

GORDON COUNTY
PLANNING and ZONING COMMISSION MEETING
MAY 8, 2023

The Gordon County Planning Commission held a Public Hearing on Monday, May 8, 2023 at 6:00 p.m. at the Gordon County Administrative Building in the Conference Room for the purpose of hearing variance and zoning change requests.

Members present were: Jerry Lovelace, Sabrina Poole, Tommy Hibberts, and Ken Dinning

Vice-Chairman Lovelace called the meeting to order and advised all present of the sign-up sheet 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 April 10, 2023. Ken Dinning seconded the motion. All voted aye. The minutes were approved as written.

REZONING APPLICATION #Z23-13 AND #Z23-14, CHARLES MASSINGILL

Vice-Chairman Lovelace read rezoning #Z23-13 and #Z23-14 requesting to rezone 0.946 acres located 1372 Old Rome Dalton Rd. NW, Calhoun, GA 30701 from A-1 to R-6 and 0.780 acres located on 1362 Old Rome Dalton Rd., NW, Calhoun, GA 30701 from A-1 to R-1. Mr. Massingill stated that he wanted to subdivide the property accordingly and that he lived in the existing house and would like to place a mobile home on the other tract for his son. Mike Jones and William Watkins spoke in opposition. All adjoining property owners had been notified.

Tommy Hibberts made a motion to approve rezoning application identified as #Z23-13 and #Z23-14. Ken Dinning second the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners

REZONING APPLICATION #Z23-15, THERESA WILSON

Vice-Chairman Lovelace read rezoning application #Z23-15, Theresa Wilson, requesting to rezone a 1.00 acre tract located at Newtown Creek Loop NE, Calhoun in order to subdivide and place a mobile on her property for her daughter. Her husband died recently and she felt more comfortable having her daughter nearby. All adjoining property owners had been notified.

Sabrina Poole made a motion to approve rezoning application identified as #Z23-15. Ken Dinning second the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners

REZONING APPLICATION #Z23-17, BRIAN GROGAN

Vice-Chairman Lovelace read rezoning application #Z23-17, Brian Grogan, requesting to rezone a 0.61 acre tract located at 5426 Roland Hayes Pkwy, Calhoun, GA 30701. Mr. Grogan explained that there was a mobile home and septic system in that spot before and he would like to build a house there. All adjoining property owners had been notified.

Tom Hibberts made a motion to approve the rezoning application identified as #Z23-17. Sabrina Poole second the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners

REZONING APPLICATION #Z23-16, ROGER THOMAS (appl) SPRINGBANK LLC (owner)

Vice-Chairman Lovelace read rezoning application #Z23-16, Roger Thomas requesting to rezone a 109+/- acre tract located at Redbud Rd., Calhoun, GA 30701. Mr. Thomas stated that he would like to build 8 chicken houses which would be 55' x 600'. He has lived in this area all his life. He looked for property all over the county and thought this tract of land would be perfect being near the landfill. He would clear off about 20 acres in the center of the property and would meet and go beyond the buffer requirements.

This is his neighborhood he lives 2 miles down the road. All adjoining property owners had been notified.

Justun McGhee, Brenda Cornwell, Mary McGhee, Jennifer Nicholson, Shane Moss, Sue Knight and Michelle Thomas all spoke in opposition. Their concerns were that it was close to Salacoa Park, the bad odor, traffic, environmental impact on the property and their property values will go down.

Ken Dinning made a motion to approve the rezoning application identified as #Z23-16. Sabrina Poole second the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners

ADDITIONAL BUSINESS

There being no additional business, Sabrina Poole made the motion to adjourn. Tom Hibberts seconded the motion. All vote aye. The meeting was adjourned at 6:45 p.m.