



# BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, February 04, 2025 at 6:30 PM

## MINUTES

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### 1. CALL TO ORDER

- a. Roll Call  
PRESENT  
Chairman Scott Wheatley  
Vice-Chairman Jay O'Kelley  
Ms. Jody Parks  
Mr. Jason Hensley  
Mr. Adam Swinehart  
Ms. Kerri Fincannon  
Mrs. Nikki Irvin
- b. Pledge of Allegiance  
Jody Parks led the Pledge.

### 2. APPROVAL OF AGENDA

Motion to Approve Agenda  
Motion made by Mr. Hensley, Seconded by Vice-Chairman O'Kelley.  
Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart  
5-0 to Approve, Motion Passed

### 3. APPROVAL OF MINUTES

- a. Minutes from January 7, 2025  
Motion to Approve Minutes  
Motion made by Ms. Parks, Seconded by Vice-Chairman O'Kelley.  
Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart  
5-0 to Approve, Motion Passed

### 4. APPROVAL OF PLATS

- a. Wallace Plat  
Ms. Fincannon presented the plat as a Class II division of 3 parcels split off of a larger piece resulting in 4 tracts.  
Austin Wallace - 466 Loudon Ridge Rd introduced himself and explained the reason for the division.  
No Favor, No Opposition  
Motion made by Mr. Hensley, Seconded by Ms. Parks.  
Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart  
5-0 to Approve, Motion Passed

### 5. PUBLIC HEARING

- a. Z-25-01 Application to Rezone to PUD  
Ms. Fincannon presented the application. Josh Scoggins, Attorney for VDP/Terra Commerce Development LLC, introduced himself and explained his request to rezone the property identified as B54A 079, a 318.04 acre parcel located at 418 E Ridgeway Rd, from C2 (General Commercial) to PUD (Planned Unit Development). The request is for a mixed-use development including 1200+/- homes (single family and multi-family) and 300,000 sq ft+/- commercial area. Mr. Scoggins states this rezoning

and development complies with Banks County Comprehensive Plan and GMRC did not find any interjurisdictional problems. He states they will be in City of Commerce water service area and will work with GDOT and Banks County on any road issues that may arise. He states it is rare to work with one owner/developer on a project of this size and this rezoning will provide security to the county as the developer will have to comply with a specific decided on master plan. He states that a development like this will rejuvenate the area.

Favor: None

Opposition:

Dustin Tate 151 Buckeye Point – traffic is already terrible, need something in area to better benefit current citizens, schools can't handle that many more students, stores already full, keep the county "small town"

Russ Sorge 128 Manor Dr – where will the people moving in work, who is going to pay for new schools, asks if this development will receive tax exemptions, who is going to clean up all the dangerous chemicals, what sewer will they connect to, who pays for new sewer, roads are already bad

Charles Kettell 250 Water Plant Rd – very concerned about infrastructure, specifically water and sewer

Ashley Fountain 425 Gardiner Rd – this will be detrimental to county for long time to come, this is non-conforming on all levels (county, character area, region), PUD zoning gives developer control and takes it out of county hands, roads/schools/Fire/EMS/Police can't handle this increased demand

Audrey Strickland 129 Grove Level Rd (Flat Creek Baptist Church) – asked if traffic study has been done to review the dangerous and negative impacts on neighboring residents, this would create a threat to entering/exiting on Grove Level Rd, citizens are exhausted from navigating current issues without adding more

Ann Cruce 461 Grove Level Rd – concerned about 3 exits on Grove Level Rd, will no longer have green space, potentially have land taken if/when roads have to be expanded, concerns of the chemicals and dump sites, this goes against everything Banks County is

Paula Wiley 433 E Ridgeway Rd – tiny roads cannot accommodate current traffic, all peace and quiet will be gone, the school systems, infrastructure and traffic cannot handle this, too much growth in this small area

Joshua Trimble 1565 McCoy Bridge Rd – experienced a very similar situation in a different county, it ended up being absolutely terrible for the school and county overall

Moira McCallister 250 Grove Level Rd – entrance to development is very close to driveway and at a very dangerous sharp curve, lots of wrecks there already, would lose a lot of green space and serenity

Greg Jewell 116 Walkers Way – this is not right for the county, no one wants or needs this, what would the taxpayers get out of this, no water available

Tommy Shaw 380 Morris Gardiner Rd – moved from county that started small like Banks and turned into big city, small business owner and doesn't need more customers by way of this huge development, would be huge strain on Fire/EMS

Jeremy Harris 1554 McCoy Bridge Rd – small business owner and can always use new customers but not from this kind of growth, need to fix current issues before bringing in more, taxpayers can't afford this

Sarah Arro 101 Timber Ridge Ln – no hospitals in Banks Co, already have to go to Hall Co or Athens, how would this kind of growth get/have access to medical care

Kaye Allen 20585 Hwy 441 – dangerous trying to get in and out of home already, don't need to add 2400-3500 more vehicles, roads and infrastructure cannot handle this, county already having water issues,

Cheryl Frederick 353 E Coker Rd – left a county that is turning into big city trying to rezone everything, don't want that kind of growth here

Landy Morillo 180 Ridgeland Dr – moved away from big city to get away from population, Banks Co is not ready for this kind of growth

Rebuttal: Mr. Scoggins said they completed Phase 1 and 2 Environmental Studies, any contaminations have been remediated, not receiving any kind of tax breaks, C2 Commercial would cause more traffic, this development would allow for peak traffic times, generate \$5 million in tax revenue, this project spans over 10-12 years to fully complete, not all at once

Questions: Maximum occupancy in homes? 9-10 per home

Clarify commercial sq ft? 350,000

How much green space? Around 80 acres

Motion to Recommend Denial

Motion made by Mr. Hensley, Seconded by Vice-Chairman O'Kelley.

Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart

5-0 to Deny, Motion Passed

## **6. ADJOURNMENT**

Motion to Adjourn Meeting

Motion made by Mr. Hensley, Seconded by Ms. Parks.

Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart

5-0 to Adjourn, Motion Passed

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.