



BANKS COUNTY BOARD OF COMMISSIONERS MEETING

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

Tuesday, May 13, 2025 at 6:30 PM

AGENDA

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

- a. 4/8/2025 Minutes
- b. 4/22/2025 Minutes
- c. 4/29/2025 Minutes
- d. 4/30/2025 Minutes

4. PLEDGE TO THE AMERICAN FLAG:

5. CHAIRMAN'S REPORT

6. PUBLIC HEARINGS:

- a. Planning Commission: Z-25-04 An application has been submitted by Ben Payne to Rezone the properties identified as B49 041, B49 041A, and B49 043, three parcels of approximately 57.67 acres located on Free Dr. from CAD- consolidated agriculture district, intensive to ARR- agricultural, rural, residential to be combined and reconfigured for family residences and farm.
- b. Planning Commission: Z-25-05 An application has been submitted by 441 Diesel to Rezone the properties identified as B53F 020 and B53F 023, approximately 5.632 acres located on Hwy 164 at Hwy 441 from ARR- agricultural, rural, residential to C2- commercial to be used for the expansion of the 441 Diesel business.
- c. Planning Commission: CU-25-05 An application has been submitted by Tri Nguyen for a Conditional Use on the property identified as B41 002, a 63.9-acre parcel on Ervin Chambers Rd to reduce the setbacks for a poultry farm.
- d. Planning Commission: Official Zoning Map of Banks County Update
- e. Planning Commission: Code Amendments

7. BOARDS & AUTHORITIES:

- a. Development Authority: 4-year term to finish unexpired term of Jimmy Morrison to end 2/28/2027
- b. Industrial Building Authority: to finish unexpired term of Jimmy Morrison to end 9/30/2027
- c. Joint Development Authority: 4-year term to expire 12/31/2028
- d. Library Board: 3-year term to expire 6/30/2028

8. PREVIOUS BUSINESS ACTION:

- a. Recreation: Basketball Goals
- b. Tabled 4/8/2025: Zoning: Recommend Dividing Industrial Zone into M-1, Industrial and M-2, Light Industrial

9. CONTRACTS AND AGREEMENTS:

- a. Roads & Bridges: CR231/Yonah Homer Rd at Hudson River Trib. 6.8 MI NW of Homer - PI 0019109
- b. Roads & Bridges: CR231/Yonah Homer Rd at Hudson River Trib 6.4 MI NW of Homer - PI 0019110
- c. Roads & Bridges: CR62/Sims Bridge Rd at Grove Creek 8.1 MI SE of Homer - PI 0019111
- d. Roads & Bridges: CR63/Duncan Rd at Hudson River Trib 9.9 MI SE of Homer - PI 0019112
- e. Roads & Bridges: 2025 LRA No Match - Emory Chambers Road
- f. County Facilities: Landscaping RFP Bid Award & Contract
- g. Public Utilities: City of Commerce Easement - Wastewater Treatment Plant - Ind. Pk Blvd.
- h. Coroner: Jackson County Intergovernmental Agreement

10. MISCELLANEOUS:

- a. Coroner: Deputy Coroner
- b. Finance: Sheriff's Office FY2025 Budget Amendment
- c. Library Addition: Lori Bork Newcomer
- d. Public Utilities: Ford F250 4x4
- e. Public Utilities: Water/Sewer Fees
- f. Courts: Bailiff Pay
- g. Hotel/Motel Tax

11. CODE AMENDMENT INITIATIONS

- a. General Provisions: 1 Structure per Lot Provision
- b. Noise Control Ordinance Amendment
- c. Planned Unit Development (PUD)

12. PUBLIC COMMENT:

- a. Chris Andrews: Soapstone Road

13. EXECUTIVE SESSION:

14. 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.