

AGENDA

FRANKLIN COUNTY PLANNING COMMISSION

February 16th, 2023

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 of minutes from the January 17th, 2023 meeting.
6. Update on BOC actions:
 1. Christopher and Katherine Mogenson, 5904 Highway 326, Commerce, GA 30530 have filed an application for an Amendment to the Franklin County Zoning Map from Agriculture General (AG) to Highway Business (HB) on a +/- 156.25 acre tract. The property is located at 6210 Highway 326 and is further identified as parcel number 014 017. **Approved with condition that if the Unified Development Code is revised to include zoological gardens as a permitted or conditional use within an Agriculture General (AG) district, the applicants would be able to apply to rezone said property or portion thereof to AG at will and without having to wait for specific time to elapse as stated in Sec. 12-214 of the UDC, 3-0.**
 2. Christopher and Katherine Mogenson, 5904 Highway 326, Commerce, GA 30530 has filed for a conditional use permit for a Commercial Recreational Facility, Outdoor on a +/- 156.25 acre tract. The property is located at 6210 Highway 326 and is further identified as parcel number 014 017. **Approved with condition that if the Unified Development Code is revised to include zoological gardens as a permitted or conditional use within an Agriculture General (AG) district, the applicants would be able to apply for conditional use for said property or portion thereof under AG at will and without having to wait for specific time to elapse as stated in Sec. 12-314, 3-0.**
 3. Neal Halder, 3326 Hutchinson Rd, Cumming, GA 30040 has filed for a conditional use permit for a Recreation Vehicle Park and RV Repair & Service Facility (RV Park and

Campground) on a +/- 23.80 acre tract. The Property is located at 10818 Old Federal Rd and is further identified as parcel numbers 012 006C and 012 008. **Denied, 3-0.**

4. Monika Kardos, 1567 Casper Hill Dr, Buford, GA 30579 has filed for a conditional use permit for a Special Events Venue in an Agriculture General (AG) zoning district on a +/- 20.24 acre tract. The property is located on 100 Dogwood Cove, and is further identified as tax parcel 019 048A. **Approved with conditions of hours being 10am - 10pm, maximum occupancy of 150 people, and no overnight “stays” (occupancy), 3-0.**
5. Preliminary Plat Review – North Fork at Canon. **Denied, 3-0.**
6. UDC Review Committee
7. UDC Amendment – Manufactured Homes

New Business

1. Nathan Rhodes, 16625 Hwy 17, Martin, GA 30557 have filed an application for an Amendment to the Franklin County Zoning Map from Agriculture General (AG) to Highway Business (HB) on a +/- 33.17 acre tract. The property is located at Gumlog Rd and is further identified as parcel number 061 068.
2. Zoning Map Corrections

Old Business

1. Planning Commission Procedures
 - a. Regular Meeting
 - b. Proposed Work Session

Announcements

Adjourn