

MINUTES

FRANKLIN COUNTY PLANNING COMMISSION

April 15th, 2021

5:30 PM

Present: Scott DeLozier, Planning Director
Erika Hewatt
Guerry Hall
Harold Gillespie
Carolee Coker
Susan Russell

Absent:

Staff: Rocky Farrow

1. Call the meeting to order.

Scott DeLozier called the meeting to order

2. Adoption of agenda.

Scott DeLozier asked for a motion to adopt the agenda from the April 15, 2021 meeting. Susan Russell made a motion and Erika Hewatt seconded. A vote was taken by the show of hands. The motion carried by five (5) YES votes to (0) NO votes. The YES votes were Erika Hewatt, Harold Gillespie, Guerry Hall, Susan Russell and Carolee Coker.

3. Adoption of minutes from the March 18, 2021 meeting.

Scott DeLozier asked for a motion to adopt the minutes from the March 18, 2021 meeting. Erika Hewatt made a motion and Carolee Coker seconded. A vote was taken by the show of hands. The motion carried by four (4) YES votes to (0) NO votes. The YES votes were Erika Hewatt, Harold Gillespie, Susan Russell, and Carolee Coker. Guerry Hall had to recuse himself from this meeting.

4. Update on BOC actions:

1. Kathryn Zickert, (authorized agent for Pilgrims Pride Corporation), 1230 Peachtree Street, Suite 3100, Atlanta, Ga 30309 has filed an application to rezone from Agriculture Intensive (AI) to Commercial Industrial (CI) a 73.55-acre tract of land located on Hwy 320 and is further identified as Tax Parcel 028-021. **Withdrawn**

2. Kathryn Zickert, (authorized agent for Pilgrims Pride Corporation), 1230 Peachtree Street, Suite 3100, Atlanta, Ga 30309 has filed an application to rezone from Commercial General (CG) to Commercial Industrial (CI) a 36.14-acre tract of land located on Hwy 320 and is further identified as Tax Parcel 028-019. **Withdrawn**
3. Kathryn Zickert, (authorized agent for Pilgrims Pride Corporation), 1230 Peachtree Street, Suite 3100, Atlanta, Ga 30309 has filed an application for a Conditional Use Permit to develop a pet food production facility/rendering plant on two tracts of land totaling +/- 109.69 acres. The properties are located off Hwy 320 and further identified as tax parcels 028-021 & 028-019. **Withdrawn**

New Business

1. Mark Hamner, 1819 Pleasant Hill Cir, Martin, Ga, has filed an application for a Conditional Use Permit for a home-based occupation to operate a meat and produce farm store on a +/- 1.67-acre tract. The property is located at 1819 Pleasant Hill Cir, and is further identified as Tax Parcel 051-062.

Mark Hammer – spoke in favor of application

Will Hammer – spoke in favor of application

Nobody - spoke in opposition

Public hearing was closed

Open to discussion

Susan Russell made a motion to approve the request which was then seconded by Guerry Hall. The motion carried by Harold Gillespie, Guerry Hall, and Susan Russell (3) YES to (2) NO votes by Carolee Coker, and Erika Hewatt.

2. Brendan Smith, 548 Normandy Tr, Lavonia, Ga, has filed an application for a Conditional Use Permit for a home-based occupation to operate a landscape design business on a +/- 0.328-acre tract. The property is located at 548 Normandy Tr, and is further identified as Tax Parcel 070B-043.

Melanie Smith – spoke in favor of application

Nobody - spoke in opposition

Public hearing was closed

Open to discussion

Erika Hewatt made a motion to approve the request which was then seconded by Carolee Coker. The motion carried by Harold Gillespie, Guerry Hall, Carolee Coker, Erika Hewatt and Susan Russell (5) YES to (0) NO votes.

3. Martha Wilson, 5844 Vickery St, Lavonia, Ga has filed an application for a side- yard setback and a lot size variance for a mobile home on a +/- 0.92-acre tract. The property is located at 101 Clarks Creek Rd, Martin, GA and is further identified as Tax Parcel 052-023

Matha Wilson – spoke in favor of application

Mark Smith – spoke in favor of application

Nobody - spoke in opposition

Public hearing was closed

Open to discussion

Susan Russell made a motion to approve the request with the exception to allow this only for the circumstance of Martha Wilson to take care of her father. Once father passes, his mobile home must be removed from the property at a reasonable time as seen fit by Franklin County. This approval is pending legal reviews, which was then seconded by Harold Gillespie. The motion carried by Harold Gillespie, Carolee Coker, Erika Hewatt and Susan Russell (4) YES to (1) NO votes by Guerry Hall.

4. Alan Mitchell, 376 Baty Rd, Martin, Ga has filed an application for a rear yard setback variance for a stackhouse on a 13.80-acre tract. The property is located at 1755 Freeman Rd and is further identified as Tax Parcel 042-041.

Alan Mitchell – spoke in favor of application

Nobody - spoke in opposition

Public hearing was closed

Open to discussion

Erika Hewatt made a motion to approve the request which was then seconded by Harold Gillespie. The motion carried by Harold Gillespie, Guerry Hall, Carolee Coker, Erika Hewatt and Susan Russell (5) YES to (0) NO votes.

5. Aubery Lunsford, 2234 Careytown Rd, Royston, GA has filed an application to rezone from AI (Agriculture Intensive) to RS (Residential Single Family) on a +/-120.35-acre tract for a proposed 50 lot subdivision. The property is located at the intersection of Hwy 106 and Harrison Bridge Rd and is further identified as Tax Parcel 036-033.

Aubery Lunsford – spoke in favor of application

Nobody - spoke in opposition

Public hearing was closed

Open to discussion

Erika Hewatt made a motion to approve the request which was then seconded by Susan Russell. The motion carried by Harold Gillespie, Guerry Hall, Carolee Coker, Erika Hewatt and Susan Russell (5) YES to (0) NO votes.

6. Aubery Lunsford, 2234 Careytown Rd, Royston, GA has filed an application to rezone from AI (Agriculture Intensive) to CG (Commercial General) on a +/- 2.53-acre tract. The property is located at the intersection of Hwy 106 and Harrison Bridge Rd and is further identified as Tax Parcel 036-033.

Aubery Lunsford – spoke in favor of application

Nobody - spoke in opposition

Public hearing was closed

Open to discussion

Erika Hewatt made a motion to approve the request which was then seconded by Susan Russell. The motion carried by Harold Gillespie, Guerry Hall, Carolee Coker, Erika Hewatt and Susan Russell (5) YES to (0) NO votes.

7. The Franklin County Planning Department has submitted a new Subdivision and Development Code to be reviewed and considered for adoption for Franklin County, Ga.

Open to discussion

Carolee Coker made a motion to approve the new Subdivision and Development Code which was then seconded by Erika Hewatt. The motion carried by Harold Gillespie, Carolee Coker, Erika Hewatt and Susan Russell (4) YES to (1) NO votes by Guerry Hall.

Adjourn

Carolee Coker made a motion to approve the request which was then seconded by Harold Gillespie. The motion carried by Erika Hewatt, Harold Gillespie, Carolee Coker, Susan Russell, and Guerry Hall (5) YES to (0) NO votes.

Meeting was adjourned.

Scott DeLozier

Erika Hewatt

Harold Gillespie

Carolee Coker

Guerry Hall

Susan Russell

Minutes taken by: _____
Rocky Farrow

