

MINUTES

FRANKLIN COUNTY PLANNING COMMISSION

July 15th, 2021

5:30 PM

Franklin County Justice Center

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

Absent: Susan Russell

Staff: Rocky Farrow

1. Call the meeting to order.

Scott DeLozier called the meeting to order

2. Invocation.
3. Pledge of Allegiance.
4. Adoption of agenda.

Scott DeLozier asked for a motion to adopt the agenda from the July 15, 2021 meeting. Carolee Coker 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 Erika Hewatt, Harold Gillespie, Guerry Hall and Carolee Coker.

5. Adoption of minutes from the June 17, 2021 meeting.

Scott DeLozier asked for a motion to adopt the minutes from the June 17, 2021 meeting. Carolee Coker made a motion and Guerry Hall 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, Guerry Hall and Carolee Coker.

6. Update on BOC actions:

1. Dustin Huynh, 5747 Gumlog Rd, Martin, Ga, has filed an application for a Conditional Use Permit to build two poultry houses on a tract of land totaling +/- 77.38 acres. The property is located at 5747 Gumlog Rd and further identified as tax parcel 061-001B. **Approved**
2. Tina Brock, 3406 New Kings Bridge Rd, Nicholson, Ga has filed an application for a Conditional Use Permit to build and operate a woman's shelter/refuge center on a +/- 10.00-acre tract of land located at 638 Reno Rd and is further identified as tax parcel 040-095G. **Approved**
3. Edwin Albino, 157 Kennedy Dr, Commerce, Ga 30530 has filed an application for a Conditional Use Permit to develop a 3-unit day camp on +/- 5.09 acres. The property is located at 157 Kennedy Dr and is further identified as tax parcel 013-015B. **Denied**
4. The Franklin County Planning Department has submitted a zoning text amendment to update the current commercial industrial zoning district to be reviewed and considered for adoption by Franklin County, Ga. **Approved**

New Business

1. George Coker, 1075 Holbrook Rd, Carnesville, Ga has filed an application for a Conditional Use Permit to develop a Church/Event venue on +/- 392.28 acres. The property is located on Dr. Smith Rd and is further identified as tax parcel 022-036.

George Coker – spoke in favor of application

Carolee Coker – spoke in favor of application

Nobody - spoke in opposition

Public hearing was closed

Open to discussion

Guerry Hall made a motion to approve the request which was then seconded by Erika Hewatt. The motion carried by Harold Gillespie, Guerry Hall and Erika Hewatt (3) YES to (0) NO votes. **Carolee Coker had to recuse herself from this application.**

2. Joey Gilbert, 205 Williams Bridge Rd, Toccoa, Ga, has filed an application to rezone from Agriculture Intensive (AI) to Residential Single Family (RS) on a +/- 34.69 acre tract. The property is located at the intersection of Cedar Ridge Road and Westbrook Rd and is further identified as tax parcel B75-017.

Joey Gilbert – spoke in favor of application

Mike Van Winkle - spoke in opposition

Lee Dobbyn - spoke in opposition

Jack Stewart - spoke in opposition

Joey Gilbert – spoke in favor of application

Shawn Waston – spoke in favor of application

Public hearing was closed

Open to discussion

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

3. Ridgeline Land Planning, Inc, 196 Belaire Court, Winder, Ga, has filed an application to rezone from Agriculture Intensive (AI) to Residential Single Family (RS) on a +/- 33.00 acre tract. The property is located at the intersection of Hwy 59 and May Lane and is further identified as tax parcel 028-047.

Holt Persinger – spoke in favor of application

Sharon Stephens - spoke in opposition

Dennis Ribblett - spoke in opposition

Holt Persinger – spoke in favor of application

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 and Erika Hewatt (4) YES to (0) NO votes.

4. Ridgeline Land Planning, Inc, 196 Belaire Court, Winder, Ga, has filed an application to for preliminary plat approval on a +/- 33.00 acre tract. The property is located at the intersection of Hwy 59 and May Lane and is further identified as tax parcel 028-047.

Holt Persinger – spoke in favor of application

Sharon Stephens - spoke in opposition

Dennis Ribblett - spoke in opposition

Holt Persinger – spoke in favor of application

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 and Erika Hewatt (4) YES to (0) NO votes.

Adjourn

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

Meeting was adjourned.

Scott DeLozier

Erika Hewatt

Harold Gillespie

Carolee Coker

Guerry Hall

Minutes taken by: _____
Rocky Farrow