**MINUTES**

**FRANKLIN COUNTY PLANNING COMMISSION**

**August 17th, 2023**

**5:30 PM**

**Franklin County Justice Center**

Present: Bob Ragsdale

Josh Cabe

Courtney Long

Kenneth Dove

Lyndon Burgess

Staff: Robert Ogburn, Planning Director

Alexandria Gunter

1. Call the meeting to order.

Bob Ragsdale asked for a motion to call the meeting to order. Courtney Long 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, Courtney Long, Kenneth Dove, Lyndon Burgess, and Josh Cabe.

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

Bob Ragsdale asked for a motion to adopt the agenda from the August 17th, 2023 meeting. Courtney Long 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, Kenneth Dove, Courtney Long, Lyndon Burgess, and Josh Cabe.

1. Adoption of minutes from the July 20th, 2023 meeting.

Bob Ragsdale asked for a motion to adopt the minutes from the July 20th, 2023 meeting. Courtney Long made a motion and Lyndon Burgess 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, Kenneth Dove, Courtney Long, Lyndon Burgess and Josh Cabe.

**Update on BOC actions:**

1. **V-2023-003 Variance:** Donald Hartman, has filed an application for a variance to the Franklin County Unified Development Code, Chapter 3, “Specific Use Provisions,” Article 3-1, “Specific Uses,” Section 3-101, "accessory building, structure or use generally" to construct a 3-car garage in the required front yard on a +/- 5.01-acre tract (Map/Parcel 040 049G) located at 392 Jim Grizzle Rd Royston, GA 30662 (RR, Rural Residential zoning district). **Board of Commissioners voted to approve: 5-0**
2. **RZ-2023-008** **Rezone**: Brian Pierce, has filed an application for an Amendment to the Franklin County Zoning Map from Agricultural (AG) District to Rural Residential (RR) District for +/- 24.01 acres located on Highway 326 (Map/Parcel 014 045C). Proposed use: Residential housing. **Application withdrawn**

1. **RZ-2023-009** **Rezone**: Michael Williams, has filed an application for an Amendment to the Franklin County Zoning Map from Agricultural Intensive (AI) District to Institutional (INST) District for a +/- 1.5-acre tract located at 9367 Highway 320 Toccoa, GA 30577 (Map/Parcel 008/ 077A). Proposed use: Build a church. **Board of Commissioners voted to approve: 5-0**
2. **V-2023-004 Variance:** Maximillian Forster, has filed an application for a Variance to the Unified Development Code, Chapter 3, “Specific Use Provisions,” Article 3-1, “Specific Uses,” Section 3-101, "accessory building, structure or use generally" to construct a garage, carport, and swimming pool in the front yard of a Lakefront Residential (LR) zoning district. The property consists of a +/- 0.59 acre tract located at 172 Lake View Court, Lavonia, GA 30557 (Map/Parcel 060C/ 124). **Board of Commissioners voted to approve: 5-0**
3. **RZ-2023-007 Rezone:** Dave H. Davis (Represented by W. Charles Ross, Esquire), has filed an application for an Amendment to the Franklin County Zoning Map from Highway Business (HB) District to Heavy Industrial (HI) District for a +/- 15.31-acre tract located at 50 Grady School Rd (Map/Parcel 064 086). Proposed use: Recycle collection center. **Board of Commissioners voted to approve: 5-0 with rezoning to Light Industrial (LI)**
4. **RZ-2023-010: Rezone:** James Seymour (Represented by Barry Lord) has filed an application for an Amendment to the Franklin County Zoning Map from Rural Residential (RR) District to Highway Business (HB) District for a +/- 3.78-acre tract located on Highway 51 (Map/Parcel 021/022C). Proposed use: Construct commercial building **Board of Commissioners voted to approve: 5-0**
5. **RZ-2023-011 Rezone:** Wayne Ertzberger, has filed an application for an Amendment to the Franklin County Zoning Map from Agricultural (AG) District to Rural Residential (RR) District for a +/- 51.77-acre tract located at 2985 Jackson Bridge Road Carnesville, GA 30521 (Map/Parcel 045/066). Proposed use: Subdivision. **Board of Commissioners voted to approve: 4-1**

**New Business**

1. Citizen Zoning Requests – Planning Commission Voted on each request individually

Richard Mewborn has submitted a Citizen Zoning request to change from Rural Residential (RR) to Highway Business (HB). The property is located at 4450 Gumlog Rd (Map/Parcel 006/035).

Courtney Long made a motion to recommend approval 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, Kenneth Dove, Courtney Long, Lyndon Burgess and Josh Cabe.

Dave Davis has submitted a Citizen Zoning request to change from Highway Business (HB) to Light Industrial (LI). The property is located on Highway 51 (Map/Parcel 021/046A).

Lyndon Burgess made a motion to recommend approval and Kenneth Dove seconded. A vote was taken by the show of hands. The motion carried by three (3) YES votes to two (2) NO votes. The YES votes were Bob Ragsdale, Kenneth Dove, and Lyndon Burgess. The NO votes were Courtney Long and Josh Cabe.

Therrell Murphy Jr has submitted a Citizen Zoning request to change from Highway Business (HB) to Heavy Industrial (HI). The property is located at 12306 Old Federal Rd (Map/Parcel 011/073).

Courtney Long made a motion to recommend approval and Kenneth Dove 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, Kenneth Dove, Courtney Long, Lyndon Burgess and Josh Cabe.

Therrell Murphy Jr has submitted a Citizen Zoning request to change from Agricultural (AG) to Heavy Industrial (HI). The property is located on Burke Rd (Map/Parcel 011/050A).

Lyndon Burgess made a motion to recommend approval and Kenneth Dove 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, Kenneth Dove, Courtney Long, Lyndon Burgess and Josh Cabe.

1. Adoption of Building Fee Schedule

**Old Business - None**

**Adjourn**

Josh Cabe made a motion to approve the request to adjourn which was then seconded by Courtney Long. The motion carried by Bob Ragsdale, Kenneth Dove, Courtney Long, Lyndon Burgess, and Josh Cabe (5) YES to (0) NO votes.

Meeting was adjourned.

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Robert Ogburn Kenneth Dove

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Josh Cabe Courtney Long

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Bob Ragsdale Lyndon Burgess

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

Alexandria Gunter