



You Are Why We Are Here

**FRANKLIN COUNTY
BOARD OF COMMISSIONERS
PUBLIC HEARING MINUTES
March 4, 2019
5:30 p.m.**

BOC: Commission Chairman Thomas Bridges
District 1 Commissioner Robert Franklin
District 2 Commissioner Dr. Jason Macomson
District 3 Commissioner Ryan Swails
District 4 Commissioner Eddie Wester

Media: Shane Scoggins, Franklin County Citizen

Staff: County Manager Beth Thomas
County Clerk Elaine Evans

Chairman Bridges called the March public hearing to order. The public hearing will be held for 30 minutes giving an opportunity for each item to be discussed.

Variance request for setbacks at 2431 Dawkins Road. Richard Glenn Norris came forward and stated there are three chicken houses located at 2431 Dawkins Road and a neighbor is interested in buying them. The sale of the chicken houses would cause setbacks to be needed for the house on the property. Commissioner Wester asked Mr. Norris if he is willing to sign off on the variance to allow this to happen. Mr. Norris stated yes, the chicken houses have been there for years with no problems. Chairman Bridges asked if anyone would like to speak against the variance request for setbacks from Mr. Norris. There was no opposition.

Rezoning request for 10300 Hwy 59/Sewell Road. Mark Bowen of Bowen Utilities stated he is a small business owner for utilities placement including waterlines, fire hydrants, manholes and sewer lines. His proposal is to purchase the property from Mrs. Judy Wright and continue to use the building located on the property for his business to store parts for out of town jobs. Mr. Bowen stated the property was grandfathered as agricultural but for the purpose of using for his business it needs rezoning to commercial. Commissioner Wester stated he had a request sent to him asking for a buffer to be placed so the building would not be seen from Hwy 59. Mr. Bowen said there are three parcels of property along Sewell Road but only one that adjoins Hwy 59 and it is not in the request for rezoning but anything is a possibility and it is very easy to accomplish.



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Boyd Sewell came forward and said he lives just below this property on Hwy 59 and he is the one who asked for the buffer to be added so the parts could not be seen from the highway. Chairman Bridges clarified this is his preference for cosmetics. Mr. Sewell confirmed yes, for cosmetics. Dr. Macomson questioned if Mr. Bowen would be allowed to store in the building on Hwy 59. Mrs. Thomas said there are three parcels in the option to purchase, the request is for the back two. The front triangular parcel will be left in AI.

Conditional use for a home occupation at 9860 Hwy 59. Shane Lingerfelt of Franklin County Towing & Recovery stated his request is for a holding/impound lot for cars that are picked up. Commissioner Franklin questioned what size the lot will be. Mr. Lingerfelt said it is small just enough to hold cars until they are released by insurance. He said the lot will be behind a row of Leland Cypress trees. Chairman Bridges asked if there will be an accumulation of vehicles. Mr. Lingerfelt said no, just until they are picked up by insurance. This process is usually quick but occasionally might take up to a month before the car is picked up. Dr. Macomson questioned if there is a fence and lights. Mr. Lingerfelt said there is a six feet chain-link fence and the only light is from a street light and no additional lighting is planned.

Mrs. Thomas clarified in Mr. Lingerfelt's application it was stated there will not be any long-term storage. She also clarified this is not an impound lot only a storage lot. Mr. Lingerfelt said only a holding lot until the vehicles are picked up by insurance. There was no opposition to the request from Mr. Lingerfelt.

Conditional use for solar farm for 3863 Hwy 59. Ryan Hughes an environmental engineer with Solar America spoke on behalf of Franklin County GA S1, LLC. The proposal is for a 36-acre solar farm which includes fencing and storm water ponds. Mr. Hughes said the solar farms will be on about 17 acres of this tract. The property is owned by Pacolet Milliken but Franklin County GA S1, LLC has the option to purchase 50 acres. Mr. Hughes said his company has been talking with Pacolet Milliken since August of last year. A solar farm does not create a lot of jobs but one of the benefits to the County is taxes will be paid and the County services will not be strained. The parcel in question is across the street from the large acreage owned by Pacolet Milliken. The amount of power to be produced is 3 megawatts.

Commissioner Wester asked if this power would be used in the Lavonia area. Mr. Hughes confirmed yes. Dr. Macomson asked Mr. Hughes if he is associated with the solar farm already located near this parcel. Mr. Hughes said yes, this was built about four or five years ago. There was no opposition to the request from Mr. Hughes.

Chairman Bridges paused the meeting at 5:49 p.m. The meeting remained open until 6:00 p.m. to give an opportunity for additional comments. Chairman Bridges closed the meeting at 6:00 p.m. with no additional comments received.



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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