



# GORDON COUNTY BOARD OF COMMISSIONERS

January 20, 2026

## Judicial Building Assembly Room

Work Session - 5:00 PM

Regular Session - 6:00 PM

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**PRESENT:** Commissioners M.L. “Bud” Owens, Chair, Kevin Cunningham, Vice-Chair, Chad Steward, Randy Abernathy, and Kurt Sutherland; County Administrator Jim Ledbetter, County Clerk Hollis Barton, Assistant Administrator Keith King, County Attorney Virginia Harman; Tony Ross, Derron Brown, Rusty Hogan, Heath Derryberry, Brent Jones

### WORK SESSION

Mr. Ledbetter gave an overview of the agenda. Zoning Administrator Tony Ross presented the planning items to the Commission. Community Development Director Derron Brown presented the Commission with information regarding data centers and best practices recommended for the County when the time comes to prepare an ordinance.

### REGULAR SESSION

- I. **Invocation and Pledge of Allegiance** - Commissioner Abernathy; Commissioner Sutherland
- II. **Call To Order** - Chair Owens called the meeting to order at 6:02 pm.
- III. **Approval of the Agenda** - Vice-Chair Cunningham made a motion to approve the agenda, seconded by Commissioner Abernathy. The motion carried 5-0.
- IV. **Approval of Minutes** - Commissioner Sutherland made a motion to approve the minutes as submitted, seconded by Vice-Chair Cunningham. The motion carried 5-0.

1. **Adopt minutes of Work and Regular Session of January 6, 2025.**

#### V. **Special Recognition**

#### VI. **Administrator’s Report**

Mr. Ledbetter presented the report to the Commission.

#### VII. **Commissioner’s Report**

##### 1. **Vice-Chair Cunningham**

Stated he recently met with Chair Owens and Mr. Ledbetter regarding the Agriculture building; met with Mr. King and Mr. Ledbetter at the fairgrounds and gave an update on reports of building permits and Zoning.

## 2. Commissioner Steward

Attended Resaca City Council meeting and gave them updates on our current and future projects. Met with the PAWS Angel group on 1/16 and attended a meeting with Mr. Ledbetter, Public Works Director Rusty Hogan, and Mr. King regarding Boone Ford Road. Met with Elections Director Shea Hicks and stated she is doing well in her space as well as Tax Commissioner Scott Clements.

## 3. Chair Owens

Stated he has attended several ACCG webinars since the previous meeting; facilitated Class of 2026 Leadership Retreat Weekend; attended the Public Facilities Authority meeting to discuss efforts they will be making at the Multi-Purpose Fairgrounds. Had to meet quickly with the State Treasurer's Office regarding the Georgia Fund 1 Resolution; attended the Council of Chief Elected Officers meeting and Northwest Georgia Regional Commission meeting in Rome; also attended the meeting with PAWS Angel Inc. with Commissioner Steward; Stated the ACCG Policy Council met today with yesterday being a day of observance for Martin Luther King, Jr. Day. Stated they will be meeting every Monday at 9:00 am to review the ongoing legislation going before the legislature. Chair Owens then thanked Fire Rescue for their hard work over the weekend.

## 4. Commissioner Abernathy

No report.

## 5. Commissioner Sutherland

A couple of emails he responded to and some site visits in Resaca and upcoming projects.

## VIII. First Reading

### IX. Public Hearing

**Chair Owens asked Mr. Ledbetter to go over the procedures of the Public Hearing. Mr. Ledbetter gave an overview of the procedures including roll call and stated the applicant or their representative is allowed the opportunity to address the Commission if they choose first and rebuttal if necessary.**

Chair Owens then asked for a motion to enter into the public hearing. Commissioner Steward made a motion to enter into public hearing, seconded by Commissioner Abernathy. The motion carried 5-0.

1. Application RZ-2025-37 requesting rezoning from Agricultural (A-1) to Manufactured Housing Development (R-6) located at 773 Brackett Road NE, Resaca, GA 30735; Gordon County Tax Parcel 072 041. The Planning Staff recommends approval. - Chair Owens presented the item to the Commission. Seeing no one to speak in favor or opposition, Chair Owens

asked for a motion. Commissioner Sutherland made a motion to approve, seconded by Vice-Chair Cunningham. The motion carried 5-0.

