



# BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, September 03, 2024 at 6:30 PM

## MINUTES

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### 1. CALL TO ORDER

Chairman Griffith called meeting to order.

a. Roll Call

PRESENT

Chairman Taylor Griffith

Vice-Chairman Scott Wheatley

Mr. Jay O'Kelley

Ms. Jody Parks

Mr. Jason Hensley

Ms. Kerri Fincannon

Mrs. Nikki Irvin

b. Pledge of Allegiance

### 2. APPROVAL OF AGENDA

Separate Z-24-03 into a Variance and a Rezone by adding the Variance as Item b under Public Hearing and moving all other items down one.

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

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

Vote 5-0 to Approve Agenda, Motion Passed

### 3. APPROVAL OF MINUTES

a. Minutes from August 6, 2024

Motion made by Ms. Parks, Seconded by Mr. O'Kelley.

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

Vote 5-0 to Approve, Motion Passed

### 4. PUBLIC HEARING

a. V-24-02 Dunn

Ms. Fincannon presented the application. Stephen Dunn 00 Pebble Creek Ln (B13F 008) introduced himself and explained he is requesting a Variance to the setbacks from 30' to 15' as his existing structure is found to be only 25' from one of the four property lines. The hardship in this situation would be having to tear down his structure that was permitted and inspected by Banks County in 2021.

Favor: Jeremy Harris 1555 McCoy Bridge Rd

Opposition: None

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

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

Voting Nay: Chairman Griffith

Vote 4-1 to Approve, Motion Passed

b. Z-24-03 Longleaf Commercial Properties, LLC

Ms. Fincannon presented the application. Greg Osbourne, Manager of Longleaf Properties, introduced himself and explained his request to rezone portions of the properties identified as B77 008 and B77 010, two parcels equaling approximately 175.47 acres located on Highway 63 from ARR to C3 and from C2 to C3. His request is for a 163 acres warehouse project and also includes a conditional use for a 12+ acre area for a convenience store with fueling station and a variance to reduce minimum parking requirements for warehousing.

Favor: None

Opposition:

Jeff Jones 870 Highway 63 - offered comprises to minimize effect on local residents, see letter

Josh Trimble 1565 McCoy Bridge Rd - doesn't think this is best use of area, retail sales would be overall more beneficial to citizens

Jeremy Harris 1554 McCoy Bridge Rd - believes there are already too many empty warehouses

Barbara Lindorme 980 Bennett Rd - concerned about being "last pristine exit between Atlanta and Greenville"

John Hutchinson San Andres Ln - can see similar set up on other exits, doesn't think this is the best use of the area

Rebuttal: Greg explains creek buffers, retail sales population, Loves wanting additional store to better accommodate customers/truckers, has tenants interested if able to market the area

Variance - Motion to Deny

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

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

Vote 5-0 to Deny, Motion Passed

Rezone - Motion to Deny

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

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

Vote 5-0 to Deny, Motion Passed

c. Ordinance to Amend: Event Venues

Add Wedding/Event Venues (75 person occupancy) as Conditional Use to ARR Zoning

Favor: None

Opposition: None

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

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

Vote 5-0 to Approve, Motion Passed

d. Ordinance to Amend: Agritourism

Add Agri-tourism (Home Occupation) as Conditional Use to ARR Zoning

Favor: None

Opposition: None

Motion made by Mr. O'Kelley, Seconded by Ms. Parks.

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

Vote 5-0 to Approve, Motion Passed

e. *TABLED* Ordinance to Amend: C3 Warehousing

Untable Ordinance to Amend C3 Zoning

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

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

Vote 5-0 to Untable, Motion Passed

Ordinance to Amend C3 Zoning by adding Light Assembly

Motion to Table until 10/1/24 Planning Commission Meeting

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

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

Vote 5-0 to Table, Motion Passed

## 5. APPROVAL OF PLATS

- a. No plats to be reviewed.

## 6. ROUNDTABLE DISCUSSION

- a. No scheduled discussion.

Question: What do we want on Martin Bridge?

## 7. ADJOURNMENT

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

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

Vote 5-0 to Adjourn, Motion Passed

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 Commission members, staff, and members of the public exceeds the legal limits. 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.