

**GORDON COUNTY PLANNING COMMISSION
PUBLIC HEARING
APRIL 9, 2018**

The Gordon County Planning Commission held a Public Hearing on Monday, April 9, 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	Eddie Smith
Jerry Lovelace	Nathan Serritt

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

VARIANCE APPLICATION #V18-04, WILLIAM EINHELLIG

(Tabled from March 12, 2018)

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 for Mr. Einhellig explaining that he had built an addition to the existing garage and one corner is only 30 feet from the right-of-way instead of the required 40 feet from the right-of-way and would like to request a 10 foot variance. Juanita Sanks, an adjoining property owner, spoke in opposition to the request questioning why had the construction already been done and now asking for the variance and she feels like this changes the looks of the community. Warren Sanks, whose family owns 100+ acres in the area, spoke in opposition as well stating that it looked closer than 30 feet from right-of-way and also had same concerns as his mother had mentioned. Mr. Kirby stated that they were unaware of the right-of-way requirements until a building inspector had come to the site. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V18-04 be approved as requested.

Jerry Lovelace made the motion to approve the variance application identified as #V18-04 as requested and grant the 10 foot variance from the right-of-way. Nathan Serritt seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained

REZONING APPLICATION #Z18-05, DONALD & ANGELA STANLEY

Chairman Rule read rezoning application #Z18-05, Donald and Angela Stanley, requesting to rezone a 2.75 acre tract located at 578 Newtown Church Road, Calhoun from A-1 to R-6. Mr. Stanley represented the request explaining that this property had been subdivided and was not in compliance and there had been a mobile home on the property previously. He had thought he might build but had now decided just to place a new mobile home on the property for rental income. Charisse Worley, daughter of an area homeowner, spoke and was concerned that the rezoning request was for apartments, but she had no opposition in the rezoning for a mobile home. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z18-05 be approved.

Eddie Smith made the motion to approve the rezoning application identified as #Z18-05 from A-1 to R-6. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**VARIANCE APPLICATION #V18-05 & REZONING APPLICATION #Z18-06,
STEVE YANCEY AND CHARLES & BARBARA LONG (OWNERS), PILGRIM'S
PRIDE CORP. (APPLICANT)**

Chairman Rule read variance application #V18-05 and rezoning application #Z18-06, Steve Yancey and Charles & Barbara Long, (owners) Pilgrim's Pride Corp. (applicant). Jeffrey Watkins, attorney, represented the applications to allow for the development and construction of a feed mill and all ancillary uses on the property. The variance request is to increase the height allowance for two (2) corn silos of 229.5 feet in height, one (1) soy meal silo with 112 feet in height, and a feed mill building being 222 feet in height. The rezoning request is for 11.88+/- acres located along US Hwy 411, Ranger from A-1 to I-1. Mr. Watkins introduced Ray Powell and Howell McClain with Pilgrim's Pride, if the planning commission should have any questions that he might not be able to answer. The current feed mill in Gordon County is outdated and to save jobs in Gordon County plus create 5-10 more jobs they would like to relocate to this area on Highway 411. Area property owners, J.P. Richardson, Faye Richardson, and Wannah Ackerman, all spoke in opposition to these applications, stating concerns of harming their way of life with additional train noise, odor, run-off, pollution, and that no one wants to live next to a feed mill. Their 160 acres had previously belonged to their grandparents. Mr. Watkins closed in stating that this area was the best they could find in Gordon County, because it is a rural area and will not affect traffic and with current technology, new mills do not have odor or noise like the older mills. The present site on N. Industrial Boulevard only has 5 filters and with new technology, new mills have 17 filters. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V18-05 be approved as requested.

Eddie Smith abstained from voting. Nathan Serritt made the motion to approve the variance application identified as #V18-05 as requested. Jerry Lovelace seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z18-06 be approved.

Eddie Smith abstained from voting. Jerry Lovelace made the motion to approve the rezoning application identified as #Z18-06 from A-1 to I-1. Nathan Serritt seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

REZONING APPLICATION #Z18-07, BRENDA BROCK

Chairman Rule read rezoning application #Z18-07, Brenda Brock, requesting to rezone a .59 acre tract located at 121 Bowman Road, Calhoun from A-1 to R-1. Mrs. Brock represented the request explaining that she was the realtor for the executors of the estate of A.D. and Beatrice Bowman and that this tract and existing house had been subdivided from a 7.19 acre tract and she has a contract from a buyer if the rezoning is obtained. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z18-07 be approved, with the stipulation given from EHS and has now received notification that the well has been sealed and completed on 3/29/18 therefore is satisfied.

Nathan Serritt made the motion to approve the rezoning application identified as #Z18-07 from A-1 to R-1. Eddie Smith seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

ADDITIONAL BUSINESS

There being no additional business, Eddie Smith made the motion to adjourn. Jerry Lovelace seconded the motion. All voted aye. The meeting was adjourned at 6:44 p.m.

Zelda Gregg, Secretary

Randy Rule, Chairman
Butch Layson, Vice-Chairman