

GORDON COUNTY PLANNING AND ZONING DEPARTMENT CASE SUMMARY PRESENTATION

Prepared for:

GORDON COUNTY PLANNING COMMISSION
Public Hearing: January 12, 2026

GORDON COUNTY BOARD OF COMMISSIONERS
Public Hearing: January 20, 2026

Prepared by:

Tony Ross

Zoning Administrator, Gordon County, Georgia

Phone: (706) 879-2175

Email: tony.ross@gordoncountyga.gov

VAR-2025-22 – Location & Owner Information

- ▣ Application Number: VAR-2025-22
- ▣ Location: **821 Johnson Lake Rd, Adairsville Ga**
- ▣ Applicant / Property Owner: **Larry Johnson**
- ▣ Tax Map & Parcel: 059-025
- ▣ Land Lot / District / Section: LL 207, 15th District, 3rd Section
- ▣ Acreage: 5
- ▣ Phone **[REDACTED]**

VAR-2025-22 – Variance Request Summary

- ▣ Present Zoning District: A-1 (Agricultural)
- ▣ Requested Variance: From the minimum road-frontage requirements of ULDC Table 4.01.01(N).
- ▣ Context: Property has no road frontage and needs access to the 5 Acres
- ▣ Official Zoning Map Classification (Future Dev.): Emerging Mixed Use Community

Planning Staff Report
To the
Gordon County Planning Commission
Rezoning Proposal

Date of Report: **11-19-2025** Application **VAR-2025-22**

Applicant/Property Owner: **Johnson Lake Properties / Larry Johnson**

Location of Property: **705 Johnson Lake Road, Adairsville Ga 30103**

Property Frontage: **0+- Feet** Tract Size: **5.00 Acres**

Directions to property:

Proposed Action: *Requesting a variance from the minimum road-frontage requirements of ULDC Table 4.01.01(N) for the creation and use of Easement*

Future Development Map Classification: **Emerging Mixed Use Community**

Departmental Reviews

It shall be understood that the following Departmental Review requirements, if any, shall be satisfied by the Applicant in addition to all standard County zoning, building, and development codes prior to the issuance of any land disturbance permit, building permit and/or certificate of occupancy, as deemed applicable by the County building official relating to the subject proposal if said proposal is approved by the Gordon County governing authority.

Environmental Health Services:

Building Inspection Department:

Fire Department:

Gordon County School System:

Public Works Department:

Georgia Dept. of Transportation:

Water & Sewer (City of Calhoun):

Zoning Division:

Planning Staff Findings & Recommendations

The following standards from Section 10.03.0212.6 of the Gordon County Unified Land Development Code (ULDC), in addition to the Departmental Reviews above, have been considered in the findings and recommendations of the planning staff:

1. Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. *Yes. The requested variance allows a reduced road-frontage requirement solely for the purpose of creating an access easement to reach the interior 5-acre tract. The surrounding area along Johnson Lake Road is rural in character, consisting of agricultural and large-lot residential uses. Providing access to a landlocked or limited-frontage tract is consistent with typical development patterns in this area and does not introduce any new or incompatible land use.*

2. Whether the proposed zoning/variance will adversely affect the existing use or usability of adjacent or nearby property. *No. The variance affects only the frontage measurement and does not increase density, does not introduce new activity, and does not change the permitted use of the property. Adjacent tracts will retain full usability, and the proposed driveway access does not create negative impacts on neighboring parcels.*

3. Whether the property to be affected by the variance has a reasonable economic use as currently zoned. *Yes. The property is zoned Agricultural, and the variance does not alter this zoning. The tract has reasonable economic use under its current designation, but the reduced frontage limits the ability to lawfully create access without a variance. Approval of the variance simply facilitates compliant access to the rear acreage.*

4. Whether the proposed variance will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. *No. The variance relates only to the frontage measurement needed for a driveway easement. No additional traffic loads or public infrastructure demands are anticipated beyond normal, single-family rural use. The request imposes no burdensome impacts on transportation or public services.*

5. Whether the variance is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan. *Yes. The Future Development Map designates this area as Emerging Mixed-Use Community, which supports continued rural residential and agricultural use while accommodating reasonable, low-impact access adjustments. Allowing proper access to a rear tract aligns with the Comprehensive Plan's goals for orderly development and safe parcel configuration.*

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for approval or disapproval of the proposal. *Yes — supporting approval. The tract shape and limited road frontage create a physical hardship not caused by the applicant. Without the variance, the rear acreage would lack legal access, preventing reasonable use. No adverse conditions or conflicts with neighboring development are present.*

Planning Staff's Recommendation

This report is a part of the official record of the subject application

C59 018B

650

025A

on Lake

059 025C

054

059 067E

059 025

059 067B

059 025

059 071A

Gardner Springs

LG



Johnson Group Properties Llc
Johnson Lake RD
Acres: 62.28
Value: \$329,000

View: [Report](#) | [Soil Analysis](#) | [Field Definitions](#) | [Google Maps](#)

067F

059 067

75

Lakeview

059

059 067C

059 156



QUESTION ?

VAR-2025-23 – Location & Owner Information

- Applicants / Property Owners: Rhonda Rickett (Estate Administrator) & Nathan Rickett
- Site Addresses: 847 Brays Rd, 869 Brays Rd & 875 Brays Rd, Calhoun, GA 30701
- Agent: Paul Bunch, [REDACTED]
- Agent Phone / Email: [REDACTED]
- Land Lot / District / Section: LL 123, 15th District, 3rd Section
- Acreage: 3.82 acres
- Tax Parcels: 047-031A, 047-046 & 047-031
- Latitude / Longitude: 34.506623, -84.813497

VAR-2025-23 – Variance Request Details

- ❑ Present Zoning District: A-1 (Agricultural)
- ❑ Requested Variance: From the minimum road-frontage requirements of ULDC Table 4.01.01(N).
- ❑ Subject: Creation/use of second and third family lots that do not meet the required frontage
- ❑ Context: Long-standing family property divided among heirs; limited total road frontage (~320 feet).
- ❑ Official Zoning Map Classification (Future Dev.): Suburban / Emerging Mixed Use

VAR-2025-23 – Hardship / Justification

- ❑ The parent tract's existing shape and configuration prevent each of the three heir lots
- ❑ from meeting the minimum road-frontage standards under the ULDC.
- ❑ Correcting the deficiency would create substantial hardship or render lots unusable.
- ❑ Variance allows each heir to access and use their portion of inherited family land.
- ❑ Request is consistent with ULDC intent and will not cause public detriment or harm to neighbors.

Planning Staff Report
To the
Gordon County Planning Commission
Rezoning Proposal

Date of Report: **12-02-2025** Application **VAR-2025-23**

Applicant/Property Owner: RHONDA RICKETT (ESTATE ADMINISTRATOR) & NATHAN RICKETT

Location of Property: 847 BRAYS RD, 869 BRAYS RD & 847 BRAYS RD, CALHOUN, GA 30701

Property Frontage: **320 +/- Feet** Tract Size: **3.82 Acres**

Directions to property: From I-75 Exit 312 continue west for 0.9 miles, turn right onto US-41 and go 0.3 miles, turn left on Salem Rd and go 1.0 miles and turn left on McDaniel St. Rd and go 1.3 miles, turn right onto Brays rd and go 0.2 miles. Property is on the left.

Proposed Action: *Requesting a variance from the minimum road-frontage requirements of ULDC Table 4.01.01(N) for the creation and use of the second and third family lots. The parent tract only has approximately 320 feet of total frontage, which is insufficient to provide the required frontage to each of the three lots.*

Future Development Map Classification: Rural/ Agricultural Reserve

Departmental Reviews

It shall be understood that the following Departmental Review requirements, if any, shall be satisfied by the Applicant in addition to all standard County zoning, building, and development codes prior to the issuance of any land disturbance permit, building permit and/or certificate of occupancy, as deemed applicable by the County building official relating to the subject proposal if said proposal is approved by the Gordon County governing authority.

Environmental Health Services:

Building Inspection Department:

Fire Department:

Public Works Department:

Georgia Dept. of Transportation:

Water & Sewer (City of Calhoun):

Zoning Division:

Planning Staff Findings & Recommendations

The following standards from Section 10.03.0212.6 of the Gordon County Unified Land Development Code (ULDC), in addition to the Departmental Reviews above, have been considered in the findings and recommendations of the planning staff:

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.** *Yes. The request is for a frontage variance to allow long-standing family property to be divided among heirs. The surrounding area consists of similar single-family and rural-residential tracts along Brays Road. The variance does not introduce any new or incompatible land uses and remains consistent with the residential character of the area.*
- 2. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.** *No. The variance alters only the frontage requirement and does not change the underlying residential use. No additional traffic, noise, or intensity is created beyond what is typical for single-family homes. Adjacent parcels will not be impaired in access, functionality, or value.*
- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.** *Yes. The property maintains reasonable economic use as a residential tract; however, the limited total frontage restricts the ability of heirs to each utilize their portion of the family land. Granting the variance allows continued residential use in a manner consistent with the intent of the ULDC while accommodating the unique shape and constraints of the parent tract.*
- 4. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** *No. Only standard single-family residential use will occur on each lot. Brays Road can accommodate the minimal additional traffic from family dwellings, and no adverse impact to public infrastructure, utilities, or school capacity is anticipated.*
- 5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan.** *Yes. The property lies within the Suburban/Emerging Mixed-Use character area, which supports continued residential development on existing family tracts. The request aligns with the Comprehensive Plan's goals of supporting family land retention and low-density residential use consistent with surrounding development patterns.*
- 6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.** *Yes — supporting approval. The parent parcel's limited overall road frontage creates a physical hardship that was not self-imposed. The long-standing family ownership and the desire of heirs to retain and use their inherited portions constitute a reasonable basis for the variance. No evidence suggests that granting the request would harm the public interest or surrounding properties.*

Planning Staff's Recommendation

This report is a part of the official record of the subject application

RZ-2025-43 – Location & Owner Information

- ❑ Applicants / Property Owners: Rhonda Rickett (Estate Administrator) & Nathan Rickett
- ❑ Site Addresses: 847 Brays Rd, 869 Brays Rd & 875 Brays Rd, Calhoun, GA 30701
- ❑ Agent: Paul Bunch, [REDACTED]
- ❑ Agent Phone / Email: [REDACTED]
- ❑ Land Lot / District / Section: LL 123, 15th District, 3rd Section
- ❑ Acreage: 3.82 acres
- ❑ Tax Parcels: 047-031A, 047-046 & 047-031
- ❑ Future Dev. Map Classification: Emerging Suburban / Emerging Mixed Use
- ❑ Current Zoning: A-1 (Agricultural)
- ❑ Latitude / Longitude (approx.): 34.506623, -84.813497

RZ-2025-43 – Rezoning Request

- ❑ Present Zoning District: A-1 (Agricultural)
- ❑ Proposed Zoning District: R-1 (Single-Family Residential)
- ❑ Proposed Action: Rezone three related parcels on Brays Rd from A-1 to R-1 to match
- ❑ the current lot configuration and allow division and conveyance under the ULDC.
- ❑ Estate Context: Parents have passed; heirs are dividing property so each family member
- ❑ can receive their portion with legal access to Brays Rd.

RZ-2025-43 – Reason / Justification

- ❑ Each lot includes a narrow strip extending to Brays Rd to provide ingress/egress.
- ❑ Rezoning to R-1 aligns the zoning with the existing small-lot residential pattern along Brays Rd.
- ❑ Request allows family to remain close together and legally transfer land in a ULDC-compliant manner.
- ❑ Consistent with Emerging Suburban / Emerging Mixed Use designation on the Future Development Map.

Planning Staff Report
To the
Gordon County Planning Commission
Rezoning Proposal

Date of Report: **12-02-2025** Application **RZ-2025-43**

Applicant/Property Owner: RHONDA RICKETT (ESTATE ADMINISTRATOR) & NATHAN RICKETT

Location of Property: 847 BRAYS RD, 869 BRAYS RD & 875 BRAYS RD, CALHOUN, GA 30701

Property Frontage: 320+- Feet Tract Size: .382 Acres

Directions to property: From I-75 Exit 312 continue west for 0.9 miles, turn right onto US-41 and go 0.3 miles, turn left on Salem Rd and go 1.0 miles and turn left on McDaniel St. Rd and go 1.3 miles, turn right onto Brays rd and go 0.2 miles. Property is on the left.

Proposed Action: Rezone 843, 847, and 869 Brays Road from A-1 to R-1 to match the current lot configuration and allow the family to properly divide and convey the property according to the Unified Land Development Code.

Future Development Map Classification: EMERGING SUBURBAN/EMERGING MIXED USE

Departmental Reviews

It shall be understood that the following Departmental Review requirements, if any, shall be satisfied by the Applicant in addition to all standard County zoning, building, and development codes prior to the issuance of any land disturbance permit, building permit and/or certificate of occupancy, as deemed applicable by the County building official relating to the subject proposal if said proposal is approved by the Gordon County governing authority.

Environmental Health Services:

Building Inspection Department:

Fire Department:

Gordon County School System:

Public Works Department:

Georgia Dept. of Transportation:

Water & Sewer (City of Calhoun):

Zoning Division:

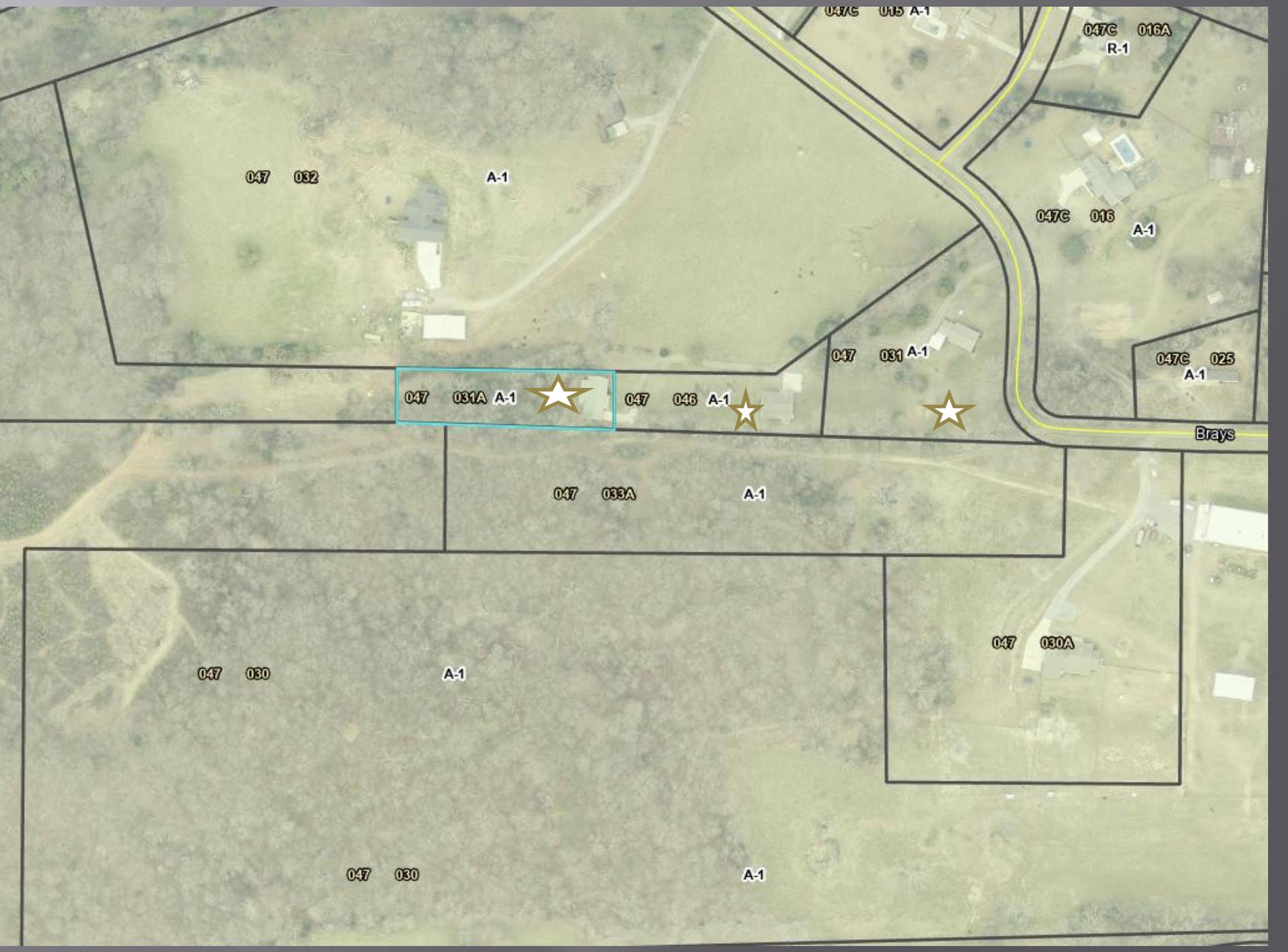
Planning Staff Findings & Recommendations

The following standards from Section 10.03.0212.6 of the Gordon County Unified Land Development Code (ULDC), in addition to the Departmental Reviews above, have been considered in the findings and recommendations of the planning staff:

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.** Yes. The surrounding area already contains a mix of single-family residential development along Brays Road. Rezoning from A-1 to R-1 aligns the parcels with the existing lot patterns and nearby residential uses, making the proposed use suitable for the area.
- 2. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.** No. The rezoning simply matches the existing family-estate lot configuration and allows legal division. No new density or development intensity is being introduced beyond typical single-family homes. Adjacent properties will remain unaffected.
- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.** Partially. While A-1 allows low-density residential use, the existing lots cannot be legally divided or conveyed as configured without rezoning. Rezoning to R-1 provides a more reasonable and compliant economic use for the heirs.
- 4. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** No. The proposed action merely formalizes existing lots and will not significantly increase traffic or utility burden. Brays Road is already serving residential properties, and no infrastructure improvements are anticipated.
- 5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan.** Yes. The parcels lie within the Emerging Suburban / Emerging Mixed Use classification, where single-family residential development is expected and supported. Rezoning from A-1 to R-1 is consistent with long-term planning goals.
- 6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval.** Yes — supporting approval. The property is part of a family estate division where proper access, frontage, and conveyance require R-1 zoning to comply with ULDC standards. The request allows the heirs to transfer land legally and remain in compliance without introducing incompatible uses.

