



*You Are Why We Are Here*

**FRANKLIN COUNTY  
BOARD OF COMMISSIONERS  
REGULAR BOARD MEETING MINUTES  
March 4, 2019  
6:00 P.M.**

**BOC:**                    *Commission Chairman Thomas Bridges  
District 1 Commissioner Robert Franklin  
District 2 Commissioner Dr. Jason Macomson  
District 3 Commissioner Ryan Swails  
District 4 Commissioner Eddie Wester*

**Media:**                *Shane Scoggins, Franklin County Citizen Leader*

**Staff:**                 *County Manager Beth Thomas  
County Clerk Elaine Evans  
County Attorney Bubba Samuels*

**Item 1:**        **Call meeting to order** – *Chairman Bridges called the March regular board meeting to order and thanked everyone for their attendance.*

**Item 2:**        **Invocation and Pledge of Allegiance** – *Commissioner Wester led the invocation and pledge of allegiance to the American flag.*

**Item 3:**        **Approval of Minutes**

*February 4, 2019 regular meeting  
February 26, 2019 work session*

*Chairman Bridges said the minutes were sent to the Commissioners for review. He asked for a motion to approve the February minutes. Commissioner Franklin made the motion to approve the February minutes as written. Chairman Bridges asked for a second. Commissioner Swails seconded the motion. There was no discussion. Chairman Bridges asked for a show of hands. The motion passed by five (5) **YES** votes to zero (0) **NO** votes. The **YES** votes were Commissioner Franklin, Dr. Macomson, Commissioner Wester, Commissioner Swails and Chairman Bridges.*

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

- A.    **Public Comment** – *None.*
- B.    **Public Hearing items**

**Variance for Richard Glenn Norris** – *2431 Dawkins Road. Mrs. Thomas said Mr. Norris filed an application for a variance for setbacks and the required public*



You Are Why We Are Here

hearings were held. The request is to reduce the poultry house setback from 300 feet to approximately 60 to 70 feet due to the location of the residence. Mrs. Thomas gave the recommendation from the Planning Commission to approve with the condition that ingress/egress is noted on the plat if the applicant plans to sell to anyone other than the neighbor on the backside of the property. Chairman Bridges asked for a recommendation to accept the recommendation from the Planning Commission. Commissioner Wester made the motion to accept the recommendation from the Planning Commission. Chairman Bridges asked for a second. Dr. Macomson seconded the motion. There was no discussion. Chairman Bridges asked for a show of hands. The motion passed by five (5) **YES** votes to zero (0) **NO** votes. The **YES** votes were Chairman Bridges, Commissioner Franklin, Commissioner Wester, Dr. Macomson and Commissioner Swails.

**Rezoning request for Bowen Utilities** – 10300 Hwy 59/Sewell Road. Mrs. Thomas said the request is for two adjacent properties, approximately one acre each to be rezoned from AI to CG. A steel building was erected on the property in 2002 and was used for commercial business. This was prior to the County's zoning and continued as a legal non-conforming use. Mrs. Thomas said the building has been vacant for more than one year due to the passing of the owner and under Section 1502 of the Zoning regulations a legal non-conformance may not be established after one year. The recommendation from the Planning Commission is approval with the condition that the permitted uses be restricted to the proposed use as a contractor warehouse/storage facility.

Chairman Bridges requested the motion include a buffer be added as the applicant did not have a problem with complying. Mrs. Thomas restated the recommended motion as a rezone from AI to CG with two conditions the permitted use be restricted and limited to the proposed use as a contractor warehouse/storage facility and a vegetative buffer be added along the southeastern property border of the eastern most parcel that is being rezoned. Chairman Bridges asked for a motion to accept the recommendation from the Planning Commission. Dr. Macomson made the motion to accept the recommendation. Chairman Bridges asked for a second. Commissioner Franklin seconded the motion. There was no further discussion. Chairman Bridges asked for a show of hands. The motion passed by five (5) **YES** votes to zero (0) **NO** votes. The **YES** votes were Commissioner Wester, Commissioner Swails, Chairman Bridges, Dr. Macomson and Commissioner Franklin.

