



*You Are Why We Are Here*

**FRANKLIN COUNTY  
BOARD OF COMMISSIONERS  
PUBLIC HEARING MINUTES  
February 6, 2023  
5:30 P.M.**

Present: Chairman Jeff Jacques  
District 1 Commissioner Robert Franklin  
District 2 Commissioner Kyle Foster  
District 3 Commissioner Elizabeth Busby

Media: Shane Scoggins, Franklin County Citizen

Staff: County Manager, Derrick Turner  
Planning & Zoning Director, Matthew Hailey  
County Attorney, "Bubba" Samuels

**Item 1. Call to Order** Chairman Jacques called the Public Hearing to order, introducing himself.

**Item 2. Approval of Agenda** Chairman Jacques asked for a motion to move to approve the Public Hearing Agenda as presented. Commissioner Foster moved to approve the Agenda; Commissioner Busby seconded the motion. There was no discussion. The motion passed, 3-0, with all Commissioners voting in favor. The Public Hearing Agenda was approved as noted.

**Item 3. Items for Discussion** The Chairman explained the purpose of the Hearing would be to allow public comment regarding three permits/applications filed by county residents and other appropriate matters to be addressed in the Regular Meeting; to follow. He then emphasized the rules of procedure for the meeting.

1. Christopher and Katherine Mogenson, 5904 Highway 326, Commerce, GA 30530 have filed an application for an Amendment to the Franklin County Zoning Map from Agriculture

General (AG) to Highway Business (HB) on a +/- 156.25 acre tract. The property is located at 6210 Highway 326 and is further identified as parcel number 014 017 - mainly for use as safari park. Matt Hailey gave a brief overview of Numbers 1 and 2. Mr. Chris Mogenson spoke - he and his wife Katie have been in the animal business for over 15 years, and have opened two other safari parks, one in Alabama, the other in Texas. No comments of approval or opposition were made by the public.

2. Christopher and Katherine Mogenson, 5904 Highway 326, Commerce, GA 30530 have filed for a conditional use permit for a Commercial Recreational Facility, Outdoor on a +/- 156.25 acre tract. The property is located at 6210 Highway 326 and is further identified as parcel number 014 017. Again, mainly for use as safari park. No comments of approval or opposition were made by the public.
3. Neal Halder, 3326 Hutchinson Rd, Cumming, GA 30040 has filed for a conditional use permit for a Recreation Vehicle Park and RV Repair & Service Facility (RV Park and Campground) on a +/- 23.80 acre tract. The Property is located at 10818 Old Federal Rd and is further identified as parcel numbers 012 006C and 012 008. **Planning Commission denied, 5-0.** Matt Hailey reviewed this application, for which the application has a purchase agreement. Possible sewer installation addressed. Only one entrance/exit to property - not up to fire code. No comprehensive plan; adjacent to interstate. A representative for Mr. Halder briefly spoke. The proposal has been withdrawn.
4. Monika Kardos, 1567 Casper Hill Dr, Buford, GA 30579 has filed for a conditional use permit for a Special Events Venue in an Agriculture General (AG) zoning district on a +/- 20.24 acre tract. The property is located on 100 Dogwood Cove, and is further identified as tax parcel 019 048A. **Planning Commission approved with conditions of hours being 10am - 10pm, maximum occupancy of 150 people, and no overnight "stays"** Again, Matt Hailey reviewed this proposal, which has been brought by Ms. Kardos and a group. A building would be built for assemblies and large gatherings. A representative for Ms. Kardos spoke (Hungarian). Non-profit; education of children of culture and language. No comments in favor or in opposition to proposal.
5. Preliminary Plat Review - North Fork at Canon. **Planning**

***Commission denied, 5-0.***

Prior to adoption of UDC - subdivision developed under 2005 guidelines.

Two representatives of the proposal spoke - they decided to change direction or course - will withdraw the application; reapply with larger lots (8-10 acres).

No one spoke in favor of the proposal; Nine nearby property owners spoke in opposition; water shed; environmental impact; should remain agricultural.

Two representatives of the proposal spoke in response; HOA issues; 150 foot setback from river; much research has been done; asked for conditional approval - 5 lots - 20 acres. Was supposed to be a second home issue. Not trying to disrupt - not trying to change rules.


**Item 7. Adjourn** Commissioner Jacques moved to adjourn the Public Hearing. The public hearing was adjourned at 6:30 pm.. Will convene Regular Meeting at 6:45 pm

Signed on the 4<sup>th</sup> day of December, 2023

  
Chairman

  
Robert L. Franklin, District 1 Commissioner

  
Kyle Foster, District 2 Commissioner

  
Elizabeth Busby, District 3 Commissioner

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Jane Brown, County Clerk

