



You Are Why We Are Here

**FRANKLIN COUNTY
BOARD OF COMMISSIONERS
PUBLIC HEARING MINUTES
January 6, 2020
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: Lisa Manus, Franklin County Citizen

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

Chairman Bridges called the January public hearing to order at 5:30 p.m. He stated there are two items for consideration.

Conditional Use Permit – Clinton Alexander Hart

Mr. Hart came forward and stated he is seeking a permit to build six broiler houses at 1802 McGee Road. He stated he is a lifelong resident of Franklin County. Chairman Bridges asked Mr. Hart which company he will be using. Mr. Hart said Pilgrim's Pride out of Gainesville.

Chairman Bridges asked if anyone would like to speak in opposition to the request from Mr. Hart. **Glenda Williams** came forward and stated there is no privacy between her property and the property Mr. Hart would like to build the chicken houses on. She stated she is considered about the smell because of her mom and ex-husband having COPD and the runoff from the chicken houses into the water and the noise. Another concern Ms. Williams had was where the driveway for the chicken trucks will be located. She does not want the trucks coming next to her backdoor along the fence and asked if Mr. Hart could be required to place it on the other side. Chairman Bridges asked Ms. Williams if she has any other concerns. Ms. Williams said she wanted to make sure Mr. Hart sticks with the original agreements as stated at the Planning Commission meeting.

Commissioner Macomson told Ms. Williams the Planning staff recommended the driveway be constructed in a direction away from the residence. Ms. Williams



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asked if it will be that way or will it be changed at the last minute. Mrs. Thomas said this was discussed at the Planning Commission public hearing, although it was Planning staff recommendation it was not included in the final recommendation from the Planning Commission. The recommendations from the Planning Commission consisted of two things; dealing with the existing vegetation and the addition of the rows. Mrs. Thomas said the driveway was discussed and Mr. Hart stated he would be going in a direction away from Ms. Williams but it was not in the final recommendation from the Planning Commission. Ms. Williams said if it was not in there then Mr. Hart would be able to do what he wanted to. She asked if the stipulation could be passed in there just like the trees. Mrs. Thomas said that would be up to the Commissioners. Ms. Williams asked the Commissioners if they would consider that.

Chairman Bridges asked Mr. Hart if he was willing to place the driveway away from Ms. Williams. Mr. Hart said yes, sir. Chairman Bridges stated if the approval is given this will be placed as one of the conditions. There was no other opposition.

Rezoning and Conditional Use Permit – Robert and Megan Jones

Mr. Jones came forward he and his wife are looking to build two breeder houses on their 33 acres off of Deer Meadows Estate Road. He stated all the stipulations and setbacks were discussed at the Planning Commission public hearing. Chairman Bridges asked Mr. Jones what company he will be with. Mr. Jones said he has not made a decision yet although he has talked with several different ones. He did not want to commit formally until the approval was given.

*Chairman Bridges asked for opposition to the request from Mr. and Mrs. Jones. **Teresa Thomas** asked where the houses will be located. She said Deer Meadows is a subdivision and the residents maintain their own road as it is private. Mrs. Thomas showed Teresa Thomas the proposed location for the houses. Teresa Thomas then questioned if the trucks will be coming in and out on Deer Meadows and who will be maintaining the road. Mrs. Thomas said she would check if Deer Meadows is county maintained. Teresa Thomas said in the past it was discussed of becoming county maintained but the property owners would not give the land to do it.*

***Wayne Young** said he has been living on Deer Meadows since 1998. He said the road for the subdivision was not built right, the culvert pipes are too small. Last week's heavy rain caused the culvert pipe to overflow and the one next to it is caving off. Mr. Young stated the road needs to be fixed before an approval like this.*

***Sue Young** apologized for complaining but stated it is her right to do so. She asked the Commissioners on behalf of herself and her husband to deny the request for the chicken houses. Prior to moving to Deer Meadows, Mr. and Mrs. Young lived next door to chicken houses and were not able to have a good quality of life because of the dust, smell and noise. Mrs. Young said she and her husband own the first three lots on Deer Meadows and their goal was to keep people away from them.*



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Mrs. Young said her house is located about one and half miles from other chicken houses. It has been proved by the Federal Government that chicken houses can and will cause cancer. Mrs. Young said she has lot family members to cancer that was developed from their time of working in chicken houses. Both Mrs. Young and her husband sleep with CPAP machines and they do not want the smells from trash or dust from the trucks going to the chicken houses. It is enough to have to put up with the biomass plant in their community without having these chicken houses affect their lives. Mrs. Young stated her desire is for peace and quiet and a community that does not stink all the time.

If this request is approved by the Commissioners, Mrs. Young said the road will need to be fixed but she respectfully asked that they not be approved. The houses in Deer Meadows are close and the smell from the chicken houses and the added traffic from trucks will affect quality of life. Chairman Bridges asked Mrs. Young how close would the chicken houses be to her property. Mr. Young answered it is just a tad over a quarter of a mile.

Commissioner Macomson questioned if Deer Meadows is county maintained because on the maps it shows it is. Mrs. Thomas said the Road Superintendent and County Engineer both confirmed it is county maintained. She said she believes it is county maintained by prescriptive easement which is ditch to ditch. Mrs. Young said if that is true, the County is not doing a good job of keeping it up because it is dangerous. Commissioner Macomson asked how long Deer Meadows is. Mr. Young said it is just a tad over a quarter of a mile. Commissioner Swails asked when the subdivision was built. Teresa Thomas said it was the late 1980's.

Mrs. Young told the Commissioners the reason the residents of Deer Meadows did not agree for the County to take the road over was because they did not want to give up part of their property. She said they did not want their property deeds to be incorrect. Chairman Bridges said this will be looked into before the meeting next week.

There was no further discussion. Chairman Bridges paused the meeting at 5:54 p.m. Without further comments or concerns, Chairman Bridges closed the January public hearing at 6:00 p.m.



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Signed on the _____ day of _____, 2020

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

Gina L. Kesler, Interim County Clerk