



BANKS COUNTY BOARD OF COMMISSIONERS MEETING

Courthouse Annex Boardroom | 150 Hudson Ridge | Homer, GA 30547

Tuesday, April 09, 2024 at 6:30 PM

AGENDA

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

- a. 3/12/2024 Minutes

4. PLEDGE TO THE AMERICAN FLAG:

5. CHAIRMAN'S REPORT

6. DEANNEXATIONS:

- a. City of Lula: Kevin & Renee Sargent - Tax Parcel B06F 001 - 3 acres - 238 Barefoot Rd
- b. City of Lula: Miriam LaJune Lawson & Howard Lelane Griffin - Tax Parcel B01 055 1 - 295.15 acres, Griffin Farm Drive
- c. City of Lula: Lane & Kitty Griffin - Tax Parcel B01 006A1 - 31.60 acres, Griffin Farm Drive
- d. City of Lula: Miriam LaJune Lawson - Tax Parcel B01 027- 35 acres, 198 Griffin Farm Drive
- e. City of Lula: Miriam LaJune Lawson & Howard Lelane Griffin - Tax Parcel B01 055 2 - 8.85 acres, Griffin Farm Drive
- f. City of Lula: Lane & Kitty Griffin - Tax Parcel B01 006A2 - 16.20 acres, Griffin Farm Drive
- g. City of Lula: Lane & Kitty Griffin - Tax Parcel B01 006 - 43.24 acres, West County Line Rd
- h. City of Lula: Lane & Kitty Griffin - Tax Parcel B01 015 - .42 acres, West County Line Road
- i. City of Lula: Lane Griffin - Tax Parcel B01 026B - .01 acres, Railroad Avenue
- j. City of Lula: Lane Griffin - Tax Parcel B01 026A - 10.26 acres, Railroad Avenue
- k. City of Lula: Lane & Kitty Griffin - Tax Parcel B01 017 - .98 acres, West County Line Rd

7. PUBLIC HEARINGS:

- a. Planning Commission: Z-24-01 An application by Dennis Ingle to rezone the property identified as B73 009A, a 1-acre lot located on Hwy 63 from C2, Commercial to ARR, Agricultural-Rural Residential to be combined with the adjacent residential lot.
- b. AN ORDINANCE TO AMEND CHAPTER 2, ENTITLED "ADMINISTRATION", ARTICLE 1, ENTITLED "IN GENERAL", SEC. 2-2, ENTITLED "DEPARTMENTS CREATED" FOR THE ADOPTION OF CHANGES TO THE BANKS COUNTY CODE OF ORDINANCES BY ADDING (8) CODE ENFORCEMENT; TO ESTABLISH IT AS A SEPARATE CREATED DEPARTMENT WITHIN BANKS COUNTY.
- c. AN ORDINANCE TO AMEND CHAPTER 2, ENTITLED "ADMINISTRATION", ARTICLE III, ENTITLED "OFFICERS AND EMPLOYEES", SEC. 2-61, ENTITLED "APPOINTMENT OF OFFICERS AND DEPARTMENT HEADS" FOR THE ADOPTION OF CHANGES TO THE BANKS COUNTY CODE OF ORDINANCES BY CHANGING SUBSECTION (A); TO INCLUDE CODE ENFORCEMENT WITHIN BANKS COUNTY AND ZONING OFFICER TO PLANNING AND ZONING OFFICIAL/DIRECTOR.

