

## MINUTES

### FRANKLIN COUNTY PLANNING COMMISSION

February 14, 2019

6:30 PM

Present: Beth Thomas, Interim Planning Director  
Harold Gillespie  
Guerry Hall  
Eric Segars  
Erika Hewatt  
Susan Russell

Absent:

Staff: Rocky Farrow

Harold Gillespie called the meeting to order

#### Old Business

1. Adoption of minutes from the December 17, 2018 meeting.

Harold Gillespie asked for a motion to adopt the minutes from the December 17, 2018 meeting. Eric Segars made a motion and Guerry Hall seconded. A vote was taken by the show of hands. The motion carried by five (5) YES votes to zero (0) NO votes

2. Update on BOC actions:
  - a. Conditional Use Permit request for Shackleford Road was approved with conditions as recommended by the Planning Commission.
  - b. Variance & Conditional Use Permit request for 423 Casey Road was approved with conditions as recommended by the Planning Commission.
  - c. Variance & Conditional Use Permit request for December Lane was tabled & sent back to planning for additional review pending information regarding septic.
  - d. Variance & Conditional Use Permit request for Greater Hope Road was tabled & sent back to planning for additional review pending information regarding septic.

## New Business

1. Richard Glenn Norris, 1860 Blacksnake Road, Canon, GA has filed an application for a variance to reduce the setbacks for existing poultry farm on a 33.77-acre tract. The property is located on 2431 Dawkins Road and is further identified as Tax Parcel 057-061.

Richard Glenn Norris - spoke in favor of application

Nobody - spoke in opposition

Open to discussion

Public hearing was closed

Guerry Hall made a motion to approve the request with the condition of having an ingress and egress so the chicken houses will have access to the property. Which was then seconded by Erika Hewatt. The motion carried by Harold Gillespie, Eric Segars, Guerry Hall, Erika Hewatt, Susan Russell five (5) YES votes to zero (0) NO votes

2. Bowen Utilities Inc, 323 Oconee Lane, Commerce, GA has filed an application for two tracts to change from AI – Agriculture Intensive District to CG – Commercial General for a 0.99-acre tract and 1.04-acre tract. The parcels are located at 10300 Highway 59 and are further identified as Tax Parcel 044-066A & 044-066B.

Mark Bowen - spoke in favor of application

Judy Wright - spoke in favor of application

Nobody - spoke in opposition

Open to discussion

Public hearing was closed

Eric Segars made a motion to approve the request with the condition of section 1613 under conditional approval that states you can rezone a section but restrict the activity of the property to just the proposed usage. Which was then seconded by Erika Hewatt. The motion carried by Harold Gillespie, Eric Segars, Guerry Hall, Erika Hewatt, Susan Russell five (5) YES votes to zero (0) NO votes

3. Franklin County Towing & Recovery, 9860 Highway 59, Lavonia, GA has filed an application for a conditional use permit for a towing service on a 9.21-acre tract. The property is located at 9860 Highway 59 and is further identified as Tax Parcel 054-002.

Shane Lingerfelt - spoke in favor of application

Lori Braselton - spoke in favor of application

Nobody - spoke in opposition

Open to discussion

Public hearing was closed

Eric Segars made a motion to approve the request which was then seconded by Guerry Hall. The motion carried by Harold Gillespie, Eric Segars, Guerry Hall, Erika Hewatt, Susan Russell five (5) YES votes to zero (0) NO votes

4. Franklin County GA S1 LLC, 1819 Peachtree Road Suite 100, Atlanta, GA has filed an application for a conditional use permit for a solar energy generation facility for a 333.36-acre tract. The property is located at 3863 Highway 59 and is further identified as Tax Parcel 071-046.

Daniel Cheek - spoke in favor of application

Nobody - spoke in opposition

Open to discussion

Public hearing was closed

Guerry Hall made a motion to table the request which was then seconded by Eric Segars. The motion carried by Harold Gillespie, Eric Segars, Guerry Hall, Erika Hewatt, Susan Russell five (5) YES votes to zero (0) NO votes

5. Buffington Management LLC, 730 Poplar Springs Road, Lavonia, GA has filed an application for a conditional use permit for an Agri-Tourism/Agriculture-related recreation and event venue for a 61.35-acre tract. The property is located at 730 Poplar Springs Road and is further identified as Tax Parcel 060-043.

Steve Buffington - spoke in favor of application

Terry Roberson - spoke in opposition

Elaine Gossett - spoke in opposition

Marie Whitworth - spoke in opposition

Margaret Banta - spoke in opposition

Gayle Ehlers - spoke in opposition

Sue Williams - spoke in opposition

Gary Arkwood - spoke in opposition

Steve Buffington - spoke in favor of application and **pulled the application**

Open to discussion

Public hearing was closed

No motion was taking by the Planning and Zoning Board.

**Items pending recommendation the following. Items were previously tabled by BOC and sent back to Planning for future review and recommendation pending addition info.**

- a. New Beginnings of Franklin County, 1258 Greater Hope Road, Martin, GA has filed an application for a variance and a conditional use permit for transitional educational housing on a 2.2-acre tract. The property is located on December Lane and is further identified as Tax Parcel 033-089.
- b. New Beginnings of Franklin County, 1258 Greater Hope Road, Martin, GA has filed an application for a variance and a conditional use permit for transitional educational housing on a 2.29-acre tract. The property is located on Greater Hope Road and is further identified as Tax Parcel 033-052.

**Adjourn**

Eric Segars made a motion to adjourn the meeting and Erika Hewatt seconded the motion. The motion carried by Harold Gillespie, Eric Segars, Guerry Hall, Erika Hewatt, Susan Russell five (5) YES votes to zero (0) NO votes

Meeting was adjourned.

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Beth Thomas

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Eric Segars

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Harold Gillespie

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Guerry Hall

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Erika Hewatt

\_\_\_\_\_  
Susan Russell

Minutes taken by: \_\_\_\_\_  
Rocky Farrow