701

Property Frontage: 290 +/- Feet **Tract Size:** 5.11 +/- Acres

Directions to property: Proceed on Hwy 53 twds. Rome, turn onto McDaniel Station Rd. Property is ½ mile on the right just past the Calhoun Substation.

Proposed Action: Rezone from A-1, Agricultural District to C-G, General Commercial.

Reasons for Proposed Action: Rezone the property to build a new self-storage facility, the existing mobile home will be removed from the property.

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: Will the storage units have an office? If so, will the existing system at 345 residence be utilized? Our office will require existing system eval. of septic system or new septic system permit w/Level III soils & permit issuance thru our office.

Building Inspection Department: N/A

Fire Department: OK with Fire Department.

Gordon County School System: N/A

Public Works Department: This location will require plans to be reviewed to be approved for a commercial drive.

Georgia Dept. of Transportation: N/A

Water & Sewer (City of Calhoun): This area is served by a 12" 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 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 in close vicinity to the Hwy 53W intersection to the north and adjacent to the Calhoun Substation, to the south is more residential.

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 as long as the buffer strip is met and the guidelines are followed by the ULDC.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The subject property exceeds the minimum lot size requirements for A-1 Zoning and has the potential to be developed 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 not generate additional vehicular traffic and/or impede on traffic flow because this business has minimal vehicle 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 compatible with the Future Land Use Map.

Planning Staff's Recommendation

The Rezoning Application #Z22-01 is recommended for approval with the stipulation it will follow the guidelines set forth in the ULDC regarding the site design standards for a self-service facility and leave the existing vegetation on the perimeter of the property.

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

Return Recorded Document to:
Cox Byington, P.C.
1287 Curtis Parkway
Post Office Box 2500
Calhoun, Georgia 30703

STATE OF GEORGIA
COUNTY OF GORDON

Deed Preparation Only; Title Not Examined

WARRANTY DEED

This Indenture made this 31 day of DECEMBER, 2021 between FRANK GENTRY, JR, of the County of Gordon, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and RECHAL PROPERTIES, 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 278 of the 14th District and 3rd Section of Gordon County, Georgia, and being Tract 1-A, containing 0.34 acre, and Tract 1, containing 5.11 acres, according to a plat of survey as recorded in Plat Book 14, Page 96, Gordon County, Georgia Records, which plat by reference is incorporated herein and made a part hereof.

LESS AND EXCEPT that certain 0.852 acre from Tract 1 as recorded at Deed Book 1393, Page 281, and Plat Book 46, Page 150-A, Gordon County, Georgia Records.

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.

