**MINUTES**

**FRANKLIN COUNTY PLANNING COMMISSION**

**April 20th, 2023**

**5:30 PM**

**Franklin County Justice Center**

Present: Bob Ragsdale

Josh Cabe

Susan Russell

Carolee Coker

Erika Hewatt

Staff: Robert Ogburn, Planning Director

Alexandria Gunter

Kelsey Hill

1. Call the meeting to order.

Carolee Coker asked for a motion to call the meeting to order. Josh Cabe made a motion and Erika Hewatt 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 Bob Ragsdale, Susan Russell, Carolee Coker, Erika Hewatt, and Josh Cabe.

1. Invocation.
2. Pledge of Allegiance.
3. Adoption of agenda.

Carolee Coker asked for a motion to amend the agenda and remove items 4 and 5, Carolee Coker wanted ample time to read over the amendments to make a sound judgement. Erika Hewatt made a motion to amend the agenda and to remove items 4 and 5 and Josh Cabe seconded. Carolee Coker asked for a motion to adopt the agenda from the April 20th, 2023 meeting. Erika Hewatt 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 Bob Ragsdale, Susan Russell, Erika Hewatt, Carolee Coker, and Josh Cabe.

1. Adoption of minutes from the March 16th, 2023 meeting.

Carolee Coker asked for a motion to adopt the minutes from the March 16th, 2023 meeting. Bob Ragsdale made a motion and Josh Cabe 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 Bob Ragsdale, Susan Russell, Erika Hewatt, Carolee Coker, and Josh Cabe.

1. Update on BOC actions:
2. Steven and Danielle Rogers, 1427 Williams Bridge Rd, Toccoa, GA 30577 have filed an application for an Amendment to the Franklin County Zoning Map from Agriculture General (AG) to Agriculture Intensive (AI) on a +/- 70.15 acre tract. The property is located at 1427 Williams Bridge Rd and is further identified as parcel number 009 024A. **Approved 5-0**
3. Peachtree Lawn & Landscape, Inc, PO BOX 621, Lavonia, GA 30553 has filed an application for an Amendment to the Franklin County Zoning Map from Lakefront Residential (LR) to Highway Business (HB) on a combined +/- 1.0 acre tract. The properties are located at Gumlog Rd and are further identified as parcel numbers 061D 031, 061D 032, 061D 033. **Approved with conditions of amended hours of operation between 9am - 7pm, 5-0**
4. Kyle B. Westbrook, 1478 Cromers Bridge Rd, Royston, GA 30662 has filed for a conditional use permit for Two Poultry Houses on a +/- 30.73 acre tract. The property is located at 321 Whiting Rd and is further identified as parcel number 043 007A. **Approved 5-0**
5. Thanh Van Dang, 379 Blanton Shirley Rd, Hartwell, GA 30643 have filed an application for an Amendment to the Franklin County Zoning Map from Agriculture General (AG) to Agriculture Intensive (AI) on a +/- 97.13 acre tract. The property is located at 16915 Hwy 59 and is further identified as parcel number 028 038. **Approved with conditions of proposed future Stackhouse not between the exhaust end of the houses and the Broad River, 5-0.**

**New Business**

1. **V-2023-001 Variance:** Dawn Banks, applicant, DVAB Family Properties LP, property owner, seeks a variance to the Unified Development Code, Sec. 1-201, “Minimum Lot Frontage” to waive the required minimum 60 feet of frontage on a public road to divide off a 3-acre parcel for intra-family land transfer, for 78.23 acres (Map/Parcel 044/021) fronting approximately 825 feet on the north side of Stone Bridge Road across from its intersection with Carroll Church Road, west of Unawatti Road. AG (Agricultural) District zoning. Proposed use: intra-family land transfer (one 3-acre lot).

Dawn Banks – Spoke in favor of variance

Guerry Hall – Spoke in favor of variance

Courtney Long – Spoke in favor of variance

No others – Spoke in favor of variance

No others – Spoke in opposition of variance

Dawn Banks – Spoke in favor of variance

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, Erika Hewatt, Carolee Coker, and Josh Cabe (5) YES to (0) NO votes.

1. **RZ-2023-003 Rezoning:** John and Juanita Sullivan, applicants and property owners, seek rezoning from AG (Agricultural District) to HB (Highway Business District) 20.36 acres (Map/Parcel 039/ 005) fronting on the north side of Sandy Cross Road (SR 51) approximately 4,000 feet east of SR 106 (3934 Sandy Cross Road). Proposed use: recreational vehicle park. (companion application: C-2023-007) ***Application withdrawn prior to meeting Planning Commission voted to amend agenda to remove items 2 and 3. Approved 5-0***
2. **C-2023-007 Conditional Use:** John and Juanita Sullivan, applicants and property owners, seek conditional use permit for a recreational vehicle park in a proposed HB (Highway Business District) zoning district for 20.36 acres (Map/Parcel 039/ 005) fronting on the north side of Sandy Cross Road (SR 51) approximately 4,000 feet east of SR 106 (3934 Sandy Cross Road). (companion application: RZ-2023-003) ***Application withdrawn prior to meeting. Planning commission voted to amend agenda to remove items 2 and 3. Approved 5-0***
3. **Text Amendment to Unified Development Code (Zoning Procedures):** An Ordinance Amending The Unified Development Code of Franklin County, Georgia, As Amended, To Amend Chapter 12, “Zoning Amendments and Procedures,” Article 12-1, “Text Amendment” To Adopt a New Section 12-1-7, “Appeals;” To Amend Article 12-2, “Amendment to the Official Zoning Map (Rezoning)” To Add a New Section 12-2-216, “Special Notice and Procedural Requirements for Certain Residential Zoning Decisions,” A New Section 12-2-217, “Special Notice and Procedural Requirements for Certain County-Initiated Residential Rezonings,” And a New Section 12-2-218, “Appeals;” To Amend Article 12-3, “Application for Conditional Use,” To Add a New Section 12-3-316, “Appeals;” To Amend Article 13, “Variances and Appeals,” Article 13-1, “Variances” To Repeal Section 13-1-115, “Finality and Legal Recourse” And To Adopt a New Section 13-1-115, “Appeals:” To Establish An Effective Date; To Repeal Conflicting Ordinances; To Provide For Severability; and For Other Purposes. ***Planning Commission requested for item to be tabled for more time to review.***
4. **Text Amendment to Unified Development Code (Building Regulations):** An Ordinance Amending the Unified Development Code of Franklin County, Georgia, As Amended, To Add a New Chapter 16, “Building Regulations;” To Establish An Effective Date; To Repeal Conflicting Ordinances; To Provide For Severability; and For Other Purposes. ***Planning Commission requested for item to be tabled for more time to review (Board of commissioners asked item to be removed as currently constructed).***
5. **Amendments to the Official Zoning Map of the Unified Development Code** (see attached itemization of 568 proposed changes)

Jerry Weitz – Spoke in favor of amendments

No others – spoke in favor

Robert Isherwood – Spoke in opposition

Tyler Owenby – spoke in opposition

Jerry Weitz – spoke in favor

Public hearing was closed

Open to discussion

Susan Russell made a motion to approve the map, but AG to AI only, which was then seconded by Carolee Coker. The motion carried by Bob Ragsdale, Susan Russell, Erika Hewatt, Carolee Coker, and Josh Cabe (5) YES to (0) NO votes.

**Old Business - None**

**Adjourn**

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

Meeting was adjourned.

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Robert Ogburn Josh Cabe

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Erika Hewatt Carolee Coker

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Bob Ragsdale Susan Russell

Minutes taken by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Alexandria Gunter & Kelsey Hill