



*You Are Why We Are Here*

**FRANKLIN COUNTY  
BOARD OF COMMISSIONERS  
VIRTUAL PUBLIC HEARING MINUTES  
October 4, 2021  
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  
MJ Kneiser, WLHR

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

**Item 1:** **Call Meeting to Order** – Chairman Macomson called the meeting to order at 5:30 pm and briefly reviewed proper zoom etiquette for all attendees.

**Item 2:** **Approval of the Agenda:** Commissioner Foster made a motion to approve the Public Hearing Agenda as presented. Commissioner Wester seconded the motion. No discussion. All were in favor, 3-0. Commissioner Swails arrived after the vote.

**Item 3:** **Items for discussion:**

- A. Troy Construction LLC, 3375 Maysville Rd, Commerce, Ga, has filed an application to be rezoned from Agriculture Intensive (AI) to Light Industrial (LI) on a +/- 15.44 acre tract of land located at 633 Neal Rd and further identified as tax parcel 006-018. Planning & Zoning Director, Scott DeLozier, reviewed the application and explained that the company intends to have a storage facility/contractor establishment for the purpose of storing materials and vehicles between jobs. He advised the Board that the light industrial zoning would be the appropriate classification for the intended use. Director DeLozier and the Planning and Zoning Commission recommended approval with the condition that the Franklin County Road Superintendent verifies that the ingress and egress of the lot is sufficient for traffic.



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Mr. Ed Ridgeway, the attorney representing Troy Construction LLC, spoke to the Board about the application on behalf of Mr. James Eaves. He reiterated the construction company's intent to store equipment in close proximity to I-85 and Hwy 59. There are two 50-foot entrances for access, and the property will be fenced in. He restated the unanimous approval from the Planning and Zoning Commission and explained the operation won't affect surrounding property values, and there will be no excessive use of the road. The traffic will be no worse than existing traffic related to the poultry business. They have talked to the Department of Transportation regarding the citizen concerns about increased truck traffic, and the DOT indicated they would look into it, but that there are no objections at this time. Mr. Ridgeway stated he is aware of the petition signed objecting to the application, but noted that most of the individuals who signed the petition are not Franklin County residents.

Chairman Macomson reviewed the rules for being called on to speak and the 5-minute time limit. He then called for anyone who would like to speak in favor of the application. No one came forward.

Chairman Macomson called for anyone who would like to speak against the application.

Frank & Mary Arnau, 221 Neal Road of Banks County spoke in opposition the application.

Tina Beasley, 592 Neal Road spoke in opposition of the application.

Steve Powers, 942 Neal Road of Franklin County spoke in opposition of the application.

Charles Seranucen, 60 Neal Road of Franklin County spoke in opposition of the application.

Stanley Beasley, 592 Neal Road spoke in opposition of the application.

Chanda Bennett stated she lives in Oconee County at 1071 Bent Tree Lane Watkinsville, GA but owns property in Franklin County and spoke in opposition of the application.

Tammy Patrick, 202 Neal Road in Banks County spoke in opposition of the application.

Zach Eubanks, 6761 Bold Springs Road spoke in opposition of the application.

Lana Cannon, 1786 Hwy 63 spoke in opposition of the application.



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Scott Muzak, 108 Neal Road spoke in opposition of the application.

Victor Trujillo 918 Neal Road spoke in opposition of the application.

Damen Braswell, 90 Culpepper Road spoke in opposition of the application.

Mr. Ridgeway spoke as a representative of the applicant to state that the property is suitable for the intended use. A survey shows a right-of-way of 100 feet and his client is willing to work with the DOT, but they have been told that the property is fine as is.

Commissioner Wester asked how many trucks would be expected each day. The property owner, Mr. James Eaves said that up to 5 trucks per week could be expected, but some weeks there would be none. Commissioner Wester asked what else would be stored besides equipment. Mr. Eaves stated that excavation equipment, piping, maps, skids, and some vehicles would be stored there. Commissioner Wester asked if there would be any jobs for Franklin County. Mr. Eaves said there would be very few new jobs. They expect to have two positions. Commissioner Foster asked if the company would use both ends of Neal Road. Mr. Eaves said that they would. Commissioner Foster asked about DOT requirements. Mr. Eaves responded that there is no plan to widen the entrances for now, but they are waiting on the DOT for any additional requirements.

There were no additional questions at this time.

- B. Marvin Garriss, 950 Lakeshore Rd, Ga 30557 has filed an application for a Conditional Use Permit to operate an in-home consulting business on +/- 0.20 acres of land located at 950 Lakeshore Rd and further identified as tax parcel 060B-053.

Director DeLozier reviewed the application explaining that Mr. Garriss currently lives at the site, and the land is zoned residential. He is a former state fire marshal and does consulting work on the computer and telephone at home. No clients will be coming to the home.

Director DeLozier and the Planning and Zoning Commission has recommended approval with no conditions.

Mr. Garriss stated he moved here from Gwinnett back in April and is retired after 32 years of service, working on code consulting and construction consulting, mostly by computer and telephone. He stated if he meets with clients, it is usually at their location and it will be as if he was continuing his job from when he lived in Gwinnett.

No one spoke in favor of the application.

No one spoke against the application.

Mr. Garriss restated to the board that he did not intend to bring in clients to his home, and there would be no additional traffic, and no signs on the property.



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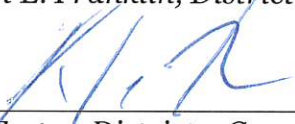
**Item 5. Adjournment:**

Chairman Macomson adjourned the hearing at 6:45 PM and asked all zoom attendees to take a small 5-minute break with the regular meeting beginning at 6:50 PM.


Signed on the 18<sup>th</sup> day of November, 2021

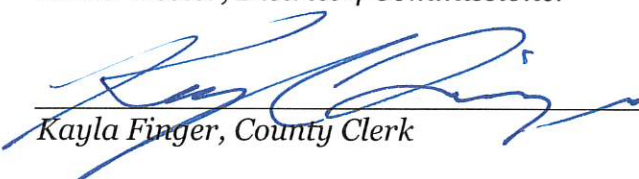
  
Chairman Jason K. Macomson

  
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