

## **MINUTES**

### **FRANKLIN COUNTY PLANNING COMMISSION**

**January 19<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. 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, Carolee Coker, Erika Hewatt, and Josh Cabe.

2.     Invocation.

3.     Pledge of Allegiance.

4.     Adoption of agenda.

Bob Ragsdale asked for a motion to adopt the agenda from the December 15<sup>th</sup>, 2022 meeting with an addition to the agenda of suggestions on Procedure Changes 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.

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 December 15<sup>th</sup>, 2022 meeting, however Erika Hewatt and Carolee Coker chose not to vote on the adoption of the minutes due to them being absent at that meeting. Bob Ragsdale made a motion and Josh Cabe seconded. A vote was taken by the show of hands. The motion carried by

three (3) YES votes to (0) NO votes. The YES votes were Bob Ragsdale, Susan Russell, and Josh Cabe, with Erika Hewatt and Carolee Coker not being included in the vote.

6. Update on BOC actions:

1. Shelley Phillips, 249 Phillips Circle, Royston, GA 30662 has filed an application requesting a Variance to the minimum lot size requirement in a Rural Residential (RR) zoning district on a +/- 0.997 acre tract. The Property is located at 301 Woods Rd and is further identified as parcel number 034 046. **Approved**
2. Edward A Pugh, 38 Mulberry Rd, Winder, GA 30680 has filed for a conditional use permit for a Special Events Venue in an Agriculture General (AG) zoning district on a +/- 49.7 acre tract. The property is located on 863 Clareburn Trail, and is further identified as tax parcel 012 061D. **Withdrawn Application**
3. Preliminary Plat Review Sewell Landing. **Approved**

**New Business**

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. ***\*\*Planning Commission decided to take up Item #1 and #2 collectively for discussion.\*\****

Planning Director Hailey gave Staff Report recommending approval of application with conditions

Christopher Mogenson – Spoke in favor of application

Katherine Mogenson – Spoke in favor of application

Eric Hall – Spoke in favor of application

Chuck Lewis – Spoke in favor of application

Mitchell Lewis – Spoke in favor of application

No others – Spoke in favor of application

None – Spoke in opposition of application

Christopher & Katherine Mogenson – Spoke in favor of application

Public hearing was closed

Open to discussion

Erika Hewatt made a motion to approve the request with the 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, 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.

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. ***\*\*Planning Commission decided to take up Item #1 and #2 collectively for discussion.\*\****

Planning Director Hailey gave Staff Report recommending approval of application with conditions

Christopher Mogenson – Spoke in favor of application

Katherine Mogenson – Spoke in favor of application

Eric Hall – Spoke in favor of application

Chuck Lewis – Spoke in favor of application

Mitchell Lewis – Spoke in favor of application

No others – Spoke in favor of application

None – Spoke in opposition of application

Christopher & Katherine Mogenson – Spoke in favor of application

Public hearing was closed

Open to discussion

Erika Hewatt made a motion to approve the request with the 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, 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.

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.

Planning Director Hailey gave Staff Report recommending denial of application

Neal Halder & Shawn Murphy – Spoke in favor of application

No others – Spoke in favor of application

Terry Robertson – Spoke in opposition of application

No others – Spoke in opposition of application

Neal Halder & Shawn Murphy – Spoke in favor of application

Public hearing was closed

Open to discussion

Susan Russell questioned the length of stays, and stated that it sounds more like a residential establishment than temporary stays, and also questions the sewer/septic issue and how that will be ran or taken care of.

Bob Ragsdale asked about the sewage utilities as well, and if they had a plan for where it would be taken and disposed of if JWS does not develop across the road from his property. Asked if they would tie in at the nearest place, which would be near the Petro Travel Center.

Carolee Coker questioned if semi or construction trucks would be allowed on the property. Asked if there would be fire hydrants on site, and also asked if they were prepared to be able to tie in near Petro Travel Center. Carolee Coker also stated that there is a critical point regarding the sewer utility for this property.

Erika Hewatt was concerned about the hours of operation, and also asked if they would have a 30 day in place for tenants moving to a different spot in the property.

Josh Cabe asked if the applicant has a plan in place if they need to evict someone who stays past the time allowed in the county ordinance.

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.

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.

Planning Director Hailey gave Staff Report recommending approval of application with conditions.

Kovacs – Spoke in favor of application

No other – Spoke in favor of application

Tyler Owenby – Stated that he is neither for or against the proposed project, however he wanted to know about a noise ordinance regarding the proposed plan, and also stated that there are poultry houses in close proximity to the proposed site.

No others – Spoke in opposition of application

Monika Kardos and Kovacs were both called back to the podium to discuss the application. The applicant is aware that there are hen houses near the property, but does not believe that would be an issue. The applicant also stated that they do plan smaller gatherings so noise should not be an issue as well, and that the main focus is on family and education.

Public hearing was closed

Open to discussion

Bob Ragsdale was interested in the days and hours of operation.

Carolee Coker made a motion to approve the request with conditions of hours being 10am – 10pm, maximum occupancy of 150 people, and not overnight “stays” (occupancy) which was then seconded by Susan Russell. The motion carried by Bob Ragsdale, Susan Russell, Carolee Coker, Erika Hewatt, and Josh Cabe (5) YES to (0) NO votes.

5. Preliminary Plat Review – North Fork at Canon

Planning Director Hailey presented the application

Craig Haney and Heath Perry – Spoke in favor of application

No others – Spoke in favor of application

Lori Huster – Spoke in opposition of application

Robert Isherwood – Spoke in opposition of application

Kathryn Stinson – Spoke in opposition of application

Woody McFarlin – Spoke in opposition of application

Bernard Cooke – Spoke in opposition of application

Edie Lyons – Spoke in opposition of application

Nita Beatenbough – Spoke in opposition of application

Thomas Gift – Spoke in opposition of application

Cleve Williams – Spoke in opposition of application

Tyler Owenby – Spoke in opposition of application

No others – Spoke in opposition of application

Craig Haney and Heath Perry – Spoke in favor of application

Public hearing was closed

Open to discussion

Susan Russell recused herself from this Agenda item.

Erika Hewatt made a motion to deny the request which was then seconded by Josh Cabe. The motion carried by Bob Ragsdale, Erika Hewatt, Carolee Coker, and Josh Cabe (4) YES to (0) NO votes.

## **6. Suggest Procedural Change**

Bob Ragsdale wants to consider that at the end of meetings, allowing citizens to offer very specific (Chapter, Section, etc.) changes, and verbiage how they would like to consider as changes for the UDC.

Carolee Coker discussed how the changes may need to be advertised.

Erika Hewatt posed the question of does the planning commission have to have public comment on these suggestions.

Planning Director Hailey suggested that proposing a work session would be a good idea to help with the UDC changes.

### **Adjourn**

Erika Hewatt made a motion to approve the request 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.

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

\_\_\_\_\_  
Susan Russell

Minutes taken by: \_\_\_\_\_  
Amanda Hosch