

INFORMATION SHEET FOR REZONING REQUESTS

Application # Z 22-08 DATE OF READING 5-17-2022  
REZONE FROM A-1 TO R-4 High Density Residential

APPLICANT Mandy Gentry + Eric Greeson

OWNER Rechal Properties

LOCATION OF PROPERTY 883 Harris Beamer Rd.  
Calhoun, GA

DESCRIPTION OF PROPERTY  
15.0 ACRES

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

- Approval

STIPULATIONS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**GORDON COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
MAY 9, 2022**

The Gordon County Planning Commission held a Public Hearing on Monday, May 9, 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 April 11, 2021. Nathan Serritt seconded the motion. All voted aye. The minutes were approved as written.

**REZONING APPLICATION #Z22-07, JOSHUA H. TURNER**

Chairman Rule read rezoning application #Z22-07, Joshua A. Turner, requesting to rezone 5.187 acres located at 256 Freeman Road, Resaca from A-1 to RA-1. Mr. Turner represented the request explaining that he would like to subdivide the property into two tracts with an existing mobile home, and deed the other tract to his parents to build a home. All adjoining property owners had been notified.

Jerry Lovelace made the motion to approve the rezoning application identified as #Z22-07 from A-1 to RA-1. Sabrina Poole seconded the motion. Nathan Serritt abstained from the vote. Eddie Smith voted with the motion. The recommendation for approval was sent to the Board of Commissioners.

**REZONING APPLICATION #Z22-08, MANDY GENTRY & ERIC GREESON (appl)  
RECHAL PROPERTIES (owner)**

Chairman Rule read rezoning application #Z22-08, Mandy Gentry and Eric Greeson (appl.), Rechal Properties (owner), requesting to rezone 15 acres located at 883 Harris Beamer Road, Calhoun from A-1 to R-4. Mr. Greeson represented the request explaining that they would like to develop and build townhomes on the property for sale. These townhomes will be built mostly in quadplex style, about 120 units. The townhomes will have garages, there will be a retention pond and green space, and sell in the price range of \$200,000. Area and adjoining property owners spoke in opposition to the rezoning request for reasons of traffic, erosion, run-off from old landfill across road, livestock issues, and the swampy area on the property. Those opposed were Angie Rains, Matt Rains, Melissa Hunter, and Randall Hunter.

Mr. Greeson stated that the retention pond would be in the corner of the property that the adjoining property owners referred to as swampy and that the development would be connected to city sewer. All adjoining property owners had been notified.

Sabrina Poole made the motion to approve the rezoning application identified as #Z22-08 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.

**VARIANCE APPLICATION #V22-04 & REZONING APPLICATION #Z22-09,  
THOR EQUITIES, LLC (appl) CON-ONLA FARM L.L.L.P. (owner)**

Chairman Rule read variance application #V22-04 and rezoning application #Z22-09, Thor Equities, LLC, applicant and Con-onaula Farms L.L.L.P., owner on a 1 acre tract located on Trimble Hollow Road, Adairsville. Terry Brumlow, a local attorney, represented the request stating that the variance request is to reduce the buffer strip from 100 feet to 0 feet on side and rear and from 50 feet on front yard down to 20 feet along current front yard adjoining Trimble Hollow Road and the rezoning request is to rezone from A-1 to I-1 for Industrial Development. All adjoining property owners had been notified.

On variance application #V22-04, Nathan Serritt made the motion to approve the variance as requested to reduce the county buffer requirements from 100 feet down to 0 feet on the sides and rear of property and from 50 feet to 20 feet on the front of Trimble Hollow Road. Eddie Smith seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

On rezoning application #Z22-09, Jerry Lovelace made the motion to approve the rezoning request from A-1 to I-1. Nathan Serritt seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**VARIANCE APPLICATION #V22-05 , THOR EQUITIES, LLC (appl)  
TIMOTHY I. MOORE(owner)**

Chairman Rule read variance application #V22-05, Thor Equities, LLC, applicant and Timothy I. Moore, owner for a 35 acre tract located at US Hwy 41, South and Trimble Hollow Road, Adairsville. Terry Brumlow, a local attorney, represented the request stating that the variance request is to reduce the buffer strip from 100 feet to 20 feet on the eastern boundary of the tract. All adjoining property owners had been notified.

