**MINUTES**

**FRANKLIN COUNTY PLANNING COMMISSION**

**July 20th, 2023**

**5:30 PM**

**Franklin County Justice Center**

Present: Bob Ragsdale

Josh Cabe

Courtney Long

Kenneth Dove

Staff: Robert Ogburn, Planning Director

Alexandria Gunter

Kelsey Hill

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 (4) YES votes to (0) NO votes. The YES votes were Bob Ragsdale, Courtney Long, Kenneth Dove, and Josh Cabe.

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

Bob Ragsdale for a motion to adopt the agenda from the July 20th, 2023 meeting.

Josh Cabe made a motion and Courtney Long seconded. A vote was taken by the show of hands. The motion carried by five (4) YES votes to (0) NO votes. The YES votes were Bob Ragsdale, Kenneth Dove, Courtney Long, and Josh Cabe.

1. Adoption of minutes from the June 15th, 2023 meeting.

Bob Ragsdale asked for a motion to adopt the minutes from the June 15th, 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 (4) YES votes to (0) NO votes. The YES votes were Bob Ragsdale, Kenneth Dove, Courtney Long, and Josh Cabe.

**Update on BOC actions:**

1. Tina LeCroy, 2287 Turkey Creek Rd Carnesville, GA 30521 has filed for a conditional use permit for a small wedding and event venue +/- 24.06 acre tract. The property is located at 2287 Turkey Creek Rd Carnesville, GA 30521 and are further identified as parcel number 036 106. **Board of Commissioners voted to Approve: 4-0**
2. Donald Hartman, 392 Jim Grizzle Rd Royston, GA 30662 has filed an application requesting a Variance to build a 3-car garage in front yard in Rural Residential (RR) zoning district on a +/- 5.01 acre tract. The Property is located at 392 Jim Grizzle Rd Royston, GA 30662 and is further identified as parcel number 040 049G. **Planning Commission Tabled Item**
3. Dave H. Davis (Represented by W. Charles Ross, Esquire), 80 Ariail Rd, Commerce, GA 30530 have filed an application for an Amendment to the Franklin County Zoning Map from Highway Business (HB) to Heavy Industrial (HI) on a +/- 15.31 acre tract. The property is located at 50 Grady School Rd and is further identified as parcel number 064 086. **Planning Commission Tabled Item**
4. Kenneth and Louise Langston (Represented by Joey Gilbert), 1117 Cromers Bridge Rd. Royston, GA 30662 have filed an application for an Amendment to the Franklin County Zoning Map from Rural Residential (RR) to Agriculture General (AG) on a +/- 24.60 acre tract. The property is located at 1117 Cromers Bridge Rd and is further identified as parcel number(s) 031 080 and 031 079A. **Board of Commissioners voted to Approve: 4-0**

**New Business**

1. Changes to building permit Fee Schedule

Bob Ragsdale made a motion to return item to Board of Commissioners with no recommendation and Courtney Long seconded. A vote was taken by the show of hands. The motion carried by five (4) YES votes to (0) NO votes. The YES votes were Bob Ragsdale, Kenneth Dove, Courtney Long, and Josh Cabe.

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).

Donald Hartman spoke in favor

Harold Kilgore spoke in favor

No one else spoke in favor

No one spoke in opposition

Public hearing was closed

Open to discussion

Josh Cabe made a motion to approve the request which was then seconded by Kenneth Dove. The motion carried by Bob Ragsdale, Kenneth Dove, Courtney Long, and Josh Cabe (4) YES to (0) NO votes. Planning Commission recommended approval

1. **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.

Brian Pierce spoke in favor

AJ Purcell spoke in favor

No one else spoke in favor

Lisa Preston Spoke in opposition

Carolee Coker Spoke in opposition

No one else spoke in opposition

Brian Pierce Spoke in favor

Public hearing was closed

Open to discussion

Bob Ragsdale recommended tabling item for update on plans for tackling issues of run off and depth of property.

Josh Cabe made a motion to table item which was then seconded by Courtney Long. The motion carried by Bob Ragsdale, Kenneth Dove, Courtney Long, and Josh Cabe (4) YES to (0) NO votes. Planning Commission had no recommendation

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.

Michael Williams spoke in favor

James Ayers spoke in favor

No one else spoke in favor

No one spoke in opposition

Public hearing was closed

Open to discussion

Courtney Long made a motion to approve the request which was then seconded by Josh Cabe. The motion carried by Bob Ragsdale, Kenneth Dove, Courtney Long, and Josh Cabe (4) YES to (0) NO votes. Planning Commission recommended approval

1. **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).

Maximillian Forster spoke in favor

No one else spoke in favor

No one spoke in opposition

Maximillian Forster spoke in favor

Kenneth Dove made a motion to approve the request which was then seconded by Courtney Long. The motion carried by Bob Ragsdale, Kenneth Dove, Courtney Long, and Josh Cabe (4) YES to (0) NO votes. Planning Commission recommended approval

1. **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.

Chuck Ross spoke in favor

No one else spoke in favor

Bill Greenwood spoke in opposition

Carolee Coker spoke in opposition

No one else spoke in opposition

Charles Ross spoke in favor

Public hearing was closed

Open to discussion

Commission suggested applicant go to Light Industrial (LI) instead of Heavy Industrial (HI).

Courtney Long made a motion to deny the request which was then seconded by Josh Cabe. The motion carried by Bob Ragsdale, Kenneth Dove, Courtney Long, and Josh Cabe (4) YES to (0) NO votes. Planning Commission recommended denial

1. **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

Barry Lord spoke in favor

No one else spoke in favor

No one spoke in opposition

Courtney Long made a motion to approve the request which was then seconded by Kenneth Dove. The motion carried by Bob Ragsdale, Kenneth Dove, Courtney Long, and Josh Cabe (4) YES to (0) NO votes. Planning Commission recommended approval

1. **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.

Wayne Ertzberger spoke in favor

Dexter Ledford spoke in favor

No one else spoke in favor

Bill Haygood Spoke in opposition

Pam Fuller spoke in opposition

Carolee Coker spoke in opposition

Lori Huster spoke in opposition

No one else spoke in opposition

Wayne Ertzberger spoke in favor

Courtney Long asked applicant about buffers between potential residential lots and AI lots.

Josh Cabe made a motion to deny the request which was then seconded by Courtney Long. The motion did not carry by Bob Ragsdale, Kenneth Dove, Courtney Long, and Josh Cabe (2) YES to (2) NO votes. The YES votes were Courtney Long and Josh Cabe. The NO votes were Kenneth Dove and Bob Ragsdale. Planning Commission had no recommendation

**Old Business - None**

**Adjourn**

Courtney Long made a motion to approve the request to adjourn which was then seconded by Josh Cabe. The motion carried by Bob Ragsdale, Kenneth Dove, Courtney Long, and Josh Cabe (4) YES to (0) NO votes.

Meeting was adjourned.

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Robert Ogburn Josh Cabe

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Josh Cabe Courtney Long

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Bob Ragsdale

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

Alexandria Gunter & Kelsey Hill