



You Are Why We Are Here

**FRANKLIN COUNTY
BOARD OF COMMISSIONERS
PUBLIC HEARING MINUTES
December 3, 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

Chairman Bridges called the December public hearing to order and welcomed everyone. The public hearing will remain open for 30 minutes giving an opportunity to speak for or against the two agenda items.

Conditional use permit for Pilot Travel Centers - Chairman Bridges recognized Phillip Tachness of Core States Group, the civil engineers representing Pilot. The request is for a conditional use permit to install a 7,800 square foot truck maintenance facility at the Pilot Travel Center located at 10226 Old Federal Road on its existing site of roughly 36 acres. Approximately one half to two acres will be disturbed to put in the new facility. Pilot is located about 500 feet off of the adjoining property line. The hours of operation will be 6 a.m. to 10 p.m. Chairman Bridges asked Mr. Tachness what the time table is for this project. Mr. Tachness stated Pilot would like to open in February 2019.

Chairman Bridges asked if anyone would like to speak against the request from Pilot for the conditional use permit. There was no opposition to the request from Pilot.

The meeting paused at 5:37 p.m. Jennifer Calabria entered the meeting at 5:41 p.m. to speak on behalf of the Pacolet Milliken item.

Rezoning request for Pacolet Milliken - Chairman Bridges welcomed Jennifer Calabria to the meeting. Ms. Calabria said the site is located on Hwy 59 and is the former Sibley weaving mill location. This plant was closed because of the economy and not because of the employees or the area. Ms. Calabria said the building was razed for



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liability purposes.

Pacolet Milliken was formed in 2007 and was given all the closed plants. Ms. Calabria said Pacolet Milliken has had success in marketing the closed locations especially in the Spartanburg, South Carolina area and has attracted some big corporations. She said the property on Hwy 59 is still seen as an industrial site and will be marketed as such. When the Sibley mill was in existence it was zoned as general commercial. Rezoning is needed to commercial industrial.

Ms. Calabria said this site would be for a great location for a large employer. Chairman Bridges asked how many buildings would the industrial park hold. Ms. Calabria said it could possibly hold eight to nine buildings. Commissioner Wester questioned if Pacolet Milliken would be handling the marketing and developing or would they work with the County's IBA. Ms. Calabria said they have a broker for the property, Colliers International but Pacolet Milliken is very hands on regarding the development of their industrial parks. They also participate with the local economic development, the State economic development and site consultants to find the right people to locate in the parks. Pacolet Milliken is concerned about who goes in and how they get along with the community.

Mrs. Thomas said this site falls within the industrial section on the County's character area map along with Gerrard Road and the Gateway Park. There is residential property that borders the northeast property line and was developed during the time the Sibley Plant was in operation. Mrs. Thomas said this location is recognized as a premier spot for development and is marketed by the State of Georgia. Commissioner Jacques asked if the roads and major grading will be contingent on the buyer or will this be done before. Ms. Calabria said unless someone buys the whole property, Pacolet Milliken will do this. Commissioner Jacques asked if there is a time table for starting the infrastructure work. Ms. Calabria said this would depend on the buyers and what kind of development is needed.

Chairman Bridges asked if anyone would like to speak against the request from Pacolet Milliken for rezoning. There was no opposition.

The meeting paused at 5:52 p.m. and remained open giving an opportunity for others to speak for or against the public hearing items. There was no further discussion for or against the items. The public hearing closed at 6:00 p.m.



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Signed on the _____ day of _____, 2019

Chairman J. Thomas Bridges

Robert L. Franklin, District 1 Commissioner

Dr. Jason Macomson, District 2 Commissioner

Ryan Swails, District 3 Commissioner

Eddie Wester, District 4 Commissioner

Elaine H. Evans, County Clerk