



You Are Why We Are Here

FRANKLIN COUNTY
Planning Commission
MEETING MINUTES
May 19, 2021
5:00 P.M.

Present: Harold Gillespie, Chairman
Guerry Hall
Erika Hewatt
Susan Russell
Carolee Coker

Media: Shane Scoggins, Franklin County Citizen

Staff: Planning Director, Scott DeLozier
Admin Assistant, Ashley Rose Dodd

Guest: County Attorney, Bubba Samuels via Zoom

Item 1: Call Meeting to Order – Scott DeLozier called the meeting to order at 5:00 pm and welcomed everyone. Susan Russell made a motion to start the meeting. Erika seconded the motion. All were in favor, 5-0.

Item 2: Approval of the Agenda: Scott DeLozier suggested to amend the agenda to add invocation and pledge of allegiance to the American Flag. Carole Coker made a motion to amend the agenda. Erika seconded the motion. All were in favor, 5-0.

Item 3: Invocation and Pledge of Allegiance to the American flag: Scott DeLozier gave the invocation and led the Pledge of Allegiance

Item 4: Updates:

1. Mark Hamner, 1819 Pleasant Hill Cir, Martin, Ga, has filed an applications for a Conditional Use Permit for a home-based occupation to operate a meat and produce farm store on a +/- 1.67-acre tract. The property is located at 1819 Pleasant Hill Cir, and is further identified as Tax Parcel 051-062. **Approved.**
2. Brendan Smith, 548 Normandy Tr, Lavonia, Ga, has filed an application for a Conditional Use Permit for a home-based



You Are Why We Are Here

occupation to operate a landscape design business on a +/- 0.328-acre tract. The property is located at 548 Normandy Tr, and is further identified as Tax Parcel 070B-043. **Approved.**

3. Martha Wilson, 5844 Vickery St, Lavonia, Ga has filed an application for a side- yard setback and a lot size variance for a mobile home on a +/- 0.92-acre tract. The property is located at 101 Clarks Creek Rd, Martin, GA and is further identified as Tax Parcel 052-023. **Approved w/ Conditions.**
4. Alan Mitchell, 376 Baty Rd, Martin, Ga has filed an application for a rear yard setback variance for a stackhouse on a 13.80-acre tract. The property is located at 1755 Freeman Rd and is further identified as Tax Parcel 042-041. **Approved.**
5. Aubery Lunsford, 2234 Careytown Rd, Royston, GA has filed an application to rezone from AI (Agriculture Intensive) to RS (Residential Single Family) on a +/-120.35-acre tract for a proposed 50 lot subdivision. The property is located at the intersection of Hwy 106 and Harrison Bridge Rd and is further identified as Tax Parcel 036-033. **Approved W/ Conditions.**
6. Aubery Lunsford, 2234 Careytown Rd, Royston, GA has filed an application to rezone from AI (Agriculture Intensive) to CG (Commercial General) on a +/- 2.53-acre tract. The property is located at the intersection of Hwy 106 and Harrison Bridge Rd and is further identified as Tax Parcel 036-033. **Denied.**
7. The Franklin County Planning Department has submitted a new Subdivision and Development Code to be reviewed and considered for adoption for Franklin County, Ga. **Approved**

Item 7: Items for discussion:

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.

No one spoke in favor



You Are Why We Are Here

Boyd Sewell spoke in opposition of Andrew Plyer's application.

Lisa Sewell spoke in opposition of Andrew Plyer's application.

Guerry Hall made a motion to table the 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. The application would be tabled to gather more details. 4-1 vote in favor of tableting the item. Erika Hewatt was in opposition.

Mr. Hall exited the meeting to recuse himself due to conflict of interest for the next items.

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.
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.
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.

Mr. Mark Glover presented and spoke to the planning commission about the applications to rezone and application for a conditional use permit.

No one spoke in favor.

Victor Nealy of 2065 Davids Home Church Road Comer, GA 30629 spoke in opposition.



You Are Why We Are Here

Maura Padget of 12021 Old Federal Road Carnesville, GA 30521 spoke in opposition.

Abe Padget of 12021 Old Federal Road Carnesville, GA 30521 spoke in opposition.

Brock Wilson of 218 Benton Road Jefferson, Georgia 30549 spoke in opposition.

Angela J. Musick of 72 Farmers Academy Road Martin, Georgia 30557 spoke in opposition.

Andrea D. Smith of 285 River Bend Circle Royston, Georgia 30662 spoke in opposition.

Diane Oaks of 3970 Bold Springs Road Carnesville, Georgia 30521 spoke in opposition.

Faye Carnes of 19181 Hwy 59 Carnesville, Georgia 30521 spoke in opposition.

Terry Sanford of 1370 Farmers Academy Martin, Georgia 30557 spoke in opposition.

Jeff Smith of 333 Edward McFarlin Road Carnesville, Georgia 30521 spoke in opposition.

Phillip Hinsley of 18010 Hwy 59 Carnesville, Georgia 30521 spoke in opposition.

Diane Forester of 1505 Hwy 320 Carnesville, Georgia 30521 spoke in opposition.

