

SEMINOLE COUNTY PLANNING AND ZONING BOARD
PUBLIC HEARING
BEALL CENTER
MONDAY, DECEMBER 8, 2025
6:00 P.M.

The Seminole County Planning and Zoning Board held a public hearing on Monday, December 8, 2025. The meeting was held at the Beall Center. Those present were Stan Kennedy, Wanda Rykard, Angela Myrick, and Debbie Odom. Reed Rognstad was absent.

Call to Order/Invocation/Pledge of Allegiance

Mr. Stan Kennedy called the meeting to order at 6:00 P.M. The invocation was led by Mr. Lyle Brackin followed by the Pledge of Allegiance.

Roll Call

County Manager Paula Granger conducted roll call. Present were Stan Kennedy, Angela Myrick, Wanda Rykard, and Debbie Odom. Reed Rognstad was absent. A quorum was established.

Purpose of Public Hearing

Mr. Stan Kennedy explained that the purpose of the public hearing was to provide an opportunity for citizens to make comments regarding the proposed request from Brackin Broiler Farms, LLC for a “conditional use permit for the construction of eight commercial chicken broiler houses” on 80.87 acres zoned as agricultural, located at 6860 Braswell Godby Road.

Public Comments – (10-minute time limit per speaker)

Mrs. Tammy Reese Grimsley

Mrs. Grimsley addressed the board, encouraging the zoning committee and board of commissioners to ensure all county ordinances have been thoroughly researched prior to approving the conditional use permit. She acknowledged they had not measured the distance to determine if any residences were within the required 1,250 feet setback and suggested the county should verify this requirement. Mrs. Grimsley referenced previous comments from Flint Riverkeeper Executive Director Gordon Rogers, emphasizing that the Board of County Commissioners bears essentially 100 percent responsibility for protecting local property values, water quality, the environment, and the health of local citizens, cattle, and poultry. She stressed this heightened local responsibility exists because federal and state EPA and EPD regulation of chicken houses is nonexistent, as the chicken industry has successfully lobbied Congress and state legislatures to remove regulations that previously protected citizens from harmful fumes and dangerous pollution and many other problems. Mrs. Grimsley stated they did not want the county commission to also deregulate the industry in Seminole County. She advocated for enhancements to Seminole County ordinances and reminded the board that they had previously provided example ordinance language and requested appointment of a committee to develop recommendations for improving and strengthening current ordinances. She emphasized that all relevant stakeholders should participate on such a committee, including representatives from the chicken industry, Flint River Keepers, Chattahoochee River Keepers, Apalachicola River Keepers, Stewards of Lake Seminole, local businesses, property owners, and other citizens. Mrs. Grimsley highlighted the need for environmental subject matter experts and specifically suggested Mr. Brown Moseley, who was present and had been involved in 1984 when a yeast plant attempted to locate on Spring Creek, as someone who would be wonderful to serve on such a committee. She emphasized they wanted experts not motivated by financial gain but focused on protecting the environment and people. Mrs. Grimsley expressed that time was of the essence to improve the county ordinance and requested notification if the board would not create a

committee to provide recommendations, stating that if not, they would seek a countywide referendum. She concluded by advocating for upfront risk mitigation rather than cleanup after problems occur, noting that coming together is the beginning, keeping together is progress, and working together is success. Mr. Stan Kennedy thanked Mrs. Grimsley and acknowledged that most of her concerns were more appropriately addressed to the county commission rather than the zoning board, though he indicated they would consider her input. Mrs. Grimsley confirmed this understanding but emphasized the importance of communication between all parties.

