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You Are Why We Are Here

**FRANKLIN COUNTY
BOARD OF COMMISSIONERS
PUBLIC HEARING MINUTES
September 19, 2022
5:30 P.M.**

Present: Acting Chairman/District 2 Commissioner Kyle Foster
District 1 Commissioner Robert Franklin
District 3 Commissioner Elizabeth Busby
District 4 Commissioner Eddie Wester

Media: Shane Scoggins, Franklin County Citizen

Staff: County Manager, Derrick Turner
Planning & Zoning Director, Matthew Hailey

Item 1. Call to Order The Chairman called the Public Hearing to order and welcomed Commissioner Busby and everyone.

Item 2. Approval of Agenda Chairman Foster Asked for a motion to move to approve the public hearing agenda as presented. Commissioner Wester moved to approve the agenda, with the exception of reversing the order of Items 3A and 3B Commissioner Busby seconded the motion. There was no discussion. The motion passed, 4-0, 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 re: proposed zoning applications and other appropriate matters to be addressed in the following Regular Meeting; He then emphasized the rules of procedure for the meeting.

Item 3A. Matthew Jantz Approved by Planning Commission in July; conditional use permit – 117.65 acre tract - poultry house. Tax Parcel 046 081. There were no comments for or against by public and no questions or comments from Commissioners.

Item 3B. Edward Redden Approved by Planning Commission in August. Filed for conditional use permit for two poultry houses in an A1 zoning district on 128-acre tract. Tax Parcel 038 081. Richard Redden (father) spoke on behalf of his son's continuing the family property legacy. His mother, Mrs. Redden, also spoke at length about the research and planning Edward has made toward this endeavor. No other comments for or against.

Item 3C. JWS Investment Company, LLC, has filed an application for an amendment to the Franklin County Zoning Map from Agriculture Intensive (AI) and Agriculture General (AG) District to Light Industrial (LI) District of multiple parcels totaling +/-185.85 acres fronting on Old Federal Road and the north side of Interstate 85 (Map/Parcels 012/029, 012/078, 012/077, 012/028, 012/075, and 012/026). Proposed use: manufacturing and distribution facility. (Development of Regional Impact #3768 agreeable.). The application was approved by Planning Commission 4-1.

Joshua Schrager, Real estate developer from Miami Beach spoke about the JWS application to amend the Franklin County Zoning Map. Mr. Schrager noted raw materials would be brought in for manufacturing and distribution (wood products; trusses for single family homes). JWS plans to have a 125,000-foot building to start. A future building will be the southeast regional distribution center which will create 200 jobs with two shifts. It is anticipated to be a \$100 Million project.

Terry Roberson, 64 Mtn View Dr, Lavonia, spoke in favor. None against. Commissioner Wester asked about tax abatements – Developer or Tenant? Schrager emphasized that he can't speak for the tenant, only the developer. Sewer currently at nearby Pilot. Concerns raised about water pressure – would it require a water tower? Are the trusses for public sale? No – for JWS. Commissioner Busby asked about number of employees – 100 employees at first – more later. Commissioner Franklin asked about water lines; pressure on water line; cost of water tower; etc. Commissioner Franklin noted that pumps would be less expensive than a tower. Per developer: realistic timeline would be 3-5 years, but that would depend on the economy, etc.

Item 3D Adoption of new official Zoning Map of Franklin County The official zoning map proposed for adoption is a comprehensive redrawing of all zoning districts under the newly adopted Unified Development Code of Franklin County. Map voted down by Planning Commission 2-3 Not enough discussion made.

Comments in favor: Steve Fortson 244 Skyline Way – Lavonia (Gumlog); Terry Robinson – 64 Mountain Rd - Lavonia– map will address crime problem/mobile home problem; drugs from folks out of county. Beverly Folsom, POB 226. Lavonia.(Gumlog) – echoed Mr. Robinson; Rocky Thomason, 295 Poplar Springs Rd, Lavonia – concern is there a provision for people who divide their property and not come to public hearing – grandfathered in. [Chairman Foster interjected that this was not a comment session].

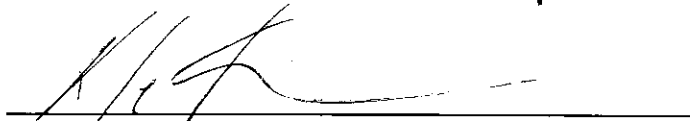
Comments less in favor or not in favor: Craig Jackson 426 Mountain View Rd., Lavonia – glad finally taking action. Eric Segars 1234 Baty Road, Martin – needs land – is a farmer; Gumlog – that's more enforcement issue than zoning. Double standard going

on. Josh Cabe -16270 Hwy 106 - Martin - unanswered questions about size requirement for AG-I – can they go back to AG-Gen – again, Gumlog reference. Heather Cabe – 820 Beasley Rd – Carnesville – cannot trust BOC sitting in front of her. Zoning changed – but not notified. “Borrowing from our children and our grandchildren.”

Questions from Commissioners: Commissioner Wester: Motion to approve with conditions; Commissioner Busby seconded. Address parcels on map that never came before Planning & Zoning. Farmland being turned into residential – provides protection from residential. Planner due process. Commissioner Busby: maybe form a committee to address issues? Timeline: following Monday: Form to fill out to address individual concerns will be in lobby of BOC office. Commissioner Wester Motion to approve with condition to A-1 originally – can go back to previous A-I – L-1; Commissioner Busby seconded Motion. One week to get that done. Vote with conditions: 4-0

Item 4. Adjourn Commissioner Wester moved to adjourn the Public Hearing. Commissioner Foster seconded the motion. The motion carried, 4-0, with all commissioners voting in favor. The public hearing was adjourned.

Signed on the 19 day of Septem, 2022



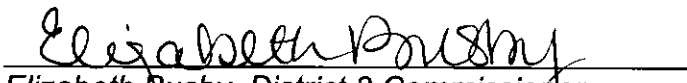
Acting Chairman



Robert L. Franklin, District 1 Commissioner



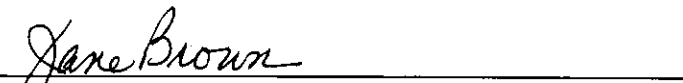
Kyle Foster, District 2 Commissioner



Elizabeth Busby, District 3 Commissioner



Eddie Wester, District 4 Commissioner



County Clerk