

GORDON COUNTY
PLANNING and ZONING COMMISSION MEETING
FEBRUARY 13, 2023

The Gordon County Planning Commission held a Public Hearing on Monday, February 13, 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: Randy Rule, Jerry Lovelace, Sabrina Poole, Tommy Hibberts, and Ken Dinning

Chairman Randy Rule 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, 2023. Sabrina Poole seconded the motion. All voted aye. The minutes were approved as written.

REZONING APPLICATION #Z22-30, JOSEPH T. NGUYEN

Chairman Rule read rezoning application #Z22-30, Joseph T. Nguyen, requesting to rezone a .69 acre tract located at 918 S. Wall Street, Calhoun from A-1 to C-C. Mr. Nguyen represented the request explaining that he would like to add an outdoor detail automotive hand carwash on the property and would like to also bring the property into compliance with zoning. All adjoining property owners had been notified.

Jerry Lovelace made the motion to approve the rezoning application identified as #Z22-30 from A-1 to C-C. Sabrina Poole seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

REZONING APPLICATION #Z23-02, FERNANDO & DIANA GUZMAN

Chairman Rule read rezoning application #Z23-02, Fernando and Diana Guzman, requesting to rezone a 1.10 acre tract located at 3751 Rome Road, SW, Plainville from A-1 to C-H. Mr. Guzman represented the request explaining that he would like to rezone the property to be able to open an auto repair shop. He added that he had gotten quotes to install fire hydrants as required, that he had gotten the soil study done for the septic permit as required, and had spoke with the DOT about the future installation of a turning lane. All adjoining property owners had been notified.

Sabrina Poole made the motion to approve the rezoning application identified as #Z23-02 from A-1 to C-H. Ken Dinning seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

REZONING APPLICATION #Z23-01, VARIANCE APPLICATION #V23-01, & REZONING APPLICATION #Z23-03, ARROW LOG PROCESSING (appl) ARNOLD HOOLEY (owner)

Chairman Rule read rezoning application #Z23-01, variance application #V23-01, and rezoning application #Z23-03, Arrow Log Processing (appl) Arnold Hooley (owner), for a 2.62 acre tract and a 6 acre tract located at 3011 Pine Chapel Road, NE, Resaca. Chad Hooley represented the requests for his father and stated that they would like to withdraw the variance application #V23-01 and rezoning application #Z23-03 for the 6 acre tract. They would still like to go forward with the rezoning request #Z23-01 for the 2.62 acre tract to rezone from A-1 to C-G to build a mini stor-all facility. Area property owners Lisa Rogers Smith and Kelly Quinn were present to speak mainly with concerns of the variance and rezoning request that had been withdrawn, but still had concerns of the additional traffic that would be added to the county road. All adjoining property owners had been notified.

Jerry Lovelace made the motion to approve the rezoning application identified as #Z23-01 from A-1 to C-G. Tommy Hibberts seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

ADDITIONAL BUSINESS

Ursula Richardson, Zoning Administrator spoke and would like some suggestions on changing the wording of section 5.02.02 (B) RV's and Trailers. There being no additional business, Ken Dinning made the motion to adjourn. Jerry Lovelace seconded the motion. All voted aye. The meeting was adjourned at 6:45 p.m.