

Gordon County – Planning Commission

Agenda for March 9, 2026
101 S. Piedmont St., Calhoun, Georgia 30701
6:00 p.m.

Gordon County Planning Commission Members

Randy Rule – Chairman
Jerry Lovelace – Vice Chairman
Tommy Hibberts – Member
Thomas Schwartz – Member
Dianne Kirby – Member
Charmon VanDyke – Secretary

I. Call to Order

II. Welcome Guests

III. Approval of Minutes

A. Public Hearings

1. CUP-2026-002 WITHDRAWN

2. VAR-2026-001 Applicant: *Robert Hopper*, Property Address: *861 Highway 411, Ranger, GA 30734 (157 acres)*, County Tax Map & Parcel #: *116-030*, Future Land Use: *Hillside Conservation*, Request: *Variance from minimum public road frontage requirements*

3. RZ-2026-005 Applicant: *HibbyMo Properties – Hwy 53 Spur, LLC*, Property Address: *Parcel 034-017, Hwy 53 Spur, Calhoun, GA 30701 (9.24 acres)*, County Tax Map & Parcel #: *034-017*, Current Zoning: *R-3*, Proposed Zoning: *C-H*, Future Land Use: *Emerging Suburban / Emerging Mixed Use*

4. RZ-2026-006 Applicant: *Ben Lohman Jr. & Betty Lohman*, Property Address: *625 Ocelot Trail, Ranger, GA (4.88 acres)*, County Tax Map & Parcel #: *1231-625 / 1231-624*, Current Zoning: *A-1*, Proposed Zoning: *RA-1*, Future Land Use: *Hillside Conservation*

5. RZ-2026-007 Applicant: *David Fowler*, Property Address: *227 Newtown Road, Calhoun, GA 30701 (1 acre)*, County Tax Map & Parcel #: *049-103*, Current Zoning: *R-1*, Proposed Zoning: *C-G*, Future Land Use: *Emerging Suburban*,

IV. New Business

V. Adjourn

**GORDON COUNTY PLANNING AND ZONING DEPARTMENT
CASE SUMMARY PRESENTATION**

Prepared for:

**GORDON COUNTY PLANNING COMMISSION
Public Hearing: March 9, 2026**

**GORDON COUNTY BOARD OF COMMISSIONERS
Public Hearing: March 17, 2026**

Prepared by:

