

GORDON COUNTY PLANNING AND ZONING DEPARTMENT CASE SUMMARY PRESENTATION

Prepared for:

GORDON COUNTY PLANNING COMMISSION
Public Hearing: February 9, 2026

GORDON COUNTY BOARD OF COMMISSIONERS
Public Hearing: February 17, 2026

Prepared by:

Tony Ross

Zoning Administrator, Gordon County, Georgia

Phone: (706) 879-2175

Email: tony.ross@gordoncountyga.gov

CUP-2026-001 – Location & Owner Information

- ❑ **Applicant :** QUANG NGUYEN,
- ❑ **Location:** REDACTED
- ❑ **Property Owner:** Lacy Jordon, Kevin Holland as Trustee of the DJH Irrevocable Trust, Black Springs Farm LLC, and Michael Brown
- ❑ **Tax Map & Parcel:** 029-183, 029-029, 029-162, and 029-021
- ❑ Land Lot(s) 316 and 317 of the 13th District, 3rd Section
- ❑ **Acreage:** 79.39 +/-
- ❑ **Phone:** REDACTED / **Email:** REDACTED

CUP-2026-001 Summary

- ▣ Present Zoning District: A-1 (Agricultural)
- ▣ Requested Conditional Permit:
- ▣ Context: Bring four (40` x 500`)existing poultry house into compliance with existing zoning requirments and construct four (55` x 600`)additional poultry house.
- ▣ **Official Zoning Map Classification (Future Dev.): Agricultural Reserve**

ZONING SKETCH FOR Giau Vo

LOCATED IN LAND LOT 317, 13th DISTRICT & 3rd SECTION OF GORDON COUNTY, GEORGIA
2' CONTOUR INTERVAL



This sketch is filed for the Clerk of the Superior Court.

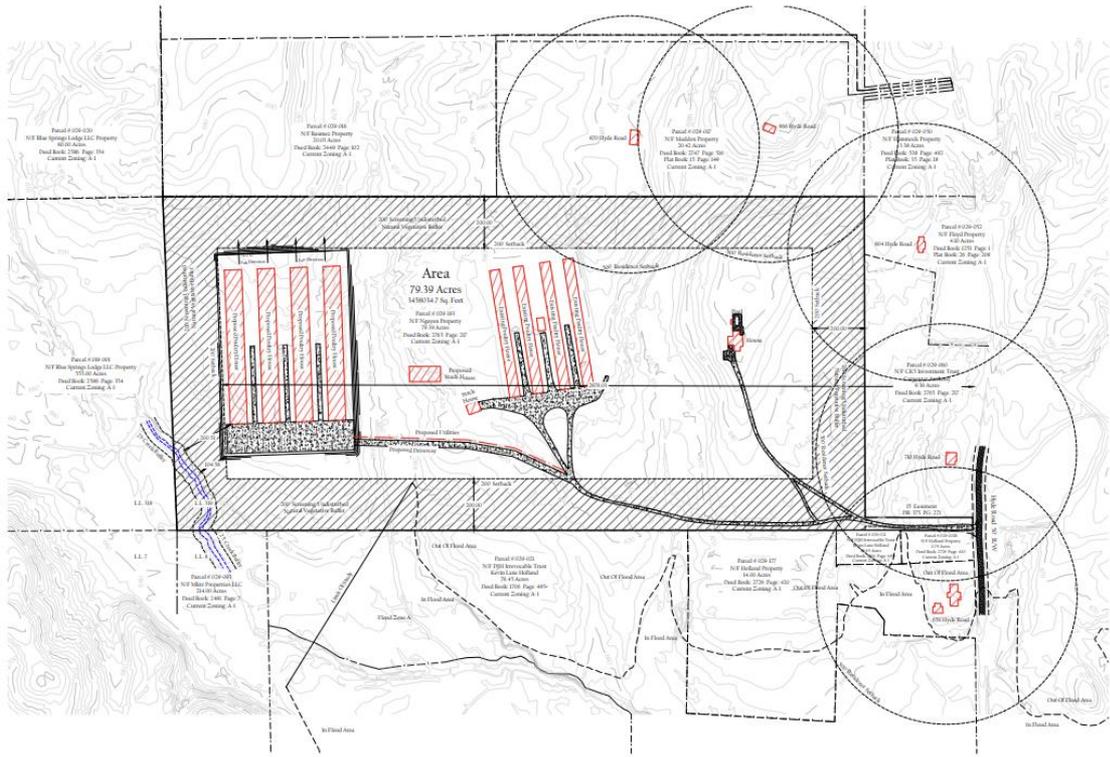
Date of field work:
Date of plat: 1/6/2026

Scale: 1"=200'
0 200 400 600

Site Notes
Current Zoning: A-1
Front Setback: 40'
Side Setback: 20'
Rear Setback: 30'
Minimum Lot Area: 3 Acres
Min. Lot Width at Building Line: 150'
Maximum Impervious Surface Ratio: 25%
Maximum Building Height: 2.5 Stories

- General Notes**
- Purpose of Sketch**
This sketch has been prepared for zoning purposes only to illustrate site layout, zoning setbacks, buffers, and proposed structures.
 - No Boundary Modification**
This sketch is a restatement of existing property boundaries as previously recorded. It does not create, alter, or subdivide any property lines.
 - Regulatory Disclaimer**
Regulation or use of this sketch does not imply approval by Gordon County or any other jurisdiction. It does not confirm availability of permits, utilities, or compliance with applicable local, state, or federal regulations.
 - Flood Hazard Notice**
A portion of this property lies within a FEMA Flood Hazard Area (Community Panel No. 8206-0050). This sketch is not a FEMA Elevation Certificate and should not be used for insurance or regulatory determination of flood risk.
 - Use Limitation**
This sketch is intended to provide visual clarification of zoning requirements (setbacks, buffers, screening, and proposed site features). It should not be used for construction, surveying, or engineering design.
 - Surveyor Certification**
I hereby certify that this sketch complies with the minimum technical standards for property surveys in Georgia (O.C.G.A. §15-6-67) and that its sole purpose is to aid in zoning review.
 - Non-Engineering Disclaimer**
This sketch is not an engineering or construction drawing. Grading, stormwater, erosion-control, utilities, and traffic impacts must be reviewed under separate engineering plans and permits.
 - Accuracy Statement**
Distances, bearings, and topographic information shown are approximate and provided for zoning illustration only. Precise locations should be verified prior to any construction.
 - Neighboring Properties Note**
Adjacent parcels and ownerships are shown for reference only and may not reflect the most current deeds or plats of record.
 - Setback/Buffer Clarification**
Zoning setbacks, stream buffers, and screening areas are depicted per Gordon County zoning requirements. Final determination of compliance rests with the zoning authority.
 - Not Guarantee of Suitability**
This sketch makes no representation as to the environmental, geotechnical, or structural suitability of the property for the proposed use.
 - Future Changes Disclaimer**
Any future modifications to zoning, setbacks, or regulatory requirements may affect this layout shown. This sketch does not guarantee the future approval of site-specific permits.
 - Date Sensitivity**
This sketch reflects conditions as of the date shown on drawing. Future conditions may differ.

