

INFORMATION SHEET FOR REZONING REQUESTS

Application # 222-15 DATE OF READING 9-20-2022

REZONE FROM A-1 TO R-6 manufactured housing

APPLICANT Sage Ralston - Agent

OWNER Zhenhao Holding LTD

LOCATION OF PROPERTY 199 Spring Hill Rd.

Adairsville, GA

DESCRIPTION OF PROPERTY

3.26 ACRES

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

1. Approval

STIPULATIONS:

Nathan Serritt ask if they would be operating this business or would it be leased to someone else to operate and Ms. Jenkins replied it would be leased. Area property owners Herrick Whiting and Thomas Davis spoke with concerns of the probability of non-operating vehicles being stored on the property for parts, that they didn't want it to become a junk yard like it once was, operating all hours of the night, and decreasing their property values. Ms. Jenkins stated that provisions would be in place in the lease to hold the operator in compliance with the stipulations and they would build a fence around the property. All adjoining property owners had been notified.

Nathan Serritt made the motion to approve the rezoning application identified as #Z22-14 from A-1 to C-H, with the stipulation that it cannot store any unregistered vehicles to be used as parts and must maintain the buffer strip of 50 feet on all sides. Also, shall provide an opaque fence or adequate landscaping of an evergreen species of plant having a minimum of six feet height. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**REZONING APPLICATION #Z22-15, ZHENHAO HOLDING, LTD (owner),  
SAGE RALSTON (agent)**

Chairman Rule read rezoning application #Z22-15, Zhenhao Holding, LTD (owner), Sage Ralston (agent), requesting to rezone a 3.26 acre tract located at 199 Spring Hill Road, Adairsville from A-1 to R-6. Mr. Ralston represented the request explaining that he would like to subdivide the property in 2 tracts to place 2 mobile homes for employee housing and they would be able to access the public sewer service that is being planned. All adjoining property owners had been notified.

Jerry Lovelace made the motion to approve the rezoning application identified as #Z22-15 from A-1 to R-6. Sabrina Poole 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. Jerry Lovelace seconded the motion. All voted aye. The meeting was adjourned at 6:37 p.m.

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Zelda Gregg, Secretary

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Randy Rule, Chairman  
Jerry Lovelace, Vice-Chairman

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

**Date of Report:** August 26, 2022

**Application #** Z22-15

**Applicant/Property Owner:** Sage Ralston (appl.), Zhenhao Holding LTD (owner)

**Location of Property:** 199 Spring Hill Rd., Adairsville, GA 30103

**Property Frontage:** 1004.25 +/- Feet    Tract Size: 3.26 +/- Acres

**Directions to property:** Hwy 41S, turn left onto Trimble Hollow Rd., turn left onto Spring Hill Rd., property is on the left.

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

**Reasons for Proposed Action:** Would like to subdivide the property into 2 tracts to place 2 mobile homes for employee housing.

**Future Development Map Classification:** Industrial

**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 these 2 MHs tie onto this city sewer? Will not know if the .86 acre tract is large enough until they get a Level 3 Soil Study (if septic).

*Building Inspection Department:* N/A

*Fire Department:* Okay with the Fire Department.

*Gordon County School System:* N/A

*Public Works Department:* This location will require permit for crossing county ROW.

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

*Water & Sewer (City of Calhoun):* This property is served by a 4" water line. Sewer service is currently being planned to serve this property. To be installed by the Developer.

*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 design of Spring Hill Rd which is primarily owned by the Zenoah Holding LTD and is housing.

***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 because it will be used by the company.

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

The subject property, at its proposed size, cannot be developed as currently zoned because it is less than the minimum required five acre lot size for A-1 zoned properties.

***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: Industrial on the Gordon County Future Development Map. This classification supports land uses intended for Industrial (light and heavy), commercial of various intensities, civic uses and other vehicle-driven uses.