Tony Ross

Zoning Administrator, Gordon County, Georgia

Phone: (706) 879-2175

Email: tony.ross@gordoncountyga.gov

VAR-2026-001

LOCATION & OWNER INFORMATION

Applicant: Robert Hopper

Property Owner: Hopper Mountain Farm, LLC

Property Location: 861 Highway 411, Ranger, Georgia 30734

Tax Map & Parcel: 116-030

Acreage: Approximately 157 acres

VAR-2026-001

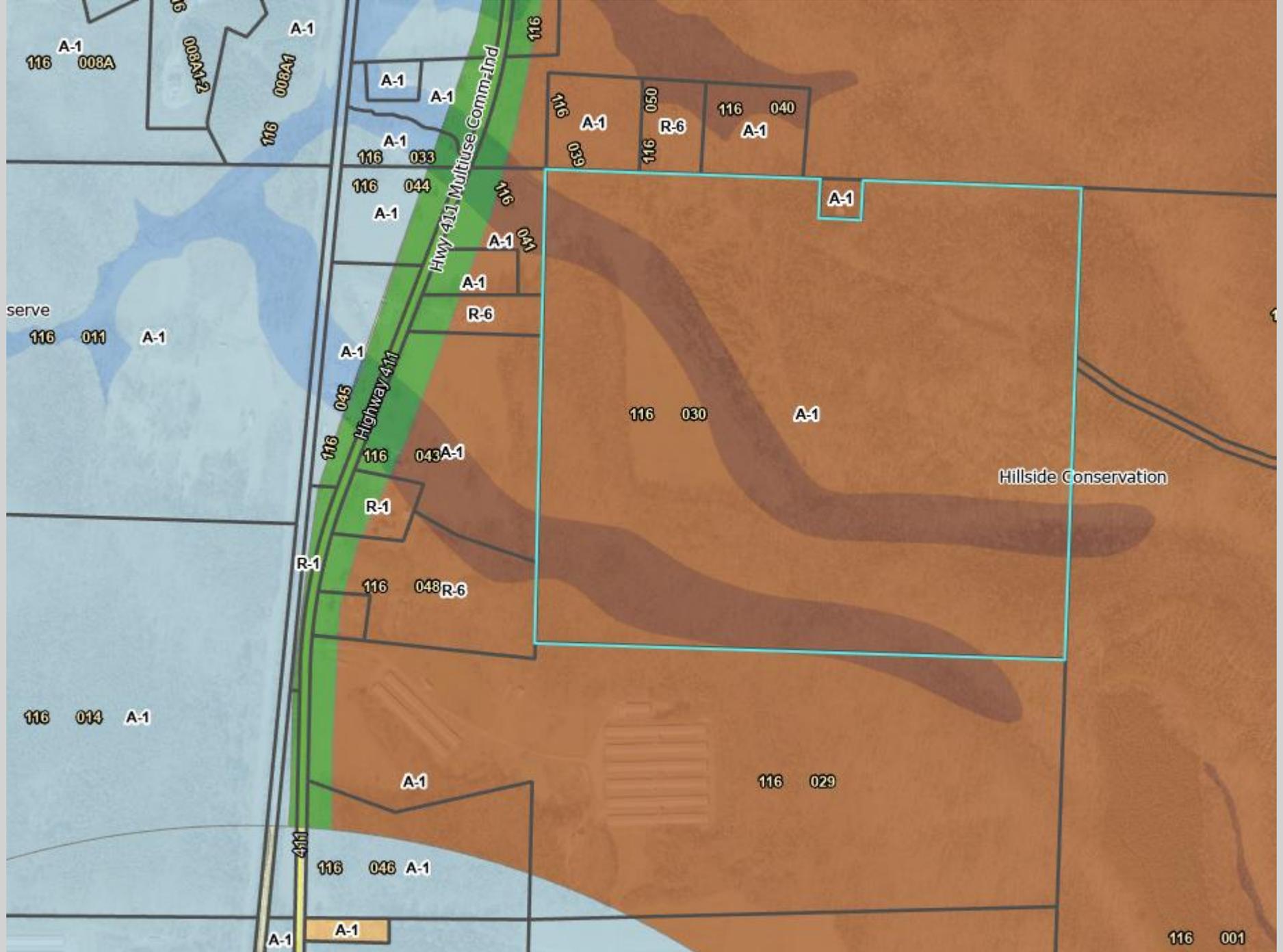
VARIANCE REQUEST

DETAILS

Present Zoning District: A-1 (Agricultural)

Requested Action

The applicant is requesting approval of a variance from the Official Zoning Ordinance of Gordon County to allow relief from the minimum public road frontage requirement for a landlocked property. The variance would recognize access to the property by means of a legally recorded access easement, where no public road frontage exists, in order to allow the reasonable existing and future use of the approximately 157-acre tract located at 861 Highway 411, Ranger, Georgia, identified as Tax Parcel 116-030.



116 A-1 008A

A-1

0003A-2

116 008A1

A-1

A-1

116

116 A-1 033

116 050 R-6

116 040 A-1

116 044 A-1

116 A-1 041

A-1

R-6

serve
116 011 A-1

116 045 A-1

R-1

116

116 043A-1

R-1

116

116 048R-6

116 030

A-1

Hillside Conservation

116 014 A-1

A-1

116 029

411

116

116 043 A-1

A-1

A-1

116 001

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

Date of Report: 02-06-2026	Application VAR-2026-001
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Applicant/Property Owner:

Location of Property: Robert Hopper / Hopper Mountain Farm, LLC

Property Frontage: 0 **Tract Size:** 157± acres

Directions to property: From Calhoun, travel north on U.S. Highway 411 toward Ranger. The subject property is located at 861 Highway 411, Ranger, Georgia. The property does not have direct public road frontage and is accessed by a legally recorded access easement.

Proposed Action: The applicant is requesting approval of a variance from the minimum public road frontage requirement of the Gordon County Unified Land Development Code in order to recognize lawful access to a landlocked property by means of a legally recorded access easement, where no public road frontage exists. The variance would allow reasonable existing and future use of the approximately 157-acre tract identified as Tax Parcel 116-030.

Future Development Map Classification: HILLSIDE CONVERSATION

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):** No issues with Gordon EH
- **Gordon County Road Department:** Not a Gordon County-maintained road.
- **Gordon County Fire Department:** Ok with the Fire Department.
- **Building Inspections Department:** Must submit all plans necessary.
- **Calhoun Utilities:** No objection to the variance request. Calhoun Utilities does own a 0.5 MG ground storage tank on a 1-acre cut-out of the subject property, and an unprotected 10" PVC water main traverses the northern edge of the parcel. Damages to the waterline could isolate the tank and cause outages in Ranger. We also maintain/ regrade the gravel access road on occasion. With that said, we would ask the property owner to be considerate when planning for future use (especially if they expect tractor trailers to travel on the shared gravel driveway for poultry or cattle operations). Due to the steep terrain, we would only be able to serve structures below the 850' contour. Applicant could install a fire hydrant, if fire protection was desired. No public sanitary sewer access in the area.