NOTE: The Property Is A Combination Of Three Parcels
Parcel # 029-183, Parcel # 029-021, Parcel # 029-362 Into 1 Parcel Containing Approximately 79.39 Acres



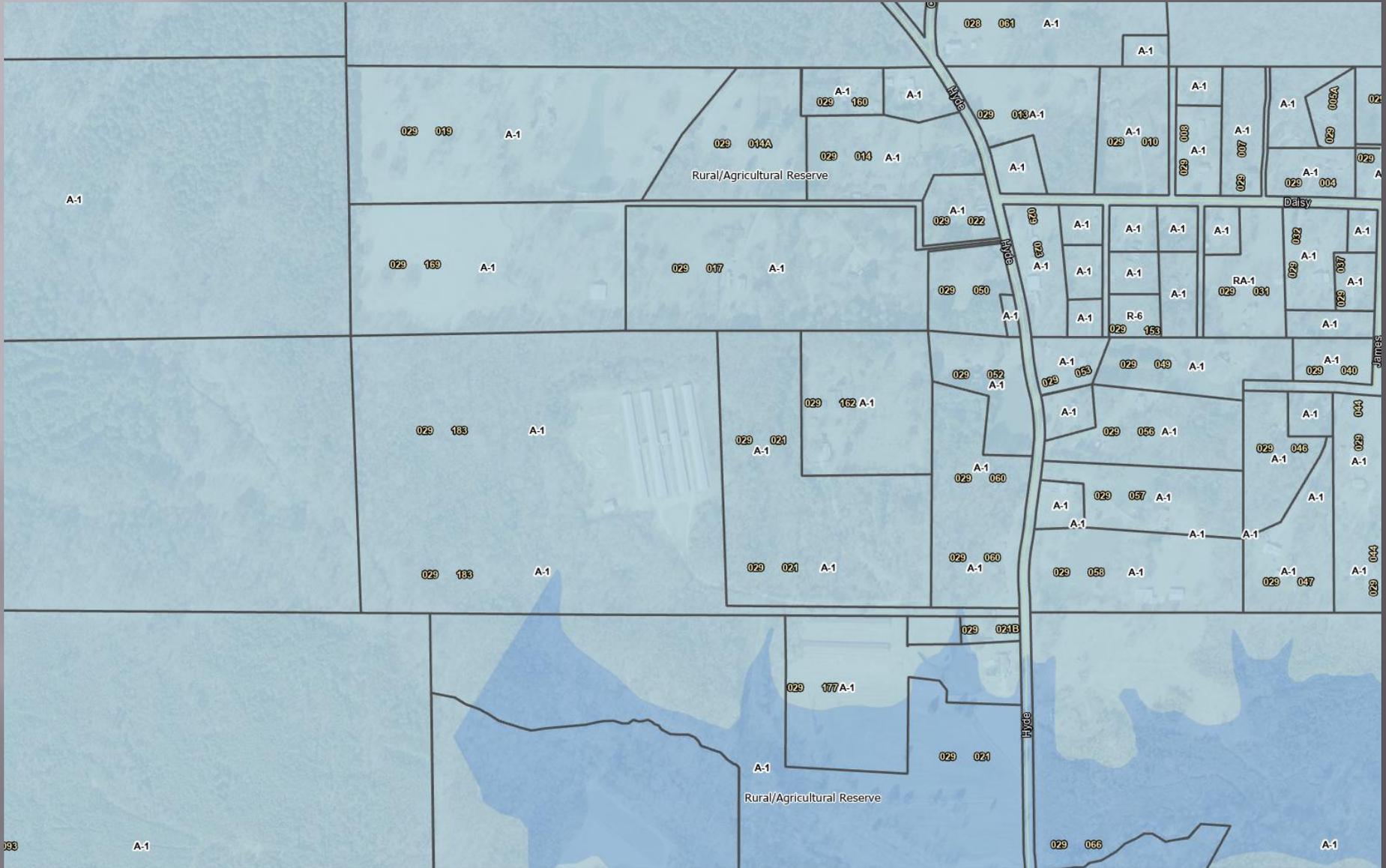
THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY.
THIS FIELD MEASUREMENT WAS TAKEN FROM A CORNER OF 120 00 00 00.
THE FIELD DATA SHOWN HEREON THIS PLAN IS BASED ON A HORIZONTAL PRECISION OF ±0.01 FEET AND A VERTICAL PRECISION OF ±0.04 FEET AND WAS OBTAINED BY USING THE GRAPHIC PRISM BASE STATION AND ROTARY LEVEL TO DETERMINE A.B.M. NETWORK SURVEY.
FIELD WORK WAS DONE BY USING A CHAMPENIER'S OPTICOMER'S TRANSIT AND LEVEL.

SURVEYORS CERTIFICATION

As required by subsection (b) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by an applicable local jurisdiction for recording as indicated 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 so as 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 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.

Michael Paul Bunck, G.A. BLS #1536 18-2026

— LEGEND —
 10' - 100' BROWN SHADING
 15' - 300' BLUE SHADING
 20' - 600' RED SHADING
 25' - 1200' GREEN SHADING
 1:1 - LAND DOTTING
 1:2 - SAND DOTTING
 1:3 - 6300' BROWN DOTTING
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Planning Staff Report
To the
Gordon County Planning Commission
Rezoning Proposal

Date of Report: 01-08-2026 Application CUP-2026-001

Applicant/Property Owner: Quang Nguyen

Location of Property: 660 & 670 Hyde Road, Resaca, GA 30735

Property Frontage: Tract Size: 79.39 acres

Directions to property:

Proposed Action: Poultry Farm (existing and additional poultry houses)

Future Development Map Classification: 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.

Departmental Replies:

- **Gordon EHCM (Environmental Health):**
- **Gordon County Road Department:**
- **Gordon County Fire Department:**
- **Building Inspections Department:**
- **Calhoun Utilities:**

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 conditional use for the construction and operation of a poultry farm is suitable in view of surrounding land uses. The subject property and adjacent properties are located within an area designated as Agricultural Reserve on the Gordon County Future Development Map and are predominantly used for agricultural and rural purposes.*

2. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property. *The proposed conditional use is not anticipated to adversely affect the existing use or usability of adjacent or nearby properties. The*

applicant proposes to bring four (4) existing poultry houses into compliance with current zoning requirements and to construct four (4) additional poultry houses in accordance with applicable county regulations.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. *The property does have a reasonable economic use under its current A-1 zoning designation. However, the requested A-1 Conditional Use allows the property to be used more effectively for agricultural purposes consistent with the Future Development Map classification.*

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 conditional use is not expected to result in an excessive or burdensome impact on existing streets, transportation facilities, utilities, or schools. Poultry farm operations generally generate limited traffic primarily associated with periodic service, maintenance, and delivery schedules.*

5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan. *The proposed A-1 Conditional Use is in conformity with the policy and intent of the Gordon County Future Development Map and Comprehensive Plan. The subject property is designated Agricultural Reserve, which is intended to preserve agricultural lands and support continued agricultural uses.*

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. *There are no known existing or changing conditions that would negatively affect the use or development of the subject property or warrant denial of the request. The property is located in a rural area characterized by large agricultural tracts, and no significant changes in surrounding land use patterns have been identified.*

Planning Staff Recommendation

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

QUESTION ?

