

## **MINUTES**

### **FRANKLIN COUNTY PLANNING COMMISSION**

**November 17<sup>th</sup>, 2022**

**5:30 PM**

**Franklin County Justice Center**

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

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 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, Susan Russell, Carolee Coker, and Josh Cabe.

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

Carolee Coker asked for a motion to adopt the agenda from the November 17<sup>th</sup>, 2022 meeting. Bob Ragsdale 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, Susan Russell, Carolee Coker, and Josh Cabe.

5. Adoption of minutes from the September 15, 2022 meeting.

Carolee Coker asked for a motion to adopt the minutes from the September 15, 2022. Susan Russell 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, Susan Russell, Carolee Coker, and Josh Cabe.

6. Update on BOC actions:

1. Ngoc Van Nguyen, 2901 Hwy 326, Carnesville, GA 30521 has filed for a conditional use permit for two poultry houses in an Agriculture Intensive (AI) zoning district on a +/- 65 acre tract. The property is located on 2901 Hwy 326 and is further identified as tax parcel 022 024D. **Application Withdrawn**
2. UDC Zoning Map adopted by the BOC on September 19<sup>th</sup>, 2022 with the condition that citizens can request zoning changes from AG (Agriculture General) to AI (Agriculture Intensive) starting Monday, September 26<sup>th</sup>, 2022 through Wednesday, November 30<sup>th</sup>, 2022.
3. BOC decided on October 3<sup>rd</sup>, 2022 to further clarify that the citizen zoning requests to the zoning map can not include properties that are outside of the AG (Agriculture General) zoning class.
4. Citizen UDC Committee discussed.

**New Business**

1. Christopher and Katherine Mogenson, 5904 Highway 326, Commerce, GA 30530 have filed an application requesting a Variance to the Franklin County Unified Development Code to “remain Ag District to allow use for a drive thru Safari Park” on a +/- 156.25 acre tract. The property is located at 6210 Highway 326 and is further identified as parcel number 014 017.

Chris Mogenson – Spoke in favor of application

Katherine (Katie) Mogenson – Spoke in favor of application

Guerry Hall – Spoke in favor of application

Stacey Hall – Spoke in favor of application

Sharon Barnett – Spoke in opposition of application

Chris & Katie Mogenson (Chair Coker had both come to the podium together) – Spoke in favor of application

Planning Director Hailey gave Staff Report recommending denial of application

Public hearing was closed

Open to discussion

Bob Ragsdale believes that this is a very commercial enterprise

Erika Hewatt does not think that the variance is correct to ask for in this instance

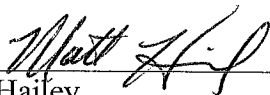
Carolee Coker believes that the UDC needs to be revised, and also stated that she also runs an agritourism business.

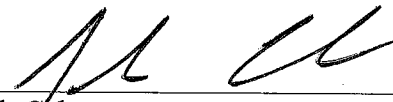
Bob Ragsdale made a motion to deny the request which was then seconded by Josh Cabe and Susan Russell simultaneously. The motion carried by Bob Ragsdale, Erika Hewatt, Susan Russell, Carolee Coker, and Josh Cabe (0) YES to (5) NO votes.

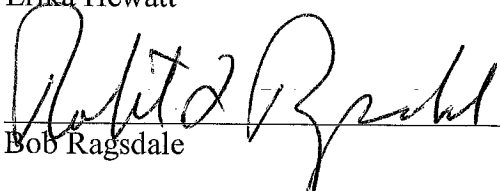
### Adjourn


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


Meeting was adjourned.

  
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Matt Hailey

  
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Josh Cabe

Erika Hewatt  
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Bob Ragsdale

Carolee Coker  
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Susan Russell

Minutes taken by:   
\_\_\_\_\_  
Amanda Hosch