***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 but is not in compliance with the Future Land Development Map.

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

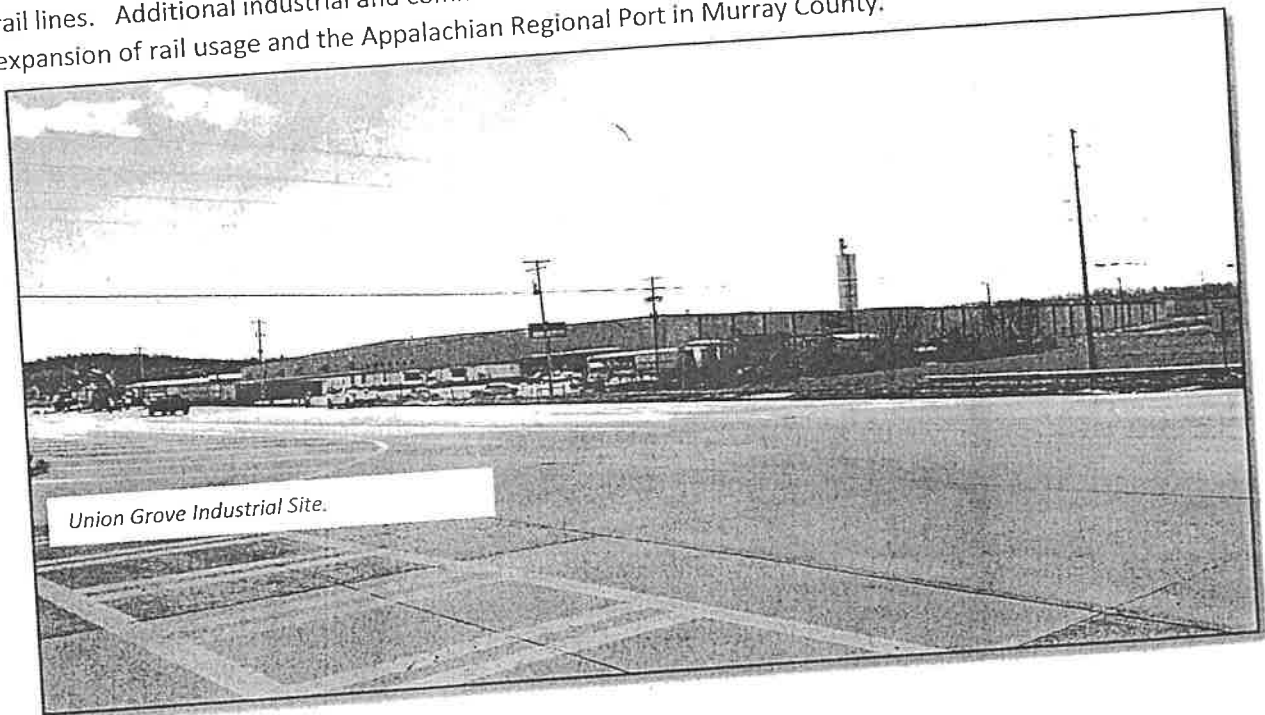
The Rezoning Application #Z22-15 is recommended for approval.

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

**INDUSTRIAL**

**Description:**

Gordon County has a significant amount of industrial/advanced manufacturing employers and that number is expected to rise in the future. Current development exists along Hwy 41 primarily south of Calhoun, with smaller developments appearing on the northern side of Calhoun and throughout the County. Attractors include access to Interstate 75, as well as Hwy 41, and to CSX and Norfolk Southern rail lines. Additional industrial and commercial development is anticipated along US 411 due to the expansion of rail usage and the Appalachian Regional Port in Murray County.



