



*You Are Why We Are Here*

**FRANKLIN COUNTY  
BOARD OF COMMISSIONERS  
PUBLIC HEARING MINUTES  
January 9, 2023  
5:30 P.M.**

Present: Chairman Jeff Jacques  
District 1 Commissioner Robert Franklin  
District 2 Commissioner Kyle Foster  
District 3 Commissioner Elizabeth Busby

Media: Shane Scoggins, Franklin County Citizen  
M. J. Kneiser, 92.1 WLHR Radio

Staff: County Manager, Derrick Turner  
Planning & Zoning Director, Matthew Hailey  
County Attorney, "Bubba" Samuels  
County Clerk, Jane Brown

**Item 1. Call to Order** Chairman Jacques called the Public Hearing to order, introducing himself.

**Item 2. Approval of Agenda** Chairman Jacques asked for a motion to move to approve the Public Hearing Agenda as presented. Commissioner Busby moved to approve the Agenda; Commissioner Foster seconded the motion. There was no discussion. The motion passed, 3-0, with all Commissioners voting in favor. The Public Hearing Agenda was approved as noted.

**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.

**Item 4. Edward A. Pugh, 863 Clareburn Road, Tax Parcel 012 061D** – Conditional Use permit request for a Special Events Venue in an AG zoning district. The Planning

Commission voted to deny the application, and the application was withdrawn on December 16, 2022. There were no comments for or against by public and no questions or comments from Commissioners.

**Item 5. Shelley Phillips** has filed an application requesting a variance on the minimum lot size requirement in a RR zoning District on a +/- 0.0997 tract at 301 Woods Road, Parcel Number 034 046. The Planning Commission has approved the application, 3-0. Shelley and Mitch Phillips reiterated the request, stating when they purchased the property, they were unaware that the lot was not quite an acre.

**Public Comment:**

- Michael Jones, 345 Woods Rd., Carnesville – runoff problem already with property; not draining properly. Mr. Jones provided photos of the drainage issues to the Commissioners. Mitch Phillips responded that drainage issues would be addressed when septic tank/field was installed on 301 Woods Rd. (Opposed)

**Item 6. Preliminary Plat Review – Sewell Landing** – initially approved by Planning Commission, 3-0 – per Matt Hailey: Plat meets all requirements; actually two plats -- 7 acres each -- Sewell Road divides the two plats. Has all building setbacks – access to SR 59. Public Works has approved. Sewell Road is County-maintained – right-of-way granted to County for road work. Driveways and culverts to be installed prior to any development of individual parcels.

**Public Comment:**

- Shelley Phills, 249 Phillips Circle, Royston (applicant) – 1950s farmhouse already on one side of Sewell Road, other plats will be developed one at a time.
- Jason Boyce, 540 Carson Farm Rd, Carnesville, Ga – not for or against proposal; wondering why no public information has been provided to citizens about this subdivision; wondering whether neighbors have been asked about they think; concerns about police, fire department, water & sewer.

**Item 7. Adjourn** Commissioner Jacques moved to adjourn the Public Hearing. The public hearing was adjourned at 5:54 pm..

Signed on the 6 day of February, 2023

  
Chairman

  
Robert L. Franklin, District 1 Commissioner



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Kyle Foster, District 2 Commissioner



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Elizabeth Busby, District 3 Commissioner



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Jane Brown, County Clerk