



FRANKLIN COUNTY
BOARD OF COMMISSIONERS
PUBLIC HEARING MINUTES
July 10, 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

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

Chairman Bridges called the July public hearing to order at 5:30 p.m. The item for discussion is a rezone and variance request from SW Royston, LLC. The public hearing will remain open for 30 minutes. Chairman Bridges asked if anyone would like to speak for or against the request.

***Colin Edwards** came forward to speak in favor of the rezone and variance request from SW Royston, LLC. He said that he works for the developers who build Dollar General Stores. Mr. Edwards said that he was tasked with finding a suitable site near the intersection in Sandy Cross. At the Planning Commission meeting neighbors of the site, the Holloway family, expressed concern about the detention pond encroaching on their property. Due to their concern Mr. Edwards said that additional work was done on the plans to ensure that this does not happen along with testing the septic area. Mr. Edwards said that he committed to the Holloway family that he would give them ample room from the detention pond.*

Mr. Edwards said that there is dense vegetation that is on the site now and will be left. None of the neighbors should be able to see the store through the dense trees. The storm water has also been confirmed that it will flow the right way and not onto anyone's property. Mr. Edwards requested a variance along with the rezone to reduce the front setback from 80 feet to 50 feet to be able to meet GDOT requirements. He said that the front setback will not change any of the lay-out for the building. This Dollar General will be 7,500 square feet with the same amount of goods in the store as in other stores. Mr. Edwards said that this store will bring about 10 jobs with the store hours being 8:00 a.m. to 10:00 p.m. seven days per week. Commissioner Franklin asked if it will exit on Hwy 51 or Hwy 106. Mr. Edwards said that that the exit is on



Hwy 51 about 150 feet from the intersection.

***Colin Roper** came forward to speak in opposition. He said that he lives approximately a half of a mile from the location. Mr. Roper said that there are 39 poultry houses in a one square mile radius with 10 more being built. He said that his desire is to stay in the area and be a farmer. He does not want the poultry houses to be a complaint that would cause new regulations to be made. Mr. Roper said that he does not see the need for another Dollar General Store in the area; he sees the need for a gas station instead.*

There were no additional comments or concerns. The meeting paused at 5:40 p.m. but remained open until 6:00 p.m. to give opportunity for further 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