- d. AN ORDINANCE TO AMEND CHAPTER 6, ENTITLED "ALCOHOLIC BEVERAGES", ARTICLE I, ENTITLED "IN GENERAL", SEC. 6-4, ENTITLED "QUALIFICATIONS OF APPLICANTS FOR CONSUMPTION ON THE PREMISES LICENSE " FOR THE ADOPTION OF CHANGES TO THE BANKS COUNTY CODE OF ORDINANCES BY CHANGING ENFORCEMENT OFFICER (THE "ENFORCEMENT OFFICER) TO PLANNING AND ZONING DEPARTMENT
- e. AN ORDINANCE TO AMEND CHAPTER 6, ENTITLED "ALCOHOLIC BEVERAGES", ARTICLE I, ENTITLED "IN GENERAL", SEC. 6-6, ENTITLED "CONSUMPTION ON THE PREMISES LICENSE RENEWAL AND TRANSFER" FOR THE ADOPTION OF CHANGES TO THE BANKS COUNTY CODE OF ORDINANCES BY CHANGING ENFORCEMENT OFFICER TO PLANNING AND ZONING DEPARTMENT
- f. AN ORDINANCE TO AMEND CHAPTER 6, ENTITLED "ALCOHOLIC BEVERAGES", ARTICLE I, ENTITLED "IN GENERAL", SEC. 6-13, ENTITLED "ANNUAL LICENSE FEE FOR CONSUMPTION ON THE PREMISES OF ALCOHOLIC BEVERAGES" FOR THE ADOPTION OF CHANGES TO THE BANKS COUNTY CODE OF ORDINANCES BY CHANGING CODE ENFORCEMENT OFFICER TO PLANNING AND ZONING DEPARTMENT
- g. AN ORDINANCE TO AMEND CHAPTER 6, ENTITLED "ALCOHOLIC BEVERAGES", ARTICLE III, ENTITLED "RETAIL SALE OF MALT BEVERAGES AND WINE", SEC. 6-52, ENTITLED "DEFINITIONS" FOR THE ADOPTION OF CHANGES TO THE BANKS COUNTY CODE OF ORDINANCES BY CHANGING CODE ENFORCEMENT OFFICER TO PLANNING AND ZONING OFFICIAL/DIRECTOR
- h. AN ORDINANCE TO AMEND CHAPTER 14, ENTITLED "ANIMALS", ARTICLE II, ENTITLED "DANGEROUS DOGS", SEC. 14-32, ENTITLED "DOG CONTROL OFFICER; HEARING" FOR THE ADOPTION OF CHANGES TO THE BANKS COUNTY CODE OF ORDINANCES BY CHANGING MARSHALL TO CODE ENFORCEMENT PERSONNEL.
- i. AN ORDINANCE TO AMEND CHAPTER 22, ENTITLED "BUSINESSES", ARTICLE IV, ENTITLED "CANVASSERS, SOLICITORS, AND PEDDLERS", SEC. 22-401, ENTITLED "DEFINITIONS" FOR THE ADOPTION OF CHANGES TO THE BANKS COUNTY CODE OF ORDINANCES BY CHANGING CODE ENFORCEMENT OFFICER TO PLANNING AND ZONING DEPARTMENT.
- j. AN ORDINANCE TO AMEND CHAPTER 22, ENTITLED "BUSINESSES", ARTICLE IV, ENTITLED "CANVASSERS, SOLICITORS, AND PEDDLERS", SEC. 22-403, ENTITLED "REGISTRATION, PERMIT, AND LICENSE REQUIREMENT" FOR THE ADOPTION OF CHANGES TO THE BANKS COUNTY CODE OF ORDINANCES BY CHANGING CODE ENFORCEMENT OFFICER TO PLANNING AND ZONING DEPARTMENT.
- k. AN ORDINANCE TO AMEND CHAPTER 22, ENTITLED "BUSINESSES", ARTICLE IV, ENTITLED "CANVASSERS, SOLICITORS, AND PEDDLERS", SEC. 22-406, ENTITLED "AUTHORIZATION OF PERMIT" FOR THE ADOPTION OF CHANGES TO THE BANKS COUNTY CODE OF ORDINANCES BY CHANGING CODE ENFORCEMENT OFFICER TO PLANNING AND ZONING DEPARTMENT.
- l. AN ORDINANCE TO AMEND CHAPTER 22, ENTITLED "BUSINESSES", ARTICLE IV, ENTITLED "CANVASSERS, SOLICITORS, AND PEDDLERS", SEC. 22-409, ENTITLED "APPROVAL AND ISSUANCE OF PERMIT" FOR THE ADOPTION OF CHANGES TO THE BANKS COUNTY CODE OF ORDINANCES BY CHANGING CODE ENFORCEMENT OFFICER TO PLANNING AND ZONING DEPARTMENT OR PLANNING AND ZONING OFFICIAL/DIRECTOR AND THE WORD HIS TO THEIR.
- m. AN ORDINANCE TO AMEND CHAPTER 70, ENTITLED "SOLID WASTE", ARTICLE III, ENTITLED "LITTER CONTROL", DIVISION 2, ENTITLED "SCRAP TIRES", SEC. 70-95, ENTITLED "ENFORCEMENT" FOR THE ADOPTION OF CHANGES TO THE BANKS COUNTY CODE OF ORDINANCES BY CHANGING THE BANKS COUNTY MARSHAL'S OFFICE TO BANKS COUNTY CODE ENFORCEMENT.
- n. Planning Commission: AN ORDINANCE TO AMEND CHAPTER 74, ENTITLED "SUBDIVISIONS", ARTICLE VI, ENTITLED "REQUIREMENTS FOR STREETS AND OTHER RIGHT OF WAY", SEC. 74-162, ENTITLED "STREET NAMES, STREET SIGNS, AND STREET NUMBERS" FOR THE ADOPTION OF CHANGES TO THE BANKS COUNTY CODE OF ORDINANCES BY CHANGING THE MARSHALL TO CODE ENFORCEMENT OFFICERS.