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 consists of approximately 157± acres under single ownership and is landlocked, with no direct frontage on a public road. This condition is the result of the size, configuration, and historical division of the property and constitutes an extraordinary and exceptional condition unique to the parcel.*

2. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property. *Strict application of the minimum public road frontage requirement would prevent lawful access to the property and prohibit reasonable use of the land. Denial of the variance would therefore create an unnecessary hardship not shared by similarly situated properties with public road frontage.*

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. *The landlocked nature of the property and absence of public road frontage are conditions peculiar to this specific tract and are not generally applicable to other properties in the vicinity.*

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. *Granting the variance would not cause substantial detriment to the public good nor impair the intent of the Unified Land Development Code. The variance does not authorize any use otherwise prohibited by the ULDC and merely allows recognition of lawful access via a recorded easement.*

5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan. *The requested variance represents the minimum relief necessary to address the hardship by recognizing access through an existing, legally recorded easement where no public road frontage exists. No additional relief beyond frontage recognition is requested.*

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 hardship was not created by the current applicant. The landlocked condition resulted from historical divisions and configurations of the property that predate current ownership.*

Planning Staff Recommendation

Based on the review of the application materials, site conditions, departmental comments, and the standards for variances contained in the Gordon County Unified Land Development Code (ULDC), the Planning Staff recommends APPROVAL of Application VAR-2026-001.

The subject property consists of approximately 157± acres that does not possess direct frontage on a public road but is accessed via a legally recorded access easement. The landlocked condition appears to be the result of historic divisions of property and was not created by the current applicant. Strict enforcement of the minimum public road frontage requirement would prevent reasonable use of the property and create an unnecessary hardship unique to this parcel.

Granting the requested variance would not authorize a prohibited use nor significantly alter the character of the surrounding area. The property would remain subject to all applicable zoning regulations, environmental requirements, and permitting processes. Departmental reviews indicate no objections that would preclude approval, provided standard requirements are met.

The requested variance is consistent with the intent of the ULDC and the Comprehensive Plan, as it allows reasonable use of the property while recognizing an existing lawful access condition. Staff finds that the variance will not adversely affect adjacent properties, public infrastructure, or the general welfare of the community.

A Notice of Public Hearing has been properly advertised in the local newspaper and posted on the property and variance application fees have been paid.

QUESTION ?

RZ-2026-005

LOCATION & OWNER INFORMATION

Applicant: HIBBYMO PROPERTIES – HWY 53 SPUR, LLC

Property Owner: JVA Construction Services, LLC

Property Location: HWY 53 Spur, Calhoun, Georgia 30701

Tax Map & Parcel: 034-017

Acreage: 9.24 acres

RZ-2026-005

REZONING REQUEST

DETAILS

Present Zoning District: R-3 (Residential-3)

Requested Zoning District: C-H (Highway Commercial)

Requested Action

The applicant is requesting approval of an amendment to the Official Zoning Map of Gordon County to rezone approximately 9.24 acres, identified as Tax Parcel 034-017, from R-3 (Residential-3) to C-H (Highway Commercial) to allow for future commercial development consistent with the proposed use submitted with the application

034 017



Jj & A Construction Services Llc
Highway 53 SPUR SW
Acres: 9.24
Value: \$53,000

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

034 014 A-1

034 018

A-1

Emerging Suburban

034 017

R-3

Emerging Mixed Use

034

034 002

A

034 016

A-1

Highway 53

Brown Farm

A-1

Planning Staff Report
To the
Gordon County Planning Commission
Rezoning Proposal

Date of Report: 02-06-2026 Application (RZ-2026-005)

Applicant/Property Owner: HibbyMo Properties – Hwy 53 Spur, LLC

Location of Property: Parcel 034-017, Highway 53 Spur, Calhoun, Georgia

Property Frontage: 470 +/- feet Tract Size: 9.24 acres

Directions to property: From downtown Calhoun, travel west on Court Street. Continue onto Qoithcalooga Street and then onto Highway 53 Spur. Travel approximately 2.5 miles. The subject property is located on the right just prior to the Rome Road intersection.