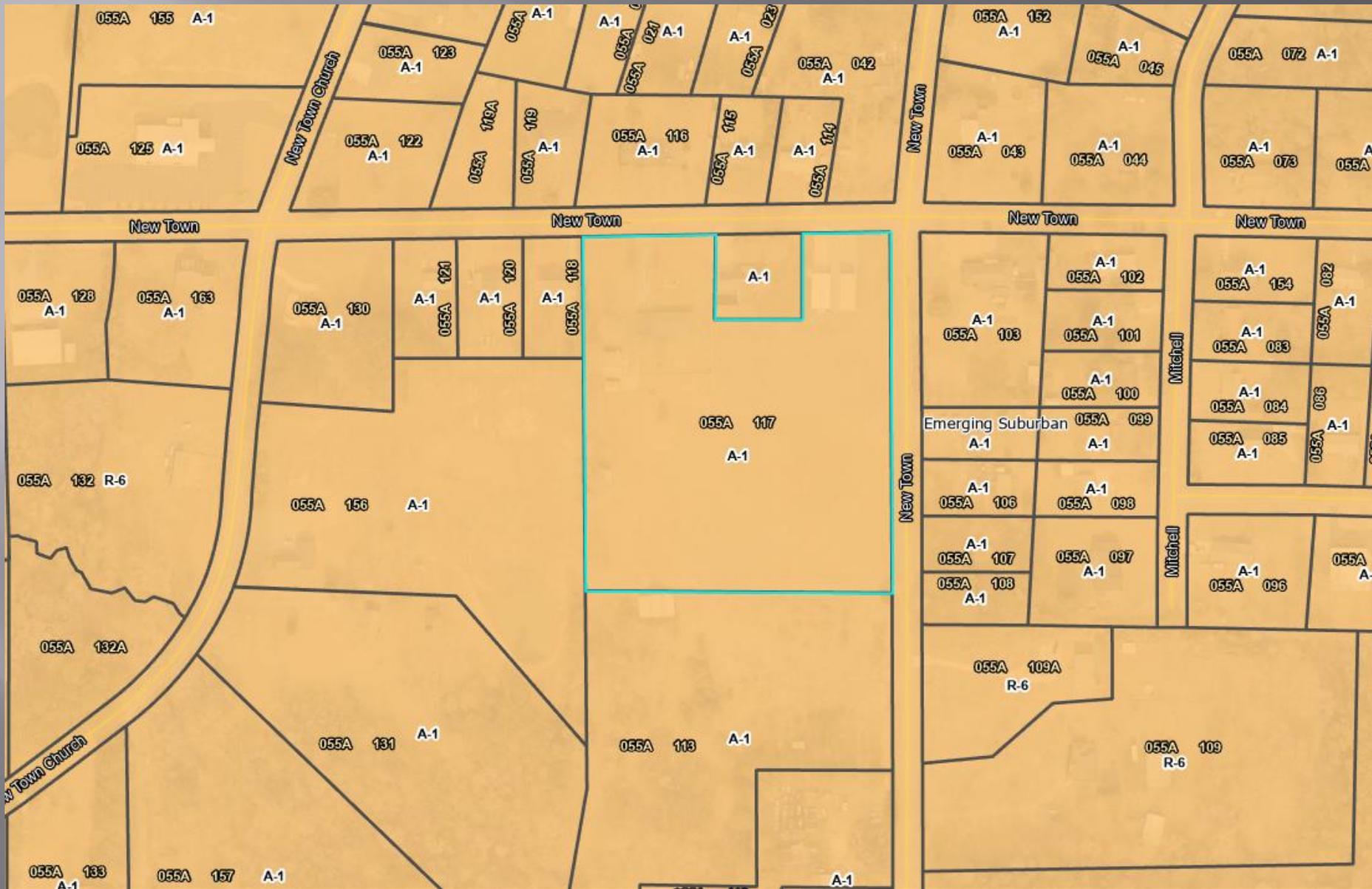
RZ-2026-01 – Location & Owner Information

- Applicants / **Emory J Sylvia McEntyre**
- Site Addresses: *803 Newtown Rd, Calhoun Ga 30701*
- Agent: Paul Bunch, **Michael J. McEntyre**
- Agent Phone: **REDACTED**, Email **REDACTED**
Land Lot(s) **160** District(s): **14^h** Section(s):
- **3rd** Acreage: 3.82 acres
- Tax Parcels: **055A-117**
- Latitude / Longitude: 34.523567, -84.908496

RZ-2026-01 – Rezone Request Details

- ▣ **Present Zoning District:** A-1 (Agricultural)
- ▣ **Proposed Action:** Approve the rezoning of the subject property from Agricultural (A-1) to Residential Agricultural (RA-1) to allow the property to be subdivided into three residential lots that meet the minimum lot size requirements of the RA-1 zoning district.
- ▣ **Official Zoning Map Classification (Future Dev.):**
EMERGING SUBURBAN





Planning Staff Report
To the
Gordon County Planning Commission
Rezoning Proposal

Date of Report: 10-06-2025 Application RZ-2026-01

Applicant/Property Owner: **Emory J Sylvia McEntyre**

Location of Property: **803 Newtown Rd, Calhoun Ga 30701**

Property Frontage: 1,100 +- Tract Size: 7.00 +-

Directions to property: Head north on N Wall St toward Trammell St, Turn right onto Red Bud Rd NE, Turn left onto Newtown Rd NE, Turn right onto Newtown Creek Loop NE Destination will be on the right

Proposed Action: *Approve the rezoning of the subject property from Agricultural (A-1) to Residential Agricultural (RA-1) to allow the property to be subdivided into three residential lots that meet the minimum lot size requirements of the RA-1 zoning district.*

Future Development Map Classification: **EMERGING SUBURBAN**

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.

Departmental Replies:

- **Gordon EHCM (Environmental Health):**
- **Gordon County Road Department:**
- **Gordon County Fire Department:**
- **Building Inspections Department:**
- **Calhoun Utilities:**

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 Agricultural (A-1) to Residential Agricultural (RA-1) will permit low-density*

residential development that is suitable and compatible with the existing and developing residential uses in the surrounding area. Adjacent and nearby properties include residential and agricultural uses that are consistent with the RA-1 zoning district. The proposed three-lot subdivision maintains a rural residential character consistent 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. The RA-1 district allows for low-density residential development with minimum lot sizes of two (2) acres, which provides adequate spacing and buffering between properties. No adverse impacts related to traffic, noise, or land use compatibility are anticipated.*

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. *While the subject property has reasonable economic use under the existing A-1 zoning classification, that use becomes limited once the property is subdivided. Under A-1 zoning, the minimum lot size of fifteen (15) acres would not be met after subdivision. Rezoning to RA-1 allows the property to retain reasonable economic use consistent with its size, location, and intended residential subdivision.*

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 rezoning and three-lot residential subdivision will not result in excessive or burdensome impacts on existing streets, transportation facilities, utilities, or schools. The scale of development is limited, and the anticipated demand on public services is minimal and consistent with existing residential development patterns in the area.*

5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan. *The proposed rezoning is consistent with the Gordon County Future Development Map, which designates the property as Emerging Suburban. The RA-1 zoning district aligns with this designation by allowing low-density residential development that serves as a transition between rural and more suburban 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. *Existing development patterns in the area show a trend toward low-density residential use. The size of the*

QUESTION ?

RZ-2026-02

Location & Owner Information

- **Applicant:** JAIRO A MURILLO
- **Property Owner:** Estate of W H Hammond
- **Site Address:** 2721 Sugar Valley, Sugar Valley, Ga 30746
- **Mailing Address:** REDACTED
- **Phone Number** REDACTED
- **E-Mail:** REDACTED
- **Land Lot(s)** 102, 103, 78 & 79 **District(s):** 14^h **Section(s):** 3rd
- **Acreage:** 157+-
- **Tax Parcel:** 020-095
- **Latitude / Longitude:** 34.551775, -84.999016

RZ-2026-02 – Rezoning Request

- Present Zoning District: A-1 (Agricultural)
- Proposed Zoning Districts: R-1 and RA-1
- Proposed Action: The applicant is requesting to rezone a portion of the subject property from A-1 (Agricultural) to R-1 (Single-Family Residential) in order to allow for a limited residential subdivision consistent with county development standards.
- The remainder of the property will retain its A-1 and RA-1 zoning, preserving the rural and agricultural character of the area through large estate lots and low-density development.
- Issue: A-1 requires a minimum lot size that cannot be met by this 3-acre parcel the one track (Lot 19) will need to be rezoned to RA-1.



