

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

**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

CUP-2026-002

LOCATION & OWNER INFORMATION

Applicant: LJ Farm, LLC

Property Owner: LJ Farm, LLC

Property Location: 426 Old Boone Ford Road, Calhoun,

Tax Map & Parcel: 087-066

Acreage: Approximately 61.25 acres

CUP-2026-002

CONDITIONAL USE REQUEST DETAILS

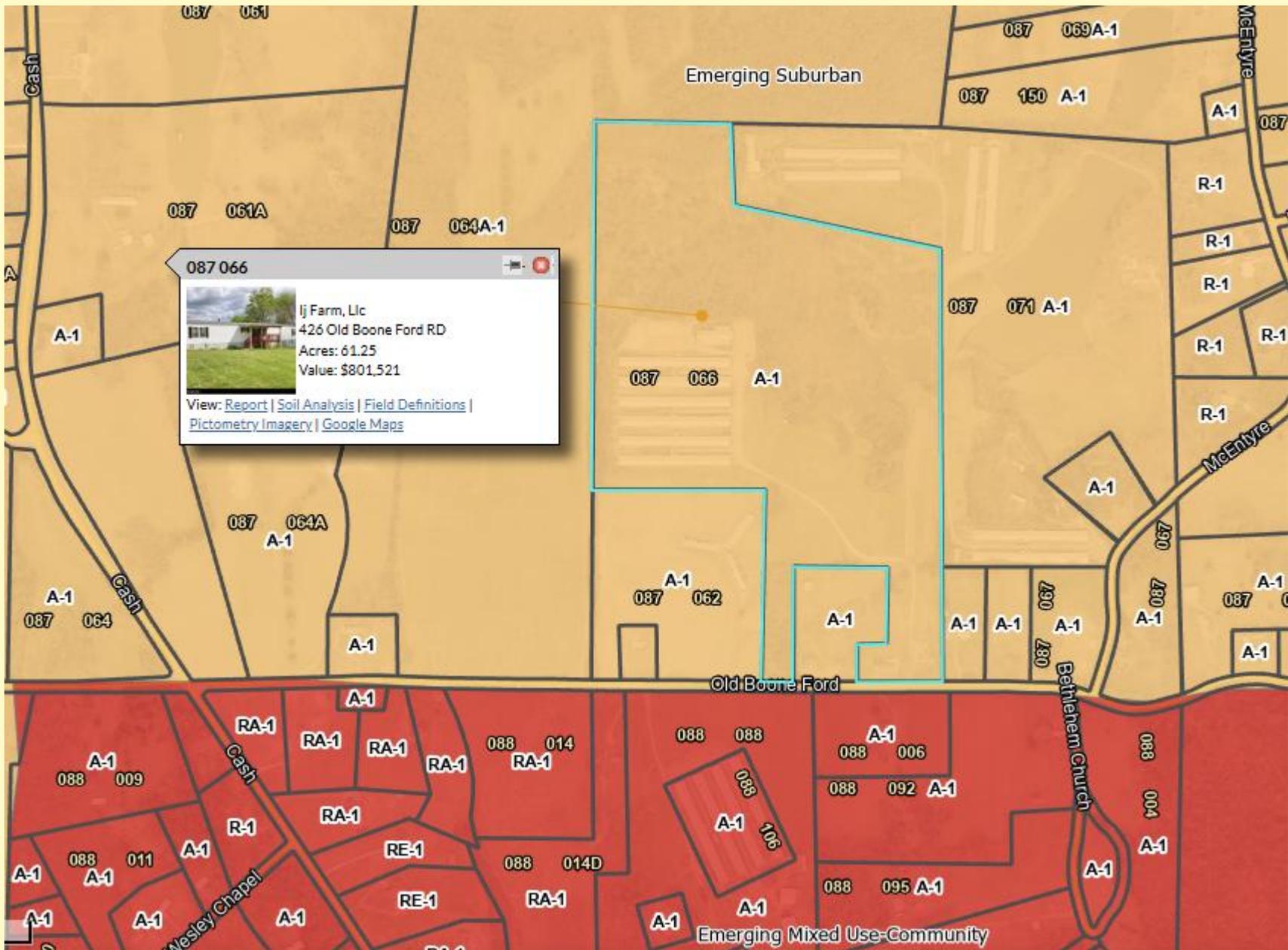
Present Zoning District: A-1 (Agricultural)

