



You Are Why We Are Here

**FRANKLIN COUNTY
BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING MINUTES
August 10, 2023
6:00 PM**

BOC: *Chairman Jeff Jacques
District 1 Commissioner Robert Franklin
District 2 Commissioner Kyle Foster
District 3 Commissioner Elizabeth Busby
District 4 Commissioner Josh Smith (via Zoom due to illness)*

Media: *Shane Scoggins, Franklin County Citizen Leader
MJ Kneiser, WLHR 92.1 Radio (via Zoom)*

Staff: *Manager Derrick Turner
Planning & Zoning Director; Assistant County Manager Robert Ogburn
County Clerk Jane Brown*

Item 1: **Call meeting to order** - Chairman Jacques called the meeting to order at 6:00 PM.

Item 2: **Invocation and Pledge of Allegiance** - Commissioner Foster led the invocation and Pledge of Allegiance to the American flag.

Item 3: **Approval of the Agenda** - Chairman Jacques asked that the Agenda be amended to add **Item 3a: Public Comment**. Commissioner Foster made a Motion to approve the Agenda as amended. Commissioner Busby seconded the motion. All were in favor, 5-0.

Item 3a: Public Comment:

- 1) Christopher Roach 874 Halley Rd - Has his own opinion about UDC which he won't address at this time. This process should be urgent, however. The county is taking a step in the right direction.
- 2) Mandy Ragsdale 232 St. Michael Dr Not all property that is zoned lakefront is lakefront - it makes it very difficult to put a home or mobile home in the Gumlog area. It is creating a homeless problem; shacks in the woods, etc.
- 3) Beth Sosby 376 Sosby Rd Martin If a person wants to build a subdivision in the city limits, that's okay; but not in the rural area.



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She thanked County Manager Turner for his service.

Item 4: Items for discussion

6:00 PM UDC Discussion (Commissioner Busby)
Carolee Coker; Tyler Ownby, Isherwood Robert Isherwood
(via phone) - P&Z Committee

Chairman Jacques began the session by noting that the informal meeting was to begin laying the groundwork for amending the UDC. He also noted that work will begin after the November elections on the 5-year Comprehensive Plan which will likely not be approved until year-end 2024. Such process will include public comment, so any changes or amendments to the UDC will depend on the final draft of the Comprehensive Plan.

Ms. Coker prefaced the discussion by noting that the committee had already formed a loose skeleton of a plan that the committee would like to work on.

There are three areas the committee would like to target:

- 1) Definition of growth areas, especially the I-85 corridor
 - 2) Allay fears by farmers who are worried that they will lose their properties and farms to uncontrolled development. The UDC committee wants to focus on the protection of agriculture, natural resources communities and civil liberties. A point of confusion is defining the difference between an AI farm and small farms, or non-farm rural properties which are now in areas classified as RR. The committee suggested creating an AR designation for properties and farms that are 10 acres or less. Such change would have to be requested by the property owner who would have to go through the normal planning and zoning process
 - 3) Protection for our community
- Commissioner Busby cited intrafamily land transfers within one plat. The UDC and the Comprehensive Plan should support each other. The current UDC was cut and pasted from another county.



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The committee wants to continue working with the Board to get these issues addressed. "Conditional Use", as an example. If you put a condition on it, how are you going to enforce it?

Commissioner Smith brought up exotic zoo - land supporting animals that are the business - why is not the entire property Agriculture business - not have to have part of it rezoned due to a gift shop? How do botanical gardens fit into zoo? The botanical gardens are zoned more business - not agriculture. He does understand the AG part of it.

Commissioner Franklin noted that if you are on deep water, you are taxed differently from shallow water. ???

See UDC Reform Committee BOC Update

Phase 1 Recommendations passout dated 3/28/2023

Chairman Jacques noted that this is an informal process; a work in process. "You don't know what comes up until it does come up." Commissioner Smith asked why wouldn't the Zoo be zoned Highway Business, since the exotic animals support the business (rather than AG).

If you put a condition on it, how are you going to enforce it?

7:00 PM Certification of Millage Rate (County Manager Turner) Vice-

Chairman Jacques asked for a motion to adopt the 2023-2024 millage rate for Board of Education of 14.471.

Commissioner Busby made a motion to adopt BOE millage rate of 14.471. Commissioner Foster seconded the motion. A vote was taken by a show of hands. The motion carried by five (5) YES votes to zero (0) NO votes. Chairman Jacques then read the document showing what the insurance premium amount would be reported to the Department of Revenue. This, too, was approved by a show of hands, 5 Yes to zero No

Appointment of Interim County Manager

Chairman Jacques asked for a Motion to appoint Terry Harris as Interim County Manager. Commissioner Busby made a Motion to appoint Mr. Harris as Interim County Manager; Commissioner Foster seconded the Motion. The Motion carried, 5.0.



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Item 5: Announcements: (None)

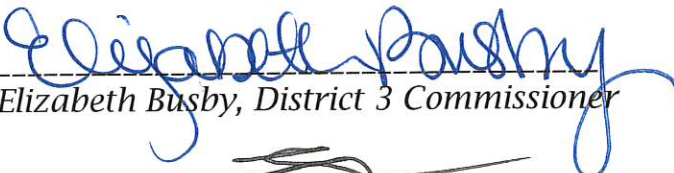
Item 6: Adjournment
The meeting adjourned at 7:16 PM

Signed on the 2nd day of October, 2023


Chairman Jeff Jacques


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