



FRANKLIN COUNTY BOARD OF COMMISSIONERS
PUBLIC HEARING MINUTES
December 4, 2023
5:30 PM

APPROVED

1-8-2024

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 – via Zoom
Robert Ogburn, Planning & Zoning/Assistant County Manager
Alexandria Gunter, Planner – Planning and Zoning

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 Foster

Discussion: None

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

Item 3. Items for Discussion

- A. V-2023-006 Variance:** Jennifer Conrad, Applicant, has filed an application for a Variance to the Unified Development Code, Chapter 3, "Specific Use Provisions," Article 3-1, "Specific Uses," Section 3-101, "accessory building, structure or use generally" to construct a garage in the front yard of a Lakefront Residential (LR) zoning district. The property consists of a +/- 0.3 acre tract located at 910 Knottywood Dr, Lavonia, GA 30553 (Map/Parcel 070A/ 082). **Planning Commission Recommends Approval: 4-0**

Questions/Public Comments: Matt Conrad - 910 Knottywood Drive Lavonia – they want to build a garage with about 850 sq. ft. of living space in front of their existing trailer. Then, move into the living space and pull their trailer out in order to build a house. Commissioner Franklin - How long will it take to build the house? Total of 12-14 months. Commissioner

Busby - Is there enough space on this small lot for a septic tank if a failure?
Yes, perk tests complete and the lot has been assessed. Commissioner Smith
- So you're basically building a garage apartment? Yes, it will be an
oversized two car garage with approximately 850 sq. ft. of living space
above it for us to live in while we move the trailer and build a house.

In Favor: None

Opposition: None

- B. RZ-2023-018 Rezone:** Samuel Swarey, applicant and Property Owner has
filed an application for Rezone from Agricultural General (AG) to Rural
Residential (RR) for a +/- 17 -acre tract located at 1524 McGee Rd Lavonia,
GA 30553 (Map/Parcel 064/166). Proposed use: Residential **Planning**
Commission Recommends Approval: 4-0

Questions/Public Comments: None

In Favor: None

Opposition: None

Item 4. Adjourn

Chairman Jacques asked the board for a motion to adjourn.

Motion to Adjourn - Commissioner Foster

Motion Seconded - Commissioner Busby

Discussion: None

All in favor vote: 5-0 (approved to adjourn)

Upcoming Meetings

January 8, 2024 - BOC Public Hearing @ 5:30 PM

January 8, 2024 - BOC Regular Meeting @ 6:00 PM

January 30, 2024 - BOC Work Session @ 6:00 PM

February 5, 2024 - BOC Public Hearing @ 5:30 PM

February 5, 2024 - BOC Regular Meeting @ 6:00 PM

Signed on the

8th

day of

January

2024

Jeff Jacques, Chairman

Josh Smith, District 4 Commissioner

Robert L. Franklin, District 1 Commissioner

Terry Harris, County Manager

Kyle Foster, District 2 Commissioner

Kandy Bond, County Clerk

Elizabeth Busby, District 3 Commissioner