Planning Staff's Recommendation

This report is a part of the official record of the subject application



047 032

A-1

047C 015 A-1

047C 016A
R-1

047C 016

A-1

047 031 A-1

047C 025
A-1

047 031A A-1

047 046 A-1

Brays

047 033A

A-1

047 030

A-1

047 030A

047 030

A-1

**ZONING SKETCH
FOR
Rhonda Rickett & Nathan Rickett**

GORDON County, Georgia

LOCATED IN LAND LOT 123, 15th DISTRICT & 3rd SECTION OF GORDON COUNTY, GEORGIA



The block reserved for the Clerk of the Superior Court.

Date of field work: 10/23/2025-10/30/2025
Date of plat: 11/20/2025

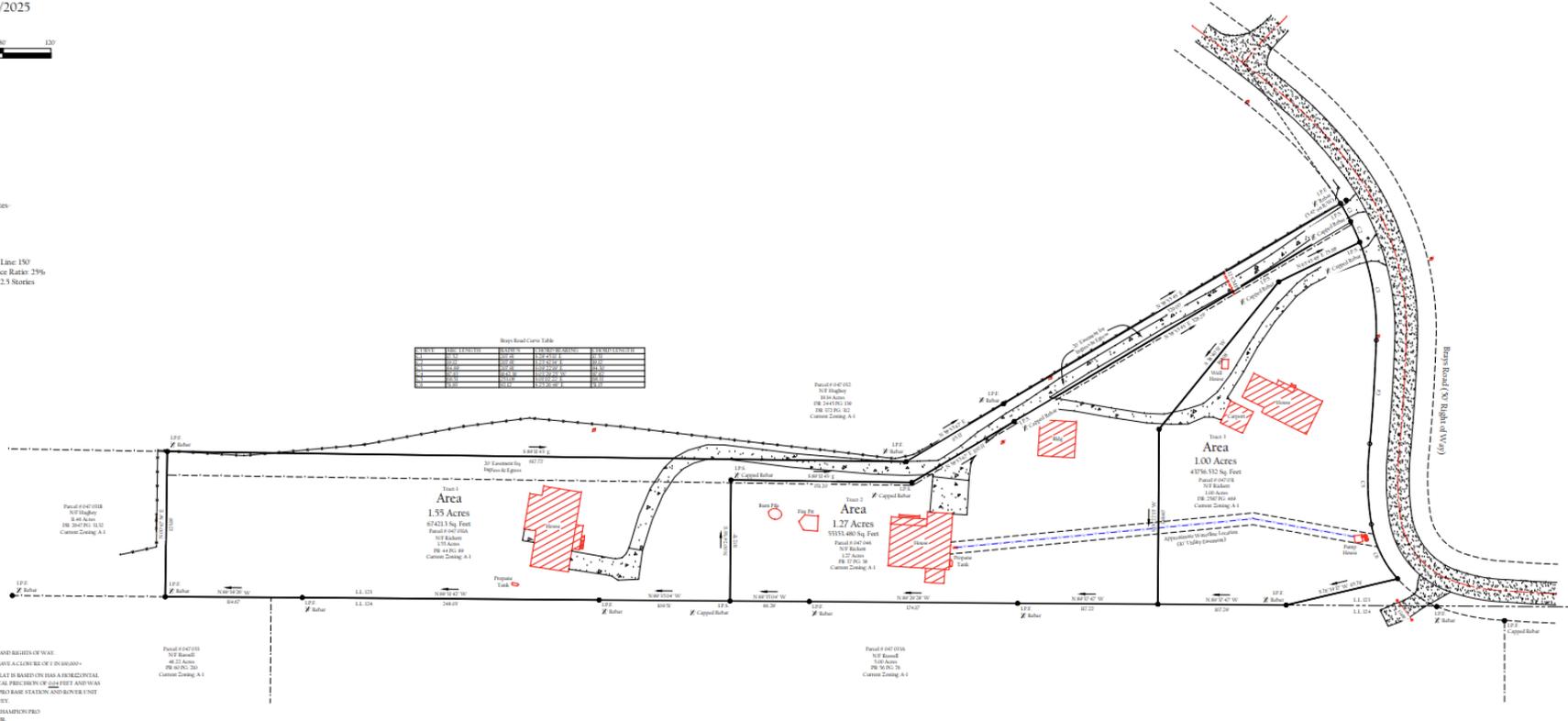
Scale: 1"=40'
0 40 80 120

- LEGEND—
- LF — 180° POINT LINE
 - LF — 90° POINT LINE
 - RW — RIGHT OF WAY
 - LL — LAND LOT LINE
 - # — BOUNDARY
 - C — CENTER LINE
 - T — TIE LINE
 - [Symbol] — CONC. R/W MARKER
 - [Symbol] — ELEC. CONE

Site Notes
Current Zoning: A-1
Front Setback: 40'
Side Setback: 20'
Rear Setback: 90'
Minimum Lot Area: Acres
Min. Lot Width at Building Line: 150'
Maximum Impervious Surface Ratio: 25%
Maximum Building Height: 2.5 Stories

Bays Road Curve Table

Station	Chord Length	Chord Bearing	Chord Azimuth	Chord Distance
1+00.00	100.00	113.28°	266.72°	100.00
1+10.00	98.00	113.28°	266.72°	98.00
1+20.00	96.00	113.28°	266.72°	96.00
1+30.00	94.00	113.28°	266.72°	94.00
1+40.00	92.00	113.28°	266.72°	92.00
1+50.00	90.00	113.28°	266.72°	90.00



THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY.
THIS PLAT HAS BEEN CALCULATED TO HAVE A CLOSURE OF 1" IN 10,000".
THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON IS A REDUCED POINT
PRECISION OF 1/100,000 FEET AND A VERTICAL PRECISION OF 1/100,000 FEET
OBTAINED BY USING THE CHAMPAIN PRO BASE STATION AND BANNER UNIT
TO PROVIDE A 1:1 NETWORK SURVEY.
FIELD WORK WAS DONE BY USING A CHAMPAIN PRO
GPS SYSTEM & A PAD DATA COLLECTOR.

SURVEYORS CERTIFICATION

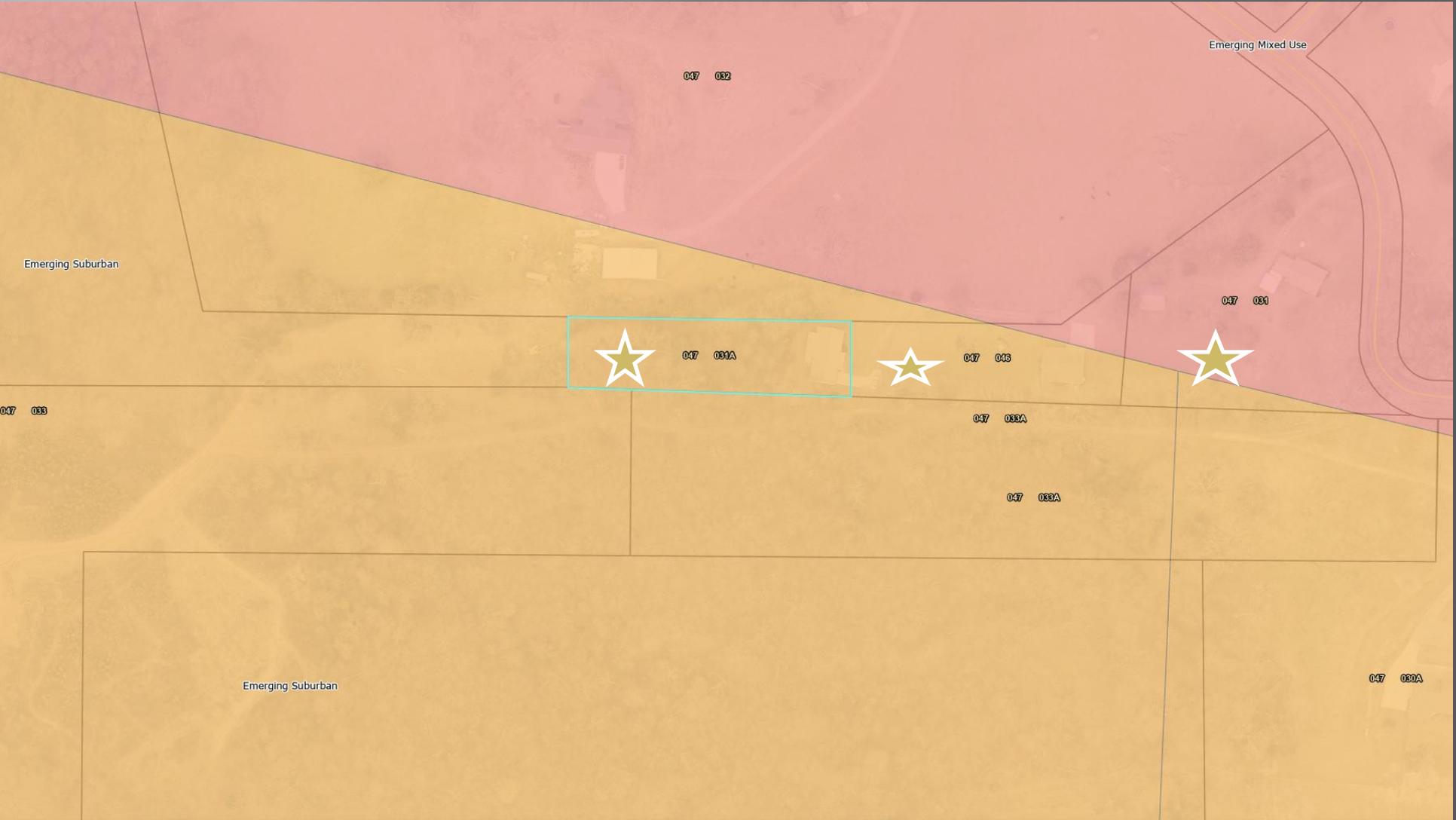
As required by subsection (2) of O.C.G.A. Section 15-6-67 this plat has been prepared by a licensed surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to its intended use of any project. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

For Zoning Purposes only
Michael Paul Busch, GA RLS #1900 11/20/2025

North Georgia SURVEYING
SURVEYING & CONSULTING
706-625-1046

—NOTE—
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA ACCORDING TO MAPS FURNISHED BY F.E.A.A.
COMMUNITY PANEL NUMBER: 220E-107C.
COMMUNITY PANEL DATE: 02/20/08.

J-4621



Emerging Mixed Use

047 032

Emerging Suburban

047 031



047 031A



047 046



047 033

047 033A

047 033A

Emerging Suburban

047 030A

QUESTION ?

VAR-2025-24 – Location & Owner Information

- ▣ Applicant / Property Owner: SMJ Properties – Marica Johnson
- ▣ Site Address: 335 Wilson Rd, Ranger, GA
- ▣ Mailing Address: Same as site address
- ▣ Phone / Email: [REDACTED]
- ▣ Land Lot / District / Section: LL 21, 7th District, 3rd Section
- ▣ Acreage: 3.00 acres
- ▣ Tax Parcel: 093-041
- ▣ Latitude / Longitude: 34.576677, -84.756957

VAR-2025-24 – Variance Request Details

- ▣ Present Zoning District: A-1 (Agricultural); proposed zoning includes RA-1.
- ▣ ULDC Reference: Table 4.01.01(N) – Dimensional Requirements for Residential Districts.
- ▣ Requested Variance: Reduce RA-1 minimum road frontage from 150 feet to approximately 51 feet for the RA-1 portion of the divided property.
- ▣ Total Road Frontage: Approximately 126 feet along Wilson Rd.
- ▣ Frontage Allocation: 75 feet for proposed R-1 lot (existing home) and ~51 feet for RA-1 remainder.

VAR-2025-24 – Hardship / Justification

- ❑ Hardship stems from the parcel's limited total road frontage (126 feet) and existing lot dimensions.
- ❑ After creating a compliant R-1 lot for the existing dwelling, the remaining RA-1 acreage cannot
- ❑ meet the 150-foot minimum frontage requirement without creating an irregular or unusable parcel.
- ❑ The variance is needed to bring the property into ULDC compliance and permit reasonable use
- ❑ while maintaining consistency with the Future Development Map and surrounding area.

Planning Staff Report
To the
Gordon County Planning Commission
Rezoning Proposal

Date of Report: **12-01-2025** Application **VAR-2025-24**

Applicant/Property Owner: **SMJ PROPERTIES, MARICA JOHNSON**

Location of Property: **335 WILSON RD RANGER GA**

Property Frontage: **126+- Feet** Tract Size: **3.00 Acres**

Directions to property: From North Piedmont Street, travel to East Line Street (approximately 0.2 miles). Turn onto GA-156 / Redbud Road and continue for 11.3 miles until you reach Pleasant Hill Road. Follow Pleasant Hill Road, then continue straight onto Taylorstown Road NE, and proceed for 4.7 miles. Turn onto Wilson Road and follow it to the end. The property is located at the dead end of Wilson Road.

Proposed Action: Variance from the RA-1 minimum road frontage requirement of 150 feet to allow approximately 51 feet of frontage for the RA-1 portion of the property.

Future Development Map Classification: **EMERGING SUBURBAN/EMERGING MIXED USE**

Departmental Reviews

It shall be understood that the following Departmental Review requirements, if any, shall be satisfied by the Applicant in addition to all standard County zoning, building, and development codes prior to the issuance of any land disturbance permit, building permit and/or certificate of occupancy, as deemed applicable by the County building official relating to the subject proposal if said proposal is approved by the Gordon County governing authority.

