



You Are Why We Are Here

APPROVED

12-4-2023

**FRANKLIN COUNTY
BOARD OF COMMISSIONERS
PUBLIC HEARING MINUTES
October 2, 2023**

5:30

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, Terry Harris
Planning & Zoning Director, Robert Ogburn
County Attorney Dale R. "Bubba" Samuels
Kelsey Hill
Alexandria Gunter

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. The motion was made by Commissioner Elizabeth Busby and was seconded by Commissioner Josh Smith. The Board of Commissioners voted to approve the agenda: 5>0.

Item 3. Items for Discussion: The Chairman gave a brief overview of the six applications from Planning and Zoning that were on the agenda to be discussed. He also explained the proper procedure to be followed regarding the discussions of the applications.

- a. **C-2023-010 Conditional Use:** Garrett Edwards, represented by Tess Cavellier, applicant, Curt's Detail Shop & Towing, INC, property owner has filed an application for conditional use permit for Driving school, auto, truck, etc. in a Highway Business (HB) zoning district for +/- 5.0 acre tract located at 19 Noah Crow Rd Royston, GA 30662 (Map/Parcel 048/142C). Proposed use: Driving School **Planning Commission recommends Approval: 4>0**

Applicant: Tess Cavellier (Director of Compliance and Real Estate with 160 Driving Academy) spoke on behalf of the company explaining the application.

Spoke in favor: No one spoke in favor.

Spoke in opposition: No one spoke in opposition.

Closing remarks by applicant: There were no closing remarks

- b. **RZ-2023-015 Rezone:** Jerry Saulters, applicant, Jerry and Shannon Saulters, property owners have filed an application for Rezone from Agricultural Intensive (AI) to Agricultural General (AG) for a +/- 18 -acre tract on Salem Rd Royston, GA 30662 (Map/Parcel 049/037 A) Proposed use: Poultry Farm/Correction of map zoning **Planning Commission recommends Approval: 4>0**

Applicant: The Chairman asked if the applicant would like to come forward and speak but the applicant and any representation were not present.

Spoke in favor: No one spoke in favor.

Spoke in opposition: No one spoke in opposition.

Closing remarks by applicant: The Chairman gave an opportunity for any closing remarks from the applicant, but the applicant was not present.

- c. **C-2023-012 Conditional Use:** Jerry Saulters, applicant, Jerry and Shannon Saulters, property owners have filed an application for conditional use permit for poultry houses in an Agricultural General (AG) zoning district." for +/- 18-acre tract located on Salem Rd Royston, GA 30662 (Map/Parcel 049/037 A). Proposed use: Poultry Houses **Planning Commission recommends Approval: 4>0**

Applicant: The Chairman asked if the applicant would like to come forward and speak but the applicant and any representation were not present.

Spoke in favor: No one spoke in favor.

Spoke in opposition: No one spoke in opposition.

Closing remarks by applicant: The Chairman gave an opportunity for any closing remarks from the applicant, but the applicant was not present.

The Planning Director, Robert Ogburn, explained that Mr. Saulters is having to reduce the number of acres in his land which is why he is requesting a rezone and that if his property is rezoned, then he would no longer be able to have chicken houses, which is why he has put in a Conditional Use Application.

The Chairman thanked Mr. Ogburn, his office, and the Planning Commission for the informative packets that had been provided to the Commissioners.

- d. **RZ-2023-013 Rezone:** Jeff and Angela Henderson, applicant, Cameron Henderson, property owner has filed an application for Rezone from Agricultural General (AG) to Rural Residential (RR) for a +/- 7.55 -acre tract located on Rock Pillar Rd Carnesville, GA 30521 (Map/Parcel 012/108C). Proposed use: Minor Subdivision **Planning Commission recommends to table the item: 2-2**

Applicant: The Chairman asked Mr. or Mrs. Henderson and/ or a representative to come forward and speak about the application. Melody Glouton spoke on behalf of the applicants regarding the application.

Spoke in favor: No one spoke in favor.

Spoke in opposition:

- Carolee Coker spoke in opposition
- Wayne Davis spoke in opposition
- George Coker spoke in opposition
- Jason Boyce spoke in opposition
- Robert Isherwood spoke in opposition
- Guerry Hall spoke in opposition
- Cindy Youngblood spoke in opposition.

Closing remarks by applicant: Melody Glouton gave closing remarks

- e. **RZ-2023-014 Rezone:** Jarrett Mize, applicant Jarrett and Rebekah Mize, Property Owners have filed an application for Rezone from Agricultural Intensive (AI) to Agricultural General (AG) for a +/- 10 -acre tract located at 585 Baty Rd Martin, GA 30557 (Map/Parcel 035/093 A). Proposed use: Separating home from Poultry houses **Planning Commission recommends Approval: 4>0**

Applicant: Jarrett Mize spoke about the application.

Spoke in favor: No one spoke in favor.

Spoke in opposition: No one spoke in opposition.

Closing remarks by applicant: No closing remarks.

- f. **V-2023-005 Variance:** Lorraine Licardi, represented by Douglas Mackney and Wayne Mackney, applicant, Joseph and Lorraine Licardi, 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 40-foot front setback in a Rural Residential zoning district to 25 feet. The property consists of a +/- 1.072 acre tract located at 1680 Dillard Bray Rd Royston, GA 30662 (Map/Parcel 067/048C). **Planning Commission recommends Approval: 4>0**

Applicant: Douglas Mackney spoke regarding the application.

Spoke in favor: Wayne Mackney spoke in favor.

Spoke in opposition: No one spoke in opposition.

Closing remarks by applicant: No closing remarks.

- g. **Plat Review: RZ-2023-011 Rezone:** Wayne Ertzberger, has filed an application for an Amendment to the Franklin County Zoning Map from Agricultural (AG) District to Rural Residential (RR) District for a +/- 51.77-acre tract located at 2985 Jackson Bridge Road Carnesville, GA 30521 (Map/Parcel 045/066). **Planning Commission recommends Approval: 4>0**

Robert Ogburn spoke

- h. **Plat Review: Sewell Landing Final Plat Review:** Planning Commission recommends Approval: 4>0

Robert Ogburn spoke

Item 4. Announcements : There were no announcements.

Item 5. Adjourn Commissioner Jacques asked if there was a motion to adjourn the Public Hearing. Commissioner Busby made a Motion to Adjourn; Commissioner Foster seconded the Motion. There was no discussion. By a show of hands, the Motion to adjourn passed 5>0. The public hearing was adjourned at 5:45 pm.

Signed on the 4th day of December, 2023


Chairman


Robert L. Franklin, District 1 Commissioner


Elizabeth Busby, District 3 Commissioner


Josh Smith, District 4 Commissioner


Terry Harris, County Manager


Kelsey Hill

