

INFORMATION SHEET FOR REZONING REQUESTS

Application # 222-22 DATE OF READING 12-20-2022

REZONE FROM A-1 TO I-2

APPLICANT Ron Vail  
Pleasant Hill Land Company

OWNER Pleasant Hill Land Company

LOCATION OF PROPERTY Pleasant Hill Extension

Ranger

DESCRIPTION OF PROPERTY

19.97 ACRES

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

1. Approval

STIPULATIONS:

All code requirements be met with Fire Dept. and must provide water mains for adequate water protection, All state + local regulations be complied with.

**GORDON COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
DECEMBER 12, 2022**

The Gordon County Planning Commission held a Public Hearing on Monday, December 12, 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:

Jerry Lovelace  
Sabrina Poole

Tommy Hibberts

Vice-Chairman Jerry Lovelace 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 Sabrina Poole to approve the minutes of the previous meeting of November 14, 2022. Tommy Hibberts seconded the motion. All voted aye. The minutes were approved as written.

**VARIANCE APPLICATION #V22-17 & REZONING APPLICATION #Z22-22, RON VAIL**

Vice-Chairman Lovelace read variance application #V22-17 and rezoning application #Z22-22, Ron Vail for a 19.97 acre tract located on Pleasant Hill Extension, Ranger. Mr. Vail represented the requests explaining that he seeks a variance from the 250 foot buffer requirement for the south and east property line adjoining the Gordon County Landfill property to zero feet and requests a rezoning change from A-1 to I-2 for a landfill renewable natural gas processing plant. All adjoining property owners had been notified.

On variance application #V22-17, Sabrina Poole made the motion to approve the application and grant the reduction of the buffer requirements to zero on the south and east property line adjoining the Gordon County Landfill. Tommy Hibberts seconded the motion. All voted aye. The variance was granted. The thirty (30) day appeal period was explained.

On rezoning application #Z22-22, Tommy Hibberts made the motion to approve the application from A-1 to I-2, with the conditions that all code requirements be met with the Fire Department and must provide water mains for adequate water protection for the City of Calhoun and all applicable state and local regulations shall be complied with, including but not limited to Gordon County appearance standards for structures in Industrial zoning districts, landscaping and sign requirements. Sabrina Poole 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:** November 23, 2022

**Application #** Z22-22

**Applicant/Property Owner:** Ron Vail

**Location of Property:** Pleasant Hill Extension, Ranger, GA 30734

**Property Frontage:** 1,780 +/- Feet    **Tract Size:** 19.97 +/- acres

**Directions to property:** North of Redbone Ridges Landfill: East side of Pleasant Hill Road Extension which runs south from Hwy 156.

**Proposed Action:** Rezone from A-1, Agricultural District to I-2, Heavy Industrial

**Reasons for Proposed Action:** Rezone for landfill renewable natural gas processing plant.

**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:* No issues with rezoning or variance

*Building Inspection Department:* N/A

*Fire Department:* ~~Gordon County currently does not have a facility of this type in its jurisdiction. We would require more detailed information to include applicable codes and plans before we can make recommendations. We will require adequate water for fire protection and currently this property does not have water mains that adjoin said property. Also, if there are above ground storage tanks this would be state jurisdiction.~~ OK with Fire Department. 11/28/2022

*Gordon County School System:* N/A

*Public Works Department:* Applicant must obtain a driveway permit from the Public Works Dept. Driveway must adhere to current ULDC standards.

*Georgia Dept. of Transportation:* No comments.

*Water & Sewer (City of Calhoun):* There is currently no City water service to this property. A line extension of about 3,700 ft. of 6" water line would be required to serve this property with City water Service. 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 is adjacent to the Gordon County Redbone Ridge Landfill and surrounded by densely vegetated woods.

***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 the property is located on a dead end road within a heavily wooded area.

***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.

***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 with the Future Land Use Map.

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

The Rezoning Application #Z22-23 is recommended for approval with the following condition: that all the code requirements be met with the Fire Department and must provide water mains for adequate water protection from the City of Calhoun. All applicable state and local regulations shall be complied with, including but not limited to Gordon County appearance standards for structures in Industrial zoning districts, landscaping and sign requirements.

