**MINUTES**

**FRANKLIN COUNTY PLANNING COMMISSION**

**December 17, 2020**

**5:30 PM**

Present: Scott DeLozier, Planning Director

Erika Hewatt

Susan Russell

Harold Gillespie

Carolee Coker

Absent: Guerry Hall

Staff: Rocky Farrow

1. Call the meeting to order.

Scott DeLozier called the meeting to order

1. Adoption of agenda.

Scott DeLozier asked for a motion to adopt the agenda from the December 17, 2020 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 zero (0) NO votes. The YES votes were Erika Hewatt, Susan Russell, Harold Gillespie, and Carolee Coker.

1. Adoption of minutes from the November 19, 2020 meeting.

Scott DeLozier asked for a motion to adopt the minutes from the November 19, 2020 meeting. Harold Gillespie 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 zero (0) NO votes. The YES votes were Erika Hewatt, Susan Russell, Harold Gillespie, and Carolee Coker.

1. Public Comment.
2. Update on BOC actions:
3. Aubery Lunsford, 2234 Carytown Rd, Royston, Ga has filed an application for a Conditional Use Permit for a 6-house poultry farm on a 169.03-acre tract. The property is located on Carytown Rd and is further identified as Tax Parcel 032-021A. **Approved.**
4. Steve Hallford, 100 Conely Rd, Carnesville, Ga, has filed an application for a front yard setback variance on a 16.51-acre tract. The property is located at 100 Conley Rd, Carnesville, GA and is further identified as Tax Parcel 010-049. **Approved.**

**New Business**

1. Brian Devine, 235 Hembree Park Dr, Roswell, Ga, has filed an application for a Conditional Use Permit to build a 199 ft wireless communications tower on a 5-acre tract. The property is located at 50 Jim Grizzle Rd and is further identified as Tax Parcel 040-068.

Brian Devine – spoke in favor of application

Nobody - spoke in opposition

Public hearing was closed

Open to discussion

Susan Russell recused herself from this vote.

Erika Hewatt made a motion to approve the request which was then seconded by Carolee Coker. The motion carried by Erika Hewatt, Harold Gillespie, and Carolee Coker (3) YES to zero (0) NO votes.

1. Clifford Greenway, 381 Sims Bridge Rd, Commerce, Ga, has filed an application for a Conditional Use Permit to build a two-house poultry farm on a 25.15-acre tract. The property is located at 1579 Stonebridge Rd and is further identified as Tax Parcel 054-044.

Clifford Greenway – spoke in favor of application

Kirk Dawkins - spoke in opposition

Ernie Dawkins - spoke in opposition

Public hearing was closed

Open to discussion

Susan Russell made a motion to table the request because of not having a contract with an integrator and a potential negative impact on the boiler poultry houses in the area, which was then seconded by Carolee Coker. The motion carried by Erika Hewatt, Harold Gillespie, Carolee Coker and Susan Russell four (4) YES to zero (0) NO votes.

1. Aubery Lunsford, 2234 Careytown Rd, Royston, GA has filed an application to rezone from AI (Agriculture Intensive) to RS (Residential Single Family) on a 8.0-acre tract and a 8.0 acre tract. The properties are located on South Fairview Rd and are further identified as Tax Parcels 054-004A & 054-004C.

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 Erika Hewatt, Harold Gillespie, Carolee Coker and Susan Russell four (4) YES to zero (0) NO votes.

1. Aubery Lunsford, 2234 Careytown Rd, Royston, GA has filed an application for a proposed subdivision of an 8.00-acre tract and an 8.00-acre tract. The properties are located on South Fairview Rd and are further identified as Tax Parcels 054-004A & 054-004C.

Aubery Lunsford – spoke in favor of application

Nobody - spoke in opposition

Public hearing was closed

Open to discussion

Planning Director, Scott DeLozier, recommend approving the request with the conditions.

* 1. The proposed road will be paved according to Franklin County Regulations:

Interior roads serving any single-family residential development shall be constructed and paved to AASHTO standards as specified in the Franklin County Subdivision Regulations. In addition, these roads shall have:

* + 1. a minimum pavement width of twenty (20) feet, and
    2. a minimum right-of-way of sixty (60) feet.
    3. Cul-da-sac Radius will be a min of 40’ with a min. right-of-way radius of 50’.

All interior roads within the development are the responsibility of the property owner(s) and shall be adequately maintained to acceptable county standards until such time as the roads are dedicated to and accepted by Franklin County.

* 1. The Road shall have 6” of base and 2” of asphalt after compacted. All Asphaltic pavement shall be installed in accordance with GDOT standards.
  2. All asphaltic types and mixes shall be GDOT approved mix types.
  3. The road will not be presented for adoption by Franklin County until after the road superintendent and county engineer agree the road meets all county specs.
  4. Once adopted by the BOC the road and 60’ R/W will be deeded to Franklin County.
  5. Final plat is not to be recorded until after the applicant finalizes the water line extension agreement with the P/W dept.
  6. The road name shall not be similar to any existing roads within the county and shall be approved by the 911 Director.

Planning Director, Scott DeLozier, asked Aubery Lunsford if he agreed with all of the conditions. Aubery Lunsford response was yes.

Erika Hewatt made a motion to approve the request with the conditions that was presented by Planning Director, Scott DeLozier, which was then seconded by Susan Russell. The motion carried by Erika Hewatt, Harold Gillespie, Carolee Coker and Susan Russell four (4) YES to zero (0) NO votes.

1. Aubery Lunsford, 2234 Careytown Rd, Royston, GA, has filed an application for a Conditional Use Permit to build a six-house poultry farm on a 145.64-acre tract. The property is located at 3309 Careytown Rd and is further identified as Tax Parcels 040-022A & 032-046.

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 Erika Hewatt, Harold Gillespie, Carolee Coker and Susan Russell four (4) YES to zero (0) NO votes.

**Adjourn**

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

Meeting was adjourned.

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Scott DeLozier Erika Hewatt

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Harold Gillespie Carolee Coker

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Susan Russell

Minutes taken by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Rocky Farrow