Environmental Health Services:

Building Inspection Department:

Fire Department:

Gordon County School System:

Public Works Department:

Georgia Dept. of Transportation:

Water & Sewer (City of Calhoun):

Zoning Division:
Planning Staff Findings & Recommendations

The following standards from Section 10.03.0212.6 of the Gordon County Unified Land Development Code (ULDC), in addition to the Departmental Reviews above, have been considered in the findings and recommendations of the planning staff:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. *Yes. The requested variance does not change the underlying use of the property. The surrounding area consists of low-density rural residential and agricultural tracts, and the existing home site is already established. Allowing reduced frontage for the RA-1 remainder will maintain a land-use pattern that is consistent with the surrounding area and does not introduce any incompatible uses.*

2. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property. *No. The variance only adjusts minimum frontage requirements necessary to legally divide the parcel. It does not increase traffic, introduce new development intensity beyond what RA-1 allows, or alter access points. Adjacent properties will continue to function as they currently do, and no negative usability impacts are anticipated.*

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. *The parent tract has reasonable economic use; however, due to the limited total frontage (126 ft.), the parcel cannot be divided in a compliant manner without a variance. Allocating the necessary 75 feet to the existing R-1 home site leaves only 51 feet for the RA-1 portion—below the 150-foot minimum required by ULDC Table 4.01.01. Without this variance, the land cannot be legally divided while retaining reasonable use under RA-1 standards. The variance restores practical and economic usability.*

4. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. *No burden is expected. The variance does not create additional dwelling units or intensify use beyond what already exists. Wilson Road is a low-traffic rural road, and the request does not generate new service demands. No adverse impact to transportation infrastructure, utilities, or schools is anticipated.*

5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan. *Yes. The area is designated for Rural Residential/Agricultural Reserve on the Future Development Map. The requested variance supports appropriate rural density, maintains large-lot residential development patterns, and aligns with the Comprehensive Plan's intent to preserve rural character while allowing reasonable, compliant division of family property.*

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. *Yes—supporting approval. The tract's limited road frontage is an existing physical constraint unrelated to the applicant's actions. The variance is needed to correct a dimensional deficiency created by the geometry of the parcel so that the property may be divided logically and continue in appropriate rural residential use. No conditions exist that would justify denial.*

Planning Staff's Recommendation

This report is a part of the official record of the subject application

RZ-2025-44 – Location & Owner Information

- ▣ Applicant: SMJ Properties – Marica Johnson
- ▣ Property Owner: Marica Johnson
- ▣ Site Address: 335 Wilson Rd, Ranger, GA
- ▣ Mailing Address: Same as site address
- ▣ Phone / Email: [REDACTED]
- ▣ Land Lot / District / Section: LL 21, 7th District, 3rd Section
- ▣ Acreage: 3.00 acres
- ▣ Tax Parcel: 093-041
- ▣ Future Dev. Map Classification: Rural Agricultural Reserve
- ▣ Current Zoning: A-1 (Agricultural)
- ▣ Latitude / Longitude: 34.576677, -84.756957

RZ-2025-44 – Rezoning Request

- ❑ Present Zoning District: A-1 (Agricultural)
- ❑ Proposed Zoning Districts: R-1 (for existing homesite) and RA-1 (for remaining acreage).
- ❑ Proposed Action: Rezone approximately 3.00 acres so the existing dwelling sits on a compliant
- ❑ R-1 lot (meeting 25,000 sq. ft. minimum), with the balance placed into RA-1.
- ❑ Issue: A-1 requires a minimum lot size that cannot be met by this 3-acre parcel.

RZ-2025-44 – Reason / Justification

- ❑ The current A-1 zoning classification requires more acreage than is available on this parcel.
- ❑ Splitting the tract between R-1 (for the existing homesite) and RA-1 (for the remainder) brings
- ❑ the property into full compliance with the ULDC.
- ❑ Rezoning aligns the zoning map with actual use and with the Rural Agricultural Reserve
- ❑ designation on the Future Development Map.
- ❑ Access: Located at the dead end of Wilson Rd in Ranger.

Planning Staff Report
To the
Gordon County Planning Commission
Rezoning Proposal

Date of Report: **12-01-2025** Application **RZ-2025-44**

Applicant/Property Owner: **SMJ PROPERTIES, MARICA JOHNSON**

Location of Property: **335 WILSON RD RANGER GA**

Property Frontage: **126+- Feet** Tract Size: **3.00 Acres**

Directions to property: From North Piedmont Street, travel to East Line Street (approximately 0.2 miles). Turn onto GA-156 / Redbud Road and continue for 11.3 miles until you reach Pleasant Hill Road. Follow Pleasant Hill Road, then continue straight onto Taylortown Road NE, and proceed for 4.7 miles. Turn onto Wilson Road and follow it to the end. The property is located at the dead end of Wilson Road.

Proposed Action: *Rezone approximately 3.00 acres from A-1 (Agricultural) to R-1 and RA-1 Residential. The tract will be divided so that the existing homestead is rezoned to R-1, meeting the minimum lot size requirement of 25,000 sq. ft., and the remaining acreage will be rezoned to RA-1 to bring the property into compliance with the Gordon County ULDC.*

Future Development Map Classification: **EMERGING SUBURBAN/EMERGING MIXED USE**

Departmental Reviews

It shall be understood that the following Departmental Review requirements, if any, shall be satisfied by the Applicant in addition to all standard County zoning, building, and development codes prior to the issuance of any land disturbance permit, building permit and/or certificate of occupancy, as deemed applicable by the County building official relating to the subject proposal if said proposal is approved by the Gordon County governing authority.

Environmental Health Services:

Building Inspection Department:

Fire Department:

Public Works Department:

Georgia Dept. of Transportation:

Water & Sewer (City of Calhoun):

Zoning Division:

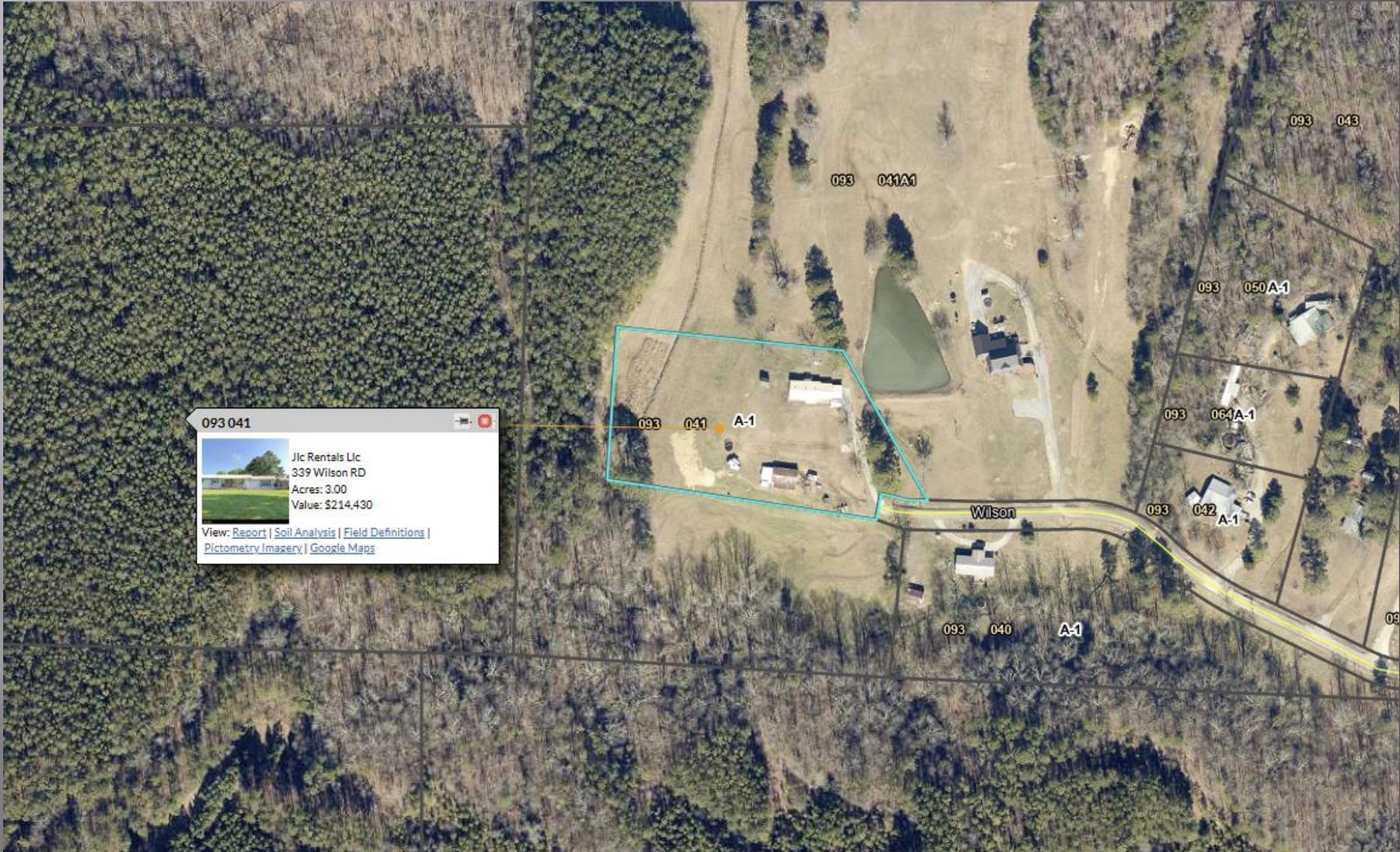
Planning Staff Findings & Recommendations

The following standards from Section 10.03.0212.6 of the Gordon County Unified Land Development Code (ULDC), in addition to the Departmental Reviews above, have been considered in the findings and recommendations of the planning staff:

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.** Yes. The surrounding area includes a mix of residential and agricultural properties, and the proposed R-1 and RA-1 designations are consistent with the existing pattern of rural residential development on Wilson Road. The request will allow the existing homestead to conform to minimum lot size requirements while keeping the remaining acreage in a compatible residential district.
- 2. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.** No. The rezoning will not adversely affect surrounding properties. The proposed lot configurations meet the required minimum lot sizes for R-1 (25,000 sq. ft.) and RA-1, and no new intensive uses are being introduced. Adjacent parcels will remain usable as currently developed.
- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.** Yes. The property does have reasonable use under A-1; however, rezoning is necessary to bring the existing homestead into compliance with current ULDC standards and allow the property to be divided appropriately. The rezoning increases clarity and compliance without diminishing economic use.
- 4. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** No. The request involves an existing driveway on a dead-end road and the creation of no new high-impact uses. Traffic impacts will be minimal, and the rezoning will not place additional burden on utilities, schools, or transportation infrastructure.
- 5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan.** Yes. The Future Development Map designates the area as Emerging Suburban / Emerging Mixed Use, which supports low-density residential growth consistent with R-1 and RA-1. The request aligns with the Comprehensive Plan's goals for orderly rural-residential development.
- 6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.** Yes — supporting approval. The primary change is the need to bring the existing homestead into compliance with current ULDC minimum lot size requirements. The rezoning allows the tract to be divided appropriately while maintaining compatible zoning across the property. No adverse environmental, infrastructural, or community conditions exist that would justify denial.

Planning Staff's Recommendation

This report is a part of the official record of the subject application



093 041



Jlc Rentals Lic
339 Wilson RD
Acres: 3.00
Value: \$214,430

[View Report](#) | [Soil Analysis](#) | [Field Definitions](#) | [Pictometry Imagery](#) | [Google Maps](#)

093 041 A-1

Wilson

093 040

A-1

093 064A-1

093 042 A-1

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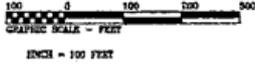
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Jlc Rentals Lic
339 Wilson RD
Acres: 3.00
Value: \$214,430

[View: Report](#) | [Soil Analysis](#) | [Field Definitions](#) | [Pictometry Imagery](#) | [Google Maps](#)

Filed & Recorded
 DATE: 4/19/2023
 TIME: 3:45 PM
 PLAT BOOK: 00050
 PAGE: 10001
 RECORDING FEES: \$16.00
 PARTICIPANT ID: 79317543
 CLERK: Grant Walcott
 GORDON County, GA



FOR RECORDING ONLY

Parcel(s) as shown are not in compliance with Gordon County land use requirements and are not eligible for building permits.

Gordon County Building, Planning & Development
 By: *W. Richardson* Date: *4/19/23*

LEGEND

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NOTES

1. REFER TO THE RECORDING PLAN FOR THE COMPLETE DESCRIPTION OF THE PROPERTY AND THE LOCATION OF THE PROPERTY.

2. THE PROPERTY IS SHOWN AS SHOWN ON THE RECORDING PLAN.

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SURVEYOR'S CERTIFICATION

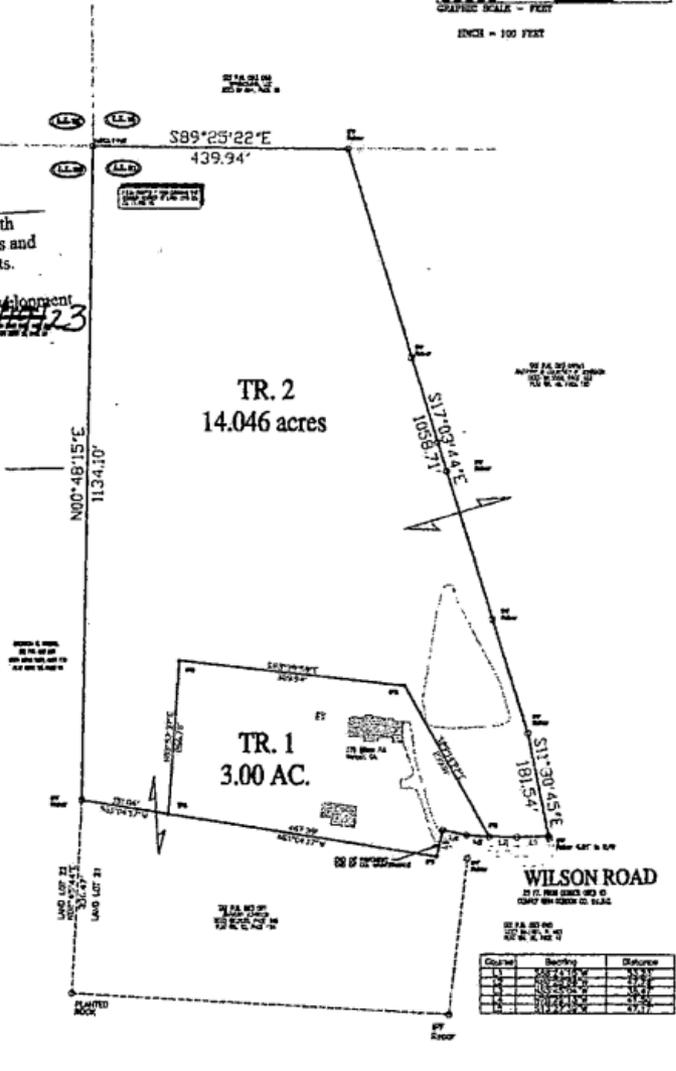
I, the undersigned, being a duly Licensed Professional Surveyor in the State of Georgia, do hereby certify that I am the author of the foregoing and that I am a duly Licensed Professional Surveyor in the State of Georgia.

WITNESSED MY HAND AND SEAL OF OFFICE THIS 19th DAY OF APRIL, 2023.

[Signature]

WITNESSED BY ME AND MY ASSISTANT THIS 19th DAY OF APRIL, 2023.

[Signature]



Course	Bearing	Distance
1	S89°25'22\"/>	439.94'
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GA

CLASS & ASSOCIATES LAND SERVICES, P.C.
 PROFESSIONAL SURVEYING SERVICES
 1000 W. BERRY ST.
 CHICKASAW, GA 30707

FILE NO. 23037

TELEPHONE: 706-429-2300
 FAX: 706-429-4237

MINOR SUBDIVISION SURVEY

PREPARED BY
**TR 1: STEVE & MARICA JOHNSON &
 TR 2: ANTHONY JOHNSON**

LOCATED IN LAND LOT NUMBER 11,
 77th DISTRICT, 3RD SECTION
 GORDON COUNTY, GEORGIA.

QUESTION ?

RZ-2025-37 – Location & Owner Information

- ▣ Applicant / Property Owner: Carlos Rayo
- ▣ Site Address: 773 Brackett Rd NE, Resaca, GA 30735
- ▣ Mailing Address: 783 Brackett Rd NE, Resaca, GA 30735
- ▣ Phone / Email: [REDACTED]
- ▣ Land Lot / District / Section: LL 320, 8th District, 3rd Section
- ▣ Acreage: 0.552 acres
- ▣ Tax Parcel: 072-041
- ▣ Latitude / Longitude: 34°35'28.7"N, 84°50'56.0"W
- ▣ Current Future Dev. Map Classification: Rural / Agricultural Reserve

RZ-2025-37 – Rezoning Request

- ❑ Present Zoning District: A-1 (Agricultural)
- ❑ Proposed Zoning District: R-6 (Residential)
- ❑ Purpose: To allow placement of a manufactured home on the parcel.
- ❑ History: Property previously improved with a mobile home that has been removed;
- ❑ owner wishes to reinstall a manufactured home on the same site.
- ❑ Issue: Parcel does not meet A-1 minimum lot size (5 acres), so rezoning is required to bring the existing and proposed residential use into compliance.

RZ-2025-37 – Reason / Staff Considerations

- ❑ Rezone from A-1 to R-6 so a manufactured home can be lawfully placed on a sub-5-acre lot.
- ❑ Aligns zoning with actual use and parcel size, and brings the tract into compliance with the ULDC.
- ❑ Surrounding area is rural residential/agricultural with similar single-family homes and manufactured homes.
- ❑ Access: Property fronts Brackett Rd NE; directions reference US-41, GA-225, West Pine Chapel Rd, Owens Gin Rd, and Brackett Rd in Resaca.

