

MINUTES

FRANKLIN COUNTY PLANNING COMMISSION

Dec 16th, 2021

5:30 PM

Franklin County Justice Center

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

Absent:

Staff: Rocky Farrow

1. Call the meeting to order.

Scott DeLozier asked for a motion to call the meeting to order. Carolee Coker made a motion and Susan Russell 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, Bob Ragsdale, Harold Gillespie, Carolee Coker and Susan Russell.

2. Invocation.

3. Pledge of Allegiance.

4. Adoption of agenda.

Scott DeLozier asked for a motion to adopt the agenda from the December 16, 2021 meeting. Carolee Coker 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, Bob Ragsdale, Harold Gillespie, Carolee Coker and Susan Russell.

5. Adoption of minutes from the November 18, 2021 meeting.

Scott DeLozier asked for a motion to adopt the minutes from the November 18, 2021 meeting. Carolee Coker made a motion and Susan Russell 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, Bob Ragsdale, Harold Gillespie, Carolee Coker and Susan Russell.

6. Update on BOC actions:

1. Harold Fowler, Jr, 1788 Brown Rd, Martin, Ga, has filed an application for a front yard setback variance for a stackhouse on a 35.16-acre tract. The property is located at 207 Baty Rd and is further identified as Tax Parcel 044-005. **APPROVED**
2. John Armstrong, 65 Woodrow Ln, Lavonia, Ga, has filed an application for an accessory building variance on a 0.78 -acre tract. The property is located at 65 Woodrow Ln and is further identified as Tax Parcel 070D-100. **APPROVED**
3. Lori Huster and Robert Isherwood, 2112 Highway 145, Carnesville, Ga, have filed an application for a Conditional Use Permit to operate a wedding/event venue on two tracts totaling 49.93-acre. The property is located 2112 Hwy 145 and is further identified as Tax Parcels 047-076 & 047-078. **APPROVED**
4. Gene Schmidt, 282 Roberts Rd, Carnesville, Ga, has filed an application for a Conditional Use Permit to build on additional poultry house on a current two-house farm on a 47.81-acre tract. The property is located at 282 Roberts Rd and is further identified as Tax Parcel 011-070. **APPROVED**
5. Nathan and Elizabeth Hipp, 3689 New Franklin Church Rd, Canon, Ga, has filed an application for an Amendment to the Franklin County Zoning Map from Agriculture Intensive (AI) to Highway Business (HB) on a 3.69-acre tract. The property is located 15676 Hwy 17 and is further identified as tax parcel 052-118. **APPROVED**

New Business

1. Steve Norris, 170 Norris Rd, Canon, Ga, has filed an application for a side yard setback variance for a stackhouse on a 22.30-acre tract. The property is located at 170 Norris Rd and is further identified as Tax Parcel 057-087.

Steve Norris – spoke in favor of application

Nobody - spoke in opposition

Public hearing was closed

Open to discussion

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

2. Brian Watkins, 14944 Hwy 17, Lavonia, Ga, has filed an application for a variance to extend the maximum length of a cul-de-sac road on a +/- 163.66-acre tract. The property is located at 17411 Hwy 17 and is further identified as Tax Parcels 042-053 & 042-038.

Brian Watkins – spoke in favor of application

Nobody - spoke in opposition

Public hearing was closed

Open to discussion

Bob Ragsdale made a motion to approve the request with the condition that a second cul-de-sac be added at the half way point, which was then seconded by Susan Russell. The motion carried by Bob Ragsdale, Susan Russell, Harold Gillespie, Carolee Coker and Erika Hewatt (5) YES to (0) NO votes.

3. Brian Watkins, 14944 Hwy 17, Lavonia, Ga, has filed an application to for a preliminary plat review for a proposed 43 lot subdivision in Franklin County on a +/- 163.66-acre tract. The property is located at 17411 Hwy 17 and is further identified as Tax Parcels 042-053 & 042-038.

Brian Watkins – 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 Bob Ragsdale, Susan Russell, Harold Gillespie, Carolee Coker and Erika Hewatt (5) YES to (0) NO votes.

Old Business

Scott DeLozier asked for a motion to take the application off the table. Carolee Coker made a motion and Susan Russell 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, Bob Ragsdale, Harold Gillespie, Carolee Coker and Susan Russell.

1. Steven Brown, 6373 Hwy 145, Carnesville, Ga, has filed an application for a Conditional Use Permit to operate a custom automotive paint shop as a home-based on a 2-acre tract. The property is located 6373 Hwy 145, and is further identified as Tax Parcel 036-039.

Steven Brown – spoke in favor of application

Jessica Brown – spoke in favor of application

Steve Brown – spoke in favor of application

Dale Fowler - spoke in opposition

Steven Brown – spoke in favor of application

Jessica Brown – spoke in favor of application

Public hearing was closed

Open to discussion

Susan Russell made a motion to approve the request with the condition that they plant a vegetative buffer for a distance no more than 150 feet to mitigate the Fowlers visual nuisance which is to be determined by a site visit. This was then seconded by Bob Ragsdale. The motion carried by Bob Ragsdale, Susan Russell, Carolee Coker and Erika Hewatt (4) YES to (1) NO votes.

Adjourn

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

Meeting was adjourned.

Scott DeLozier

Erika Hewatt

Harold Gillespie

Carolee Coker

Bob Ragsdale

Susan Russell

Minutes taken by: _____
Rocky Farrow