Proposed Action: The applicant is requesting approval of an amendment to the Official Zoning Map of Gordon County to rezone approximately 9.24 acres, identified as Tax Parcel 034-017, from R-3 (Residential-3) to C-H (Highway Commercial) in order to allow development of a 10,640 square foot Dollar General retail store, as shown on the submitted concept plan.

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.

Departmental Replies:

- **Gordon EHCM (Environmental Health):** No issues with Gordon EH
- **Gordon County Road Department:** Not a Gordon County-maintained road.
- **Gordon County Fire Department:** We would require a water study from a 3rd party company to make sure there is adequate water for fire protection. They will also need to check with the natural gas companies in that area to make sure the setback requirements are met. These are transmission lines operated by Southern Natural and Kinder/Morgan.
- **Building Inspections Department:** Must submit all plans necessary.
- **Calhoun Utilities:** No objection to rezoning request. The City of Calhoun was contacted by the applicant over 1 year ago, and they're aware of utility availability. For record-keeping purpose, we'll reiterate what was previously communicated. We have a high pressure 8" PVC waterline and sewer force main that runs along the same side of GA Hwy 53 Spur. The deceleration lane on the conceptual layout was revised based on GDOT and Calhoun Utilities feedback, which would lessen the impact on buried utilities. Avoidance is possible. However, it's also possible that 90LF of the PVC would need to

be lowered or shifted due to turning lane undercuts with heavy equipment. The commercial facility would have access to potable water, but an on-site sewage treatment/disposal system would have to be constructed and permitted through the Gordon Co. Health Department. The nearest fire hydrant is located beside Brown Farm Rd, over 500LF from the entrance. We suggested that the applicant contact Gordon Co. Fire & Rescue to discuss placement of a new fire hydrant.

- **GDOT:** No comments. The Dollar General development on Hwy 53 Spur has been in contact with GDOT about a Commercial Driveway Permit.

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 to C-H (Highway Commercial) would permit commercial retail development along an established roadway corridor. The subject property fronts Highway 53 Spur, a roadway that serves as a transition corridor between residential and commercial uses. The proposed use is suitable in view of surrounding development patterns and roadway context.*
- 2. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.** *If developed in accordance with applicable zoning regulations and conditions, the proposed rezoning is not anticipated to adversely affect adjacent or nearby properties. The C-H district includes development standards intended to mitigate potential impacts related to traffic, lighting, and buffering when commercial uses are located near residential areas.*
- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.** *The subject property has reasonable economic use under the current R-3 zoning designation. However, its location along Highway 53 Spur and the Future Development Map classification support consideration of commercial use consistent with surrounding development trends.*
- 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 commercial development is not expected to create an excessive or burdensome demand on existing public infrastructure. Traffic impacts are anticipated to be typical of small-scale retail use and can be accommodated by the existing roadway network and utility systems, subject to final engineering review.*
- 5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan.** *The proposed rezoning to C-H (Highway Commercial) is consistent with the Emerging Suburban / Emerging Mixed Use Future Development Map classification, which anticipates a mix of residential and low- to moderate-intensity commercial development along major transportation corridors.*
- 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 subject property's frontage along Highway 53 Spur, proximity to existing roadway infrastructure, and lack of nearby commercial services support consideration of the proposed rezoning. The proposed development would provide*

additional retail services to the surrounding area and is consistent with changing land use patterns along the corridor.

Planning Staff Recommendation

Planning Staff recommends APPROVAL of the requested rezoning from R-3 (Residential) to C-H (Highway Commercial) for approximately 9.24 acres located on Highway 53 Spur, subject to applicable development regulations and agency requirements.

1. **Consistency with Future Land Use Plan**
The property is designated Emerging Suburban / Emerging Mixed Use, which anticipates a transition toward commercial and residential development along major transportation corridors. The requested C-H zoning is consistent with this designation.
2. **Appropriateness of Location**
The site fronts an established roadway corridor (Highway 53 Spur) and functions as a transitional area between residential and commercial uses. Commercial development along this corridor is appropriate and compatible with surrounding development trends.
3. **Compatibility with Adjacent Uses**
Commercial development standards within the C-H district provide mechanisms to mitigate impacts related to traffic, lighting, buffering, and noise. The proposed use is not anticipated to adversely affect adjacent properties if developed in accordance with county regulations.
4. **Infrastructure and Access**
The property has access to an existing transportation network capable of supporting commercial traffic, subject to GDOT driveway permitting and engineering review. Utility availability has been acknowledged, and no objections were raised by Calhoun Utilities.
5. **Economic Considerations**
Rezoning to C-H will allow productive commercial use of the property, contributing to the tax base and supporting commercial growth along the corridor.
6. **Departmental Review Compliance**
No fatal flaws were identified by reviewing departments. Conditions related to fire protection, water supply verification, GDOT access approval, and environmental health requirements can be addressed during site plan and permitting stages.