**Planning Staff Report
To the
Gordon County Planning Commission
Rezoning Proposal**

Date of Report: **11-20-2025** Application **RZ-2025-37**

Applicant/Property Owner: Carlos Rayo

Location of Property: 773 Brackett Rd Ne Resaca, GA 30735

Property Frontage: 100+- Feet Tract Size: 552 Acres

Directions to property: *From downtown Calhoun, travel north on U.S. Highway 41 for approximately 2.8 miles. Turn right onto GA Highway 225 North and continue 6.1 miles to West Pine Chapel Road. Turn right onto West Pine Chapel Road and travel approximately 1.8 miles. Continue straight onto Owens Gin Road for about 1.5 miles. Then turn left onto Brackett Road and travel approximately 0.3 miles. The subject property, 773 Brackett Road, will be on the right*

Proposed Action: *Rezone the property from A-1 (Agricultural) to R-6 (Residential) to allow placement of a manufactured home on the parcel.*

Future Development Map Classification: Rural/Agricultural Reserve

Departmental Reviews

It shall be understood that the following Departmental Review requirements, if any, shall be satisfied by the Applicant in addition to all standard County zoning, building, and development codes prior to the issuance of any land disturbance permit, building permit and/or certificate of occupancy, as deemed applicable by the County building official relating to the subject proposal if said proposal is approved by the Gordon County governing authority.

Environmental Health Services:

Building Inspection Department:

Fire Department:

Gordon County School System:

Public Works Department:

Georgia Dept. of Transportation:

Water & Sewer (City of Calhoun):

Zoning Division:

Planning Staff Findings & Recommendations

The following standards from Section 10.03.0212.6 of the Gordon County Unified Land Development Code (ULDC), in addition to the Departmental Reviews above, have been considered in the findings and recommendations of the planning staff:

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.** Yes. The proposed rezoning allows the applicant to divide the property for family use, which is consistent with the pattern of mixed agricultural and low-density residential parcels along Brackett Road. Surrounding properties already exhibit similar residential characteristics.
- 2. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.** No adverse impacts are anticipated. The existing home has been removed, and the planned residential use is compatible with surrounding properties. The division will not interfere with current agricultural or residential activities in the area.
- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.** Yes, the property has economic use under A-1; however, the rezoning to R-6 provides a more appropriate zoning classification based on the applicant's intended family division and existing parcel size. The request is reasonable given surrounding development.
- 4. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** No burdens are expected. Brackett Road can support the minimal traffic generated by one additional residence. Utilities are already available on the property, and no significant increase in public service demand is anticipated.
- 5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan.** Yes. This area is identified for rural-residential and agricultural preservation. Low-density residential use is consistent with the Comprehensive Plan and does not conflict with long-term development goals for the community.
- 6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.** The existing home on the parcel has been removed, and the applicant intends a simple family division. No environmental or infrastructural concerns have been identified that would restrict approval. Conditions support approval of the rezoning.

Planning Staff's Recommendation

This report is a part of the official record of the subject application

072 041



Ray Carlos
773 Brackett RD
Acres: 0.55

[View: Report](#) | [Soil Analysis](#) | [Field Definitions](#) | [Pictometry Imagery](#) | [Google Maps](#)

Brackett

072 037E

072 093

A-1

072 038

A-1

072 041

072 047

A-1

072 047

A-1

072 045

A-1

072 038

A-1

Rural/Agricultural Reserve



072 041

072 041

072 038

Rural/Agricultural Reserve

072 047 A-1

Brackett

Brackett

QUESTION ?

RZ-2025-40 – Location & Owner Information

- Application Number: RZ-2025-40
- Location: *1580 Paladin Drive, Ranger, GA 30734*
- Applicant / Property Owner: Holly Boleman and James Boleman
- Tax Map & Parcel: *1231 1581, 1231 1580*
- Land Lot(s): 31st District(s): 24th Section(s): 2nd Acreage: 2.34
- Phone Number: [REDACTED] E-Mail: [REDACTED]

RZ-2025-40 – Rezoning Request Summary

- Present Zoning District: A-1
- Proposed Zoning District: RA-1
- Future Dev. Map Classification: Hillside Conservation
- Proposed Action: Rezone parcels 1580 (1.19 acres) and 1581 (1.15 acres) from A-1 to RA-1 (Residential Agricultural). This rezoning will allow the two parcels to be combined and recorded as a single compliant lot under current zoning and subdivision standards.

Planning Staff Report
To the
Gordon County Planning Commission
Rezoning Proposal

Date of Report: **11-21-2025** Application **RZ-2025-40**

Applicant/Property Owner: **Holly Boleman and James Boleman**

Location of Property: **1580 Paladin Drive, Ranger, GA 30734**

Property Frontage: **100+- Feet** Tract Size: **.552 Acres**

Directions to property: Take North Piedmont Street to East Line Street. Follow GA-225 North. Turn right onto GA-136 East. Continue to the entrance of Talking Rock Creek Properties and turn right into the subdivision. Take Adair Drive to Paladin Drive — Paladin Drive will be on the right.

Proposed Action: **Rezone parcels 1580 (1.19 acres) and 1581 (1.15 acres) from A-1 to RA-1 (Residential Agricultural). This rezoning will allow the two parcels to be combined and recorded as a single compliant lot under current zoning and subdivision standards.**

Future Development Map Classification: **Hillside Conservation**

Departmental Reviews

It shall be understood that the following Departmental Review requirements, if any, shall be satisfied by the Applicant in addition to all standard County zoning, building, and development codes prior to the issuance of any land disturbance permit, building permit and/or certificate of occupancy, as deemed applicable by the County building official relating to the subject proposal if said proposal is approved by the Gordon County governing authority.

Environmental Health Services:

Building Inspection Department:

Fire Department:

Gordon County School System:

Public Works Department:

Georgia Dept. of Transportation:

Water & Sewer (City of Calhoun):

Zoning Division:

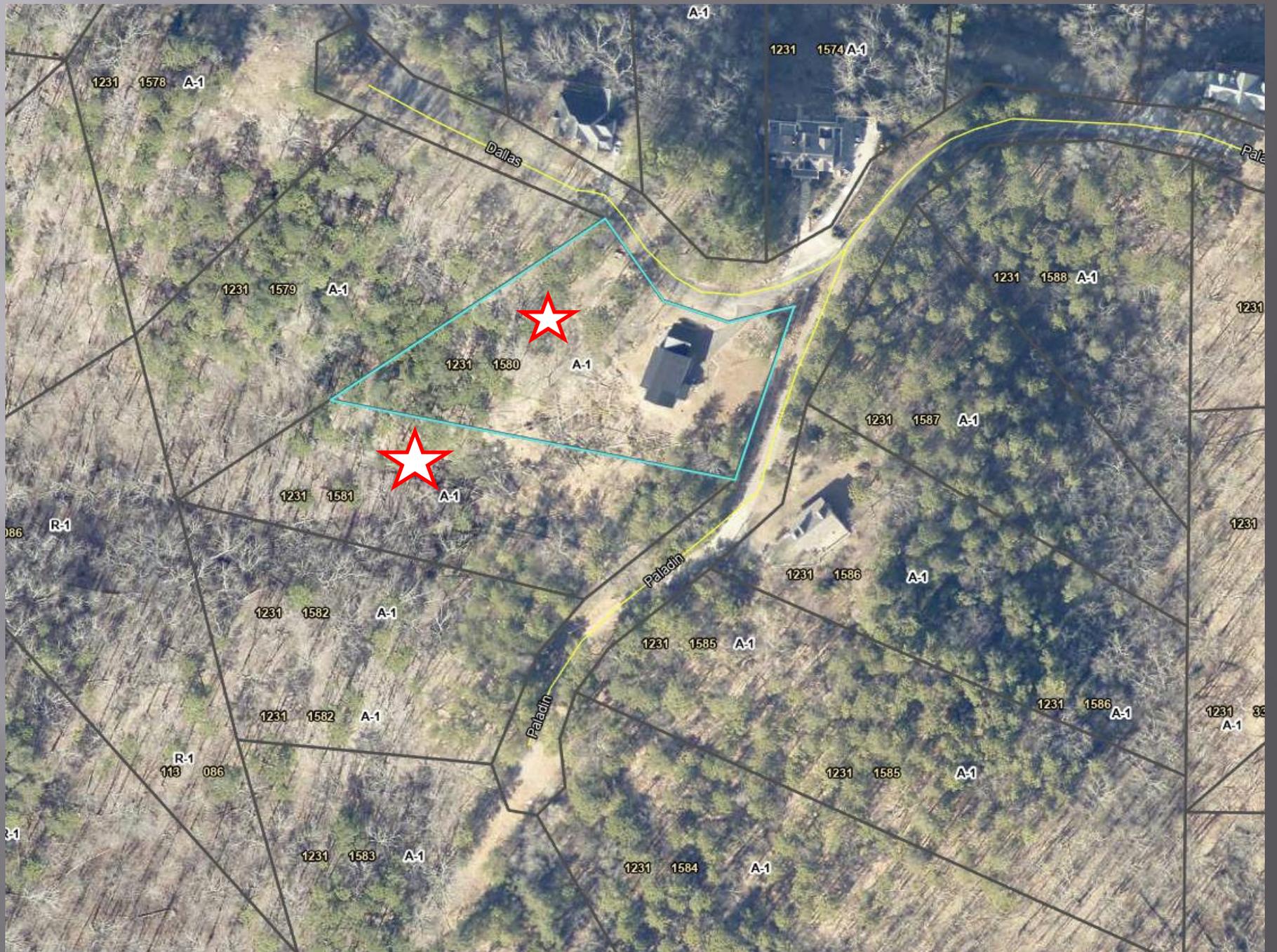
Planning Staff Findings & Recommendations

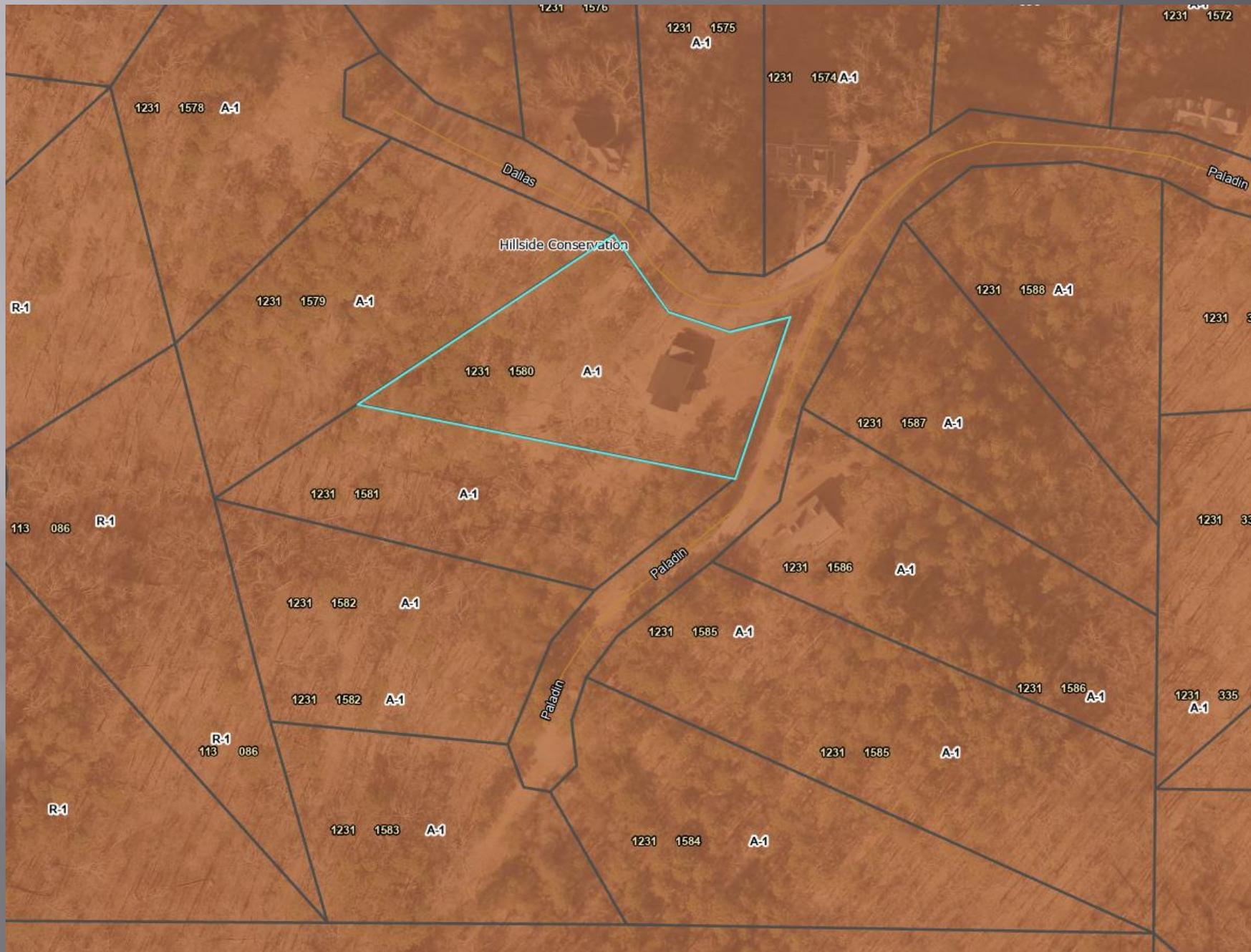
The following standards from Section 10.03.0212.6 of the Gordon County Unified Land Development Code (ULDC), in addition to the Departmental Reviews above, have been considered in the findings and recommendations of the planning staff:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. Yes. Rezoning the two A-1 parcels to RA-1 will permit residential-agricultural use that is consistent with surrounding rural residential properties. The RA-1 classification is suitable for the area and aligns with nearby land use patterns.
2. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property. No. The rezoning will not adversely impact surrounding property. Combining the two parcels into a compliant single RA-1 lot brings the configuration into conformity with county standards and strengthens long-term land-use stability for the surrounding area.
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. The parcels currently have a reasonable economic use under A-1; however, the combined lot configuration is not compliant under A-1 subdivision standards. Rezoning to RA-1 ensures the new lot meets ULDC requirements and can be legally recorded, providing a clear and appropriate economic use moving forward.
4. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. No burdensome impacts are anticipated. The request simply combines two existing parcels into one RA-1 residential lot. This action does not introduce new density or traffic impact and does not strain utilities or public facilities.
5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan. Yes. The property is designated Hillside Conservation, which supports low-density residential and agricultural uses. RA-1 zoning aligns well with this policy direction and maintains the intended development character of the area.
6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. Yes — current parcel configurations under A-1 cannot be legally recorded as a compliant subdivision. Rezoning to RA-1 provides a clear path for compliance, ensures the combined lot meets ULDC standards, and supports orderly development. No negative changing conditions exist that would argue against approval.

Planning Staff's Recommendation

This report is a part of the official record of the subject application





RESERVED FOR THE CLERK OF COURTS

LEGEND AND SYMBOLS USED

- IPF - Iron Pin Found
- IPS - Iron Pin Set (12" Capped Rebar)
- RBF - Rebar Found
- OTF - Open Top Pipe Found
- CTF - Capped Top Pipe Found
- MON - Monument Found
- CMF - Concrete Monument Found
- CP - Calculated Point
- PP - Power Pole
- LP - Light Pole
- PED - Utility Pedestal
- FH - Fire Hydrant
- WM - Water Meter
- WV - Water Valve
- GM - Gas Meter
- SMH - Sewer Manhole
- CB - Catch Basin
- LI - Drop Inlet
- C/O - Cleanout
- PBX - Power Box
- Deciduous Tree
- Coniferous Tree
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- RW - Right of Way
- N-F - Now or Formerly
- DB, PG - Dred Book and Page
- PB, PG - Plat Book and Page
- POB - Point of Beginning

SURVEYOR'S NOTES:

- The field data upon which this plat is based has a relative positional accuracy of 0.02 feet.
- This plat has been calculated for closure and has a mathematical error of 1:300,000.
- Field angles and measurements acquired for the production of this plat were obtained on 08/15/25 using a Leica TCPR 1203 Total Station.
- This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. All matters pertaining to title are excepted.
- No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.
- Information regarding the reputed presence, size, character, and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The carrier, his employees, his consultants, his contractors and/or his agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of the information shown hereon as to such underground installations.
- The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief, and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.

