



You Are Why We Are Here

APPROVED
12-4-2023

**FRANKLIN COUNTY
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING MINUTES
October 2, 2023
6:00 P.M.**

Present: Chairman Jeff Jacques
District 1 Commissioner Robert Franklin
District 2 Commissioner Kyle Foster
District 3 Commissioner Elizabeth Busby (via Zoom)
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
Alexandria Gunter
Kelsey Hill

Item 1. Call to Order Chairman Jacques called the meeting to order.

Item 2. Invocation and Pledge of Allegiance to the American Flag Commissioner Franklin gave an invocation, followed by the Pledge to the American Flag.

Item 3. Approval of Agenda Chairman Jaques asked for a motion that along with the approval of the agenda, that Mrs. Cindy Levi with Avita Community Partners be added to item 6.a. He also that on item 4.i, for the purpose of clarification, that the tax parcel ID number be changed to 021-014.

A Motion to approve the Agenda as amended was brought by Commissioner Busby, and the Motion was seconded by Commissioner Smith. A vote was taken, all approved 5>0

Item 4. Approval of Minutes

- a. **June 5, 2023 Budget Hearing** Commissioner Foster made a motion to approve the minutes and Commissioner Franklin seconded the motion. The motion carried 4>0; Commissioner Busby abstained due to her absence from the June 5 Budget Hearing meeting.
- b. **June 5, 2023 Public Hearing** Commissioner Franklin made a motion to approve the minutes and Commissioner Foster seconded the motion. The motion carried 4>0; Commissioner Busby abstained due to her absence from the June 5 Budget Hearing meeting.
- c. **June 5, 2023 Regular Meeting** Commissioner Foster made a motion to approve the minutes and Commissioner Smith seconded the motion. The motion carried 4>0; Commissioner Busby abstained due to her absence from the June 5 Budget Hearing meeting.
- d. **July 25, 2023 Work Session** Commissioner Busby made a motion to approve the minutes and Commissioner Foster seconded the motion. The motion carried 5>0.
- e. **August 10, 2023 Special Called Meeting** Commissioner Busby made a motion to approve the minutes and Commissioner Franklin seconded the motion. The motion carried 5>0.
- f. **August 29, 2023 Work Session** Commissioner Foster made a motion to approve the minutes and Commissioner Busby seconded the motion. The motion carried 5>0.

Item 5. Public Comment

- a. No recorded Public Comment

Items for discussion:

- a. Planning & Zoning Applications
 - a. **1. 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*
Commissioner Smith made a motion to approve the request;
Commissioner Busby seconded the motion. The motion carried 5>0.
 - 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* **Commissioner Smith made a motion to approve the application; Commissioner Foster seconded the motion. The motion carried 5>0.**

- 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* **Commissioner Smith made a motion to approve the application; Commissioner Foster seconded the motion. The motion carried 5>0.**

- 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* **Commissioner Franklin made a motion to deny the application; Commissioner Busby seconded the motion. The motion carried 5>0.**

- 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* **Commissioner Busby made a motion to approve the application; Commissioner Franklin seconded the motion. The motion carried 5>0.**

- 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* **Commissioner Smith made a motion to approve the application; Commissioner Foster seconded the motion. The motion carried 5>0.**

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*
Chairman Jacques asked for clarification from Robert Ogburn
Mr. Ogburn spoke
Commissioner Smith made a motion to approve the preliminary plat; Commissioner Foster seconded the motion. The motion carried 5>0.

h. Plat Review: Sewell Landing Final Plat Review: *Planning Commission recommends Approval: 4>0*
Chairman Jacques asked for clarification from Robert Ogburn
Mr. Ogburn spoke
Commissioner Foster made a motion to approve the final plat; Commissioner Busby seconded the motion. The motion carried 5>0.

i. Rezone: The County seeks to rezone the property bearing tax parcel number 021 024 **(the agenda was amended to reflect that the correct parcel is 021-014)** containing approximately 35.15 acres, is located near the intersection of Highways 51 and 59, and is currently zoned AG. This Rezone request is initiated by the County on remand from the Franklin County Superior Court of litigation styled Corridor Development, Inc. et al v. Franklin County, Georgia, et al, Civil Action File Number 22FV0155M:
Chairman Jacques referred to Mr. Samuels; Mr. Samuels spoke.
The applicant spoke
Mr. Samuels spoke
Commissioner Smith made a motion to rezone the property to Light Industrial; Commissioner Busby seconded the motion. The motion carried 5>0.

Item 6. Announcements


- Commissioner Busby announced that the County is still looking for people to serve on the Ethics Board and that the application is still out for the County Clerk.
- a. Cindy Levi with Avita Community Partners spoke.
- b. Commissioner Smith asked Mrs. Levi a question about the cost and she responded.

Adjourn Commissioner Busby motioned to adjourn the meeting. Commissioner Foster seconded the motion. The motion carried 5>0 and the meeting was adjourned.

Signed on the 4th day of December, 2023


Chairman Jeff Jacques


Robert L. Franklin, District 1 Commissioner


Kyle Foster, District 2 Commissioner


Elizabeth Busby, District 3 Commissioner


Josh Smith, District 4 Commissioner


Terry Harris, County Manager

Kelsey Hill



1. The first part of the document is a list of the names of the members of the committee who have been appointed to the task of investigating the matter.

2. The second part of the document is a list of the names of the members of the committee who have been appointed to the task of investigating the matter.



3.

