

FRANKLIN COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES
June 27, 2023
6:00 P.M.

BOC: 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 Leader
Jessica Waters - Radio WNEG - Toccoa (via Zoom)

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

Item 1: **Call meeting to order** - Chairman Jacques called the meeting to order

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

Item 3: **Approval of the Agenda** - Commissioner Busby motioned to approve the Agenda as written; Commissioner Foster seconded the Motion. All were in favor, 5-0. There was no discussion.

Item 4: **Public Comment:**

a. **Phil Flatley** 2091 Burdette Rd. Toccoa - He had opportunity to get information from county staff re: fees for permits. We need to find ways to get additional revenue; impact fees on new construction based on square footage. Revenue collected is not enough to expand services in the county (such as third party inspectors). If we are to continue to grow, we need to find ways to raise additional revenue; possibly raise fees on permitting; impact fees on new construction based on square footage of new homes.

Items for discussion:

- a. **Updated Building and Inspections Ordinance** – Mr. Ogburn spoke; basic overview of modifications made into the draft Ordinance. No permit required of basic maintenance to existing structure, etc. Separate buildings with no plumbing, but electrical permits required. Fee for poultry house- \$400 per house. No permit for demolition. Still a work in process.
Chairman Jacques adamant and emphasized the need for a legal tool (waiver) for citizens who want to build their own home and not resell (vs. contractors building to sell). Per Mr. Ogburn: the ordinance is a living, breathing document – he is more than willing to consult with county attorney.
Commissioner Busby – going before Board in July or August; would we advertise?
Chairman Jacques: Yes, we will advertise, have Public Hearing. From March 2023 we have gone from a 65 day timeline for permitting; currently we are processing permits in 7 days (expected to get even better). The Commissioners thanked all of Planning and Zoning staff for their work; how quickly permits are being processed; how friendly and helpful, etc.
- b. **BOC July Regular Meeting Date** – due to July 3rd being in the midst of a long July 4th weekend, the July Regular Meeting Date will be July 10th. Per Chairman Jacques.
- c. **Carnesville Water System- Discussion** – Per Chairman Jacques: This is still a carryover item, going to vet, going to review, work will be done publicly, would like to continue discussion tonight. Per County Manager Turner – a year to year and a half to complete closure of the purchase process – should get Carnesville system mapped. Should be able to get meters and sewers tracked/mapped. Commissioner Franklin: “If we buy it, will we get 100% of: what the City of Carnesville owes us?” Commissioner Foster asked the same question about what owed by City of Carnesville. Chairman Jacques reiterated all that would be done prior to the county taking over; water meters; water pressure, etc. Chairman Busby: “I have been open with the Board; we will need more employees”; Again, Chairman Jacques reiterated what the City of Carnesville owes the county. Commissioner Smith; “Number One contingency, repayment of \$200,000 owed county; benefits, as the county grows, residential or industrial, all is controlled by water. This will generate more income and allow more industrial growth.” He is interested in pursuing. Chairman Jacques asked if there is a timeline -- July, August?
All Commissioners were agreement – August, “sooner the better.” This will be added to the July Work Session.

- d. **Planning & Zoning Consultant Contract** – Jerry Weitz & Associates
- e. Planning & Zoning Commission Appointment(s) – Commissioner Foster – District 2 asked that deadline for applications be moved to July 21, 2023.
- f. SR 59 County Sewer Extension – County Manager Turner reviewed the Bobcat project to be completed by September. July vote for \$874,170.00 bid will be needed. Commissioner Busby asked if this will come out of SLOS funds? County Manager Turner responded affirmatively.
- g. Public Health Renovation – County Manager Turner reviewed bid sheet: county had one bid (\$248,000); the Public Health building is older; like many county facilities, a number have age on them; plumbing issues – need good, clean working structure for employees. Also SLOS paid.

Item 6: Announcements (None) Chairman Jacques stated that we should take a cursory look at any UDC changes that were recently made. Also, we don't have a seated Ethics Board, need to advertise. Per Commissioner Busby: is this a five person Board?" County Manager Turner responded in the affirmative..

Item 7: Adjourn – Chairman Jacques adjourned the meeting.

Upcoming meetings

July 10, 2023 (tentative) – Public Hearing 5:30 PM @ Franklin County Justice Center
July 10, 2023 (tentative) – Regular Meeting 6:00 PM @ Franklin County Justice Center
July 25, 2023 – Work Session 6:00 PM @ Franklin County Justice Center
August 7, 2023 - Public Hearing 5:30 PM @ Franklin County Justice Center
August 7, 2023 – Regular Meeting 6:00 PM @ Franklin County Justice Center

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Signed on the 7th day of August, 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

Derrick C. Turner, County Manager

Jane Brown, County Clerk