

INFORMATION SHEET FOR REZONING REQUESTS

Application # Z 22-13 DATE OF READING 8-16-2022

REZONE FROM A-1 TO R-1 low density residential

APPLICANT Harry Borders and Rosalind Borders

OWNER _____

LOCATION OF PROPERTY Pleasant Hill Rd.

Ranger

DESCRIPTION OF PROPERTY
2.2 ACRES

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

1. Approval

STIPULATIONS:

VARIANCE APPLICATION #V22-13, CORY WILLIAMS

Chairman Rule read variance application #V22-13, Cory Williams, requesting a variance on 1.72 acres located at 775 Hall Memorial Road, Calhoun. Mr. Williams represented the request explaining that he would like to put a 1600 square foot metal structure for storage and security of his camper and other belongings. It would be more cost effective and asks for a 1000 square foot variance since he has just less than 2 acres. All adjoining property owners had been notified.

Nathan Serritt made the motion to approve the variance as requested and grant the 1,000 square foot variance to construct a metal structure. Jerry Lovelace seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

REZONING APPLICATION #Z22-13, HARRY F. & ROSALIND BORDERS

Chairman Rule read rezoning application #Z22-13, Harry F. and Rosalind Borders, requesting to rezone a 2.2 acre tract located on Pleasant Hill Road, Ranger from A-1 to R-1. Mr. Borders represented the request explaining that he would like to divide the parcel into two separate 1.1 acre parcels for a home site on one and a home site for his son on the other parcel. All adjoining property owners had been notified.

Sabrina Poole made the motion to approve the rezoning application identified as #Z22-13 from A-1 to R-1. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

ADDITIONAL BUSINESS

There being no additional business, Nathan Serritt made the motion to adjourn. Sabrina Poole seconded the motion. All voted aye. The meeting was adjourned at 6:15 p.m.

Zelda Gregg, Secretary

Randy Rule, Chairman
Jerry Lovelace, Vice-Chairman

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

Rezoning Proposal

Date of Report: July 22, 2022

Application # Z22-13

Applicant/Property Owner: Harry F. Borders and Rosalind Borders

Location of Property: Pleasant Hill Rd, Ranger, GA 30734

Property Frontage: 637 +/- Feet **Tract Size:** 2.2 +/- Acres

Directions to property: Hwy 41N, turn right onto Hwy 225, then turn right onto Hwy 136, go 5.6 miles and turn right onto Hook Rd., go 0.7 miles and turn right onto Pleasant Hill Rd. 0.4 miles on the right.

Proposed Action: Rezone from A-1, Agricultural District to R-1, Low Density Residential

Reasons for Proposed Action: Proposing to divide the parcel into two separate 1.1 acre parcels for family usage, one for myself and one for my son.

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: EH has evaluated the 2 proposed lots with a level 3 soil study and lot evaluation for 2 SFR. Soil data and letter dated 7-27-2021 are attached.

Building Inspection Department: Since this is located in the floodplain, the minimum finished floor elevation will be required 1 foot above base flood elevation. I will need a FEMA Elevation certificate before final CO.

Fire Department: Ok with Fire Department.

Gordon County School System: N/A

Public Works Department: Any additional driveways must be approved by the Public Works Dept.

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 Public 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 has smaller lots along the river that are being used for residential housing.

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 because the area is already being used for this purpose.

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

The proposed property needs to be rezoned to be able to build a house on it because it was subdivided from a larger tract.

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 compatible to the surrounding area.

Planning Staff's Recommendation

The Rezoning Application #Z22-13 is recommended for approval.

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

**Cover Sheet
Proposal for Land Use Action**

Application Number: 222-13 Present Zoning: A-1 Proposed Zoning: R-1

Date of Planning Commission Meeting: August 8, 2022

Date of Board of Commissioners' Meeting: August 16, 2022

Applicant: Harry F. Borders and Rosalind Borders

Property Owner: (if different from applicant) n/a

Property Address: P.O. Box 6883 West Palm Beach, FL 33405

Said Property having a frontage of 637 feet and containing 2.2 acres.

Future Development Map Classification: R-1

Current Zoning Map Classification: A-1 Rural/Agricultural Reserve

Proposed Action: We need to divide the parcel into two separate 1.1 acre parcels.

