

MINUTES

FRANKLIN COUNTY PLANNING COMMISSION

June 17th, 2021

5:30 PM

Franklin County Justice Center

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 June 17, 2021 meeting. Erika Hewatt 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, Harold Gillespie, Guerry Hall, Susan Russell and Carolee Coker.

3. Adoption of minutes from the May 19, 2021 meeting.

Scott DeLozier asked for a motion to adopt the minutes from the May 19, 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 (5) YES votes to (0) NO votes. The YES votes were Erika Hewatt, Harold Gillespie, Susan Russell, Guerry Hall, and Carolee Coker.

4. Update on BOC actions:

1. Andrew Plyler, 950 Glenwood Dr, Gainesville, Ga has filed an application to rezone from Agriculture Intensive (AI) to Residential Single-Family (RS) a 13.33-acre tract of land located at 10622 Hwy 59 and is further identified as Tax Parcels 044-071C, 044-071D, 044-071B. **Tabled**
2. 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 **Withdrawn.**
3. 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 **Withdrawn.**
4. 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 **Withdrawn.**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. 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.

Dustin Huynh – spoke in favor of application

Rocky Thomason – 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 Guerry Hall. The motion carried by Harold Gillespie, Guerry Hall, Carolee Coker, Erika Hewatt and Susan Russell (5) YES to (0) NO votes.

2. Tina Brock, 3406 New Kings Bridge Rd, Nicholson, Ga has filed an application for a Conditional Use Permit to build an 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

Tina Brock – spoke in favor of application

Teresa House – spoke in favor of application

Judith Woodyard – spoke in favor of application

Amanda Moore – spoke in favor of application

Mary Redden – spoke in favor of application

Andrew Plyler – spoke in favor of application

Ken Roberts – spoke in favor of application

Daniel Snow - spoke in opposition

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, Erika Hewatt and Susan Russell (5) YES to (0) NO votes.

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

Edwin Albino – spoke in favor of application

Danny Albino – spoke in favor of application

Elena Zapata - spoke in opposition

Willie Vanderford - spoke in opposition

Crystal Baldwin - spoke in opposition

Steve Ledford - spoke in opposition

Danny Flanagan - spoke in opposition

Heath Jones - spoke in opposition

Kayla Seay - spoke in opposition

Curtis Wilson - spoke in opposition

Don Baldwin - spoke in opposition

Mitchell Ledford - spoke in opposition

Sheila Wright - spoke in opposition

Susan Linder - spoke in opposition

Edwin Albino – spoke in favor of application

Public hearing was closed

Open to discussion

Erika Hewatt made a motion to deny 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.

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.

Open to discussion

Carolee Coker made a motion to approve the zoning text amendment of the current commercial industrial zoning district, which was then seconded by Erika Hewatt. The motion carried by Harold Gillespie, Guerry Hall, Carolee Coker, Erika Hewatt and Susan Russell (5) YES to (0) NO votes.

Old Business

1. Andrew Plyler, 950 Glenwood Dr, Gainesville, Ga has filed an application to rezone from Agriculture Intensive (AI) to Residential Single-Family (RS) a 13.33-acre tract of land located at 10622 Hwy 59 and is further identified as Tax Parcels 044-071C, 044-071D, 044-071B.

Andrew Plyler – spoke in favor of application

Open to discussion

Erika Hewatt made a motion to approve the request with the condition of Mr. Plyler commits to building stick-built homes on these lots, 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.

Adjourn

Carolee Coker made a motion to approve the request which was then seconded by Erika Hewatt. 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