



# BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, April 01, 2025 at 6:30 PM

## MINUTES

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### 1. CALL TO ORDER

Chairman Wheatley called the meeting to order.

#### a. ROLL CALL

PRESENT

Chairman Scott Wheatley

Vice-Chairman Jay O'Kelley

Ms. Jody Parks

Mr. Jason Hensley

Mr. Adam Swinehart

Ms. Kerri Fincannon

Mrs. Nikki Irvin

#### b. PLEDGE OF ALLEGIANCE

Mr. Hensley led the Pledge.

### 2. APPROVAL OF AGENDA

Motion to Approve Agenda

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

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

5-0 to Approve, Motion Passed

### 3. APPROVAL OF MINUTES

#### a. MINUTES FROM MARCH 4, 2025

Motion to Approve Minutes

Motion made by Mr. Hensley, Seconded by Vice-Chairman O'Kelley.

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

5-0 to Approve, Motion Passed

#### b. MINUTES FROM MARCH 11, 2025

Motion to Approve Minutes

Motion made by Mr. Hensley, Seconded by Vice-Chairman O'Kelley.

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

5-0 to Approve, Motion Passed

#### c. MINUTES FROM MARCH 21, 2025

Motion to Approve Minutes

Motion made by Mr. Hensley, Seconded by Vice-Chairman O'Kelley.

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

5-0 to Approve, Motion Passed

### 4. APPROVAL OF PLATS

No Plats

### 5. PUBLIC HEARING: APPLICATIONS

#### a. CU-25-03 NGUYEN

Ms. Fincannon presented the application as a 36.72 acre tract identified as B43 047A located at 237 Skeeter Dr Maysville, GA. The application is to request a conditional use for reduced setbacks on a

poultry farm. The existing poultry houses on the property are non-conforming and can operate as is. The applicant is looking to bring existing houses into conformity.

Andy Nguyen - 237 Skeeter Dr Maysville, GA states he wants to bring existing houses into conformity so that he can add 2 additional houses.

Favor: None          Opposition: None

Discussion: Skeeter Dr is a dirt road with 3 residences that is maintained by the poultry farm owner. The farm owner says they recently put gravel down, but the road has several big potholes that need repair. The request at this time is to bring existing houses into conformity with the conditional use of reduced setbacks. They will not need to come before board for new houses as long as they meet conditional use setbacks.

Motion to Approve with Conditions

Maintain Road up to Second Residence

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

Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart  
5-0 to Approve, Motion Passed

b. CU-25-04 AMMONS

Ms. Fincannon presented the application as a 7.19 acre tract identified as B07E 014 located at 801 Garrison Rd Lula, GA. The application is to request a conditional use to operate a home occupation in an accessory structure. The home occupation would be a pottery studio with up to 5 students. A conditional use current allows for a pottery studio with up to 2 students.

Julia Ammons - 801 Garrison Rd Lula, GA states she is looking to enclose a 20x30 existing metal structure on property to create a pottery studio for up to 5 students who have scheduled classes/appointments.

Favor: None          Opposition: None

Discussion: This would not be a retail sales location that is open to the public. The hours of operation are not set at this time as the business isnt running. She currently employed full time, so would likely start out with Saturday hours and possibly some weekday evenings. She has adequate parking and will obtain a business license. She does live on the property.

Motion to Approve with Condition

Up to 5 Students at a Time

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

Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart  
5-0 to Approve, Motion Passed

**6. PUBLIC HEARING: CODE AMENDMENTS**

a. CODE AMENDMENT RECOMMENDATION, 74-98  
Allow In Office Approvals of Class I Subdivisions

No Public Comment

Discussion: When/how does neighbor know what's being done? Surveyors should be obtaining permission from any property owners with easements, etc. involved.

Motion to Recommend

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

Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart  
5-0 to Recommend, Motion Passed

b. CODE AMENDMENT RECOMMENDATION, 1606

Alter 1606 to state that Planning Official will provide a Staff Report in lieu of a Recommendation from the Planning Official

No Public Comment

Motion to Recommend

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

Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart  
5-0 to Recommend, Motion Passed

c. CODE AMENDMENT RECOMMENDATION, X AND XB

Separate M1 Industrial into two categories to include M2 Light Industrial

No Public Comment

Discussion: Should be sure we emphasize the need for opaque buffer and the amount of utilities required before approval.

Motion to Recommend

Motion made by Mr. Hensley, Seconded by Mr. Swinehart.

Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart  
5-0 to Recommend, Motion Passed

d. CODE AMENDMENT RECOMMENDATION, IXB

Adding Permitted and Conditional Uses to C3 Warehousing Zoning

No Public Comment

Motion to Recommend

Motion made by Mr. Hensley, Seconded by Mr. Swinehart.

Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart  
5-0 to Recommend, Motion Passed

e. CODE AMENDMENT RECOMMENDATION, XXIV

Relocate Existing Definition of Landfills from M1 Industrial to Article 24: Landfills for Organization

No Public Comment

Motion to Recommend

Motion made by Mr. Hensley, Seconded by Mr. Swinehart.

Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart  
5-0 to Recommend, Motion Passed

**7. ROUNDTABLE DISCUSSION**

Discuss Possible Work Session with Board of Commissioners

**8. ADJOURNMENT**

Motion to Adjourn

Motion made by Vice-Chairman O'Kelley, Seconded by Ms. Parks.

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

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.