Reason for Proposed Action: We need two lots for family usage purposes.

Directions to Property: on Pleasant Hill Rd., Ranger, GA (North of Red Bud
Road—the property adjacent to the south is 2228 Pleasant Hill Rd.,
Ranger, GA 30734)

US 41N, bare rt onto Hwy 225, + rt onto Hwy 136,
go 5.6 miles + rt onto Hook Rd., go 0.7 mile
turn rt onto Pleasant Hill Rd 0.4 on rt.

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)

Recorded 08/06/2021 2:52
Doc: WD Rept#: 347779
TRANSFER TAX: 41.60
TRANSFER TAX ID: 0642021001936
Grant Walraven, C.S.C.
GORDON County, Ga
DEED Bk: 2519 Pg: 238

Return Recorded Document to:
Brunlow, Corwin & Delnschmitt, P.C.
1287 Curtis Parkway SE
Calhoun, GA 30701
File #0721G979

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA,
COUNTY OF Gordon

This Indenture made this 30th day of July, 2021 between Joel E. Ostuw , of the County of Gordon, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Harry F. Borders and Rosalind Borders , 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 Land Lot 311 of the 8th District and 3rd Section of Gordon County, Georgia; and being that 2.20 acres as per plat prepared for "Harry F. Borders and Rosalind Borders" dated November 13, 2020 and recorded in Plat Book 58, Page 170, Gordon County, Georgia Records, which plat by reference is incorporated herein and made a part hereof.

Subject to the following restriction: No mobile home(s) shall be permanently placed on subject property.

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

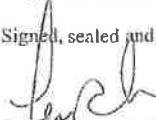
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and 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 

 (Seal)
Joel E. Ostuw

Notary Public



MINOR SUBDIVISION (FAMILY)
 PREPARED FOR
 HARRY BORDERS
 BEING LOTS 12, 13 & 20 OF PLAT BOOK 311,
 8TH DISTRICT, 3RD SECTION,
 GORDON COUNTY, GEORGIA.

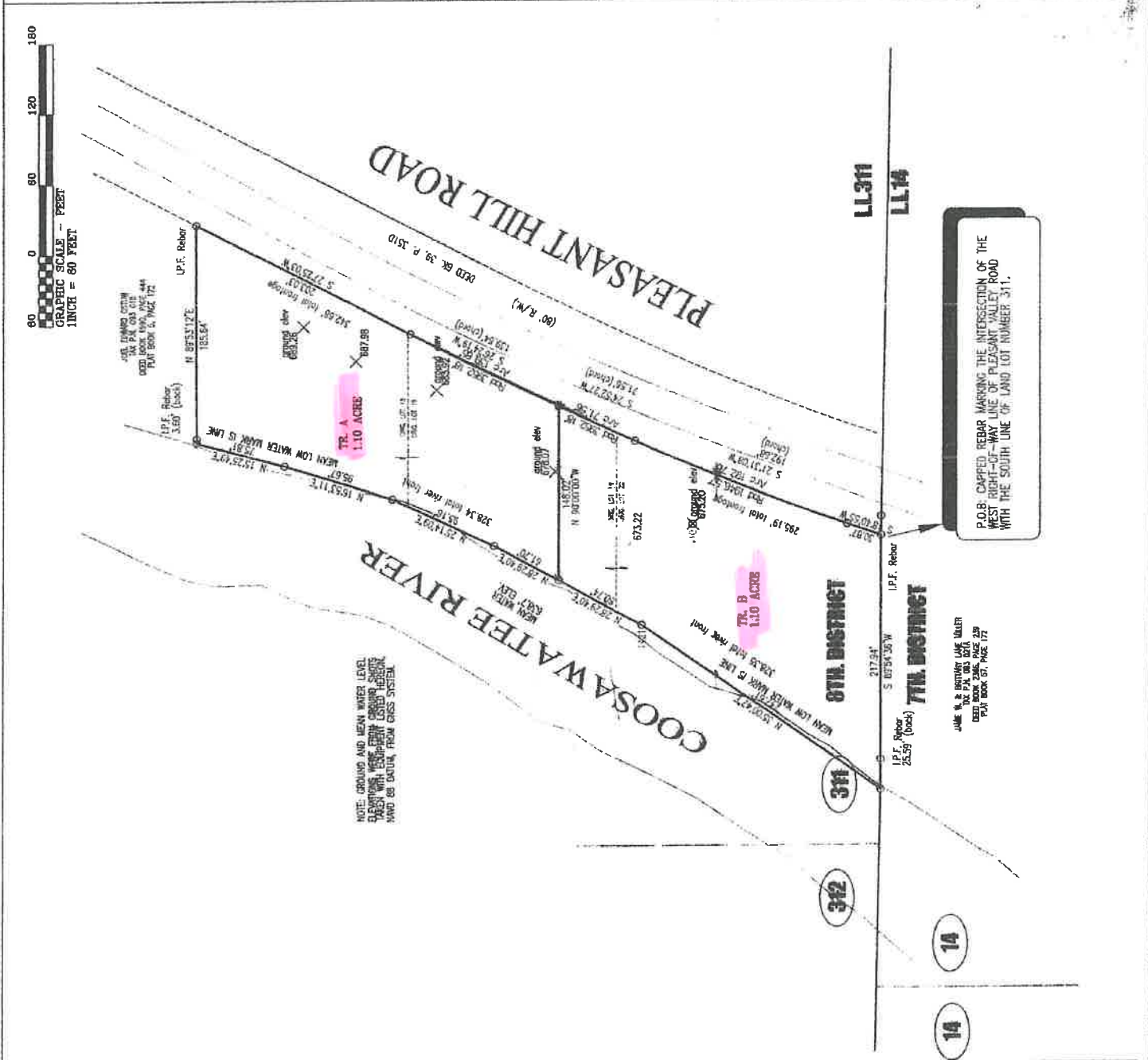
REASONS:
 DATE: 1/15/2022
 DRAWN BY: J. B. BORDERS
 CHECKED BY: J. B. BORDERS
 DATE: 1/15/2022

