

## **MINUTES**

### **FRANKLIN COUNTY PLANNING COMMISSION**

**April 21st, 2022**

**5:30 PM**

#### **Franklin County Justice Center**

Present: Scott DeLozier, Planning Director  
Bob Ragsdale  
Susan Russell  
Erika Hewatt  
Carolee Coker

Absent:

Staff: Amanda Hosch  
Rocky Farrow

1. Call the meeting to order.

Carolee Coker asked for a motion to call the meeting to order. Erika Hewatt made a motion and Susan Russell 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 Bob Ragsdale, Erika Hewatt, Carolee Coker and Susan Russell.

2. Invocation.

3. Pledge of Allegiance.

4. Adoption of agenda.

Carolee Coker asked for a motion to adopt the agenda from the April 21, 2022 meeting. Susan Russell made a motion and Erika Hewatt 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 Bob Ragsdale, Erika Hewatt, Carolee Coker and Susan Russell.

5. Adoption of minutes from the March 17, 2022 meeting.

Carolee Coker asked for a motion to adopt the minutes from the March 17, 2022 meeting. Erika Hewatt made a motion and Susan Russell 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 Bob Ragsdale, Erika Hewatt, Carolee Coker and Susan Russell.

6. Update on BOC actions:

1. Corridor Development Inc, 1550 N. Brown Rd, Suite 125, Lawrenceville, Ga 30043 has filed an application for an Amendment to the Franklin County Zoning Map from Agriculture Intensive (AI) to Residential Multi-Family (RM) on a +/- 47.48 acre tract. The property is located at the intersection of Hwy 51 and Hwy 59 and further identified as parcel number 021-013 and a portion of parcel number 021-014. **Denied**
2. Corridor Development Inc, 1550 N. Brown Rd, Suite 125, Lawrenceville, Ga 30043 has filed a variance application for an increase in density, an increase in the number of units allowed per building, as well as a front, side and rear setback variance for a Residential Multi-Family Development on a +/- 47.48 acre tract. The property is located at the intersection of Hwy 51 and Hwy 59 and further identified as parcel number 021-013 and a portion of parcel number 021-014. **Denied**
3. Corridor Development Inc, 1550 N. Brown Rd, Suite 125, Lawrenceville, Ga 30043 has filed an application for an Amendment to the Franklin County Zoning Map from Agriculture Intensive (AI) to Highway Business (HB) on a +/- 5.00 acre tract. The property is located at the intersection of Hwy 51 and Hwy 59 and further identified as parcel number 021-014. **Denied**
4. Ridgeline Land Planning, Inc 196 Belaire Court, Winder, Ga 30680 has filed an application for an Amendment to the Franklin County Zoning Map from Agriculture Intensive (AI) to Residential Single Family (RS) on a +/- 23.99 acre tract. The property is located on State Route 326 and is further identified as parcel number 014-045C. **Tabled**
5. Ridgeline Land Planning, Inc 196 Belaire Court, Winder, Ga 30680 has filed a variance application for an increase in panhandle length on a flag lot on a +/- 23.99 acre tract. The property is located on State Route 326 and is further identified as parcel number 014-045C. **Tabled**

**New Business**

1. Gregory A. Rosser, 353 Ace Casey Rd, Canon, Ga 30520 has filed an application for an Amendment to the Franklin County Zoning Map from Agriculture Intensive (AI) to Highway Business (HB) on a +/- 6.29 acre tract. The property is located on Bryant Park and Bartheda Rd and is further identified as tax parcel 057-060 B, C & D.

Gregory A. Rosser – spoke in favor of application

Nobody - spoke in opposition

Gregory A. Rosser – spoke in favor of application

Public hearing was closed

Open to discussion

Bob Ragsdale made a motion to approve the request which was then seconded by Susan Russell. The motion carried by Bob Ragsdale, Susan Russell, Carolee Coker and Erika Hewatt (4) YES to (0) NO votes.

### **Old Business**

1. Ridgeline Land Planning, Inc 196 Belaire Court, Winder, Ga 30680 has filed an application for an Amendment to the Franklin County Zoning Map from Agriculture Intensive (AI) to Residential Single Family (RS) on a +/- 23.99 acre tract. The property is located on State Route 326 and is further identified as parcel number 014-045C.

Carolee Coker asked for a motion to take application off the table from the March 17, 2022 meeting. Erika Hewatt made a motion and Bob Ragsdale 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 Bob Ragsdale, Erika Hewatt, Carolee Coker and Susan Russell.

Erika Hewatt made a motion to approve the request which was then seconded by Susan Russell. The motion carried by Bob Ragsdale, Susan Russell, and Erika Hewatt (3) YES to Carolee Coker (1) NO votes.

2. Ridgeline Land Planning, Inc 196 Belaire Court, Winder, Ga 30680 has filed a variance application for an increase in panhandle length on a flag lot on a +/- 23.99 acre tract. The property is located on State Route 326 and is further identified as parcel number 014-045C.

Carolee Coker asked for a motion to take application off the table from the March 17, 2022 meeting. Erika Hewatt made a motion and Bob Ragsdale 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 Bob Ragsdale, Erika Hewatt, Carolee Coker and Susan Russell.

Erika Hewatt made a motion to approve the request which was then seconded by Susan Russell. The variance request will go before the Board of Commissioners as a failure to make recommendation due to a tie. The motion carried by Susan Russell, and Erika Hewatt (2) YES to Carolee Coker, and Bob Ragsdale (2) NO votes.

3. Final Plat Review May Lane Estates

Open to discussion

Erika Hewatt made a motion to approve the request which was then seconded by Carolee Coker. The motion carried by Bob Ragsdale, Susan Russell, Carolee Coker, and Erika Hewatt (4) YES to Carolee Coker (0) NO votes.

## **Adjourn**

Susan Russell made a motion to approve the request which was then seconded by Erika Hewatt. The motion carried by Erika Hewatt, Bob Ragsdale, Susan Russell and Carolee Coker (4) YES to (0) NO votes.

Meeting was adjourned.

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Scott DeLozier

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Susan Russell

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Erika Hewatt

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Carolee Coker

\_\_\_\_\_  
Bob Ragsdale

Minutes taken by: \_\_\_\_\_  
Amanda Hosch & Rocky Farrow