Nathan Serritt made the motion to approve the variance as requested to reduce the county buffer requirements from 100 feet down to 20 feet on the eastern boundary of the tract. Sabrina Poole seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

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

**Rezoning Proposal**

**Date of Report:** April 22, 2022

**Application #** Z22-08

**Applicant/Property Owner:** Mandy Gentry and Eric Greeson (appl.), Rechal Properties (owner)

**Location of Property:** 883 Harris Beamer Rd., Calhoun, GA 30701

**Property Frontage:** 490 +/- Feet    **Tract Size:** 15 +/- Acres

**Directions to property:** Hwy 53 Spur twds Rome, turn right onto Harris Beamer Rd. go 1.1 mile to the property on the right, across the street from the old landfill.

**Proposed Action:** Rezone from A-1, Agricultural District to R-4, High Density Residential.

**Reasons for Proposed Action:** To develop and build townhomes on the property for sale. These townhomes will be built mostly in quadplex style, about 120 units.

**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 this property have access to city sewer? This type of development cannot be supported by septic.

*Building Inspection Department:* N/A

*Fire Department:* A. Fire protection: The placement of fire hydrants within a subdivision or parcel of land deemed necessary for the protection of buildings, homes, facilities, or other property types shall be required, with hydrant placement at locations such that each structure is not further than five hundred (500) feet from such hydrant. When six-inch public water lines are available within one thousand (1,000) feet from any portions of that subdivision, the developer/property owner shall assume all costs of extending such lines to the subdivision such that no structure within the subdivision is more than five hundred (500) feet from a hydrant. Refer to the current edition of the International Fire Code, Appendix B, for minimum fire-flow requirements. B. Location of hydrants. 1. Subdivisions. All fire hydrants will be placed within five hundred (500) feet of each structure, as determined by the fire inspector, at the time of plan review for the construction plat. 2. Industry and business. The location, number and distribution of fire hydrants will be determined by the fire inspector, referencing the current edition of the International Fire Code, Appendix C. C. Water line size. All fire hydrants will be installed on water lines no less than six (6) inches in diameter, unless approved by the fire chief. Fire-flow requirements will dictate the actual water line to be installed. D. Fire hydrant type. All fire hydrants shall be Mueller brand, Super-Centurion 250, Number A-423, 3-way hydrants. All shall include two and one-half inch hose outlets and one (1) five-inch Storz Connection. E. Inspection. Notification shall be made by the developer to the fire inspector after installation of fire hydrants after installation of fire hydrants has been completed. All installations shall meet N.F.A. 24 and

25 requirements, with completed inspection and test reports provided to the fire inspector before the final plat is submitted. The fire inspector will inspect to ensure proper bury depth, location and usability.

After measuring this location to the nearest hydrant there is a hydrant just inside 1,000 feet to the start of where the entrance is showing on the map. The said hydrant is located at the corner of Dakota Lane and Harris Beamer Rd. This measurement is not taking into account the driveway distance that is unknown at this time.

**Gordon County School System:** The main impact to Gordon County Schools will be the number of children to be served from this new development. The drawing and application do not show the number of units to be built. For our planning purposes it will be essential to know the number of units to be built so that we may forecast the number of potential students and to plan effectively. Potentially there may be one bus stop for the development depending on size of roadways and if residents are permitted to park on the street. Roadways will need to be adequate for bus access.

**Public Works Department:** This location will require approval for a commercial permit meeting all County ULDC codes. Plans will need to be submitted to the Public Works Dept. for approval.

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

**Water & Sewer (City of Calhoun):** This property is served by a high pressure 8" water line. No City sewer service to this property at this time. Developer is working with the City Engineering Dept. to get sewer service to this Development.

**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 compatible with the surrounding area, there are a few subdivisions with residential homes in the vicinity.

***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 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 may generate additional vehicular traffic and/or impede on traffic flow. There is city water and sewer available.

***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 to the surrounding area and is in compliance with the Future Land Development Map.

