***FRANKLIN COUNTY***

***BOARD OF COMMISSIONERS***

***PUBLIC HEARING Summary Minutes***

**DATE:** July 12, 2021

**TIME:** 5:30 P.M.

**LOCATION:** Franklin County Justice Center

 7085 GA-145, Carnesville, GA 30521

1. **Chairman - Call meeting to order**
2. **Approval of Agenda:** Commissioner Wester made a motion to approve the agenda as presented. Commissioner Franklin seconded the motion. No discussion. All were in favor, 4-0.
3. ***Items for discussion:***
4. Dustin Huynh, 5747 Gumlog Rd, Martin, Ga, has filed an application for a Conditional Use Permit to build two poultry houses on a tract of land totaling +/- 77.38 acres. The property is located at 5747 Gumlog Rd and further identified as tax parcel 061-001B.

Director DeLozier presented Mr. Huynh's application and noted that it met all required setbacks. The planning and zoning board recommended approval.

Mr. Huynh explained to the board that he has two breeder houses already and he wants to add two more. He stated he has been approved by CWT already for the two additional houses.

No one came forward to speak in favor of, or against the proposed application.

1. Tina Brock, 3406 New Kings Bridge Rd, Nicholson, Ga has filed an application for a Conditional Use Permit to build and operate a woman’s shelter/refuge center on a +/- 10.00-acre tract of land located at 638 Reno Rd and is further identified as tax parcel 040-095G.

Director DeLozier presented Ms. Brock's application and stated that the planning and zoning board recommended approval with no conditions attached.

Ms. Brock stated the community's need for a facility like this to serve women in need.

Ms. Terry Moorehouse, 1705 McFarland Bridge Road spoke in favor of this application.

Ms. Judy McFarland, 20 Meadowbrook Lane spoke in favor of this application.

Ms. Amanda Moore, 76 Presley Chapel Road spoke in favor of this application.

Ms. Mary Redden, 2648 Harrison Bridge Road spoke in favor of this application.

No one spoke against this application.

Ms. Brock noted that she wants to start as soon as she can get approval. She noted that Mr. Tim White that worked on the county's Veteran's Memorial Plaza, designed her plans for the women's shelter. She plans to utilize a septic tank and well water.

1. Edwin Albino, 157 Kennedy Dr, Commerce, Ga 30530 has filed an application for a Conditional Use Permit to develop a 3-unit day camp on +/- 5.09 acres. The property is located at 157 Kennedy Dr and is further identified as tax parcel 013-015B.

Director DeLozier presented Mr. Albino's application to the board and noted that the planning and zoning board expressed concerns and recommended denying the application.

Mr. Albino told the board he has worked at a children’s center in Boston for many years and has experience handling safety. He explained that this project will be a private camp only for families, not the general public. He acknowledged that there were concerns that had come up throughout the application process and he is willing to work with the local community to fix any issues. He stated that he also plans to repair the road leading to the facility and the fence in the property’s inner and outer perimeter. He noted that his son will live on-site to supervise and manage the operation. Mr. Albino reiterated that families can spend the day with their children, introducing them to gardening and nature. Mr. Albino stated there will be three cabins total, and that he plans to raise funds to support local schools, churches, and shelters. He reiterated that this will be a small private family camp with a minimum of two families at a time and no more than six members in a cabin. He plans to install a turn-around in front.

Mr. Daniel Albino, the applicant’s son, spoke in favor of Mr. Albino’s application. He said he will live on the property to provide safety and security. He informed the board that he has small children himself, and the camp will be private with no parties. The camp will generate funds to help the local community. It will be kept small and will meet all required conditions, with a focus on safety. He also assured the board that there will be no signs, and there will be a limit to six people per unit.

Ms. Willie Vanderford, 400 Family Lane spoke against the application.

Ms. Krystal Baldwin, 185 Kennedy Drive spoke against the application.

Ms. Sheila Wright, 24555 Hwy 59 spoke against the application.

Mr. Danny Flannigan, 165 Kennedy Drive spoke against the application.

Mr. Don Baldwin, 185 Kennedy Drive spoke against the application.

Ms. Elena Zapata, 282 Kennedy Drive spoke against the application.

Ms. Tracey Grisham spoke against the application.

Mr. Steve Ledford spoke against the application.

Mr. Albino stated that those raising objections are blowing things out of proportion. He stated that he has addressed all the issues and concerns that have been raised and is willing to work on fixing them. He wants to use the cabins to generate income to help the community.

Commissioner Wester questioned if the easement over the fishpond was safe for heavy firetrucks and other safety equipment.

Mr. Albino said he plans to improve the road and dam and will consult with an engineer.

Commissioner Swails asked if he plans to build a fence across the easement road which would result in the land-lock of his neighbor. Mr. Albino said he would not lock them out of their land and wanted to work with his neighbors to improve the road.

Chairman Macomson asked if the cabins would be supplied with power, water, heat, and a septic system.

Director DeLozier stated the cabins would have to provide each of these and go through the normal inspections process.

Chairman Macomson asked if Mr. Albino planned to charge rent.

Mr. Albino said no and Chairman Macomson reminded him of earlier statements about generating revenue. Mr. Albino stated he would charge minimum rent.

1. Commercial Industrial Zoning Update: Chairman Macomson reminded everyone that on April 6, 2021, the Board of Commissioners approved a moratorium on large industrial uses that initially extended through June 30, 2021, and was later extended again through July 15, 2021. He further explained that the purpose of this moratorium was to give the county an opportunity to revise and update the commercial and industrial section of the zoning regulations of Franklin County. Since the moratorium was enacted, the county planning staff has worked with the Planning and Zoning Commission, the Board of Commissioners, and the public to revise the relevant portions of the zoning regulations to account for updated practices and changes in zoning law. The Board of Commissioners will consider a final draft of the proposed new ordinance revising the Commercial Industrial section of the zoning regulations during the subsequent regular board meeting. The Public Hearing this afternoon offers another opportunity for the public to comment on proposed changes.

Director DeLozier briefly reviewed the proposed ordinance updates and noted there were no public comments given at the Planning and Zoning Commission hearing. The new ordinance will replace one CI district (Industrial) with five new commercial industrial districts. There have been multiple revisions over the last few months as different groups weighed in on the proposed changes.

Chairman Macomson asked for any comments from the public.

Ms. Sheila Wright asked about proposed changes to the zoning map. Director DeLozier explained that the zoning map is a separate process and will be updated over the next few months. The ordinance passed tonight will not change any current zoning districts. As new industry comes in, property will have to rezoned to the appropriate zoning which will be determined by the type of commercial industrial operation that is being proposed at the time.

Ms. Elizabeth Busby asked if the ordinance would protect the county until the zoning map changes were made.

Chairman Macomson explained that the new ordinance will regulate how and where new industry is located. Heavy industry will be required to be on property zoned Heavy Industry, and depending on the type of industry, will require a conditional use permit. This will give the Board of Commissioners more control over what type of heavy industry is approved and where it is located. He also noted that rendering plants cannot legally be outright banned, but restrictions can be put in place to regulate what industry is allowed in the county.

1. **Adjourn**: Chairman Macomson adjourned the meeting at 6:40 PM and gave a brief 5-minute break before calling the regular board meeting to order.

*Signed on the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2021*

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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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*Kayla Finger, County Clerk*