



BANKS COUNTY BOARD OF COMMISSIONERS MEETING

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

Tuesday, March 11, 2025 at 6:30 PM

AGENDA

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

- a. 2/3/2025 Called Meeting Minutes
- b. 2/6/2025 Called Meeting Minutes
- c. 2/11/2025 Minutes
- d. 2/25/2025 Called Meeting Minutes
- e. 2/25/2025 Work Session Minutes
- f. 2/28/2025 Called Meeting Minutes

4. PLEDGE TO THE AMERICAN FLAG:

5. CHAIRMAN'S REPORT

6. PUBLIC HEARINGS:

- a. V-25-01: An application has been submitted by Lewis Dewberry for a Variance on the property identified as B85E 096, a 2-acre parcel located at 3150 Hwy 326, to reduce the rear setback by 40'.
- b. Z-25-02: An application has been submitted by Zaidh Cuellar to Rezone the property identified as B48 011, a 5-acre parcel located on Hwy 441 from ARR- agricultural, rural, residential to C2- commercial to be used for self-storage units and recreational vehicle/boat storage.
- c. Z-25-03: An application has been submitted by Andy Pfirman of Lamp Metal Trusses, Inc to Rezone the property identified as B34 062, a 2.9-acre parcel located on Otis Brown Rd. from ARR- agricultural, rural, residential to C2- commercial to be used for a storage warehouse for pre-fabricated metal trusses.
- d. CU-25-01: An application has been submitted by Angel Ortiz for a Conditional Use on the property identified as B66 023C, a 2-acre parcel located at 130 Gordon Rd. to operate a home occupation from an accessory structure. The proposed business is a spring water bottling operation.
- e. CU-25-02: An application has been submitted by Huong Lan Nguyen for a conditional use on the property identified as B78 020, a 46.62-acre parcel located on Wrights Mill Rd. for a poultry farm with reduced setbacks.
- f. Planning Commission: Code Amendment - Flag Lot
- g. Planning Commission: Code Amendment - Minimum Road Frontage
- h. Planning Commission: Code Amendment - Subdivision Definition
- i. Planning Commission: Code Amendment - Combination Plat

7. CODE AMENDMENT INITIATIONS:

- a. Subdivisions: Recommend Class I Plats to be Signed in Office

- b. Planning Commission: Recommend changing Director's Recommendation to Director's Report
- c. Zoning: Recommend dividing Industrial Zone into Industrial and Light Industrial
- d. Zoning: Recommend Moving Landfill Requirements into a New Article

8. PREVIOUS BUSINESS ACTION:

- a. Finance: Infield Mix Quote to be paid from the 2022 SPLOST

9. CONTRACTS AND AGREEMENTS:

- a. Group Insurance Broker Selection - Arlene Ivey
- b. IT Services RFP Award & Contract Approval - Arlene Ivey
- c. Senior Services: FY2026 Local Share Commitment - Legacy Link

10. MISCELLANEOUS:

- a. Alcohol License: Neighborhood Market Beer/Wine Retail Package - Kerri Fincannon
- b. Recreation: Recreation Fees - Katherine Roberts
- c. Board of Commissioners: Rules of Procedure
- d. Development Impact Fee Committee
- e. Offsite Storage: Candler Building - Tim Harper

11. PUBLIC COMMENT:

12. EXECUTIVE SESSION: Real Estate Acquisition/Disposal & Potential Litigation

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.