**Conditional use for a home occupation for Franklin County Towing & Recovery** – 9860 Hwy 59. Mrs. Thomas said the conditional use application is to operate a home occupation with a single/self-employee to operate a towing wrecker service. The applicant stated this will not be for long-term storage or for selling car parts. Mrs. Thomas said the recommendation from the Planning Commission is to approve the conditional use request for the home occupation. Chairman Bridges asked for a motion to accept the recommendation from the Planning Commission. Dr. Macomson made the motion to approve with no long-term storage. Chairman Bridges asked for a second. Commissioner Franklin seconded the motion. There was no discussion. Chairman Bridges asked for a show of hands. The motion passed by five (5) **YES** votes to zero (0)



You Are Why We Are Here

**NO** votes. The **YES** votes were Commissioner Franklin, Commissioner Wester, Commissioner Swails, Dr. Macomson and Chairman Bridges.

**Conditional use for a solar farm for Franklin County GA S1, LLC – 3863 Hwy 59.** Mrs. Thomas said the application is for a conditional use permit for constructing and operating a three-megawatt solar facility. The parcel was recently rezoned from commercial industrial. Mrs. Thomas said this parcel is located in the industrial character area which is defined as to provide an area conducive to high intensity manufacturing assembly and processing activities for employment opportunities and businesses. Mrs. Thomas said the recommendation from the Planning Commission and staff is for the Commissioners to table and get input from the Industrial Building Authority. Franklin County's IBA is one of seven in the State of Georgia that was created through local legislation with the purpose to entice industrial activity. There is a limited amount of space in Franklin County for industrial location and seeking input from the IBA would be wise.

Chairman Bridges asked for a motion to table based on the recommendation from the Planning Commission and Mrs. Thomas. Commissioner Wester made the motion to table and gain input from the IBA. Chairman Bridges asked for a second. Dr. Macomson seconded the motion. Chairman Bridges asked for discussion. Dr. Macomson questioned if there is any particular drawback to locating another solar farm in the County. Mrs. Thomas said a solar farm based on the Zoning regulations can by a conditional use be located anywhere in the County. An industrial use can only be located in certain places and brings employment. Dr. Macomson said he does want input from the IBA but does want the land to be used for a legitimate purpose. Commissioner Franklin questioned why the IBA was not notified by the Planning Commission and why wait until coming before the Commissioners to bring these concerns.

Mrs. Thomas said the role of the Planning Commission is to make recommendation. The role of the governing authority (Commission Board) can take the recommendation from the Planning Commission or do something different. She said the Planning Commission makes recommendation to the Commission Board, not to the IBA. Dr. Macomson asked how the IBA will get the recommendation to the Commission Board. Commissioner Wester serves as the liaison between the Commission Board and the IBA and he will make sure the information is conveyed. Commissioner Franklin said he did not want to hold people up from coming into the County. Dr. Macomson said this proposed location is in a corner and he does not see how that would be a problem for future businesses to locate. Chairman Bridges asked for a show of hands to table the conditional use and gain input from the IBA. The motion passed by five (5) **YES** votes to zero (0) **NO** votes. The **YES** votes were Commissioner Swails, Commissioner Franklin, Dr. Macomson, Commissioner Wester and Chairman Bridges.

### **C. LMIG bids**

Chairman Bridges asked Mrs. Thomas to go over the LMIG item. Mrs. Thomas said the 2019 LMIG list for a short list of paving was approved at the December 2017



You Are Why We Are Here

regular meeting. With this authorization the project was bid out. The bids were received on February 28 with the low bid coming from Stratton & Sons in the amount of \$614,501.79. Mrs. Thomas said the recommendation from County Engineer John Phillips is to go with the low bid from Stratton & Sons. Mrs. Thomas said the bid from Stratton is approximately \$110,000 less than the next closest bid. She gave her recommendation to the Commission Board to award the 2019 LMIG project to Stratton & Sons in the amount of \$614,501.79.