A Notice of Public Hearing has been properly advertised in the local newspaper and posted on the property and variance application fees have been paid.

QUESTION ?

RZ-2026-006

LOCATION & OWNER INFORMATION

Applicant: Lohman Jr., Ben & Betty Lohman

Property Owner: Same

Property Location: 625 Ocelot Trail, Ranger, Georgia

Tax Map & Parcel: 1231-625 / 1231-624

Acreage: Approximately 4.88 acres

RZ-2026-006

REZONING REQUEST

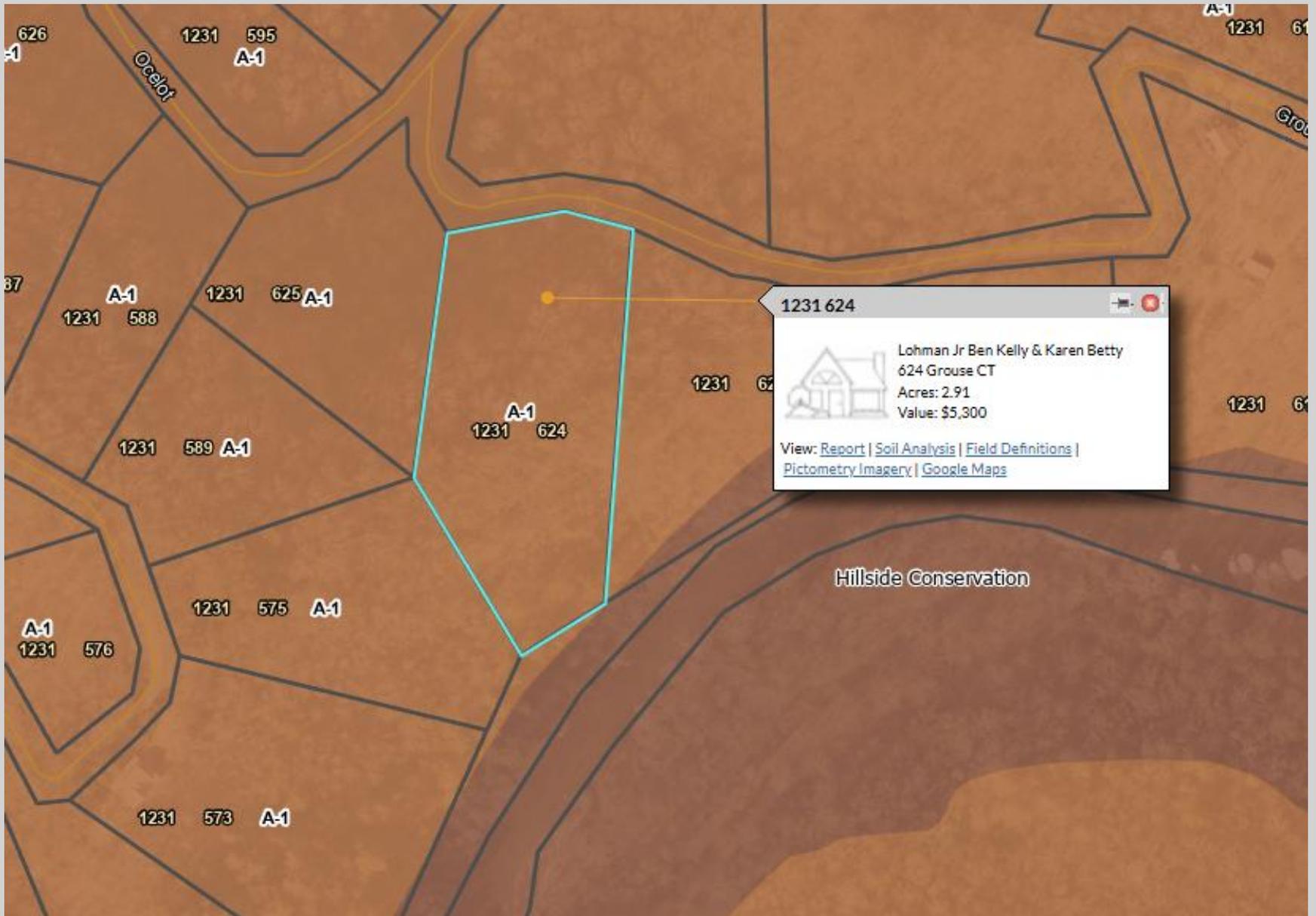
DETAILS

Present Zoning District: A-1 (Agricultural)

Requested Zoning District: RA-1 (Residential Agricultural)

Requested Action

The applicant is requesting approval of an amendment to the Official Zoning Map of Gordon County to rezone approximately 4.88 acres, identified as Tax Parcels 1231-625 and 1231-624, from A-1 (Agricultural) to RA-1 (Residential Agricultural) in order to bring the zoning district into conformity with the Future Development Map classification of Hillside Conservation and the existing lot size, frontage, and development pattern.



