

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 Applicant: *IJ Farm LLC, Property, Address: 426 Old Boone Ford Road, Calhoun, GA 3070, County Tax Map & Parcel #: 087-066, Current Zoning: A-1, Request: A-1 Conditional Use Permit (CUP), Future Land Use: Emerging Suburban*

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-2026-007 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,*

5. 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*

IV. Adjourn