STATE OF GEORGIA
 SURVEYORS BOARD

CLASS & ASSOCIATES LAND SURVEYORS, P.C.
 1400 W. BROAD ST., SUITE 200
 ATLANTA, GA 30333
 PHONE: 770-639-2250
 FAX: 770-639-0277
 CLASS@CLASSANDASSOCIATES.COM

FILE NO. 21145 BORDERS
 FILE NUMBER: 21145
 DATE OF PLAT: 2/9/2022
 DATE OF FIELD WORK: 1/15/2022

OF 1



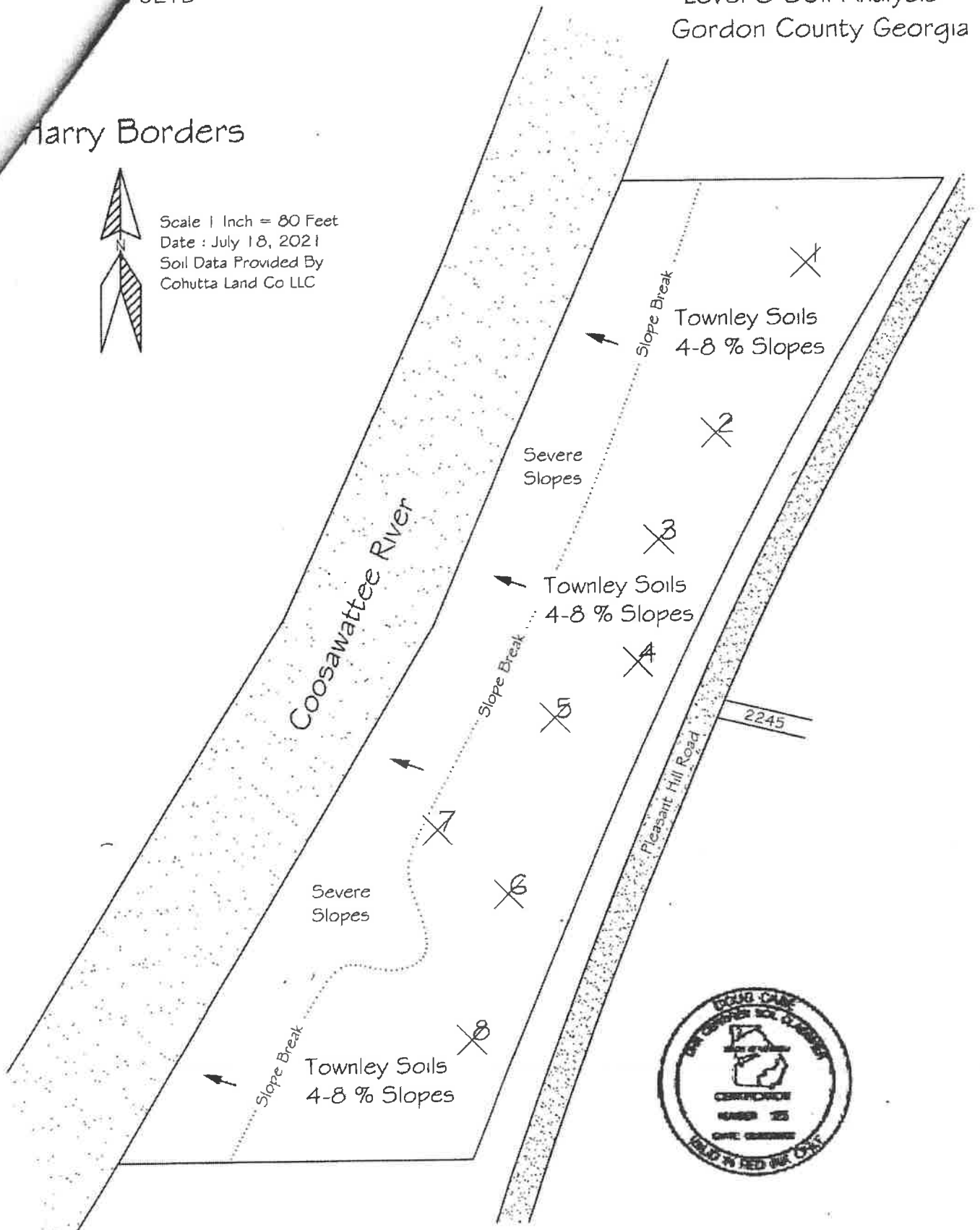
021B

Level 3 Soil Analysis Gordon County Georgia

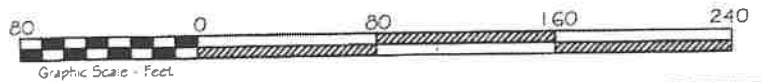
Harry Borders

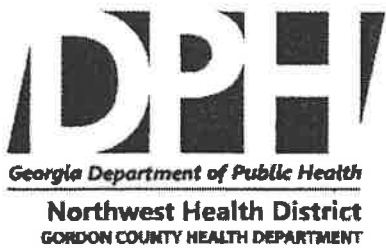


Scale 1 Inch = 80 Feet
Date : July 18, 2021
Soil Data Provided By
Cohutta Land Co LLC



Soil Boring Positions Marked #
Numbered With Pink Flagging





Gary Voccio, M.D., FCCP
Director, Gordon County Board of Health

310 North River Street
Calhoun, Georgia 30701
Phone 706-624-1440
Fax 706-624-1442
www.nwgapublichealth.org

July 27, 2021

Mr. Harry F. Borders
P.O. Box 6883
West Palm Beach, Florida 33405

RE: Pleasant Hill Road (Parcel # 093-021B)

On July 27, 2021 the Gordon County Environmental Health Office evaluated the above referenced property for the division of the property for two on-site sewage management systems. The following was noted:

- 1) A septic permit can be issued for two 3-bedroom homes (1800 sq ft) provided that no grading or other land altering activities are conducted prior to permitting.
- 2) Public water only, with no private wells installed
- 3) Based on the topography it appears that the homesite would be best suited on the far right side of each lot (once subdivided) to ensure a gravity fall system
- 4) The approximate property division in the area of #2245 driveway
- 5) Maintain setbacks from rivers edge
- 6) **Failure to meet the above requirements will result in disapproval of septic permit.**

(Parcel # 093-021B) is approved for two septic systems. However, a separate evaluation and permit fee will be incurred when the owner applies for the septic permit.

If you have any questions, please contact me at (706) 624-1440.

