



You Are Why We Are Here

FRANKLIN COUNTY BOARD OF COMMISSIONERS PUBLIC HEARING – MINUTES

DATE: April 1, 2024

TIME: 5:30 PM

LOCATION: Franklin County Justice Center

Present: Chairman, Jeff Jacques
District 1 Commissioner - Robert Franklin
District 2 Commissioner - Kyle Foster
District 3 Commissioner - Elizabeth Busby
District 4 Commissioner - Josh Smith

Media: Shane Scoggins, Franklin County Citizen Leader
MJ Kneiser, WLHR Radio – via Zoom

Staff: Terry Harris, County Manager
Kandy Bond, County Clerk
Bubba Samuels, County Attorney
Robert Ogburn, Planning & Zoning Director/Assistant County Manager
Alexandria Gunter, Planner – Planning & Zoning
Kelsey Cook, Dual Admin/Safety Coordinator

Item 1. Call to Order
Chairman Jacques called the meeting to order and welcomed everyone in attendance.

Item 2. Approval of the Agenda
Chairman Jacques asked the board for a motion to approve the agenda as presented.
Motion to Approve – Commissioner Busby
Motion Seconded – Commissioner Smith
Discussion: None
All in favor vote: motion carried 5-0 (agenda approved)

Item 3. Items for Discussion

A. RZ-2024-002 Rezone: Matthew Anderson, applicant and Property Owner has filed an application for Rezone from Institutional (INST) to Agricultural General (AG) for a +/- 13.74 -acre tract located at 155 Whipoorwill Ln Carnesville, GA 30521 (Map/Parcel 011/025). Proposed use: Residential and Agricultural
Planning Commission recommends approval 5-0
Questions/Public Comments: Matthew Anderson_155 Whipoorwill Lane Carnesville - when he purchased the property, he was unaware it was zoned INST and wants it to be zoned AG because that's how it's currently being used.
In Favor: None
Opposition: None

- B. RZ-2024-003 Rezone:** Seth Cape, applicant and Melissa Lape, Property Owner have filed an application for Rezone from Agricultural General (AG) to Highway Business (HB) for a +/- 5.90 -acre tract located on Gumlog Rd Lavonia, GA 30553 (Map/Parcel 062/036 H). Proposed use: Storage units and commercial building

Planning Commission recommends approval 5-0

Questions/Public Comments:

Commissioner Foster recused himself from this item.

Seth Cape_164 York Shore Drive Hartwell wants to build commercial buildings one for self-storage and one for boat storage. Commissioner Busby asked about lights and a buffer. Cape answered yes to lights and the buffer is a tree line.

In Favor: None

Opposition: *Michael Bruce_Lavonia has property nearby and is concern with water runoff and asked if there will be a retention pond and he is also concerned with traffic and would like to see the entrance come off Gumlog Road.*

- C. RZ-2024-004 Rezone:** Amanda Powell, applicant and Christopher and Amanda Powell, Property Owners have filed an application for Rezone from Agricultural General (AG) to Rural Residential (RR) for a +/- 0.36 - acre tract located on Watson Rd Martin, GA 30557 (Map/Parcel 033/111 F). Proposed use: Residential

Planning Commission recommends approval 5-0

Questions/Public Comments: *Ms. Powell_3636 Toms Creek Road - she switched small tracks of land with her uncle and wants it to be residential.*

In Favor: None

Opposition: None

- D. RZ-2024-005 Rezone:** Wesley Thurmond, applicant and Property Owner has filed an application for Rezone from Agricultural General (AG) to Rural Residential (RR) for a +/- 7.0 -acre tract located at 1950 Toms Creek Rd Martin, GA 30557 (Map/Parcel 033/029). Proposed use: Residential

Planning Commission recommends approval 5-0

Questions/Public Comments: *Wesley Thurmond has 49 acres of land left to him by his grandmother. He has sold the house and seven (7) acres and needs it rezoned as rural residential. The remaining land will continue to be AG.*

In Favor: None

Opposition: None

Item 4. Announcements

Concerning Item 5B - Robert Ogburn, Planning and Zoning Director this is in the beginning phases, there will be a site plan that will be up to standard with the UDC to address items such as water runoff, retention pond, buffer, lighting, etc.

Item 5. Adjourn

Meeting was adjourned.

Will reconvene at 6:00 PM for BOE Regular Meeting.

Upcoming Meetings

April 30, 2024 – BOC Work Session @ 6:00 PM

May 6, 2024 – BOC Public Hearing @ 5:30 PM

May 6, 2024 – BOC Regular Meeting @ 6:00 PM

Signed on the _____ day of _____ 2024

Jeff Jacques, Chairman

Robert L. Franklin, District 1 Commissioner

Terry Harris, County Manger

Kyle Foster, District 2 Commissioner

Kandy Bond, County Clerk

Elizabeth Busby, District 3 Commissioner

Josh Smith, District 4 Commissioner