2. **Application RZ-2025-40 requesting rezoning from Agricultural (A-1) to Residential Agricultural (RA-1) located at 1580 Paladin Drive, Ranger, GA 30734; Gordon County Tax Parcels 1231 1581 and 1231 1580. The Planning Staff recommends approval.** - Chair Owens presented the item to the Commission. Seeing no one to speak in favor or opposition, Chair Owens asked for a motion. Commissioner Steward made a motion to approve, seconded by Commissioner Abernathy. The motion carried 5-0.
3. **Application RZ-2025-41 requesting rezoning from Agricultural (A-1) to Residential Agricultural (RA-1) located at 1164 Hunter Drive, Ranger, GA 30734; Gordon County Tax Parcels 1231 1163, 1231 1164, 1231 1165. The Planning Staff recommends approval.** - Chair Owens presented the item to the Commission. Seeing no one to speak in favor or opposition, Chair Owens asked for a motion. Commissioner Steward made a motion to approve, seconded by Vice-Chair Cunningham. The motion carried 5-0.
4. **Application RZ-2025-42 requesting rezoning from Agricultural (A-1) to Manufactured Housing Development (R-6) located at 252 Wilson Road NE, Ranger, GA 30734; Gordon County Tax Parcel 093 098. The Planning Staff recommends approval.** - Chair Owens presented the item to the Commission. Seeing no one to speak in favor or opposition, Chair Owens asked for a motion. Vice-Chair Cunningham made a motion to approve, seconded by Commissioner Sutherland. The motion carried 5-0.
5. **Application RZ-2025-43 requesting rezoning from Agricultural (A-1) to Low Density Residential (R-1) located at 847 Brays Road, 869 Brays Road, and 875 Brays Road, Calhoun, GA 30701; Gordon County Tax Parcels 047 031A, 047 046, and 047 031. The Planning Staff recommends approval.** - Chair Owens presented the item to the Commission. Seeing no one to speak in favor or opposition, Chair Owens asked for a motion. Commissioner Sutherland made a motion to approve, seconded by Vice-Chair Cunningham. The motion carried 5-0.
6. **Application RZ-2025-44 requesting rezoning from Agricultural (A-1) to Low Density Residential (R-1) and Residential Agricultural (RA-1) located at 335 Wilson Road, Ranger, GA 30734; Gordon County Tax Parcel 093 041. The Planning Staff recommends approval.** - Chair Owens presented the item to the Commission. Seeing no one to speak in favor or opposition, Chair Owens asked for a motion. Vice-Chair Cunningham made a motion to approve, seconded by Commissioner Sutherland. The motion carried 5-0.
7. **Application RZ-2025-45 requesting to adjust the lot configuration to meet Low Density Residential (R-1) development standards located at 269 Rock Creek Road, Calhoun, GA 30701; Gordon County Tax Parcel 009 027. The Planning Staff recommends approval.** - Chair Owens presented the item to the Commission. Seeing no one to speak in favor or opposition, Chair

Owens asked for a motion. Commissioner Steward made a motion to approve, seconded by Vice-Chair Cunningham. The motion carried 5-0.

8. **Application RZ-2025-46 requesting rezoning from Agricultural (A-1) to Low Density Residential (R-1) located at 830 Old Rome Dalton Road, Calhoun, GA 30701; Gordon County Tax Parcel 022 079. The Planning Staff recommends approval.** - Chair Owens presented the item to the Commission. Seeing no one to speak in favor or opposition, Chair Owens asked for a motion. Vice-Chair Cunningham made a motion to approve, seconded by Commissioner Sutherland. The motion carried 5-0.

Chair Owens then asked for a motion to close the public hearing. Commissioner Steward made a motion to close, seconded by Commissioner Abernathy. The motion carried 5-0.

#### X. Unfinished Business

#### XI. New Business

1. **Consideration of request from Public Works to approve FY 2026 Local Maintenance Improvement Grant (LMIG) paving list for various streets in Gordon County with Georgia DOT in the amount of \$1,374,369.23. The list includes both paving and milling where applicable and requires a 30% match for Gordon County.** - Chair Owens presented the item to the Commission. Commissioner Steward made a motion to approve, seconded by Commissioner Sutherland. The motion carried 5-0.
2. **Consideration of request from Finance to declare two (2) vehicles as surplus from the Gordon County Coroner's Office.** - Chair Owens presented the item to the Commission. Commissioner Sutherland made a motion to approve, seconded by Commissioner Abernathy. The motion carried 5-0.
3. **Consideration of request from Public Works to purchase one (1) Massey Ferrguson Dyna-4 Cab Tractor from Chattanooga Tractor & Equipment in the amount of \$79,500. This is a 2024 SPLOST purchase budgeted using GL Account 329-542100-431. This equipment can be purchased through a Sourcewell Contract, a purchasing cooperative that has been approved by the State of Georgia DOAS.** - Chair Owens presented the item to the Commission. Vice-Chair Cunningham made a motion to approve, seconded by Commissioner Sutherland. The motion carried 5-0.
4. **Consideration of request from Fire Rescue to purchase a Fire Pumper Apparatus from PeachState Truck Centers in the amount of \$ 1,089,113. This is a 2024 SPLOST purchase budgeted using GL Account # 329-542100-460.** - Chair Owens presented the item to the Commission. Vice-Chair Cunningham made a motion to approve pending final legal review, seconded by Commissioner Steward. The motion carried 5-0.

5. **Consideration of request from Public Facilities Authority to approve Memorandum of Understanding between Gordon County, Georgia and the Gordon County Public Facilities Authority regarding property located at 1070 Liberty Road SW.** - Chair Owens presented the item to the Commission. Vice-Chair Cunningham made a motion to approve, seconded by Commissioner Steward. The motion carried 5-0.
6. **Consideration of request to authorize signature of Chair of the Board of Commissioners in letter of support to the Georgia Department of Transportation regarding transportation improvements along the Belwood Road, Lovers Lane, and Harmony Church Road corridor.** - Chair Owens presented the item to the Commission. Commissioner Steward made a motion to approve, seconded by Commissioner Abernathy. The motion carried 5-0.

## **XII. Adjourn**

Commissioner Sutherland made a motion to adjourn the meeting, seconded by Commissioner Abernathy. The motion carried 5-0.