**Planning Staff's Recommendation**

The Rezoning Application #Z22-08 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

**Cover Sheet  
Proposal for Land Use Action**

Application Number: 222-08 Present Zoning: A-1 Proposed Zoning: R-4

Date of Planning Commission Meeting: May 9, 2022

Date of Board of Commissioners' Meeting: May 17, 2022

Applicant: Mandy Gentry & Eric Greason

Property Owner: (if different from applicant) Rachel Properties

Property Address: 366 Lake Dr SE, Calhoun, GA 30701

Said Property having a frontage of 490' feet and containing 1.5 acres.

Future Development Map Classification: ~~R-4~~ Emerging Suburban

Current Zoning Map Classification: A-1, Agricultural

Proposed Action: To develop and build Town homes  
some quadplex style. About 120

Reason for Proposed Action: provide Housing for people  
wanting town homes instead of Houses

Directions to Property: S3 Spur toward Rone. Take  
right on Harris Beamer Rd. 1.1 miles  
property on the right

706-346-8119  
Eric



222-08

Return Recorded Document to:  
Brumlow, Corwin & Delashmit, P.C.  
1287 Curtis Parkway SE  
Calhoun, GA 30701  
File #0322G321

STATE OF GEORGIA  
COUNTY OF GORDON

WARRANTY DEED

This Indenture made this 31st day of March, 2022 between JIM S. HUNTER, 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 No. 224 of the 14th District and 3rd Section of Gordon County, Georgia; and being more particularly described as Tract No. 2 containing 15.00 acres, said tract being more particularly described according to a plat of survey entitled "Survey for Estate of Bonnie Hunter" prepared by H. Gregory Massey, GRLS No. 2760, of Massy Suveying, Incorporated, Calhoun, Georgia, dated October 28, 2008, a copy of said plat being recorded in the office of the Clerk of the Superior Court of Gordon County, Georgia, in Plat Book 49, Page 75, to which said plat and the record thereof reference is hereby made for a full and complete description of the land herein conveyed.


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.

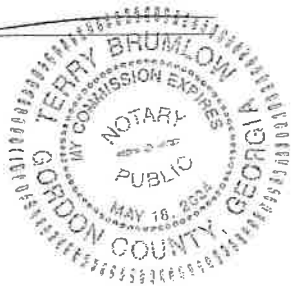
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

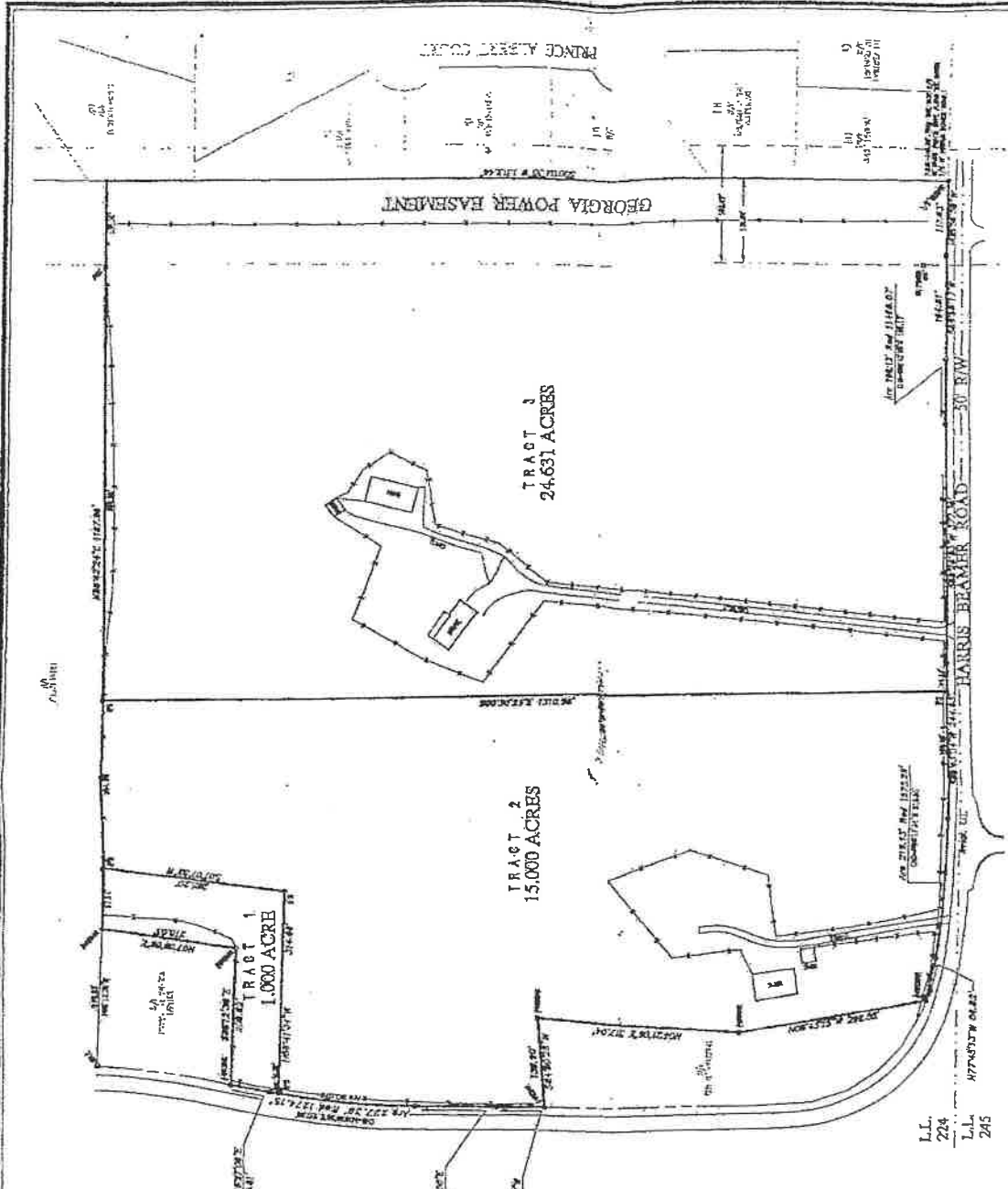
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
JIM S. HUNTER (Seal)

