

## **MINUTES**

### **FRANKLIN COUNTY PLANNING COMMISSION**

**May 19th, 2022**

**5:30 PM**

**Franklin County Justice Center**

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

Absent:

Staff: Amanda Hosch  
Rocky Farrow

1. Call the meeting to order.

Carolee Coker 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.

Carolee Coker asked for a motion to adopt the agenda from the May 19, 2022 meeting. Susan Russell 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 Bob Ragsdale, Erika Hewatt, Carolee Coker and Susan Russell.

5. Adoption of minutes from the April 21, 2022 meeting.

Carolee Coker asked for a motion to adopt the minutes from the April 21, 2022 meeting. Bob Ragsdale 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 Bob Ragsdale, Erika Hewatt, Carolee Coker and Susan Russell.

6. Update on BOC actions:

1. Gregory A. Rosser, 353 Ace Casey Rd, Canon, Ga 30520 has filed an application for an Amendment to the Franklin County Zoning Map from Agriculture Intensive (AI) to Highway Business (HB) on a +/- 6.29 acre tract. The property is located on Bryant Park and Bartheda Rd and is further identified as tax parcel 057-060 B, C & D. **Approved**
2. 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. **Denied**
3. 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. **Tabled**
4. Final Plat Review May Lane Estates. **Approved**

**New Business**

1. Marie Hendrix, 891 N Fairview Rd, Lavonia, Ga 30553 has filed a conditional use permit for an Event Venue on a +/- 23.93 acre tract. The property is located on 210 Thomas Rd and is further identified as tax parcel 053 169B.

Marie Hendrix – Spoke in favor of application

Frank Gibson – Spoke in favor of application

Nobody – Spoke in opposition of application

Public hearing was closed

Open to discussion

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

2. Jason Eason, 2311 Starrs Bridge Rd, Canon, GA 30520 has filed for a conditional use permit for Two Poultry Houses on a +/- 50 acre tract. The property is located on Black Snake Rd and is further identified as tax parcel 057 094A.

Jason Eason – Spoke in favor of application

Phillip Segars for Vernon Segars – Spoke in opposition of application

Jason Eason – Spoke in favor of application

Public hearing was closed

Open to discussion

Bob Ragsdale made a motion to approve the request with conditions which was then seconded by Erika Hewatt. The motion carried by Bob Ragsdale, Carolee Coker and Erika Hewatt (3) YES to Susan Russell (1) NO votes.

3. Joey Gilbert, 205 Williams Bridge Rd, Toccoa, GA 30577 has filed for a conditional use permit for an Event Venue on a +/- 11.19 acre tract. The property is located at 1297 Franklin County Boat Ramp Rd and is further identified as tax parcel 070D 116.

Joey Gilbert – Spoke in favor of application

Gary Feaserman – Spoke in opposition of application

Pat Hitchcock - Spoke in opposition of application

Matt Weir – Spoke in opposition of application

Joey Gilbert – Spoke in favor of application

Public hearing was closed

Open to discussion

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

4. Jeremy Stratton, 190 One Mile Lane, Carnesville, GA 30521 has filed for a conditional use permit for Retail Farm Store on a +/- 9.75 acre tract. The property is located at 190 One Mile Lane and is further identified as tax parcel 045 004.

Jeremy Stratton – Spoke in favor of application

Cole Roper – Spoke in favor of application

Carl Smith - Spoke in favor of application

Bobby Hanley – Spoke in favor of application

Nobody – Spoke in opposition of application

Jeremy Stratton – Spoke in favor of application

Public hearing was closed

Open to discussion

Bob Ragsdale made a motion to approve the request which 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.

5. Franklin County Draft Unified Development Code Review.

Opened to public discussion

Ed Fickey – Spoke

Alan Martin – Spoke

Beth Sosby – Spoke

John Dowell – Spoke

Gertrude Williams – Spoke

Rocky Thomason – Spoke

Melody Housley – Spoke

David McAdams – Spoke

Carl Dameroze – Spoke

Amy Hanley – Spoke

Courtney Long – Spoke

Dwight Stovall – Spoke

Mary Cornnett – Spoke

Nic McFarlin – Spoke

Guerry Hall – Spoke

Carl Smith – Spoke

Bobby Hanley – Spoke

Eric Segars – Spoke

Tyler Owenby – Spoke

Frank Gibson – Spoke

Kevin Stinson – Spoke

Dave Dorsa – Spoke

Abby Walker – Spoke

Chris Garrett – Spoke

Garren Hall – Spoke

Pam Wehunt – Spoke

Kenneth Layton – Spoke

Phillip Rhoades – Spoke

Public hearing was closed

Open to discussion

Bob Ragsdale made a motion to table application with work session to be scheduled at a later date, the request which was then seconded by Carolee Coker. The motion carried by Bob Ragsdale, Susan Russell, 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 Susan Russell. The motion carried by Erika Hewatt, Bob Ragsdale, Susan Russell and Carolee Coker (4) YES to (0) NO votes.

Meeting was adjourned.

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Scott DeLozier

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Susan Russell

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Erika Hewatt

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Carolee Coker

\_\_\_\_\_  
Bob Ragsdale

Minutes taken by: \_\_\_\_\_  
Amanda Hosch & Rocky Farrow