



*You Are Why We Are Here*

**FRANKLIN COUNTY  
BOARD OF COMMISSIONERS  
PUBLIC HEARING MINUTES  
August 2, 2021  
5:30 P.M.**

**Present:** Chairman Jason K. Macomson  
District 1 Commissioner Robert Franklin  
District 2 Commissioner Kyle Foster  
District 3 Commissioner Ryan Swails  
District 4 Commissioner Eddie Wester

**Media:** Shane Scoggins, Franklin County Citizen

**Staff:** County Manager, Derrick Turner  
County Clerk, Kayla Finger  
Planning & Zoning Director, Scott DeLozier

**Item 1:** **Call Meeting to Order** - Chairman Macomson called the meeting to order at 5:30 pm and welcomed everyone.

**Item 2:** **Approval of the Agenda:** Commissioner Foster made a motion to approve the Public Hearing Agenda as presented. Commissioner Wester seconded the motion. No discussion. All were in favor, 3-0. Commissioner Swails arrived after the vote.

**Item 3:** **Items for discussion:**

A. Joey Gilbert, 205 Williams Bridge Rd, Toccoa, Ga, has filed an application to rezone from Agriculture Intensive (AI) to Residential Single Family (RS) on a +/- 34.69 acre tract. The property is located at the intersection of Cedar Ridge Road and Westbrook Rd and is further identified as tax parcel B75-017.

Director DeLozier explained the land involved for Mr. Gilbert's project was divided from a larger tract ~200+ acre tract of land that was entirely located in Banks County. Once cut off from the larger parent parcel, the new tract of land for the subdivision is now located in Franklin County. It was noted that the county line runs along the back side of the property, along Westbrook Road. Mr. Gilbert intends the project to become a 25-lot subdivision and is only currently seeking approval of his



*You Are Why We Are Here*

rezoning request. He will come back at a later time for plat approval. Dir. DeLozier noted after the Franklin County Planning and Zoning meeting, he has been in communication with Banks County's Chairman and has been asked that there be a condition that no driveways will be installed off Westbrook Road on the Banks County side. The Franklin County Planning and Zoning Commission recommended approval of the rezone application. It was noted that the additional condition was not available to them at the time of their decision, so Dir. DeLozier recommended the additional condition.

Mr. Gilbert addressed the board stating that there were some issues finding the county lines and that it is generally accepted that the county line runs along Westbrook Road with the west side in Banks County and the east side in Franklin County. There will be a 10 foot no access road for 23 of the lots so that no one can come along in the future and put driveways in. The developer plans to have a natural buffer of trees along Westbrook Road. Two lots on the south end of the development face a portion of Westbrook Road that is entirely within Franklin County. These two lots will be served by a shared driveway from the Franklin County portion of Westbrook Road. He noted they were willing to do what they needed to do to make it work if any adjustments need to be made regarding the boundary lines.

No one else spoke in favor of the application.  
No one spoke against the application.

Commissioner Wester asked if Banks County will sign off in agreeance to the development.

Mr. Gilbert stated they would and that water will be supplied by Banks County, but the developer would need a letter from Franklin County's engineer John Phillip's.

B. Ridgeline Land Planning, Inc, 196 Belaire Court, Winder, Ga, has filed an application to rezone from Agriculture Intensive (AI) to Residential Single Family (RS) a +/- 33.00 acre tract of land located at the intersection of Hwy 59 and May Lane and further identified as tax parcel 028-047. The developer wishes to develop an 18-lot subdivision.

Dir. DeLozier addressed the board asking them to review the rezone application and preliminary plat at tonight's regular meeting. The plat meets all requirements. The Planning and Zoning Board recommends approval with no conditions.



*You Are Why We Are Here*

Mr. Holt Persinger with Ridgeline Land Planning spoke to the board reiterating the request to rezone the property from Agriculturally Intensive to Residential Single Family. The planned subdivision will contain 18 single-family homes. Five of the lots will face Hwy 59, and the remainder will be accessible by May Lane.

No one else spoke in favor of the application.  
No one spoke against the application.

Commissioner Foster asked which lots would be served by May Lane.

Mr. Persinger stated that they will widen and extend May Lane to provide required easements for eventual county adoption. May Lane will dead end in a cul-de-sac and serving all the lots that aren't accessible by Hwy 59.

- B. George Coker, 1075 Holbrook Rd, Carnesville, Ga has filed an application for a Conditional Use Permit to develop a Church/Event venue on +/- 392.28 acres. The property is located on Dr. Smith Rd and is further identified as tax parcel 022-036.

Dir. DeLozier stated Mr. Coker has a pre-existing structure on his property that he intends to use as a venue for weddings, church services, and other similar events. The location is in the midst of a large tract of land and there will be no breach of CUYA for tax purposes. The Planning and Zoning Commission recommended approval with no added conditions.

Mr. Coker addressed the board explaining that the chapel is a pole barn type structure for church events, meetings, singings, weddings, and prayer meetings. Some church services have already been held there.

Carolee Coker spoke in favor of the application. She said she lives on the farm with her parents, and her family has put a lot of heart into the endeavor. The use is in line with the agricultural surroundings, and her parents will pass the land on to her and to her siblings, creating a legacy.

No one spoke against the application.



*You Are Why We Are Here*

Mr. Coker invited the board members to come and visit and also shared that there is a video on their website showcasing the venue.

A. Public Comment: None.

**Item 5. Adjournment:**

Chairman Macomson adjourned the hearing at 5:50 PM

Signed on the 13<sup>th</sup> day of September, 2021

Chairman Jason K. Macomson

Robert L. Franklin, District 1 Commissioner

Kyle Foster, District 2 Commissioner

Ryan Swails, District 3 Commissioner

Eddie Wester, District 4 Commissioner

Kayla Finger, County Clerk