**Development Strategies/Policies:**

- ❖ **Infrastructure:** The County should continue infrastructure upgrades to allow for future growth, providing access to water, sewer, electricity, gas, fiber optic, interstates/highways, rail access.
- ❖ **Property identification/acquisition:** Identify sites for acquisition and development.
- ❖ **Marketing/recruitment:** The Chamber of Commerce and Development Authority are skilled and experienced at marketing these properties and preparing incentive packages for the recruitment of interested parties.
- ❖ **Zoning/design guidelines:** Industrial/advanced manufacturing developments can create noise, light, odors or traffic impacts. Zoning and development guidelines can be created to mitigate these issues through requiring buffers, stormwater controls and other measures.
- ❖ **Recreation:** Incoming industries can sometimes be convinced to develop trails across their large properties as part of marketing campaigns or employee wellness programs.
- ❖ **Food/gas:** Nearby dining opportunities and convenience stores should be allowed for the purpose of serving employees of these industries during their breaks.

**Land Uses:** Industrial (light and heavy), commercial of various intensities, civic uses and other vehicle-driven uses.

222-15

Recorded 02/07/2022 2:20  
Doc: WD Rcpt#: 352493  
TRANSFER TAX: 401.90  
TRANSFER TAX ID: 0642022000328  
Grant Walraven, C.S.C.  
GORDON County, Ga  
DEED Bk: 2579 Pgs: 87-91

After recording, return to:  
Brumlow, Corwin & Delashmit, PC  
1287 Curtis Parkway  
Calhoun, GA 30703

STATE OF GEORGIA  
COUNTY OF GORDON

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 3rd day of February, 2022 by and between **Candi Louise Chupp, and William J. Chupp**, (herein referred to as "Grantor"), and **Zhenhao Holding, LTD**, a Georgia corporation (herein referred to as "Grantee").

**WITNESSETH THAT**, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, and pursuant to proper authority, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 187 of the 15<sup>th</sup> District and 3<sup>rd</sup> Section, Gordon County, Georgia being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

**TOGETHER WITH** all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

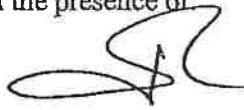
**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

**AND EXCEPT** for those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

222-15

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed, sealed and delivered by its duly authorized officer on the date above written.

Signed, sealed and delivered  
in the presence of:



Unofficial Witness



Notary Public

My commission expires: 5/18/2024

(Notary Seal)



By: Candi Louise Chupp (Seal)  
Candi Louise Chupp

By: William J. Chupp (Seal)  
William J. Chupp

Name: Carmen B. Walker, Individually

Z22-15

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 187 of the 15th District and 3rd Section of Gordon County, Georgia, and being a total of 8.376 acres, more or less, as shown by plat thereof by Paul R. Rogers, GRLS No. 2303, which is attached hereto as Exhibit "A" and which is more particularly described as follows:

Begin at the intersection of the Western land lot line of Land lot 184, said district and section, with the North right of way of Trimble Hollow Road, thence North along the Western land lot line of Land Lot 184 a distance of 135.9 feet to an iron pin, which is the TRUE POINT OF BEGINNING; thence continuing along the Western land lot line of Land Lot 184 North 01 degree 53 minutes 18 seconds East a distance of 1,029.39 feet to an iron pin; thence leaving the land lot line and running North 85 degrees 03 minutes 43 seconds East a distance of 64.13 feet to the Western right of way of Spring Hill Road; thence continuing across said road North 85 degrees 03 minutes 43 seconds East a distance of 39.44 feet to an iron pin located on the Eastern right of way of Spring Hill Road; thence along the Eastern right of way of Spring Hill Road South 10 degrees 49 minutes 53 seconds East a distance of 638.46 feet to an iron pin; thence leaving said road and running North 75 degrees 05 minutes 42 seconds East a distance of 295.22 feet to an iron pin; thence South 84 degrees 38 minutes 40 seconds East a distance of 219.74 feet to an iron pin; thence South 02 degrees 07 minutes 46 seconds West 125.43 feet to an iron pin; thence South 89 degrees 21 minutes 23 seconds East a distance of 170.50 feet to an iron pin; thence South 24 degrees 39 minutes 23 seconds West a distance of 183.00 feet to an iron pin; thence South 37 degrees 44 minutes 53 seconds West a distance of 125.00 feet to an iron pin; thence North 89 degrees 36 minutes 26 seconds West a distance of 155.12 feet to an iron pin located on the Eastern edge of an old road bed; thence along the center of the old road bed South 68 degrees 40 minutes 36 seconds West a distance of 317.00 feet to an iron pin on the Western lot line of Land Lot 187, which is the POINT OF BEGINNING.