1231 624

 Lohman Jr Ben Kelly & Karen Betty
624 Grouse CT
Acres: 2.91
Value: \$5,300

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

Hillside Conservation

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

Date of Report: 02-06-2026	Application RZ-2026-006
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Applicant/Property Owner: Lohman Jr., Ben & Betty Lohman

Location of Property: 625 Ocelot Trail, Ranger, GA, Georgia

Property Frontage: 658± feet **Tract Size:** 4.88 acres

Directions to property: From Calhoun, travel east on Redbud Road. Turn left onto Highway 411, then right onto Apple Road. Continue on Apple Road and take Adair Road to Ocelot Trail. The property is located at 625 Ocelot Trail, Ranger, Georgia.

Proposed Action: To rezone approximately 4.88 acres located at 625 Ocelot Trail, Ranger, Georgia, from A-1 (Agricultural) to RA-1 (Residential Agricultural) in order to bring the zoning district into conformity with the Future Development Map designation of Hillside Conservation and the property's existing size, frontage, and development pattern.

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.

Departmental Replies:

- **Gordon EHCM (Environmental Health):** No issues with Gordon EH
 - **Gordon County Road Department:** Not a Gordon County-maintained road.
 - **Gordon County Fire Department:** Ok with the Fire Department.
 - **Building Inspections Department:** Must submit all plans necessary.
 - **Calhoun Utilities:** No utility services available from the City of Calhoun.
- Therefore, we will refrain from issuing comments.

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 to RA-1 is suitable given the surrounding land uses, which consist primarily of low-density residential and residential-agricultural properties. The RA-1 district is consistent with the existing development pattern in the area and will allow uses compatible with neighboring properties.

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 zoning district allows for low-density residential and agricultural uses similar in scale and intensity to those currently existing in the area.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. While the property is currently zoned A-1, it does not meet the minimum acreage and development standards typically associated with agricultural uses within the A-1 district. Rezoning to RA-1 will provide a more reasonable and practical economic use of the property consistent with its size, frontage, and surrounding land use pattern.

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 to RA-1 is not anticipated to result in excessive or burdensome impacts on existing streets, transportation facilities, utilities, or schools. The low-density residential nature of the RA-1 district aligns with existing infrastructure capacity 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 to RA-1 is not anticipated to result in excessive or burdensome impacts on existing streets, transportation facilities, utilities, or schools. The low-density residential nature of the RA-1 district aligns with existing infrastructure capacity in 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. The existing lot size, frontage, terrain, and surrounding land use patterns support the requested rezoning. The proposed RA-1 classification will reduce zoning nonconformity and better align the property with existing conditions in the area, providing supporting grounds for approval.

Planning Staff Recommendation

The Planning Staff recommends APPROVAL of Application RZ-2026-006 to rezone approximately 4.88 acres located at 625 Ocelot Trail, Ranger, Georgia, from A-1 (Agricultural) to RA-1 (Residential-Agricultural), subject to all applicable county regulations.

A Notice of Public Hearing has been properly advertised in the local newspaper and posted on the property and variance application fees have been paid.

QUESTION ?