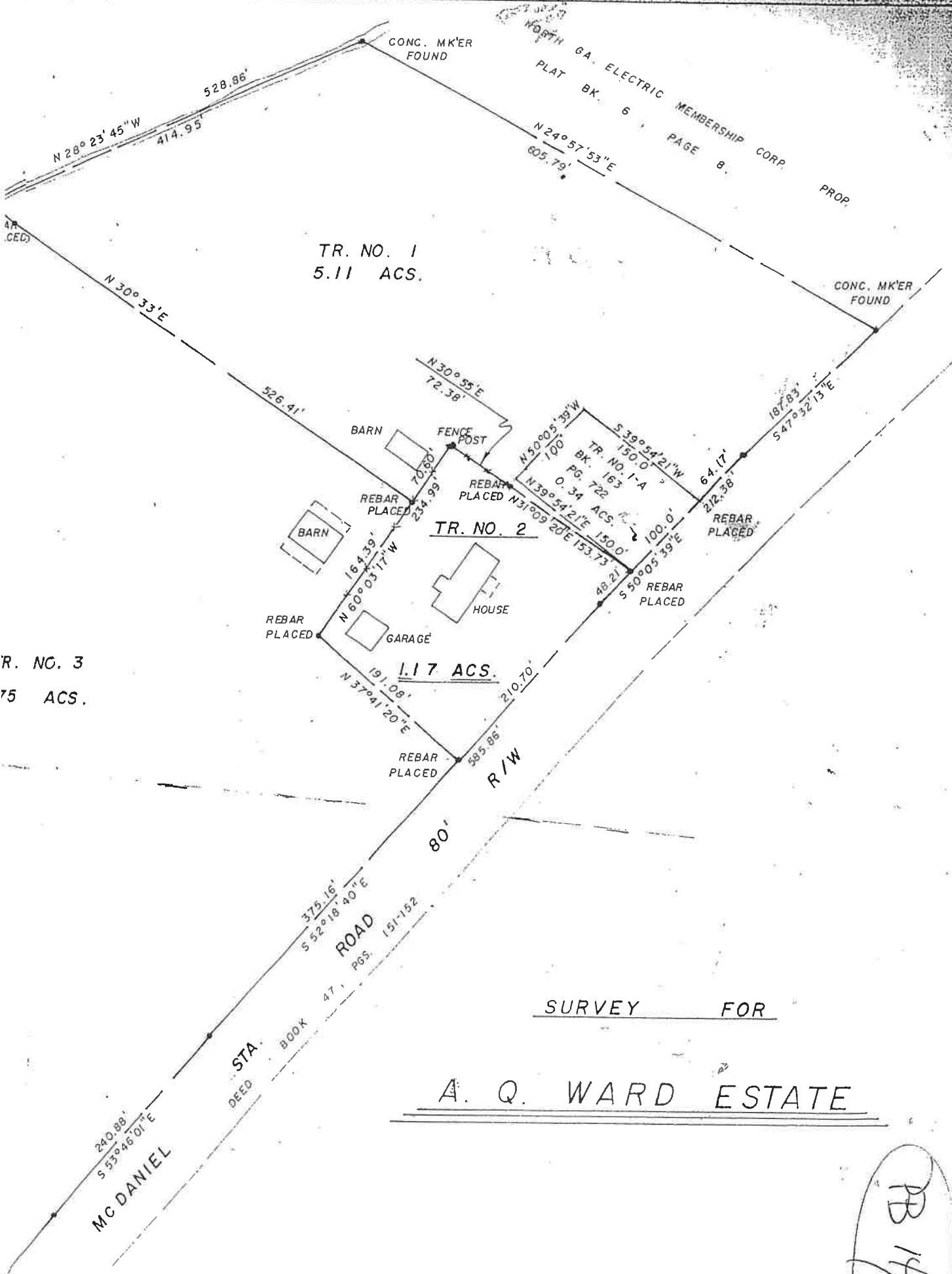
Signed, sealed and delivered in the presence of:

Witness

Notary Public

 (Seal)
FRANK GENTRY, JR





SURVEY FOR
A. Q. WARD ESTATE

FB 14

MC DANIEL

STA. DEED

ROAD

R/W

TR. NO. 3
75 ACS.

TR. NO. 1
5.11 ACS.

TR. NO. 2
1.17 ACS.

NORTH GA. ELECTRIC MEMBERSHIP CORP.
 PLAT BK. 6 PAGE 8.
 PROP.

AP. (CED)

DEPARTMENTAL REVIEW – ENVIRONMENTAL HEALTH

Application # Z22-01 Gentry A-1 to C-G

Date: 2/24/22

Reviewed by: Matthew Williams

ENVIRONMENTAL HEALTH

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

— Will the Storage units have an office?

If so will the existing system @
345 residence be utilized?

— An office will require existing system eval
of septic system or new septic permit
w/ Level III soils + permit issuance
thru our office.

**GORDON COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SECTION**
318 North River Street • Calhoun, GA 30701
(706) 625-4320 or (706) 625-4218

NEW
 EXISTING

APPLICATION DATE	3-30-98
PERMIT NUMBER	64E-0910
ZONING CERTIFICATE NUMBER	

APPLICATION: ON SITE SEWAGE MANAGEMENT SYSTEM

PROPERTY OWNER Peggy Pettit 625-4472 625-4274 ext 184	APPLICANT	TELEPHONE
ADDRESS 345 McDaniel Station Rd Calhoun, GA. 30701	ADDRESS	
PROPOSED CONSTRUCTION ADDRESS 345 McDaniel Station Rd	SUBDIVISION NAME	<input type="checkbox"/> LOT NUMBER <input type="checkbox"/> ACRE <input type="checkbox"/> SQ FT
DIRECTIONS TO SITE LOCATION Hwy 53 toward Rome, turn left on McDaniel Station Rd, 1st mobile home on right		

TYPE FACILITY House <u>2</u> # of Bedrooms <input checked="" type="checkbox"/> Mobile Home <u>1</u> Garbage Disposal	Commercial _____ # of Gallons _____ # of Persons _____	PLUMBING DESIGN <input checked="" type="checkbox"/> Ground Level Split Level _____ Basement _____	WATER SOURCE <input checked="" type="checkbox"/> Public Individual _____ Other _____	SOIL CONDITIONS Soil Type _____ Perc Rate _____
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I hereby apply for a construction permit to install or construct a sewage disposal system and agree that the system will be installed to conform to the requirements of the rules and regulations of the Georgia Department of Human Resources Public Health, Chapter 290-5-26 now assigned to the Gordon County Board of Health. I understand that final inspection is required and will notify the Health Department upon completion of construction and before applying final cover. This permit is not valid unless properly signed below. Issuance of a construction permit for an on-site sewage management system, and subsequent approval of same by representatives of the Georgia Department of Human Resources or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representatives do not, by any action taken in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system. This application expires (12) twelve months from date of issue.

