



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, October 03, 2023 at 6:30 PM

MINUTES

1. CALL TO ORDER

Chairman O'Kelley called the meeting to Order.

a. Roll Call

PRESENT

Chairman Jay O'Kelley

Vice-Chairman Taylor Griffith

Mr. Jason Hensley

ABSENT

Mr. Scott Wheatley

Ms. Jody Parks

b. Pledge of Allegiance

Vice-Chairman Griffith led the Pledge of Allegiance.

2. APPROVAL OF AGENDA

Vice-Chairman Griffith made a motion to add to #5 a letter c-Economic Development Plan

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

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

3-0 to add 5-c

3. APPROVAL OF MINUTES

a. Minutes from Meeting 09/19/2023

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

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

3-0 to Approve

b. Minutes from Worksession 09/27/2023

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

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

3-0 to Approve

4. APPROVAL OF PLATS

- a. Puckett Plat PRESENTED TO THE BOARD BUT REVIEWED 2ND DUE TO QUESTIONS.

Applicant Joel Puckett was present for the meeting.

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

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

3-0 to Approve

- b. Maisonet Plat BOARD REVIEWED FIRST DUE TO PUCKETT QUESTIONS.

Applicant Ms. Maisonet was present for the meeting.

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

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

3-0 to Approve

5. RECOMMENDATIONS

- a. Policy and Procedure

Vice-Chairman Griffith made a motion to approve changes of the current Policy and Procedures listed as exhibit A. (See Attached)

Vice-Chairman Griffith added that new members should get a copy of the Policy & Procedures and sign for it.

Chairman O'Kelley requested to add an orientation.

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

Voting Yea: Chairman O'Kelley, Vice Chairman Griffith, Mr. Hensley

3-0 to Approve Changes

- b. Code Amendments

- Home Occupations

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

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

3-0 to Approve

- Setbacks

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

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

3-0 to Approve

- Accessory buildings and structures

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

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

3-0 to Approve

- Addresses/Platting Authority

Motion made by Vice-Chairman Griffith, Seconded by Mr. Hensley
Voting Yea: Chairman O'Kelley, Vice-Chairman Griffith, Mr. Hensley

3-0 to Approve

- Code of Ordinances Wedding and Event Venues

Motion made by Vice-Chairman Griffith, Seconded by Mr. Hensley
Voting Yea: Chairman O'Kelley, Vice-Chairman Griffith, Mr. Hensley

3-0 to Approve

- Code of Ordinances Article IX(A) C-2, General Commercial District

Motion made by Vice-Chairman Griffith, Seconded by Mr. Hensley
Voting Yea: Chairman O'Kelley, Vice-Chairman Griffith, Mr. Hensley

3-0 to Deny

- Quasi Judicial Body

Motion made by Vice-Chairman Griffith, Seconded by Mr. Hensley
Voting Yea: Chairman O'Kelley, Vice-Chairman Griffith, Mr. Hensley

3-0 to Deny

- County Initiated Rezones

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

Voting Nay: Vice-Chairman Griffith

2-1 to Approve

- Criteria to consider Conditional Use-involuntary termination

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

Voting Nay: Vice-Chairman Griffith

2-1 to Approve

c. Economic Development Blueprint

- Ms. Fincannon, Planning Official, has removed from the County Web-Site

- Vice-Chairman Griffith requested for the County to make a formal statement on removing the blue print.

- Ms. Fincannon, Planning Official, recommended to put a Banner on the County Website to let the citizens know it has been removed.

Mr. Hensley made a move to recommend the repeal of the Economic Development Blue Print of 2019-2030

Motion made by Mr. Hensley, Seconded by Vice-Chairman Griffith
Voting Yea: Chairman O'Kelley, Vice-Chairman Griffith, Mr. Hensley

3-0 to Approve

6. ROUNDTABLE DISCUSSION

- a. No discussion scheduled.

7. ADJOURNMENT

Motion made by Mr. Hensley, Seconded by Vice-Chairman Griffith
Voting Yea: Chairman O'Kelley, Vice-Chairman Griffith, Mr. Hensley
3-0 to Adjourn

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.