LESS AND EXCEPT from the above described property is that area located within the bounds of Spring Hill Road (having a 40 foot right of way), which area in road is 0.910 acre, more or less.

The above described property consists of 3.575 acre tract on the Western side of Spring Hill Road and a 4.801 acre tract on the Eastern side of said road.

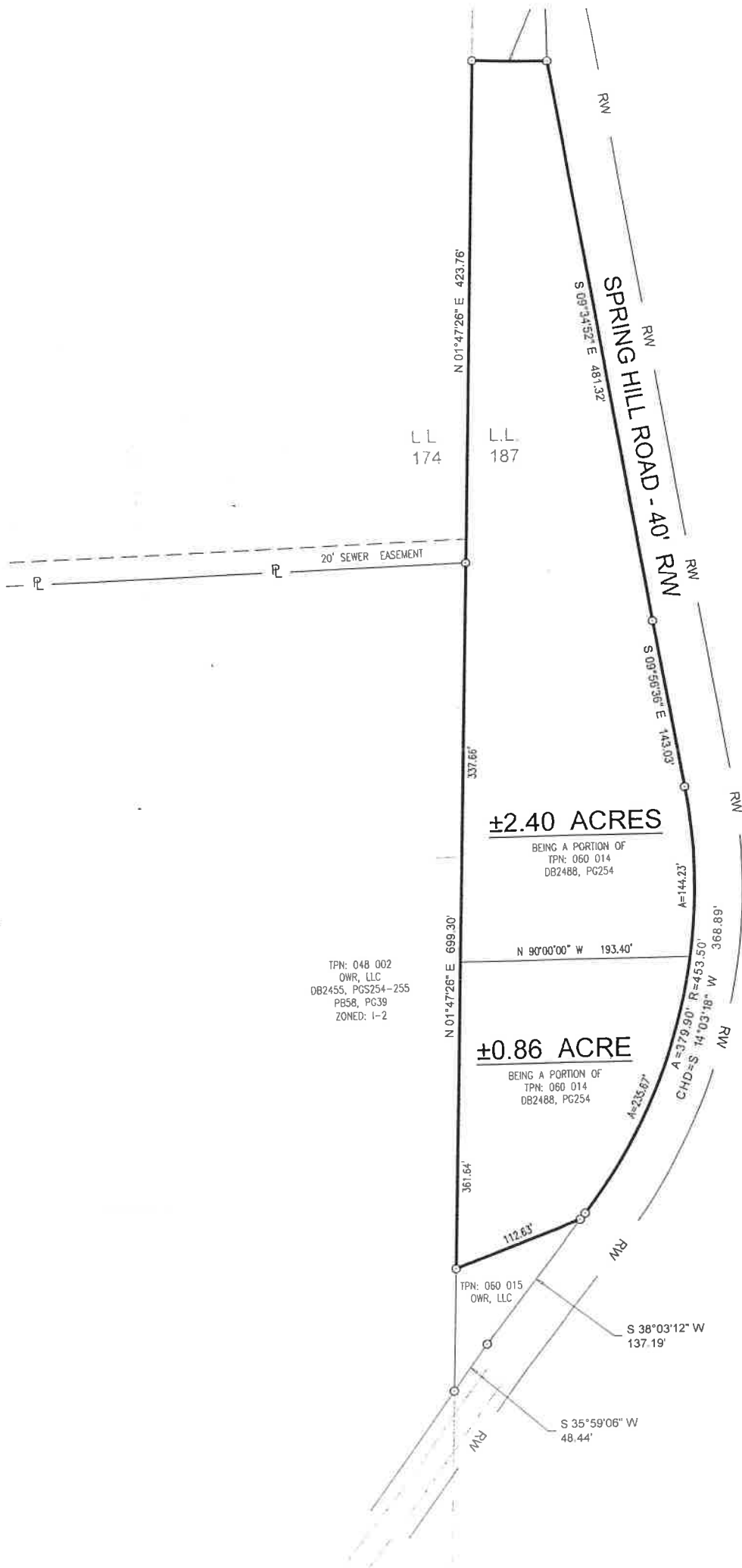
This Deed is given subject to all easements and restrictions of record.