\_\_\_\_\_  
Notary Public



SURVEY FOR:  
**ESTATE OF  
 BONNIE HUNTER**  
 LOCATED IN LAND LOT 224  
 14th DISTRICT, 3rd SECTION  
 GORDON COUNTY, GEORGIA



51/107

Recorded G/25/2009 4120  
 Plat Plat 1041 27001  
 Brian Eppner, C.S.C.  
 Gordon County, GA  
 Full 001 45 74-75



**MASSEY SURVEYING**  
 INCORPORATED  
 1000 Peachtree Street, N.E.  
 Atlanta, Georgia 30309  
 PROFESSIONAL LAND SURVEYING SERVICES



**GENERAL NOTES:**

1. THE FIELD WORK UPON WHICH THIS PLAN IS BASED WAS A SURVEY OF A 1/4 SECTION 1041 AND AN ADJACENT AREA OF 1041 ACRES AND WAS MADE USING THE CONVENTIONAL METHOD.
2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE GEORGIA SURVEYING BOARD'S RULES AND IS FOUND TO BE ACCURATE WITHIN THE TOLERANCES PERMITTED BY THE BOARD.
3. EQUIPMENT USED: SOKKIA TOTAL STATION WITH BAK COLLECTION.
4. PARTS OF ANY PREVIOUS SURVEY WHICH ARE NOT SHOWN ON THIS PLAN ARE NOT CONSIDERED.
5. ALL ALIEN RIGHTS IN THE LAND ARE HEREBY DISCLAIMED, AS BEING AS TO THE RECORDS WHICH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORDS OF RECORDS AND ANY OTHER INSTRUMENTS WHICH WERE FURNISHED TO THE SURVEYOR ARE HEREBY DISCLAIMED, AS BEING AS TO THE RECORDS OF RECORDS AND ANY OTHER INSTRUMENTS WHICH WERE FURNISHED TO THE SURVEYOR.
6. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER FACTS THAT AN ADJACENT AND CHANGING TITLE SURVEY MAY BE MADE.
7. THE SURVEYOR'S LIABILITY IS LIMITED TO THE WORK DONE BY HIMSELF OR HIS EMPLOYEES OR AGENTS.
8. DATED AT ATLANTA, GEORGIA, ON OCTOBER 14, 2009.
9. BY: [Signature]

PLAT 1041 27001, G/25/2009 4120, B. EPPNER, C.S.C., GORDON COUNTY, GA, FULL 001 45 74-75

DEPARTMENTAL REVIEW – ENVIRONMENTAL HEALTH

Application # Z22-08 Gentry/Greerson A-1 to R-1

Date: 4-22-22

Reviewed by: Christy Blair

ENVIRONMENTAL HEALTH

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

~~This property is not 366 Lake Dr as indicated on the application.~~

Will this property have access to city sewer?

