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## **FRANKLIN COUNTY BOARD OF COMMISSIONERS**

### **PUBLIC HEARING – AGENDA**

**DATE: May 6, 2024**

**TIME: 5:30 PM**

**LOCATION: Franklin County Justice Center**

1. Call meeting to order – Chairman
2. Approval of the Agenda
3. Items for Discussion
  - A. **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).  
**Planning Commission recommends approval 2-1, Planning Commission Chair Bob Ragsdale abstained**
  - B. **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).  
**Planning Commission recommends approval 2-1, Planning Commission Chair Bob Ragsdale abstained**
  - C. **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  
**Planning Commission recommends approval 4-0**
  - D. **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  
**Planning Commission recommends approval 4-0**
  - E. **Oliver Road – Abandonment**

4. Announcements

5. Adjourn

Upcoming Meetings

May 28, 2024 – BOC Work Session @ 6:00 PM

June 3, 2024 – BOC Public Hearing @ 5:30 PM

June 3, 2024 – BOC Regular Meeting @ 6:00 PM

All meetings are held at the Franklin County Justice Center unless indicated. Please visit the County's website [www.franklincountyga.gov](http://www.franklincountyga.gov) for more information. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities should call the Office of the County Clerk at (706) 384-2483 to allow the County to make reasonable accommodations for those persons.