

*You Are Why We Are Here*

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| ***FRANKLIN COUNTY*** ***BOARD OF COMMISSIONERS*** **PUBLIC HEARING MINUTES** **June 6, 2022**  |
| **5:30 P.M.**   |   |
| Present:  | Chairman Jason K. Macomson  |
|   | District 1 Commissioner Robert Franklin  |
|   | District 2 Commissioner Kyle Foster (via Zoom)  |
|   | District 3 Commissioner Ryan Swails  |
|    | District 4 Commissioner Eddie Wester  |
| Media:  | Shane Scoggins, Franklin County Citizen  |
|   |   |
| Staff:  | County Manager, Derrick Turner  |
|   | Planning & Zoning Director, Scott DeLozierJerry Weitz, Consultant  |

**Item 1. Call to Order** Chairman Macomson called the public hearing to order and welcomed everyone.

**Item 2. Approval of Agenda** Commissioner Wester moved to approve the hearing agenda as presented. Commissioner Franklin seconded the motion. There was no discussion. The motion carried, 4-0, with all commissioners voting in favor, and the hearing agenda was approved as presented.

**Item 3. Items for Discussion** The chairman explained the purpose of the public hearing was to receive public comments for or against zoning applications, and he reviewed the hearing procedures.

**Item 3A. Conditional Use Permit Application** Marie Hendrix, 891 N Fairview Rd, Lavonia, Ga 30553 filed a conditional use permit application for an Event Venue on a +/- 23.93 acre tract of land located at 210 Thomas Rd and further identified as tax parcel 053 169B. The planning director reviewed the application for the board. The applicant plans an educational venue, and the planning and zoning commission recommended approval with no conditions. The planning director also recommended approval. The applicant gave an overview of her plans for the event venue. It is intended to be an historical agricultural and nature center, in honor of Phil Harrison and his parents. A shed on-site will be used for gathering events, and the site will also feature the restored Harrison home, a dairy barn, a nature area along a creek, and a wagon trail. There were no public comments for or against the application.

**Item 3B. Conditional Use Permit Application** Jason Eason, 2311 Starrs Bridge Rd, Canon, GA 30520 filed an application for a conditional use permit for two poultry houses on a +/- 50 acre tract of land located on Black Snake Rd and further identified as tax parcel 057 094A. The planning director reviewed the application for the board. The Planning and Zoning Commission recommended approval with the condition that the exhaust fans be rotated as far as possible away from the nearest house/property line. The planning director concurred with the recommendation and condition. The applicant gave an overview of his plans. He is planning to construct two breeder houses, and his project will meet all requirements of Franklin County and the integrator. In response to issues raised by neighbors regarding concerns about exhaust, he has agreed to rotate the exhaust fan several degrees east away from the nearest residence. There were no public comments in favor of the application. A neighbor spoke in opposition and asked for additional conditions related to additional clearing of land, location of exhaust, and placement of stack houses. On rebuttal, the applicant addressed the citizen’s concerns. He said that power will be supplied from another direction away from the citizen’s home and business and no additional clearing would be required to supply power. He said it would be too costly to turn the houses around, but he can rotate them 7 degrees east away from the nearest home. Commissioner Swails asked if the applicant planned to add additional houses at a later date, and the applicant said he was unsure at this time.

**Item 3C. Conditional Use Permit Application** \*ITEM WITHDRAWN BY APPLICANT\* Joey Gilbert, 205 Williams Bridge Rd, Toccoa, GA 30577 filed an application for a conditional use permit for an Event Venue on a +/- 11.19 acre tract of land located at 1297 Franklin County Boat Ramp Rd and further identified as tax parcel 070D 116. The chairman announced that this application was heard by the Planning and Zoning Commission on May 19, 2022, and the application was subsequently withdrawn by the applicant.

**Item 3D. Conditional Use Permit Application** Jeremy Stratton, 190 One Mile Lane, Carnesville, GA 30521 filed an application for a conditional use permit for a Retail Farm Store on a +/- 9.75 acre tract of land located at 190 One Mile Lane and further identified as tax parcel 045 004. The planning director summarized the application for the board. The applicant plans to sell frozen meats and dried goods. Consumers may pick up goods at the house. The Planning and Zoning Commission recommended approval with no conditions and the planning director concurred with this recommendation. The applicant spoke to the board and said he will raise animals on the property, have them slaughtered at USDA butcheries, and then freeze the processed meat. Customers can order online and pick up in person or have the product shipped to their home. There were no public comments for or against the application.

**Item 3E. Franklin County Draft Unified Development Code Review** The planning director reviewed the Unified Development Code for the board. He submitted a memo with a list of all the proposed changes to the original draft. The changes came from suggestions by board members and members of the public and the Planning and Zoning Commission. The hearing was opened for public comment. There were no public comments. The hearing was recessed for several minutes to allow members of the public to submit written questions for the board and staff. The hearing reconvened at 6:00 pm. Staff members and the consultant hired to help draft the UDC spoke at length and answered questions related to the development of the UDC.

**Item 4. Adjourn** Commissioner Wester moved to adjourn the public hearing. Commissioner Swails seconded the motion. The motion carried 4-0, with all commissioners voting in favor. The public hearing was adjourned at 6:22 pm.

*Signed on the \_\_\_\_\_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2022*

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*Chairman Jason K. Macomson*

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*Robert L. Franklin, District 1 Commissioner*

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*Kyle Foster, District 2 Commissioner*

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*Ryan Swails, District 3 Commissioner*

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*Eddie Wester, District 4 Commissioner*

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County Clerk