

**GORDON COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
MAY 14, 2018**

The Gordon County Planning Commission held a Public Hearing on Monday, May 14, 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 April 9, 2018. Nathan Serritt seconded the motion. All voted aye. The minutes were approved as written.

**REZONING APPLICATION #Z18-09, PAM SCOTT (ESTATE OF MAX SCOTT)**

Chairman Rule read rezoning application #Z18-09, Pam Scott for the estate of Max Scott, requesting to rezone a 2.20 acre tract located at Old Calhoun Road and Plainville Road, Plainville from A-1 to R-1. Ms. Scott represented the request explaining that this property had been bought a piece at a time and then combined as 1 tract for tax purposes and now to divide the estate of her late husband she needs to rezone and subdivide into 3 tracts with 3 existing homes. The tracts will be 200 Plainville Rd. for .59 acres, 118 Old Calhoun Rd. for .58 acres, and 136 Old Calhoun Rd. for 1.03 acres. Two of these existing homes were built in 1959. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z18-09 be approved.

Eddie Smith made the motion to approve the rezoning application identified as #Z18-09 from A-1 to R-1. Butch Layson seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**REZONING APPLICATION #Z18-10, MICHAEL COLBURN**

Chairman Rule read rezoning application #Z18-10, Michael Colburn, requesting to rezone a 1.958 acre tract located at 110 Franklin Road, Plainville from A-1 to C-H. No one was present to represent the application. Nathan Serritt made the motion to table until the June 11, 2018 meeting. Jerry Lovelace seconded the motion. All voted aye. The application was tabled until the June 11, 2018 meeting.

**REZONING APPLICATION #Z18-11, BENJAMIN KODY TIMMS**

Chairman Rule read rezoning application #Z18-11, Benjamin Kody Timms, requesting to rezone a 2.72 acre tract located on Erwin Hill Church Road, Adairsville from A-1 to R-1. Mr. Timms represented the request explaining that he had bought this property in the fall to build a home for himself but has since lost his job and needs to sell the property and rezoning it would make it easier to sell. Many adjoining and area homeowners spoke in opposition to the R-1 rezoning request and stated they would be fine with RA-1 zoning with reasons such as: R-1 could make it possible for as many as 4 homes to be placed on this tract and it would take away from this rural community setting. Those opposing speakers were: Jason Harrison, Sue Daniel, Blake Howell, Alan Short, Bobby Carney, and Patti Williams. Mr. Timms was not sure why they were concerned that there were not any plans to develop the property. Planning Commission member Butch Layson ask if he had considered an RA-1 zoning and Mr. Timms said he would like to have the R-1 zoning. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z18-11 be approved, however feels that the RA-1 zoning would be a better fit.

Butch Layson made the motion to deny the rezoning application identified as #Z18-11 from A-1 to R-1. Jerry Lovelace seconded the motion. All voted aye. The recommendation for denial was sent to the Board of Commissioners.

**REZONING APPLICATION #Z18-12, THE O'SHIELDS ESTATE**  
**(Executor: Cheryl Johnston)**

Chairman Rule read rezoning application #Z18-12, The O'Shields Estate, (Executor: Cheryl Johnston), requesting to rezone 1.01 acres located at 476 Union Grove Church Road, Calhoun from A-1 to R-1. Ms. Johnston represented the request explaining that she was dividing the estate of her late mother and the original property was 6.02 acres and this 1.01 acres has an existing home so she needs to bring it into compliance. Dianne Williams, an adjoining property owner, spoke with concerns of Ms. Johnston's nephew who lives in the mobile home and gets on her property. Ms. Williams was advised to speak with the Gordon County Ordinance officer with her complaints. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z18-12 be approved.

Jerry Lovelace made the motion to approve the rezoning application identified as #Z18-12 from A-1 to R-1. Nathan Serritt seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**REZONING APPLICATION #Z18-13, THE O’SIELDS ESTATE**

**(Executor: Cheryl Johnston)**

Chairman Rule read rezoning application #Z18-13, The O’Shields Estate, (Executor: Cheryl Johnston), requesting to rezone 1.02 acres located at 480 Union Grove Church Road, Calhoun from A-1 to R-6. Ms. Johnston represented the request explaining that she was dividing the estate of her late mother and the original property was 6.02 acres and this 1.02 acres has an existing mobile home so she needs to bring it into compliance. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z18-13 be approved.

Eddie Smith made the motion to approve the rezoning application identified as #Z18-13 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 #V18-06, LEE HUNT**

Chairman Rule read variance application #V18-06, Lee Hunt, requesting a variance on a 1.10 acre tract located at 3615 Roland Hayes Parkway, Calhoun. Mr. Hunt represented the request explaining that he had already bought an 18x31 metal storage building to replace the old existing one and he wasn’t aware of the ordinance, so he would like to request a variance to increase the size to 558 square feet from the county requirements of 500 square feet. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V18-06 be approved as requested.

Nathan Serritt made the motion to approve the variance application identified as #V18-06 as requested and increase the metal structure requirements to 558 square feet. Jerry Lovelace seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

**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.

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Zelda Gregg, Secretary

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Randy Rule, Chairman  
Butch Layson, Vice-Chairman