



You Are Why We Are Here

FRANKLIN COUNTY BOARD OF COMMISSIONERS PUBLIC HEARING – MINUTES

DATE: May 6, 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

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 Foster
Motion Seconded – Commissioner Busby
Discussion: None
All in favor vote: motion carried 5-0 (agenda approved)

Item 3. Items for Discussion

A. V-2024-001 Variance: Joshua Bolchoz, applicant, Buff & Bolch Capital LLC, property owners have filed an application for a Variance to the Unified Development Code, Chapter 2, “Zoning Districts and Official Zoning Map,” Article 2-3, “Residential Zoning Districts,” Section 2-301(b)/Table 2-4, “Dimensional requirements” To reduce the required 25 feet side setback in a Rural Residential zoning district to 20 feet. The property consists of a +/- 1.8 acre tract located 1188 Nails Creek Crossing Royston, GA 30662 (Map/Parcel 031A/069). **Planning Commission recommends approval 2-1, Planning Commission Chair Bob Ragsdale abstained**
Questions/Public Comments: Joshua Bolchoz 2607 Carson Segars Road Gillsville GA. Requesting 20ft setback because the lot is narrow and in a cul-de-sac. Both lots are narrow and pie shaped. Trying to fit a four-bedroom septic system and could use a little more space on both lots. Trying to avoid pushing back and going down the hill.

Robert Ogburn, Planning and Zoning Director – After meeting with environmental health and county marshals who conducted measurements. The septic tank should be able to be installed if it is moved back.

In Favor: Chad Buffington 4425 Cane Road Gillsville GA. Co-owner of property and GC on the project. The lot is narrow and this is the reason we were asking for the rezone in order to meet the setbacks. We are asking in order to have a little more flexibility.

Opposition: None

- B. V-2024-002 Variance:** Joshua Bolchoz, applicant, Buff & Bolch Capital LLC, property owners have filed an application for a Variance to the Unified Development Code, Chapter 2, “Zoning Districts and Official Zoning Map,” Article 2-3, “Residential Zoning Districts,” Section 2-301(b)/Table 2-4, “Dimensional requirements” To reduce the required 25 feet side setback in a Rural Residential zoning district to 20 feet. The property consists of a +/- 1.9 acre tract located 1184 Nails Creek Crossing Royston, GA 30662 (Map/Parcel 031A/069). **Planning Commission recommends approval 2-1, Planning Commission Chair Bob Ragsdale abstained**

Questions/Public Comments: Joshua Bolchoz 2607 Carson Segars Road Gillsville GA. This lot is right beside the other lot. The lot is teared at the top and has big trees; the land drops off and loads of dirt would have to be brought in. I need about five feet on one side.

In Favor: Chad Buffington 4425 Cane Road Gillsville GA. This lot is wider but it does tear down and a lot of massive trees will need to be removed.

Opposition: None

Robert Ogburn, P & Z Director – If they move back any further it will cause a problem with the septic tank. Also, there is a pretty deep drop off and major changes would need to be made to the landscape. The staff recommends approval because they got it within five feet.

- C. RZ-2024-008 Rezone:** Travis Halbrook, applicant and Team 962 LLC, Property Owner have filed an application for Rezone from Agricultural General (AG) to Rural Residential (RR) for a +/- 10.87 -acre tract located at 431 Griffin Rd Martin, Ga 30557 (Map/Parcel 051/128). Proposed use: Residential **Planning Commission recommends approval 4-0**

Questions/Public Comments: Bryson Halbrook 29 Cove Harber Lavonia GA. I’m the son and partner of Travis Halbrook. The reason for the rezone request is to sell the house and 1.5 acres and maintain the 9.2 acres for pasture land and personal use.

Commissioner Busby: I noticed this is an LLC, do you have plans to split this any further?

Bryson Halbrook: We plan to keep the 9.2 acres in the family. If it’s split in the future, it will be divided between me and my sister.

In Favor: None

Opposition: None

- D. RZ-2024-009 Rezone:** Joey Gilbert, applicant and Faith Christian Fellowship Inc and Vernon H Hanley, Property Owners have filed an application for Rezone from Institutional (INST) and Rural Residential (RR) to Rural Residential (RR) for a +/- 1.5 -acre tract located at 6475 Highway 145 Carnesville, GA 30521 (Map/Parcel 036/066A). Proposed use: Residential **Planning Commission recommends approval 4-0**

Questions/Public Comments: Joey Gilbert 205 Williams Bridge Road Toccoa GA. Vernon and Barbara Hanley own the track to the south and they want to purchase

part of the northern track from Faith Christian Fellowship. This will add to their existing property and a new lot will be created to build a new home.

In Favor: None

Opposition: None

E. Olivers Road – Abandonment

Questions/Public Comments: Joseph Oliver 112 Olivers Road Royston GA and I still live on the road.

Terry Harris, County Manager - The City of Franklin Springs is wanting to take over the road and maintain it. With the road being in close proximity to the city, I think the city will maintain it more frequently than the county can just because of the schematics of getting county equipment there.

Chairman Jacques – We knew of one resident on the road, I just want to be assured that Franklin Springs is ultimately going to continue to maintain the road for access by the resident.

Terry Harris, County Manager – The letter from the City of Franklin Springs is requesting to take over Olivers Road and maintain it, they own property on both sides of the road.

In Favor: None

Opposition: None

Item 4. Announcements

Commissioner Busby: Reminder of the Comprehensive Plan meeting tomorrow at 6:00 PM at the Justice Center.

Item 5. Adjourn

Chairman Jacques asked the board for a motion to adjourn and give permission for Chairman Jacques to sign the Resolution of Road Abandonment for Olivers Road.

Motion to Adjourn – Commissioner Busby

Motion Seconded – Commissioner Foster

Discussion: None

All in favor vote: motion carried 5-0 (Adjourned)

Upcoming Meetings

May 28, 2024 – BOC Work Session @ 6:00 PM

June 3, 2024 – BOC Public Hearing @ 5:30 PM

June 3, 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

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