SITE LOCATION MAP
NOT TO SCALE

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-1
GORDON COUNTY
BUILDING SETBACK:
FRONT: 30'
SIDE: 10'
REAR: 30'
MAX BUILDING HEIGHT 2.5 STORIES
MINIMUM LOT AREA 30,000 SQ FT
MINIMUM LOT WIDTH 100 FT
MINIMUM IMPERVIOUS SURFACE 60%* 50%

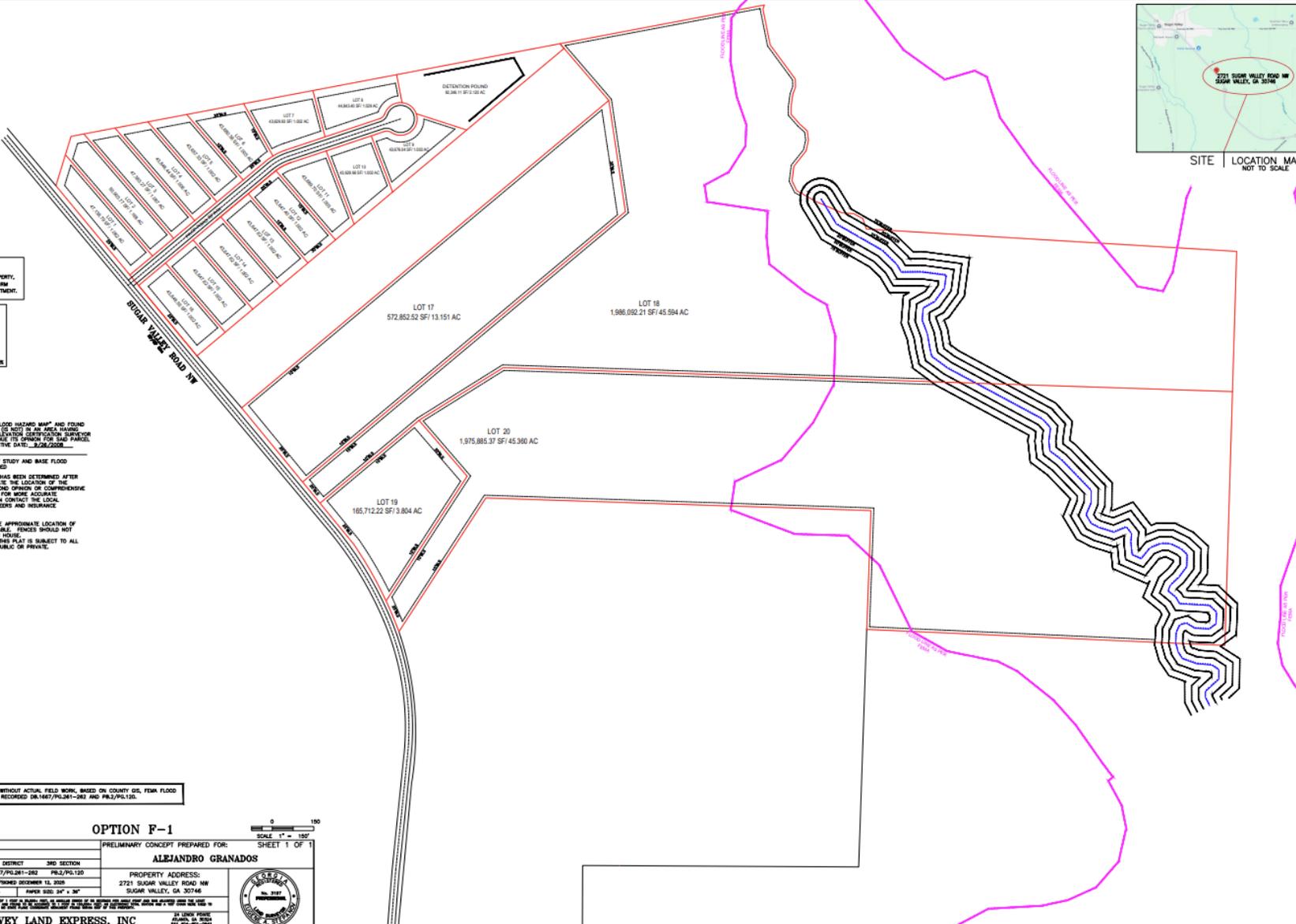
FLOOD NOTE:
I HAVE THIS DATE EXAMINED THE "FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD; WITHOUT A FLOOD DETENTION DAMPING IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO OMBERS FOR SAG PARCEL MAP IS UNRECORDED.
EFFECTIVE DATE: 2008-03-08
ZONING: E. & A.
ZONE "R-1" AS PER FEMA MAP HYDROLOGY STUDY AND BASE FLOOD ELEVATION DETERMINATION IS RECOMMENDED
THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, COMPS OF ENGINEERS AND INSURANCE COMPANY OF AN APPROVED.
THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECONSIDERABLE. FENCER SHOULD NOT BE PLACED WITHIN SIZE DIMENSIONS FROM HOUSE.
ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

CONCEPT IS COMPLETED WITHOUT ACTUAL FIELD WORK, BASED ON COUNTY GIS, FEMA FLOOD MAPS, ZONING INFO, GA, RECORDED DR-1467/PK-261-262 AND PK-2/PK-120.

