

The following is a detailed record of the **Gourd County Planning Commission** meeting held on **January 12, 2026**. The meeting was called to order at **6:00 PM** by the Chairman, who opened the session by welcoming staff, guests, and board members.

## **I. Administrative Actions**

The meeting began with Jerry Lovelace making a motion to approve minutes from December and Thomas Schwartz 2nd the motion. All voted aye of the previous month's meeting minutes. The Chairman also noted that this was the first meeting of the year with the current team and welcomed the members to the 2026 session.

## **II. Public Hearings and Applications**

### **1. Application V2025-22: Larry Johnson (Johnson Lake Properties)**

- **Request:** A variance for **minimum road frontage requirements** at 705 Johnson Lake Road to allow for the creation and use of an easement.
- **Testimony:** Larry Johnson explained that the 62-acre family farm has been held for over 75 years; he requested the use of an existing driveway—used for 30 years—to access a parcel on the west side of the property.
- **Result:** Motion to pass was made by Dianne Kirby. Motion was seconded by Jerry Lovelace. Motion passed unanimously to approve the variance, noting a 30-day appeal process before the applicant could move forward.

### **2. Applications V2025-23 & RZ2025-43: Rhonda and Nathan Rickett**

- **Request:** A variance for road requirements and a rezoning from **A1 (Agricultural) to R1 (Residential)** for properties on Bray Road. The goal was to match current lot configurations so heirs could properly divide and convey inherited family land.
- **Testimony:** Paul Bunch, a land surveyor representing the Ricketts, clarified that the request involved reconfiguring existing lots rather than creating new ones. The division involved a brick house, a yellow house with a shop, and a tan house.
- **Result:** Motion to approve the variance was made by Thomas Schwartz, motion was seconded by Tommy Hibberts. Motion to approve the rezoning was made by Tommy Hibberts and was seconded by Randy Rule. Both the variance and rezoning were approved unanimously.

### **3. Applications V2025-24 & RZ2025-44: SMJ Properties (Marissa Johnson)**

- **Request:** A variance for road frontage and rezoning approximately 3 acres from **A1 to R1 and RA1** at 335 Wilson Road. This was intended to bring an existing home site into compliance with Gordon County's Unified Land Development Code (ULDC).
- **Testimony:** Marissa Johnson confirmed the application was aimed at achieving full compliance with zoning standards.
- **Result:** Motion to approve variance was made by Rule and seconded by Lovelace. Motion to approve the rezoning was made by Randy Rule and was seconded by Thomas Schwartz. Both applications were approved unanimously.

### **4. Application RZ2025-37: Carlos Rayo**

- **Request:** Rezoning from **A1 to R6 (Residential)** at 773 Bracket Road NE to allow for the placement of a **manufactured home** on a site that historically contained one.
- **Testimony:** Mr. Rayo stated he intended to place a double-wide mobile home on the property to sell as a residential property.
- **Result:** Motion to approve was made by Dianne Kirby and seconded by Tommy Hibberts. The board approved the request unanimously, moving it forward to the County Commission.

### **5. Application RZ2025-40: Holly and James Boleman**

- **Request:** Rezoning from **A1 to R1** at 1580 Paladin Drive to combine two parcels into a single compliant lot.
- **Testimony:** Holly Boleman explained the consolidation was necessary to record their survey and make the property more marketable for future sale.
- **Result:** Motion to approve was made by Randy Rule and seconded by Thomas Schwartz. The application was approved unanimously.

### **6. Application RZ2025-41: Kevin and Barbara Lane**

- **Request:** Rezoning from **A1 to RA1** for a property at 1164 Hunter Drive within the Talking Rock development to bring the land into full compliance with the ULDC.

- **Testimony:** Kevin Lane confirmed he was following the same path as the previous applicant by combining lots for compliance.
- **Result:** Motion to approve was made by Jerry Lovelace and seconded by Randy Rule. The request was approved unanimously.

#### 7. Application RZ2025-42: Kevin Thomas Jr.

- **Request:** Rezoning from A1 to R6 at 252 Wilson Road NE to bring a 1-acre parcel into compliance, as it did not meet the 5-acre minimum for A1.
- **Testimony:** A representative, Mr. Puit, spoke in favor of the application to allow for the replacement of a manufactured home.
- **Result:** Motion to approve was made by Tommy Hibberts and seconded by Thomas Schwartz. The motion for approval passed unanimously.

#### 8. Application RZ2025-45: Marty Worley

- **Request:** Adjusting lot configurations at 269 Rock Creek Road to meet R1 standards.
- **Testimony:** An attorney for the applicant stated the move was intended to facilitate the rehabilitation of an existing structure while bringing the lot into compliance.
- **Result:** Motion to approve was made by Dianne Kirby and seconded by Tommy Hibberts. The motion for approval passed unanimously.

#### 9. Application RZ2025-46: Dale Pullen

- **Request:** Rezoning 4.04 acres from A1 to R1 at 830 Old Rome Dalton Road because the parcel did not meet the 5-acre A1 minimum.
- **Testimony:** The applicant's representative noted the change was necessary to build a house. A neighbor clarified that the driveway access would remain on the existing gravel road rather than Old Rome Dalton Road.
- **Result:** Motion to approve was made by Randy Rule and seconded by Dianne Kirby. The rezoning was approved unanimously.

### III. Closing and Board Appointments

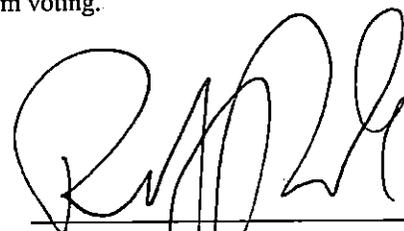
The Chairman noted an unusual trend, remarking that in 17 years on the commission, he had never seen so many applicants—three in a single night and several throughout the meeting—proactively seeking to bring their properties into **zoning compliance**.

Before adjourning, the board officially approved the **2026 Planning Commission leadership and members**, consisting of:

- Jerry Lovelace (Vice Chair)
- Tommy Hibberts
- Thomas Schwartz
- Diane Kirby
- Randy Rule (current Chairman)

The meeting was adjourned following a 4 to 1 vote. Diane Kirby abstained from voting.

  
Charmon VanDyke, Secretary

  
Randy Rule, Chairman

Jerry Lovelace, Vice-Chairman