



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, July 19, 2022 at 6:30 PM

MINUTES

1. CALL TO ORDER

Motion- VCh Taylor Griffith

2nd- Sam Moon

5-5 yea

2. APPROVAL OF AGENDA

Motion- Jay O'Kelly

2nd- Ch Brian Mathis

5-5 Yea

3. APPROVAL OF MINUTES

Motion- Scott Wheatley

2nd- Ch Brian Mathis

5-5 Yea

4. APPROVAL OF PLATS

Meeting Postponed to a later date.

Motion- VCh Taylor Griffith

2nd- Ch Brian Mathis

5-5 Yea

- a. Plat for property identified as portion B52 006 consisting of 82.381 acres belonging to Aubrey Lunsford, Dave Davis and Stacy Britt. Aubrey Lunsford is requesting property to be divided as a class II subdivision consisting of 3 parcels. One- 39.452 acre tract, One- 26.217 acre tract and One- 16.713 acre tract. This portion of property was divided as a minor subdivision in May 2021.

5. APPLICATIONS TO REZONE

Motion- VCh Taylor Griffith

2nd- Scott Wheatley

Ch Brian Mathis- nay

VCh Taylor Griffith- nay

Jay O'Kelly- yea

Sam Moon- yea

3-2 nay

Scott Wheatley- nay

2-3 Nay

- a. Banks County Planning and Zoning Department has received application from Seabrook BLC Development LLC at 2500 Old Milton Pkwy Ste 200 Alpharetta, GA 30009 to rezone property from C2 General Commercial District to C3 Warehousing and Distributions. Property identified as map and parcel B77007 to be used as a logistics center at Martin Bridge Rd. Zoning File 22-04.

APPLICATIONS TO REZONE

Bob Chelan-attorney representing Clay; Clay has 40 years experience; believes this project will minimize the traffic access to 85.

Klay Simpson-Developer; presented sight plan on easel; building will be 200 sq ft; life and safety will be on & off the interstate, already spoke to someone about a traffic signal being placed.

Klay Simpson-would take 15-18 months to build he shows elevation board for 40ft tall and distribution will be on the inside of the building. Offices will go on the side. Next board is a picture of the building in Pendergrass. Impact Board-1.7 million sqft \$150 to build; 45 cents a sq ft. will create 4000 jobs and Palmetto has an average salary of \$45000 to \$65000 a year. Pendergrass Board-discussed the location near Wayne Poultry and showed pictures. Palmetto Board- Showed pictures and is going full swing. 1 million sqft. Home Health Care is there now. Building is 65% leased from 2019. Usually there is only 1 user per building.

Jay O'Kelly- Each building has 100 acres?

Klay-yes

Attorney-C2 to C3 is what we are asking for

VCh. Taylor Griffith-Can we get into the traffic study

Attorney-We don't have it with us

Scott Wheatly- Do you limit building purchases to people that use 85?

Klay-yes

VCh Taylor Griffith- that is a lot of the county concern

Attorney- points out that C2 is currently what it is now and that retail is not appropriate for the area if that is the concern

VCh Taylor Griffith- We can judge if it's 85 traffic or county traffic, how many doors?

Klay- 400 roughly

VCh Taylor Griffith- 800 truck trips per week

Klay- yes

Ch. Brian Mathis- That all depends on who comes in

VCh Taylor Griffith- mentions Amazon

Klay- I will get traffic study for this

VCh Taylor Griffith- we are not in a place to approve without that

Ch. Brian Mathis- I agree

VCh Taylor Griffith- Exactly what is our best guess at this?

Klay- I will get with Engineering on this.

Sam Moon- If we knew how many trucks were coming in the landfill we would not approved. goes back to supply and demand. They can't get much shorter to the express way as they are. I live on Hwy 51- the trucks there will beat any warehouse. I agree we need figures and you should have come better prepared. This county wants to stay rural.

Scott Wheatley- are any other developments on 4 lanes?

Klay-no

Scott Wheatley- Banks County is unique/ we stay rural. the state does not spend money on us except the round about. I live on 63, when there is a wreck the trucks fly by.

VCh Taylor Griffith- that would be there everyday

Scott Wheatley- Poultry & feed trucks, state hwy's in county some are 45 mile an hour roads. That is why traffic is concerned.

Ch. Brian Mathis- any opposition has 23 minutes to speak

Opposition- Lana Canon 1786 Hwy 63 First experience of Banks County... Jan 2021 visiting property on Martin Bridge Rd after leaving had very quiet thoughts. Purchased 23 acres. 2018 comprehensive plan was reviewed- requirement more than 80% of county rural agri & conservation pg 6 minimize costly co pg9 all reasons priority country it is to be a great hometown first.

opposition- Rhodes 1800 Wilson Bridge Rd- owns 180 acres, is this rezoning on all 4 corners

VCh Taylor Griffith- this is all 4 corners

Rhodes-how many acres, 208? I have kids that love ruralness.

VCh Taylor Griffith-C3 10000 acres sqft per acre- some point you could see it sold

opposition- Jeff Jones 870 Hwy 63 all 4 corners- someone like P&K could ask why can't they have this. no problem with them being on 85.

Attorney- only rezoning the south end not all 4 corners

Paul- they are only asking to rezone this 1 parcel the other parcels will stay at C2

VCh Taylor Griffith- how will it hold up in court

Paul- 200 + or -

Attorney- he does not have all the property under contracts

VCh Taylor Griffith- only SW Corner toe hold on the other properties- comprehensive plan in place it needs to be looked at not much of a legal basis to stop this.

opposition- Jody Parks 2051 Hwy 63 they were very ill prepared. To many questions left open if the county doesn't know what's coming they won't have it. C2 is what it needs to stay at

opposition- Adam Swinehart Planning future for kids

Ch Brian Mathis- In discussion not knowing what is coming in, no traffic study, have a problem with it coming in.

VCh Taylor Griffith- Constitutional Challenges

Scott Wheatley- We don't know /2 lane rd?

Sam Moon- I don't see how any one can give you what you guys want We have to allow something in this county

Sam Moon- Motion to table it until next month

VCh Taylor Griffith- only concern with tabling it without knowing what is going we will never know if this meets criteria

Sam Moon- they paid their money- table it

Attorney- 40 years in this state I care about this county. People do not like development

7. ADJOURNMENT

Ch Brian Mathis- Motion to adjourn

VCh Taylor Griffith- 2nd

5-5 Adjourn