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| ***FRANKLIN COUNTY***  ***BOARD OF COMMISSIONERS***  **PUBLIC HEARING MINUTES**  **July 11, 2022** | |
| **5:30 P.M.** |  |
| Present: | Chairman 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 |
|  |  |
| 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 everyone.

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

**Item 3. Items for Discussion** The chairman explained the purpose of the hearing and rules of procedure.

**Item 3A. Rezone Application** Alan Mitchell, 376 Baty Rd, Martin, Ga, filed an application for an amendment to the Franklin County Zoning Map from Agriculture Intensive to Light Industrial on an approximately 132.89 acre tract of land located on Hwy 59 and further identified as tax parcel number 044 072. The planning director summarized the application for the board. The Planning and Zoning Commission voted 2-2 on consideration of the application and therefore did not give a recommendation. Staff also gave no recommendation. Mr. Mitchell spoke in favor of his application. He said the property is good for light industry and is located in close proximity to I-85. He said the rezone request was made by prospective buyers, who have not given a specific intended use for the property. Mayor Lee Moore of Franklin Springs spoke in support of the application. He advised the board that the site is well-suited for light industrial uses but lacks infrastructure. He advised the board to consider supplying infrastructure to promote industrial development of the property. Industrial Building Authority Director Tonya Powers spoke in favor of the application. She said that the IBA had considered the site for an industrial park, but the biggest drawback was lack of infrastructure. A citizen spoke against the application. She advised the board that although she was not opposed to industrial development in general or at this particular site, she believed the buyers should bring the rezone request so that the public, and particularly the neighboring property owners, can know what specific use is being considered and can have an opportunity for input. Commissioners questioned Mr. Mitchell about the identity of the prospective buyers and their intended use.

**Item 3B. Alcohol License Application** Jutin Patel, 3226 Ivy Birch Way, Buford, Ga, 30519 has applied for a new alcohol license for beer, wine, and distilled spirits at 24 Tugaloo State Park Road, Lavonia, Ga 30553. Mr. Patel was not present, and no one spoke either in favor of or against the application. During questioning by commissioners, it was determined that information as to the residency of the applicant or his or her designee was not available.

**Item 3C. Alcohol License Application** Randall Broome, 2228 Broad Rd, Tignall, Ga, 30688, and Erika Hewatt, 6281 Hwy 145, Carnesville, Ga, 30521, have applied for a new alcohol license for malt beverage, wine, distilled spirits, and retail package sales at 70 Hwy 145, Royston, Ga 30662. The chairman noted for the record that Mrs. Hewatt is a member of the Franklin County Planning and Zoning Commission. The planning director summarized the application. The applicant, Mr. Broome, spoke in favor of the application. He said the applicants plan to have a store at a location that is a former tire store. A citizen spoke against the application and said she lived one mile from the proposed location and did not want to live that close to an alcohol store. She also expressed concerns about the impact of traffic. On further questioning by the board, it was uncertain if the proposed location lay within 1,000 feet of Emanuel College property.

**Item 3D. Planning and Zoning – Unified Development Code** Staff reviewed the current status of the Unified Development Code (UDC) with the board. A summary of the current revisions was posted to the county website after last month’s hearing. Staff and consultants continue to work on compiling additional revisions, including input from the Planning and Zoning Commission. The board recessed briefly to allow attendees to submit written questions. After reconvening, questions related to the timeline for approval and process were posed to staff for answers.

**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 \_\_\_\_\_\_\_\_\_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