



**FRANKLIN COUNTY
BOARD OF COMMISSIONERS
PUBLIC HEARING MINUTES
September 18, 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 Attorney Bubba Samuels

Chairman Bridges called the public hearing to order at 5:30 p.m. Two items are to be presented, a conditional use for a truck lube center and a rezone and conditional use for a poultry farm. Each item will be allowed 15 minutes for discussion.

Conditional use for truck lube center – Chairman Bridges asked if anyone was present to speak for the conditional use for the truck lube center. Phil Monroe, a local civil engineer employed by Lubezone came forward to speak. He said this will be located at the intersection of J.F. Shirley Road and State Route 51 near Petro. This facility is for oil changes for large trucks. The applicant has been in this business for many years and would like to locate in Franklin County. Mr. Monroe said the general flow of the traffic would travel west on State Route 51 with a right turn onto J.F. Shirley entering the facility from the rear. The traffic flow in the bays per day is estimated to be 22 on the low side and 50 on the high side. Mr. Monroe said he and County Engineer John Phillips had discussed that an additional eight feet of pavement would be needed due to the additional truck traffic. Lubezone has agreed to pave the additional eight feet.

Glen Schweber, President of Lubezone came forward to speak next. He said this is a great location and his company is really excited about being here. Lubezone will not create additional truck traffic. He said his company will take from the existing truck traffic. There will be 18 to 20 full time employees who will be paid above average wages. The projected payroll for this location is \$800,000 to \$850,000 annually. The facility will be open 16 hours a day, seven days a week. Mr. Schweber said Lubezone has numerous locations all over the United States.



Chairman Bridges questioned Mr. Schweber if his company will be responsible for keeping the pavement in good condition. Mr. Schweber said his company will add eight feet of pavement to J.F. Shirley. It will then be donated to Franklin County. Commissioner Franklin asked if the work will be done to State specs. Mr. Schweber said absolutely it will be done to the specs to be able to handle truck traffic.

Chairman Bridges asked if anyone wished to speak in opposition to the request from Lubezone. There was no opposition.

Rezone and conditional use for a poultry farm – *Chairman Bridges asked if anyone would like to come forward to speak for a rezone and conditional use for a poultry farm. Gene Schmidt came forward and stated that he wants to build two chicken houses off of Roberts Road. He said all the required setbacks are met. Chairman Bridges asked Mr. Schmidt what company he would be with. Mr. Schmidt said Pilgrim is the company. A representative with Pilgrim spoke on Mr. Schmidt's behalf and stated the property is now zoned commercial with a single lane road. The request is for the property to be downzoned because the road would not support a commercial use.*

Chairman Bridges asked if anyone wanted to speak against the poultry farm request. There was no opposition.

The meeting paused at 5:42 p.m. but remained open to give anyone desiring to speak for or against either request. There were no additional comments for or against either request. Chairman Bridges closed the public hearing at 6:00 p.m.



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