**MINUTES**

**FRANKLIN COUNTY PLANNING COMMISSION**

**October 19th, 2023**

**5:30 PM**

**Franklin County Justice Center**

Present: Bob Ragsdale

Josh Cabe

Kenneth Dove

Lyndon Burgess

Absent: Courtney Long

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

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

Bob Ragsdale asked for a motion to adopt the agenda for the October 19th, 2023 meeting. Kenneth Dove made a motion and Lyndon Burgess seconded. A vote was taken by the show of hands. The motion carried by (4) YES votes to (0) NO votes. The YES votes were Bob Ragsdale, Kenneth Dove, Josh Cabe, and Lyndon Burgess.

1. Adoption of minutes from the September 21st, 2023 meeting.

Bob Ragsdale asked for a motion to adopt the minutes from the September 21st, 2023 meeting. Kenneth dove made a motion and Josh Cabe seconded. A vote was taken by the show of hands. The motion carried by (4) YES votes to (0) NO votes. The YES votes were Bob Ragsdale, Kenneth Dove, Josh Cabe, and Lyndon Burgess.

**Update on BOC actions:**

1. **C-2023-010 Conditional Use:** Garrett Edwards, represented by Tess Cavellier, applicant, Curt’s Detail Shop & Towing, INC, property owner has filed an application for conditional use permit for Driving school, auto, truck, etc. in a Highway Business (HB) zoning district for +/- 5.0 acre tract located at 19 Noah Crow Rd Royston, GA 30662 (Map/Parcel 048/142C). Proposed use: Driving School School **Board of Commissioners voted to approve: 5-0**
2. **C-2023-012 Conditional Use:** Jerry Saulters, applicant, Jerry and Shannon Saulters, property owners have filed an application for conditional use permit for poultry houses in an Agricultural General (AG) zoning district." for +/- 18-acre tract located on Salem Rd Royston, GA 30662 (Map/Parcel 049/037 A). Proposed use: Poultry Houses School **Board of Commissioners voted to approve: 5-0**
3. **RZ-2023-013** **Rezone**: Jeff and Angela Henderson, applicant, Cameron Henderson, property owner has filed an application for Rezone from Agricultural General (AG) to Rural Residential (RR) for a +/- 7.55 -acre tract located on Rock Pillar Rd Carnesville, GA 30521 (Map/Parcel 012/108C). Proposed use: Minor Subdivision **Board of Commissioners voted to deny: 5-0**
4. **RZ-2023-014 Rezone:** Jarrett Mize, applicant Jarrett and Rebekah Mize, Property Owners have filed an application for Rezone from Agricultural Intensive (AI) to Agricultural General (AG) for a +/- 10 -acre tract located at 585 Baty Rd Martin, GA 30557 (Map/Parcel 035/093 A). Proposed use: Separating home from Poultry houses School **Board of Commissioners voted to approve: 5-0**
5. **RZ-2023-015** **Rezone**: Jerry Saulters, applicant, Jerry and Shannon Saulters, property owners have filed an application for Rezone from Agricultural Intensive (AI) to Agricultural General (AG) for a +/- 18 -acre tract on Salem Rd Royston, GA 30662 (Map/Parcel 049/037 A) Proposed use: Poultry Farm/Correction of map zoning School **Board of Commissioners voted to approve: 5-0**
6. **V-2023-005 Variance:** Lorraine Licardi, represented by Douglas Mackney and Wayne Mackney, applicant, Joseph and Lorraine Licardi, property owners have filed an application for a Variance to the Unified Development Code, Chapter 2, “Zoning Districts and Official Zoning Map,” Article 2-3, “Residential Zoning Districts,” Section 2-301(b)/Table 2-4, "Dimensional requirements" To reduce the required 40-foot front setback in a Rural Residential zoning district to 25 feet. The property consists of a +/- 1.072 acre tract located at 1680 Dillard Bray Rd Royston, GA 30662 (Map/Parcel 067/048C). School **Board of Commissioners voted to approve: 5-0**

**New Business**

1. **C-2023-011 Conditional Use:** Andre T. Kennebrew (Represented by Andre H. Kennebrew), has filed an application for conditional use permit for a special event facility in an Agricultural (AG) zoning district." for +/- 59.92 acre tract located at 7527 Highway 326 Commerce, GA 30530 (Map/Parcel 015/021 A). Proposed use: Wedding Venue

Andre Kennebrew spoke in favor

No one else spoke in favor

No one spoke in opposition

Andre Kennebrew spoke in favor

Public hearing was closed

Open to discussion

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

1. **RZ-2023-012** **Rezone**: Walter Reed, applicant and Property Owner has filed an application for Rezone from Agricultural General (AG) to Agricultural Intensive (AI) for a +/- 126.95 -acre tract located at 17411 Highway 17 Martin, GA 30557 (Map/Parcel 042/038). Proposed use: Poultry Houses

Walter Reed spoke in favor

No one else spoke in favor

No one spoke in opposition

Walter Reed spoke in favor

Public hearing was closed

Open to discussion

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

1. **RZ-2023-016 Rezone:** Chelsey Hallford, applicant and Property Owner has filed an application for Rezone from Rural Residential (RR) to Highway Business (HB) for a +/- 1 -acre tract located on Highway 59 Lavonia, GA 30553 (Map/Parcel 071 036 A). Proposed use: Commercial Recreational Facility Indoor/Outdoor Retail

Chesley Hallford spoke in favor

No one else spoke in favor

No one spoke in opposition

Chesley Hallford spoke in favor

Public hearing was closed

Open to discussion

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

**Old Business**

1. Richard Mewborn has submitted a Citizen Zoning request to change from Rural Residential (RR) to Highway Business (HB). The property is located at 4450 Gumlog Rd Lavonia, GA 30553 on a +/-13.63 acre tract (Map/Parcel 060/035).

Planning commission did not make a recommendation

1. Dave Davis has submitted a Citizen Zoning request to change from Highway Business (HB) to Light Industrial (LI). The property is located on 9598 Sandy Cross RD Carnesville, GA 30521 on a +/- 15 acre tract (Map/Parcel 021/046A).

Planning commission did not make a recommendation

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

Meeting was adjourned.

**Adjourn**

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Robert Ogburn Kenneth Dove

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Josh Cabe

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Bob Ragsdale Lyndon Burgess

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

Alexandria Gunter