



*You Are Why We Are Here*

**FRANKLIN COUNTY  
BOARD OF COMMISSIONERS  
PUBLIC HEARING MINUTES  
October 7, 2019  
5:30 p.m.**

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

**Absent:** Commission Chairman Thomas Bridges

**Media:** MJ Kneiser, WLHR  
Shane Scoggins, Franklin County Citizen

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

Vice Chairman Swails called the meeting to order at 5:30 p.m. and welcomed everyone. He said each item will be presented for discussion and a spokesperson may speak in favor of the item. Opposition to the item will also be allowed.

**Rezoning for James S Davis**

Mrs. Thomas said James S Davis applied for a rezone from Agricultural Intensive (AI) to Commercial General (CG) and a variance to reduce the side yard setbacks to 55 feet. The property is located at 1950 Goolsby Road on a proposed three acres split off of a 13.25-acre tract. Mrs. Thomas said Mr. Davis did attend the Planning Commission meeting although he was not in attendance at this public hearing. There was no opposition to the rezoning request for James S Davis.

**Conditional Use for poultry house for Matthew Dyck**

Mrs. Thomas said Matthew Dyck applied for a conditional use for a poultry farm located at 2800 Bear Creek Road on approximately 45 acres. Mr. Dyck attended the Planning Commission meeting as well as tonight's public hearing. Vice-Chairman Swails asked Mr. Dyck if he would like to add to the information for his request. Mr. Dyck stated Mrs. Thomas covered his request. There was no opposition to the conditional use for Matthew Dyck.

**Variance for stack house for Kenneth Layton**

Mrs. Thomas said Kenneth Layton applied for a variance for a stack house setback for his property located at 385 Holbrook Road which consists of about 30



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acres. The poultry farm was built prior to implementation of the County's zoning. The request from Mr. Layton is for placement of a secondary stack house. Mr. Layton attended the Planning Commission meeting as well as tonight's public hearing. Vice-Chairman Swails asked Mr. Layton if he had anything to add. Mr. Layton said none of the land owners around him are opposed to his request and they signed a petition stating so. There was no opposition to the request from Mr. Layton for a variance for a stack house.

### ***Conditional Use for truck facility for Landstar Transportation Logistics***

Mrs. Thomas said Landstar Transportation Logistics applied for a conditional use for a truck facility because it will be located within 2,000 feet of an interstate interchange. The property is located at 1040 Old Federal Road off of JF Shirley Road. Landstar plans to locate on approximately 20 acres of a 30-acre tract. The land is zoned Commercial General (CG) but requires a conditional use. Mrs. Thomas said the representatives for Landstar attended the Planning Commission meeting and are in attendance tonight. Vice-Chairman Swails invited the Landstar representatives to speak about their request.

Abe Hayes, the attorney for Landstar came forward and introduced himself. He stated the property owner Abe Padgett will speak first, then Rocco Davanzo, Landstar Vice President and he will speak last.

Mr. Padgett stated he is the owner of the land on JF Shirley Road which is the proposed future home for Landstar. The proposal for Landstar has been in process for almost one year. Mr. Padgett stated Landstar negotiated with the Industrial Building Authority and has invested several thousand dollars in surveying and sign costs with the assumption of being able to locate. No problems were known until Landstar applied for a building permit and was told by County Manager Beth Thomas that because the land is within 2,000 feet of an interstate a special permit is required. Landstar informed Mr. Padgett and the Commissioners that the facility will be used for training and continuing education for their employees. Mr. Padgett stated the information from Landstar is the traffic will consist of 10 to 15 empty trucks per day with part of them entering from the Petro Truck Stop located directly across from JF Shirley Road. The Landstar facility will cost approximately five million dollars to construct and this will generate a lot of income for Franklin County. The tax base will increase because the land will be used for commercial instead of agricultural. Mr. Padgett requested the Commissioners to approve the conditional use for Landstar.

Rocco Davanzo, an Executive Vice-President for Landstar spoke next. He stated the facility is for the continuing education of Landstar's owner/operator truck drivers. The proposed site is a very truck friendly area. Mr. Davanzo said safety is important to Landstar and the traffic light at Interstate 85 helps with this. There are also good views in both directions for the trucks to exit. Mr. Davanzo stated the facility will be used for a classroom and office and there should only be between 10 to 15 trucks per day. There will be some additional local traffic that should come through the Petro



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*area. The facility will be gated, lighted and secure as the drivers will leave their personal vehicles and/or trucks when not in use.*

*Mr. Hayes said Landstar has agreed to line up the driveway from Petro so the trucks can go directly into their facility. Landstar is also willing to widen the road. The contract for this property is time sensitive as it ends at the end of October. Landstar would like to locate in Franklin County and it will be a five-million-dollar investment. There was no opposition to the proposal from Landstar Transportation Logistics.*

***Conditional Use for poultry house for Aubrey Lunsford***

*Mrs. Thomas said Aubrey Lunsford has applied for a conditional use for a poultry farm on a 42-acre tract off of a 250-acre tract located on Bald Eagle Road. Mr. Lunsford attended the Planning Commission meeting as well as tonight's public hearing. There was no opposition to the conditional use for Aubrey Lunsford.*

*Vice-Chairman Swails paused the public hearing at 5:45 p.m. The meeting remained open until 6:00 p.m. to give an opportunity for additional comments for any of the five public hearing items. Without further comments, Vice-Chairman Swails officially closed the public hearing at 6:00 p.m.*

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

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*Chairman J. Thomas Bridges*

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*Robert L. Franklin, District 1 Commissioner*

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*Dr. Jason Macomson, 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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*Elaine H. Evans, County Clerk*