

**GORDON COUNTY PLANNING COMMISSION
PUBLIC HEARING
FEBRUARY 9, 2026**

The Gordon County Planning Commission held a Public Hearing on Monday, February 9, 2026 at 6:00 p.m. in the Assembly Room of the Gordon County Judicial Building for the purpose of hearing variance and zoning change requests. Members present were:

Randy Rule	Thomas Schwartz
Jerry Lovelace	Tommy Hibberts
Dianne Kirby	

Randy Rule called the meeting to order and advised all present of the sign-up sheets available for those who wish to address the Planning Commission on any of the zoning or variance change applications.

APPROVAL OF MINUTES

A motion was made by Jerry Lovelace to approve the minutes of the previous meeting of January 12, 2026. Thomas Schwartz seconded the motion. All voted aye. The minutes were approved as written.

CONDITIONAL-USE APPLICATION #CUP 2026-01, QUANG NGUYEN

Chairman Rule read Conditional-Use application #CUP 2026-01, Quang Nguyen requesting to bring 4 existing poultry houses (40'x500') into compliance and construct 4 new poultry houses (55'x600'). Tyler Knauss, a local attorney, represented the application stating this is a 79.39 acre existing farm and that the applicant intends to purchase enough property from adjoining property owner, Kevin Holland, to ensure that he meets the road frontage requirements if this application is approved. Area and adjoining property owners spoke in opposition to the application with reasons of: smell, traffic, property value, etc. Those opposed were: Steve Salmon, Claude Baker, and Luther Erwin. Roger Thomas spoke in favor of the application stating that the new chicken houses will not have the smell as the older houses do and with the increase of revenue from the new houses; the funds will be available to upgrade the ventilation systems in the existing houses. All adjoining property owners had been notified.

Randy Rule made the motion to grant the Conditional-Use permit with the stipulations that the additional property is purchased for road frontage requirements before permitting is obtained and that the improvements are made to the existing poultry houses. Jerry Lovelace seconded the motion. Tommy Hibberts and Dianne Kirby voted with the motion. Thomas Schwartz was opposed to the motion. The vote was 4-1 to approve. The recommendation for approval was sent to the Board of Commissioners.

REZONING APPLICATION #RZ 2026-01, EMORY J. & SYLVIA MCENTYRE

Chairman Rule read rezoning application #RZ 2026-01, Emory J. and Sylvia McEntyre, requesting to rezone a 7 acre tract located at 803 Newtown Road, Calhoun from A-1 to RA-1. Michael McEntyre and Monica Parker, children of the applicants represented the request stating the rezoning is needed to allow the property to be subdivided into three residential lots that meet the minimum lot size requirements of the RA-1. All adjoining property owners had been notified.

Jerry Lovelace made the motion to approve the rezoning application from A-1 to RA-1. Thomas Schwartz seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

REZONING APPLICATION #RZ 2026-02, JAIRO A. MURILLO

Chairman Rule read rezoning application #RZ 2026-02, Jairo A. Murillo, requesting to rezone a 157 acre tract located at 2721 Sugar Valley Road, Sugar Valley from A-1 to R-1 and RA-1 to allow for a limited residential subdivision consistent with county development standards. Mr. Murillo stated that about 20 acres is requested to be R-1 zoning and the rest to be RA-1 zoning. He added he plans to leave the area that is believed to have once been a cemetery undisturbed. A large portion of this tract of land is in a flood plain so there will not be any development on that area as well. Jan Hilley spoke in opposition stating she just didn't want to see a subdivision across from her home. Sabrina Poole, a local realtor, spoke and stated that she had tried to get area historians and the Historic Preservation Committee to come to the site to try to mark the cemetery, but no one showed up. She added the homes would be beautiful homes and be built on large lots. Tony Ross, Zoning Administrator, stated that there was not a record of a documented cemetery on the property. All adjoining property owners had been notified.

Randy Rule made the motion to approve the rezoning application from A-1 to R-1 and RA-1. Thomas Schwartz seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

REZONING APPLICATION #RZ 2026-03, BENJAMIN GIBSON

Chairman Rule read rezoning application #RZ 2026-03, Benjamin Gibson, requesting to rezone a combined 6.35 acres located at 245 Forest Drive, Plainville from A-1 to RA-1. Michael Gibson represented the request for his son, stating that he wants to legally combine the property into one conforming lot. The RA-1 zoning would also allow the property to be subdivided in the future, into up to 3 lots, provided all subdivision standards are met. All adjoining property owners had been notified.

Tommy Hibberts made the motion to approve the rezoning application from A-1 to RA-1. Jerry Lovelace seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

REZONING APPLICATION #RZ 2026-04, DAVID MITCHELL WASHINGTON

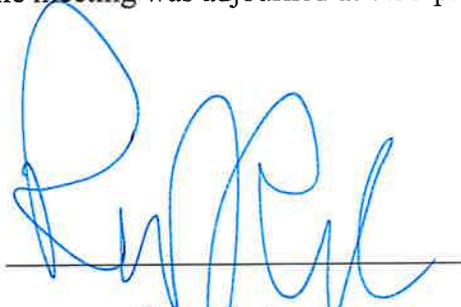
Chairman Rule read rezoning application #RZ 2026-04, David Mitchell Washington, requesting to rezone a 2.29 acre tract located on Parcel 088-067, Folsom Road, Fairmount from A-1 to C-C for an entrance to adjoining parcel to the north which is a planned storage facility. Leslie Simmons, attorney, represented the application. Area and adjoining property owners: Sherie West, Elijah West, Kevin West, Joseph Ray, Marie Ray, Tiffany Stewart, and Vonda Miller spoke in opposition to the rezoning, with reasons of the narrow road, safety issues, eye sore, crime at storage facility, excess lighting, etc. Ms. Simmons stated that the facility would only be accessible from 7 a.m. till 10 p.m. and that there would not be any camper storage at the site, this will be for the entrance to the storage facility only. All adjoining property owners had been notified.

Thomas Schwartz made the motion to deny the rezoning application from A-1 to C-C. Jerry Lovelace seconded the motion. Randy Rule voted with the motion. Dianne Kirby and Tommy Hibberts were opposed to the motion. The vote was 3-2 to deny. The recommendation for denial was sent to the Board of Commissioners.

ADDITIONAL BUSINESS

There being no additional business, Tommy Hibberts made the motion to adjourn. Jerry Lovelace seconded the motion. All voted aye. The meeting was adjourned at 7:35 p.m.


Zelda Gregg, Acting Secretary


Randy Rule, Chairman
Jerry Lovelace, Vice-Chairman