



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, May 16, 2023 at 6:30 PM

MINUTES

1. CALL TO ORDER

Meeting called to order by Chairman Jay O'Kelley.

PRESENT

Chairman Jay O'Kelley

Vice-Chairman Taylor Griffith

Mr. Scott Wheatley

Ms. Jody Parks

Mr. Jason Hensley

2. APPROVAL OF AGENDA

Chairman Jay O'Kelley asked for approval of Agenda for the 05-16-2023 Planning Meeting.

Motion made by Vice-Chairman Griffith, Seconded by Ms. Parks.

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

5-0 Yea

3. APPROVAL OF MINUTES

a. MINUTES FROM 03-21-2023

Approval of Minutes from 03-21-2023 Planning Meeting.

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

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

5-0 Yea

4. APPLICATIONS FOR CONDITIONAL USE

- a. CU-23-03 —Scott Thomas, NGA Truck Center— An application has been submitted for a conditional use on the properties identified as parcels B54 028 and B54 029, two lots equaling approximately 4 acres located at 30220 and 30244 Hwy 441, to allow for an auction facility.

Planning Official Kerri Fincannon presented CU-23-03 with her review of the application.

Applicant Scott Thomas and Applicant Rhonda Thomas

Would like to ask for a quarterly auction to take place on their property's located at 30220 & 30244 Hwy 441. It would include Commercial Trucks with 75-100 people. 90% would be online. 2 auctions have already been held at this location with permits.

They would have food, restrooms, parking, there is no driveway coming into the auction site, they would be using the same driveway as their business is located (North Georgia Trucking).

Auction would begin at 9:00am until finished. Traffic flows throughout the day. Not everyone comes at the same time.

They use a licensed auctioneer.

No one spoke in favor.

No one spoke against.

Board went into discussion.

Vice-Chairman Griffith asked where the leftover items would be stored?

Applicant Scott Thomas told the board any misc. would be stored in the back. He stated they are required to have it cleaned out by 14 days.

Board Member Ms. Parks asked what would be considered misc items?

Applicant Rhonda Thomas said it would be basically junk, generators, alternators or anything that would come through an auction.

Applicant Rhonda Thomas explained how they are not trying to grow huge or wealthy. If it outgrows the location, they will move.

Motion made by Vice-Chairman Griffith to approve.

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

- b. CU-23-04 –Legacy Hotels Commerce, LLC—An application has been submitted for a conditional use on the property identified as parcel B54D 046, a 1.568-acre portion of the lot located at 30393 Hwy 441, to allow for new hotel construction.

Planning Official Kerri Fincannon read introduction for CU-23-04 and her review of the application.

Applicant Kristen Merinick & Applicant Adam Patel with Legacy Hotels Commerce LLC

Applicant Adam Patel (Managing Member) was partners with Paul Patel (passed away in December 2022). Ms. Merinick worked with Legacy Hospitality for the last 15 years.

83 room, Home 2 Suites makes average 3 million annually.

Ms. Merinick explained that it is a prototype Hotel by Hilton, 300 now open and 300 in the pipeline.

They would combine 2 parcels at the closing. Land is under contract now. 1.44 acres and 20 ft wide next to Pritchett Tire.

Applicant Adam Patel has hotels in Macon supports the community. Has 3 others in the Banks Crossing area. Has been here for 15 years.

Chairman O'Kelley asked for anyone in favor to come forward.

Noone in Favor to speak.

Noone in Opposition to speak.

Vice Chairman Griffith ask about the prototype.

Ms. Merinick explained how it is basically the same as the photos she provided.

Does have a kitchen but does not have stoves.

fitness, pools, outdoor space

\$160 to \$170 per night

No meeting space

Not an extended stay we control what we want to have including hotplates.

Board Member Mr. Hensley asked how many hotels does Legacy own?

Ms. Merinick answered 0.

Mr. Hensley asked about the commitment letter from Home 2 Suites.

They do not have it yet; they have paid \$75000 so they feel sure it will be accepted.

Ms. Merinick says she will not advertise extended stay in any way.

Mr. Hensley asked if she would limit stay to 7 days.

Ms. Merinick says she will do whatever the county wants.

Vice Chairman Griffith asks why they would not apply for an extended stay?

Board Member Wheatley explained that the pictures show a kitchen. explained they need 2 acres for an extended stay.

Ms. Merinick explained they do not want an extended stay in any way.

Board Member Parks stated she does not like this, and it is an extended stay.

Vice Chairman Griffith asks if they would be willing to withdrawl application and apply for an extended stay.

Ms. Merinick said she understands the dynamics.

Board Member Wheatley stated he has no problem with extended stay he wants them to meet code for it.

Vice Chairman Griffith makes a move for denial.

Motion made by Vice-Chairman Griffith, Seconded by Ms. Parks.

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

Voting Nay: Mr. Hensley

4-1 Yea

- c. CU-23-05 –John Phillips—An application has been submitted for a conditional use on the property identified as parcel B41 002, a 63.91-acre lot located on Ervin Chambers Rd., to allow for a poultry farm with reduced setbacks.

Planning Official Kerri Fincannon reads her review of the application CU-23-05.

Applicant John Phillips

6-8 Poultry Houses - Broiler with Wayne Farms

Vice Chairman Griffith asked what would be done with the remaining land?

Mr. Phillips told him it would be undisturbed land.

Board Member Mr. Hensley make a motion to approve.

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

5. ADJOURNMENT

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

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.