

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

The Gordon County Planning Commission held a Public Hearing on Monday, July 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

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 June 11, 2018. Eddie Smith seconded the motion. All voted aye. The minutes were approved as written.

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

(Tabled from June 11, 2018)

Chairman Rule read variance application #Z18-09, LG Hausys America, Inc., requesting a variance for a 35.064 acre tract located at 310 LG Drive, S.E., Adairsville to increase the building height size. Jacques Hall represented the request explaining that the Viatera Phase III requires the same height as Phase I and Phase II and that the height would be no more than 67 feet therefore they need to ask for a variance of 7 feet. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V18-09 be approved as requested.

Jerry Lovelace made the motion to approve the variance application identified as #V18-09 as requested and increase the height size to 67 feet. Eddie Smith seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

REZONING APPLICATION #Z18-17, ANTHONY JEFFORDS

Chairman Rule read rezoning application #Z18-17, Anthony Jeffords, requesting to rezone a 1.02 acre tract located at 605 Old Fairmount Hwy., Calhoun from A-1 to R-4. Mr. Jeffords represented the request explaining that he would like to subdivide this property into 4 tracts and build 4 single family dwellings and that he does have connection to city water and sewer. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z18-17 be approved.

Eddie Smith made the motion to approve the rezoning application identified as #Z18-17 from A-1 to R-4. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

VARIANCE APPLICATION #V18-12, ERNEST C. SADLER

Chairman Rule read variance application #V18-12, Earnest C. Sadler, requesting a variance on a 1.06 acre tract located at 137 Aubrey Ave., N.E., Calhoun. Mr. Sadler represented the request explaining that he would like to increase the size of a metal carport to 738 square feet for his camper on an existing concrete pad. The building would be 18x41 therefore requesting a variance of 238 square feet. All adjoining property owners had been notified.

Ursula Richardson, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V18-12 be approved as requested.

Jerry Lovelace made the motion to approve the variance application identified as #V18-12 as requested and increase the metal structure requirements to 738 square feet. Eddie Smith seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

REZONING APPLICATION #Z18-18, MICHAEL HICKS

Chairman Rule read rezoning application #Z18-18, Michael Hicks, requesting to rezone a 1.38 acre tract located at 3003 Red Bud Rd., Calhoun from A-1 and R-1. Mr. Hicks represented the request explaining that this property had been subdivided with an existing old house that he has now torn down and in order to rebuild he needs to rezone 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 #Z18-18 be approved.

Eddie Smith made the motion to approve the rezoning application identified as #Z18-18 from A-1 and R-1. Jerry Lovelace 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 6:13 p.m.

Zelda Gregg, Secretary

Randy Rule, Chairman
Butch Layson, Vice-Chairman