**MINUTES**

**FRANKLIN COUNTY PLANNING COMMISSION**

**March 16th, 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.

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

Carolee Coker asked for a motion to adopt the agenda from the March 16th, 2023 meeting. Erika Hewatt 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.

1. Adoption of minutes from the February 16th, 2023 meeting.

Carolee Coker asked for a motion to adopt the minutes from the February 16th, 2023 meeting. 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, Susan Russell, Erika Hewatt, Carolee Coker, and Josh Cabe.

1. Update on BOC actions:
2. 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. ***Applicant request to withdraw application was approved by Board of Commissioners 3-0.***

**New Business**

1. Steven and Danielle Rogers, 1427 Williams Bridge Rd, Toccoa, GA 30577 have filed an application for an Amendment to the Franklin County Zoning Map from Agriculture General (AG) to Agriculture Intensive (AI) on a +/- 70.15 acre tract. The property is located at 1427 Williams Bridge Rd and is further identified as parcel number 009 024A.

Planning Director Hailey gave Staff Report recommending approval of application.

Steven Rogers – Spoke in favor of application

Kyle Westbrook – Spoke in favor of application

No others – Spoke in favor of application

No others – Spoke in opposition of application

Steven Rogers – Spoke in favor of application

Public hearing was closed

Open to discussion

Bob Ragsdale 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.

1. Peachtree Lawn & Landscape, Inc, PO BOX 621, Lavonia, GA 30553 have filed an application for an Amendment to the Franklin County Zoning Map from Lakefront Residential (LR) to Highway Business (HB) on a combined +/- 1.0 acre tract. The properties are located at Gumlog Rd and are further identified as parcel numbers 061D 031, 061D 032, 061D 033.

Planning Director Hailey gave Staff Report recommending approval of application.

Tim Whittman – Spoke in favor of application

Craig Jackson – Spoke in favor of application

Cindy Whittman – Spoke in favor of application

Beverly Folsom – Spoke in favor of application, but asked the commission to please consider buffers, hours of operation, and a DOT study

No others – Spoke in favor of application

No others – Spoke in opposition of application

Tim Whittman – Spoke in favor of application

Public hearing was closed

Open to discussion

Carolee Coker wanted to discuss that if the property ever changed hands in the future, that it needed to have particular hours of operation since this property is in a residential area. She asked to amend the application to have a condition of 9am-7pm business hours, 7 days a week.

Bob Ragsdale made a motion to approve the application with the condition that it has operating hours of 9am to 7pm, 7 days a week, which was then seconded by Erika Hewatt. The motion carried by Bob Ragsdale, Susan Russell, Erika Hewatt, Carolee Coker, and Josh Cabe (5) YES to (0) NO votes.

1. Kyle B. Westbrook, 1478 Cromers Bridge Rd, Royston, GA 30662 has filed for a conditional use permit for Two Poultry Houses on a +/- 30.73 acre tract. The property is located at 321 Whiting Rd and is further identified as parcel number 043 007A.

Planning Director Hailey gave Staff Report recommending approval of application.

Kyle Westbrook – Spoke in favor of application

Seth Westbrook – Spoke in favor of application

Courtney Long – Spoke in favor of application

Guerry Hall – Spoke in favor of application

No others – Spoke in favor of application

Randy Sheets – Spoke in opposition of application, brought petition from neighbors

No others – Spoke in opposition of application

Kyle Westbrook – Spoke in favor of application

Public hearing was closed

Open to discussion

Erika Hewatt made a motion to approve the application for conditional use for Two Poultry Houses, 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.

1. Thanh Van Dang, 379 Blanton Shirley Rd, Hartwell, GA 30643 have filed an application for an Amendment to the Franklin County Zoning Map from Agriculture General (AG) to Agriculture Intensive (AI) on a +/- 97.13 acre tract. The property is located at 16915 Hwy 59 and is further identified as parcel number 028 038.

Planning Director Hailey gave Staff Report recommending approval of application.

Thanh Van Dang – Spoke in favor of application

Guerry Hall – Spoke in favor of application

D. Tran – Spoke in favor of application

No others – Spoke in favor of application

No others- Spoke in opposition

Thanh Van Dang – Spoke in favor of application

Public hearing was closed

Open to discussion

Carolee Coker wanted to discuss that the commission amend the application for approval with proposed future Stackhouse not lying between the exhaust end of poultry house and the river.

Bob Ragsdale made a motion to approve the application with the condition that proposed future Stackhouse not lie between exhaust end and river, which was then seconded by Erika Hewatt. The motion carried by Bob Ragsdale, Susan Russell, Erika Hewatt, Carolee Coker, and Josh Cabe (5) YES to (0) NO votes.

**Old Business**

1. Zoning Map Corrections

Planning Director Hailey spoke regarding the proposed map changes. He then opened discussion to the planning commission. Carolee Coker discussed removing the Sewell Road property from the proposed changes. Carolee Coker also would like to investigate some of the proposed map changes further, Planning Director Hailey suggested asking the county attorney Bubba Samuels for that matter. Bob Ragsdale suggested possibly needing to table these proposed changes for 60 days.

**Adjourn**

Erika Hewatt 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 Josh Cabe

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Erika Hewatt Carolee Coker

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Bob Ragsdale Susan Russell

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

Amanda Hosch