

# 2/13/2017 Planning and Zoning Commission Minutes

## GORDON COUNTY PLANNING AND ZONING COMMISSION

### PUBLIC HEARING

**FEBRUARY 13, 2017**

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The Gordon County Planning Commission held a Public Hearing on Monday, February 13, 2017 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, Jerry Lovelace, Butch Layson, and Eddie Smith

Butch Layson 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 January 9, 2017. Eddie Smith seconded the motion. All voted aye. The minutes were approved as written.

### **VARIANCE APPLICATION #V17-01 & REZONING APPLICATION #Z17-01, MIKE MASLEY (APPL: KIRK SCHUEMAN)**

Vice-Chairman Layson read variance application #V17-01 and rezoning application #Z17-01, Kirk Schueman for 1 acre located at 284 Farmville Road, Calhoun. Mr.

Schueman represented the requests explaining that he was purchasing from Mike Masley the 10 acres which presently includes Mr. Masley's cabinet shop and he wants to subdivide the cabinet shop off and use the shop as a collision repair shop, so he needed to rezone to CH to bring into compliance and he would also like the variance to reduce the required county road frontage from 100 feet (for commercial zoning) down to 25 feet and to reduce the buffer strip from 50 feet to 28.22 feet and to allow existing storage building to remain in the buffer strip. Mr. Schueman stated that the variance was needed so that he would not have to rezone more than just 1 acre to commercial. All adjoining property owners had been notified.

Michael Brown, an adjoining property owner, spoke with concerns of toxins from the paint. Mr. Schueman stated that he operated and disposed of waste per the required guidelines.

Ursula Desrosier, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V17-01 be approved and on rezoning request identified as Application #Z17-01 it is recommended for approval from A-1 to CH, with the condition that the business will remain contained within the acreage rezoned and shall strictly follow the standards for a Vehicle Repair Shop including, but not limited to, the installation of an opaque fence or adequate evergreen trees.

On variance request #V17-01, Jerry Lovelace made the motion to approve the variance as requested. Butch Layson seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

On rezoning request #Z17-01, Eddie Smith made the motion to approve the request from A-1 to CH, with the condition that the business will remain contained within the acreage rezoned and shall strictly follow the standards for a Vehicle Repair Shop including, but not limited to, the installation of an opaque fence or adequate evergreen trees. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

## **REZONING APPLICATION #Z17-02 & REZONING APPLICATION #Z17-03, SPRINGBANK, LLC (APPL: MIKE MASLEY)**

Chairman Rule read rezoning application #Z17-02 and #Z17-03; Mike Masley requesting to rezone a 3 acre tract located at the corner of Red Bud Road and Hightower Loop, Ranger from A-1 to I-1 and rezone an adjoining 9.348 acres from A-1 to RA-1 that is located on Hightower Loop, Ranger. Mr. Masley represented the requests explaining that he was purchasing these 12.348 acres and wants to relocate his existing cabinet shop to the 3 acre tract and save the other 9.348 tract for his sons to possibly build homes on in the future. He added that he was going to build a 6000 square foot metal building with office space, a break room, 2 restrooms, and shop area and that he has 6 employees. All adjoining property owners had been notified.

Ursula Desrosier, Zoning Administrator for Gordon County, recommended that the zoning request identified as Application #Z17-02 be approved from A-1 to I-1 with the Future Land Use Map being amended and on the rezoning request identified as Application #Z17-03 it is recommended for approval from A-1 to RA-1.

On rezoning request #Z17-02, Eddie Smith made the motion to approve the request from A-1 to I-1, with the Future Land Use Map being amended. Butch Layson seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

On rezoning request #Z17-03, Jerry Lovelace made the motion to approve the request from A-1 to RA-1. Butch Layson seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

## **ELECTION OF CHAIRMAN AND VICE-CHAIRMAN**

Ursula Desrosier, Zoning Administrator for Gordon County, opened the floor for nominations for the 2017 Chairman and Vice-Chairman positions for the Planning Commission. Butch Layson made a motion to keep Randy Rule as the Chairman. Jerry Lovelace seconded the motion. All voted aye. Jerry Lovelace made a motion to keep

Butch Layson as the Vice-Chairman. Eddie Smith seconded the motion. All voted aye. Randy Rule will remain the Chairman and Butch Layson will remain the Vice-Chairman in 2017 for the Gordon County Planning Commission.

## **ADDITIONAL BUSINESS**

There being no additional business, Jerry Lovelace made the motion to adjourn. Eddie Smith seconded the motion. All voted aye. The meeting was adjourned at 6:28 p.m.