**Exhibit "B"**

**Permitted Encumbrances**

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.
8. Any mineral or mineral rights leased, granted or retained by current or prior owners.
9. Subject property is not insured as to the area, square footage or acreage of land described in Exhibit "A", Schedule "A" or attached plat if any.
10. Unrecorded easements, if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in area or encroachments, which a correct survey or an inspection of the premises would disclose.
11. Liens for unpaid water, sewer, sanitary, or other utility service charges not filed of record.
12. All taxes for the year 2022 and subsequent years not yet due and payable.
13. 40' right of way for Spring Hill Road as shown on plat of record.



N 01°47'26" E 423.76'

SPRING HILL ROAD - 40' R/W

L.L.  
174

L.L.  
187

20' SEWER EASEMENT

**±2.40 ACRES**

BEING A PORTION OF  
TPN: 060 014  
DB2488, PG254

N 90°00'00" W 193.40'

**±0.86 ACRE**

BEING A PORTION OF  
TPN: 060 014  
DB2488, PG254

TPN: 048 002  
OWR, LLC  
DB2455, PGS254-255  
PB58, PG39  
ZONED: I-2

N 01°47'26" E 699.30'

361.64'

112.63'

TPN: 060 015  
OWR, LLC

S 38°03'12" W  
137.19'

S 35°59'06" W  
48.44'

S 09°34'52" E 481.32'

S 09°50'36" E 143.03'

A=144.23'

A=379.90' R=453.50'  
CHD=S 14°03'18" W  
368.89'

A=235.87'

337.66'

R/W

R/W

R/W

R/W

R/W

R/W

R/W



**DEPARTMENTAL REVIEW – ENVIRONMENTAL HEALTH**

Application # Z22-15 Zhenhao Holding A-1 to R6

Date: 8/24/22

Reviewed by: Christy Blair

**ENVIRONMENTAL HEALTH**

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

Will these 2 MKs tie onto this city sewer?  
Will not know if the .86 acre tract is large enough until they get a level 3 soil study (if septic).

**DEPARTMENTAL REVIEW – FIRE DEPARTMENT**

Application # 222-15 Zhenhao Holding A-1 to R-6

Date: 08/17/2022

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:**

Okay with the Fire Department.

*Ron Chance*

**DEPARTMENTAL REVIEW – PUBLIC WORKS DEPARTMENT**

Application # Z22-15 Zhenhao Holding A-L to R-6

Date: 7-22-22

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 permit for crossing county ROW*

A handwritten signature in black ink, appearing to be "Steve", located at the bottom right of the page.

CITY OF CALHOUN

WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z22-15  
APPLICATION NAME Sage Ralston- Agent  
TYPE OF ZONING: A-1 to R-6  
DATE: 8/25/2022  
REVIEWED BY: This area is served by a 4" water line.

WATER COMMENTS:

This area is served by a 4" water line.

SEWER COMMENTS:

Sewer service is currently being planned to serve this property. To be installed by the Developer.

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 FIELD SURVEY HAS BEEN COMPLETED.