

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**

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**Prepared by:**

**Tony Ross**

**Zoning Administrator, Gordon County, Georgia**

**Phone: (706) 879-2175**

**Email: [tony.ross@gordoncountyga.gov](mailto: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-573 East/Doves 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): Road Department:**
- **Gordon County Fire Department:**
- **GDOT:**
- **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 Permit (CUP) is for the expansion of an existing poultry operation within the A-1 (Agricultural) zoning*

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

*district. The surrounding area consists primarily of agricultural and rural residential uses. Poultry operations are an established agricultural use within Gordon County; however, the scale of the proposed expansion increases the overall intensity of the operation. Suitability is dependent upon compliance with required setbacks, buffers, and operational standards to maintain compatibility with adjacent properties.*

**2. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.** *The proposed expansion will increase the intensity of the existing operation through the addition of poultry houses and associated traffic activity. While all proposed structures appear to meet required setbacks and buffers, the increased traffic load and operational activity may have some impact on neighboring properties, particularly those located along the access route. Mitigation through compliance with applicable buffering, dust control, and operational standards would be necessary to minimize potential adverse effects.*

**3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.** *The subject property is zoned A-1 (Agricultural) and currently operates as a poultry farm. The property has reasonable economic use under its existing zoning classification. The requested expansion is intended to enhance the long-term financial viability of the existing agricultural operation but is not required in order for the property to maintain economic use under current zoning.*

**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 is anticipated to increase truck traffic associated with feed deliveries, poultry transport, and service vehicles. This additional traffic may contribute to increased wear on existing roadways serving the property. While agricultural traffic is typical in rural areas, the cumulative traffic associated with the expanded operation should be evaluated to determine whether roadway improvements or conditions of approval are warranted.*

**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 Future Development Map. This designation allows for continued agricultural uses while anticipating potential low-intensity residential growth over time. The requested expansion supports continued agricultural activity; however, the scale of the expansion should be weighed against the long-term transitional character envisioned in the Emerging Suburban designation.*

**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 contains water features and drainage areas that may be affected by the proposed expansion. Given the increased intensity of use, further environmental review may be warranted to evaluate stormwater runoff, potential impacts to downstream properties, and overall water quality considerations. An environmental or hydrological study may be appropriate prior to final approval to ensure that the expansion does not negatively impact surrounding properties or natural resources.*

## Planning Staff Recommendation

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

**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.



**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**

<b>Date of Report:</b> 02-06-2026	<b>Application</b> (RZ-2026-005)
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**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