Andrew Plyer of 950 Glenwood Drive Gainesville, Georgia 30501 spoke in opposition.

Dennis Barron of 1515 Hwy 198 Carnesville, Georgia 30521 spoke in opposition.

Joe Lavalley of 816 Red Dog Run Royston, Georgia 30662 spoke in opposition.



You Are Why We Are Here

Joan C. Beggs of 4281 Riverdale Road Toccoa, Georgia 30577 spoke in opposition.

Joe D. Strickland of 1786 Hwy 320 Carnesville, Georgia 30521 spoke in opposition.

Chris Snider of 2223 Bryant Park Road Canon, Georgia 30520 spoke in opposition.

Kevin McClain of 685 McClain Road Martin, Georgia 30557 spoke in opposition.

Mike Barrett of 478 Rocky Ford Road Carnesville, Georgia 30521 spoke in opposition.

Beth Sosby of 376 Sosby Road Martin, Georgia 30557 spoke in opposition.

Eric Segars of 1234 Baty Road Martin, Georgia 30557 spoke in opposition.

Phillip Malia of 356 Nails Creek Road Royston, Georgia 30662 spoke in opposition.

Jonathan Goolsby of 2654 Hwy 320 Carnesville, Georgia 30521 spoke in opposition.

Polly Walker of 5560 Hwy 29 Royston, Georgia 30662 spoke in opposition.

Christie Busby of 2651 W. Main Street Royston, Georgia 30662 spoke in opposition.

Woody Woodyard of 201 Meadow Brook Lane Royston, Georgia 30662 spoke in opposition.

Judith H. Woodyard of 20 Meadow Brook Lane Royston, Georgia 30662 spoke in opposition.

Tina Brock - Franklin Life PRC of 7747 Royston Road Carnesville Georgia 30521 spoke in opposition.



You Are Why We Are Here

Sherry MacDonald of 3015 Hwy 145 Carnesville, Georgia 30521 spoke in opposition.

Ted Pritchett of 233 Roebuck Road Carnesville, Georgia 30521 spoke in opposition.

Michael Malia of 270 Bold Springs Church Road Carnesville, Georgia spoke in opposition.

Denise Blakey of 2228 Cawthon Davis Road Canon, Georgia 30520 spoke in opposition.

Elizabeth Busby of 91 Harber Road Carnesville, Georgia 30521 spoke in opposition.

Lori Hunter of 1910 Hwy 145 Carnesville, Georgia 30521 spoke in opposition.

Bobby Martin of 16 Hwy 198 Carnesville, Georgia 30521 spoke in opposition.

Dana Keranen of 379 Barrett Drive Toccoa, Georgia 30577 spoke in opposition.

Kellie Spagnoli of 720 Akin Road Martin, Georgia 30557 spoke in opposition.

Lisa Sewell of 10492 Hwy 59 Lavonia, Georgia 30553 spoke in opposition.

Aaron Kibler of 2350 Hwy 320 Carnesville, Georgia 30521 spoke in opposition.

Susan Gray of 6107 Hwy 320 Carnesville, Georgia 30521 spoke in opposition.

Marilyn Henneman of 6105 Hwy 320 Carnesville, Georgia 30521 spoke in opposition.

Alan Martin of 2656 Brays Lake Road Royston, Georgia 30662 spoke in opposition.



You Are Why We Are Here

Steve Fortson of 244 Skyline Way Lavonia, Georgia 30553 spoke in opposition.

Boyd Sewell of 10492 Hwy 59 Lavonia, Georgia 30553 spoke in opposition.

John Marr of 1225 Whiting Road Lavonia, Georgia 30553 spoke in opposition.

Danny Walke of 5560 Hwy 29 Royston, Georgia 30521 spoke in opposition.

Ted Williams of 329 Riverbend Drive Royston, Georgia 30521 spoke in opposition.

Kay Williams of 329 Riverbend Drive Royston, Georgia 30521 spoke in opposition.

Abby Walker of 1300 Idle Acres Lane Lavonia, GA 30553 spoke in opposition.

Barbara Lindorme of Bank County spoke in opposition.

Stan Whitsitt of 88 Rocky Ford Road Carnesville, Georgia 30521 spoke in opposition.

Carolee Coker made a motion to deny. Erika Hewett seconded. A motion was made to deny the rezoning of two applications from Kathryn Zickert, (authorized agent for Pilgrims Pride Corporation). Application of 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 and the 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. All were in favor to deny with a 4-0 vote.

Carolee Coker made a motion to deny. Erika Hewett seconded. A motion was made to deny Kathryn Zickert, (authorized agent for Pilgrims Pride Corporation) 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



You Are Why We Are Here

identified as tax parcels 028-021 & 028-019. All were in favor to deny with a 4-0 vote.

Item 8: Adjourn

Erika Hewatt made a motion to adjourn. Susan Russel seconded the motion. All were in favor, 4-0.

Signed on the _____ day of _____, 2021

Chairman, Harold Gillespie

Guerry Hall

Erika Hewatt

Susan Russell

Carolee Coker

Ashley Rose Dodd, Admin Assistant