**MINUTES**

**FRANKLIN COUNTY PLANNING COMMISSION**

**May 18th, 2023**

**5:30 PM**

**Franklin County Justice Center**

Present: Bob Ragsdale

Josh Cabe

Carolee Coker

Erika Hewatt

Absent: Susan Russell

Staff: Robert Ogburn, Planning Director

Alexandria Gunter

Kelsey Hill

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 (4) YES votes to (0) NO votes. The YES votes were Bob Ragsdale, 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 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 (4) YES votes to (0) NO votes. The YES votes were Bob Ragsdale, Erika Hewatt, Carolee Coker, and Josh Cabe.

1. Adoption of minutes from the April 20th, 2023 meeting.

Carolee Coker asked for a motion to adopt the minutes from the April 20th, 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 (4) YES votes to (0) NO votes. The YES votes were Bob Ragsdale, Erika Hewatt, Carolee Coker, and Josh Cabe.

1. Update on BOC actions:
2. **V-2023-001 Variance:** Dawn Banks, applicant, DVAB Family Properties LP, property owner, seeks a variance to the Unified Development Code, Sec. 1-201, “Minimum Lot Frontage” to waive the required minimum 60 feet of frontage on a public road to divide off a 3-acre parcel for intra-family land transfer, for 78.23 acres (Map/Parcel 044/021) fronting approximately 825 feet on the north side of Stone Bridge Road across from its intersection with Carroll Church Road, west of Unawatti Road. AG (Agricultural) District zoning. Proposed use: intra-family land transfer (one 3-acre lot). **Board of Commissioners voted to approve 5-0**
3. **RZ-2023-003 Rezoning:** John and Juanita Sullivan, applicants and property owners, seek rezoning from AG (Agricultural District) to HB (Highway Business District) 20.36 acres (Map/Parcel 039/ 005) fronting on the north side of Sandy Cross Road (SR 51) approximately 4,000 feet east of SR 106 (3934 Sandy Cross Road). Proposed use: recreational vehicle park. (companion application: C-2023-007) ***Application withdrawn***
4. **C-2023-007 Conditional Use:** John and Juanita Sullivan, applicants and property owners, seek conditional use permit for a recreational vehicle park in a proposed HB (Highway Business District) zoning district for 20.36 acres (Map/Parcel 039/ 005) fronting on the north side of Sandy Cross Road (SR 51) approximately 4,000 feet east of SR 106 (3934 Sandy Cross Road). (companion application: RZ-2023-003) ***Application withdrawn***
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. ***Chairman Jacques recommended Tabling item, and that this item goes back to the Planning and Zoning Commission.***
6. **Text Amendment to Unified Development Code (Building Regulations):** An Ordinance Amending the Unified Development Code of Franklin County, Georgia, As Amended, To Add a New Chapter 16, “Building Regulations;” To Establish An Effective Date; To Repeal Conflicting Ordinances; To Provide For Severability; and For Other Purposes ***Chairman Jacques recommended Tabling item, and that this item goes back to the Planning and Zoning Commission.***
7. **Amendments to the Official Zoning Map of the Unified Development Code** (see attached itemization of 568 proposed changes) **Board of Commissioners voted to Approve 4-1 (Commissioner Josh Smith was the 1 vote not in favor).**

**New Business**

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 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.

Chuck Ross – spoke in favor

No others – Spoke in favor

Robert Isherwood – Spoke in opposition

Kira Coker – Spoke in opposition

Jason Williams – Spoke in opposition

Alvin Williams – Spoke in opposition

No Others – Spoke in opposition

Chuck Ross – Spoke in favor

Public hearing was closed

Open to discussion

Bob Ragsdale made a motion to approve the request with the conditions that property have a private fence, 30ft vegetative buffer, and special lighting, 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, and Josh Cabe (2) YES to (2) NO votes. The NO votes were Erika Hewatt and Josh Cabe and YES votes were Bob Ragsdale and Carolee Coker. Planning Commission did not make a recommendation.

1. 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.

William Thomas – Spoke in favor

No others – Spoke in favor

No one – Spoke in opposition

William Thomas – Spoke in favor

Public hearing was closed

Open to discussion

Bob Ragsdale made a motion to approve the request which was then seconded by Josh Cabe. A vote was taken by a show of hands. Motion not carried by Bob Ragsdale, Erika Hewatt, Carolee Coker, and Josh Cabe (2) YES to (2) NO votes. The NO votes were Carolee Coker and Erika Hewatt and the YES votes were Bob Ragsdale and Josh Cabe. Planning Commission did not make a recommendation.

1. 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.

Regina Childs – Spoke in favor

Chris Page – Spoke in favor

No one – Spoke in opposition

Regina Childs – Spoke in favor

Public hearing was closed

Open to discussion

Erika Hewatt made a motion to approve 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. Planning Commission recommended approval.

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.

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, and Josh Cabe (4) YES to (0) NO votes.

1. Discuss Highway Business, Light Industrial, and Heavy Industrial zoning map corrections **Item added by Committee Member Carolee Coker**

Commission members discussed mislabeled 59 properties that were zoned Rural Residential (RR) from Agricultural (AG), voted for recommendation to revert zoning 4-0. Commission members discussed mislabeled 14 properties that were zoned Highway Business (HB) from Rural Residential (RR), voted for recommendation to revert zoning 4-0. Commission members discussed mislabeled 3 properties that were zoned Heavy Industrial (HI) from Agricultural (AG), voted for recommendation to revert zoning 4-0. Commission requested that Planning Staff research these properties and report back to the board with findings. Josh Cabe requested that the staff not wait until the entire list was done and that properties were brought back as they were researched to speed the process up. The rest of the board agreed with his request.

**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, and Josh Cabe (4) 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 & Kelsey Hill