



# BANKS COUNTY BOARD OF COMMISSIONERS MEETING

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

Tuesday, May 14, 2024 at 6:30 PM

## AGENDA

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**1. CALL TO ORDER**

**2. APPROVAL OF AGENDA**

**3. APPROVAL OF MINUTES**

- a. 4/9/2024 Minutes
- b. 4/16/2024 Joint Work Session Minutes
- c. 4/22/2024 FY2025 Worksession/Meeting Minutes
- d. 4/23/2024 FY2025 Budget Worksession/Meeting Minutes
- e. 4/24/2024 FY2025 Budget Worksession/Meeting Minutes

**4. PLEDGE TO THE AMERICAN FLAG:**

**5. CHAIRMAN'S REPORT**

**6. PUBLIC COMMENT:**

- a. Roads & Bridges: Reopening of Soapstone Rd - Danny Gosnell

**7. MISCELLANEOUS:**

- a. Alcohol License: Consumption on the Premises -Distilled Spirits - Beer & Wine: Guadalajara Beer & Grill
- b. Fire/EMS: Region 2 EMS Advisory Council - Brandon Ayers - 3 year term to expire June 30, 2027
- c. Fire/EMS: Region 2 EMS Advisory Council - Steve Nichols - 3 year term to expire June 30, 2027
- d. EMA: 2024 Hazard Mitigation Plan Update - Steve Nichols
- e. Tax Assessors: Change Finder 2024 Change Detection Software
- f. Property Line Correction: Scott & Kathryn Nichols
- g. Request to Initiate Amendments to County Code: Kerri Fincannon, Planning & Zoning Director
- h. Request to Initiate Amendments to County Code: Dale Cash

**8. 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. Planning Commission: V-24-01 An application has been submitted by Devin Hunter for a variance on the property identified as B54G 019B, a 2.62-acre lot located on Grove Level Rd. to reduce the building setback.
- c. 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.

- d. 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.
- e. 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
- f. 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
- g. 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
- h. 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
- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. 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.
- n. 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.

- o. 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.
- p. 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.
- q. 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.
- r. 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.
- s. 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.
- t. Planning Commission: AN ORDINANCE TO AMEND CHAPTER 74, SUBDIVISIONS - ARTICLE II - "APPLICATION, PLATTING JURISDICTION AND ENFORCEMENT", SECTION 74-33, ENTITLED "PLATTING AUTHORITY"
- u. 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"
- v. 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"
- w. 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"
- x. Planning Commission: AN ORDINANCE TO AMEND APPENDIX A, ENTITLED "ZONING", ARTICLE IV, ENTITLED "GENERAL PROVISIONS", SECTION 412, ENTITLED "ACCESSORY BUILDINGS AND STRUCTURES"
- y. Planning Commission: AN ORDINANCE TO AMEND APPENDIX A, ENTITLED "ZONING", ZONING, ARTICLE IV, ENTITLED "GENERAL PROVISIONS", SECTION 417 ENTITLED "HOME OCCUPATIONS"
- z. 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"
- aa. Planning Commission: AN ORDINANCE TO AMEND APPENDIX A, ENTITLED "ZONING", ARTICLE VIII ENTITLED "C-1, NEIGHBORHOOD COMMERCIAL DISTRICT", SECTION 802, ENTITLED "PERMITTED USES"

- bb. 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"
- cc. Planning Commission: AN ORDINANCE TO AMEND THE BANKS COUNTY CODE OF ORDINANCES: SECTION 62-63. - DESIGNATION OF STREET NUMBERS
- dd. Planning Commission: AN ORDINANCE TO AMEND THE BANKS COUNTY CODE OF ORDINANCES: SECTION 421.-SHORT TERM RENTALS
- ee. 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)

**9. CONTRACTS AND AGREEMENTS:**

- a. Public Transportation: FY2025 Transportation - NEGRC - Tracie Hammond
- b. Public Transportation: T008763-BANKS County-2023-Intermodal. Section 5311 Agreement - Vehicles Only - Chairman Signature Ratification
- c. Senior Services: Deanna Specialty FY2024 Contract - Tracie Hammond
- d. Personnel: Drug & Alcohol Screening Policy for Safety Sensitive Employees - Arlene Ivey
- e. Personnel: Health Insurance Renewal FY2025 Rob Fowler
- f. Personnel: Equitable Employee Benefits (Life, STD & LTD) contract for FY2025 - Arlene Ivey
- g. Personnel: H & M Stop Loss Contract - Arlene Ivey
- h. Personnel: Veracity Benefits - Pharmacy Amendment to extend current contract to June 30, 2025 - Arlene Ivey
- i. Personnel: Healthgram - Arlene Ivey
- j. Personnel: New Retirement Options - Arlene Ivey
- k. Social Media/Records Retention: FY2025 CivicPlus/ArchiveSocial Agreement Renewal

**10. EXECUTIVE SESSION: Land Acquisition**

**11. 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.