



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, October 04, 2022 at 6:30 PM

MINUTES

1. CALL TO ORDER

Meeting called to Order by Chairman Jay O'Kelly.

PRESENT

Chairman Jay O'Kelley

Vice-Chairman Taylor Griffith

Ms. Jody Parks

Mr. Scott Wheatley

Mr. Jason Hensley

Chair Commissioner Charles Turk

Planning Clerk Stacey David

2. APPROVAL OF AGENDA

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

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

5-0 yea

3. APPROVAL OF MINUTES

a. Approval of Minutes from 09-20-22 Meeting

Motion made by Vice-Chairman Griffith, Seconded by Board Member Ms. Parks

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

5-0 yea

4. APPLICATIONS FOR CONDITIONAL USE

- a. Banks County Planning and Zoning Department has received applications from Hodie Meats, Inc of 2850 Gainesville Highway Alto, GA 30510 for a Conditional Use. Property identified as map and parcel B12 003 1 to be used as a Food Processing/Further Processing (Not a kill site). The Conditional Use will not be on the entire property. It will only be on the back building and closely surrounding area which is approximately 202,781 square feet. File CU 22-08

Eric Ayers of 2850 Gainesville Hwy Alto, GA spoke on behalf of **Hodie Meats, Inc.**

-No Kill Site

-No Smell

-Process, slice, dice, custom cuts and seasoning will be used to specs of clients

-USDA Standard controlled Facility

-Waste Water Contained-Removed and treated with Chemicals. Pays a fee for a company to haul off.

-Future will modify on grounds for waste treatment

-American Owned

-200,000 sq ft building, using only 45,000 sq ft consisting of cooler, breakroom and docks used now and plans to eventually grow to entire space

Chairman O'Kelly asked for Opposition

-None to be heard

Questions from the Planning Board

Vice Chairman Griffith asked about amount of waste

-Mr. Ayers said as little as possible. 99.9% of meat will be used.

Vice Chairman Griffith asked How do you store the waste?

-Mr. Ayers said in the cooler separately from the rest

Vice Chairman Griffith asked how many trucks would there be in and out a day?

-Mr. Ayers said 8 in the morning and 8 in the afternoon, we will have 2 shifts

Vice Chairman Griffith asked how many loading docks?

-Mr. Ayers said 3 loading docks

Vice Chairman Griffith asked how many employees?

-Mr. Ayers responded with 40 to 50 and future growth of 200.

Board Member Mr. Hensley asked if they were planning to hire from inside of Banks County

-Mr. Ayers said yes, he would like to see the past Mt. Vernon Mills employee apply for the positions.

Chairman O'Kelley discussed the signage and how it needs to be more visible.

Mr. Ayers discussed how there are others in the buildings, and they all use the numbering system is still maintained as it was before.

Commissioner Chairman Turk explains how BC Fire Station 25 will respond to fires and Baldwin would be 2nd.

Chairman O'Kelly asked about employee training and if it would be help onsite.

-Mr. Ayers explains how they are not affiliated with any other businesses in Gainesville, and it would be held at onsite.

Board goes into discussion

Vice Chairman Griffith asks about the parcel and the use of a portion of the parcel being used and suggest they ask a zoning attorney if it is okay to do that.

Board Member Mr. Wheatley talks about the Solid Waste and leakage of the product. He discussed the dumpster smells and property that is soiled.

Vice Chairman Griffith asks about the containers the product arrives in and how is it handled.

-Mr. Ayers explains the containers are washed down daily if they are plastic and cardboard would be thrown away.

Vice Chairman Griffith requests for Mr. Ayers to contact Horace Gee at the BC Water Department for direction on the wastewater treatment. EPD was discussed and the regulations.

Chairman Commissioner Turk advises that EPD would be responsible and not Horace.

Hodie Meats Rep Tyler Disk discussed the process of hauling the water off. He explained that they would be using their own spray field and they will when they get the permit. Could take up to a year to get it. This will help with growth.

Chairman O'Kelley asks for a motion to recommend.

Vice Chairman Griffith makes a motion to approve with **Conditions**.

Condition 1: Product must arrive fresh and cold. Product must leave fresh and cold.

Condition 2: Wastewater treatment plan must be approved by county public utilities director before operating on-site treatment plant.

Condition 3: All solid waste stored outdoors and removed daily.

Condition 4: Any solid waste that cannot be removed daily must be kept indoors.

Condition 5: No cooking or rendering permitted at any time.

Condition 6: Prominent signs directing trucks and employees to appropriate areas.

Condition 7: Any area that is used to stage trucks that becomes contaminated or soiled by leakage from trucks must be washed down into wastewater treatment system on a daily basis.

Seconded by Board Member Mr. Hensley

All in favor: 5-0

5. ADJOURNMENT

Vice Chairman Griffith makes a motion to adjourn, Seconded by Board Member Mr. Wheatly

All in favor: 5-0 yea