

AGENDA

FRANKLIN COUNTY PLANNING COMMISSION

April 20, 2023 @ 5:30 p.m.

Franklin County Justice Center
7085 Highway 145
Carnesville, GA

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. ADOPTION OF AGENDA
- V. ADOPTION OF MINUTES FROM MARCH 16TH, 2023, MEETING
- VI. OLD BUSINESS – NONE
- VII. NEW BUSINESS – PUBLIC HEARINGS
 1. **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).
 2. **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)
 3. **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)

4. **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 Rezoning,” 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
5. **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.
6. **Amendments to the Official Zoning Map of the Unified Development Code** (see attached itemization of 568 proposed changes)

VIII. ADJOURN