LINE	BEARING	DISTANCE
L1	S 34°54'21" E	93.95
L2	S 71°33'58" E	63.25
L3	N 78°50'48" E	61.05

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



APPROVED FOR RECORDING

GORDON COUNTY BUILDING AND PLANNING

BY: *[Signature]*

11/21/2025 1:13:10

TOTAL AREA
102,086 Sq. Feet
2.34 Acres



FOOTHILLS
LAND SURVEYING

3380 TRICKUM ROAD
BUILDING 300
WOODSTOCK, GA 30188
(678) 533-8637
www.foothillslandsurveying.com
GA LSP #1102

BOUNDARY SURVEY PREPARED FOR
JAMES B. BOLEMAN
HOLLY D. BOLEMAN
TALKING ROCK CREEK SUBDIVISION

LOTS 1580 & 1581
LOCATED IN LAND LOT 31
24TH DISTRICT, 2ND SECTION
GORDON COUNTY, GEORGIA

DATE: 08/18/25
SCALE: 1"=40'
DRAWING: 25-245
COORD:
DB: 2780, PG. 316
DB: 2823, PG. 386-388
PB: 21, PG. 298-299
REVISIONS:
SHEET # : 1 of 1

[Signature]
John C. Groves, Jr., RLS 3237

QUESTION ?

RZ-2025-41 – Location & Owner Information

- Applicants: Kevin A. & Barbara J. Lane
- Site Address: 1164 Hunter Dr, Ranger, GA 30734
- Owner Mailing Address: 700 Robert Way, Powder Springs, GA 30127
- Phone / Email: [REDACTED]
- Land Lot / District / Section: LL 138, 24th District, 2nd Section
- Acreage: 3.56 acres (combined parcel)
- Tax Parcels: 1231 1163, 1231 1164 & 1231 1165
- Latitude / Longitude: 34°27'40.6"N, 84°40'40.5"W
- Development: Within Talking Rock Resort area (Hunter Dr / Stirratt Rd access).

RZ-2025-41 – Rezoning Request

- Present Zoning District: A-1 (Agricultural)
- Proposed Zoning District: RA-1 (Residential Agricultural)
- Future Dev. Map Classification: Hillside Conservation
- Proposed Action: Rezone combined 3-lot parcel at 1164 Hunter Dr from A-1 to RA-1.
- Context: Three existing lots are being combined into one 3.56-acre parcel.
- Issue: A-1 requires a minimum lot size of 5 acres, so the combined lot does not meet
- the minimum standards under the ULDC.

RZ-2025-41 – Reason / Justification

- ❑ Rezoning to RA-1 (2-acre minimum) will bring the parcel into compliance with ULDC dimensional standards.
- ❑ Allows the property to be properly recorded and used as a single residential-agricultural tract.
- ❑ Keeps zoning consistent with the Hillside Conservation classification on the Future Development Map.
- ❑ Access: Via Talking Rock Resort – Stirratt Rd to Hunter Dr at the top of the hill.

Planning Staff Report
To the
Gordon County Planning Commission
Rezoning Proposal

Date of Report: **11-22-2025** Application **RZ-2025-41**

Applicant/Property Owner: **Kevin A & Barbara J. Lane**

Location of Property: **1164 Hunter Dr, Ranger Ga 30734**

Property Frontage: **500+- Feet** Tract Size: **3.56 Acres**

Directions to property: Take North Piedmont Street to East Line Street. Follow GA-156 East (Redbud Road), then turn left onto US-411 North. Continue and turn right onto Apple Road to enter Talking Rock Resort. Stay on Stirratt Road. Hunter Drive will be on the right at the top of the hill.

Proposed Action: Rezone the combined parcel located at 1164 Hunter Drive, Ranger, GA (within the Talking Rock development) from A-1 (Agricultural) to RA-1 (Residential Agricultural).

Future Development Map Classification: **Hillside Conservation**

Departmental Reviews

It shall be understood that the following Departmental Review requirements, if any, shall be satisfied by the Applicant in addition to all standard County zoning, building, and development codes prior to the issuance of any land disturbance permit, building permit and/or certificate of occupancy, as deemed applicable by the County building official relating to the subject proposal if said proposal is approved by the Gordon County governing authority.

Environmental Health Services:

Building Inspection Department:

Fire Department:

Gordon County School System:

Public Works Department:

Georgia Dept. of Transportation:

Water & Sewer (City of Calloway):

Zoning Division:

Planning Staff Findings & Recommendations

The following standards from Section 10.03.0212.6 of the Gordon County Unified Land Development Code (ULDC), in addition to the Departmental Reviews above, have been considered in the findings and recommendations of the planning staff:

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.** Yes. Rezoning from A-1 to RA-1 is suitable for this area. The property lies within the Talking Rock development where surrounding parcels are already developed with single-family homes on smaller lots consistent with RA-1 standards. The proposed zoning aligns with the existing character of development in the immediate vicinity.

2. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.** No adverse impacts are anticipated. The rezoning simply allows the consolidation of three existing lots into one compliant residential-agricultural parcel. No new incompatible uses are proposed, and the change will not diminish access, traffic flow, or the ability of neighboring properties to be used as they currently are.

3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.** The property has limited economic use under A-1 because the minimum 5-acre requirement cannot be met, even after combining all three lots. Rezoning to RA-1, which allows a 2-acre minimum, provides a reasonable and functional use consistent with the ULDC and the development pattern of the area.

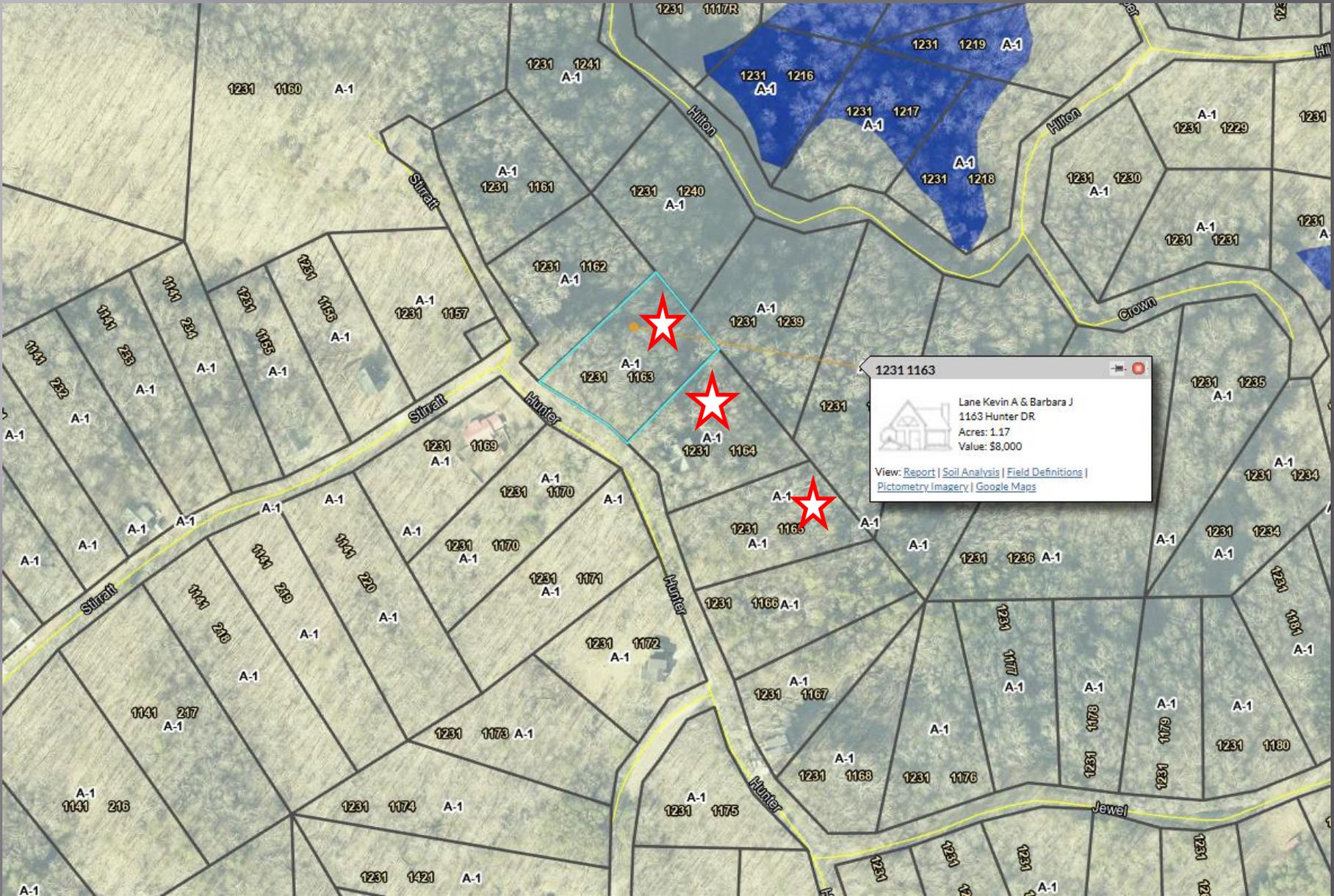
4. **Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** No burdensome impacts are expected. The parcel already exists within an established residential network and is served by existing roadways and utilities. No increase in density beyond what has historically existed on these lots is proposed, so impacts to transportation and public services will be minimal.

5. **Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan.** Yes. The Future Development Map designates this area as Hillside Conservation, which supports low-density residential uses that respect existing development patterns. RA-1 zoning is consistent with that intent and brings the property into full compliance with the ULDC.

6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.** The existing condition of three substandard lots being combined into one parcel creates a need to align zoning with actual lot size. Rezoning to RA-1 corrects a long-standing compliance issue, allows proper recording of the plat, and supports orderly development. No negative changing conditions are present that would justify denial.

Planning Staff's Recommendation

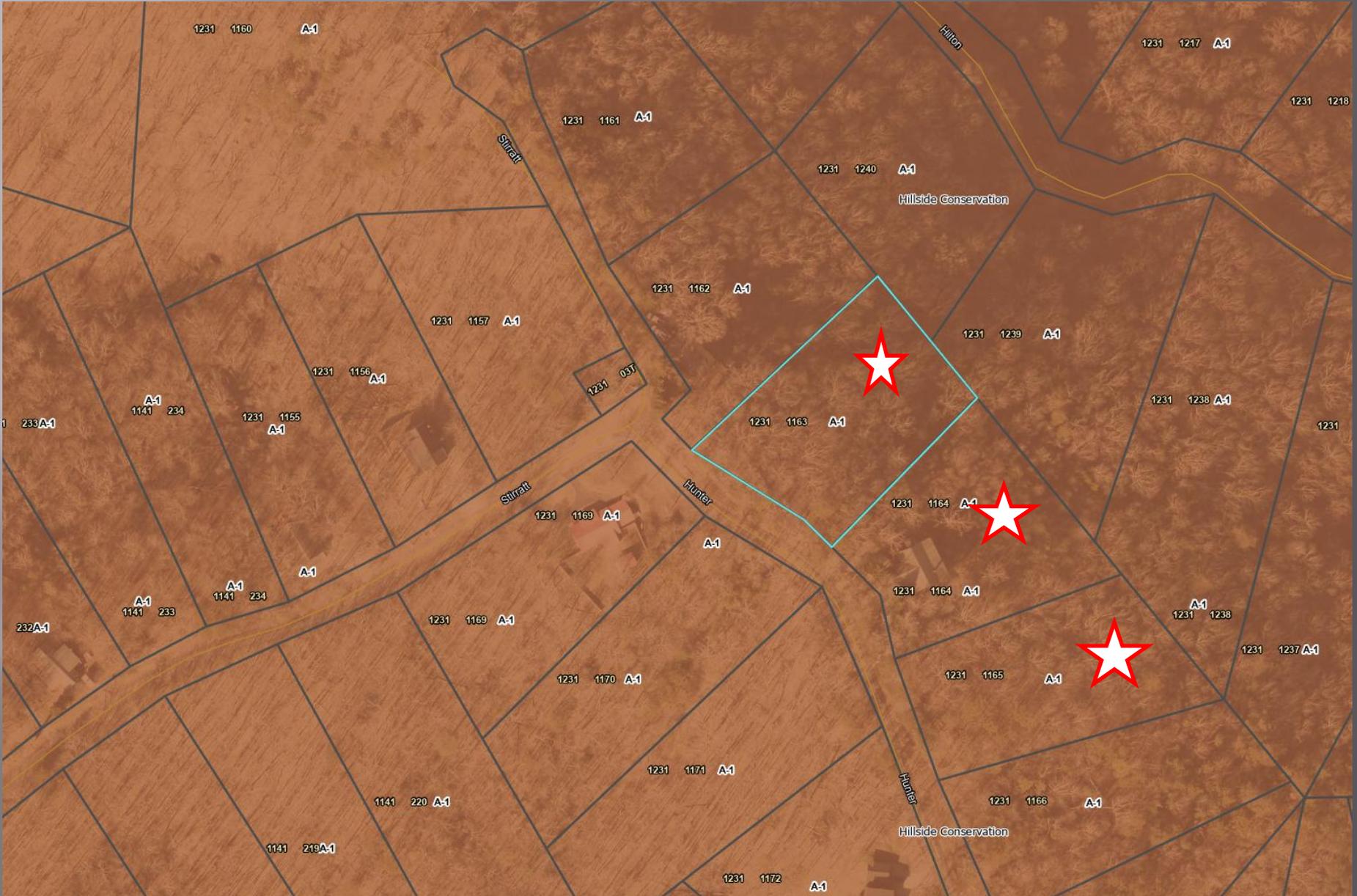
This report is a part of the official record of the subject application



1231 1163

 Lane Kevin A & Barbara J
1163 Hunter DR.
Acres: 1.17
Value: \$8,000

[View: Report](#) | [Soil Analysis](#) | [Field Definitions](#) | [Pictometry Imagery](#) | [Google Maps](#)



GRID NORTH-GA WEST ZONE

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

GENERAL NOTES

FIELD MEASUREMENTS OBSERVED USING AN IGAZE IIP MULTI-FREQUENCY R/K SATELLITE RECEIVER. RELATIVE POSITIONAL ACCURACY FOUND TO BE 0.07'

BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 109,270 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS ONE MAY FIND.

TYPE OF SURVEY: COMBINATION

SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: 19 2043, pg 154

PROPERTY OWNERS AT TIME OF SURVEY: KEVIN A. LANE & BARBARA J. LANE

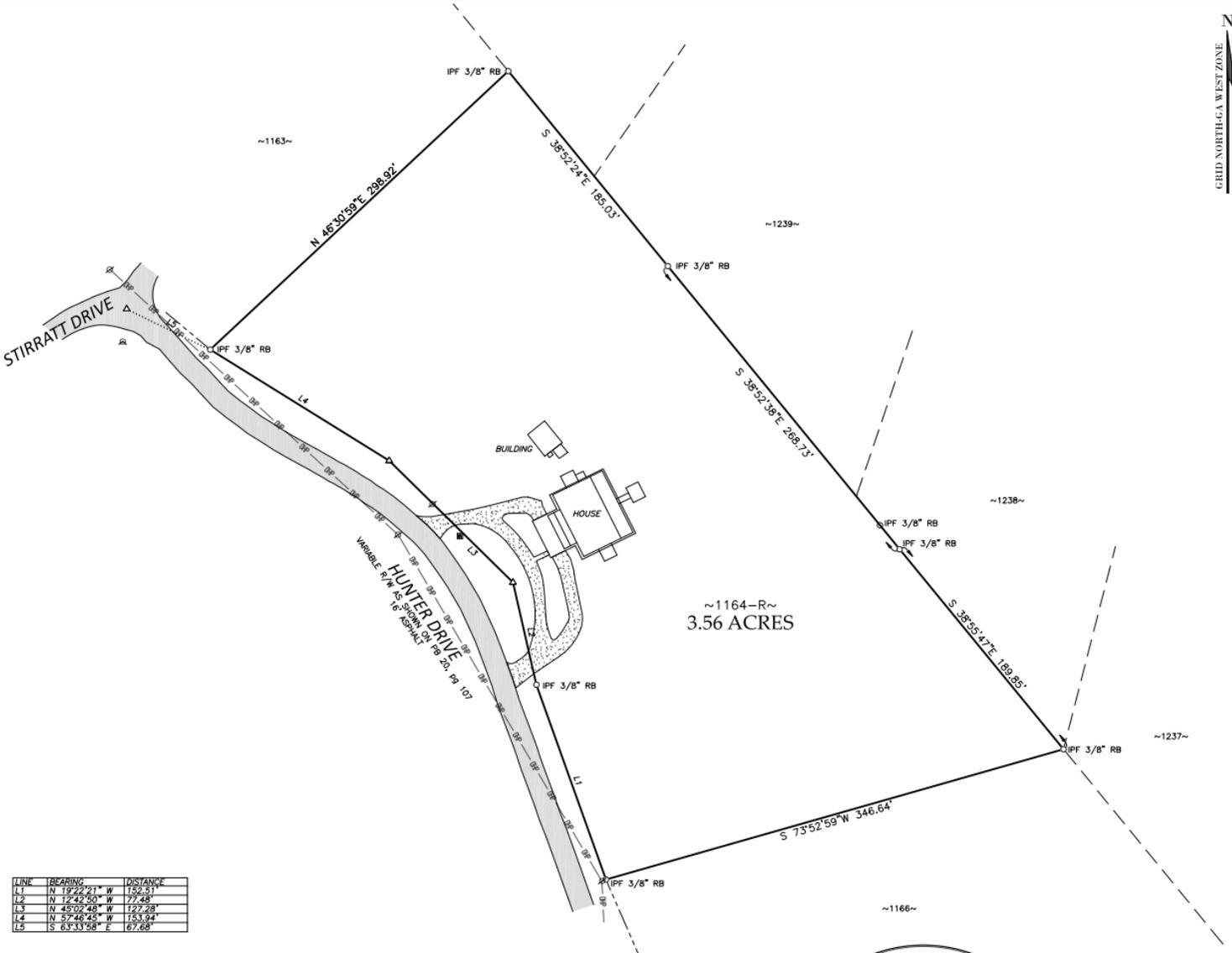
PARCEL NUMBERS: 1231 1163, 1231 1164, & 1231 1165

