



You Are Why We Are Here

**FRANKLIN COUNTY
PLANNING COMMISSION
REGULAR BOARD MEETING MINUTES
July 9, 2020
6:30 P.M.**

Present: Chairman Harold Gillespie
Carolee Coker
Guerry Hall
Susan Russell

Absent: Erika Hewatt

Staff: Planning Director, Scott DeLozier
County Clerk, Kayla Finger

Item 1: Call Meeting to Order– Chairman Director DeLozier called the meeting to order at 6:30 PM. Guerry Hall gave the motion to proceed. Susan Russell gave the second. The motion passed 4-0, all in favor.

Item 3: Approval of Minutes – Ms. Coker made a motion to approve the minutes from the June 11th meeting. Ms. Russell seconded the motion. The motion passed 4-0, all in favor.

Item 4: Update on BOC Actions: Director DeLozier gave a briefing on the prior board of commissioners meeting. He had presented the proposed building inspection plan and the board of commissioners considered it the first reading at the June 30th meeting and the second reading would be at the postponed July 13th meeting. He also explained that they would be proceeding with the vegetative buffer ordinance as a zoning text amendment, per the advice of the county attorney. The text will remain the same, but the process of implementation is a little different and additional advertising will be required. Ms. Coker asked if the zoning text amendment would make it more fluid to changes. Director DeLozier stated it would not, but that any conditional use permits in the meantime would have this text to use as a guideline and the board will still have a say in approval. The zoning text has a tentative approval timeline of September 2020. Director DeLozier explained that the text would be an optional addition to any conditional use permits and variances on a case by case, as needed basis.

Item 5: New Business

- a. Heather & Jason Maxwell, 3820 Jackson Bridge Road, Carnesville, GA filed an application for a conditional use permit for a two-house poultry farm on a +/- 95.39-acre tract of land. The property is located on Murphy Road and is identified as tax parcel 037-028. Mrs. Maxwell addressed the board that she and her husband want



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to have pullet houses and there aren't any neighbors. Ms. Coker asked about the position of the site. Mr. Maxwell explained they chose that spot since it was the most level location. Ms. Coker questioned the footage. Dir. DeLozier explained it was dealing with the exhaust end and they were in compliance for footage especially with it being a dead-end road. There were no more questions or comments of opposition or approval. Dir. DeLozier gave his recommendation for approval with no additional conditions. Mr. Hall gave the motion to pass the permit as applied with no further conditions. Chairman Gillespie gave the second. The motion passed 4-0, all in favor.

- b. Matthew Dyck, 2800 Bear Creek Road, Canon, GA filed an application for a conditional use permit for a four-house poultry farm on a +/- 45.60-acre tract. The property is located on Muddy Branch Road and is identified as tax parcel 054-025A. Mr. Dyck addressed the board explaining that he had previously come before the board for breeding houses but had since changed his plans to pullet houses. There were no more questions or comments of opposition or approval. Director DeLozier gave his recommendation for approval with no further conditions. Mr. Hall made the motion to approve. Ms. Russell gave the second. The motion passed 4-0, all in favor.
- c. Joseph Mooney, 8471 Hwy 59, Lavonia, GA filed an application for a conditional use permit for a four-house poultry farm on a +/-7.40 acre-tract. The property is located on Hwy 59 and is identified as tax parcel 053-066. Mr. Mooney addressed the board stating that his business was assembly of already manufactured parts and it is a part-time business with no store front. Ms. Russell asked if there was any chemical use or potential environmental issue. Mr. Mooney explained there would be none since they would just be putting parts together and not servicing the cars. Ms. Coker asked how many he expected to make a year. Mr. Mooney stated eight to ten, since it is part-time. There were no more questions or comments of opposition or approval. Director DeLozier made a recommendation to approve with attached conditions of no commercial traffic in his driveway and that the applicant maintains his property in a neat and orderly manner with regular hours of operation, and that the business stays strictly assembly only. Ms. Coker asked the zoning. Dir. DeLozier stated it is Ag Intensive. Ms. Coker asked for the text on neat and orderly and stated her concerns about further defining "neat and orderly". Dir. DeLozier stated he could get her the information on it and that they could add a fifth condition to redefine the stipulations for Mr. Mooney. Ms. Coker stated she was good with Dir. DeLozier's original write up but



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clarified that as the planning and zoning board, she'd like to ensure that the county stays properly maintained. Mr. Hall stated his concerns of making sure they don't overstep on people's freedom. Dir. DeLozier stated he understood but they had to look out for the county's best interest as a whole. There were no additional questions or comments in opposition or in favor of. Director DeLozier made his recommendation to approve to pass the permit as written. Ms. Coker made the motion to approve. Mr. Hall gave the second. The motion passed 4-0, all in favor. Dir. DeLozier explained to the guest speakers that he would send out a reminder to have them repeat this process at the board of commissioners meeting.

- d. Director DeLozier asked the board if they would be okay with adjusting the meeting time from 6:30 PM to 6:00 PM. The entire board expressed that they were fine with that adjustment.

Item 6: Adjournment

Mr. Hall made the motion to adjourn. Ms. Russell gave the second. The motion passed 4-0, all in favor.

Signed on the _____ day of _____, 2020

Chairman Harold Gillespie

Carolee Coker

Susan Russell

Guerry Hall

Erika Hewatt



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Scott DeLozier, Planning Director