



You Are Why We Are Here

**FRANKLIN COUNTY
BOARD OF COMMISSIONERS
PUBLIC HEARING MINUTES
May 1, 2023
5:00 P.M.**

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

Staff: County Manager, Derrick Turner
Planning & Zoning Director, Robert Ogburn
County Attorney, "Bubba" Samuels

Item 1. Call to Order Chairman Jacques called the Public Hearing to order.

Item 2. Approval of Agenda Chairman Jacques asked for a Motion to approve the Agenda. A Motion to Approve the Agenda was made by Commissioner Busby and seconded by Commissioner Franklin. There was no discussion. A vote was taken and all voted for approval of the Agenda, 5-0.

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.

- a. V-2023-001 Variance: Dawn Banks, applicant, DVAB Family Properties LP, property owner, seeks a variance to the Unified Development Code, Sec. 1-201, "Minimum Lot Frontage" to waive the required minimum 60 feet of frontage on a public road to divide off a 3-acre parcel for intra-family land transfer, for 78.23 acres

(Map/Parcel 044/021) fronting approximately 825 feet on the north side of Stone Bridge Road across from its intersection with Carroll Church Road, west of Unawatti Road. AG (Agricultural) District zoning. Proposed use: intra-family land transfer (one 3-acre lot).

Recommendation to Approve: 5-0 Planning & Zoning Director Ogburn gave overview of application.

Pro: Dawn Banks addressed the Board regarding the variance request, noting her son is planning to build on the parcel, as well.

Con: None

b. RZ-2023-003 Rezoning: John and Juanita Sullivan, applicants and property owners, seek rezoning from AG (Agricultural District) to HB (Highway Business District) 20.36 acres (Map/Parcel 039/ 005) fronting on the north side of Sandy Cross Road (SR 51) approximately 4,000 feet east of SR 106 (3934 Sandy Cross Road). Proposed use: recreational vehicle park. (companion application: C-2023-007) **Application withdrawn** (No statements by the Sullivans, nor were there any comments either in favor of or against the application.)

c. C-2023-007 Conditional Use: John and Juanita Sullivan, applicants and property owners, seek conditional use permit for a recreational vehicle park in a proposed HB (Highway Business District) zoning district for 20.36 acres (Map/Parcel 039/ 005) fronting on the north side of Sandy Cross Road (SR 51) approximately 4,000 feet east of SR 106 (3934 Sandy Cross Road). (companion application: RZ-2023-003) **Application withdrawn** (No statements by the Sullivans, nor were there any comments either in favor of or against the application.)

d. Text Amendment to Unified Development Code (Zoning Procedures): An Ordinance Amending The Unified Development Code of Franklin County, Georgia, As Amended, To Amend Chapter 12, "Zoning Amendments and Procedures," Article 12-1, "Text Amendment" To Adopt a New Section 12-1-7, "Appeals;" To Amend Article 12-2, "Amendment to the Official Zoning Map (Rezoning)" To Add a New Section 12-2-216, "Special Notice and Procedural Requirements for Certain Residential Zoning Decisions," A New Section 12-2-217, "Special Notice and Procedural Requirements for Certain County-Initiated Residential Rezoning," And a New Section 12-2-218, "Appeals;" To Amend Article 12-3, "Application for Conditional Use," To Add a New Section 12-3-316, "Appeals;" To Amend Article 13, "Variances and Appeals," Article 13-1, "Variances" To Repeal Section 13-1-115, "Finality and Legal Recourse" And To Adopt a New Section 13-1-115, "Appeals;" To Establish An Effective Date; To Repeal Conflicting Ordinances; To Provide For Severability; and For Other Purposes. **Recommended to be tabled:** 5-0 Must be

adopted by July 1. Being addressed due to changes in state law. An extended amount of notice time required. Again the Planning Commission would like to have more time to address this issue.

e. Text Amendment to Unified Development Code (Building Regulations): An Ordinance Amending the Unified Development Code of Franklin County, Georgia, As Amended, To Add a New Chapter 16, "Building Regulations;" To Establish An Effective Date; To Repeal Conflicting Ordinances; To Provide For Severability; and For Other Purposes. **Recommended to be tabled: 5-0** Counsel stated that this really should be joined with e., above, and he has been using Jackson County as a model. There is no deadline.

f. Amendments to the Official Zoning Map of the Unified Development Code (see attached itemization of 568 proposed changes) **Recommended to approve AG to AI map changes: 5-0** Mr. Ogburn asked if this should be brought back up with the Planning Commission; Board not ready to open it up to Public Hearing.

Public Comment:

Robert Ragsdale = Canon - a number of items arbitrarily changed out of 568 reviewed that do not reflect the actions of the Zoning Commission nor the County Commission - asked that we be very careful in taking actions re AI - different classification from previous. There are 568 parcels of land involved. There are a number of items that were arbitrarily changed.

Note: numerous citizens spoke, but Zoom recording failed and audio is undecipherable. Two citizens spoke, but cannot be identified.

Carolee Coker -1560 Holbrook Carnesville - August 2022 - told had not been updated since 2019. September 2022 Commission voted to approve UDC, with provision that citizens could request their parcels revert back to previous zoning. Baseline never corrected. Never a clear answer as to why particular properties were changed, but never had to go through due process. It has been 8 months since Board voted, and nothing has been done. Detailed numerous changes that were arbitrarily changed. Noted 568 parcels published in paper. Actions being voted on 8 months ago have not been corrected. We are in a dire situation

Lori Huster - 2112 Highway 145 Mr. Hailey did not have the power to make changes; we follow the rule. You can't just ride around and change classifications. What's going on here, guys. Mr. Wester had offered to give a list of everything that needed to be reverted back.

These changes affect our property tax. Take the map back to what it was and what was agreed-upon last September.

Beverly Folsom - Gumlog = Asks for accuracy. Want to make sure that the 200+ parcels are properly vetted

Item 7. Adjourn Commissioner Jacques moved to adjourn the Public Hearing. The public hearing was adjourned at 5:30 pm. Will convene Regular Meeting at 6:00 pm

Signed on the 4th day of December, 2023


Chairman


Robert L. Franklin, District 1 Commissioner


Kyle Foster, District 2 Commissioner


Elizabeth Busby, District 3 Commissioner


Josh Smith, District 4 Commissioner