



*You Are Why We Are Here*

**FRANKLIN COUNTY  
BOARD OF COMMISSIONERS  
PUBLIC HEARING MINUTES  
October 5, 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 via Zoom

**Media:** Shane Scoggins, Franklin County Citizen  
MJ Kneiser, 92.1 WLHR via Zoom

**Staff:** County Manager Beth Thomas  
County Clerk Kayla Finger  
Planning Director Scott DeLozier

**County Attorney:** Bubba Samuels via Zoom

**1. Call Public Hearing Meeting to Order** Chairman Bridges called the meeting to order at 5:30 p.m. He welcomed everyone and asked all attendees to respect the rules of social distancing.

**2. Public Hearing Items for Discussion**

A. **Rezoning Application** - Russell and Lisa Harris, 2735 Old Williamston Rd, Anderson, SC has filed an application to rezone From AI Agriculture Intensive to CG Commercial General on a 3.04-acre tract. The property is located at 16082 Hwy 17, Martin, GA and is further identified as Tax Parcel 052-123. Mr. Harris explained he and his wife plan to open a landscape supply business. The board did not have any additional questions. No one spoke in favor or opposition.

B. **Conditional Use Permit** - Matthew Jantz, 1196 Casey Rd, Canon, Ga, has filed an application for a Conditional Use Permit to add a poultry house to his existing two- breeder house farm on a 119.35-acre tract. The property is located at 1196 Casey Rd, Canon, GA and is further identified as Tax Parcel 046-081. Mr. Jantz wants to add a third chicken house to increase cash flow. He noted the location of this house will be even more sheltered than the last two. Chairman Bridges asked which company he was using and his anticipated start date. Mr. Jantz stated Fieldale, and it would need



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to be completed by June 1, 2021. There were no other questions. No comments in favor or opposition of.

C. ***Conditional Use Permit*** - Jeffery Thomas, 2265 Eastanollee Rd, Eastanollee, Ga, has filed an application for a Conditional Use Permit to build a six-house poultry farm on a 100-acre tract. The property is located off of Greater Hope Rd and is further identified as Tax Parcel 033-100. Mr., Thomas stated he and his son would be building the six houses in a low spot and provided photos for the board to review. He also noted that all required setbacks were met and the nearest residence was 1,280 feet away. Chairman Bridges asked what company he would be using. Mr. Thomas stated Pilgrim's Pride. Commissioner Macomson asked if there was an existing buffer and if so, how wide it is. Mr. Thomas stated there is an existing buffer that used to be a clear cut, but has now grown back up. Mr. Thomas reviewed the photos with the board. Chairman Bridges asked about the start date plan. Mr. Thomas stated they planned to start in the springtime. There were no other questions from the board. There were no comments in favor of.

- i. In opposition of: Mrs. Janet Sims addressed the board with her signed petition stating the various concerns of the prospective six chicken houses. Some of the concerns mentioned were: noise, smells, rodents, and the water source. Mrs. Sims noted almost all residents in the area relied on well-water since county water was not available to them and worried if the wells would be exhausted from supplying the chicken houses, as they require a lot of water. Chairman Bridges stated most poultry houses use a mixture of water sources and asked Mr. Thomas what water source they intended to use. Mr. Thomas stated they would have county water and two wells as backup.
- ii. In opposition of: Josh & Michelle Gosnell addressed the board with concerns about the prospective chicken houses. They live right across the street from the entrance of the chicken houses and are concerned about traffic at all hours and their pet chickens. Chairman Bridges stated the chicken company cannot force them to get rid of their personal chickens. Mrs. Gosnell expressed concern to the board about the detrimental health effects the chicken houses could have on their two children, animals, and produce that they grow on their property. Chairman Bridges asked how far the chicken houses were from their property. Mr. Gosnell stated they could see the entrance and his house is 102 feet off of the road and Mrs. Gosnell noted there was a vegetative



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buffer. Mrs. Gosnell in closing asked the board to please reconsider. Chairman Bridges thanked them for their time.

- D. ***Rezoning Application*** - Aubery Lunsford, 2234 Careytown Rd, Royston, GA has filed an application to rezone from AI Agriculture Intensive to RS Residential Single Family on a 17.47-acre tract. The property is located on Neal Little Rd and is further identified as Tax Parcel 030-024A. Mr. Lunsford stated his intent to build small spec houses.
- E. ***Subdivision Proposal*** - Aubery Lunsford, 2234 Careytown Rd, Royston, GA has filed an application for a proposed subdivision of land of a 17.47-acre tract located on Neal Little Rd and is further identified as Tax Parcel 030-024A. Director DeLozier explained this item is simply plat approval.
- F. ***Variance Application*** - Aubery Lunsford, 2234 Careytown Rd, Royston, GA has filed an application for a variance to Franklin County's Subdivision Ordinance in regards to a proposed subdivision of land located on Neal Little Rd and is further identified as Tax Parcel 030-024A. Mr. Lunsford explained that there are two flag lots that don't meet the current panhandle length standards of 200 feet and is requesting variance for his two panhandles that are approximately around 300 feet each. Commissioner Macomson asked how many houses. Mr. Lunsford stated it had decreased from 14 to 12. Commissioner Franklin asked if they would be on county water. Mr. Lunsford stated they would. There were no additional questions.
- G. ***Proposed Zoning Text Amendment***- Vegetative Buffer Requirements. Director DeLozier stated that the amendment would strengthen the intent of the existing ordinance regarding vegetative buffers. Mr. Lunsford asked if Director DeLozier could elaborate. Dir. DeLozier stated currently the board has the authority to implement a condition of vegetative buffers but there is no definition of maintenance. This guideline would help specify the definition and expectations of a vegetative buffer. It states the expected growth of trees and guidelines regarding not planting around power poles. It would also explain buffers need to not only be planted, but maintained to serve their purpose.

Chairman Bridges closed the public hearing at 5:30 p.m.



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Signed on the \_\_\_\_\_ day of \_\_\_\_\_, 2020

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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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*Kayla Finger, County Clerk*