

MINUTES

FRANKLIN COUNTY PLANNING COMMISSION

December 17, 2018

6:30 PM

Present: Beth Thomas, Interim Planning Director
Harold Gillespie
Ryan Swails
Guerry Hall
Eric Segars

Absent: (Note: One Open Position due to Culp Resignation)

Mr. Harold Gillespie called the meeting to order.

Old Business

1. Adoption of minutes from the November 8, 2018 meeting.

Mr. Gillespie asked for a motion to adopt the minutes from the November 8, 2018 meeting. Mr. Swails made a motion and Mr. Segars seconded. A vote was taken by the show of hands. The motion carried by four (4) YES votes to zero (0) NO votes

New Business

1. Aubery Lunsford, 282 Railroad Bridge Road, Carnesville, GA has filed an application for a conditional use permit for a four-house poultry farm on a 48.63-acre tract. The property is located on Shackelford Road and is further identified as Tax Parcel 038-007.

Ms. Maralee Ray, real-estate agent-on the property, introduced the application.

Ms. Kim Davis spoke in opposition. Ms. Davis recently purchased property across the road from Tax Parcel 038-007. Ms. Davis expressed concern regarding setbacks and water implication.

Ms. Carol Pope spoke in opposition. Ms. Pope's property and houses are adjacent to Tax Parcel 038-007 to the north. Ms. Pope expressed she did not like it (the

application/construction). She expressed her concern about water access and devaluation of her home. She requested the trees remain as a buffer.

Mr. Mike Waters spoke in opposition stating that he had the same concerns that Ms. Pope has expressed.

Ms. Ray states she would speak with the applicant, Mr. Lunsford, regarding the maintenance of the existence tree line.

Open to discussion

Public hearing was closed

Mr. Hall made the motion to recommend approval of the conditional use permit with the following conditions 1) maintain 75' evergreen vegetative buffer along the northern property line 2) maintain 75' vegetative buffer along the western property line and 3) add a single line of evergreen vegetative border along the eastern border (along Shallowford Road but out of right of way). The motion was then seconded by Mr. Swails. The motion carried by Mr. Gillespie, Mr. Swails, Mr. Segars, and Mr. Hall four (4) YES votes to zero (0) NO votes

2. Paul & Yen Pham, 1010 Jud Cole Road, Canon, GA have filed an application for a poultry house setback variance and a conditional use permit for a five-house poultry farm on a 30.81-acre tract. The property is located at 423 Casey Road and is further identified as Tax Parcel 056-028.

Mary Pham introduced the application and spoke in favor of application.

Nobody spoke in opposition of the application.

Open to discussion

Ms. Thomas confirmed that the Planning Office had received a notarized letter from Ms. Melinda Casey, the adjacent neighbor impacted by the variance request, stating that she did not have any issues with the request to reduce the side yard setback by approximately 41'.

Public hearing was closed

Mr. Swails made the motion to recommend approval of the conditional use permit with the following conditions 1) add vegetative buffer along the western property line to provide buffer from existing mobile home and as part of the motion, recommend approval of the side yard setback. The motion was then seconded by Mr. Segars. The motion carried by Mr. Gillespie, Mr. Swails, Mr. Segars, and Mr. Hall four (4) YES votes to zero (0) NO votes

3. 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 **AND** 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.

Ms. Beth Thomas introduced the application.

Ms. Thomas stated that Mr. Louis Korff with the Franklin County Environmental Health Department has made a site visit to determine the viability of the proposed plan. Soil testing would need to be performed before a septic system plan could be determined.

Nobody spoke in favor or opposition.

Open to Discussion

Public hearing was closed

Mr. Segars made the motion to table the request pending additional information regarding the septic system. The motion was then seconded by Mr. Swails. The motion carried by Mr. Gillespie, Mr. Swails, Mr. Segars, and Mr. Hall four (4) YES votes to zero (0) NO votes.

Ms. Thomas stated that the Board of Commissioners would still hold the second advertised public hearing regarding this item on January 7, 2019.

Adjourn

Mr. Swails made a motion to adjourn the meeting and Mr. Segars seconded the motion. The motion carried by Mr. Gillespie, Mr. Swails, Mr. Segars, and Mr. Hall four (4) YES votes to zero (0) NO votes.

Meeting was adjourned.

Beth Thomas

Ryan Swails

Harold Gillespie

Guerry Hall

Eric Segars

Minutes taken by: _____
Beth Thomas