



*You Are Why We Are Here*

**FRANKLIN COUNTY  
BOARD OF COMMISSIONERS  
JOINT IBA MEETING MINUTES  
February 2, 2022  
9:00 A.M.**

**BOC:** Chairman Dr. Jason K. Macomson  
District 1 Commissioner Robert Franklin  
District 2 Commissioner Kyle Foster  
District 3 Commissioner Ryan Swails  
District 4 Commissioner Eddie Wester

**Media:** Shane Scoggins, Franklin County Citizen Leader  
MJ Kneiser, WLHR via zoom

**Staff:** County Manager, Derrick Turner  
County Clerk, Kayla Finger  
Asst. County Manager/Planning & Zoning Director, Scott DeLozier

**Industrial Building Authority:** Mayor Lee Moore, Mayor Courtney Umbehant, Mayor Annie Wallace, Mayor Harris Little, Mr. John Hylton, Mr. Carey Bennett, Executive Director Tonya Powers \*separate minutes were also taken by the IBA for their actions and motions.

**Item 1:** **Call meeting to order** - Chairman Macomson called the meeting to order at 9:00 AM.

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

**Item 3:** **Approval of the Agenda** - Commissioner Swails motioned to approve the agenda as presented. Commissioner Foster seconded the motion. All were in favor, 4-0.

**Item 4:** **Items for discussion**

A. Vision for the County

- a. Board of Commissioners: The commissioners noted the GMRC character map to help assess areas for growth and finding the balance between agriculture and industry. There was also an emphasis on focusing efforts more towards light/moderate industry on I-85 and focus residential growth in the cities. The commissioners also noted the need for utilities and improved



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roads. It was also stated that they did not want Franklin County to become a bedroom community, but they also don't want only heavy industry.

- b. Industrial Building Authority: Members of the IBA expressed that the board should be cautious when saying we do not want heavy industry because many of our current partners are classified as heavy industrial. They also explained that many businesses can be defined as heavy industry for a number of reasons and that the state is who defines heavy industry. The IBA members also noted it may take up to 10 years to get areas on the I-85 corridor ready with necessary utilities for potential industry, but we need plans for what to do now. They also cautioned the board from too many restrictions regarding industry because it sends the message that the county does not want growth and industry and can potentially bring on legal repercussions.

B. Types of Business(es)

- a. Light/Heavy Industrial, etc.: Both boards engaged in open discussion regarding planning needs, including the future development of I-85 and Hwy 17-rail line corridors in the county for predicted industrial growth. They also discussed the need for investing in and planning possible expansion of existing industrial parks and creating new ones with spec buildings to encourage industries to choose Franklin County. Both boards also talked about developing infrastructure, internet, and utilities to support current and future industrial development. Each board committed to work together with each other and the cities to fund and further economic and industrial development in the county.
- b. Expectations: Plans were made to improve communication between the IBA and BOC by having biannual meetings. Commissioner Kyle Foster will continue to serve as the liaison between the two boards during the year. A subcommittee consisting of Mr. Turner, Mrs. Powers, Mayor Lee Moore, Mayor Courtney Umbehant, Commissioner Eddie Wester, and Commissioner Kyle Foster was formed to study and create a plan for developing a new industrial park in Franklin County.
- c. Impact of Businesses on the Community/Economy: Assistant County Manager Scott DeLozier briefly reviewed the ongoing revisions and updates to the Unified Development Code and



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the county zoning map. Manager Derrick Turner and Director Tonya Powers discussed working together on this with the subcommittees to go ahead and find potential locations for industrial growth. Dir. Powers noted the importance of Franklin County being designated a Tier One location by the Georgia Department of Community Affairs. This designation offers benefits such as tax incentives that will make the county very attractive to potential industry and businesses.


**Item 5: Adjournment**

Commissioner Wester made a motion to adjourn. Commissioner Swails gave the second. No discussion. All were in favor, 4 -0.

Signed on the 7<sup>th</sup> day of February, 2022

  
Chairman Jason K. Macomson

  
Robert L. Franklin, District 1 Commissioner

  
Kyle Foster, District 2 Commissioner

  
Ryan Swails, District 3 Commissioner

  
Eddie Wester, District 4 Commissioner

  
Kayla Finger, County Clerk