

AGENDA

FRANKLIN COUNTY PLANNING COMMISSION

May 18th, 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 April 20th, 2023 meeting.
6. Update on BOC actions:
 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). **Board of Commissioners voted to Approve: 5-0**
 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 (companion application: C-2023-007) **Application Withdrawn**
 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

Planning Commission Rules:

1. **The applicant is allowed up to 5 minutes to discuss the application.**
2. **All other parties are allowed up to 3 minutes to speak for or against the application.**

SR 106 (3934 Sandy Cross Road). (companion application: RZ-2023-003) **Application Withdrawn**

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. **Chairman Jacques recommended Tabling item, and that this item go back to the Planning and Zoning Commission.**
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. **Chairman Jacques recommended Tabling item, and that this item go back to the Planning and Zoning Commission.**
6. Amendments to the Official Zoning Map of the Unified Development Code (see attached itemization of 568 proposed changes) **Board of Commissioners voted to Approve 4-1 (Commissioner Josh Smith was the 1 vote not in favor).**

New Business

1. Dave H. Davis (Represented by W. Charles Ross, Esquire), 80 Ariail Rd, Commerce, GA 30530 have filed an application for an Amendment to the Franklin County Zoning Map from Highway Business (HB) to Light Industrial (LI) on a +/- 14.07 acre tract. The property is located at Hwy 59 and is further identified as parcel number 012 078F.
2. David Thomas, 238 Jonquil Lane, Commerce, GA 30530 have filed an application for an Amendment to the Franklin County Zoning Map from Rural Residential (RR) to Highway Business (HB) on a combined +/- 2.49 acre tract. The properties are located at Highway 29 and are further identified as parcel numbers 058 024A.

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3. Chris Page, 3383 Hwy 17, Canon, GA 30520 has filed for an application for an Amendment to the Franklin County Zoning Map from Institutional (INST) to Rural Residential (RR) on a +/- 1.26 acre tract. The property is located at 3383 Hwy 17 and is further identified as parcel number 067 126.

4. Kenneth and Louise Langston (Represented by Joey Gilbert), 1117 Cromers Bridge Rd. Royston, GA 30662 have filed an application for an Amendment to the Franklin County Zoning Map from Rural Residential (RR) to Agriculture General (AG) on a +/- 24.60 acre tract. The property is located at 1117 Cromers Bridge Rd and is further identified as parcel number(s) 031 080 and 031 079A.

5. Discuss Highway Business, Light Industrial, and Heavy Industrial zoning map corrections

Old Business

1. 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.

Adjourn

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