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## **FRANKLIN COUNTY BOARD OF COMMISSIONERS PUBLIC HEARING MINUTES**

**DATE:** March 6, 2023

**TIME:** 5:30 P.M.

**LOCATION:** Franklin County Justice Center

1. **Chairman - Call meeting to order by Chairman Jacques**

2. **Present -**

Chairman Jeff Jacques

District 2 Commissioner - Kyle Foster

District 3 Commissioner - Elizabeth Busby

District 4 Commissioner - Josh Smith

3. **Items for discussion:**

A. Nathan Rhodes, 16625 Hwy 17, Martin, GA 30557 filed an application for an Amendment to the Franklin County Zoning Map from Agriculture General (AG) to Highway Business (HB) on a +/- 33.17 acre tract for a boat storage facility. The property is located at Gumlog Rd and is further identified as parcel number 061 068. ***Planning Commission denied 5-0.*** Matt Hailey, Planning and Zoning Director, gave an overview of the application/process.

**Pros:**

Wade Rhodes, 215 Washington St., Clarksville, Nathan's father, spoke in favor. Commercial Real Estate Developer for 22 years; issue that he sees is the rezoning from AG or Residential to Commercial - differences in classification; why is environmental impact study necessary? What if applicant changes use of property once approved? Process a little bit involved, particularly the cost - why do that, risking that it may be turned-down. A "little over the top." Expensive process.

**Cons:**

Beverly Folsom, PJ's Inlet, Lavonia, GA. Storage is needed, desired, but 656 slips of storage? Massive undertaking. In Hall County, they do consult Fire Department, DOT, etc. before approving such a rezoning. Concerned about that. No septic or water. No restrooms - people coming right off lake. Noise, light and litter pollution - constantly picking up ice bags, beer cans - all day long. Fire hazard - Gum Log Fire Department would have



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trouble keeping up. Current DOT layout is completely undesirable -no median there, one lane, no turn lane. Other 5 acre plat that is not part of the storage facility - what is going there?

Jerry Robertson, 64 Mountain View Drive, Lavonia - this kind of facility would never be allowed in Lakemont, GA, but not appropriate in this area. Safety is big issue. Wants to get zoning changed without facility being solidified. Water pressure an issue. Gum Log Fire Department is great - but water is big issue. No rest rooms. If paved, where is water runoff going to? People using the storage units would not be people from Franklin County - but from Atlanta, Gwinnett, etc. Bringing in people who don't care about our community, littering everywhere.

Beth Thomas, 800 Andrews Rd, Carnesville. Not necessarily against, but Application is incomplete as to future use. Safety issue. Gumlog has too much traffic already - Tugaloo State Park attendance doubled from 2020 to 2021. Must get commercial driveway permit - turn lane. GDOT vs. County jurisdiction. Gravel from driveway to Gumlog Road additional hazard. Driveway GDOT; permit from Franklin County - disconnect between two agencies.

Margaret Banta 5858 Gumlog Rd. Not against growth - it is the 21st Century. But Gumlog Road is just 2 lanes. Ms. Banta moved here in 2015 from Columbia, SC, where she never lost a dog. But she has lost several dogs from traffic on Gumlog. Gumlog already too dangerous; 2 lanes, more traffic, etc.

Dave Dorsa, 95 Stillwater, Lavonia -Gumlog doesn't need more storage that is unmanned, unsupervised - lake (gas, oil, chemicals) noise and light pollution. Traffic already bad. Fishing tournaments - "total nightmare" - noise to the communities, "methheads", plenty of dry storage already in the area.

#### **Rebuttal by Applicant**

Nathan Rhodes, 1800 Wilson Bridge Rd, Homer - will be removing application. People in Gumlog don't understand and commercial coming in; County needs growth, or property taxes will double - will go to Stephens and Hart County to develop.

B. Manufactured Home Ordinance - no public comment, either pro or con.

4. **Adjourn - 5 minute recess, then commence Regular Meeting.**



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**Upcoming meetings**

Work Session – March 28, 2023 @ 6:00 PM at the Franklin County Justice Center

Regular Meeting – April 3, 2023 @ 6:00 PM at the Franklin County Justice Center

Signed on the 4th day of December, 2023

  
Chairman Jeff Jacques

Absent

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

*In the interest of public health and safety, all attendees are encouraged to follow the guidelines of social distancing and wear masks when appropriate.*

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