



FRANKLIN COUNTY BOARD OF COMMISSIONERS

REGULAR MEETING – MINUTES

DATE: May 6, 2024

TIME: 6:00 PM

LOCATION: Franklin County Justice Center

Present: Chairman, Jeff Jacques
District 1 Commissioner - Robert Franklin
District 2 Commissioner - Kyle Foster
District 3 Commissioner - Elizabeth Busby
District 4 Commissioner - Josh Smith

Media: Shane Scoggins, Franklin County Citizen Leader
MJ Kneiser, WLHR Radio – via Zoom

Staff: Terry Harris, County Manager
Kandy Bond, County Clerk
Bubba Samuels, County Attorney
Robert Ogburn, Planning & Zoning Director/Assistant County Manager
Alexandria Gunter, Planner – Planning & Zoning
Kelsey Cook, Dual Admin/Safety Coordinator

Item 1. Call to Order

Chairman Jacques called the meeting to order and welcomed everyone in attendance.

Item 2. Invocation and Pledge of Allegiance to the American flag: *led by Commissioner Smith*

Item 3. Approval of the Agenda

Motion to Approve – Commissioner Foster

Motion Seconded – Commissioner Franklin

Discussion: None

All in favor vote: motion carried 5-0 (agenda approved)

Item 4. Approval of Minutes

A. BOC Public Hearing Minutes – April 1, 2024

B. Regular Meeting Minutes – April 1, 2024

C. BOC Work Session Meeting Minutes – April 30, 2024

Chairman Jacques asked the board for a motion to approve the minutes.

Motion to Approve - Commissioner Busby

Motion Seconded – Commissioner Smith

Discussion: None

All in favor vote: motion carried 5-0 (approved)

Item 5. Public Comment

None

Item 6. Items for Discussion

- A. Wade Roach** – Spring Street Canon, Georgia – was not in attendance
- B. 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
Chairman Jacques asked the board for a motion to approve, deny, and/or table.
Motion to Deny: Commissioner Busby
Motion Seconded: Commissioner Foster
Discussion: None
All in favor vote: motion carried 5-0 (Denied)
- C. 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
Chairman Jacques asked the board for a motion to approve, deny, and/or table.
Motion to Approve: Commissioner Busby
Motion Seconded: Commissioner Foster
Discussion: None
All in favor vote: motion carried 5-0 (Approved)
- D. 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
Chairman Jacques asked the board for a motion to approve, deny, and/or table.
Motion to Approve: Commissioner Franklin
Motion Seconded: Commissioner Foster
Discussion: None
All in favor vote: motion carried 5-0 (Approved)

- E. 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

Chairman Jacques asked the board for a motion to approve, deny, and/or table.

Motion to Approve: Commissioner Busby

Motion Seconded: Commissioner Smith

Discussion: None

All in favor vote: motion carried 5-0 (Approved)

- F.** An Ordinance by the Board of Commissioners of Franklin County, Georgia, To Amend the Franklin County Unified Development Code, Adopted August 1, 2022, Effective September 19, 2022, Amended March 6, 2023, To Amend Chapter 2, “Zoning Districts and Official Zoning Map,” Article 2-3, “Residential Zoning Districts,” Section 2-301(b) and Section 2-302(c)/Table 2-4, “Dimensional requirement for Residential Zoning Districts” building setbacks, accessory buildings and structures.

Robert Ogburn, Planning and Zoning Director – This item deals with front yard set-backs - rural residential and lake front residential. The UDC amendments removes the burden from the citizens by not having to get a variance to put a garage or something in the front yard.

Chairman Jacques – This has been through the public advertisements, public hearings process, etc.?

Robert Ogburn, P&Z Director – Yes, it has been through public advertisements and public hearings.

Planning Commission recommends approval 4-0

Chairman Jacques asked the board for a motion to approve, deny, and/or table.

The UDC is formally changed to include the Amendments.

Motion to Approve: Commissioner Foster

Motion Seconded: Commissioner Smith

Discussion: None

All in favor vote: motion carried 5-0 (Approved)

- G.** 2024 Local Road Assistance Project – Change Order

Chairman Jacques – This is a change order request by staff due to the provision of additional funds by the state. The positive is: these funds do not require a county match. We are able to basically incorporate these additional monies into a recent contract that was let and awarded to the low bidder. At this time, I ask the county manager for additional comments and/or clarification in regard to the change order.

Terry Harris, County Manager – We received \$808,917.69 in additional GDOT funding with a zero match from the county. On the initial LMIG, Stratton and Sons were awarded the bid initially and were about 11.5% less than the next lowest bidder. They have agreed to honor the same cost index to continue to pave all of this sufficiently: 3 miles of Brown Road, 0.16 miles of Sexton Lane, 0.16 miles of Lake View Road, and 0.35 miles of Pleasant Hill Road.

Chairman Jacques asked the board for a motion to approve, deny, and/or table.

Motion to Approve the Change Order: Commissioner Foster

Motion Seconded: Commissioner Busby

Discussion: None

All in favor vote: motion carried 5-0 (Approved)

H. Olivers Road – Abandonment

Chairman Jacques - This abandonment has followed proper procedures for notifications, public advertising, and public hearings. This was done at the request of the City of Franklin Springs. As we know, there is one remaining resident on the road; so just for clarification - the City will be responsible for the maintenance on Olivers Road. I defer to the county manager for additional comments and/or clarification for the request.

Terry Harris, County Manager – The City of Franklin Springs sent a letter requesting the county abandon Olivers Road and allow the City to take over and maintain the road. The City owns a large portion of land located on both sides of the road.

Bubba Samuels, Attorney – If it eases the board’s mind: the abandonment will remove it from the county’s road system and place it on the City of Franklin Springs municipal road system. In order for the City to abandoned the road, they would have to go through the same exact process as we did in order adversely affect the resident living on Olivers Road.

Commissioner Smith – Could there be a financial burden placed on the existing resident if the City of Franklin Springs takes over the road?

Bubba Samuels, Attorney - No, the city is undertaking the maintenance of the road.

Chairman Jacques asked the board for a motion to approve, deny, and/or table.

Motion to Approve and Sign the Abandonment Resolution: Commissioner Smith

Motion Seconded: Commissioner Foster

Discussion: None

All in favor vote: motion carried 5-0 (Approved)

Item 7. Announcements

Terry Harris, County Manager

The second public hearing for the Comprehensive Plan is tomorrow at 6:00 PM at the Justice Center.

Menno Gremmer retired last Friday after serving Franklin County for 22 years. Menno had a total of 42 years of public service as a paramedic/EMT in South Carolina and Georgia.

Item 8. Adjourn

Chairman Jacques asked the board for a motion to adjourn.

Motion to Adjourn: Commissioner Busby

Motion Seconded: Commissioner Foster

Discussion: None

All in favor vote: 5-0 (Approved to 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

Signed on the _____ day of _____ 2024

Jeff Jacques, Chairman

Robert L. Franklin, District 1 Commissioner

Terry Harris, County Manger

Kyle Foster, District 2 Commissioner

Kandy Bond, County Clerk

Elizabeth Busby, District 3 Commissioner

Josh Smith, District 4 Commissioner

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