



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, July 18, 2023 at 6:30 PM

MINUTES

1. CALL TO ORDER

Chairman O'Kelly called the meeting to order.

PRESENT

Chairman Jay O'Kelley

Ms. Jody Parks

Mr. Jason Hensley

ABSENT

Vice-Chairman Taylor Griffith

Mr. Scott Wheatley

2. APPROVAL OF AGENDA

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

Voting Yea: Chairman O'Kelley, Ms. Parks, Mr. Hensley

3-0 Yea

3.

a. MINUTES FROM 06-20-23 MEETING

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

Voting Yea: Chairman O'Kelley, Ms. Parks, Mr. Hensley

3-0 Yea

- a. CU-23-06 An application has been submitted by Eli Sanders for the property identified as B71 058A, a 57.13-acre lot located on Hwy 63 at the Hwy 184 and Sunshine Church intersection, to be conditionally used as a poultry operation with reduced setbacks.

Introduction by Planning Official Kerri Fincannon

Applicant Eli Sanders

-setback that is short is joining the property to his in-laws.

-he has a letter of intent from Cobb for a 15 year contract then 5 year increments after.

Chairman O'Kelley asked for anyone to speak in favor- Noone came forward

Chairman O'Kelly asked for anyone to speak in opposition-

- 4249 Martin Bridge Rd

- concerned about large truck traffic on a 2 lane highway. explained how it would need a turning lane.

- concerned about the closeness of the flood plains and the runoff in the broad river.

- concerned about reduced property values.

Noone for a rebuttal

Planning Board Member Ms. Parks asked about the run-off.

Planning Official Ms. Fincannon explained about the EPD approval

Chairman O'Kelley explained how DOT will take care of the road, they would have to follow EPD guidelines and property values should not be concern due to chicken houses are everywhere.

Planning Board Member Mr. Hensley asked for a motion to approve.

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

Voting Yea: Chairman O'Kelley, Ms. Parks, Mr. Hensley 3-0 to Approve

- b. CU-23-07 An application has been submitted by Stanton Porter for the property identified as B55 018, a .92-acre lot located at 40081 Hwy 441, to be conditionally used as a convenience food and retail store with retail gasoline sales

Introduction was read by Planning Official Kerri Fincannon.

Applicant Stan Porter - representative for Jaemor

- they will take existing building and use
- will be smaller than the existing building and will be nicely landscaped
- modern updated to be lit and safe
- dual sided gas tanks with canopy's (5)
- 29 parking spaces

Chairman O'Kelley asked for anyone in favor to speak

Noone came forward

Chairman O'Kelley asked for anyone against to speak

Noone came forward

Board Member Mr. Hensley asked how many parking spaces would they have

Mr. Porter said 29

Mr. Hensley asked what the 10 foot buffer would look like

Mr. Porter explained the improvement in the green area

Board Member Ms. Parks asked how much of the original building would be removed

Mr. Porter said 30X32 will go away and parking would be added

Chairman O'Kelley asked if they were promoting as a truck stop

Mr. Porter said only 5 dual sided pumps and a convenience store

Chairman O'Kelley explained how the DOT would be coming through with the median

Ms. Parks made a motion to approve

5. ADJOURNMENT

ADJOURNMENT

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.