

**GORDON COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
APRIL 14, 2008**

The Gordon County Planning Commission held a Public Hearing on Monday, April 14, 2008 at 7:00 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:

Brant Talley	Tony Mulkey
Ron Free	Brad Rains

Vice-Chairman Talley 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 Brad Rains to approve the minutes of the previous meeting of March 10, 2008. Tony Mulkey seconded the motion. All voted aye. The minutes were approved as written.

**REZONING APPLICATION #Z08-01, JERRY CHILDS**

Vice-Chairman Talley read rezoning application #Z08-01, Jerry Childs requesting to rezone .55 acres located at 3479 Red Bud Road, NE, from R-1 with stipulations to R-1 with stipulations for the purpose of changing stipulation #2 of the previous rezoning application #0952 in February 2007. No one was present to represent the application. Tony Mulkey made the motion to table the request until the May 2008 meeting. The motion dies because of the lack of a second. Ron Free stated that this had come before them before and that they all knew what Mr. Childs wanted and that they should go ahead and vote on a recommendation to the Board of Commissioners.

Greg Frisbee, the Planning Director for Gordon County, stated that in accordance with Section 12.6 of the Official Zoning Ordinance of Gordon County, the following standards, in addition to the Departmental reviews, have been considered in the findings and recommendations. Therefore, under the circumstances of this rezoning request and there being no change of zoning or land use regarding the subject property, Mr. Frisbee recommends approval based upon departmental reviews with the following stipulations: 1 – The manufactured home on the subject property shall be considered a nonconforming use and shall not be expanded or replaced with another manufactured home. 2 – Driveway access shall be from Red Bud Road (SR 156) only; use of existing property access area from Walraven Road shall be prohibited and said area landscaped so as to prevent future use of said area as a driveway.

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Ron Free made the motion to approve the rezoning request Z08-01 from R-1 with stipulations to remove driveway into Red Bud Road to R-1 with stipulations to allow leaving driveway access to Red Bud Road (SR 156) and closing the access to Walraven Road by removing the culver/pipe from driveway for reasons of safety and that the existing mobile home is considered a nonconforming use and shall not be expanded or replaced with another mobile home. Brad Rains seconded the motion. All voted aye. The recommendation was sent to the Board of Commissioners.

It was also noted that the Planning Department would contact Mr. Childs to verify and obtain proof of notifications to the adjoining property owners before this application is presented before the Board of Commissioners.

**REZONING APPLICATION #Z08-02, LESTER HILL**

Vice-Chairman Talley read rezoning application #Z08-02, Lester Hill requesting to rezone .904 acres located at 3150 Nicklesville Road, Resaca from A-1 to C-1 for the purpose of building an addition to the existing building, which was previously a restaurant, and now to be a tire store, and bringing the property into compliance. Michael Hill represented the application stating that he would like to do an addition to the existing building of two bays on the side to use as a retail tire store. All adjoining property owners had been notified

Greg Frisbee, the Planning Director for Gordon County, recommends approval of the rezoning from A-1 to C-1, with the applicant's agreement to meet the following stipulation: 1- Off-street parking and vehicular use areas shall be covered with an all-weather surface material such as concrete, asphalt, or gravel. Such materials shall be of sufficient depth to accommodate conventional traffic use. 2- There shall be a minimum ten foot wide grassed area between surfaced parking and vehicular use areas and the edge of pavement of SR 225 and 136 with the exception of approved driveway cuts by Georgia D.O.T. 3- The subject property shall meet ADA parking requirements prior to the issuance of a certificate of occupancy. 4- All outside storage shall be screened from adjoining properties and right-of-ways. And 5- Outside storage of used tires shall be prohibited. Mr. Hill stated he would comply with all stipulations as noted.

Brad Rains made the motion to approve the rezoning request Z08-02, from A-1 to C-1, with all stipulations being met. Tony Mulkey seconded the motion. All voted aye. The recommendation for approval for rezoning from A-1 to C-1 was sent to the Board of Commissioners.

**VARIANCE APPLICATION #V08-005, CLIFFORD PARKER**

Vice-Chairman Talley read variance application #V08-005, Clifford Parker, requesting a variance on 1.02 acres located at 268 Parker Road, NW, for the purpose of placing a double-wide mobile home on the site for his granddaughter and her family, without the required 125 feet of county road frontage. Anthony Blackstock, having limited power of attorney for Mr. Parker represented the request stating that this 1.02 acres was subdivided off Mr. Parker's original 12.08 acres and that it did have 15 feet of county road frontage so they wished to obtain a variance for 110 feet. All adjoining property owners had been notified.

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Patty Roe, an adjoining property owner spoke in opposition, with concerns of her families' 162 acres and what another mobile home would do to the property value. Wendy Trundle, granddaughter of Mr. Parker's, addressed the planning commission stating that her husband had lost his job several months ago; and had just found another job and the home they were purchasing is in foreclosure because of lack of income. Her dad, Mr. Blackstock is willing to purchase a mobile home for them to live in until they can get financially stable again.

Greg Frisbee, the Planning Director for Gordon County, recommends upon considering the criteria stated in section 11.3.2 of the county zoning ordinance and in conjunction with Departmental Reviews as presented, it is his opinion that the applicant's request should be approved.

Brad Rains made the motion to grant the variance of 110 feet and allow placement of a double-wide mobile home on the 1.02 acres with only 15 feet of county road frontage, and not to be sold or become rental property after the hardship has passed. Mr. Blackstock stated that the property was to remain in Mr. Parker's name. Ron Free seconded the motion. All voted aye. The variance was granted. The thirty- (30) day appeal period was explained.

**ADDITIONAL BUSINESS**

Greg Frisbee stated that everyone should review the rough draft of the unified land development ordinance and note any concerns or changes that they see needs to be addressed, and that they would meet with the Board of Commissioners and MacTec on May 6, 2008 for a work session. Brad Rains introduced and welcomed Richard Lee, a member of the 2008 Leadership class. Mr. Lee is the marketing director for the local Chik-Fil-A. There being no additional business; Ron Free made the motion to adjourn. Brad Rains seconded the motion. All voted aye. The meeting was adjourned at 7:55 p.m.

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Zelda Gregg, Secretary

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Kyle Johnson, Chairman  
Brant Talley, Vice-Chairman