



APPROVED

1-8-2024

You Are Why We Are Here

**FRANKLIN COUNTY
BOARD OF COMMISSIONERS
PUBLIC HEARING MINUTES**

DATE: August 7, 2023

TIME: 5:30 P.M.

LOCATION: Franklin County Justice Center
7085 Hwy 145
Carnesville, GA 30521

Present: Chairman, Jeff Jacques
District 1 Commissioner – Robert Franklin
District 2 Commissioner – Kyle Foster
District 3 Commissioner – Elizabeth Busby
District 4 Commissioner – Josh Smith

Staff: Derrick Turner, County Manager
Jane Brown, County Clerk

ATTENTION: Zoom meeting was hacked and video had to be stopped.

1. **Chairman - Call meeting to order**
2. **Approval of Agenda**
Commissioner Busby made motion to approve and Commissioner Foster seconded the motion. No discussion. Vote 5-0 approved

3. **Items for discussion**

1. Changes to Building Permit Fee Schedule.

*Planning and Zoning Commission recommends item return to Board of Commissioners, no recommendation 4-0
-To be posted*



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2. V-2023-003 Variance: Donald Hartman, has filed an application for a variance to the Franklin County 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 3-car garage in the required front yard on a +/- 5.01-acre tract (Map/Parcel 040 049G) located at 392 Jim Grizzle Rd Royston, GA 30662 (RR, Rural Residential zoning district).

Planning and Zoning Commission recommends approval 4-0

- March 2023 rules changed house cannot be seen from Jim Grizzle Road (aerial shot of house) other side of house faces Hudson river
- Pro: none
- Con: none

3. RZ-2023-008 Rezone: Brian Pierce, has filed an application for an Amendment to the Franklin County Zoning Map from Agricultural (AG) District to Rural Residential (RR) District for +/- 24.01 acres located on Highway 326 (Map/Parcel 014 045C). Proposed use: Residential housing. *Planning and Zoning Commission recommends item be tabled, no recommendation*

-Withdrawn today (8/7/23)

4. RZ-2023-009 Rezone: Michael Williams, has filed an application for an Amendment to the Franklin County Zoning Map from Agricultural Intensive (AI) District to Institutional (INST) District for a +/- 1.5-acre tract located at 9367 Highway 320 Toccoa, GA 30577 (Map/Parcel 008/ 077A). Proposed use: Build a church.

Planning and Zoning Commission recommends approval 4-0

-3 years ago a church was built, mom passed January left enough money, started grading, former jail & prison ministry, he will be a preacher

Pro: none

Con: none



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5. V-2023-004 Variance: Maximillian Forster, 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, carport, and swimming pool in the front yard of a Lakefront Residential (LR) zoning district. The property consists of a +/- 0.59 acre tract located at 172 Lake View Court, Lavonia, GA30557 (Map/Parcel 060C/ 124).

Planning and Zoning Commission recommends approval 4-0

-bought in 2018 no restrictions, surveyed, house at lot, neighbors already have similar

Pro: none

Con: none

6. RZ-2023-007 Rezone: Dave H. Davis (Represented by W. Charles Ross, Esquire), has filed an application for an Amendment to the Franklin County Zoning Map from Highway Business (HB) District to Heavy Industrial (HI) District for a +/- 15.31-acre tract located at 50 Grady School Rd (Map/Parcel 064 086). Proposed use: Recycle collection center.

Planning and Zoning Commission recommends denial, 4-0

-See attorney letter. Attorney Ross resp. Dave Davis - was checking coop mfg., Newell Recycling - did not have restrictions - was land lord - tenant got notice. Recycling, Columbia Farms - truck maintenance, American Ponda Coating. OK to LI. Okay to continue to use gravel parking lot

Commissioner Busby: OK to LI - recycling Center? Rather than HI. Nothing been signed

Pro: none

Con: Bill Greenwood - assume it will be HI not LI - FC purchased two properties across from site. Investment for FC-devalue what county spent. Café Risqué example: question taking - zoning LI vs HI - auto crashing - history repeating itself. Surface water - no letter of intent - slow water runoff - auto salvage - law.



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7. RZ-2023-010: Rezone: James Seymour (Represented by Barry Lord) has filed an application for an Amendment to the Franklin County Zoning Map from Rural Residential (RR) District to Highway Business (HB) District for a +/- 3.78-acre tract located on Highway 51 (Map/Parcel 021/022C). Proposed use: Construct commercial building
Planning and Zoning Commission recommends approval 4-0
-Barry Lord - Highway 51 - 5000 commercial building. Jeff - office/storage. What use? Josh owner to occupy -rental?

Pro:

Con:

8. 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). Proposed use: Subdivision.
Planning and Zoning Commission has no recommendation, 2-2
-Wayne Ertzberger & Ledford one property between - lot of rumor 13 homes-4 acre lots. Talmadge said no. No question from board.

Pro:

Con: Alisa Center - Madison Co. resident - too close to Broad River concerned for run. Crystal Norris - land surrounded. Kathryn Stinson - Subdivision on river- Broad River - monitor waterways - rural area - to to use national heritage. Kam Waller 1097 Jackson Bridge - agr. Family - road hilly, curvey - people cut through - add more people. Maurie Houston Hwy 145 - stated farmland in Georgia - notional security risk - not significant AG land. Cara Lee Coker - prem plat -2 plat, recognize prem Plat - 51 ag prem plat - UDC standards Royston watershed. Robert Isherwood - ag area AI poultry farm no sewers. Thomas Gift - poultry houses not yet bought - Del Webb sued to.

4. **Announcements**
Zoom and video was shutdown

5. **Adjourn**
6:45 - vote 5 -carried



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Upcoming meetings

August 7, 2023 Regular Meeting 6:00 PM @ Franklin County Justice Center
August 29, 2023 Work Session 6:00 PM @ Franklin County Justice Center
September 11, 2023 Public Hearing 5:30 PM @ Franklin County Justice Center
September 11, 2023 Regular Meeting 6:00 PM @ Franklin County Justice Center
September 26, 2023 Work Session 6:00 PM @ Franklin County Justice Center
October 2, 2023 Public Hearing 5:30 PM @ Franklin County Justice Center
October 2, 2023 Regular Meeting 6:00 PM @ Franklin County Justice Center
October 31, 2023 Work Session 6:00 PM @ Franklin County Justice Center

All meetings are held at the Franklin County Justice Center unless otherwise indicated. Please visit the County's website www.franklincountyga.gov for more information. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities should call the Office of the County Clerk at 706-384-2483 to allow the County to make reasonable accommodations for those persons.

Signed on the 8th day of Jan., 202⁴₃



Jeff Jacques, Chairman




Robert L. Franklin, District 1 Commissioner



Kyle Foster, District 2 Commissioner



Elizabeth Bushy, District 3 Commissioner



Josh Smith, District 4 Commissioner