**AGENDA**

**FRANKLIN COUNTY PLANNING COMMISSION**

**April 18th, 2024**

**5:30 PM**

**Franklin County Justice Center**

**Call the meeting to order**

1. Call the meeting to order.
2. Invocation
3. Pledge of Allegiance.
4. Adoption of agenda.
5. Adoption and signing of minutes from the March 21st, 2024 meeting.

**Update on BOC actions:**

1. **RZ-2024-002** **Rezone**: Matthew Anderson, applicant and Property Owner has filed an application for Rezone from Institutional (INST) to Agricultural General (AG) for a +/- 13.74 -acre tract located at 155 Whippoorwill Ln Carnesville, Ga 30521 (Map/Parcel 011/025). Proposed use: Residential and Agricultural ***Board of Commissioners voted to approve 5-0***
2. **RZ-2024-003** **Rezone**: Seth Cape, applicant and Melissa Lape, Property Owner have filed an application for Rezone from Agricultural General (AG) to Highway Business (HB) for a +/- 5.90 -acre tract located on Gumlog Rd Lavonia, GA 30553 (Map/Parcel 062/036 H). Proposed use: Storage units and commercial building ***Board of Commissioners voted to approve 4-0, Commissioner Kyle Foster abstained***
3. **RZ-2024-004** **Rezone**: Amanda Powell, applicant and Christopher and Amanda Powell, Property Owners have filed an application for Rezone from Agricultural General (AG) to Rural Residential (RR) for a +/- 0.36 -acre tract located on Watson Rd Martin, GA 30557 (Map/Parcel 033/111 F). Proposed use: Residential ***Board of Commissioners voted to approve 5-0***
4. **RZ-2024-005** **Rezone**: Wesley Thurmond, applicant and Property Owner has filed an application for Rezone from Agricultural General (AG) to Rural Residential (RR) for a +/- 7.0 -acre tract located at 1950 Toms Creek Rd Martin, GA 30557 (Map/Parcel 033/029). Proposed use: Residential ***Board of Commissioners voted to approve 5-0***

**New Business**

1. **V-2024-001 Variance:** Joshua Bolchoz, applicant, Buff & Bolch Capital LLC, 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 25 feet side setback in a Rural Residential zoning district to 20 feet. The property consists of a +/- 1.8 acre tract located 1188 Nails Creek Crossing Royston, GA 30662 (Map/Parcel 031A/069).
2. **V-2024-002 Variance:** Joshua Bolchoz, applicant, Buff & Bolch Capital LLC, 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 25 feet side setback in a Rural Residential zoning district to 20 feet. The property consists of a +/- 1.9 acre tract located 1184 Nails Creek Crossing Royston, GA 30662 (Map/Parcel 031A/069).
3. **RZ-2024-008** **Rezone**: Travis Halbrook, applicant and Team 962 LLC, Property Owner have filed an application for Rezone from Agricultural General (AG) to Rural Residential (RR) for a +/- 10.87 -acre tract located at 431 Griffin Rd Martin, Ga 30557 (Map/Parcel 051/128). Proposed use: Residential
4. **RZ-2024-009** **Rezone**: Joey Gilbert, applicant and Faith Christian Fellowship Inc and Vernon H Hanley, Property Owners have filed an application for Rezone from Institutional (INST) and Rural Residential (RR) to Rural Residential (RR) for a +/- 1.5 -acre tract located at 6475 Highway 145 Carnesville, GA 30521 (Map/Parcel 036/066A). Proposed use: Residential
5. An Ordinance by the Board of Commissioners of Franklin County, Georgia, To Amend the Franklin County Unified Development Code, Adopted August 1, 2022, Effective September 19, 2022, Amended March 6, 2023, To Amend Chapter 2, “Zoning Districts and Official Zoning Map,” Article 2-3, “Residential Zoning Districts,” Section 2-301(b) and Section 2-302(c)/Table 2-4, "Dimensional requirements for Residential Zoning Districts" building setbacks, accessory buildings and structures.

**Old Business- None**

**Adjourn**