

MINUTES

FRANKLIN COUNTY PLANNING COMMISSION

March 17th, 2022

5:30 PM

Franklin County Justice Center

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

Absent:

Staff: Rocky Farrow

1. Call the meeting to order.

Scott DeLozier 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.

Scott DeLozier asked for a motion to adopt the agenda from the March 17, 2022 meeting. Erika Hewatt made a motion and Carolee Coker 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 February 17, 2022 meeting.

Scott DeLozier asked for a motion to adopt the minutes from the February 17, 2022 meeting. Susan Russell made a motion and Carolee Coker 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. Garland and Wendy Parchment, 2910 Buford Drive, Buford, Ga, has filed an application for an Amendment to the Franklin County Zoning Map from Agriculture Intensive (AI) to Light Industrial (LI) on a +/- 6.41 acre tract. The property is located Hwy on 51 and is further identified as tax parcel 012-022. **Approved with recommended conditions.**

7. Election of new Chairperson.

Nomination by Erika Hewatt for Carolee Coker to be the new chairperson of the planning commission.

New Business

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.

Shane Lanham – spoke in favor of application

David Gaines - spoke in opposition

Terry Roberson - spoke in opposition

Elizabeth Busby - spoke in opposition

Bobby Martin - spoke in opposition

Guerry Hall - spoke in opposition

Alan Martin - spoke in opposition

Shirley Robertson - spoke in opposition

Courtney Long - spoke in opposition

Peter Crawford - spoke in opposition

Tommy Sears - spoke in opposition

Joe Strickland - spoke in opposition

Wayne Young - spoke in opposition

Glenda Williams - spoke in opposition

David Kiser - spoke in opposition

Sharon Dudley - spoke in opposition

Shane Lanham – spoke in favor of application

Public hearing was closed

Open to discussion

Bob Ragsdale made a motion to deny the rezoning from Agriculture Intensive (AI) to Residential Multi-Family (RM) as well as all the variance requested. This 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.

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.
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.

Susan Russell made a motion to deny the rezoning from Agriculture Intensive (AI) to Highway Business (HB). This was then seconded by Carolee Coker. The motion carried by Susan Russell, Carolee Coker and Erika Hewatt (3) YES to (1) NO vote Bob Ragsdale.

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.

Holt Persinger – spoke in favor of application

Joseph Greene - spoke in opposition

Lisa Brussat - spoke in opposition

James Rayburn - spoke in opposition

Wayne Reynolds - spoke in opposition

Evelyn Sundin - spoke in opposition

Guerry Hall - spoke in opposition

Holt Persinger – spoke in favor of application

Public hearing was closed

Open to discussion

Bob Ragsdale made a motion to table this application for the identifying potential flood and soil erosion issues. This was then seconded by Susan Russell. The motion carried by Susan Russell, Bob Ragsdale and Erika Hewatt (3) YES to (1) NO vote Carolee Coker.

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.

Adjourn

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

Meeting was adjourned.

Scott DeLozier

Susan Russell

Erika Hewatt

Carolee Coker

Bob Ragsdale

Minutes taken by: _____

Rocky Farrow