

MINUTES

FRANKLIN COUNTY PLANNING COMMISSION

August 18th, 2022

5:30 PM

Franklin County Justice Center

Present: Bob Ragsdale
Susan Russell
Erika Hewatt
Carolee Coker
Josh Cabe

Staff: Matt Hailey, Planning Director
Amanda Hosch

1. Call the meeting to order.

Carolee Coker asked for a motion to call the meeting to order. Erika Hewatt made a motion and Susan Russell seconded. A vote was taken by the show of hands. The motion carried by five (5) YES votes to (0) NO votes. The YES votes were Bob Ragsdale, Erika Hewatt, Carolee Coker, Josh Cabe and Susan Russell.

2. Invocation.
3. Pledge of Allegiance.
4. Adoption of agenda.

Carolee Coker asked for a motion to adopt the agenda from the August 18, 2022 meeting. Bob Ragsdale made a motion and Erika Hewatt seconded. A vote was taken by the show of hands. The motion carried by five (5) YES votes to (0) NO votes. The YES votes were Bob Ragsdale, Erika Hewatt, Carolee Coker, Josh Cabe and Susan Russell.

5. Adoption of minutes from the June 16th, 2022 and July 21st, 2022 meeting.

Carolee Coker asked for a motion to adopt the minutes from the June 16th, 2022 and July 21st, 2022. Susan Russell made a motion and Josh Cabe seconded. A vote was taken by

the show of hands. The motion carried by five (5) YES votes to (0) NO votes. The YES votes were Bob Ragsdale, Erika Hewatt, Carolee Coker, Josh Cabe and Susan Russell.

6. Update on BOC actions:

1. Alan Mitchell, 376 Baty Rd, Martin, Ga 30577 has filed an application for an Amendment to the Franklin County Zoning Map from Agriculture Intensive (AI) to Light Industrial (LI) on a +/- 132.89 acre tract. The property is located on Hwy 59 and further identified as parcel number 044 072. **Approved**

2. Matthew Jantz, 1196 Casey Rd, Canon, Ga 30520 has filed a conditional use permit for a Poultry House on a +/- 117.65 acre tract. The property is located at 1196 Casey Rd and is further identified as tax parcel 046 081. **Tabled**

3. Brad Ocock, 226 Springbrook Ct, Jefferson, Ga 30549 has filed an application for an Amendment to the Franklin County Zoning Map from Agriculture Intensive (AI) to light Industrial (LI) on a +/- 112.25 acre tract. The property is located at 5620 Hwy 327 and is further identified as parcel number 065 116. **Denied**

4. Brad Ocock, 226 Springbrook Ct, Jefferson, Ga 30549 has filed for a conditional use permit on a +/- 112.25 acre tract. The property is located at 5620 Hwy 327 and is further identified as parcel number 065 116. **Denied**

The Franklin County Planning Department has proposed a Zoning Text Amendment for Commercial and Industrial zoning districts in Franklin County. **Approved 3-0 with 2000 ft setback**

New Business

1. Edward William Redden, 2719 Harrison Bridge Rd, Royston, Ga 30662 has filed for a conditional use permit for two poultry houses in an Agriculture Intensive (AI) zoning district on a +/- 128 acre tract. The property is located on 2648 Harrison Bridge Road and is further identified as tax parcel 038 081.

Edward Redden – Spoke in favor of application

Richard Redden – Spoke in favor of application

Mary Redden – Spoke in favor of application

James Roberts – Spoke in opposition of application

Duanran Wang – Spoke in opposition of application

Edward Redden – Spoke in favor of application

Public hearing was closed

Open to discussion

Erika Hewatt made a motion to approve the request which was then seconded by Josh Cabe. The motion carried by Bob Ragsdale, Susan Russell, Carolee Coker, Josh Cabe, and Erika Hewatt (5) YES to (0) NO votes.

2. JWS Investment Company, LLC, applicant, Joe Padgett; Anne H. Crumley, Shawn E. Crumley and William F. Crumley; John Williams; Dennis Partain and Julia Partain; Nancy H. Floyd and Janie Whitworth; and Daley Davis Porter a/k/a Daley Christine Davis, property owners, has filed an application for an amendment to the Franklin County Zoning Map from Agriculture Intensive (AI) and Agriculture General (AG) District to Light Industrial (LI) District of multiple parcels totaling +/-185.85 acres fronting on Old Federal Road and the north side of Interstate 85 (Map/Parcels 012/029, 012/078, 012/077, 012/028, 012/075, and 012/026). Proposed use: manufacturing and distribution facility. (Development of Regional Impact #3768).

Josh Schrager – Spoke in favor of application

Ed Fickey – Spoke in favor of application

Beth Sosby – Spoke in favor of application

Ben Jones – Spoke in opposition of application

Josh Schrager – Spoke in favor of application

Public hearing was closed

Open to discussion

Bob Ragsdale made a motion to approve the request which was then seconded by Erika Hewatt. The motion carried by Bob Ragsdale, Erika Hewatt, Josh Cabe, Susan Russell (4) YES and (1) NO votes by Carolee Coker.

3. Adoption of a new Official Zoning Map of Franklin County, Georgia. The official zoning map proposed for adoption is a comprehensive redrawing of all zoning districts under the newly adopted Unified Development Code of Franklin County.

No one spoke in favor of application

Shirley Robertson – asked question regarding application

Sandra Maracher – asked question regarding application

Tyler Owenby – spoke in opposition of application

Public hearing was closed

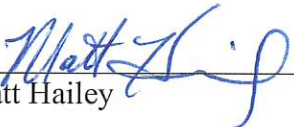
Open to discussion

Bob Ragsdale made a motion to approve the proposed new Zoning Map with the recommendation to change the proposed zoning of a +/- 34.09 acre tract located on 1519 Red Hill Rd and is further identified as tax parcel 018 111 from Agriculture General (AG) to Agriculture Intensive (AI), which was then seconded by Susan Russell. Chairwoman Coker called for a vote. The motion carried by Carolee Coker, Erika Hewatt, and Josh Cabe (3) NO votes to Bob Ragsdale and Susan Russell (2) YES votes.

Adjourn

Erika Hewatt made a motion to approve the request which was then seconded by . The motion carried by Erika Hewatt, Bob Ragsdale, Susan Russell, Josh Cabe, and Carolee Coker (5) YES to (0) NO votes.

Meeting was adjourned.



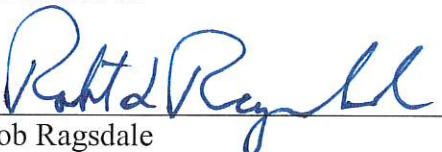
Matt Hailey

Susan Russell

Erika Hewatt



Carolee Coker



Bob Ragsdale



Josh Cabe

Minutes taken by: 

Amanda Hosch