Requested Zoning District: A-1 CUP (Agricultural – Conditional Use Permit)

Future Development Map Classification: Emerging Suburban

REQUESTED ACTION

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow expansion of an existing poultry operation on approximately 61.25 acres, identified as Tax Parcel 087-066, located at 426 Old Boone Ford Road, Calhoun, Georgia. The applicant currently operates six (6) existing poultry houses on the property and is requesting approval to construct four (4) additional poultry houses within the A-1 (Agricultural) zoning district.



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

Date of Report: Application (CUP-2026-002)

Applicant/Property Owner: LJ Farm, LLC

Location of Property: 426 Old Boone Ford Road, Calhoun, Georgia

Property Frontage: 530 +/- feet **Tract Size:** 61.25 acres

Directions to property: Starting at the Gordon County Superior Court, 100 S. Wall Street #102, Calhoun, Georgia 30701; travel toward N. Piedmont Street for approximately 108 feet; turn left onto N. Piedmont Street and proceed approximately 0.2 miles; turn right onto State Line Road and continue approximately 0.7 miles; continue onto GA-373 East / Dewees Pond Road and proceed approximately 9.1 miles; turn left onto Old Boone Ford Road and travel approximately 0.4 miles. The property is located at 426 Old Boone Ford Road SE, Calhoun, Georgia 30701.

Proposed Action: The applicant is requesting approval of a Conditional Use Permit (CUP) within the A-1 (Agricultural) zoning district to allow the expansion of an existing poultry operation. The applicant currently operates six (6) poultry houses on the property and is requesting approval to construct four (4) additional poultry houses on the same tract.

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 expansion of an existing poultry operation is a use permitted by Conditional Use within the A-1 (Agricultural) zoning district. The surrounding area consists primarily of agricultural and rural uses. The proposed use is consistent with the established agricultural character of the area and is suitable in view of nearby land uses.*

2. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property. *The proposed Conditional Use Permit, if approved and operated in compliance with applicable conditions and regulations, is not anticipated to adversely affect the existing use or usability of adjacent or nearby properties. Poultry operations are an established agricultural use in Gordon County, and appropriate setbacks, buffers, and operational standards are intended to mitigate potential impacts.*

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 A-1 (Agricultural) zoning designation. The proposed Conditional Use Permit would allow continued agricultural use of the property and support the long-term economic viability of the existing farm operation.*

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 expansion of the poultry operation is not expected to result in excessive or burdensome impacts on existing roads, transportation facilities, utilities, or schools. Agricultural operations typically generate limited traffic primarily related to service and delivery activities, which are anticipated to be accommodated by the existing roadway network.*

5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan. *The proposal is consistent with the Emerging Suburban Future Development Map classification, which allows for continued agricultural uses and low-intensity rural development. The requested Conditional Use Permit aligns with the policy intent of preserving agricultural operations while allowing reasonable expansion consistent with surrounding land 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. *The applicant has demonstrated a need to expand the existing poultry operation to improve financial viability and consolidate farming activities on a single parcel. Approval of the Conditional Use Permit would support continued agricultural use of the property while limiting the need for expansion into new areas.*

Planning Staff Recommendation

QUESTION ?

