

## **MINUTES**

### **FRANKLIN COUNTY PLANNING COMMISSION**

**February 16<sup>th</sup>, 2023**

**5:30 PM**

**Franklin County Justice Center**

Present: Bob Ragsdale  
Josh Cabe  
Susan Russell  
Carolee Coker  
Erika Hewatt

Staff: Matt Hailey, Planning Director  
Amanda Hosch

1. Call the meeting to order.

Carolee Coker asked for a motion to call the meeting to order. Josh Cabe 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, Carolee Coker, Erika Hewatt, and Josh Cabe.

2. Invocation.

3. Pledge of Allegiance.

4. Adoption of agenda.

Carolee Coker asked for a motion to adopt the agenda from the January 17<sup>th</sup>, 2023 meeting. Erika Hewatt 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.

5. Adoption of minutes from the December 15<sup>th</sup>, 2022 meeting.

Carolee Coker asked for a motion to adopt the minutes from the January 17<sup>th</sup>, 2023 meeting. Josh Cabe 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.

6. Update on BOC actions:

1. Christopher and Katherine Mogenson, 5904 Highway 326, Commerce, GA 30530 have filed an application for an Amendment to the Franklin County Zoning Map from Agriculture General (AG) to Highway Business (HB) on a +/- 156.25 acre tract. The property is located at 6210 Highway 326 and is further identified as parcel number 014 017. **Approved with condition that if the Unified Development Code is revised to include zoological gardens as a permitted or conditional use within an Agriculture General (AG) district, the applicants would be able to apply to rezone said property or portion thereof to AG at will and without having to wait for specific time to elapse as stated in Sec. 12-214 of the UDC, 3-0.**
2. Christopher and Katherine Mogenson, 5904 Highway 326, Commerce, GA 30530 has filed for a conditional use permit for a Commercial Recreational Facility, Outdoor on a +/- 156.25 acre tract. The property is located at 6210 Highway 326 and is further identified as parcel number 014 017. **Approved with condition that if the Unified Development Code is revised to include zoological gardens as a permitted or conditional use within an Agriculture General (AG) district, the applicants would be able to apply for conditional use for said property or portion thereof under AG at will and without having to wait for specific time to elapse as stated in Sec. 12-314, 3-0.**
3. Neal Halder, 3326 Hutchinson Rd, Cumming, GA 30040 has filed for a conditional use permit for a Recreation Vehicle Park and RV Repair & Service Facility (RV Park and Campground) on a +/- 23.80 acre tract. The Property is located at 10818 Old Federal Rd and is further identified as parcel numbers 012 006C and 012 008. **Denied, 3-0.**
4. Monika Kardos, 1567 Casper Hill Dr, Buford, GA 30579 has filed for a conditional use permit for a Special Events Venue in an Agriculture General (AG) zoning district on a +/- 20.24 acre tract. The property is located on 100 Dogwood Cove, and is further identified as tax parcel 019 048A. **Approved with conditions of hours being 10am - 10pm, maximum occupancy of 150 people, and no overnight "stays" (occupancy), 3-0.**
5. Preliminary Plat Review – North Fork at Canon. **Denied, 3-0.**
6. UDC Review Committee
7. UDC Amendment – Manufactured Homes

**New Business**

1. Nathan Rhodes, 16625 Hwy 17, Martin, GA 30557 have filed an application for an Amendment to the Franklin County Zoning Map from Agriculture General (AG) to Highway Business (HB) on a +/- 33.17 acre tract. The property is located at Gumlog Rd and is further identified as parcel number 061 068.

Planning Director Hailey gave Staff Report recommending denial of application.

Nathan Rhodes – Spoke in favor of application

No others – Spoke in favor of application

Beverly Folsom – Spoke in opposition of application

Dave Dorsa – Spoke in opposition of application

No others – Spoke in opposition of application

Nathan Rhodes – Spoke in favor of application

Public hearing was closed

Open to discussion

Bob Ragsdale stated that more than 600 boats is a huge number for that space, and asked the applicant if he would be interested in scaling the project back to 200 boats, at which the applicant stated “No.”

Carolee Coker asked the applicant if he had considered what would be needed as far as water and fire safety. She also asked the applicant if he planned on using gravel or asphalt, in which he stated he would plan on using asphalt. Coker stated that is concerning as well with the metal roofs and the rain runoff, and how it might affect the property as well as the surrounding properties. She also stated that the hours of operation are concerning given that the property is surrounded by residential properties.

Susan Russell also stated that was a concern for her as well since the applicant is proposing boat and RV storage. The fuel and propane being stored together is concerning, as well as only having one way in and one way out of the property.

Planning Director Hailey explained that due to the size and scope of the project for the proposed rezoning a DRI would need to be completed, especially before going to the BOC meeting.

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

## **2. Suggest Procedural Change**

Bob Ragsdale made a motion to send the proposed zoning map corrections to staff for review, which was then seconded by Susan Russell. The motion carried by Bob Ragsdale, Susan Russell, Erika Hewatt, Carolee Coker, and Josh Cabe (5) YES to (0) NO votes.

## **Old Business**

1. Planning Commission Procedures
  - a. Regular Meeting

Carolee Proposed that applicants be allowed 10 minutes to speak with presenting their application to the planning commission.

Josh Cabe and Bob Ragsdale both agreed that 10 minutes is quite lengthy for an applicant that is well prepared, and that they should be allowed 5 minutes to speak.

Bob Ragsdale also thinks that we should only hear from the applicant during those 5 minutes, and that if there are others such as an authorized agent for the proposed application that they should speak during the in favor of portion of public comment.

Carolee Coker made a motion to limit the applicant to 5 minutes, the applicant only shall speak during those 5 minutes, and all others are to speak during the in favor portion for 3 minutes, which was then seconded by Bob Ragsdale. The motion carried by Bob Ragsdale, Susan Russell, Erika Hewatt, Carolee Coker, and Josh Cabe (5) YES to (0) NO votes.

- b. Proposed Work Session

Bob Ragsdale proposed that the Planning Commission hold quarterly work sessions prior to the monthly meeting for that quarter. He stated that if citizens came forward with items that they believe need to be looked at for change, they should be very specific suggestions and changes, and that they should also submit them in writing. He also suggested that citizens be allowed to speak for 3 minutes per item.

Carolee Coker continued the discussion suggesting limiting the number of items to 3 and limiting discussion per citizen to 3 minutes only. She also suggested limiting the number of items the Planning Commission took up for business at the following meeting to 15 items.

## **Announcements**

## **Adjourn**

Susan Russell made a motion to approve the request which was then seconded by Josh Cabe. 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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Matt Hailey

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Josh Cabe

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Erika Hewatt

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Carolee Coker

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Bob Ragsdale

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Susan Russell

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

Amanda Hosch