RZ-2026-007

LOCATION & OWNER INFORMATION

Applicant: David Fowler

Property Owner: David Fowler Construction, LLC

Property Location: 227 Newtown Road, Calhoun, Georgia

Tax Map & Parcel: 049-103

Acreage: 1.0 acre

RZ-2026-007

REZONING REQUEST

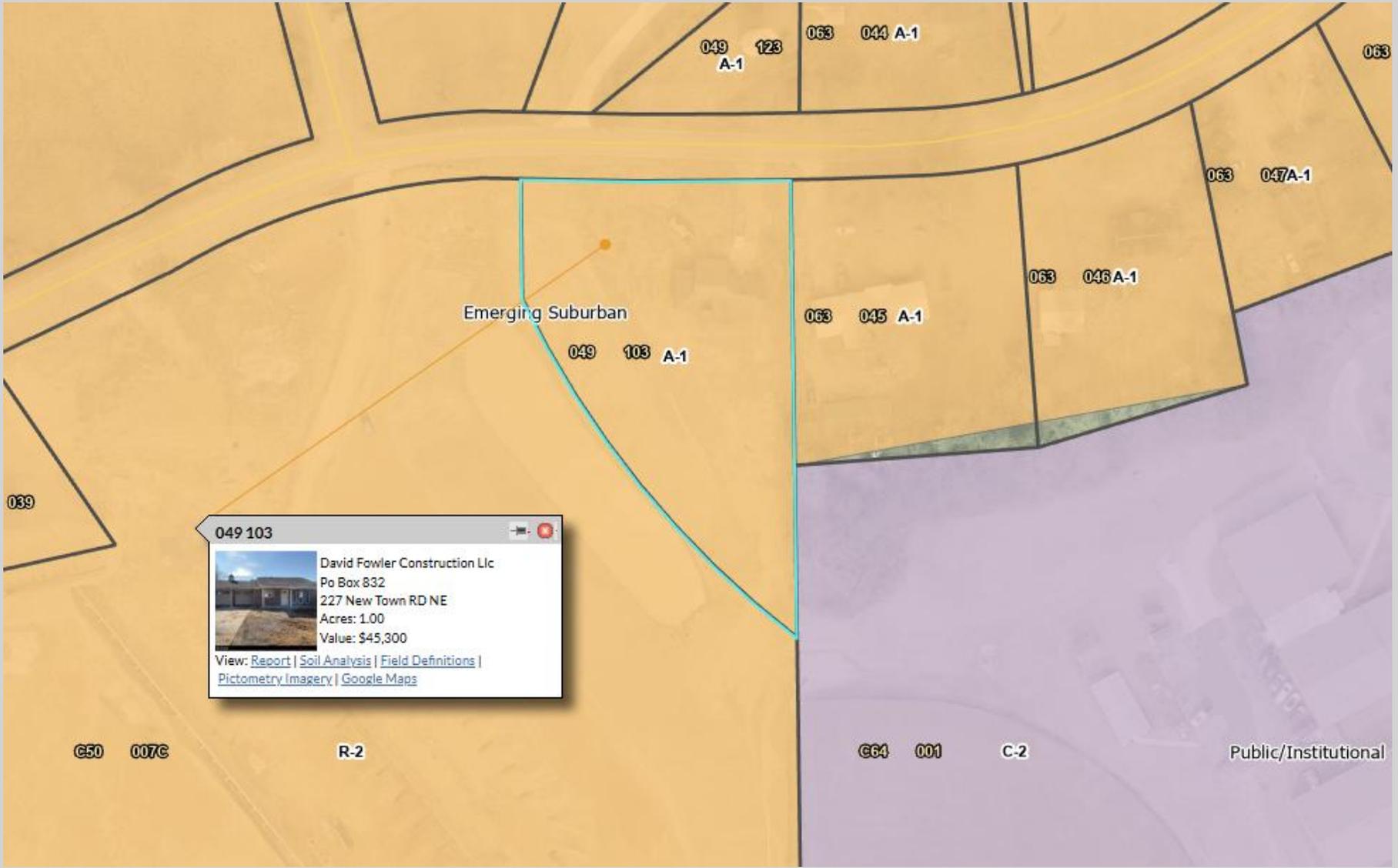
DETAILS

Present Zoning District: R-1 (Residential – Single Family)

Requested Zoning District: C-G (General Commercial)

Requested Action

The applicant is requesting approval of an amendment to the Official Zoning Map of Gordon County to rezone approximately 1.0 acre, identified as Tax Parcel 049-103, from R-1 (Residential – Single Family) to C-G (General Commercial) to allow for limited commercial development consistent with the Emerging Suburban Future Development Map classification and the established road frontage along Newtown Road.



