

**GORDON COUNTY PLANNING COMMISSION
PUBLIC HEARING
SEPTEMBER 11, 2023**

The Gordon County Planning Commission held a Public Hearing on Monday, September 11, 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 Ken Dinning to approve the minutes of the previous meeting of August 14, 2023. Sabrina Poole seconded the motion. All voted aye. The minutes were approved as written.

REZONING APPLICATION #Z23-24, GLOBAL ALLIANCE, LLC (appl.), PLYMOUTH 1099 DODDS GA, LLC (owner), STEPHEN BRIDGES (rep.)

(Tabled from August 14, 2023 meeting)

Vice-Chairman Lovelace read rezoning application #Z23-24, Global Alliance, LLC (appl.), Plymouth 1099 Dodds GA, LLC (owner), Stephen Bridges (rep.), requesting to rezone 17.76 +/- acres located at 1099 Dodds Ave., SE, Adairsville from I-1 to I-2. Zora Gill and Nathan Brick represented the request explaining that the existing warehouse would be used as a rubber recovery and re-manufacturing facility. The facility uses rejected rubber and converts it into sheets of rubber for making mud flaps, used at railroad crossings, etc. All adjoining property owners had been notified.

Tommy Hibberts made the motion to approve the rezoning application identified as #Z23-24 from I-1 to I-2. Ken Dinning seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

REZONING APPLICATION #Z23-25 & Z23-26, JOEY ENGLISH

Vice-Chairman Lovelace read rezoning application #Z23-25 and #Z23-26, Joey English, requesting to sub-divide the property at 166 Fog Road, Resaca into 2 tracts with an existing house on one tract and build a new house on the other tract. Mr. English represented the request explaining that #Z23-25 would be a 1.219 acre tract with the existing house requesting to rezone from A-1 to R-1 and #Z23-26 would be 3.281 acres and a new home would be built at this site requesting to rezone from A-1 to RA-1. All adjoining property owners had been notified.

On rezoning application #Z23-25, Sabrina Poole made the motion to approve the rezoning for a 1.219 acre tract from A-1 to R-1. Ken Dinning seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

On rezoning application #Z23-26, Sabrina Poole made the motion to approve the rezoning for a 3.281 acre tract from A-1 to RA-1. Ken Dinning seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

VARIANCE APPLICATION #V23-10, CHADD BISHOP

Vice-Chairman Lovelace read variance application #V23-10, Chadd Bishop, requesting a variance on a 12 acre tract located at 950 Big Springs Road, Calhoun. Mr. Bishop represented the request explaining that he would like a variance to increase the size of a metal structure from 3,000 square feet to 4,000 square feet. He added he had already put a deposit down on the design and construction of a 50 x 80 building and was unaware of the rule and will be using the building as personal use storage for classic cars and future personal office. All adjoining property owners had been notified.

Ken Dinning made the motion to approve the variance application identified as #V23-10 and allow construction of a 4,000 square foot metal structure. Sabrina Poole seconded the motion. All voted aye. The variance was approved. The thirty (30) day appeal period was explained.

REZONING APPLICATION #Z23-27, RECHAL PROPERTIES, LLC

Vice-Chairman Lovelace read rezoning application #Z23-27, Rechal Properties, LLC, requesting to rezone a .55 acre tract located at 104 Azelea Drive, Calhoun from A-1 to R-4. Eric Greeson represented the request explaining that he would like to construct a triplex which would be connected to the city sewer. All adjoining property owners had been notified.

Sabrina Poole made the motion to approve the rezoning application identified as #Z23-27 from A-1 to R-4. Tommy Hibberts seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

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 October 9, 2023 meeting. Ken Dinning seconded the motion. All voted aye. The old business will be discussed at the October 9, 2023 meeting.

ADDITIONAL BUSINESS

There being no additional business, Ken Dinning made the motion to adjourn. Tommy Hibberts seconded the motion. All voted aye. The meeting was adjourned at 6:18 p.m.

Zelda Gregg, Secretary

Randy Rule, Chairman
Jerry Lovelace, Vice-Chairman