Authorized Signature (Owner or Applicant) Peggy C Pettit

MINIMUM REQUIREMENTS
Septic Tank Capacity _____ Grease Trap Capacity _____ Total Linear Feet _____ Trench Depth In. _____ Trench Width In. _____

SITE APPROVED Yes No

Approved by (Health Authority) _____ Title _____ Date of Issue _____

COMMENTS: *tank + permit for one residence only
*rec. cleanout from new MH to existing tank

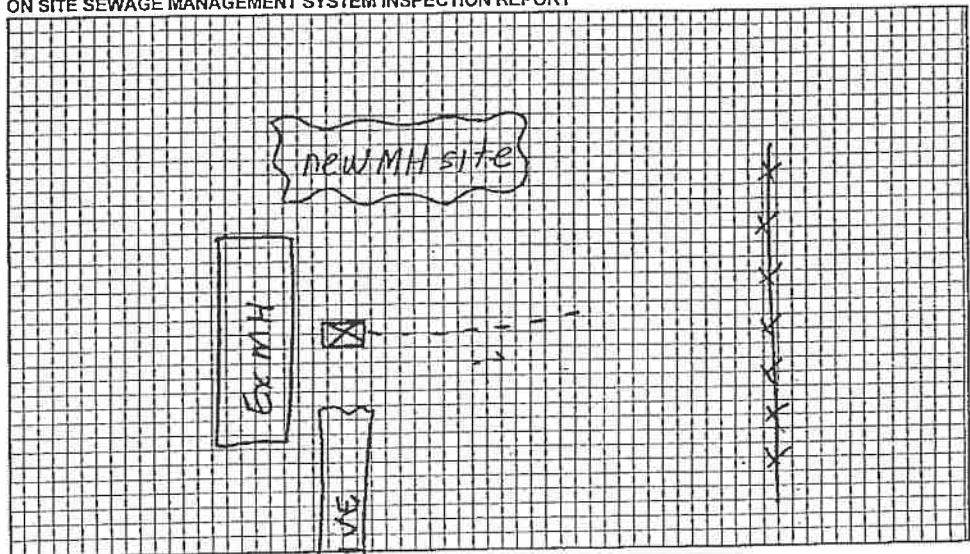
ON SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT

PRIMARY TREATMENT:

Septic Tank _____ Gal. Existing
Grease Trap _____ Gal.
Distance Tank from Well _____ ft.

SECONDARY TREATMENT:

Field Layout Method Existing
Total Linear Feet _____
Total Square Feet _____
Width of Trenches _____ Inches
Distance Between Trenches _____ Feet
Average Trench Depth _____ Inches
Aggregate: Size _____ Depth _____
Distance from Building _____ Feet
Distance from Well _____ Feet
Nearest Property Line _____ Feet



COMMENTS:

McDANIEL STATION ROAD

— SYSTEM —
 APPROVED
 DISAPPROVED

INSPECTOR:
C Blair & T Allee

CONTRACTOR:

DATE:
3/30/98

DEPARTMENTAL REVIEW – FIRE DEPARTMENT

Application # Z 22-01 Gentry A-1 to GG


Date: 02/24/22

Reviewed by: R. Chance & G. 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 

DEPARTMENTAL REVIEW – PUBLIC WORKS DEPARTMENT

Application # Z 2201 Gentry A-1 to C-G

Date: 2-16-22

Reviewed by: Steve

PUBLIC WORKS DEPARTMENT

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

This location will require plans to be reviewed, to be approved for a commercial drive.



CITY OF CALHOUN
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z22-01
APPLICATION NAME Mandy Gentry
TYPE OF ZONING: A-1 to C-G
DATE: 2/24/2022
REVIEWED BY: Mark Williamson

WATER COMMENTS:

This area is served by a 12" 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.