THIS SURVEY IS A RESULTING DETERMINATION BASED UPON AVAILABLE RECORDS (PUBLIC OR OTHERWISE PROVIDED) AND FIELD OBSERVATIONS. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH OR TITLE OPINION BY WATKINS & LOWMAN LAND SURVEYING, LLC AND IS SUBJECT TO THE OCCURRENCE OF ADDITIONAL DOCUMENTATION THAT MAY AFFECT THE PROPERTY IDENTIFIED HEREON. THIS SURVEY IS ONLY FOR THE USE AND BENEFIT OF THE PERSON(S) OR ENTITIES SPECIFICALLY STATED HEREON. NO LIABILITY IS EXTENDED TO ANY PERSON(S) OR ENTITIES THAT ARE NOT SPECIFICALLY STATED HEREON.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

JASON D. WATKINS RLS #324H



LINE	BEARING	DISTANCE
L1	N 17°23'23\"	1152.51'
L2	N 72°22'50\"	77.45'
L3	N 45°02'48\"	172.28'
L4	N 57°44'45\"	1153.94'
L5	S 63°33'28\"	67.68'

~LEGEND~

- IPS - IRON PIN SET
- (ALL IPS SHOWN HEREON ARE 1/2\"/>

SURVEY FOR:
KEVIN LANE
 LOT 1164 R, TALKING ROCK CREEK PROPERTIES, INC., UNIT 35
 ORIGINAL LOTS 1163, 1164, & 1165
 LAND LOT 138
 24th DISTRICT, 2nd SECTION
 GORDON COUNTY, GEORGIA



FIELD DATE(S): 11/4/2025
 PLAT DATE: 11/7/2025

GRAPHIC SCALE
 1 INCH = 50 FEET

PROJECT No. 25-123

PREPARED BY
WATKINS & LOWMAN
 LAND SURVEYING, LLC
 P.O. BOX 1424, DALHONOGA, GA 30533
 706-633-4452
 watkinslowmansurveying@gmail.com
 GA CERTIFICATE OF AUTHORIZATION NO. 1363

QUESTION ?

RZ-2025-42 – Location & Owner Information

- Applicants: Kevin Thomas Pruitt Jr
- Site Address: 252 Wilson Rd NE Ranger Ga 30734
- Owner Mailing Address: 252 Wilson Rd NE Ranger Ga 30734
- Phone Number: [REDACTED]
- Land Lot(s): 21st District(s): 7th Section(s): 3rd Acreage: .095
- Tax Parcel: 093 098
- Latitude / Longitude: 34.575945, -84.753110
- Highway 136. Turn right onto Reese Road, then turn left onto T. Johnson Road. Turn right onto Wilson Road; the property will be on the right.

RZ-2025-42 – Rezoning Request

- ▣ Present Zoning District: A-1
- ▣ Proposed Zoning District: R-6
- ▣ Future Dev. Map Classification: Rural/ Agricultural Reserve
- ▣ Proposed Action: Rezone the property located at 252 Wilson Road from A-1 (Agricultural) to R-6 (Residential) in order to bring the parcel into compliance with the minimum lot size and zoning requirements
- ▣ Issue: A-1 requires a minimum lot size of 5 acres, so the combined lot does not meet the minimum standards under the ULDC As A-1

RZ-2025-42 – Reason / Justification

- ▣ Rezoning to R-6 will bring the parcel into compliance with ULDC dimensional standards.
- ▣ Allows the property to be properly recorded and used as a single tract.
- ▣ Keeps zoning consistent with the Rural/ Agricultural Reserve classification on the Future Development Map.

Planning Staff Report
To the
Gordon County Planning Commission
Rezoning Proposal

Date of Report: **11-20-2025** Application **RZ-2025-42**

Applicant/Property Owner: **Kevin Thomas Pruitt Jr**

Location of Property: **252 Wilson Rd NE Ranger Ga 30734**

Property Frontage: **195+- Feet** Tract Size: **0.95 Acres**

Directions to property: From downtown Calhoun, take Highway 41 north. Turn right onto Highway 225 and continue until you reach Highway 136. Turn right (eastbound) onto Highway 136. Turn right onto Reese Road, then turn left onto T. Johnson Road. Turn right onto Wilson Road; the property will be on the right.

Proposed Action: **Rezone the property located at 252 Wilson Road from A-1 (Agricultural) to R-6 (Residential) in order to bring the parcel into compliance with the minimum lot size and zoning requirements. The property contains approximately 1 acre, which does not meet the 5-acre minimum required in the A-1 district. Rezoning to R-6 will allow the owner to legally replace the previously existing manufactured home and record the updated plat according to ULDC standards.**

Future Development Map Classification: Rural/ Agricultural Reserve

Departmental Reviews

It shall be understood that the following Departmental Review requirements, if any, shall be satisfied by the Applicant in addition to all standard County zoning, building, and development codes prior to the issuance of any land disturbance permit, building permit and/or certificate of occupancy, as deemed applicable by the County building official relating to the subject proposal if said proposal is approved by the Gordon County governing authority.

Environmental Health Services:

Building Inspection Department:

Fire Department:

Public Works Department:

Georgia Dept. of Transportation:

Water & Sewer (City of Calhoun):

Zoning Division:

Planning Staff Findings & Recommendations

The following standards from Section 10.03.0212.6 of the Gordon County Unified Land Development Code (ULDC), in addition to the Departmental Reviews above, have been considered in the findings and recommendations of the planning staff.

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.** Yes. The surrounding area includes a mix of rural residential uses, single-family homes, and manufactured homes on similar-sized parcels. Rezoning to R-6 allows the continuation of a residential use that is consistent with neighboring development and appropriate for the character of the Wilson Road community.
- 2. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.** No. The request simply allows the replacement of a previously existing manufactured home. No increase in density, intensity, or traffic is expected. The use is residential in nature and will not negatively impact surrounding properties or diminish their usability.
- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.** No. Under A-1 zoning, a minimum of 5 acres is required, and this parcel is only 0.95 acres. The property cannot meet the standards for residential placement under A-1, including replacement of the destroyed manufactured home. Rezoning to R-6 restores reasonable economic use by allowing the owner to lawfully use the property for its long-standing residential purpose.
- 4. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** No. The rezoning enables only the replacement of one single manufactured home, the same intensity that existed before the fire. There is no increased burden on roads, schools, utilities, or emergency services.
- 5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan.** Yes. The parcel is located within the Rural Agricultural Reserve area of the Comprehensive Plan, which supports low-density residential uses and recognizes existing homes on small legacy parcels. Allowing a replacement home aligns with the intent to preserve established residential patterns and support rural families.
- 6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.** Yes — supporting approval. The previous manufactured home was destroyed by fire, and the owner seeks only to replace it. The parcel is legally non-conforming in size under A-1 zoning, preventing the replacement. Rezoning to R-6 cures the non-conformity and allows the property to remain functional and compliant with ULDC standards. No conditions exist that would justify denial.

Planning Staff's Recommendation

This report is a part of the official record of the subject application



093 064 A-1

093 042 A-1

093 044 A-1

093 098 A-1

A-1

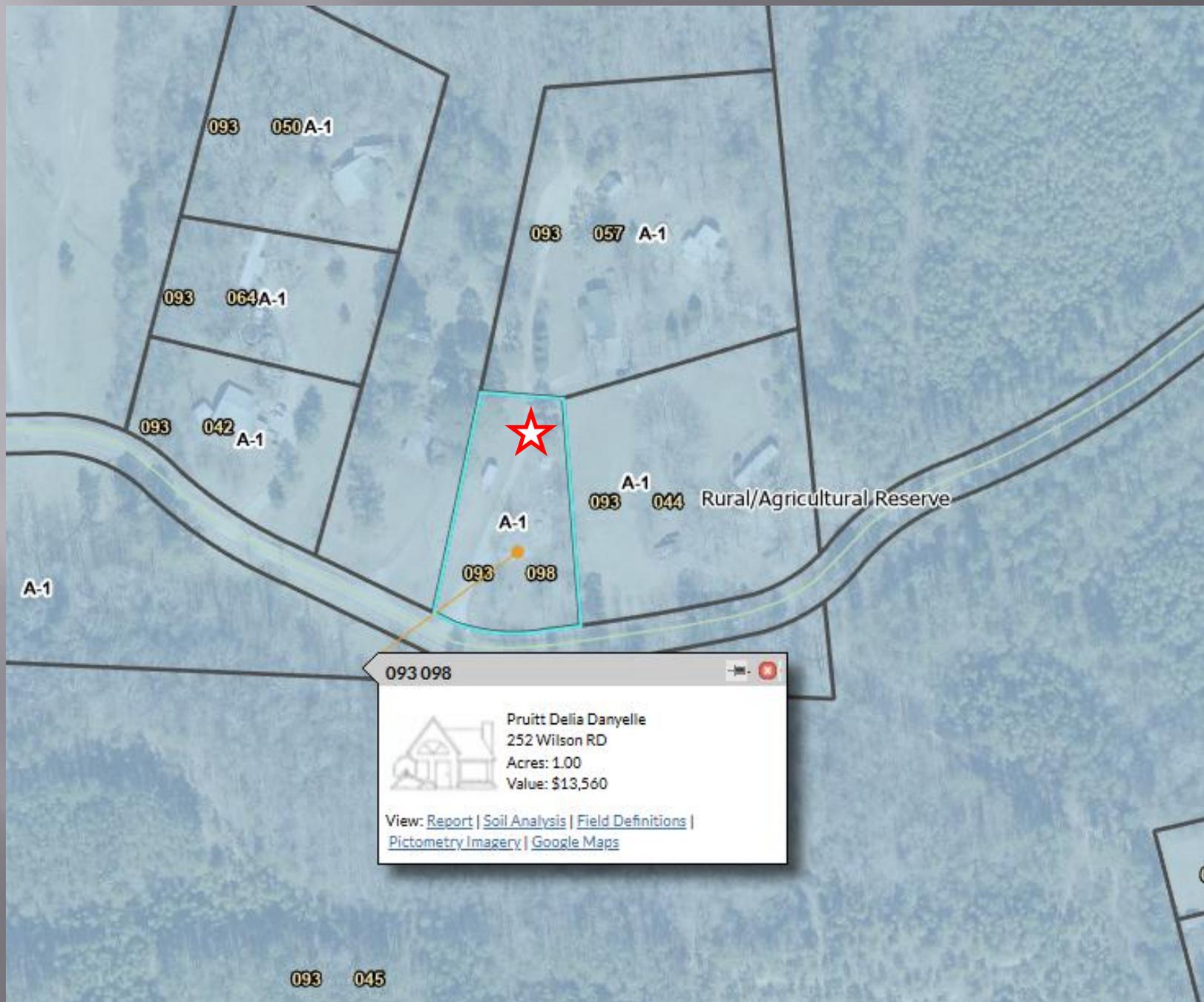
Wilson

093 098



Pruitt Delia Danyelle
252 Wilson RD
Acres: 1.00
Value: \$13,560

[View: Report](#) | [Soil Analysis](#) | [Field Definitions](#) | [Pictometry Imagery](#) | [Google Maps](#)



093 098



Pruitt Delia Danyelle
252 Wilson RD
Acres: 1.00
Value: \$13,560

[View: Report](#) | [Soil Analysis](#) | [Field Definitions](#) | [Pictometry Imagery](#) | [Google Maps](#)

093 045

RECORDING STAMP SPACE

SURVEY DATA:

- 1.) TYPE OF SURVEY: RETRACEMENT
- 2.) SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 2670 / PG 554
- 3.) PROPERTY OWNER AT TIME OF SURVEY: DELIA DANYELLE PRUITT
- 4.) TAX PARCEL #: 0933 098
- 5.) CURRENT ZONING: A1
- 6.) DATE OF FIELD WORK: 10/31/2025
- 7.) DATE OF PLAT: 11/06/2025

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.