- o. Planning Commission: AN ORDINANCE TO AMEND APPENDIX A, ENTITLED "ZONING", ARTICLE XIX, ENTITLED "MULTIFAMILY HOUSING DEVELOPMENTS", SECTION 1908, ENTITLED "LIGHTING" FOR THE ADOPTION OF CHANGES TO THE BANKS COUNTY CODE OF ORDINANCES BY REMOVING THE TYPES OF LIGHTS AUTHORIZED TO REQUIRING LIGHTS BE IN COMPLIANCE WITH FEDERAL STANDARDS AND APPROVED BY ELECTRIC COMPANIES PROVIDING SERVICES.
- p. Planning Commission: AN ORDINANCE TO AMEND APPENDIX A, ENTITLED "ZONING", ARTICLE XXII, ENTITLED "HOTELS OR MOTELS", SECTION 2206, ENTITLED "LANDSCAPE PLAN" FOR THE ADOPTION OF CHANGES TO THE BANKS COUNTY CODE OF ORDINANCES BY CHANGING THE MARSHALL TO CODE ENFORCEMENT OFFICERS.
- q. Planning Commission: AN ORDINANCE TO AMEND APPENDIX A, ENTITLED "ZONING", ARTICLE XXIII, ENTITLED "EXTENDED STAY HOTELS OR MOTELS", SECTION 2305, ENTITLED "RECREATION" FOR THE ADOPTION OF CHANGES TO THE BANKS COUNTY CODE OF ORDINANCES BY CHANGING THE MARSHALL TO CODE ENFORCEMENT OFFICERS.
- r. Planning Commission: AN ORDINANCE TO AMEND APPENDIX A, ENTITLED "ZONING", ARTICLE XXIII, ENTITLED "EXTENDED STAY HOTELS OR MOTELS", SECTION 2308, ENTITLED "LANDSCAPE PLAN" FOR THE ADOPTION OF CHANGES TO THE BANKS COUNTY CODE OF ORDINANCES BY CHANGING THE MARSHALL TO CODE ENFORCEMENT OFFICERS.
- s. Planning Commission: AN ORDINANCE TO AMEND THE BANKS COUNTY CODE OF ORDINANCES: SECTION 62-63. - DESIGNATION OF STREET NUMBERS
- t. Planning Commission: AN ORDINANCE TO AMEND THE BANKS COUNTY CODE OF ORDINANCES: SECTION 421.-SHORT TERM RENTALS
- u. Planning Commission: AN ORDINANCE TO AMEND APPENDIX A, ENTITLED "ZONING", ARTICLE VI, ENTITLED "ARR, AGRICULTURAL-RURAL RESIDENTIAL DISTRICT", SECTION 603, ENTITLED "CONDITIONAL USES", ADDITION OF SHORT-TERM RENTALS (STR)
- v. Planning Commission: AN ORDINANCE TO AMEND CHAPTER 74, SUBDIVISIONS - ARTICLE II - "APPLICATION, PLATTING JURISDICTION AND ENFORCEMENT", SECTION 74-33, ENTITLED "PLATTING AUTHORITY"
- w. Planning Commission: AN ORDINANCE TO AMEND CHAPTER 74, ENTITLED "SUBDIVISIONS", ARTICLE II, ENTITLED "APPLICATION, PLATTING JURISDICTION AND ENFORCEMENT", SECTION 74-34, ENTITLED "USE OF PLAT"
- x. Planning Commission: AN ORDINANCE TO AMEND CHAPTER 74, ENTITLED "SUBDIVISIONS", ARTICLE II, ENTITLED "APPLICATION, PLATTING JURISDICTION AND ENFORCEMENT", SECTION 74-98, ENTITLED "REVIEW OF FINAL PLAT"
- y. Planning Commission: AN ORDINANCE TO AMEND CHAPTER 74 ENTITLED "SUBDIVISIONS", ARTICLE IV, ENTITLED "PROCEDURES AND REQUIREMENTS FOR APPROVAL OF PLATS", SECTION 74-100, ENTITLED "FINAL PLAT SPECIFICATION"
- z. Planning Commission: AN ORDINANCE TO AMEND APPENDIX A, ENTITLED "ZONING", ARTICLE IV, ENTITLED "GENERAL PROVISIONS", SECTION 412, ENTITLED "ACCESSORY BUILDINGS AND STRUCTURES"
- aa. Planning Commission: AN ORDINANCE TO AMEND APPENDIX A, ENTITLED "ZONING", ZONING, ARTICLE IV, ENTITLED "GENERAL PROVISIONS", SECTION 417 ENTITLED "HOME OCCUPATIONS"
- bb. Planning Commission: AN ORDINANCE TO AMEND APPENDIX A , ENTITLED "ZONING", ARTICLE VII(A), ENTITLED "R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT", SECTION 702(A), ENTITLED "PERMITTED USES"

