



You Are Why We Are Here

**FRANKLIN COUNTY
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING MINUTES
April 1, 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 April regular board meeting to order and welcomed everyone.

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

Item 3: Approval of Minutes

March 4, 2019 public hearing
March 4, 2019 regular meeting
March 26, 2019 work session

Chairman Bridges said the Commissioners have had a chance to review the minutes. He then asked for a motion to approve the March meetings minutes. Commissioner Swails made the motion to approve the minutes. Chairman Bridges asked for a second. Dr. Macomson seconded the motion. There was no discussion. Chairman Bridges asked for a show of hands. The minutes were approved 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**

Grizzle Brother's Grading – Chairman Bridges asked Mrs. Thomas to go over the request from Grizzle Brother's Grading. Mrs. Thomas said the request from Grizzle



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Brother's Grading is a .9-acre portion of a two-acre tract be rezoned from Ag General to Commercial General. A former gas station/convenience store is located on the .9-acre portion and has remained vacant for a long time. Mrs. Thomas said Grizzle Brother's Grading plans to operate a business out of this location. Included in their request is for one acre to remain Ag General for the purpose of placing a residence on it in the future.

*Mrs. Thomas stated there is not a minimum lot size requirement under the Commercial General zoning as long as the property meets the setbacks. This property is a legal non-conforming use as the building was built prior to the adoption of zoning in 2005 and the setbacks are grandfathered in. The recommendation from the Planning Commission and staff is to approve the request from Grizzle Brother's Grading. Chairman Bridges asked for a motion to approve the recommendation for approval for Grizzle Brother's Grading. Commissioner Wester made the motion to approve based on the recommendation from the Planning Commission. 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) **NO** votes. The **YES** votes were Chairman Bridges, Commissioner Wester, Commissioner Franklin, Commissioner Swails and Dr. Macomson.*

***Antal Szabo for AVS Engineering** – Chairman Bridges asked Mrs. Thomas to give information from Antal Szabo for AVS Engineering. Mrs. Thomas said the request from Mr. Szabo is for a conditional use permit for a home-based business for an engineering consulting office. The zoning regulations of Franklin County require a conditional use permit for home-based businesses in residential areas. Mr. Szabo met all the requirements for a conditional use permit. Mrs. Thomas said the recommendation from the Planning Commission and staff is to approve the conditional use permit for Mr. Szabo. Chairman Bridges asked for a motion to approve the conditional use permit for AVS Engineering. Commissioner Franklin made the motion. 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, Commissioner Wester, Commissioner Swails, Dr. Macomson and Chairman Bridges.*

C. SolAmerica

*Chairman Bridges said the **SolAmerica** item was previously tabled and they went back to the IBA (Industrial Building Authority) with more information. He asked Mrs. Thomas to give an update on this. Mrs. Thomas requested Ryan Peters with SolAmerica be allowed to explain the revisions to their application. Mr. Peters said he met with the IBA and concerns were voiced about the locations. He and the IBA worked together on a compromise with placing the project on the south side of the site and reducing the acreage to 32 from 36. The 18 acres along the north side with access to Hwy 59 will remain developable. Mr. Peters said SolAmerica representatives met again with the IBA last Monday for review of a slight modification that was requested by the IBA. Mr. Peters said SolAmerica and the IBA have agreed on the modification and the project. Dr. Macomson questioned if the proposed closure of the County's portion of Bowman Street will create problems with access. Mr. Peters said no, there is access off of Hwy 59.*



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Mrs. Thomas said they would also have access from Hillcrest.

Mrs. Thomas said the original conditional use permit from SolAmerica was for a three-megawatt solar energy farm on approximately 50 acres. This was tabled per the recommendation of the Planning Commission for a more detailed review and consultation with the IBA because of this property being located in the industrial character area. One of the objectives for the industrial character area is employment. The IBA reviewed and provided their recommendation which was given to the Commissioners. Mrs. Thomas said SolAmerica worked diligently with the IBA to come up with a viable compromise. Based on site plans and conversations with the IBA, Mrs. Thomas gave the recommendation to approve a three-megawatt solar farm with the condition of not exceeding 32 acres plus or minus as presented in the original site plan on the southern portion of the original 50-acre tract. SolAmerica was thanked by Mrs. Thomas and the Commission Board for their willingness to work with the County for a workable solution.

*Chairman Bridges asked for a motion to accept the recommendation from Mrs. Thomas to approve the conditional use permit for SolAmerica. Dr. Macomson made the motion to accept the recommendation to approve the conditional use permit for SolAmerica. Chairman Bridges asked for a second. Commissioner Wester seconded the motion and thanked everyone involved for compromising to make this project work. 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.*

D. Bowman Street abandonment process

Chairman Bridges asked Mrs. Thomas to go over the Bowman Street abandonment process item. Mrs. Thomas said the request is for the Board of Commissioners to authorize staff to begin the abandonment process of Bowman Street sometimes referred to as Bowman Street Extension for approximately 2,000 feet beginning at Hwy 59 moving down Bowman Street. Advertisement in the legal organ (newspaper) of the County has to be done for four weeks stating the intent of abandoning the road. The road will also be posted with signs stating the intent to abandon. A public hearing giving an opportunity for citizens to voice their opinion also has to be held. Mrs. Thomas said this portion of Bowman Street intersects with the land in the industrial character area. If this road is abandoned, it will allow for the land to be more marketable for the industrial section. At this time, it is not a request to abandon the road, it is only for authorization to allow the staff to begin the process.

Chairman Bridges asked for a motion to staff to begin the abandonment process of Bowman Street. Commissioner Franklin made the motion to start the process but not abandon until all legal requirements are met and the Commissioners vote to abandon. Chairman Bridges asked for a second. Commissioner Swails seconded the motion. Dr. Macomson asked if this could also be placed on the County's website. Mrs. Thomas said this can be done in addition to the legal requirements. Mr. Samuels said specific notice has to be sent to individuals who gave the initial rights-of-way on the road. Chairman



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*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 Swails, Commissioner Franklin and Chairman Bridges.*

E. Announcements

Mrs. Thomas said the County received an \$18,000 FEMA/GEMA grant for the Hazardous Mitigation Plan. This plan has been worked on for several years and was recently approved. After the approval by the Commissioners the grant money was released. Mrs. Thomas said a budget modification will be asked for before the end of the fiscal year to account for this.

Commissioner Franklin said he has received several compliments concerning the dirt roads. Citizens are saying the dirt roads are in good shape and look the best they have in a long time. Chairman Bridges said the weather has opened up and the roads are being worked on.

Chairman Bridges adjourned the meeting at 6:18 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