This type of development cannot be supported by septic.

**DEPARTMENTAL REVIEW – FIRE DEPARTMENT**

Application # Z22-08 Gentry Greenon A-1 to R-4

Date: 4-13-22

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:**

6.03.03 Fire Protection

A. Fire protection. The placement of fire hydrants within a subdivision or parcel of land deemed necessary for the protection of buildings, homes, facilities, or other property types shall be required, with hydrant placement at locations such that each structure is not further than five hundred (500) feet from such hydrant. When six-inch public water lines are available within one thousand (1,000) feet from any portion of the subdivision, the developer/property owner shall assume all costs of extending such lines to the subdivision such that no structure within the subdivision is more than five hundred (500) feet from a hydrant. Refer to the current edition of the International Fire Code, Appendix B, for minimum fire-flow requirements. B. Location of hydrants. 1. Subdivisions. All fire hydrants will be placed within five hundred (500) feet of each structure, as determined by the fire inspector, at the time of plan review for the construction plat. 2. Industry and business. The location, number and distribution of fire hydrants will be determined by the fire inspector, referencing the current edition of the International Fire Code, Appendix C. C. Water line size. All fire hydrants will be installed on water lines no less than six (6) inches in diameter, unless approved by the fire chief. Fire-flow requirements will dictate the actual water line to be installed. D. Fire hydrant type. All fire hydrants shall be Mueller brand, Super-Centurion 250, Number A-423, 3-way hydrants. All shall include two and one-half-inch hose outlets and one (1) five-inch Storz Connection. E. Inspection. Notification shall be made by the developer to the fire inspector after installation of fire hydrants has been completed. All installations shall meet N.F.P.A. 24 and 25 requirements, with completed inspection and test reports provided to the fire inspector before the final plat is submitted. The fire inspector will inspect the hydrants to ensure proper bury depth, location, and usability.

After measuring this location to the nearest hydrant there is a hydrant just inside 1,000 feet to the start of where the entrance is showing on the map. The said hydrant is located at the corner of Dakota Lane and Harris Beamer Rd. This measurement is not taking into account the driveway distance that is unknown at this time.

Ron CB

**DEPARTMENTAL REVIEW – PUBLIC WORKS DEPARTMENT**

Application # Z22-08 Gentry/Greeseon A-1 to R-4

Date: 4-19-22

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 approval for a commercial permit meeting all county ULDC codes. Plans will need to be <sup>submitted</sup> to the Public Works Dept. for approval.



**DEPARTMENTAL REVIEW – GORDON COUNTY SCHOOL SYSTEMS**

Application # 222-08 Gentry/Greeson A-1 to R-4

Date: April 22, 2022

Reviewed by: Kimberly Fraker

**GORDON COUNTY SCHOOL SYSTEMS**

**Comments, recommendation, or any condition of approval to serve proposed rezoning or variance with Gordon County School Systems:**

The main impact to Gordon County Schools will be the number of children to be served from this new development. The drawing and application do not show the number of units to be built. For our planning purposes it will be essential to know the number of units to be built so that we may forecast the number of potential students and to plan effectively. Potentially there may be one bus stop for the development depending on size of roadways and if residents are permitted to park on the street. Roadways will need to be adequate for bus access.

CITY OF CALHOUN

WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z22-08  
APPLICATION NAME Mandy Gentry & Eric Gresson  
TYPE OF ZONING: A-1 to R-4  
DATE: 4/13/2022  
REVIEWED BY: Mark Williamson

WATER COMMENTS:

This area is served by a high pressure 8" water line.

SEWER COMMENTS:

No sewer service to this property at this time. Developer is working with the City Engineering Dept. to get sewer service to this Development.

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.