LANE S. BISHOP, PLS 1575
DATE: _____



LEGEND

△	CALCULATED POINT
○	IRON PIN SET (IPS 1/2"RB)
●	IRON PIN FOUND (I.P.F.)
■	RIGHT-OF-WAY MARKER
---	PROPERTY LINE
-----	RIDGE LINE
- - - - -	FENCE
- · - · -	DITCH
~~~~~	STREAM
-----	HOLLOW
-----	LAND LOT LINE (LLL)
-----	CENTERLINE
-----	POWERLINE
-----	TELEPHONE LINE
=====	PAVED ROAD
=====	DIRT ROAD
=====	GRAVEL ROAD
○	TELE/POWER POLE
○	TELE/ELEC BOX
○	FENCE POST F.P.
D.B.	DEED BOOK
P.B.	PLAT BOOK
L.L.C.	LAND LOT CORNER
N.T.S.	NOT TO SCALE

THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A GPS 2011 RECEIVER USING 3 FREQUENCIES AND 4 CONSTELLATIONS. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY GPS SOLUTIONS, INC. AND NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE SITE DATUM AND COORDINATES WERE ESTABLISHED BY USE OF THE GPS REAL TIME NETWORK IN ESTABLISHING THE SITE BASE POINT COORDINATES. SUBSEQUENT MEASUREMENTS UTILIZED BASE AND ROVER RTK MEASUREMENTS. THE ACCURACY ACHIEVED DURING THIS SURVEY WAS FOUND TO BE .04 FT. HORIZONTAL AND .07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

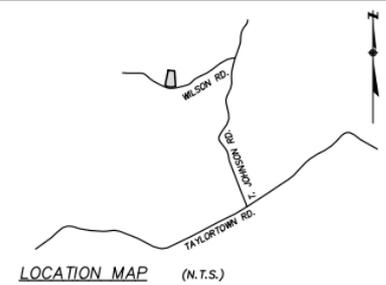
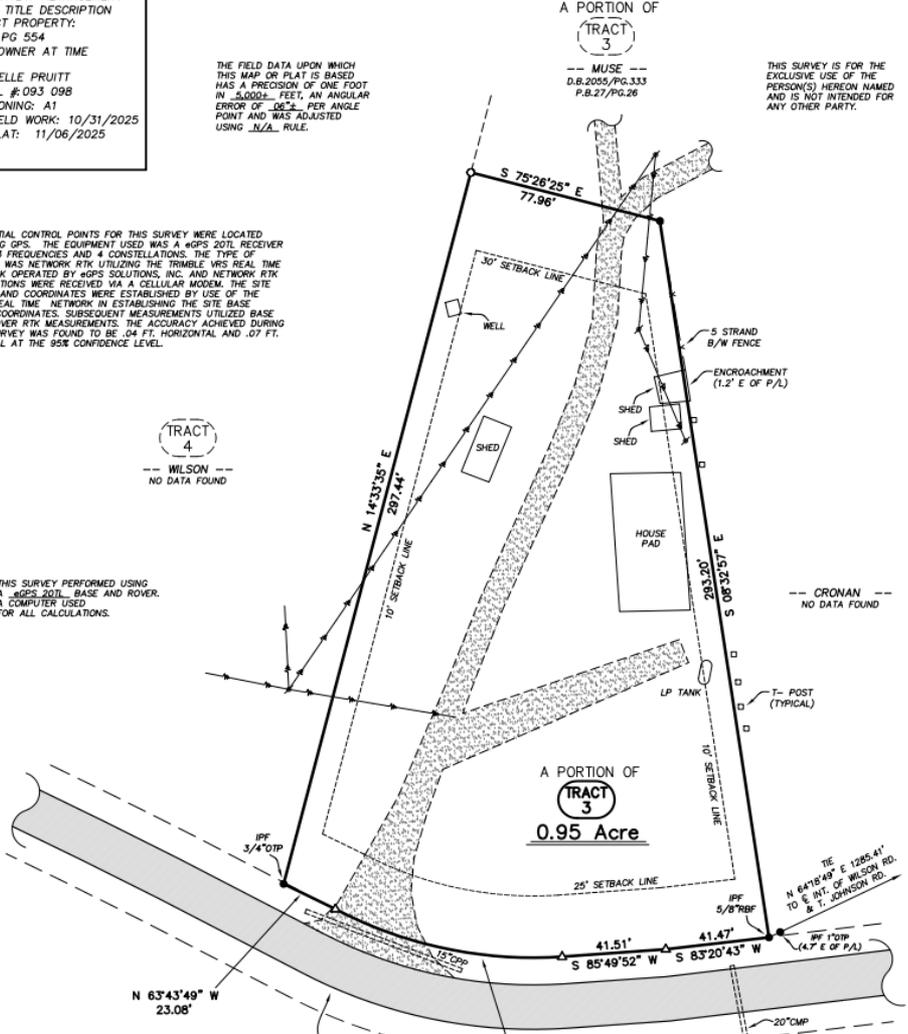
THIS SURVEY PERFORMED USING A GPS 2011 BASE AND ROVER. A COMPUTER USED FOR ALL CALCULATIONS.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT CONSTITUTE A TITLE SEARCH OR LEGAL OPINION. ALL INFORMATION USED AS EVIDENCE OF PROPERTY LINE LOCATIONS IN THE PREPARATION OF THIS SURVEY, SUCH AS THE DEEDS AND PLATS REFERENCED HEREON, WERE OBTAINED FROM PUBLIC RECORDS, FILE DATA, FIELD EVIDENCE AND PARCEL IDENTIFICATION BY OTHERS. OTHER DOCUMENTS OR CONDITIONS MAY EXIST THAT COULD AFFECT THIS PROPERTY.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A PRECISION OF ONE FOOT IN .5000± FEET, AN ANGULAR ERROR OF .06± PER ANGLE POINT AND WAS ADJUSTED USING N/A. RULE.

TRACT 4  
WILSON ROAD  
NO DATA FOUND

THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PERSON(S) HERON NAMED AND IS NOT INTENDED FOR ANY OTHER PARTY.



**SURVEY FOR  
DELIA DANYELLE PRUITT**

A PORTION OF TRACT 3 OF DELIE MARIE WILSON ESTATE  
LAND LOT 21 7th DISTRICT 3rd SECTION  
GORDON COUNTY, GA. OCTOBER 31, 2025  
SCALE: 1" = 30'



SURVEY REF: D.B.2670/PG.554; P.B.27/PG.26; D.B.2055/PG.333.

OFFICE: S.B.	FIELD: M.W.	DRAWN BY: M.D.	11/05/2025
CRD. FILE	DWG. FILE	J. O. #	FLD. BOOK
GR73001	kPrutt01.95	251028B	2(23)



**QUESTION ?**

# RZ-2025-45 – Location & Owner Information

- ▣ Application Number: RZ-2025-45
- ▣ Location: 269 Rock Creek Rd, Calhoun Ga 30701
- ▣ Applicant / Property Owner: Marty Worley
- ▣ County Tax Map & Parcel #: 009 027
- ▣ Land Lot 126 District 24th Section: 3rd
- ▣ Acreage: 0.6
- ▣ Phone / Email: [REDACTED]

# RZ-2025-45 – Rezoning Request Summary

- ▣ Present Zoning District: A-1
- ▣ Proposed Zoning District: R-1
- ▣ Future Dev. Map Classification: Rural / Agricultural Reserve
- ▣ Proposed Action: Rezone the Proposed Rock Creek Rd tract to better reflect existing or intended use
- ▣ and to bring the parcel into compliance with the Gordon County ULDC.

Planning Staff Report  
To the  
Gordon County Planning Commission  
Rezoning Proposal

Date of Report: **12-02-2025** Application **RZ-2025-45**

Applicant/Property Owner: **Marty Worley**

Location of Property: **269 Rock Creek Road, Calhoun, GA 30701**

Property Frontage: **174.2 +- Feet** Tract Size: **0.6 Acres**

**Directions to property:** starting at 101 S Piedmont St, Calhoun, GA 30701, Head west towards Piedmont St. Go approximately 85 Feet and Turn Right onto S Piedmont Street. Continue 0.2 Miles and Turn Left onto GA-156 W/ East Line Street. Continue and Follow the road for 9.9 Miles. Turn Right onto Rock Creek Road SW, Calhoun, GA 30701. Destination will be on the right

**Proposed Action:** To adjust the lot configuration so the parcel meets R-1 development standards, enabling construction of a single-family residence and rehabilitation of the existing dwelling while maintaining compliance with ULDC requirements.”

**Future Development Map Classification:** **Rural/ Agricultural Reserve**

Departmental Reviews

It shall be understood that the following Departmental Review requirements, if any, shall be satisfied by the Applicant in addition to all standard County zoning, building, and development codes prior to the issuance of any land disturbance permit, building permit and/or certificate of occupancy, as deemed applicable by the County building official relating to the subject proposal if said proposal is approved by the Gordon County governing authority.

*Environmental Health Services:*

*Building Inspection Department:*

*Fire Department:*

*Gordon County School System:*

*Public Works Department:*

*Georgia Dept. of Transportation:*

*Water & Sewer (City of Calhoun):*

*Zoning Division:*

Planning Staff Findings & Recommendations

The following standards from Section 10.03.0212.6 of the Gordon County Unified Land Development Code (ULDC), in addition to the Departmental Reviews above, have been considered in the findings and recommendations of the planning staff:

**1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.** Yes. Surrounding properties in the Rock Creek Road area include a mix of agricultural and low-density residential uses consistent with Rural/Agricultural Reserve. Rezoning the 0.6-acre portion to R-1 to allow construction of a single-family dwelling is compatible with existing land patterns and maintains the low-intensity residential character of the area.

**2. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.** No adverse impact is anticipated. The proposed single-family residential use is consistent with nearby development and does not introduce any conflicts with surrounding properties. The request maintains adequate separation and does not impair the ongoing agricultural or residential usability of adjacent parcels.

**3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.** Yes, it has reasonable economic use as A-1; however, the rezoning will allow the applicant to create a conforming residential lot and construct a home on a portion of the parent tract while rehabilitating the existing dwelling. The R-1 designation provides a more appropriate zoning category for the intended residential use of the subdivided acreage.

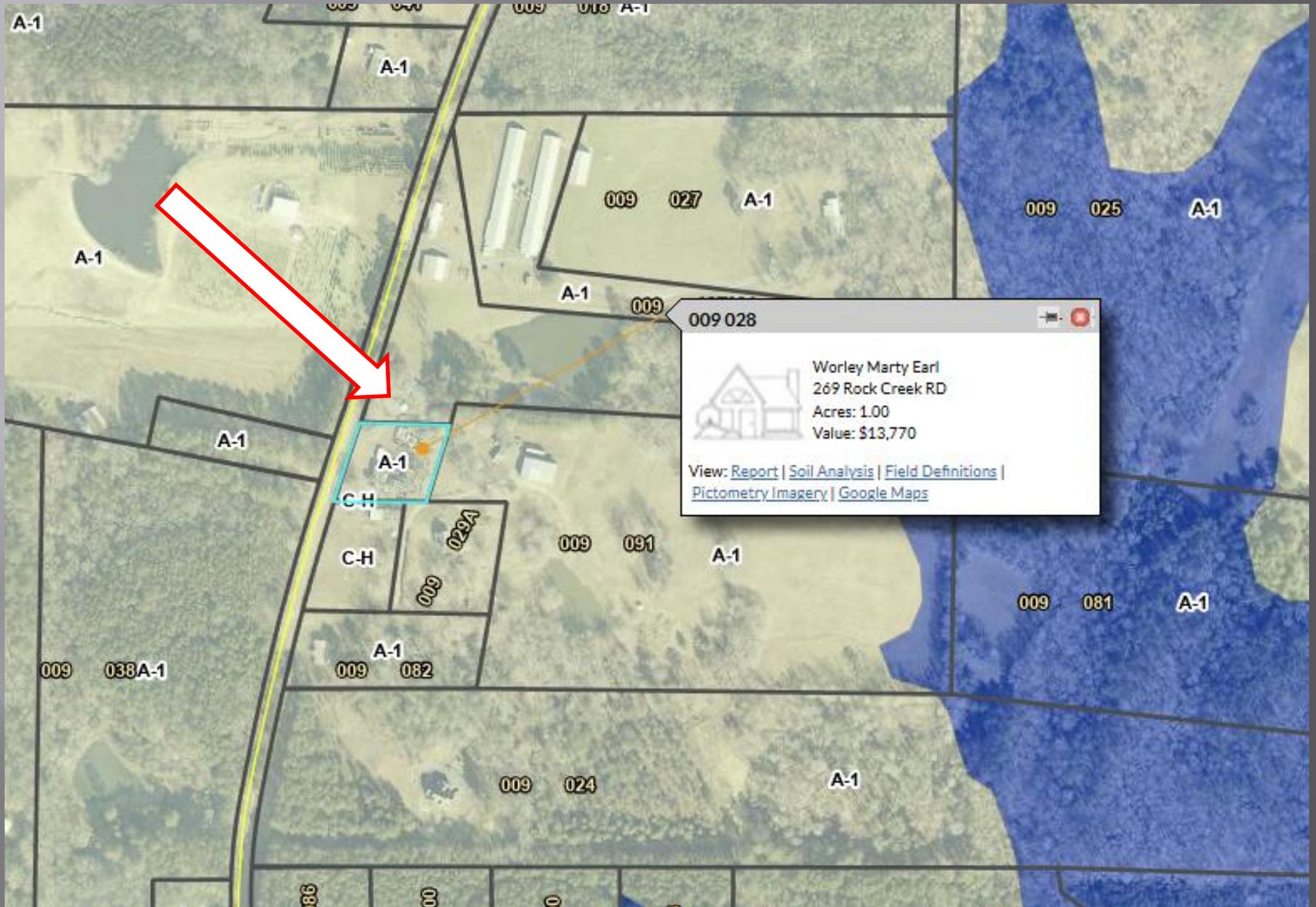
**4. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** No. The addition of a single residential dwelling will have minimal impact on transportation facilities and public services. Rock Creek Road and surrounding infrastructure can support the anticipated traffic and utility demand generated by one additional home.

**5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan.** Yes. The Future Development Map designates this area as Rural / Agricultural Reserve, which supports low-density residential development on appropriately sized lots. The proposal aligns with the intent of the Comprehensive Plan by maintaining rural character while allowing limited residential growth on existing parcels.

**6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.** Yes. The request reflects the owner's need to re-parcel the property to create a buildable, conforming residential lot while improving and rehabilitating the existing dwelling on the parent tract. The change represents a minor adjustment that supports the continued use of the land for low-density residential purposes and does not introduce new impacts or incompatibilities. No conditions have been identified that would justify denial.

**Planning Staff's Recommendation**

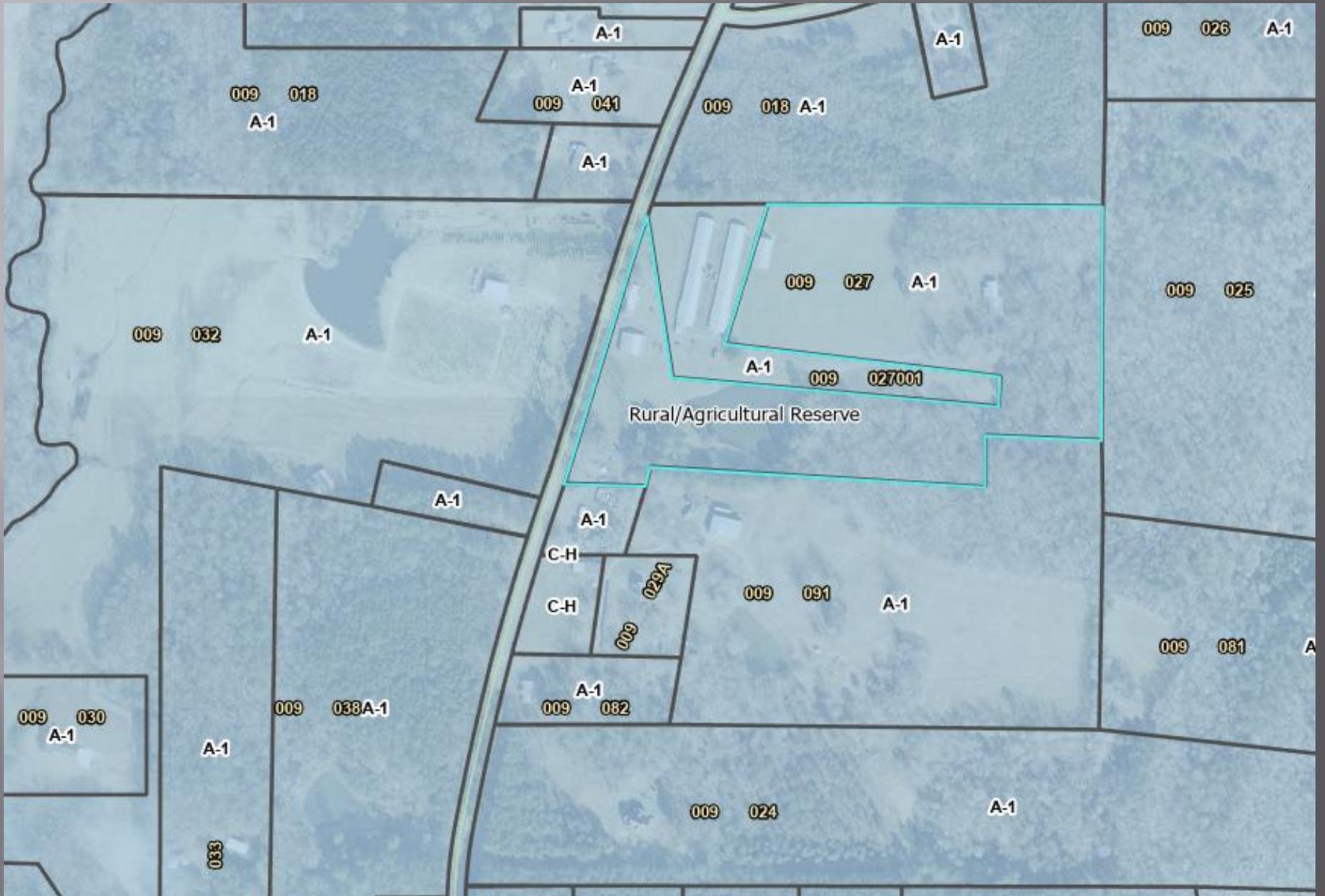
*This report is a part of the official record of the subject application*



009 028

 Worley Marty Earl  
269 Rock Creek RD  
Acres: 1.00  
Value: \$13,770

[View: Report](#) | [Soil Analysis](#) | [Field Definitions](#) | [Pictometry Imagery](#) | [Google Maps](#)





**QUESTION ?**

# RZ-2025-46 – Location & Owner Information

- ▣ Application Number: RZ-2025-46 (Pullen)
- ▣ Location: 964 Old Rome Dalton Road, Calhoun, GA 30701
- ▣ Applicant / Property Owner: Dale Pullen
