



You Are Why We Are Here

**FRANKLIN COUNTY
BOARD OF COMMISSIONERS
PUBLIC HEARING MINUTES
January 8, 2018
5:30 p.m.**

BOC: Commission Chairman Thomas Bridges
District 1 Commissioner Robert Franklin
District 2 Commissioner Dr. Jason Macomson
District 3 Commissioner Jeff Jacques
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 public hearing to order at 5:30 p.m. He said the public hearing will last until 6:00 p.m. with three agenda items to be discussed; a variance request, a rezoning request and a conditional use permit. These items will be discussed one at a time giving opportunity to speak for or against.

Variance request – Karen Brucker came forward to speak for the variance request. She said she has a piece of property that has two mobile homes on it. Ms. Brucker stated she lived in one of them and her mother lived in the other one because their dogs didn't get along. In order to sell the property Ms. Brucker said the mortgage company for financing is requiring that two mobile homes not be on one piece of property. Because of this requirement from the mortgage company Ms. Brucker said she had to cut a piece out of the bigger parcel of land to make the mobile homes be on separate pieces of property.

Ms. Brucker said when the parcels were separated it created a set-back problem of about 12 feet. The request for the variance is to allow for the 12 feet of space. During the closing of the property Ms. Brucker said she will be transferring the property to the buyer who will be using the other mobile home for a disabled family member. Chairman Bridges asked if anyone was opposed to granting the variance for Ms. Brucker. There was no opposition.

Rezoning request – Kedrick Kenerly spoke on behalf of the rezoning request for Mike Carson and Dennis Brawner. Mr. Kenerly said the property is currently zoned agriculture and Mr. Carson and Mr. Brawner had a machine shop on the property for many years that was grandfathered in as a business. Mr. Kenerly said his



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plan is to move into the same location to store ambulances. This property has to be rezoned in order for Mr. Kenerly to be issued a license for his business.

Chairman Bridges asked Mr. Kenerly what kind of service will his company provide. Mr. Kenerly said his business is non-emergency medical transports. No lights or sirens are used. The public would not have access to the location it would only be used as ambulance storage. Chairman Bridges asked if anyone wished to speak against granting the rezoning. There was no opposition.

Conditional use permit – *Steve Ledford spoke in favor of a conditional use permit for chicken house construction. He said he already has three chicken houses and property was purchased in April for the purpose of constructing two additional houses. Mr. Ledford stated he has been on his farm since 1989. Chairman Bridges asked if they would be broiler houses. Mr. Ledford said yes and he is only building two. Chairman Bridges asked if these would be with Fieldale. Mr. Ledford said yes with Fieldale. He also said he meets all the guidelines for the chicken houses.*

Commissioner Jacques questioned if the site plan showing the location of the chicken houses was available which is usually given for review. Mrs. Thomas said Mr. Ledford provided that and it was left out of the packs by accident. She said the two chicken houses are going to be accessed by the existing driveway so it is right in line with the other houses. Chairman Bridges asked if anyone was opposed to Mr. Ledford adding additional chicken houses to his farm. There was no opposition.

Chairman Bridges paused the meeting at 5:40 p.m. but left the public hearing open to give opportunity for additional comments. There were no additional comments for or against any of the public hearing items. Chairman Bridges adjourned the meeting at 6:00 p.m.



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Signed on the _____ day of _____, 2018

Chairman J. Thomas Bridges

Robert L. Franklin, District 1 Commissioner

Dr. Jason Macomson, District 2 Commissioner

Jeff Jacques, District 3 Commissioner

Eddie Wester, District 4 Commissioner

Elaine H. Evans, County Clerk