



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, November 21, 2023 at 6:30 PM

MINUTES

1. CALL TO ORDER

Chairman O'Kelley called the meeting to order.

a. Roll Call

PRESENT

Chairman Jay O'Kelley

Vice-Chairman Taylor Griffith

Mr. Scott Wheatley

Mr. Jason Hensley

ABSENT

Ms. Jody Parks

b. Pledge of Allegiance

Pledge of Allegiance was led by Vice-Chairman Griffith.

2. APPROVAL OF AGENDA

Chairman O'Kelley changed the agenda: move 4 to 5 and 5 to 4.

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

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

4-0 to Approve

3. APPROVAL OF MINUTES

a. Minutes from October 3, 2023

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

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

4-0 to approve

4. APPLICATIONS FOR CONDITIONAL USE

a. CU-23-09

Ms. Fincannon advised that the application was withdrawn by the landowner and would not be heard at the meeting.

5. APPLICATIONS TO REZONE

a. Z-23-05

Ms. Fincannon, Planning Official introduced the application Z-23-05.

Applicant Kim Orr, 127 Hwy 164 Commerce GA

- Been at address location for 10 years rented first and owned for the last 7 years

- Outgrown the spot

- 8 employees full time 1 part time employee

- Would like to fence in area
- Future would want to sell trucks

In Favor

AJ Purcell, 432 Wrightsmill Road

- Kim's son
- Started with mom in 2010
- Only has 1/2 acre and nowhere to grow
- Would like to expand

Zach Purcell, 601 McCoy Bridge Rd

- Kim's son
- Space is too small
- Afraid of losing business due to no room
- Would like to grow

Opposition

- none

Mr. Hensley asked how long would storage be used?

Kim and AJ replied that only the customers that has work complete would be stored and picked up as soon as possible.

Mr. Wheatley asked how the relationships with the neighbors were?

Kim replied with "Great Neighbors"

AJ explained how they would like to leave a buffer for the neighbors including the tree lines.

Mr. Hensley made a motion to approve with a Conditional Approval.

- No lights left on the property
- Site Plan needs to be followed
- Follow the Letter of Intent
- No Salvage

Vice Chairman Griffith moves to amend the motion and add additional requirements.

Motion on the table votes: 0-4 denied.

Vice Chairman Griffith makes a motion to approve with Conditional Approval

- Auto/Truck Repair
- No lighting after leaving the property
- Vegetated Buffer north and west side of the parking lot

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

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

4-0 to approve with conditions.

6. APPROVAL OF PLATS

- a. Baldwin- Class II Subdivision

Applicant Floyd Baldwin- 142 Caanan Drive

Vice Chairman Griffith made a motion to approve.

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

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

4-0 to approve

7. ROUNDTABLE DISCUSSION

- a. No scheduled discussion.

8. ADJOURNMENT

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

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

4-0 to adjourn

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.