



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, January 06, 2026 at 6:30 PM

AGENDA

1. CALL TO ORDER

- a. Roll Call
- b. Pledge of Allegiance

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

- a. Minutes from December 2, 2025

4. APPROVAL OF PLATS

- a. Rodgers Plat- Class II, Bennett Rd

5. PUBLIC HEARING: APPLICATIONS

- a. Z-26-01 An application has been submitted by Kasy Fierstos of MPS, LP to **Rezone** the property identified as B20 003, a 145.53-acre parcel located at 7075 Hwy 52, from ARR- Agricultural, Rural, Residential to CAD- Consolidated Agriculture District-Intensive and to obtain a **Conditional Use** for a commercial egg operation- including cooler, offices, and a truck shop.
- b. Z-26-02 An application has been submitted by William Herr and Song Vang to **Rezone** the property identified as B67 048, a 60.79-acre parcel located at 161 Mount Bethel Rd, from R1-Single family Residential to ARR- Agricultural, Rural, Residential and to obtain a **Conditional Use** to operate a Short-Term Rental.
- c. Z-26-03 An application has been submitted by Christopher and Tabitha Hulvey to **Rezone** the property identified as B23E 023, a 2.98-acre parcel locate at 194 Night Hawk Dr, from R1-Single family Residential to ARR- Agricultural, Rural, Residential and to obtain a **Conditional Use** to operate a Short-Term Rental.
- d. CU-26-01 An application has been submitted by Bogdan Butnaru for a **Conditional Use** on the property identified as B49 090, a 16.61-acre parcel located at 589 Berlin Rd, to operate a home occupation from an accessory structure. The proposed business is an auto broker office.

6. PUBLIC HEARING: CODE AMENDMENTS

- a. Recommendation to Amend Chapter 74- Subdivisions, Article VIII. - Required Improvements, Sec. 74-244. - Minor Subdivisions. by adding an exception to the three-year waiting period.

7. ROUNDTABLE DISCUSSION

8. ADJOURNMENT

The Planning Commission 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 Planning Commission members, staff, and members of the public exceeds the legal limits. 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.