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

**Cover Sheet  
Proposal for Land Use Action**

Application Number: 722-22 Present Zoning: A-1 Proposed Zoning: I-2

Date of Planning Commission Meeting: November 14, 2022

Date of Board of Commissioners' Meeting: December 6, 2022

Applicant: Ron Vail

Property Owner: (if different from applicant) Pleasant Hill Land Company, LLC Property

Address: Pleasant Hill Extension, Ranger, GA 30734

Said Property having a frontage of 1,780 feet and containing 19.97

acres. Future Development Map Classification: Rural / Agricultural Reserve

Current Zoning Map Classification: A-1

Proposed Action: Change zoning of parcel 096-021A from A-1 to I-2 for industrial use.

Reason for Proposed Action: I-2 zoning is required to construct and operate a renewable natural gas processing plant.

Directions to Property: North of Redbone Ridges Landfill; East side of Pleasant Hill Road Extension which runs south from Hwy. 156.

## RURAL/AGRICULTURAL RESERVE

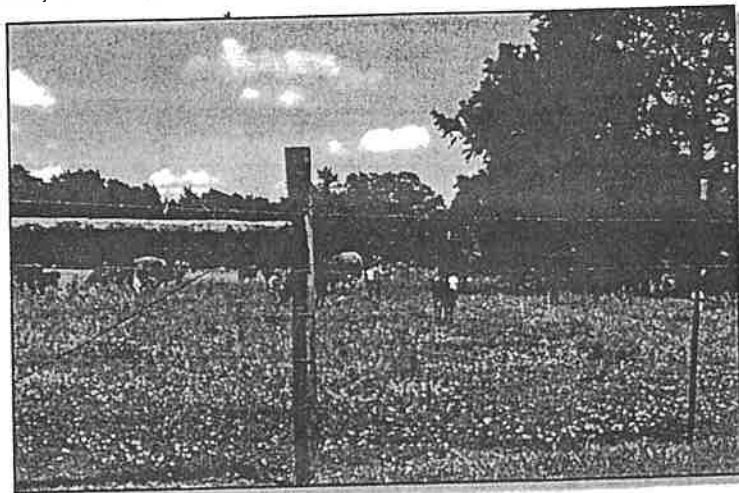
### Description:

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)

Return Recorded Document to:  
Brumlow, Corwin & Delashmit, P.C.  
1287 Curtis Parkway SE  
Caihou, GA 30701  
File #0822G147

STATE OF GEORGIA  
COUNTY OF GORDON

WARRANTY DEED

This Indenture made this 14th day of October, 2022 between WORTH ENTERPRISES, INC. AND KSW ENTERPRISES, INC., of the County of Gordon, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and PLEASANT HILL LAND COMPANY, 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 Lots 194, 195 and 203 of the 7th District and 3rd Section of Gordon County, Georgia and being Tracts 1, 2, and 3 according to a plat of survey recorded at Plat Book 42, Page 186, 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.

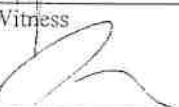
Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness

