

**FRANKLIN COUNTY  
BOARD OF COMMISSIONERS  
PUBLIC HEARING MINUTES  
September 14, 2015  
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 Leader

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 at 5:30 p.m. He said that there are three items on the agenda. There will be a time limit of 10 minutes for each item. Chairman Bridges said that there will be an opportunity to speak for and against.

Chairman Bridges said that the first item on the agenda is for a rezone and conditional use for John T. Maddux. He asked Mr. Maddux to speak for the request. Mr. Maddux said that he wants the rezoning so that he can open an express lube and car repair business. He said that he has been upgrading the building so that the business will be in good condition. Chairman Bridges said that this would be voted on at the regular board meeting. He then asked if anyone opposed the request from Mr. Maddux. There was no opposition.

Chairman Bridges said that the second item on the agenda is for a conditional use for a poultry farm for Dien Tran. Chad Singleton spoke on behalf of Mr. Tran. He said that his real estate firm is representing Mr. Tran in the land purchase. The land contract has been signed and is subject to the County approving the conditional use. Mr. Singleton said that Mr. Tran has received his letter of intent from his poultry integrator. A site plan has also been given to the County. Mr. Singleton said that the tunnel fans will be turned toward existing poultry farms. He said that Mr. Tran has more than exceeded the setback rules from the County. Chairman Bridges asked if this would be situated on 82 acres. Mr. Singleton said that the acreage is a little over 82. Commissioner Strickland asked if the location is Black Snake Road. Mr. Singleton said that the location is Hwy 17 a little below Campbell Ridge Road, near the former site of

Roger Davison's law office. Chairman Bridges said that a good aerial map of the property had been provided to the Commissioners.

Chairman Bridges asked if there was any other discussion on the request from Mr. Tran. Mrs. Sue Greenway said that she is opposed to the chicken houses being built near her. She does not want the smell and she does not want to see them. She does not want to walk out in her yard and see a bunch of chicken houses. Commissioner Strickland asked if the view is straight from her house. Mrs. Greenway asked if the trees would be cut down, would there be a buffer. Ms. Yen Tran Pham answered that the trees would stay as a buffer. Mrs. Greenway wanted to know how close the chicken houses will be to her property. Mr. Singleton said that the chicken houses will be 750 plus feet from Mrs. Greenway's house. He said that a future requirement for poultry houses is to have a vegetated buffer. Chairman Bridges said that it looks like the exhaust fans will not be facing the residence.

Mrs. Greenway asked where the exhaust fans would be facing. Mr. Singleton said that the tunnel fans will face north. He said that according to studies from UGA Poultry Science Division, the biggest smell is the ammonia in chicken litter. This smell can occur even if there are no chicken houses because of people using litter to fertilize. The studies from UGA show that at 300 feet the smell of ammonia is gone. Franklin County's setbacks are more than 300 feet. The buffer that will be around the chicken houses will help with the smell as well as the lights from the trucks at night. Chairman Bridges asked if there were any other questions. There was no further discussion.

Chairman Bridges said that the third request is for a conditional use for a poultry farm from Yen Tran Pham. Ms. Pham asked Mr. Singleton to speak on her behalf. Mr. Singleton said that Ms. Pham owns a tract of land on Rice Creek Road that she resides on. He said that Ms. Pham's residence formerly had chicken houses. These houses were torn down. Ms. Pham would like to rebuild them. Ms. Pham said that she now has two poultry houses. She would like to build two additional breeder houses. Mr. Singleton said that there is a site plan which shows that all the residences around Ms. Pham are over 600 feet, which was sent to the County. County Engineer John Phillips stated that he has not received a copy of the plan.

Commissioner Jacques said that the recommendation from the Planning Commission is approval upon receipt of site plan verifying setback requirements. He asked Mr. Phillips if this has been received. Mr. Phillips said that he has not received this information. Ms. Pham said that she thought it had already been sent to Mr. Phillips. Commissioner Jacques said that if it is the pleasure of the Commission Board that approval can be given conditionally based upon receipt of the site plan. Chairman Bridges said that he is concerned about this, that the Planning Commission should review this before approval is given by the Commission Board. He said that it is the responsibility of the applicant to get all the information to the County. Ms. Pham said that she would get this information to Mr. Phillips.

There was no further discussion. The meeting adjourned at 5:55 p.m.

Signed on the \_\_\_\_\_ day of \_\_\_\_\_, 2015

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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