



**FRANKLIN COUNTY
BOARD OF COMMISSIONERS
PUBLIC HEARING MINUTES
March 28, 2017
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
Charles Robertson, WLHR

Staff: County Manager Beth Thomas
County Clerk Elaine Evans
County Engineer John Phillips

Chairman Bridges called the public hearing to order at 5:30 p.m. He said that tonight's agenda items are rezone request for Drew Lane from Beverly Mason and rezoning revisions for poultry operations from the Planning Commission. The public hearing will be open for 30 minutes.

The first item for discussion was the rezone request for Drew Lane from Beverly Mason. Chairman Bridges asked if anyone wished to speak on behalf of this request. There was no one who wished to speak for or against the rezone request.

The second item for discussion was the rezoning revisions for poultry operations from the Planning Commission. Chairman Bridges asked that anyone who wished to speak for or against the recommendations from the Planning Commission to please come forward and state their name for the record.

***Ken Martin** broiler manager for Fieldale Farms came forward to speak. He said that the Board of Commissioners had tasked the Planning Commission to come up with regulations for probably the largest density of chickens grown in the United States. Mr. Martin said that the growers want to protect the process of expanding their farms. The mayors of the cities want to protect the areas around the city limits. He said that this is a very workable program.*

***David Jordan**, Mayor of Royston came forward next. He asked that the Commissioners support the proposal from the Planning Commission. Mr. Jordan said that this is a fair compromise for the buffer around the cities for the protection of the citizens. He expressed his appreciation to the Commissioners.*



Kent Hall came forward and said that he is in support of the proposal by the Planning Commission. He expressed concerns about the new map and asked for clarification about the properties near the Interstate. Commissioner Jacques said that it is the comprehensive plan for the County. Chairman Bridges asked John Phillips to explain this further. Mr. Phillips said that part of the comprehensive plan is a recommended character area map, also known as a future land use map. This is a planning tool for the County. The Planning Commission is recommending tying a portion of the regulations to the map as it exists today. Mr. Phillips said that the Planning Commission recognizes that the map needs some modifications and revisions since it was done in 2009.

Mr. Phillips said that the light green areas on the map are the rural areas which are the majority of the County. He said that the Planning Commission would like to start the process immediately of revising the areas around the Interstate and exchanges. Commissioner Jacques asked if the parcels inside of these areas would be marked and also if a variance would be granted if no infrastructure was available. Mr. Phillips said that the County is currently working with Georgia Mountains Regional Commission to get the overlays to show the parcels on the map. He said that there are large areas mostly along the State highways that are designated as rural area mixed use. Mr. Phillips said that after seeking legal advice it was determined that these mixed use areas would be part of the rural areas. All of these areas could be considered for poultry houses. During the period before the map update an applicant would still ask for a conditional use and variance for an area that does not show as rural area on the map. Commissioner Jacques asked if an expansion of an existing poultry house in the rural area would still have to ask for a conditional use and variance. Mr. Phillips said that it would still go through the same process.

Hal Fowler next spoke and stated that he owns property on Interstate 85 off of Brown Road and Baty Road. He said that he owns about 1,200 to 1,500 road frontage on I-85 with chicken houses on it. Mr. Fowler said that the way it looks now is if he wants to expand he would have to come ask for a variance to build additional houses. Commissioner Jacques said that the rezoning process would have always had to have been gone through since it is conditional use. Mr. Fowler said that he did not see any other use for his property other than agricultural. He asked if the revision to the map could show agricultural use. He said that his family is supported strictly by the farm and was concerned about the setback requirement. Mr. Phillips said that the way this stands today the distance is from the center of I-85. Commissioner Jacques said that the variance process will be used until the comprehensive plan with the updated maps defining each individual parcel is adopted. Mr. Phillips said that this is correct.

Mr. Fowler said that agrees with the proposal from the Planning Commission but the Ag areas need to be left Ag areas. He asked how wide the right-of-way is for I-85. Commissioner Jacques said that the right-of-way should not really matter. The controlling factor would be the property line. There would be a 200 feet offset from the Georgia DOT right-of-way to the nearest poultry house. Mr. Phillips said that the setback requirement and the map are different issues. He said that by the map as it



stands today the area along I-85 is designated as an interstate corridor and is a half mile on each side. Mr. Fowler said that he is fine with this but to keep Ag areas. Commissioner Jacques said that he would not have a problem with expansion for an existing farm as long as the requirements or adoptions are met.

Dr. Macomson asked Mr. Phillips how long will the second phase take. Mr. Phillips said that Georgia Mountains is working on this and should be done fairly quickly in a matter of months. It will require involvement from the cities and public hearings for input.

All public comments were made by 5:50 p.m. Chairman Bridges left the public hearing open until 6:00 p.m. to give an opportunity for additional comments. There were no additional comments.

Signed on the _____ day of _____, 2017

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