

**GORDON COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
JUNE 11, 2018**

The Gordon County Planning Commission held a Public Hearing on Monday, June 11, 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 May 14, 2018. Eddie Smith seconded the motion. All voted aye. The minutes were approved as written.

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

(Tabled from May 14, 2018)

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. Mr. Colburn represented the request explaining that he would like to bring the property into compliance with zoning and that the property has always been used as a commercial piece of property. The building was a 5000 square foot building that was built in 1973. He added he would like to continue storing his personal vehicles on the property. Adjoining homeowners spoke with concerns of this property being an eye sore to the neighborhood and Highway 53 corridor, being a junk yard and decreasing property values, the ditch that runs through this property stopping up and causing flooding on their property as well as on Highway 53, and that they just want it cleaned up. Those voicing their concerns were: Carol Cagle, Philip Cagle, and Johnny Edgeworth. Mr. Colburn stated that this property was in a hole and that to put a fence up it would have to be 25-30 feet high to conceal the vehicles, that this property was a towing business before he purchased it, that he plans on selling the vehicles when scrap prices go up, and that the other party that he allows to use the property stores no more than 20 vehicles. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z18-10 be approved, with the stipulation that an opaque or privacy fence of neutral color shall be installed, the current owner shall remove fifty (50) percent of the vehicles and the remaining shall be kept within the boundaries of the fenced area, and shall not operate a salvage yard from this location.

Jerry Lovelace made the motion to approve the rezoning application identified as #Z18-10 from A-1 to C-H, with the stipulations listed by Ursula Richardson, Zoning Administrator for Gordon County. Nathan Serritt seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**REZONING APPLICATION #Z18-14, BRENDA PASS**

Chairman Rule read rezoning application #Z18-14, Brenda Pass, requesting to rezone a 1.266 acre tract located on Farmville Road, Calhoun from A-1 to R-1. Ms. Pass represented the request explaining that this property had been subdivided for her and she would like to build a house next to her daughter. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z18-14 be approved.

Eddie Smith made the motion to approve the rezoning application identified as #Z18-14 from A-1 to R-1. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**VARIANCE APPLICATION #V18-08, BRADLEY WRIGHT**

Chairman Rule read variance application #V18-08, Bradley Wright, requesting a variance on a .67 acre tract located at 282 Beamer Circle, S.W., Calhoun. Mr. Wright represented the request explaining that he would like to increase the size of a metal garage from the required 500 square feet to 864 square feet, therefore needing a 364 feet variance. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V18-08 be approved as requested.

Jerry Lovelace made the motion to approve the variance application identified as #V18-08 as requested and increase the metal structure requirements to 864 square feet. Nathan Serritt seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

**VARIANCE APPLICATION #V18-09, LG HAUSYS AMERICA, INC.**

Chairman Rule read variance application #V18-09, LG Hausys America, Inc., requesting a variance on a 35.06 acre tract located at 310 LG Drive, Calhoun. The representative for LG Hausys had not mailed the adjoining property owners notifications; therefore a motion was made by Nathan Serritt to table until the July 9, 2018 meeting so that the adjoining property owners can be notified. Jerry Lovelace seconded the motion. All voted aye. The variance was tabled until the July 9, 2018 meeting.

**REZONING APPLICATION #Z18-15, JUAN JESUS LEMUS GARCIA**

Chairman Rule read rezoning application #Z18-15, Juan Jesus Lemus Garcia, requesting to rezone a .812 acre tract located at 1407 and 1409 US Hwy. 41 North, Calhoun from A-1 and C-G to CH. Mr. Garcia, along with Brenda Jaramillo, represented the request explaining that this property had been subdivided in 1994, .58 acres was rezoned to C-G for a used car lot and the remaining .23 acres, with an existing house remained zoned A-1. Now he would like to combine the two lots, remove the house and build a garage for a vehicle repair business. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z18-15 be approved.

Eddie Smith made the motion to approve the rezoning application identified as #Z18-15 from A-1 and C-G to CH. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**VARIANCE APPLICATION #V18-10 & REZONING APPLICATION #Z18-16, OWR, LLC**

Chairman Rule read variance application #V18-10 and rezoning application #Z18-16, OWR, LLC on a 23.88 acre tract located on US Hwy. 41 South, Calhoun. John Robbins, a local attorney, represented the request stating that the variance request is to reduce the buffer strip from 250 feet to 20 feet on side and rear and 40 feet from right-of-way for I-2 zoning which is the rezoning request to rezone from A-1 to I-2 to build an industrial building to sale or lease. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V18-10 to reduce the buffer strip as requested and the rezoning request identified as Application #Z18-16 to rezone from A-1 to I-2, both be approved.

On variance application #V18-10, Jerry Lovelace made the motion to approve the variance as requested to reduce the county buffer requirements from 250 feet down to 20 feet on the sides and rear of property and 40 feet on the front of Highway 41. Nathan Serritt seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

On rezoning application #Z18-16, Eddie Smith made the motion to approve the rezoning request from A-1 to I-2. Nathan Serritt seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

**ADDITIONAL BUSINESS**

There being no additional business, Jerry Lovelace made the motion to adjourn. Eddie Smith seconded the motion. All voted aye. The meeting was adjourned at 6:31 p.m.

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Zelda Gregg, Secretary

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Randy Rule, Chairman  
Butch Layson, Vice-Chairman