

**FRANKLIN COUNTY
PLANNING COMMISSION
Minutes
June 11, 2019**

Present: Harold Gillespie
Guerry Hall
Erika Hewatt

Absent: Susan Russell
Eric Segars

Staff: Beth Thomas, Interim Planning Director
Elaine Evans, County Clerk

Media: None

Mr. Gillespie called the June Planning Commission meeting to order at 6:30 p.m.

1. Adoption of minutes from the May 9, 2019 Planning Commission meeting.

*Mr. Gillespie asked for a motion to adopt the minutes from the May 9, 2019 Planning Commission meeting. Mr. Hall made the motion to approve the minutes. Ms. Hewatt seconded the motion. A vote was taken by show of hands. The motion passed by three (3) **YES** votes to zero (0) **NO** votes. The **YES** votes were Harold Gillespie, Erika Hewatt and Guerry Hall.*

Update on BOC actions:

- a. Variance request for 6212 Bold Springs Road was approved as recommended by the Planning Commission.*
- b. Conditional use permit request for Shackelford Road was tabled. Board of Commissioners requested additional review by Planning Commission.*
- c. Conditional use permit request for Quail Run Road was approved as recommended by the Planning Commission.*
- d. Conditional use permit and variance request for December Lane and Greater Hope Road (New Beginnings) was approved as recommended by the Planning Commission.*

New Business

1. Connie Congleton, 452 Capri Point, Lavonia, GA has filed an application for a conditional use permit for an online promotional sales home occupation on a +/- 1.00-acre tract. The property is located at 452 Capri Point and is further identified as Tax Parcel 060A-022.

Connie Congleton spoke in favor of her application for the conditional use permit for an online promotional sales home occupation. She said she runs the business with a computer and a phone line with no big truck deliveries.

One of Mrs. Congleton's neighbors questioned how approval would impact the covenants in their subdivision. Mr. Gillespie said everyone who wanted to run a business would need to do as Mrs. Congleton did and come before the Planning Commission.

There was no opposition to the request from Mrs. Congleton.

Mr. Gillespie closed the public hearing and asked for a recommendation.

*Mr. Hall stated the Planning Commission does not have anything to do with covenants. Mrs. Thomas said home-based businesses in residential zoning must have a conditional use and a recommendation is made by the Planning Commission. Home owners association covenants are civil matters and the Planning Commission does not have jurisdiction on them. Mr. Hall made a motion to approve the request for the online promotional sales for Mrs. Congleton. Ms. Hewatt seconded the motion. The motion was approved by three (3) **YES** votes to zero (0) **NO** votes. The **YES** votes were Harold Gillespie, Erika Hewatt and Guerry Hall.*

2. Shepherd's Hill Academy, 2200 Price Road, Martin, GA has filed an application for a conditional use permit for a therapeutic school on six parcels. The properties are located on Price Road and are further identified as Tax Parcel 051-011A, 051-011, 051-012, 051-014, 051-061A and 051-016B.

Trace Embrey founder of Shepherd's Hill Academy spoke in favor of his request for a conditional use permit for his therapeutic school to be zoned properly.

There was no opposition to the conditional use permit for Shepherd's Hill Academy.

Mr. Gillespie closed the public hearing and asked for a recommendation.

*Ms. Hewatt made the motion to approve the conditional use permit. Mr. Hall seconded the motion. The motion was approved by three (3) **YES** votes to zero (0) **NO** votes. The **YES** votes were Guerry Hall, Erika Hewatt and Harold Gillespie.*

3. Daniel Garland, 10615 Cauley Creek Drive, Duluth, GA has filed an application for a rezoning from RS Residential Single Family to CG Commercial General for a proposed boat storage facility on a 1.16-acre tract and variance from setback requirements for said proposal. The property is located on Tugaloo State Park Road and is further identified as Tax Parcel 070C-001.

Daniel Garland spoke in favor of his rezoning request to be able to build a 14-bay boat storage facility on Tugaloo State Park Road.

Opposition was heard from:

*Brad Wheeler
Sandy McSwain
Harold West
Venus Waters
Sidney Ough
Patrick Burns
Dawn Holcomb
Linda Mathis
Paul Palmer*

Doug Boyles

Mr. Garland acknowledged the concerns from the residents and thanked them for sharing.

Mr. Gillespie closed the public hearing and asked for a recommendation. No recommendation was given by the Planning staff.

Mr. Hall made the motion to deny the rezoning request from Daniel Garland. Ms. Hewatt seconded the motion. The motion was approved by three (3) **YES** votes to zero (0) **NO** votes. The **YES** votes were Erika Hewatt, Guerry Hall and Harold Gillespie.

Old Business

1. Aubery Lunsford, 282 Railroad Bridge Road, Carnesville, GA has filed an application for a conditional use permit for a six-house poultry farm on an 80.00-acre tract. The property is located on Shackelford Road and is further identified as Tax Parcel 038-037A.

Guerry Hall recused himself from this item because he and his family sold neighboring lands and his business relationship with Mr. Lunsford.

Mr. Gillespie stated because of Mr. Hall's recusal this does not leave enough members to make a recommendation. He said this will be tabled until the next meeting on July 11.

Adjourn

Mr. Gillespie asked for a motion to adjourn. Ms. Hewatt made the motion to adjourn. Mr. Hall seconded. The meeting adjourned at 7:10 p.m. with approval by three (3) **YES** votes from Mr. Gillespie, Ms. Hewatt and Mr. Hall to zero (0) **NO** votes.

Beth Thomas

Eric Segars

Harold Gillespie

Guerry Hall

Erika Hewatt

Susan Russell

Minutes taken by: _____
Elaine Evans