**MINUTES**

**FRANKLIN COUNTY PLANNING COMMISSION**

**September 21st, 2023**

**5:30 PM**

**Franklin County Justice Center**

Present: Bob Ragsdale

Courtney Long

Kenneth Dove

Lyndon Burgess

Absent: Josh Cabe

Staff: Robert Ogburn, Planning Director

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 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, Courtney Long, 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 from the September 21st, 2023 meeting. Courtney Long 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, Courtney Long, and Lyndon Burgess.

1. Adoption of minutes from the August 17th, 2023 meeting.

Bob Ragsdale asked for a motion to adopt the minutes from the August 17th, 2023 meeting. Courtney Long 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, Courtney Long, and Lyndon Burgess.

**Update on BOC actions:**

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 (Map/Parcel 060/035). **Board of Commissioners voted to table: 5-0**
2. Dave Davis has submitted a Citizen Zoning request to change from Highway Business (HB) to Light Industrial (LI). The property is located on Highway 51 (Map/Parcel 021/046A). **Board of Commissioners voted to table: 5-0**
3. Therrell Murphy Jr has submitted a Citizen Zoning request to change from Highway Business (HB) to Heavy Industrial (HI). The property is located at 12306 Old Federal Rd (Map/Parcel 011/073). **Board of Commissioners voted to approve: 5-0**
4. Therrell Murphy Jr has submitted a Citizen Zoning request to change from Agricultural (AG) to Heavy Industrial (HI). The property is located on Burke Rd (Map/Parcel 011/050A). **Board of Commissioners voted to approve: 5-0**
5. **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. **Board of Commissioners voted to approve: 4-1**

**New Business**

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

Tess Cavallier spoke in favor

No one else spoke in favor

No one spoke in opposition

Tess Cavallier spoke in favor

Public hearing was closed

Open to discussion

Bob Ragsdale asked for a motion. Lyndon Burgess made a motion to approve and Courtney Long 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, Courtney Long, and Lyndon Burgess.

1. **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

Jerry Saulters spoke in favor

Randy Howell spoke in favor

No one else spoke in favor

No one spoke in opposition

Jerry Saulters spoke in favor

Public hearing was closed

Open to discussion

Bob Ragsdale asked for a motion. Courtney Long made a motion to approve 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, Kenneth Dove, Courtney Long, and Lyndon Burgess.

1. **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

Jeff Henderson spoke in favor

No one else spoke in favor

Carolee Coker Spoke in opposition

Duane Davis spoke in opposition

George Coker spoke in opposition

Garen Hall spoke in opposition

Robert Isherwood spoke in opposition

Phillip Hale spoke in opposition

Guerry Hall spoke in opposition

Jason Boyce spoke in opposition

Rhonda Pittman spoke in opposition

Jeff Henderson spoke in favor

Public hearing was closed

Open to discussion

Bob Ragsdale asked for a motion. Courtney Long made a motion to table and Lyndon Burgess seconded. A vote was taken by the show of hands. The motion failed by (2) YES votes to (2) NO votes. The YES votes were Courtney Long and Lyndon Burgess. The NO votes were Bob Ragsdale and Kenneth.

1. **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

Jarrett Mize spoke in favor

No one else spoke in favor

No one spoke in opposition

Jarrett Mize spoke in favor

Public hearing was closed

Open to discussion

Bob Ragsdale asked for a motion. Courtney Long made a motion to approve 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, Kenneth Dove, Courtney Long, and Lyndon Burgess.

1. **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

Jerry Saulters spoke in favor

Randy Howell spoke in favor

No one else spoke in favor

No one spoke in opposition

Public hearing was closed

Open to discussion

Bob Ragsdale asked for a motion. Courtney Long made a motion to approve 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, Kenneth Dove, Courtney Long, and Lyndon Burgess.

1. **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).

Douglas Mackney spoke in favor

Wayne Mackney spoke in favor

Jason Boyce spoke in favor

No one spoke in opposition

Douglas Mackney spoke in favor

Public hearing was closed

Open to discussion

Bob Ragsdale asked for a motion. Lyndon Burgess made a motion to approve and Courtney Long 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, Courtney Long, and Lyndon Burgess.

**Old Business**

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). **Preliminary Plat Review**

Bob Ragsdale asked for a motion to approve premilitary plat. 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, Courtney Long, and Lyndon Burgess

1. Sewell Landing Final Plat Review

Bob Ragsdale asked for a motion to approve the final plat review. Courtney Long 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, Courtney Long, and Lyndon Burgess

**Adjourn**

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

Meeting was adjourned.

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Robert Ogburn Kenneth Dove

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Courtney Long

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Bob Ragsdale Lyndon Burgess

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

Kelsey Hill