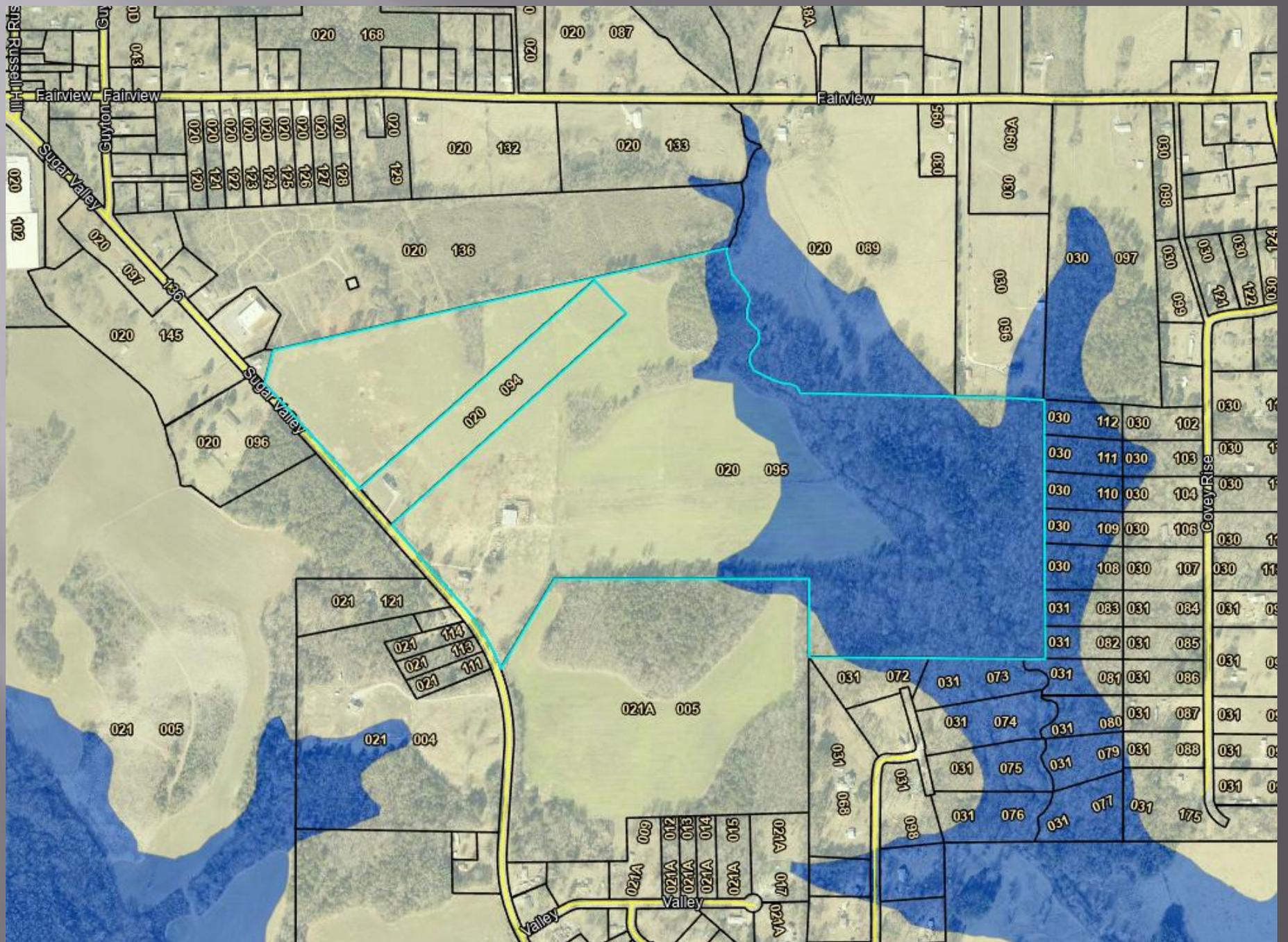
OPTION F-1



LOT	BLOCK	PRELIMINARY CONCEPT PREPARED FOR:	SHEET 1 OF 1
SUBDIVISION	UNIT	ALEJANDRO GRANADOS	
LAND LOTS 102, 103, 18 & 79	14TH DISTRICT 3RD SECTION	PROPERTY ADDRESS:	
GORDON COUNTY, GEORGIA	DR-1467/PK-261-262 PK-2/PK-120	2721 SUGAR VALLEY ROAD NW	
FIELD WORK DATE	PRINTED/ISSUED DECEMBER 13, 2025	SUGAR VALLEY, GA 30746	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE 34" x 36"		
SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		25 LINDY WALKER 702 W. 10th St. 2nd Fl. Ft. Lauderdale, FL 33304 TEL: 954-253-2147 WWW.SURVEYLANDEXPRESS.COM	







Planning Staff Report
To the
Gordon County Planning Commission
Rezoning Proposal

Date of Report: 01-08-2026

Application **RZ-2026-002**

Applicant: **Jairo A. Murillo**

Property Owner: **Estate of W.H. Hammond**

Location of Property: 2721 Sugar Valley Rd., Sugar Valley, GA 30746

Property Frontage: Tract Size: 157 acres

Directions to property:

Proposed Action:

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.

Departmental Replies:

- **Gordon EHCM (Environmental Health):**
- **Gordon County Road Department:**
- **Gordon County Fire Department:**
- **Building Inspections Department:**
- **Calhoun Utilities:**

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 a djacent and nearby property.** *The proposed rezoning would permit low-density residential uses that are compatible with existing and planned development in the surrounding area. The subject property is located within an area identified as Emerging Mixed Use Community on the Future Development Map, which anticipates a transition from agricultural uses to a mix of residential development types over time. thg area and are consistent with nearby residential and agricultural land uses.*
- 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 adjacent or nearby properties. The majority of the subject property will remain in*

agricultural use, preserving existing rural character and serving as a buffer to surrounding lands.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. *While the property does have reasonable economic use under its current A-1 zoning classification, the proposed rezoning allows for an expanded range of residential uses that are consistent with long-term planning objectives for 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. *The proposed rezoning is not anticipated to result in an excessive or burdensome impact on existing infrastructure. Residential development under R-1 and RA-1 zoning is generally less intensive than higher-density residential or commercial uses.*

5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan. *The proposed rezoning is consistent with the Future Development Map designation of Emerging Mixed Use Community. This designation encourages a gradual transition from agricultural land to a mixture of residential uses at appropriate densities.*

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. *Changing development patterns in the area, including increasing demand for residential housing, support consideration of the proposed rezoning. The applicant's proposal to limit development to a portion of the property while retaining the remainder in agricultural use demonstrates an effort to manage growth responsibly.*

Planning Staff Recommendation

Based on the above analysis and subject to compliance with all applicable provisions of the Gordon County Unified Land Development Code, planning staff finds the proposed rezoning to be consistent with the Future Development Map and Comprehensive Plan and recommends approval of the request.

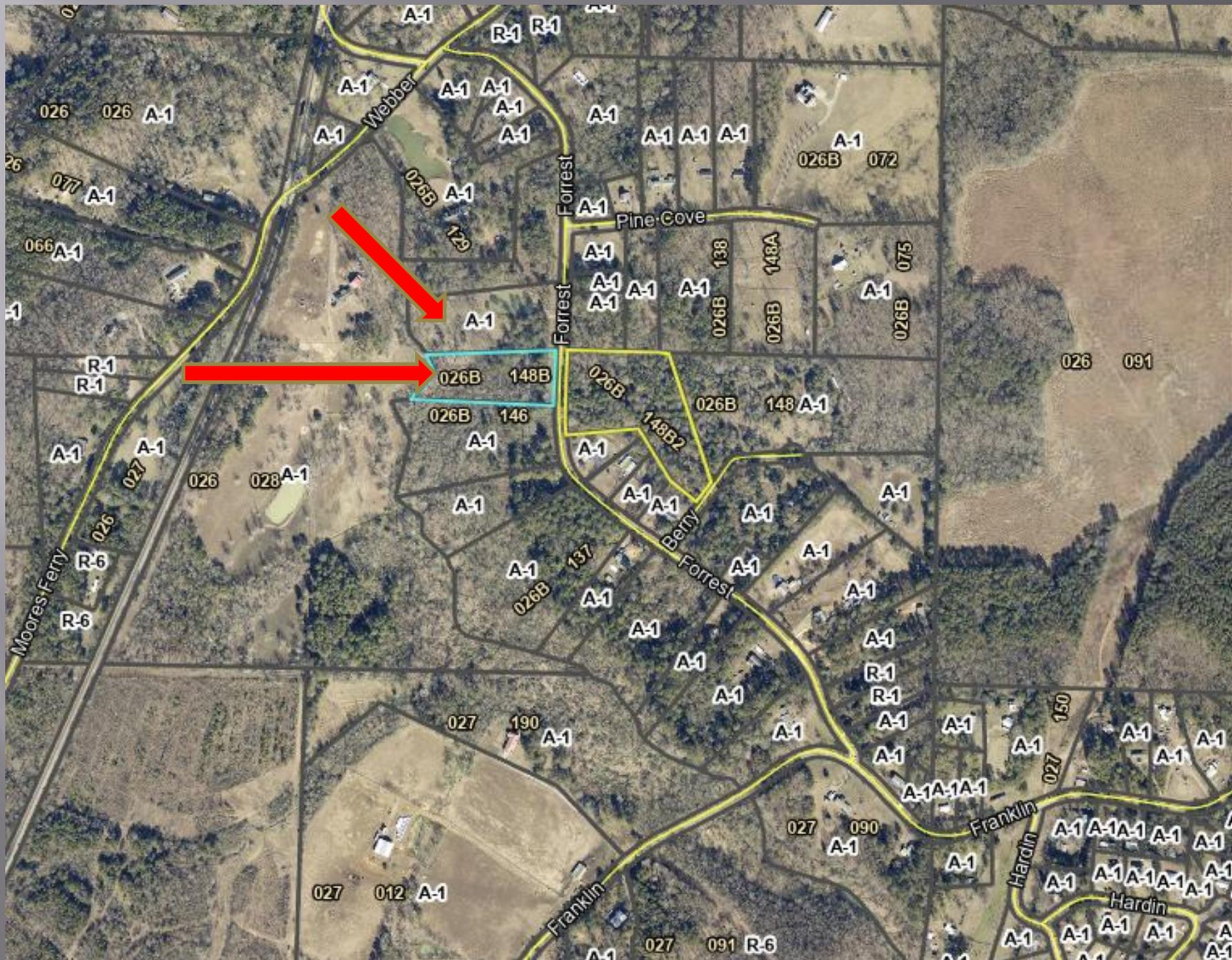
This report is a part of the official record of the subject application

