



BANKS COUNTY BOARD OF COMMISSIONERS MEETING

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

Tuesday, November 12, 2024 at 6:30 PM

AGENDA

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

- a. 10/8/2024 Minutes
- b. 10/15/2024 Called Meeting Minutes

4. PLEDGE TO THE AMERICAN FLAG:

5. CHAIRMAN'S REPORT

6. PUBLIC COMMENT:

- a. Litter along Homer roads in particular Highway 51 North: Laurie Wasilewski

7. PUBLIC HEARINGS:

- a. Planning Commission: Z-24-04 An application has been submitted by Mohit Kakkad to Rezone the property identified as B34 062, a 2.09-acre parcel located at Hwy 441 and Otis Brown Rd. from ARR to C2 for the Conditional Use of a gas station and convenience store.
- b. Planning Commission: APPENDIX A "ZONING", ARTICLE IX(B), "C-3, WAREHOUSES AND DISTRIBUTION" by including in the title and the purpose and intent "light assembly" as follows:

C-3, WAREHOUSES, DISTRIBUTION, AND LIGHT ASSEMBLY

Section 901(B). - Purpose and intent.

The C-3 Commercial District is established with the purpose of reserving certain areas with relatively level topography, adequate water and sewage facilities, and access to arterial streets for warehouse, distribution, and light assembling operations. Operations with the emission of noise, vibration, smoke, dust, gas, fumes, odors, or other nuisances, or radiation or other environmental hazards, and that create fire or explosion hazards, or other objectionable conditions are prohibited. Uses within this district should not require substantial quantities of water for operations and should not necessarily require rail, air, and/or water transportation. No uses which pose risks of ground or surface water contamination, air pollution or other environmental hazards shall be permitted. For property to be rezoned to C-3, Commercial District it has to have a minimum of 40 acres, the building/structure cannot exceed a total of 10,000 square feet per acre; building/structure setback minimums are 75 feet from the right of way of a street/roadway and to the rear and side property lines and 30% of the property must remain greenspace.

8. PREVIOUS BUSINESS ACTION:

- a. Tabled 9/10/2024: Planning Commission: V-24-02 Stephen and Diana Dunn for a Variance on the property identified as B13F 008, a 3.21-acre parcel located on Pebble Creek Lane to reduce the 30' property setbacks on the northern border
- b. Tabled 10/8/2024: Public Library Sewer Easement

9. CONTRACTS AND AGREEMENTS:

- a. Roads & Bridges: KCI Technologies
- b. Roads & Bridges: Moss Farm Rd Bridge - Commitment Letter
- c. Mountain Judicial Circuit: Intergovernmental Agreement

10. RESOLUTIONS AND ORDINANCES:

- a. Roads & Bridges: Truck Load Litter Ordinance
- b. Personnel: ACCG-IRMA PTSD Coverage - Arlene Ivey

11. MISCELLANEOUS:

- a. Mountain Judicial District Attorney: Assistant District Attorney & Paralegal - District Attorney George Christian
- b. Roads & Bridges: Transport Trailer
- c. Roads & Bridges: Accessory Building for Equipment Service/Storage
- d. Fire/EMS: Antioch Rd Fire Department
- e. Fire/EMS: 2019 Explorer Purchase - Steve Nichols
- f. Recreation: Outdoor Basketball Court

12. EXECUTIVE SESSION: PERSONNEL

13. 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.