

**GORDON COUNTY PLANNING COMMISSION
PUBLIC HEARING
AUGUST 14, 2023**

The Gordon County Planning Commission held a Public Hearing on Monday, August 14, 2023 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

Ken Dinning
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 Tommy Hibberts to approve the minutes of the previous meeting of July 10, 2023. Sabrina Poole seconded the motion. All voted aye. The minutes were approved as written.

REZONING APPLICATION #Z23-23, TRENT FRIX

Vice-Chairman Lovelace read rezoning application #Z23-23, Trent Frix, requesting to rezone 1.50 +/- acres located at 115/117 Boone Ford Road, Calhoun from A-1 to C-G. Mr. Frix represented the request stating that the property currently has a monument company and a storage building sales office on it and it has been in commercial use for over 20 years and has a high traffic area that is continuing to grow. All adjoining property owners had been notified.

Sabrina Poole made the motion to approve the rezoning application identified as #Z23-23 from A-1 to C-G. Ken Dinning seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

VARIANCE APPLICATION #V23-08, MICHAEL BURCHETT

Vice-Chairman Lovelace read variance application #V23-08, Michael Burchett, requesting a variance on a 2.91 acre tract located at 1529 Pinyan Road, Ranger. Mr. Burchett represented the request explaining that he would like a variance to reduce the required side setback for a recently built storage building from 10 feet to 6.5 feet, therefore asking for a 3.5 foot variance. The structure is only a few feet away from meeting code and the variance is needed due to a unique hardship that makes it impractical and burdensome for him to relocate the structure, as he was unaware of this regulation during construction of the building, which is only 192 square feet and didn't need a building permit to construct.

Adjoining property owners John and Martha McAfee spoke in opposition to the variance. They stated that the building is only 27 inches from their property line and that Mr. Burchett was told about the fact that the building had to be 10 feet from the property line at the beginning of construction but he continued to finish the building. It was also noted that Mr. Burchett was in violation of code by having a hog lot less than 100 feet from the property line and also added was

that they did not get the notice about the meeting and had only heard about it by word of mouth. Mr. Burchett said he did mail the notices and he had submitted the receipts. He stated that the building was too near completion when he found about the fact that it had to be 10 feet from property line. Ursula Richardson, Zoning Administrator, told Mr. Burchett that his property would need to be at least 5 acres to have livestock on the tract and that he was in violation for having the hog lot. All adjoining property owners had been notified.

Ken Dinning made the motion to deny the variance application identified as #V23-08. Sabrina Poole seconded the motion. Tommy Hibberts abstained from the vote. Jerry Lovelace voted with the motion. The vote was 3-0 to deny. The variance was denied. The thirty (30) day appeal period was explained.

VARIANCE APPLICATION #V23-09, ELTON & MICHELLE NEWTON

Vice-Chairman Lovelace read variance application #V23-09, Elton and Michelle Newton, requesting a variance on a .82 acre tract located at 3225 Dews Pond Road, Calhoun. Mr. and Mrs. Newton represented the request explaining that they would like a variance to reduce the required side buffer strip to 10 feet in order to open a shop to restore old cars. Per the property survey, the lot tapers to the back of the property, limiting usable space. Due to the required relocation of the septic tank per the Health Departments directions, they desire to site the building in order to maximize use of the property. All adjoining property owners had been notified.

Sabrina Poole made the motion to approve the variance application identified as #V23-09 to reduce the required side buffer strip to 10 feet. Ken Dinning seconded the motion. All voted aye. The variance was approved. The thirty (30) day appeal period was explained.

REZONING APPLICATION #Z23-24, GLOBAL ALLIANCE, LLC

No one was present to represent the application. Tommy Hibberts made a motion to table until the September 11, 2023 meeting. Sabrina Poole seconded the motion. All vote aye. The application was tabled until the September 11, 2023 meeting.

OLD BUSINESS

Vice Chairman Lovelace asks for a motion to table the discussion of section 5.02.02 (B) RV's and Trailers since Chairman Randy Rule was not present. Sabrina Poole made the motion to table the discussion until the September 11, 2023 meeting. Ken Dinning seconded the motion. All voted aye. The old business will be discussed at the September 11, 2023 meeting.

ADDITIONAL BUSINESS

There being no additional business, Tommy Hibberts made the motion to adjourn. Ken Dinning seconded the motion. All voted aye. The meeting was adjourned at 6:28 p.m.

Zelda Gregg, Secretary

Randy Rule, Chairman
Jerry Lovelace, Vice-Chairman