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

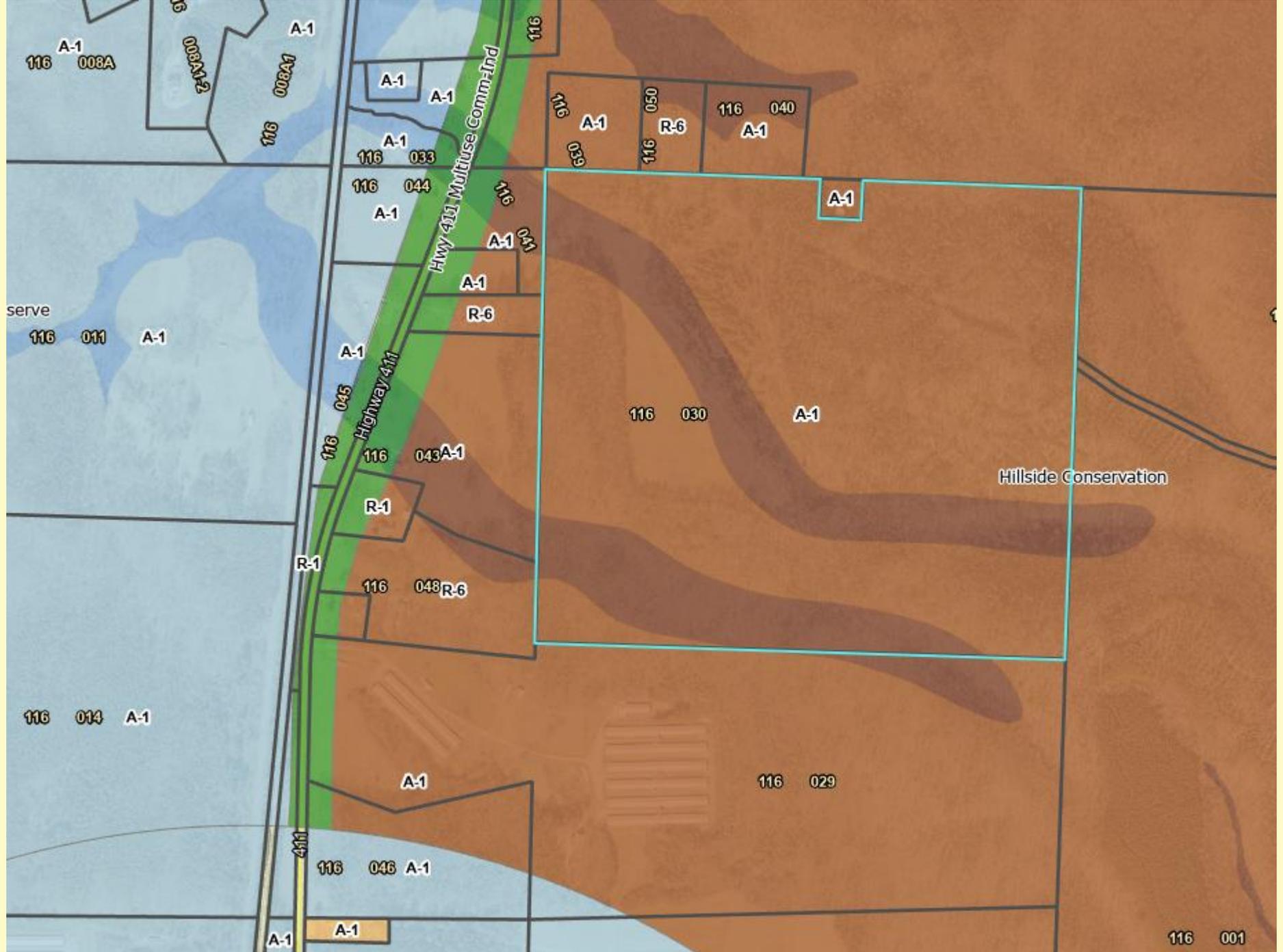
VARIANCE REQUEST

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

116 036

116 050

R-6

116 040

A-1

A-1

116 033

116 044

A-1

R-6

R-6

A-1

A-1

A-1

116 045

A-1

116

043A-1

R-1

R-1

116

048R-6

serve
116 011

A-1

116 030

A-1

Hillside Conservation

116 014

A-1

A-1

116 029

411

116

046 A-1

A-1

A-1

116 001

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

034 016 A-1

034 002 A

Brown Farm

Highway 53

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 Oothcalooga 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):*
- *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 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

