**MINUTES**

**FRANKLIN COUNTY PLANNING COMMISSION**

**November 16th, 2023**

**5:30 PM**

**Franklin County Justice Center**

Present: Bob Ragsdale

Courtney Long

Kenneth Dove

Lyndon Burgess

Absent: Josh Cabe

Staff: Robert Ogburn, Planning Director

Alexandria Gunter, Kelsey Hill

1. Call the meeting to order.
2. Invocation
3. Pledge of Allegiance.
4. Adoption of agenda.

Bob Ragsdale asked for a motion to adopt the agenda for the October 19th, 2023 meeting. Kenneth Dove made a motion and Lyndon Burgess seconded. A vote was taken by the show of hands. The motion carried by (4) YES votes to (0) NO votes. The YES votes were Bob Ragsdale, Kenneth Dove, Courtney Long, and Lyndon Burgess.

1. Adoption of minutes from the October 19th, 2023 meeting.

**Update on BOC actions:**

1. **C-2023-011 Conditional Use:** Andre T. Kennebrew (Represented by Andre H. Kennebrew), has filed an application for conditional use permit for a special event facility in an Agricultural (AG) zoning district." for +/- 59.92 acre tract located at 7527 Highway 326 Commerce, GA 30530 (Map/Parcel 015/021 A). Proposed use: Wedding Venue **Board of Commissioners voted to approve: 5-0**
2. **RZ-2023-012** **Rezone**: Walter Reed, applicant and Property Owner has filed an application for Rezone from Agricultural General (AG) to Agricultural Intensive (AI) for a +/- 126.95 -acre tract located at 17411 Highway 17 Martin, GA 30557 (Map/Parcel 042/038). Proposed use: Poultry Houses **Board of Commissioners voted to approve:5-0**
3. **RZ-2023-016 Rezone:** Chesley Hallford, applicant and Property Owner has filed an application for Rezone from Rural Residential (RR) to Highway Business (HB) for a +/- 1 -acre tract located on Highway 59 Lavonia, GA 30553 (Map/Parcel 071 036 A). Proposed use: Commercial Recreational Facility Indoor/Outdoor Retail **Board of Commissioners voted to approve:5-0**
4. **Final Plat Review: RZ-2023-011 Rezone:** Wayne Ertzberger, has filed an application for an Amendment to the Franklin County Zoning Map from Agricultural (AG) District to Rural Residential (RR) District for a +/- 51.77-acre tract located at 2985 Jackson Bridge Road Carnesville, GA 30521 (Map/Parcel 045/066 **Board of Commissioners voted to approve: 5-0**
5. Richard Mewborn has submitted a Citizen Zoning request to change from Rural Residential (RR) to Highway Business (HB). The property is located at 4450 Gumlog Rd Lavonia, GA 30553 on a +/-13.63 acre tract (Map/Parcel 060/035). **Board of Commissioners voted to approve: 5-0**
6. Dave Davis has submitted a Citizen Zoning request to change from Highway Business (HB) to Light Industrial (LI). The property is located on 9598 Sandy Cross RD Carnesville, GA 30521 on a +/- 15 acre tract (Map/Parcel 021/046A). **Board of Commissioners voted to approve: 5-0**

**New Business**

1. **V-2023-006 Variance:** Jennifer Conrad, Applicant, has filed an application for a Variance to the Unified Development Code, Chapter 3, “Specific Use Provisions,” Article 3-1, “Specific Uses,” Section 3-101, "accessory building, structure or use generally" to construct a garage in the front yard of a Lakefront Residential (LR) zoning district. The property consists of a +/- 0.3 acre tract located at 910 Knottywood Dr, Lavonia, GA 30553 (Map/Parcel 070A/ 082).

Jennifer Conrad spoke in favor

No one else spoke in favor

No one spoke in opposition

Jennifer Conrad spoke in favor

Public hearing was closed

Open to discussion

Bob Ragsdale asked for a motion. Kenneth Dove made a motion to approve and Lyndon Burgess seconded. A vote was taken by the show of hands. The motion carried by (4) YES votes to (0) NO votes. The YES votes were Bob Ragsdale, Kenneth Dove, Courtney Long, and Lyndon Burgess.

1. **RZ-2023-018** **Rezone**: Samuel Swarey, applicant and Property Owner has filed an application for Rezone from Agricultural General (AG) to Rural Residential (RR) for a +/- 17 -acre tract located at 1524 McGee Rd Lavonia, GA 30553 (Map/Parcel 064/166). Proposed use: Residential

Samuel Swarey spoke in favor

No one else spoke in favor

No one spoke in opposition

Samuel Swarey spoke in favor

Public hearing was closed

Open to discussion

Bob Ragsdale asked for a motion. Lyndon Burgess made a motion to approve and Kenneth Dove seconded. A vote was taken by the show of hands. The motion carried by (4) YES votes to (0) NO votes. The YES votes were Bob Ragsdale, Kenneth Dove, Courtney Long, and Lyndon Burgess.

**Old Business**

Kenenth Dove made a motion to approve the request to adjourn which was then seconded by Lyndon Burgess. The motion carried by Bob Ragsdale, Kenneth Dove, Courtney Long, and Lyndon Burgess. (4) YES to (0) NO votes.

Meeting was adjourned.

**Adjourn**

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Robert Ogburn Kenneth Dove

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Courtney Long

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Bob Ragsdale Lyndon Burgess

Minutes taken by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Alexandria Gunter