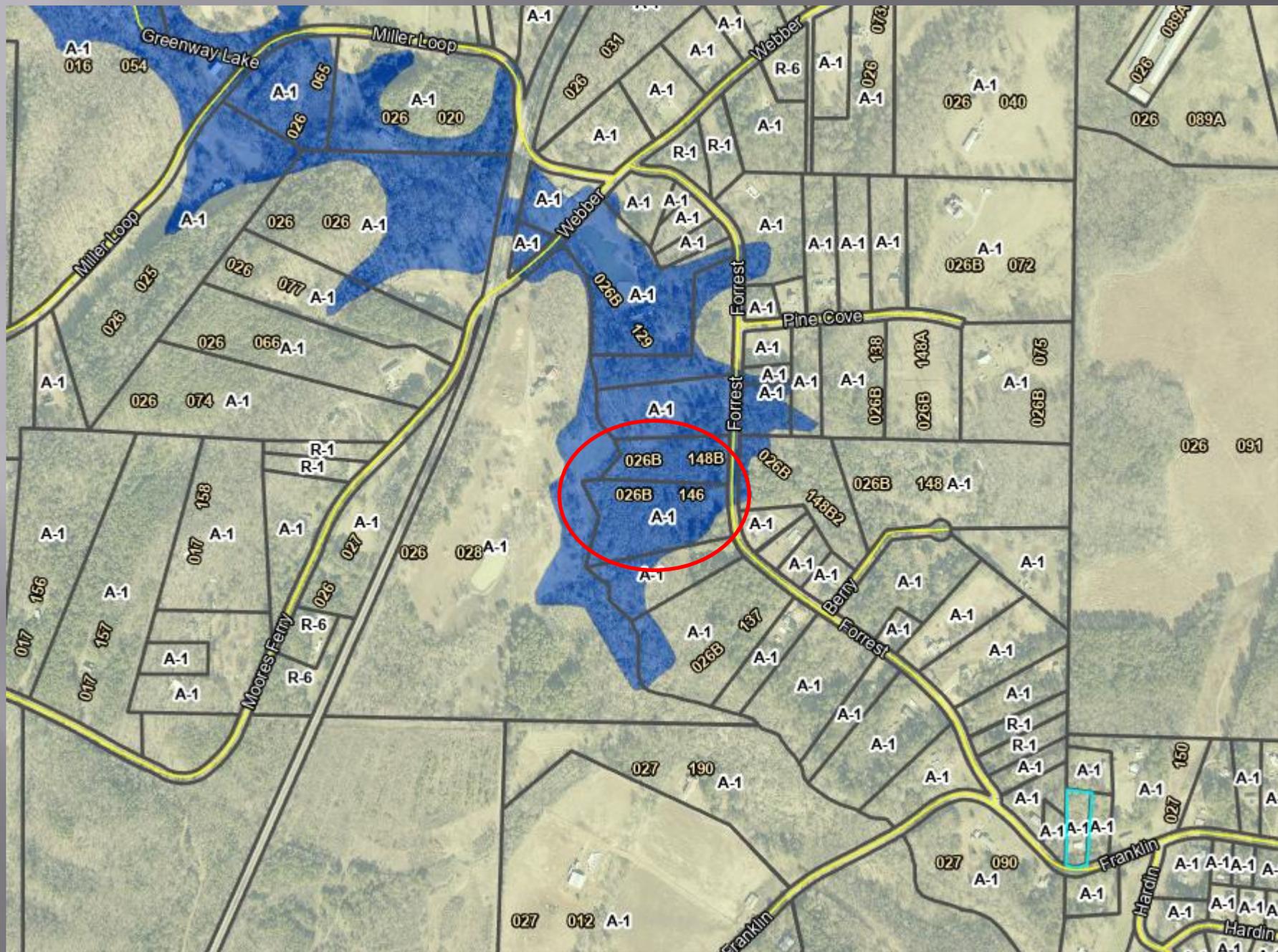
RZ-2026-03 – Location & Owner Information

- ▣ **Applicant and Property Owner:** Benjamin Gibson
- ▣ **Site Address:** 245 Forest Dr Plainsville Ga
- ▣ **Mailing Address:** 234 Banks Chapel Rd Ranger Ga
- ▣ **Phone Number** REDACTED **E-Mail:** REDACTED
- ▣ **Land Lot(s)** 26th **District(s):** 15^h **Section(s):** 3rd **Lots** 55, 56, 57, & 58
- ▣ **Acreage:** 6.35+-
- ▣ **Tax Parcel:** 026B-148B/026B140
- ▣ **Future Dev. Map Classification:** EMERGING SUBURBAN
- ▣ **Current Zoning:** A-1 (Agricultural)
- ▣ **Latitude / Longitude:** 34.425169, -85.021471

RZ-2026-003 – Reason / Justification

- ▣ Proposed Action: Rezone the combined 6.35-acre property from A-1 (Agricultural) to RA-1 (Residential Agricultural — 1) to allow the parcels to be legally combined into one conforming lot. The RA-1 zoning district would also allow the property to be subdivided in the future into up to three (3) lots, provided all subdivision standards, minimum lot size, frontage, and access requirements of the Gordon County ULDC are met at the time of subdivision.
- ▣ The applicant is requesting rezoning to RA-1 (Residential Agricultural) in order to allow the parcels to be combined into a single conforming lot.
- ▣ Rezoning aligns the zoning map with actual use and with the Rural Agricultural Reserve designation on the Future Development Map





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

Date of Report: 01-09-2026

Application **RZ-2026-03**

Applicant/Property Owner: Benjamin Gibson

Location of Property: 234 Banks Chapel Rd Ranger Ga.

Property Frontage: Tract Size: 6.35+-

Directions to Property: Take GA-53 Spur and Rome Rd SW to Webber Rd SW 9 min (5.8 mi) Continue on Webber Rd SW. Drive to Forrest Dr SW

Proposed Action: *Rezone the combined 6.35-acre property from A-1 (Agricultural) to RA-1 (Residential Agricultural – 1) to allow the parcels to be legally combined into one conforming lot. The RA-1 zoning district would also allow the property to be subdivided in the future into up to three (3) lots, provided all subdivision standards, minimum lot size, frontage, and access requirements of the Gordon County ULDC are met at the time of subdivision.*

Future Development Map Classification: EMERGING SUBURBAN

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.

Departmental Replies:

- **Gordon EHCM (Environmental Health):**
- **Gordon County Road Department:**
- **Gordon County Fire Department:**
- **Building Inspections Department:**
- **Calhoun Utilities:**

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 subject property is located at*

245 Forest Drive, Plainville, Georgia and consists of approximately 6.35 acres with approximately 530 feet of road frontage. The surrounding area is characterized by low-density residential and agricultural uses, consistent with the Emerging Suburban Future Development Map classification. The proposed rezoning from A-1 (Agricultural) to RA-1 (Residential Agricultural-1) is compatible with surrounding land uses and allows for residential and agricultural activities that are appropriate for this transitional growth area.

2. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property. *The proposed rezoning is intended to combine two existing parcels into one conforming lot, rather than introduce new or more intensive development. RA-1 zoning permits low-density residential and agricultural uses, which are consistent with existing land use patterns in the area. Therefore, the proposed rezoning is not expected to adversely affect adjacent or nearby properties and will instead provide regulatory consistency and stability.*

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. *While the property currently zoned A-1 may be used for agricultural purposes, the configuration of the property as two adjoining parcels creates limitations for residential use and development. Rezoning to RA-1 allows the parcels to be combined into a single conforming lot, providing a more practical and economically reasonable use of the property consistent with residential and agricultural development patterns in 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. *The proposed rezoning does not increase development intensity beyond what is allowed under existing zoning classifications. RA-1 zoning allows low-density residential and agricultural use, and any future subdivision would be subject to the minimum lot size, road frontage, and access requirements of the Gordon County ULDC. Therefore, the rezoning will not result in an excessive burden on public services or infrastructure.*

5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan. *The property is classified as Emerging Suburban on the Gordon County Future Development Map. This designation anticipates low-density residential growth supported by appropriate agricultural and rural uses. The RA-1 zoning district is consistent with this classification and supports orderly development patterns that reflect the Comprehensive Plan's intent for this 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. *The applicant owns two adjacent parcels that together total approximately 6.35 acres and is seeking to legally combine them into one conforming lot. The current zoning prevents consolidation without creating a zoning inconsistency. Rezoning to RA-1 allows the property to be brought into compliance with ULDC minimum lot size and development standards and reflects the existing residential development trends in the surrounding area.*

Planning Staff Recommendation

QUESTION ?

RZ-2026-004 – Location & Owner Information

- **Applicant / Property Owner:** David Mitchell Washington
- **Site Address:** (Parcel 088 067) *Folsom Rd*, Fairmount, GA 30139
- **Mailing Address:** **REDACTED**
- **Phone:** **REDACTED**
- **Email:** **REDACTED**
- **Land Lot(s)** 162 **District(s):** 6th **Section(s):** 3rd **Acreage:** 2.29+-
- **Tax Parcel:** 088 067
- **Latitude / Longitude:** 34.446238, -84.807976
- **Current Future Dev. Map Classification:**
- EMERGING MIXED USE-COMMUNITY

RZ-2026-004 – Rezoning Request

- **Present Zoning District:** A-1 (Agricultural)
- **Proposed Zoning District:** C-C (Crossroads Commercial)
- **Purpose:** *Rezone approximately 2.29 acres from A-1 (Agricultural) to C-C (Community Commercial). The subject property is rectangular in shape, runs east–west, fronts Folsom Road, and is currently under the same ownership as the adjoining parcel to the north..*
- **Concern:** *Rezoning the subject parcel to C-C would provide a compliant commercial access point from Folsom Road, allowing the commercial use on the adjoining parcel to function safely and efficiently. Traffic associated with the proposed storage facility is expected to be low in volume and intermittent in nature, minimizing potential impacts to surrounding properties. The request aligns the zoning of both parcels under common ownership and supports orderly development while addressing access limitations imposed by state roadway controls.*

E-Filed By:
Gordon County Clerks Office
Clerk of Courts Grant Walraven
10/20/2025 11:42 AM
Plat Book: 00062
Page: 0284
\$10.00 Base Filing Fee

EASEMENT SURVEY FOR David Mitchell Washington

GORDON County, Georgia

LOCATED IN LAND LOT 162, 6th DISTRICT & 3rd SECTION OF GORDON COUNTY, GEORGIA



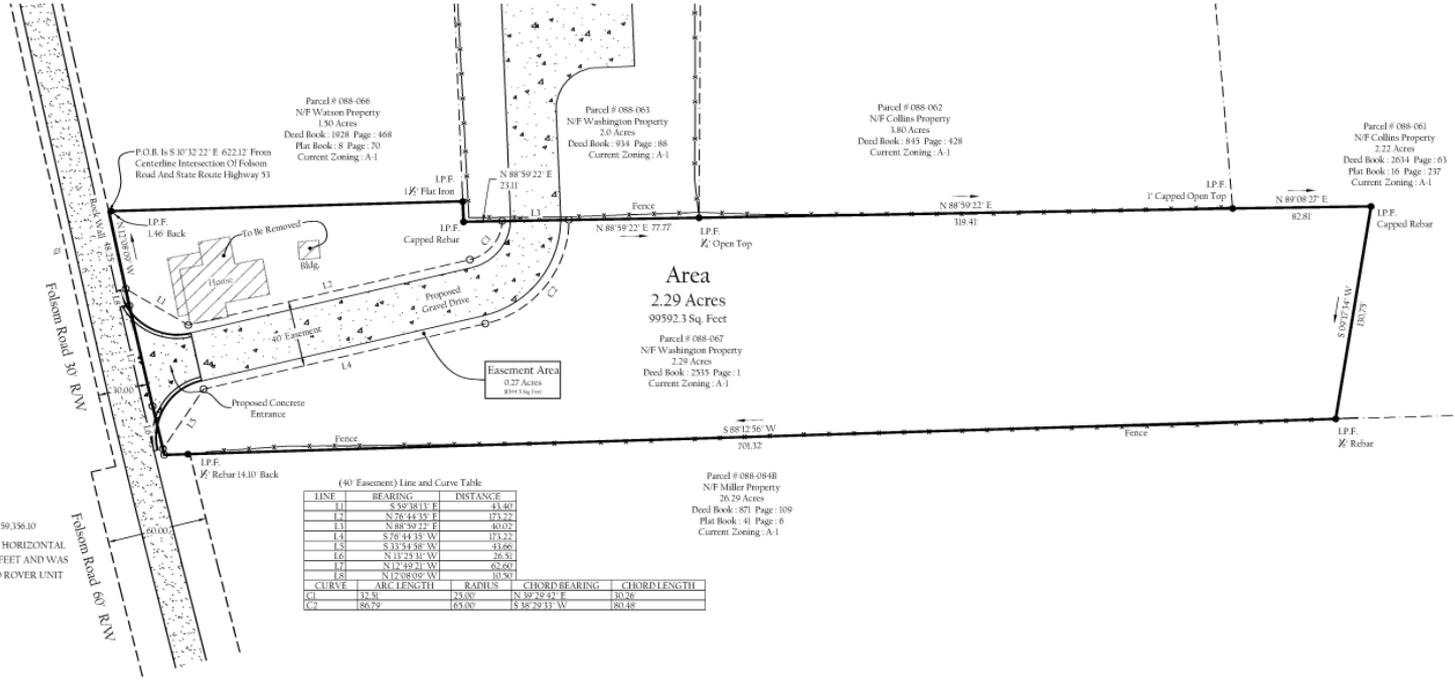
Date of field work: 10/3/2023
Date of plat: 10/14/2025



Site Notes
Current Zoning: A-1
Front Setback: 40'
Side Setback: 20'
Rear Setback: 50'
Minimum Lot Area: 5 Acres
Min. Lot Width at Building Line: 150'
Maximum Impervious Surface Area: 25%
Maximum Building Height: 2.5

- LEGEND**
- I.P.F. - IRON PIN FOUND
 - I.P.S. - IRON PIN SET
 - R.W. - RIGHT OF WAY
 - P.L. - PROPERTY LINE
 - L.L.L. - LAND LOT LINE
 - ⚡ - POWER POLE
 - ⊕ - CENTER LINE
 - - - - - FENCE LINE
 - ⊗ - CONC. RAW MARKER
 - ⚡ - ELECTRIC LINE

THIS PLAT SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY.
THIS PLAT HAS BEEN CALCULATED TO HAVE A CLOSURE OF 1 IN 90,356.10
THE FIELD DATA UPON WHICH THIS PLAT IS BASED ON HAS A HORIZONTAL PRECISION OF 0.03 FEET AND A VERTICAL PRECISION OF 0.04 FEET AND WAS OBTAINED BY USING THE CHAMPION PRO BASE STATION AND ROVER UNIT TO PRODUCE A R.T.K. NETWORK SURVEY.
FIELD WORK WAS DONE BY USING A CHAMPION PRO GPS SYSTEM & X-PAD DATA COLLECTOR.



