



You Are Why We Are Here

**FRANKLIN COUNTY
BOARD OF COMMISSIONERS
PUBLIC HEARING MINUTES
April 3, 2023
5:30 P.M.**

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

Staff: County Manager, Derrick Turner
Planning & Zoning Director, Robert Ogburn
County Attorney, "Bubba" Samuels

Item 1. Call to Order Chairman Jacques called the Public Hearing to order.

Item 2. Approval of Agenda Chairman Jacques recommended that at the end of each item for discussion it be changed and modified to "Planning Commission recommended approval" on each one of the items, just for clarity. Motion from Commissioner to amend the verbiage of the Agenda as discussed. Chairman Jacques also requested that to add Ha – speaker request Dawn Banks and remove Item H, who has declined to speak tonight. There was no discussion. A Motion to approve the agenda as amended was made by Commissioner Busby, and this Motion was seconded by Commissioner Smith. A vote was taken and all voted for approval of the amended Agenda, 5-0.

Item 3. Items for Discussion The Chairman explained the purpose of the Hearing would be to allow public comment regarding three permits/applications filed by county residents and other appropriate matters to be addressed in the Regular Meeting; to follow. He then emphasized the rules of procedure for the meeting.

- a. Steven and Danielle Rogers, 1427 Williams Bridge Rd, Toccoa, GA 30577 have filed an application for an Amendment to the Franklin County Zoning Map from Agriculture General (AG) to Agriculture Intensive (AI) on a +/- 70.15 acre tract. The property is located at 1427 Williams Bridge Rd and is further identified as parcel number 009 024A. **Planning Commission recommended approval**

Pro:

Steven Rogers, 1427 Williams Rezoning property for poultry houses; filled out Citizens Rechange for Change in Zoning back in November; nothing has transpired, Commissioner Smith asked how many poultry houses—Mr. Rogers replied six (6 broiler houses).

Opposition: None

- b. Peachtree Lawn & Landscape, Inc, PO BOX 621, Lavonia, GA 30553 has filed an application for an Amendment to the Franklin County Zoning Map from Lakefront Residential (LR) to Highway Business (HB) on a combined +/- 1.0 acre tract. The properties are located at Gumlog Rd and are further identified as parcel numbers 061D 031, 061D 032, 061D 033. **Planning Commission recommended approval with conditions of amended hours of operation between 9am - 7pm, Voted in favor -5-0**

Pro:

Tim Wittman – owner of Peachtree Lawn & Landscape; Wife Cindy to open Gumlog Trading Company – thought was already zoned HB; Commissioner asked if anything going to be built – 20 x 40 building for boutique retail shop.

Cindy Wittman – boutique shop –brings a lot of customers from the State Park; doesn't really bring any more traffic into the area.

Beverly Folsom - she had originally asked for an hours restriction, but was a bit heavy-handed, given that it would not be for landscaping shop, but for boutique retail. No further request for hours restriction.

Opposition: None

- c. Kyle B. Westbrook, 1478 Cromers Bridge Rd, Royston, GA has filed for a conditional use permit for Two Poultry Houses on a +/- 30.73 acre tract. The property is located at 321 Whiting Rd and is further identified as parcel number 043 007A. **Voted in favor: 5-0**

Pro:

Kyle Westbrook: He doesn't know why he wasn't told to rezone by Mr. Hailey.

Jack Westbrook – grew up in that rural area; farming community; Kyle has met all of the requirements.

Opposition:

John Marr, 1252 Whiting Rd, Lavonia -- Smell, property values go down

Gary Gibson, 943 Whiting Rd, Lavonia - Opposed to having chicken houses so close to the residential area.

Randy Sheets, 1007 Whiting Rd, Lavonia – opposed to chicken houses on that road; wasn't even aware was zoned AI – stipulation of when chickens will be picked-up; knows some are picked-up all through the night.

Rebuttal by Mr. Westbrook: people not informed about poultry business; aerial displays – my property; property has pine trees, buffers on every side.

- c. Thanh Van Dang, 379 Blanton Shirley Rd, Hartwell, GA 30643 has filed an application for an Amendment to the Franklin County Zoning Map from Agriculture General (AG) to Agriculture Intensive (AI) on a +/- 97.13 acre tract. The property is located at 16915 Hwy 59 and is further identified as parcel number 028 038. **Approved with conditions of proposed future stackhouse not between the exhaust end of the houses and the Broad River, 5-0.**

Pro:

Thanh Van Dang (cannot understand; very thick accent)

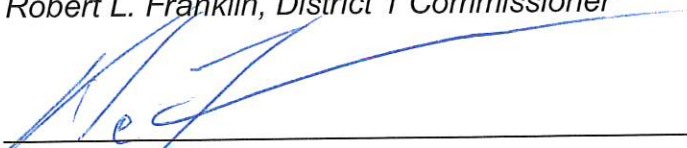
Opposition: None

Item 7. Adjourn Commissioner Jacques moved to adjourn the Public Hearing. The public hearing was adjourned at 5:45 pm. Will convene Regular Meeting at 6:00 p

Signed on the 7th day of August, 2023

— 
Chairman


Robert L. Franklin, District 1 Commissioner


Kyle Foster, District 2 Commissioner


Elizabeth Busby, District 3 Commissioner


Josh Smith, District 4 Commissioner

Jane Brown, County Clerk