



You Are Why We Are Here

**FRANKLIN COUNTY
BOARD OF COMMISSIONERS
PUBLIC HEARING MINUTES
November 4, 2019
5:30 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

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

Chairman Bridges called the November public hearing to order at 5:30 p.m. Four items are to be discussed with an opportunity given to speak for or against.

Variance for Stack House – Brian Barnes

Brian Barnes came forward to speak in favor of his request. The variance that is being requested is behind his chicken houses located at 535 Hicks Road. Mr. Barnes said the variance is needed because of being too close to the neighbor's property line. This is the most economical place for the stack house to be located and it is out of sight. Mr. Barnes stated he would appreciate being granted the variance.

Chairman Bridges asked if anyone wanted to speak in opposition to the variance request from Mr. Barnes. There was no opposition.

Conditional Use for Poultry House – Jenny Farm LLC

Ngoc Van Nguyen and his brother who spoke for him came forward. The conditional use request is to build six chicken houses on Hwy 326 at the intersection of Rock Pillar Road. Chairman Bridges asked how many chicken houses. Mr. Nguyen said six houses, 55 x 500. Commissioner Macomson questioned if there were already houses on the property. Mr. Nguyen said no. Commissioner Franklin asked if wells or county water would be used. Mr. Nguyen said wells will be used.

Chairman Bridges asked which plan will be used – A, B or C. Mrs. Thomas said the applicant came in on October 21 and selected site plan A. Commissioner Macomson asked what type of houses will they be. Mr. Nguyen said broiler. Chairman Bridges



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questioned how the houses will be entered. Mr. Nguyen said from Hwy 326. Chairman Bridges stated it looks like it would be more appropriate to come off of Neal Little Road. Mr. Nguyen asked if he meant the dirt road. Chairman Bridges said yes. Mr. Nguyen said they were willing to use either one.

Chairman Bridges asked Aubrey Lunsford to come forward so he could answer a couple of questions. He asked Mr. Lunsford why the driveway was off of Hwy 326. Mr. Lunsford said Mrs. Thomas told them that she did not want the trucks coming in off of the dirt road because the County would have to maintain it. Prior to this information from Mrs. Thomas the house driveway was to be off of Hwy 326 and the chicken house driveway was to be off of the dirt road. Mr. Lunsford said after Mrs. Thomas told them to do this, Mr. Nguyen received permission from the DOT for a driveway off of Hwy 326. He stated that Mr. Nguyen will use the road entrance that the County prefers. This is the first time that Mr. Lunsford has ever heard of a driveway being involved on which way the farm will be entered when being considered for a conditional use permit. The property has about 1,500 feet of road frontage on Hwy 326 and Neal Little Road and can be entered from either one. Mr. Lunsford told the Commissioners if this is an issue then it needs to be included in the paperwork prior to the public hearing. Chairman Bridges said the property is showing 69 acres off of a 248-acre plot. He asked Mr. Lunsford if he owned all 248 acres. Mr. Lunsford affirmed he did. Chairman Bridges questioned Mr. Lunsford if he was subdividing them. Mr. Lunsford said yes and has already sold part of it.

Chairman Bridges asked if anyone was opposed to the six chicken houses being built. There was no opposition.

Conditional Use for Home Occupation – Kelly Hoffman

Chairman Bridges asked if anyone would like to speak in favor of the conditional use request for a home occupation from Kelly Hoffman. There was no one in attendance who spoke in favor.

Chairman Bridges asked if anyone was opposed to the request from Mrs. Hoffman. There was no opposition.

Chairman Bridges paused the meeting at 5:40 p.m. as no one was in attendance to speak about the request from South Fork Hunting Preserve for a rezoning and conditional use. The meeting was resumed at 5:47 p.m. by Chairman Bridges when the owners from South Fork Hunting Preserve entered.

Rezoning and Conditional Use for Hunting Preserve & Lodge – South Fork Hunting Preserve

Jacob Nash stated he is one of the owners of South Fork Hunting Preserve and they have been in operation since 2013. They provide guided and unguided hunts. Mr. Nash said they applied for a rezone from AG Intensive to AG General and a conditional use permit to be able to use the property as a hunting preserve. They have no plans to



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change the topography or integrity of the landscape. They plan to also use the house for lodging and private events. Mr. Nash said they plan to use this to promote agritourism in Franklin County.

Sue Young asked Mr. Nash if the area of the land is smooth. Mr. Nash said it is rolling hills and previously the land had cows on it. Mrs. Young questioned if the land would be appropriate to bring children from the Shriner's Hospital. Mr. Nash said it would be absolutely 100% and they work with a lot of charities.

Chairman Bridges asked if anyone was opposed to the request from South Fork Hunting Preserve. There was no opposition.

Chairman Bridges paused the meeting again at 5:52 p.m. and stated if anyone comes in before 6:00 p.m. they will be allowed to give additional comments on any of the four public hearing items. There was no further discussion. Chairman Bridges adjourned the meeting at 6:00 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