

**FRANKLIN COUNTY**  
**BOARD OF COMMISSIONERS**  
**PUBLIC HEARING MINUTES**  
**August 1, 2016**  
**5:30 P.M.**

Present: Commission Chairman Thomas Bridges  
District 1 Commissioner Robert Franklin  
District 2 Commissioner David Strickland  
District 3 Commissioner Jeff Jacques  
District 4 Commissioner Eddie Wester

Media: Shane Scoggins, *Franklin County Citizen*  
Buddy Hardigree, *WLHR*

Staff: County Manager, Beth Thomas  
County Clerk, Elaine Evans  
County Engineer, John Phillips  
County Attorney, Bubba Samuels

Chairman Bridges called the public hearing to order and welcomed everyone. He said that there are two public hearing items to be discussed – a rezone, conditional use for Charles Wayne Cooper and a conditional use for a poultry farm for Steve Phan. He said that the public hearing will be open for 30 minutes. Each issue will be given 15 minutes to speak for or against the item.

The first item for discussion is **rezone, conditional use for Charles Wayne Cooper**. Chairman Bridges asked if anyone wanted to speak favorably for this request. There was no one who wished to speak favorably for the item.

Chairman Bridges asked if anyone would like to speak against the request from Mr. Cooper. He said to come forward and state your name for the record. **Ted Johnson** came forward to speak. Mr. Johnson stated that the property in question is almost square across the street from him. He said that this is a residential area. The road is only about ten or eleven feet wide. The road is private owned and maintained by the residents. Mr. Johnson said that any business in the neighborhood would take away from the residential neighborhood.

Mr. Johnson said that if the rezoning is allowed for Guns and Gear it will tear up the road which is privately maintained and receives no maintenance from the County. He stated that they all believe in guns but do not want the road torn up. He said that this is a quiet, private neighborhood subdivision.

**Brantley Deloatche** stated that he is one of the neighbors on Woodrow Way. He also said that the whole backend of the room is neighbors who are opposed to the business being located in the neighborhood. Mr. Deloatche said that the neighbors are

opposed to buying and selling guns in the neighborhood. He said that if the Coopers wanted to bake wedding cakes or cupcakes, the neighbors probably would not have a problem with that. Mr. Deloatche said that when firearms are involved this day and time the security is heavy. He said that a firearms business would bring on other things that is not conducive to a little lake neighborhood where there is a lot of kids. All of the roads in the subdivision are privately maintained and paid for by the neighbors. Mr. Deloatche said that he and the neighbors do not think that this is the right place for a gunsmith business or a gun sales business to be located.

**Lloyd Neese** came forward and stated that he also lives on Woodrow Lane. He said that he agrees with the two gentlemen who spoke already. Mr. Neese said that this is a small, private subdivision. All of the neighbors have their grandchildren there constantly. He said that he could not comprehend how the zoning could possibly be anything other than residential. Mr. Neese said that he did not understand the need for special licensing or for special insurance. He posed the question – what goes deeper.

**Jeffrey McWhorter** said that he mirrors his neighbors' assessments. He said that this is a private, residential neighborhood with private roads that are maintained by the neighbors. He said any business would have extra traffic which deteriorates the roads. Mr. McWhorter said that he wanted to go on record that he is against the rezone, conditional use for Mr. Cooper.

Chairman Bridges asked if anyone would like to speak for the **conditional use for a poultry farm for Steve Phan**. The broiler manager from Fieldale Farms, **Ken Martin** came forward to speak on Mr. Phan's behalf. He said that Mr. Phan lives in Texas. Mr. Martin said that the poultry farm will be located on 78 acres on Cole Road which is a dirt road close to the Interstate. From the perspective of Fieldale this is an ideal location for a poultry farm.

Mr. Martin said that this piece of property meets the requirements from Franklin County. He also said that Franklin County has a lot of chicken houses and this is not anything new or different. Mr. Martin said that eight houses is the request.

Chairman Bridges asked if anyone wished to speak against the poultry houses. At this time, there was not anyone who opposed. Chairman Bridges recessed the meeting at 5:45 p.m. to stay open until 6 p.m. to give time for additional comments on the public hearing items.

**Phillip Ingram** came forward at 5:55 p.m. to speak against the conditional use for the poultry farm for Steve Phan. He said that he has some concerns about the use of the property. Mr. Ingram said that he is a retired geologist who worked in the engineering industry for close to 40 years. He said that because of his background he knows a little bit about ground water which is one of his concerns. He said that he is concerned about the ground water table being depressed because of the drought and the farm having too many wells. Mr. Ingram said that his next concern is controlling the runoff during the construction and after the construction. He said that there is a potential for 260,000 gallons of runoff. He wants to know where this will go, will it go on his property or into the creek. The waste management is another concern that Mr. Ingram expressed. He said that he would like to know where this will be stored and how it will be disposed of. He also said that he is concerned about traffic; noise; odor; and

property values.

Chairman Bridges referred Mr. Ingram to County Engineer John Phillips to gain answers to his questions. Mr. Ingram said that he is familiar with Mr. Phillips. Commissioner Strickland asked Mr. Ingram how many acres are on his property. Mr. Ingram said that he has a total of 50 acres. Commissioner Strickland asked Mr. Ingram how long he has lived on the property. Mr. Ingram said that they bought the first 33 acres in 1988. Later he bought acreage on the other side to gain more pasture and to gain access to other areas on the other side of the creek.

The public hearing adjourned at 6:00 p.m. to begin the regular board meeting.

Signed on the \_\_\_\_\_ day of \_\_\_\_\_, 2016

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Chairman J. Thomas Bridges

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Robert L. Franklin, District 1 Commissioner

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David R. Strickland, District 2 Commissioner

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Jeff Jacques, District 3 Commissioner

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Eddie Wester, District 4 Commissioner

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Elaine H. Evans, County Clerk