

## **MINUTES**

### **FRANKLIN COUNTY PLANNING COMMISSION**

**Nov 18th, 2021**

**5:30 PM**

**Franklin County Justice Center**

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

Absent:

Staff: Rocky Farrow

1. Call 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 November 18, 2021 meeting. Carolee Coker 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, Bob Ragsdale, Harold Gillespie, Carolee Coker and Susan Russell.

5. Adoption of minutes from the October 21, 2021 meeting.

Scott DeLozier asked for a motion to adopt the minutes from the October 21, 2021 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 Erika Hewatt, Bob Ragsdale, Harold Gillespie and Susan Russell.

6. Update on BOC actions:

1. Troy Construction LLC, 3375 Maysville Rd, Commerce, Ga, has filed an application for an Amendment to the Franklin County Zoning Map from Agriculture Intensive (AI) to Light Industrial (LI) on a +/- 15.44 acres. The property is located at 633 Neal Rd and further identified as tax parcel 006-018. **Approved**
2. Chris Moon, 345 Smith Rd, Lavonia, Ga, has filed an application for an Amendment to the Franklin County Zoning Map from Commercial General (CG) to Agriculture Intensive (AI) on a +/- 24.24 acres. The property is located on Pleasant Hill Rd and is further identified as tax parcel 062-127C. **Approved.**

### **New Business**

1. Harold Fowler, Jr, 1788 Brown Rd, Martin, Ga, has filed an application for a front yard setback variance for a stackhouse on a 35.16-acre tract. The property is located at 207 Baty Rd and is further identified as Tax Parcel 044-005.

Harold Fowler – spoke in favor of application

Nobody - spoke in opposition

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 and Harold Gillespie (3) YES to (2) NO votes.

2. John Armstrong, 65 Woodrow Ln, Lavonia, Ga, has filed an application for an accessory building variance on a 0.78 -acre tract. The property is located at 65 Woodrow Ln and is further identified as Tax Parcel 070D-100.

John Armstrong – spoke in favor of application

Nobody - 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 Bob Ragsdale, Susan Russell, Harold Gillespie, Carolee Coker and Erika Hewatt (5) YES to (0) NO votes.

3. Lori Huster and Robert Isherwood, 2112 Highway 145, Carnesville, Ga, have filed an application for a Conditional Use Permit to operate a wedding/event venue on two tracts totaling 49.93-acre. The property is located 2112 Hwy 145 and is further identified as Tax Parcels 047-076 & 047-078.

Lori Huster – spoke in favor of application

Robert Isherwood – spoke in favor of application

Nobody - spoke in opposition

Public hearing was closed

Open to discussion

Bob Ragsdale made a motion to approve the request which was then seconded by Suan Russell. The motion carried by Bob Ragsdale, Susan Russell, Harold Gillespie, Carolee Coker and Erika Hewatt (5) YES to (0) NO votes.

4. Gene Schmidt, 282 Roberts Rd, Carnesville, Ga, has filed an application for a Conditional Use Permit to build on additional poultry house on a current two-house farm on a 47.81-acre tract. The property is located at 282 Roberts Rd and is further identified as Tax Parcel 011-070.

Gene Schmidt – 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 Carolee Coker. The motion carried by Bob Ragsdale, Susan Russell, Harold Gillespie, Carolee Coker and Erika Hewatt (5) YES to (0) NO votes.

5. Steven Brown, 6373 Hwy 145, Carnesville, Ga, has filed an application for a Conditional Use Permit to operate a custom automotive paint shop as a home-based occupation on a 2-acre tract. The property is located 6373 Hwy 145, and is further identified as Tax Parcel 036-039.

Steven Brown – spoke in favor of application

Dale Fowler - spoke in opposition

Eddie Fowler - spoke in opposition

Patricia Carey - spoke in opposition

Jessica Brown – spoke in favor of application

Steven Brown – spoke in favor of application

Public hearing was closed

Open to discussion

Bob Ragsdale made a motion to table the request due to the applicant needing to provide more information. Information needed: 1. Definitive hours of operation 2. Definitive size of operation 3. A plan to ensure they are in compliance with EPD regulations. Applicant must provide this information to Scott DeLozier no later than Monday, December 13, 2021. This was then seconded by Harold Gillespie. The motion carried by Bob Ragsdale, Susan Russell, Harold Gillespie, Carolee Coker and Erika Hewatt (5) YES to (0) NO votes.

6. Nathan and Elizabeth Hipp, 3689 New Franklin Church Rd, Canon, Ga, has filed an application for an Amendment to the Franklin County Zoning Map from Agriculture Intensive (AI) to Highway Business (HB) on a 3.69-acre tract. The property is located 15676 Hwy 17 and is further identified as tax parcel 052-118.

Nathan Hipp – spoke in favor of application

Elizabeth Hipp – spoke in favor of application

Nobody - spoke in opposition

Public hearing was closed

Open to discussion

Bob Ragsdale made a motion to approve the request which was then seconded by Erika Hewatt. The motion carried by Bob Ragsdale, Susan Russell, Harold Gillespie, Carolee Coker and Erika Hewatt (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 Harold Gillespie, Bob Ragsdale, Susan Russell, Carolee Coker and Erika Hewatt (5) YES to (0) NO votes.

Meeting was adjourned.

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Scott DeLozier

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Erika Hewatt

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Harold Gillespie

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Carolee Coker

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Bob Ragsdale

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Susan Russell

Minutes taken by: \_\_\_\_\_  
Rocky Farrow