- ▣ County Tax Map & Parcel #: 022 079
- ▣ Land Lot 183/184 District 14th Section(s): 3rd
- ▣ Acreage: 4.04
- ▣ Phone / Email: [REDACTED]

# RZ-2025-46 – Rezoning Request Summary

- ▣ Present Zoning District: A-1
- ▣ Proposed Zoning District: R-1
- ▣ Future Dev. Map Classification:
  - ▣ Rural / Agricultural Reserve
- ▣ Proposed Action: Rezone the Old Rome Dalton Rd property in order to align zoning with
- ▣ the existing or proposed residential / agricultural use and to comply with the ULDC.

**Planning Staff Report  
To the  
Gordon County Planning Commission  
Rezoning Proposal**

**Date of Report:** 12-02-2025      **Application RZ-2025-46**

**Applicant/Property Owner:** Dale Pullen

**Location of Property:** 830 Old Rome Rd Calhoun Ga 30701

**Property Frontage:** 291.29+- Feet      **Tract Size:** 4.04 Acres

**Directions to property:** From Gordon County Courthouse, Proceed North onto S. Piedmont Street toward O'Callaghan St, turn left onto GA-156 and proceed 4.9 miles then turn right onto Old Rome Dalton Road. Property will be approximately 1.6 miles on the left.

**Proposed Action:** The applicant requests to rezone approximately 4.04 acres from A-1 (Agricultural) to R-1 (Single-Family Residential). The property does not meet the minimum acreage requirement for the A-1 district and therefore must be placed in a zoning category appropriate for its size and intended use. The parcel contains 291.29 feet of road frontage, which meets the frontage standards for the R-1 district. Rezoning to R-1 will bring the property into compliance with the Gordon County ULDC and allow the owner to utilize the property for low-density residential purposes consistent with surrounding development patterns.

**Future Development Map Classification:** Rural / Agricultural Reserve

**Departmental Reviews**

It shall be understood that the following Departmental Review requirements, if any, shall be satisfied by the Applicant in addition to all standard County zoning, building, and development codes prior to the issuance of any land disturbance permit, building permit and/or certificate of occupancy, as deemed applicable by the County building official relating to the subject proposal if said proposal is approved by the Gordon County governing authority.

*Environmental Health Services:*

*Building Inspection Department:*

*Fire Department:*

*Public Works Department:*

*Georgia Dept. of Transportation:*

*Water & Sewer (City of Calhoun):*

*Zoning Division:*

**Planning Staff Findings & Recommendations**

The following standards from Section 10.03.0212.6 of the Gordon County Unified Land Development Code (ULDC), in addition to the Departmental Reviews above, have been considered in the findings and recommendations of the planning staff:

**1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.** *The proposed rezoning from A-1 (Agricultural) to R-1 (Single-Family Residential) will permit a use that is suitable in view of the existing development patterns of adjacent and nearby properties. The surrounding area contains a mix of rural residential and low-density development. The proposed R-1 zoning allows for single-family residential use that is compatible in scale and character with nearby properties and will not introduce an intensity of use inconsistent with the area.*

**2. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.** *The proposed rezoning is not expected to adversely affect the existing use or usability of adjacent or nearby properties. R-1 zoning allows for low-density residential development, which is generally considered less intensive than many uses permitted under A-1 zoning. Adequate road frontage is present, and any future development will be required to comply with applicable setback, buffering, and development standards of the Gordon County ULDC.*

**3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.** *While the property may have some economic use under its current A-1 zoning, the parcel does not meet the minimum acreage requirement for the A-1 district. As a result, continued use under A-1 is limited and restricts reasonable residential utilization of the property. Rezoning to R-1 provides a zoning classification that is more appropriate for the parcel's size and allows for a reasonable and practical economic use consistent with county standards.*

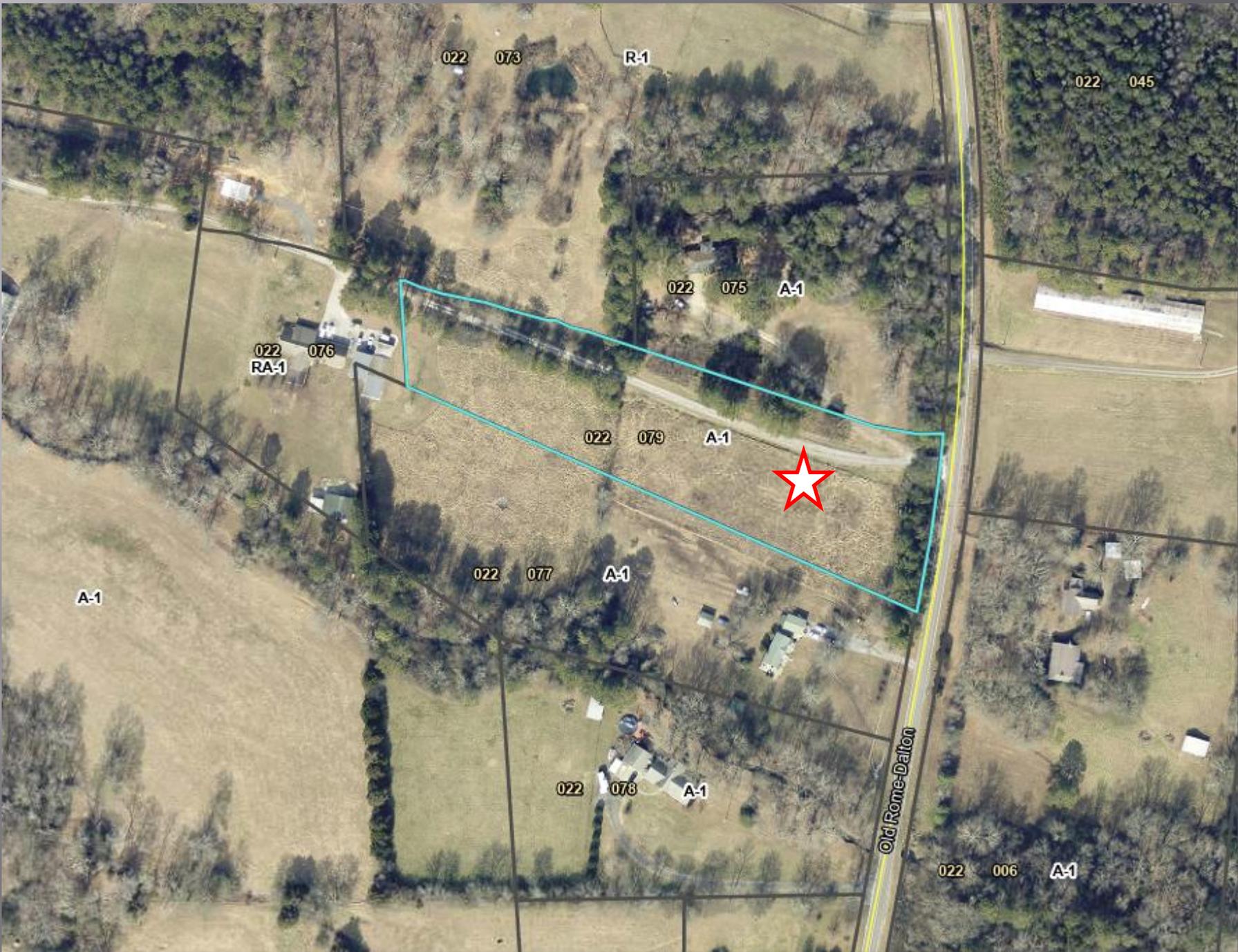
**4. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** *The proposed R-1 zoning is not expected to create an excessive or burdensome demand on existing public infrastructure. Single-family residential use at low density typically generates minimal traffic and utility impacts. Any future development will be subject to applicable county, state, and departmental review requirements to ensure infrastructure adequacy at the time of permitting.*

**5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan.** The property is designated Rural / Agricultural Reserve on the Future Development Map. The proposed rezoning to R-1 is consistent with this classification, as it allows for low-density residential development that preserves the rural character of the area while providing appropriate residential use. The request aligns with the overall intent of the Comprehensive Plan by encouraging development that is compatible with existing land use patterns.

**6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.** An existing condition affecting the property is that the parcel does not meet the minimum acreage requirement of the A-1 zoning district, making rezoning necessary to bring the property into compliance with the Gordon County ULDC. The parcel does meet the frontage requirements for the R-1 district, and rezoning will correct the nonconforming zoning status while allowing reasonable residential use consistent with surrounding development. These conditions provide supporting grounds for approval of the rezoning request.

**Planning Staff's Recommendation**

*This report is a part of the official record of the subject application*



022 073

R-1

022 045

022 075 A-1

022 076 RA-1

022 079 A-1



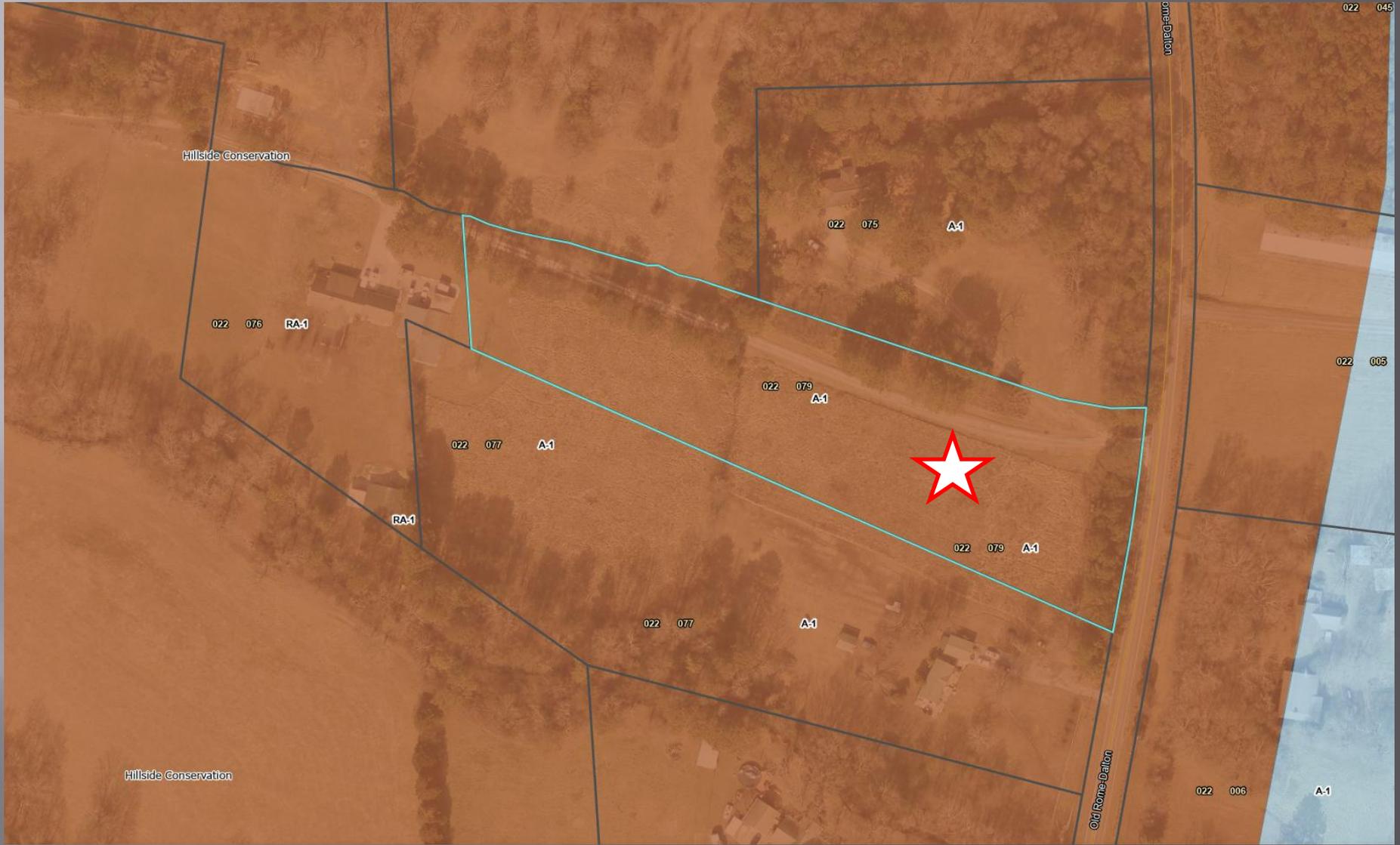
022 077 A-1

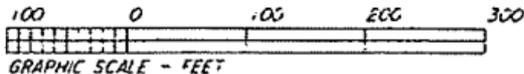
A-1

022 078 A-1

022 006 A-1

Old Rome-Dalton





DATE: NOVEMBER 13, 2003

THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THIS SURVEY SKETCH DOES NOT CONSTITUTE A GUARANTEE THAT THE TITLE TO THE PREMISES SHOWN HEREON VESTS IN THE PERSONS OR ENTITIES NAMED HEREON.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 63,099 FEET AND AN ANGULAR ERROR OF ...91'... PER ANGLE POINT AND WAS ADJUSTED BY THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FT. FIELD WORK WAS DONE USING A SIKON DTM 520 TOTAL STATION AND A NIPAR 105 DATA COLLECTOR.

SAID PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAYS, AND RESTRICTIVE COVENANTS OF RECORD.

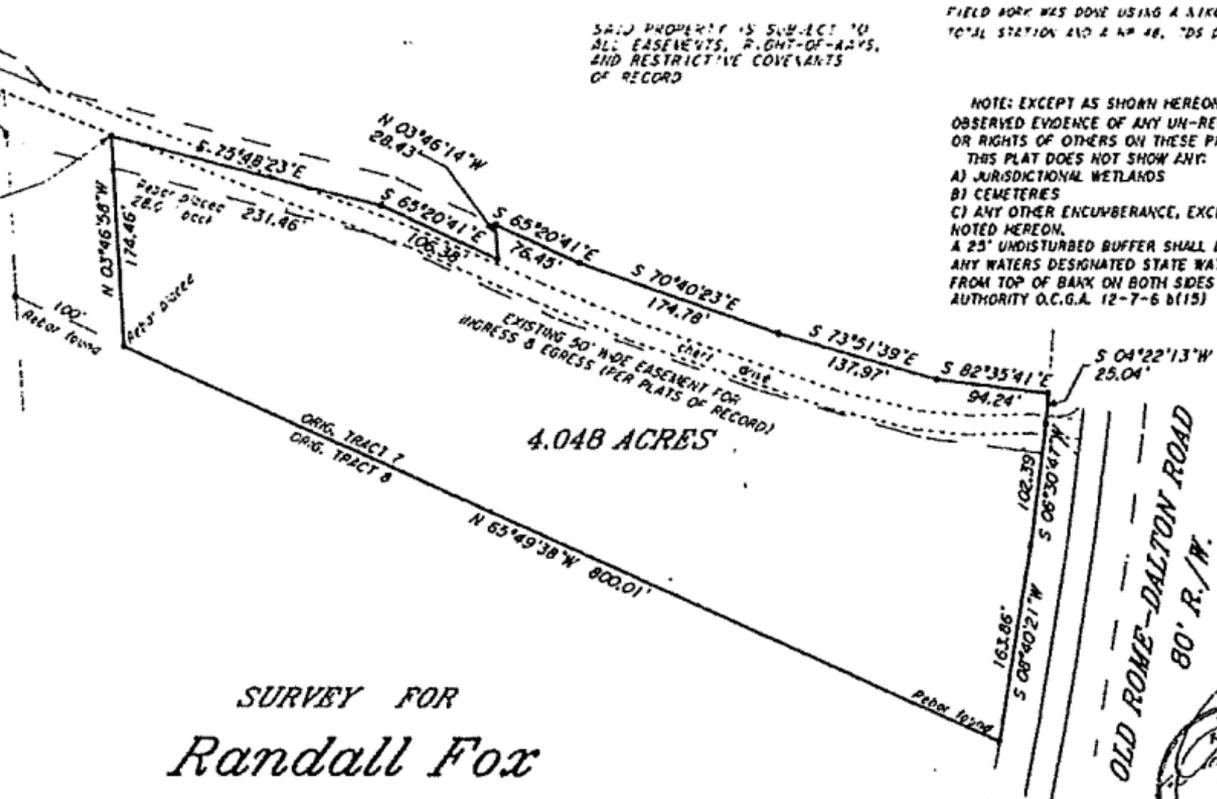
NOTE: EXCEPT AS SHOWN HEREON, THERE WAS NO OBSERVED EVIDENCE OF ANY UN-RECORDED EASEMENTS OR RIGHTS OF OTHERS ON THESE PREMISES.

THIS PLAT DOES NOT SHOW ANY:

- A) JURISDICTIONAL WETLANDS
  - B) CEMETERIES
  - C) ANY OTHER ENCUMBRANCE, EXCEPT AS SHOWN OR NOTED HEREON.
- A 25' UNDISTURBED BUFFER SHALL BE MAINTAINED ALONG ANY WATERS DESIGNATED STATE WATERS, AS MEASURED FROM TOP OF BANK ON BOTH SIDES OF STREAM. AUTHORITY O.C.G.A. 12-7-6 b(13)

P.O.B: S 59°45'51"E 251.109'  
FROM A CROSS-TIE POST MARKING  
THE NORTH-WEST CORNER OF  
LAND LOT NO. 183.

plat bk. 25, page 36  
revised  
mographic



SURVEY FOR  
*Randall Fox*

BEING A PORTION OF TRACT 7 OF  
A SURVEY FOR WILLIAM C. COLLINS, JR.  
BY RICHARD W. CANNON, L.S. NO. 2446,  
DATED 9-08-91, RECORDED IN PLAT BOOK  
NO. 25, PAGE 36,  
LOCATED IN LAND LOTS NO. 183 & 184,  
14TH. DISTRICT, 3RD. SECTION,  
GORDON COUNTY, GEORGIA.



<b>FL</b> 8	FREEMAN & LAMBERT SURVEYORS P.C.	
	OFFICE ADDRESS 204 BEN TOWN ROAD CALHDUN, GA. 30701	MAILING ADDRESS P.O. BOX 873 CALHDUN, GA. 30703
FILE NO. C0043 FILE 03398 SCREEN FILE 03398D	TELEPHONE: 706-629-1280 TELECOPIER: 706-629-0277	

**QUESTION ?**