Zoning Board Comments

Mr. Stan Kennedy opened the floor for additional comments, acknowledging this wasn't formally on the agenda but not wanting to exclude anyone. Zoning Board member Ms. Wanda Rykard asked citizens, through show of hands, to indicate if Mrs. Grimsley represented everyone present. An official count was not recorded. It was noted that most citizens remained neutral, with no show of hands or comments. Some citizens indicated, through show of hands, they agreed with Ms. Grimsley. Some citizens, through show of hands and comments, indicated they were in favor of approving the permit for chicken houses. Mr. Richard Spooner clarified that Ms. Grimsley was not speaking against this specific project but rather advocating for proper procedures. Ms. Rykard asked for clarification on what citizens were asking the zoning board to do. Mrs. Grimsley and Mr. Spooner clarified they were asking for a committee to be formed to specifically address ordinances for conditional use permits for chicken houses. Mrs. Grimsley and others emphasized they were not opposing Ray Brackin and his son's project specifically but wanted to ensure proper procedures and ordinances were in place for future development. The discussion acknowledged this was new territory for everyone involved and that a committee should be formed to examine these issues going forward. Ms. Myrick asked if the Zoning Board members would be able to visit the property as with the previous permit application. Mr. Kennedy discussed the need to visit the property before making a decision. Mr. Kennedy strongly advocated for touring the site, stating that while he supported chicken farms in general and was not against them (his previous opposition to another chicken farm had been purely about location), he would feel more comfortable making a recommendation to county commissioners after viewing this specific property. He expressed particular concern about ensuring there were no unknown creeks that might run directly into Spring Creek. Discussion followed about the logistics of visiting the property, with County Manager Paula Granger noting that to avoid violating open meeting laws, board members would need to visit in groups of no more than two at a time. County Manager Paula Granger explained that if the board chose to visit the property before making a decision, they would need to schedule another zoning meeting before the matter could go before the board of commissioners. The board would also need to republish a notice in the newspaper. County Manager Paula Granger asked if board members had visited the property prior to the meeting. Some members indicated they had not, though some were familiar with the general area. Mr. Kennedy stated he knew where the property was located and had passed by it frequently. County Manager Granger asked Lyle Brackin to describe the property. Mr. Brackin explained it was located on Braswell Godby Road, directly behind where he and his father live, with the property situated behind his parents' house on the 80-acre tract. He clarified that access would be from Braswell Godby Road and that there were no neighboring homesites, with the closest residence being his uncle Tim's home approximately half a mile to the south. When asked about adjacent properties, Mr. Brackin indicated the tract to the north was owned by a lumber company and the remaining adjacent properties were agricultural and family owned. He confirmed ownership of the property and its location on the west side of the road. Ms. Myrick asked who would maintain the proposed chicken houses, and Mr. Lyle Brackin confirmed he would be responsible. Mr. Brackin indicated he could likely arrange a site visit later in the week, with Mr. Kennedy directing him to coordinate the date and time with Code Enforcement Officer Greg Long and include interested Board of Commissioners members. Chairman Sheila Williams indicated she had already visited the property. Commissioner Mark Spooner noted he was already familiar with its location. The remaining board members would be given the opportunity to visit as well. County Manager Granger stated that because the Board of Commissioners

meeting is scheduled for next Tuesday, the public hearing will be cancelled and rescheduled for January to allow time for the site visit. Mr. Richard Spooner addressed the board, emphasizing that according to his conversations with officials from Washington DC to Atlanta, everything falls on Seminole County for any infractions related to pollution or other issues. He stressed that state and federal agencies would only send crews to survey after problems occur, but they don't care about prevention. He emphasized that local officials are the ones who need to watch after the community members who pay their salaries. Mr. Kennedy then stated that is why he wanted to visit the property before approving the permit. Mrs. Debbie Odom emphasized future property visits should be conducted prior to public hearings. Mrs. Debbie Odom expressed that she didn't see any reason not to approve the permit if it met all current ordinance conditions, especially given that people had already attended the meeting and money had been invested in the process. County Manager Granger asked Mr. Brackin about deadlines. He indicated he had hoped for a decision by the first of the year, around January. Mr. Kennedy asked Ms. Debbie Odom if she wanted to make a motion to approve the permit. She stated she didn't see any reason not to approve the permit. However, she stated since other board members had already expressed their desire to visit the property first, she would restrain from making a motion. Mrs. Odom was asked why she wouldn't want to look at the property. She stated she was familiar with the property. Mr. Kennedy stated he farmed near the property for approximately 10 years, noting the land was sandy, which was a good thing. Mr. Kennedy still wanted to view the property and check for any creeks that may be affected before making a decision.

Vote

Ms. Rykard made a motion to table the decision until board members could view the land. Ms. Myrick seconded the motion, Mrs. Odom opposed, others approved, motion passed.

Appointment of Chairman

Ms. Rykard made a motion to appoint Stan Kennedy as Chairman. Angela Myrick seconded the motion, all in favor, motion passed.

Appointment of Vice Chairman

Mr. Kennedy made a motion to appoint Angela Myrick as Vice Chairman. Ms. Rykard seconded the motion, all in favor, motion passed.

Appointment of Secretary

County Manager Granger recommended appointing Deanne McVey as secretary. Mr. Kennedy made a motion to appoint Mrs. Deanne McVey as secretary. Mrs. Odom seconded the motion, all in favor, motion passed.

Adjournment

There being no further business to discuss, Ms. Rykard made a motion to adjourn the meeting. Motion was seconded by Ms. Myrick, all in favor, motion passed.