Sincerely,

Matthew Williams
Environmental Health Specialist IV
Environmental Health Services

Cc: Christy Blair, Gordon County Environmental Health County Manager

DEPARTMENTAL REVIEW – ENVIRONMENTAL HEALTH

Application # Z22-13 Borders A-1 to R-1

Date: 7/15/22

Reviewed by: Christy Blair

ENVIRONMENTAL HEALTH

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

EH has evaluated the 2 proposed lots with a level 3 soil study and lot evaluation for 2 SFR. Soil data and letter dated 7-27-2021 are attached.

Cohutta Land Company, LLC

"A Soil and Land Evaluation Service"

P.O. Box 2316
Calhoun, GA 30703-2316
Phone: (706) 625-1456

Soil Analysis Report

Date Evaluated: 7/18/2021
Client Name: Harry Borders
Phone Number: (561) 762-2889

Evaluated By: Eric Rutledge

Level of Study: 3 - High Intensity

Site Location: Pleasant Hill Road (Parcel ID 093 021B)

County: Gordon

	Soil Series	Slope%	Bedrock Depth (inches)	Water Table Depth (inches)	Suitability Code	Perc Rate (mpi)	Installation Depth	Loading Rate
1	Townley	8	42	42	A	75	18" or less	
2	Townley	7	42	42	A	75	18" or less	
3	Townley / Armuchee	7	42	42	A	75	18" or less	
4	Townley	6	42	42	A	75	18" or less	
5	Townley	6	42	42	A	75	18" or less	
6	Townley	6	44	44	A	75	18" or less	
7	Townley	6	44	44	A	75	18" or less	
8	Townley	6	42	42	A	75	18" or less	
9								

Additional Comments:

Water Table Depths Listed Above Are Slight Perchings Over Semi Hard Shale .

- * Soil borings for drawings are located primarily with a sub-meter grade Trimble GPS unit. Some small tracts may be located using one or more of the following: tape measures, pacing, range-finder readings, and compass readings. All borings are conducted using 2.75" or 3.25" hand soil augers and/or 4" auger.
- * Soil boundary lines are drawn by combining soils with similar properties and interpretations into a map unit. Map units are named for the dominant soil series found in the unit and the percent slope. The boundary line approximates the center of the transition zone between different soil map units and is not an exact separation of soils series.
- * Due to variations in natural soil conditions and effects of uncontrolled construction practices, a positive report does not guarantee the future performance of septic system.
- * Alterations through cutting and filling of suitable soils voids this report.
- * Please note that all findings reported are based on professional opinion and do not imply approval or disapproval for permitting. Decisions and permitting are the responsibility of the local Environmental Health Specialist.

Suitability Codes:

A = These soils are suitable for installation of conventional septic systems with proper design, installation, and maintenance.

Attached Image

Derron Brown <derron.brown@gordoncounty.org>
To: Ursula Richardson <urichardson@gordoncounty.org>

Mon, Jul 18, 2022 at 12:53 PM

Good afternoon,

Since this is located in the floodplain, the minimum finished floor elevation will be required 1 foot above base flood elevation. I will need a FEMA Elevation certificate before final CO.

Thanks.

[Quoted text hidden]

—
Derron Brown

Director of **Building and Planning Development**
Gordon County Government
[200 South Wall Street Calhoun, Georgia 30701](#)

Office: [706-629-9533](tel:706-629-9533)

Cell: [678-918-6128](tel:678-918-6128)



DEPARTMENTAL REVIEW – FIRE DEPARTMENT

Application # 222-13 - Borders - A-1 to R-1

Date: 7-12-22

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 CE

DEPARTMENTAL REVIEW – PUBLIC WORKS DEPARTMENT

Application # Z22-13 Borders A-1 to R-1

Date: 7-18-22

Reviewed by: Rusty Hagan

PUBLIC WORKS DEPARTMENT

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

Any additional driveways must
be approved by the Public Works
Dept.

A handwritten signature in blue ink, appearing to be 'RH' or similar initials, located below the comment text.

CITY OF CALHOUN
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z22-13
APPLICATION NAME Harry Borders
TYPE OF ZONING: A-1 to R-1
DATE: 7/19/2022
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.