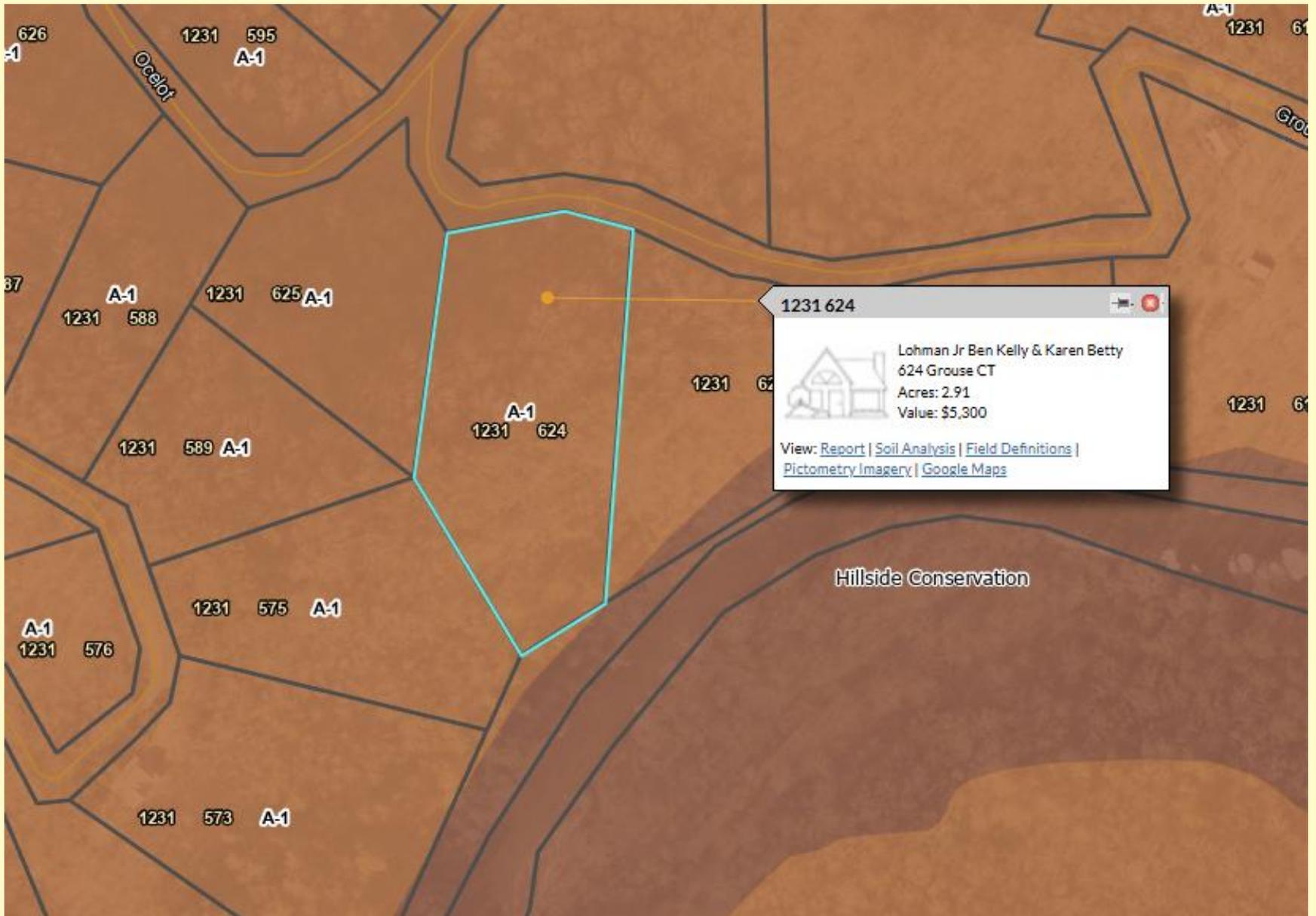
### DETAILS

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.



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

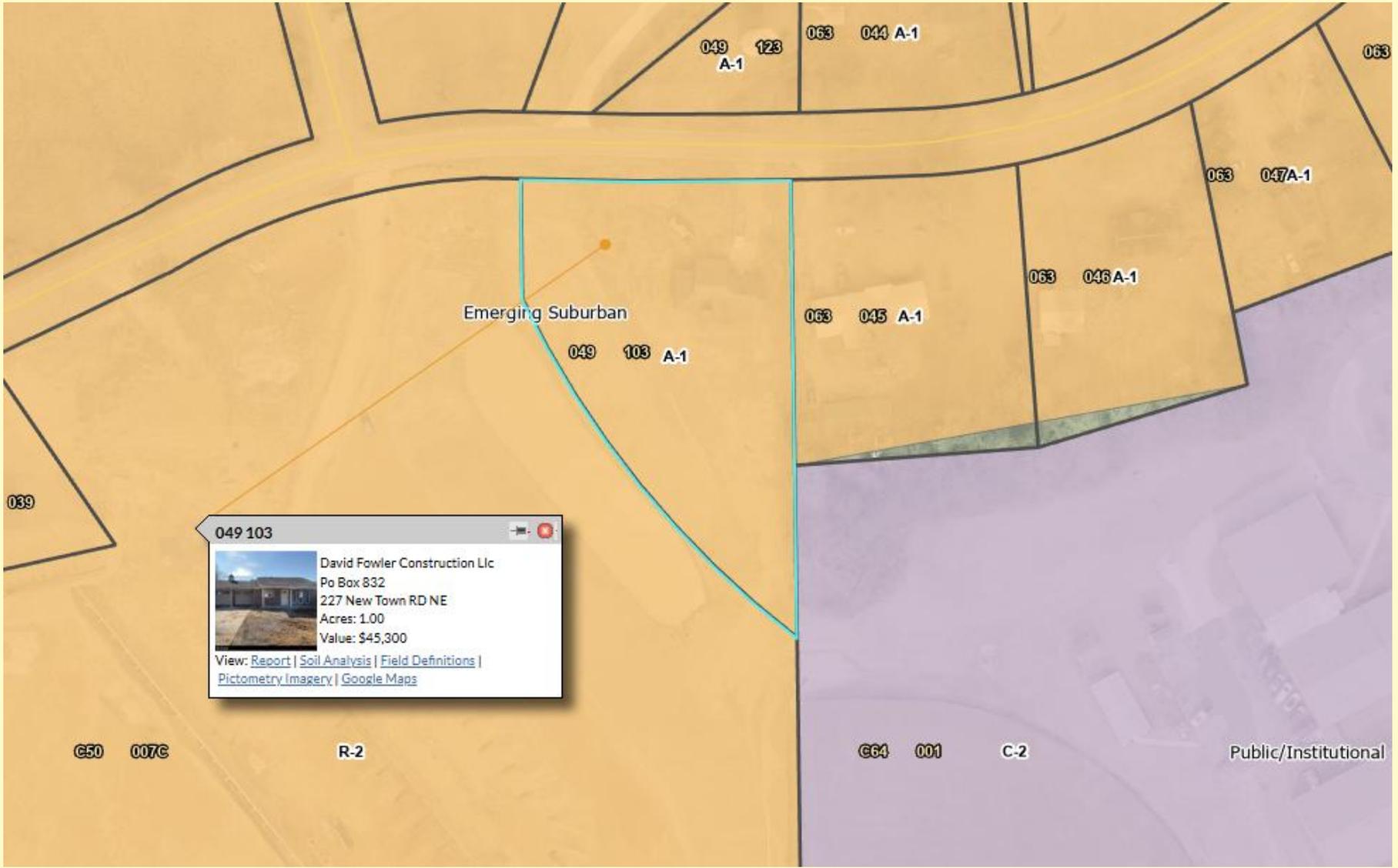
### DETAILS

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**

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

**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 ?**