 (Seal)  
\_\_\_\_\_  
WORTH ENTERPRISES, INC.  
Donald E. Hollingsworth, CEO

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



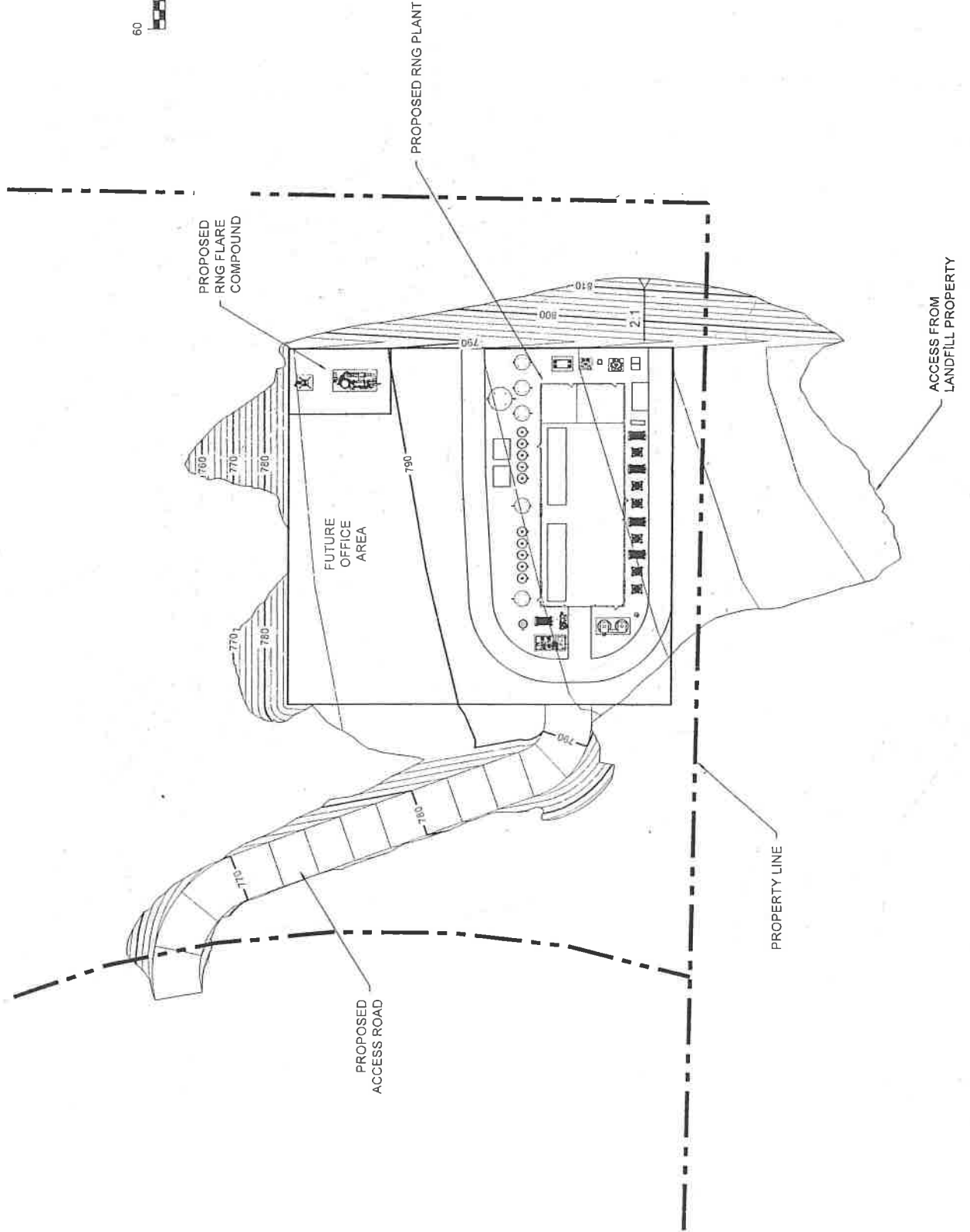
  
\_\_\_\_\_  
Witness

 (Seal)  
\_\_\_\_\_  
KSW ENTERPRISES, INC.  
Kenneth Scott Williams, CEO

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

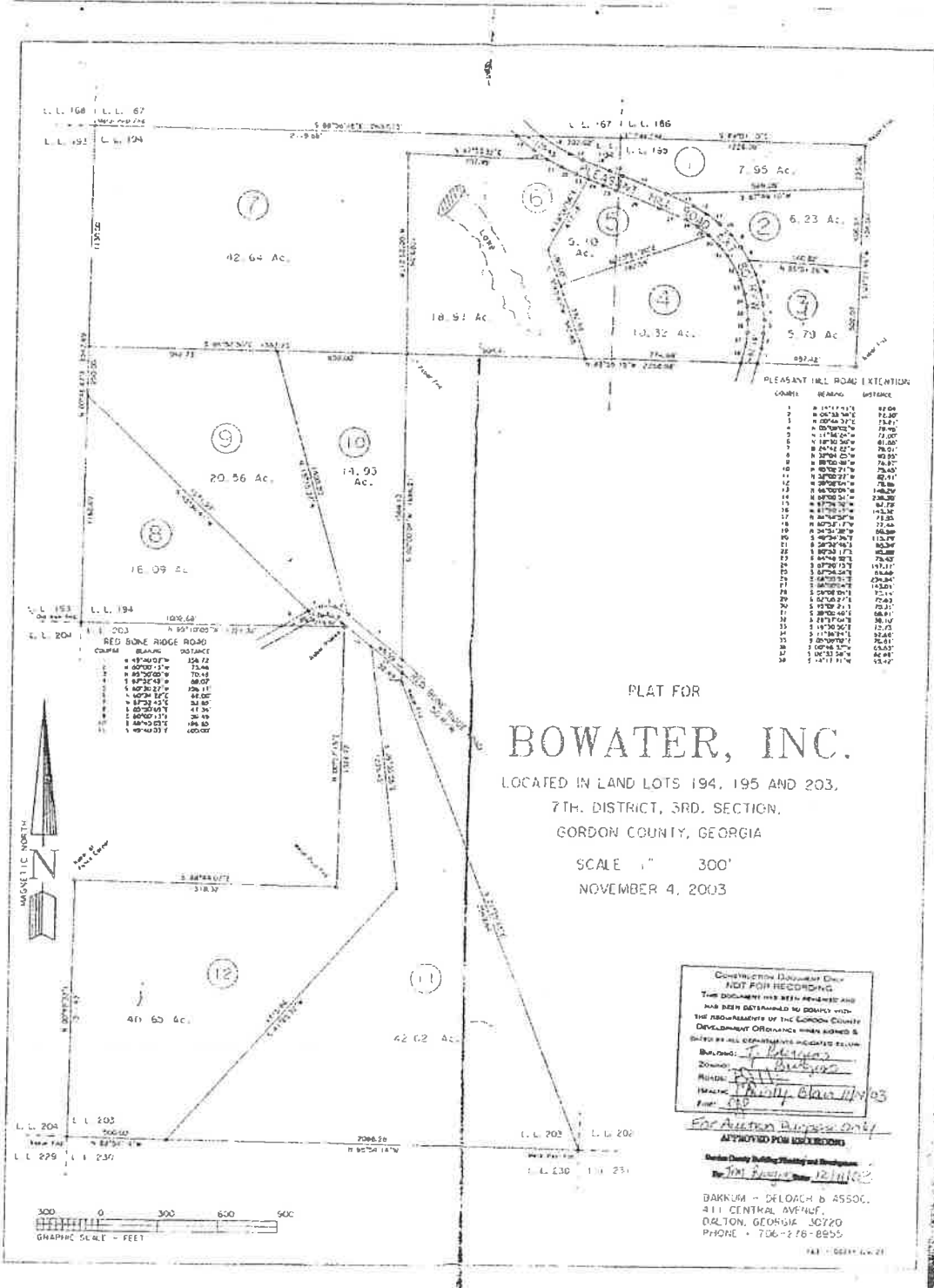


Z22-22





Z72-22



DEPARTMENTAL REVIEW – ENVIRONMENTAL HEALTH

Application # Z 22-22  
V 22-17 Vail A-1 to I-2

Date: 11/16/22

Reviewed by: Christy Blair

ENVIRONMENTAL HEALTH

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

No issues with rezoning or variance.

DEPARTMENTAL REVIEW – FIRE DEPARTMENT

Application # <sup>Z 22-22</sup> V 22-17 Vail A-1 to I-2

Date: 11/28/22

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 Chance*

DEPARTMENTAL REVIEW – PUBLIC WORKS DEPARTMENT

Application # 222-22  
V22-17 Vail A-1 to I-1

Date: 11-21-22

Reviewed by: Rusty Haggard

PUBLIC WORKS DEPARTMENT

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

Applicant must obtain a Driveway Permit  
~~Form~~ #R From the Public Works Dept.  
Driveway must adhere to current  
ULDC standards,

DEPARTMENTAL REVIEW – FIRE DEPARTMENT

Application # <sup>Z 22-22</sup> V 22-17 Vail A-1 to I-2

Date: 11/22/22

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:**

Gordon County currently does not have a facility of this type in its jurisdiction. We would require more detailed information to include applicable codes and plans before we can make recommendations. We will require adequate water for fire protection and currently this property does not have water mains that adjoin said property. Also, if there is above ground storage tanks this would be state jurisdiction

*Ron Chance*

CITY OF CALHOUN  
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z22-22  
APPLICATION NAME Ron Vail  
TYPE OF ZONING: A-1 to I-1  
DATE: 11/22/2022  
REVIEWED BY: Mark Williamson

WATER COMMENTS:

There is currently no City water service to this property. A line extension of about 3,700 ft. of 6" water line would be required to serve this property with City water service.

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.