

**GORDON COUNTY PLANNING COMMISSION
PUBLIC HEARING
MARCH 12, 2018**

The Gordon County Planning Commission held a Public Hearing on Monday, March 12, 2018 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	Butch Layson
Jerry Lovelace	Nathan Serritt
Eddie Smith	

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 February 12, 2018. Eddie Smith seconded the motion. All voted aye. The minutes were approved as written.

VARIANCE APPLICATION #V18-04, WILLIAM EINHELLIG

Chairman Rule read variance application #V18-04, William Einhellig, requesting a variance on a 3.97 acre tract located at 131 Everett Springs Road, Calhoun. Charlie Kirby represented the request but did not have the adjoining property owners notifications required to hear the variance.

Butch Layson made the motion to table the variance request until the April meeting. Jerry Lovelace seconded the motion. All voted aye. The variance application #V18-04 was tabled until the April 9, 2018 meeting.

REZONING APPLICATION #Z18-03, ROBBIE EVANS

Chairman Rule read rezoning application #Z18-03, Robbie Evans, requesting to rezone a 66 acre tract located on Mt. Olive Church Road, Fairmount from A-1 to Conditional-Use. Ursula Richardson, Zoning Administrator for Gordon County, announced that an error had been made in the newspaper advertisement on the dates, the date for the Planning Commission to hear this request was correct, but the date for the Board of Commissioners to hear it was not correct. The correct date for the Board of Commissioners will be March 20, 2018. Also, the number of acres and the land lot numbers were incorrect. A corrected newspaper advertisement will run in the Saturday, March 17, 2018 edition of the Calhoun Times. Robbie Evans represented the request explaining that he wanted to purchase this acreage to build a poultry farm, consisting of 6 houses, 50x600 feet each. He had originally looked at a larger track but decided to go with this track in order for the poultry houses to be farther from the road and other dwellings. This property is currently part of an 1869.78 acre tract of land owned by Springbank, LLC.

Dianne Kirby, an area homeowner, spoke in opposition to this rezoning request, stating that she felt that this request should have been postponed because of the advertisement error and was opposed for other reasons as follows: flies, gnats, smell, traffic from trucks on roads with no shoulders, water/soil pollutions, that farms participate in the GATE program which allows them to not have to pay sales tax on farm equipment, supplies, etc. and the fact that there are already 90 chicken houses within less than a 3 mile radius of her home. Other adjoining and area homeowners, Jeremiah Collis, Kelly Barrett, Stephen Barrett, and Randall Mulkey spoke with the same concerns as well as the fact that these poultry farms had made their homes decrease in value and they are not able to sell because no one wants to buy a home with all these poultry farms surrounding them. Mr. Evans closed in saying that he agrees there is an issue with the traffic concerns and that he is trying to be considerate to homeowners by placing these poultry houses 1100-1200 feet from road. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z18-03 for conditional use be approved with the conditions that the driveway be approved by the Public Works Department.

Eddie Smith abstained from voting. Butch Layson made the motion to deny the rezoning application identified as #Z18-03 from A-1 to Conditional use. The motion dies because of the lack of a second. Nathan Serritt made a motion to approve the rezoning with the conditions mentioned by Ms. Richardson. Jerry Lovelace seconded the motion. Nathan Serritt and Jerry Lovelace voted for the motion, Butch Layson voted against the motion. The vote was 2-1 for approval. The recommendation for approval was sent to the Board of Commissioners.

The audience was reminded that the Board of Commissioners would make the final decision at the meeting on March 20, 2018 in the main courtroom of the Gordon County Courthouse at 6:00 p.m.

ADDITIONAL BUSINESS

There being no additional business, Jerry Lovelace made the motion to adjourn. Nathan Serritt seconded the motion. All voted aye. The meeting was adjourned at 6:45 p.m.

Zelda Gregg, Secretary

Randy Rule, Chairman
Butch Layson, Vice-Chairman