(40' Easement) Line and Curve Table

LINE	BEARING	DISTANCE
L1	S 52° 38' 13" E	43.40
L2	N 76° 44' 13" E	173.22
L3	N 88° 59' 22" E	60.02
L4	S 76° 44' 13" W	173.22
L5	S 33° 54' 36" W	41.00
L6	S 12° 23' 31" W	26.31
L7	N 14° 49' 31" W	62.60
L8	N 17° 48' 09" W	10.36

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	33.91	25.00	N 32° 28' 42" E	30.48
C2	86.79	65.00	S 35° 29' 13" W	80.48

SURVEYORS CERTIFICATION

This survey 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 herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL 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.

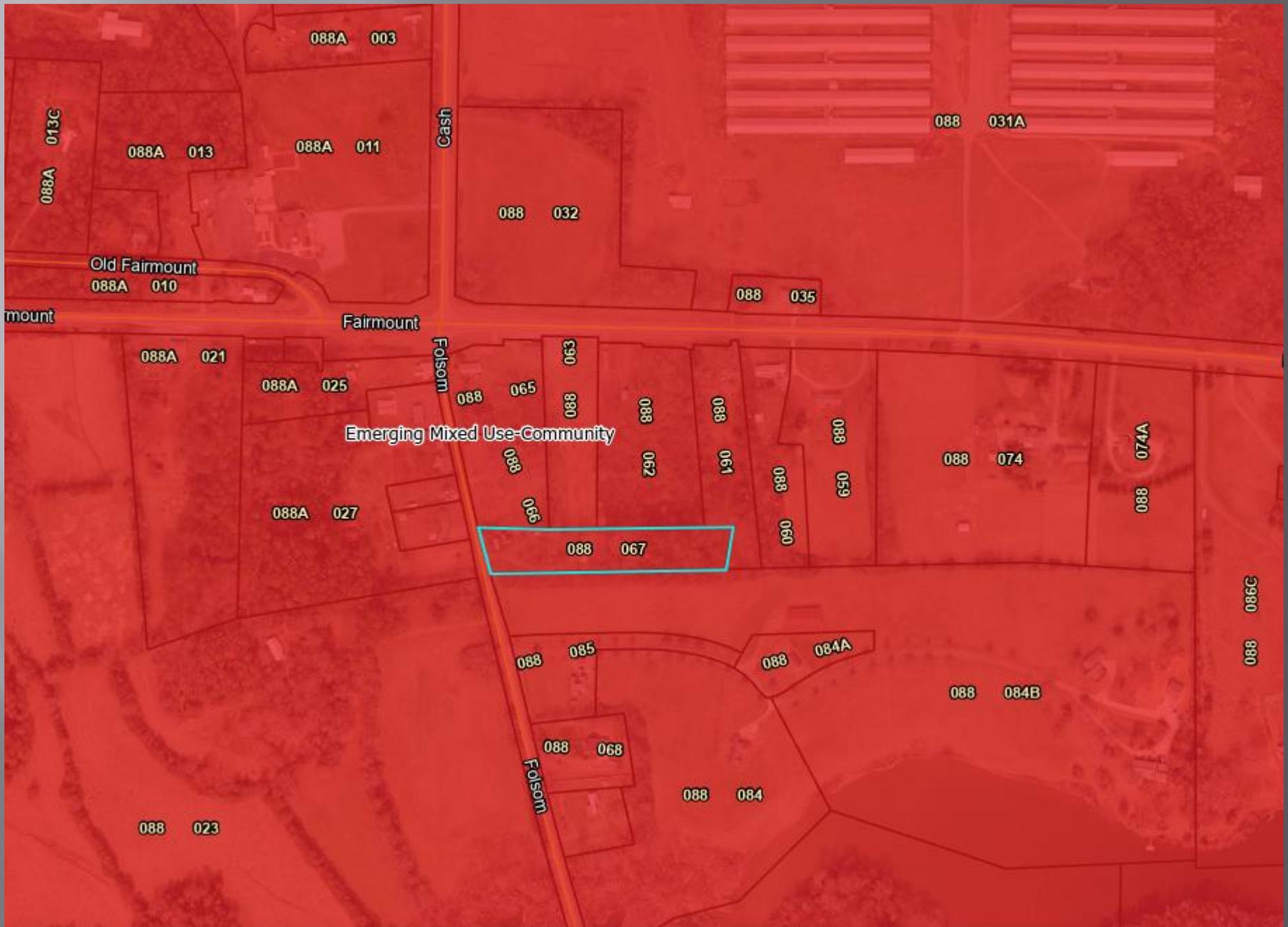


North Georgia SURVEYING
292 Erwin Road S.E.
Adairsville, GA 30103
706-625-1048

NOTE
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA ACCORDING TO MAPS FURNISHED BY FEMA.
COMMUNITY PANEL NUMBER: 1329C-02800
COMMUNITY PANEL DATE: 9/26/2008







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

Date of Report:	01-09-2026	Application	RZ-2026-04
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Applicant/Property Owner: David Mitchell Washington

Location of Property: Parcel 088-067, Folsom Road, Fairmount, GA

Property Frontage: 140+ _ Ft | **Tract Size:** 2.29± acres

Directions to Property: Head north East on Hwy 53, Turn Right on Folsom Rd the property will be on the Left.

Proposed Action: *Rezone approximately 2.29 acres from A-1 (Agricultural) to C-C (Community Commercial). The subject property is rectangular in shape, runs east-west, fronts Folsom Road, and is currently under the same ownership as the adjoining parcel to the north.*

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.

Departmental Replies:

- **Gordon EHCM (Environmental Health):**
- **Gordon County Road Department:**
- **Gordon County Fire Department:**
- **Building Inspections Department:**
- **Calhoun Utilities:**

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 subject property is suitable for Community Commercial zoning. The parcel is located along Folsom Road and is immediately adjacent to a commercially zoned property (C-C) to the north under the*

same ownership. The proposed rezoning is intended to provide ingress and egress for a commercial storage facility located on the adjoining parcel fronting Highway 53.

2. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property *The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties. The subject parcel will be used for access only and not for intensive commercial activity. Traffic associated with the proposed storage facility is expected to be low in volume and intermittent in nature.*

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. *While the property may have reasonable economic use under A-1 zoning, its location and configuration make it more suitable for commercial access use in conjunction with the adjoining commercial parcel. Due to GDOT access restrictions on Highway 53, the subject parcel is necessary to provide compliant and safe access to the adjoining C-C zoned property.*

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 rezoning will not create an excessive or burdensome demand on public infrastructure. Traffic generated by the storage facility will be limited and dispersed, and use of Folsom Road for access will reduce traffic conflicts along Highway 53.*

5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan. *The Future Development Map classifies the subject property as Emerging Mixed Use Community. Community Commercial zoning is compatible with this designation, which encourages a mix of residential, commercial, and service uses in appropriate locations.*

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. *A significant existing condition affecting the property is GDOT control of access along Highway 53, which limits or restricts direct commercial driveways from that roadway. As a result, commercial access must be provided through alternative routes.*

Planning Staff Recommendation

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

QUESTION ?