



*You Are Why We Are Here*

**FRANKLIN COUNTY  
BOARD OF COMMISSIONERS  
PUBLIC HEARING MINUTES**

**June 1, 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:** Shane Scoggins, Franklin County Citizen  
MJ Kneiser, 92.1 WLHR

**Staff:** County Manager Beth Thomas  
Planning Director, Scott DeLozier  
Interim Clerk, Gina Kesler

**1. Call Public Hearing Meeting to Order** Chairman Bridges called the meeting to order at 5:30 p.m. He asked people to respect the rules of social distancing and remarked that the hearing was also being documented on Zoom.

**2. Items for Discussion**

**a. Public Hearing Items**

- i. Conditional Use Permit for four house poultry farm & variance – Tyler Owenby:** Mr. Owenby explained he would like to expand and sell his existing farm in the Martin/Lavonia area and move closer to his family in the Red Hill Area. He is looking to purchase some of his great grandfather's land on Red Hill Road to build four new breeder houses. He asked for variance from landowner, Mr. Brown who came with Mr. Owenby to the meeting. Mr. Owenby stated that Mr. Brown was fine with him building a little closer to the property line that what the zoning states. He explained to the board that the houses had to go there because of the layout/topography of the land. If they went too far to the east there is too far of a drop off. He also stated there are no existing houses very close by except for one owned by Mr. Sweatman. He stated that he does meet his setbacks for one of the houses and there is a lot of land in the back (approx.. 1,200 acres)



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that in his opinion would likely never be developed. Mr. Owenby did provide the board with a printout of where the houses would be placed so they could have a visual aid. The houses would be placed so that the exhaust fans would be aimed toward the empty acreage on the backside. Chairman Bridges asked if he had the variance in writing. Mr. Owenby stated he did have it written up by a lawyer, but it was not notarized due to Mr. Brown's mother not being able to get out. He is still attempting to get a notary out so the mother could sign with the notary present. Commissioner Swails asked which property was Mr. Sweatman's on the diagram. Mr. Owenby explained it was the closest to the left on the diagram and he would be 254 feet from Mr. Sweatman's property line and 440 feet from the house. Mr. Owenby stated the zoning board recommended doing a vegetative buffer. Commissioner Macomson pointed out the difference in the vegetative buffer plans with the commission stating that the planted trees should be a variety of pollen species and the planning commission says no more than 30% can be of the same species. Commissioner Macomson asked if a decision had been made regarding the vegetative species. Planning Director Scott DeLozier stated it would be for the commission to decide, but he cautioned the board in dictating which species to use and instead letting him choose. Mr. Owenby stated he was looking into magnolia and holly trees. Commissioner Franklin asked how Mr. Owenby was going to access the property. Mr. Owenby explained that there is already an existing driveway called Coker Lane and it has already been surveyed out and submitted as a road by Mr. John Coker. Chairman Bridges thanked Mr. Owenby for his presentation and invited any who oppose to speak if they wish to do so. Commissioner Wester asked that Mr. Brown come forward and state for the record that he is good with the proposal since the board will be voting on this matter tonight. Chairman Bridges asked Mr. Brown to come forward and confirm. Mr. Brown confirmed what Mr. Owenby said was correct and that they would be willing to sign off on the variance paperwork.

ii. **Request for Variance for side yard setbacks— Joey Gilbert**

Mr. Gilbert introduced himself to the board as the surveyor of the property. His client owns a 5 Acre parcel that has 5 existing residences on it. It is all one continuous parcel and the client is wanting to split it up into 5 individual 1 Acre parcels. The problem is two of the existing residences are too close to meet the existing setback in a 35 ft set back. One out of the five will need a 5ft variance and these residences have been around for 30 or more years. Chairman Bridges called for any questions or opposition.

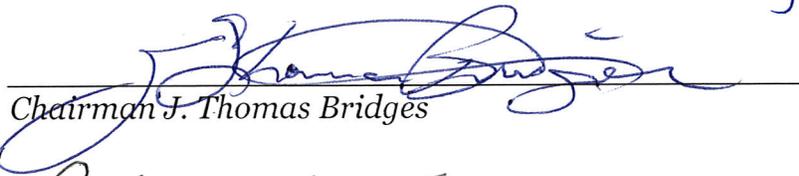


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*No one came forward to question or oppose Mr. Gilbert's proposal.*

*The meeting paused at 5:43 p.m. but was left open to give an opportunity for additional comments on the public hearing items. At 5:58 p.m. Chairman Bridges called for additional comments on the items. There were no additional comments on the public hearing items. Chairman Bridges closed the public hearing at 6:00 p.m.*

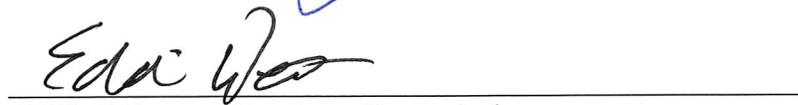
Signed on the 13<sup>th</sup> day of July, 2020

  
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 Kesler, Interim County Clerk