**MINUTES**

**FRANKLIN COUNTY PLANNING COMMISSION**

**June 15th, 2023**

**5:30 PM**

**Franklin County Justice Center**

Present: Bob Ragsdale

Josh Cabe

Carolee Coker

Erika Hewatt

Susan Russell

Staff: Robert Ogburn, Planning Director

Alexandria Gunter

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, Carolee Coker, Erika Hewatt, Josh Cabe, and Susan Russell.

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

Carolee Coker asked for a motion to adopt the agenda from the May 18th, 2023 meeting. Bob Ragsdale 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, Erika Hewatt, Carolee Coker, Josh Cabe and Susan Russell.

1. Adoption of minutes from the May 18th, 2023 meeting.

Carolee Coker asked for a motion to adopt the minutes from the May 18th, 2023 meeting with a change that the properties listed were Suburban Residential (SR) and rural Residential (RR). 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, Erika Hewatt, Carolee Coker, Josh Cabe and Susan Russell.

1. **Update on BOC actions:**
2. 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 Light Industrial (LI) on a +/- 14.07 acre tract. The property is located at Hwy 59 and is further identified as parcel number 012 078F. **Board of Commissioners voted to Approve: 4-0**
3. David Thomas, 238 Jonquil Lane, Commerce, GA 30530 have filed an application for an Amendment to the Franklin County Zoning Map from Rural Residential (RR) to Highway Business (HB) on a combined +/- 2.49 acre tract. The properties are located at Highway 29 and are further identified as parcel numbers 058 024A. **Board of Commissioners voted to Approve: 4-0**
4. Chris Page, 3383 Hwy 17, Canon, GA 30520 has filed for an application for an Amendment to the Franklin County Zoning Map from Institutional (INST) to Rural Residential (RR) on a +/- 1.26 acre tract. The property is located at 3383 Hwy 17 and is further identified as parcel number 067 126. **Board of Commissioners voted to Approve: 4-0**
5. 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. **Board of Commissioners voted to Approve: 4-0**

**New Business**

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.

Tina Lecroy – spoke in favor

No others – Spoke in favor

No one – Spoke in opposition

Public hearing was closed

Open to discussion

Bob Ragsdale made a motion to approve the request, which was then seconded by Carolee Coker. A vote was taken by a show of hands. Motion not carried by Bob Ragsdale, Erika Hewatt, Carolee Coker, Josh Cabe and Susan Russell (5) YES to (0) NO votes. Planning Commission recommended approval.

1. 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.

Carolee Coker made a motion to table item for next planning and zoning meeting due to applicants not being present, which was then seconded by Bob Ragsdale. The motion carried by Bob Ragsdale, Erika Hewatt, Carolee Coker, Josh Cabe and Susan Russell (5) YES to (0) NO votes.

1. 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.

Carolee Coker made a motion to table item for next planning and zoning meeting due to applicants postponing application, which was then seconded by Bob Ragsdale. The motion carried by Bob Ragsdale, Erika Hewatt, Carolee Coker, Josh Cabe and Susan Russell (5) YES to (0) NO votes.

1. 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.

Joey Gilbert – spoke in favor

No others – Spoke in favor

No one – Spoke in opposition

Public hearing was closed

Open to discussion

Bob Ragsdale made a motion to approve the request, which was then seconded by Carolee Coker. A vote was taken by a show of hands. Motion not carried by Bob Ragsdale, Erika Hewatt, Carolee Coker, Josh Cabe and Susan Russell (5) YES to (0) NO votes. Planning Commission recommended approval.

**Old Business - None**

**Adjourn**

Josh Cabe made a motion to approve the request to adjourn which was then seconded by Erika Hewatt. The motion carried by Bob Ragsdale, Erika Hewatt, Carolee Coker, Josh Cabe and Susan Russell (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