049 103



David Fowler Construction Llc
Po Box 832
227 New Town RD NE
Acres: 1.00
Value: \$45,300

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

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

Date of Report: 01-22-2026	Application	RZ-2026-007
Applicant/Property Owner: DAVID FOWLER		

Location of Property: 227 NEWTOWN ROAD, CALHOUN GA 30701

Property Frontage: 140+_Ft **Tract Size:** 1 ± acre

Directions to Property:

Proposed Action: *Rezone the subject property from R-1 (Residential-Single Family) to C-G (General Commercial) to allow for limited commercial development consistent with the intent of the C-G zoning district and appropriate for a one-acre tract with established road frontage on Newtown Road.*

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):** Owner understands that future commercial building will require septic permit, with submittal of Level III Soil Report at time of application.
- **Gordon County Road Department:** The driveway entrance will need to be brought up to current code standards. A copy of the entrance design is available at the Public Works Department. Sight Distance must be met for approval of the driveway entrance.
- **Gordon County Fire Department:** Ok with the Fire Department.
- **Building Inspections Department:** Must submit all plans necessary.
- **Calhoun Utilities:** Calhoun Utilities owns a 120-ft tall surge tank across the street, which ties to a 30" raw waterline in front of the subject property. Protection of the raw water main will be paramount considering its critical function. Damage to the raw waterline would create massive outages, affecting half of the county. Therefore, special precaution must be taken and coordinated in advance through Calhoun Utilities. In addition, we have a potable 8" PVC waterline that's capable

of handling more customers (light users). The sanitary sewer cannot be extended down Newtown Road due to a sharp elevation drop. Therefore, the applicant would need to consult with Gordon Co. Health Department to evaluate on-site options. Two fire hydrants border this property. Pressures and fire flows should be more than adequate.

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 to C-G (General Commercial) would permit uses that are suitable given the property's location along Newtown Road and its frontage on an established roadway. The surrounding area is experiencing a transition consistent with the Emerging Suburban Future Development Map classification, which anticipates a mix of residential and limited commercial uses. The C-G zoning district allows for service-oriented and retail uses intended to meet the needs of nearby residents while maintaining compatibility with surrounding development.

2. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property. The proposed rezoning is not anticipated to adversely affect the existing use or usability of adjacent or nearby properties. Any future development of the property would be required to comply with applicable setback, buffering, access, and site development standards of the Gordon County Unified Land Development Code. These standards are intended to minimize potential impacts related to traffic, noise, lighting, and overall site design.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. While the property may retain reasonable economic use under its current zoning classification, its limited size, frontage, and location along a public roadway reduce its practicality for long-term residential or agricultural use. Rezoning the property to C-G would allow for more flexible and viable economic use consistent with existing roadway access and surrounding development patterns.

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 expected to result in excessive or burdensome impacts on existing streets, transportation facilities, utilities, or schools. Uses permitted under the C-G zoning district are generally lower in intensity than large-scale commercial or industrial uses and are intended to serve the surrounding area. Any future development would be subject to review by applicable departments to ensure adequate access, traffic circulation, and utility capacity.

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 Emerging Suburban Future Development Map classification and the policies of the Gordon County Joint Comprehensive Plan. This classification anticipates transitional development patterns, including limited commercial uses that support growing residential areas while avoiding over-development. The request aligns with the Comprehensive Plan's goal of promoting orderly growth and appropriate land use transitions.

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 subject property's size, frontage, and location along Newtown Road support consideration for limited commercial use. The area is experiencing gradual development pressure consistent with emerging suburban growth patterns. These conditions support approval of the zoning request as a reasonable transition that balances economic development with compatibility and long-term planning objectives.

Planning Staff Recommendation

Planning Staff finds that the proposed rezoning from R-1 (Residential Single-Family) to C-G (General Commercial) is reasonable and appropriate for this location.

The subject property is situated along an established roadway and possesses sufficient frontage and access to support limited commercial activity. The surrounding area is characterized by a mixture of residential uses with emerging suburban development pressures, consistent with the "Emerging Suburban" Future Development Map classification. The C-G zoning district is intended to accommodate service-oriented and retail uses that serve nearby residents while maintaining compatibility with adjacent development.

Departmental reviews indicate that adequate provisions can be made for access, utilities, environmental health requirements, and fire protection, subject to compliance with applicable codes and permitting processes. Future development of the site will be required to meet all Gordon County standards related to setbacks, buffering, access design, stormwater management, and site development, which will help mitigate potential impacts to adjacent properties.

Staff further finds that the proposed rezoning will allow for a reasonable economic use of the property while supporting orderly growth and land-use transitions envisioned by the Comprehensive Plan. The request does not appear likely to create excessive burdens on public infrastructure, transportation facilities, or community services, provided that all required improvements are implemented.

The Planning Staff recommends APPROVAL of Rezoning Application RZ-2026-007 from R-1 (Residential Single-Family) to C-G (General Commercial), subject to compliance with all applicable Gordon County codes, ordinances, and departmental requirements.

A Notice of Public Hearing has been properly advertised in the local newspaper and posted on the property and variance application fees have been paid.

QUESTION ?