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

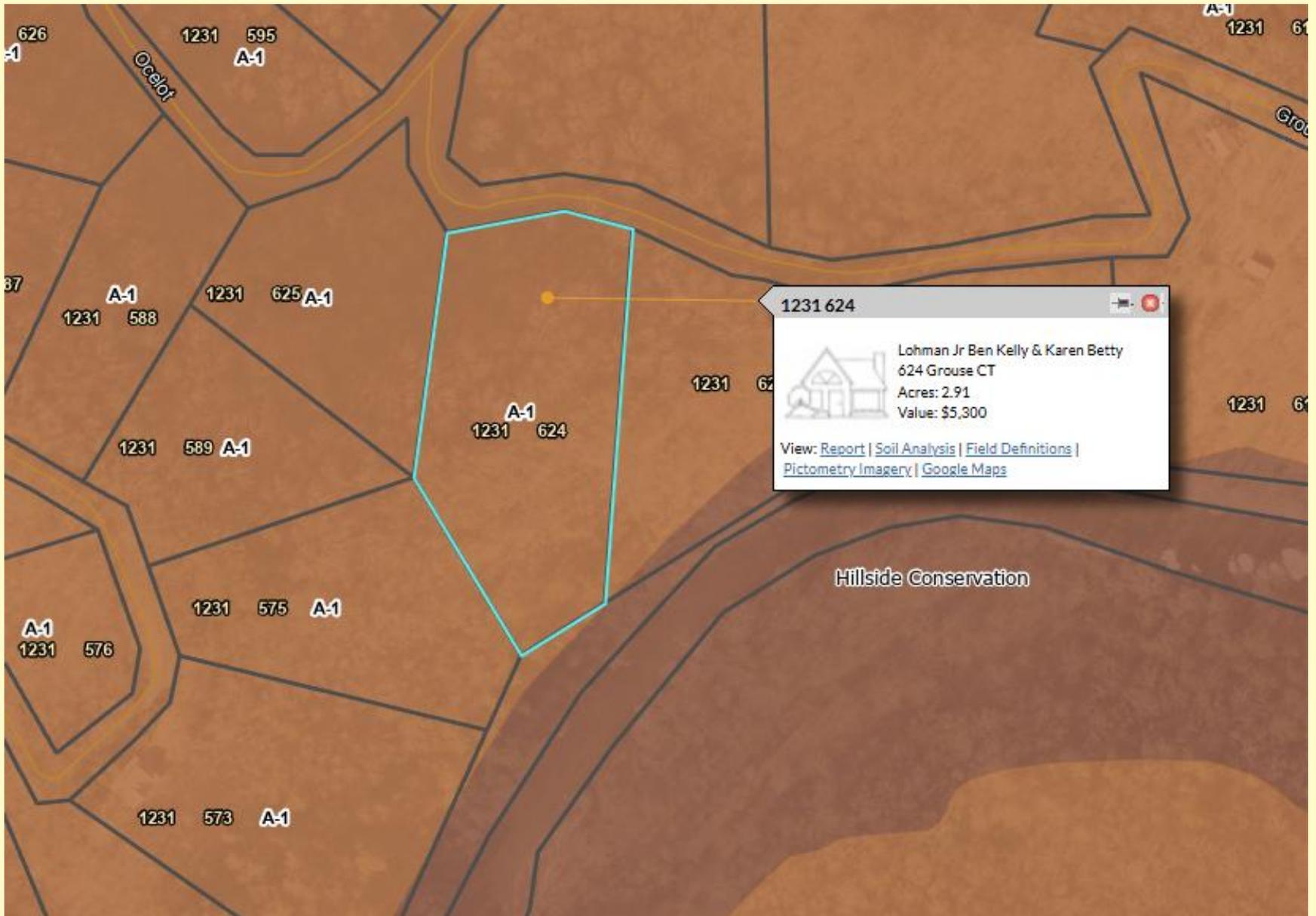
REZONING REQUEST DETAILS

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

Ocelot

Planning Staff Report
To the
Gordon County Planning Commission
Rezoning Proposal

Date of Report: 02-06-2026 Application RZ-2026-006

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):**
- **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 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