- cc. Planning Commission: AN ORDINANCE TO AMEND APPENDIX A, ENTITLED "ZONING", ARTICLE VIII ENTITLED "C-1, NEIGHBORHOOD COMMERCIAL DISTRICT", SECTION 802, ENTITLED "PERMITTED USES"
- dd. Planning Commission: AN ORDINANCE TO AMEND APPENDIX A, ENTITLED "ZONING", ARTICLE IX(A), ENTITLED "C-2, GENERAL COMMERCIAL DISTRICT", SECTION 902(A), ENTITLED "PERMITTED USES"

8. CONTRACTS AND AGREEMENTS:

- a. Social Media/Records Retention: FY2025 CivicPlus/ArchiveSocial Agreement Renewal
- b. Public Utilities: Wastewater Extension to School Bid/Contract Approval
- c. Senior Services: FY2024 Addendum #1 Nutrition Program Services - Legacy Link, Inc.
- d. Roads & Bridges: BID No. 224-0409 - Resurfacing of Shubert Ln, Buckeye Ter, Buckeye Pt, Buckeye Ln, Buckeye Bluff, Buckeye Trails Dr - Bid Award & Contract Approval
- e. Roads & Bridges: BID No. 224-0409 -02 - FDR/Resurfacing of N County Line Rd - Bid Award & Contract Approval
- f. Roads & Bridges: BID No. 224 – 0409 – 03 - Resurfacing of Mt Sinai Rd, McCoy Bridge Rd, Russ Rumsey Rd and Grove Level Rd - Bid Award & Contract Approval
- g. 2024 County Propane Supply Bid & Contract Award

9. MISCELLANEOUS:

- a. Voter Registration: Qualifying Process
- b. EMA: Hazard Mitigation Grant Program Award - Fire Chief Steve Nichols
- c. Roads & Bridges: Mack Dump Truck Purchase
- d. Roads & Bridges: Backhoe Purchase - Town of Homer
- e. Tax Assessors: Computer Server Purchase

10. BOARDS & AUTHORITIES:

- a. Joint Development Authority - Danny Maxwell Term - 12/31/2026

11. EXECUTIVE SESSION: PERSONNEL

12. ADJOURNMENT

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits. The meeting cannot be closed to the public except by a majority vote of a quorum present for the meeting. The Board can vote to go into an executive session on a legally exempt matter during a public meeting even if not advertised or listed on the agenda. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the County Clerk, at least three business days in advance of the meeting at 706-677-6902 to allow the County to make reasonable accommodations for those persons.