

**GORDON COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
OCTOBER 9, 2023**

The Gordon County Planning Commission held a Public Hearing on Monday, October 9, 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 September 11, 2023. Tommy Hibberts seconded the motion. All voted aye. The minutes were approved as written.

**REZONING APPLICATION #Z23-28, SANDRA DENISE LEDFORD**

Vice-Chairman Lovelace read rezoning application #Z23-28, Sandra Denise Ledford, requesting to rezone a 2.59 acre tract located at 559 Church Road, Calhoun from A-1 to R-6. Ms. Ledford represented the request explaining that they would like to subdivide the property into 2 tracts, one with an existing mobile home and place another mobile home on the other tract. These mobile homes will be for their 2 sons. There used to be 2 mobile homes on this property that was used as a caretaker dwelling for her mother which has been now been removed. All adjoining property owners had been notified.

Sabrina Poole made the motion to approve the rezoning application identified as #Z23-28 from A-1 to R-6. Ken Dinning seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**VARIANCE APPLICATION #V23-11, CHRISTOPHER E. DELP**

Vice-Chairman Lovelace read variance application #V23-11, Christopher E. Delp, requesting a variance on a .707 acre tract located at 346 Hardin Road, Plainville. Mr. Delp represented the request explaining that he would like a variance to reduce setback to the R-O-W to 37 feet. The reason he makes this request is that he would like to add a 26 X 30 living area/bedroom to the front of the house for his mother and there is nowhere else to build the addition because of the septic tank and field lines. All adjoining property owners had been notified.

Tommy Hibberts made the motion to approve the variance application identified as #V23-11 and allow for the addition to front of existing home and grant the variance as requested. Sabrina Poole seconded the motion. All voted aye. The variance was approved. The thirty (30) day appeal period was explained.

**OLD BUSINESS**

Vice Chairman Lovelace opened for the discussion of section 5.02.02 (B) RV’s and Trailers. Some suggestions presented were: 1-Must obtain a building permit first. 2-Must obtain a separate permit for the camper (fee of \$100). 3-Must provide a contract from septic clean out service with the application. 4- Camper permit will only be valid for 1 year (possible extension). 5-Penalty of \$100 per day after the year. 6-Power will not be turned on until the footing and temp pole have been inspected. 7-Once permits are obtained must start building within 6 months. 8-Would campers be allowed in a subdivision? These are something to think about and discuss. Ken Dinning made the motion to discuss at next meeting of November 13, 2023. Tommy Hibberts seconded the motion. All voted aye. There will be addition discussion at the November 13, 2023 meeting.

**ADDITIONAL BUSINESS**

There being no additional business, Sabrina Poole made the motion to adjourn. Ken Dinning seconded the motion. All voted aye. The meeting was adjourned at 6:14 p.m.

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Zelda Gregg, Secretary

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Randy Rule, Chairman  
Jerry Lovelace, Vice-Chairman