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

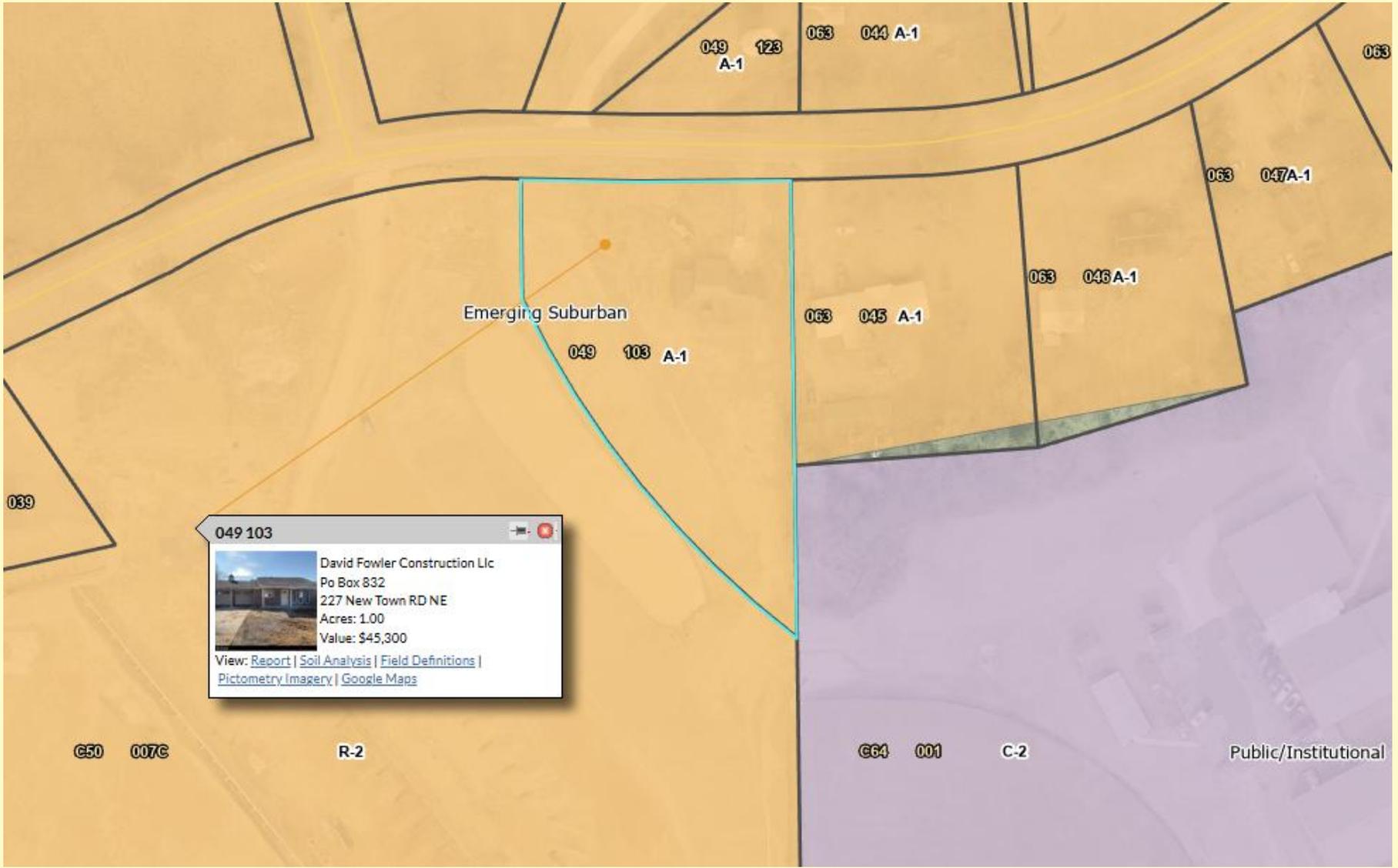
DETAILS

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):*
- *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 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

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

QUESTION ?