



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, August 15, 2023 at 6:30 PM

MINUTES

1. CALL TO ORDER

PRESENT

Chairman Jay O'Kelley

Vice-Chairman Taylor Griffith

Mr. Scott Wheatley

Ms. Jody Parks

Mr. Jason Hensley

2. APPROVAL OF AGENDA

Vice-Chairman Griffith asks to amend the agenda.

Change of Agenda

6. Discussion on Rules of Procedure (add)

7. Discussion on Special Planning Study (add)

8. Plats (move from 6 to 8)

9. Adjournment

Motion made by Vice-Chairman Griffith, Seconded by Mr. Wheatley.

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

5-0 Yea

3. APPROVAL OF MINUTES

a. Minutes from 08-01-2023 Meeting

Motion made by Mr. Hensley, Seconded by Vice-Chairman Griffith.

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

5-0 Yea

4. APPLICATIONS TO REZONE

a. Tabled: Z-23-04 An application to rezone a 5-acre portion of the property identified as B51 025C, a 15.35-acre lot located at the intersection of Hwy 441 and McCoy Bridge Rd., from ARR to C2 to be used for a wholesale establishment with a special use for a storage yard for railway components has been modified to encompass the entire 15.35-acre parcel.

Motion made to un-table Z-23-04 by Vice-Chairman Griffith, seconded by Mr. Hensley 5-0 Yea

Z-23-04 An application to rezone a 5-acre portion of the property identified as B51 025C, a 15.35-acre lot located at the intersection of Hwy 441 and McCoy Bridge Rd., from ARR to C2 to be used for a wholesale establishment with a special use for a storage yard for railway components has been modified to encompass the entire 15.35-acre parcel.

Z-23-04 was tabled from 08-01-2023 Planning Meeting.

Introduction was read by Planning Official Ms. Fincannon.

Chairman O'Kelley explained that a discussion and vote would be the only thing taking place at the meeting. No public response.

Planning Board went into discussion.

Chairman O'Kelley makes a motion to approve with conditions.

Conditions

- 8 ft fence with vegetation buffer
- No storage or shelters
- purposed site plan only
- 8-5 Mon-Fri Business Operations
- locking gates
- no expansion beyond 5 acres, only C2 businesses
- Business License cannot be issued until conditions are approved by the county.

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

Voting Yea: Chairman O'Kelley, Mr. Hensley

Voting Nay: Vice-Chairman Griffith, Mr. Wheatley, Ms. Parks

3-2 Nay

Vice Chairman Griffith makes a motion to recommend Z-23-04 for denial.

Voting Yea: Vice-Chairman Griffith, Mr. Wheatley, Ms. Parks

Voting Nay: Chairman O'Kelley, Mr. Hensley

3-2 Yea

5. APPLICATIONS FOR CONDITIONAL USE

- a. CU-23-08 An application has been submitted for the property identified as B77 026A, a 59.06-acre lot located on Hwy 59 at 114 Hatchery Way, to be conditionally used as a cold storage facility.

CU-23-08 An application has been submitted for the property identified as B77 026A, a 59.06-acre lot located on Hwy 59 at 114 Hatchery Way, to be conditionally used as a cold storage facility.

Introduction was ready by Planning Official Ms. Fincannon.

Applicant Tyre Jones with Mar-Jac explained

- 290,000 sq ft total
- 35 dock doors
- will use ammonia
- 67 employees operating 2 shifts

Applicant Phillip Turner with Mar-Jac spoke how it is operated by Mar-Jac and the holding company is Weir.

Chairman O'Kelley asked about the ammonia.

Tyre Jones explains how it is safer than nitrogen.

In Favor

Joshua Trimble 1565 McCoy Bridge Rd

- stated this would be a compliment to our county

No rebuttal

Vice Chairman Griffith asked how many trucks per day

Tyre Jones said 70-80

Mr. Wheatley asked about the entrances

Tyre Jones said they would be using the same entrance as now with expansion

Vice Chairman Griffith asked if they had been given property tax abatement from the county

Phillip Turner answered that was in the works with Sifon and Randall Frost. They are waiting to get with the commission.

Mr. Hensley made a motion to approve

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

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

5-0 Yea

6. APPROVAL OF PLATS

No plats to approve.

7. ADJOURNMENT

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

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

5-0

Yea

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 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 Commission 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.