Chairman Bridges asked for a motion to accept the low bid from Stratton & Sons in the amount of \$614,501.79. Commissioner Wester made the motion to accept the bid from Stratton & Sons in the amount of \$614,501.79 and move forward with the 2019 LMIG project. Chairman Bridges asked for a second. Commissioner Franklin seconded the motion. Commissioner Swails stated he is all for saving money but he questioned how Stratton & Sons could come in so much less than the competition. Mrs. Thomas said she does not know how they come up with the bids but they have consistently been lower than their competitors in the last four years. Commissioner Swails asked if they are able to work within the bids they give. Mrs. Thomas said yes, they do not put in change orders. Dr. Macomson asked if there have been any issues with their work. Mrs. Thomas said there have not been any problems with their work. They are local and that is a benefit. Chairman Bridges asked for a show of hands to award the 2019 LMIG project to Stratton & Sons. The motion passed by five (5) **YES** votes to zero (0) **NO** votes. The **YES** votes were Dr. Macomson, Commissioner Swails, Commissioner Franklin, Commissioner Wester and Chairman Bridges.

#### **D. Airport Authority update**

Chairman Bridges said the Airport Authority was discussed at the February work session. He asked Mrs. Thomas if she had any information to provide. Mrs. Thomas said all information received has been provided to the Commission Board. The minutes from the Airport Authority and the IBA have been requested but not received. Dr. Macomson questioned if the Commission Board appointments have been confirmed. Commissioner Wester said from the previous minutes the understanding is George Bennett. Mrs. Thomas stated from the 1997 minutes Harris Little was the other appointee taking the place of Mr. Rousey. Dr. Macomson questioned if any appointments have been made since 1997. Mrs. Thomas said none that have been recorded in the minutes and the same people are attending the Airport Authority meetings.

Chairman Bridges said somehow this got lost in the shuffle. He confirmed these are four-year terms. Mrs. Thomas said these are four-year terms and legal counsel would have more information but she believes 1996 was the beginning. Dr. Macomson questioned County Attorney Mr. Samuels about the wording of the appointment or reappointment terms. Mr. Samuels said the usual wording is the person continues to serve until an appointment is made. Dr. Macomson asked Mr. Samuels if the Commission Board needs to wait until next year to make an appointment or could they reappoint now. Mr. Samuels said the Commission Board could reappoint now but he would like to review all of Franklin County's legislation. The appointment terms would remain on the



*You Are Why We Are Here*

*four-year increments. Chairman Bridges said this will be continued to be researched to make a decision.*

***E. Announcements***

*There were no announcements.*

*Chairman Bridges asked for a motion to adjourn the March regular meeting. Commissioner Wester made the motion. Chairman Bridges asked for a second. Commissioner Swails seconded the motion. Chairman Bridges asked for a show of hands. The motion passed by five (5) **YES** votes to zero (0) **NO** votes. The **YES** votes were Commissioner Franklin, Commissioner Wester, Commissioner Swails, Dr. Macomson and Chairman Bridges. The meeting adjourned at 6:32 p.m.*

*Signed on the \_\_\_\_\_ day of \_\_\_\_\_, 2019*

\_\_\_\_\_  
*Chairman J. Thomas Bridges*

\_\_\_\_\_  
*Robert L. Franklin, District 1 Commissioner*

\_\_\_\_\_  
*Dr. Jason Macomson, District 2 Commissioner*

\_\_\_\_\_  
*Ryan Swails, District 3 Commissioner*

\_\_\_\_\_  
*Eddie Wester, District 4 Commissioner*

\_\_\_\_\_  
*Elaine H. Evans, County Clerk*