



# BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, June 06, 2023 at 6:30 PM

## MINUTES

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### 1. CALL TO ORDER

Meeting called to order by Chairman Jay O'Kelley.

#### PRESENT

Chairman Jay O'Kelley

Vice-Chairman Taylor Griffith

Mr. Scott Wheatley

Ms. Jody Parks

#### ABSENT

Mr. Jason Hensley

### 2. APPROVAL OF AGENDA

Chairman Jay O'Kelley asked for approval of Agenda for the 06-06-2023 Planning Meeting.

Vice Chairman Taylor Griffith asked for an amendment of the agenda.

The amendments include to add number 6 to the agenda as a code discussion on parcels and to add 7 to the agenda on a code discussion for the platting authority.

Chairman O'Kelley agreed to the amendments.

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

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

4-0 to approve

### 3. APPROVAL OF MINUTES

Minutes from 05-16-2023

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

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

4-0 Yea

### 4. APPLICATIONS TO REZONE

- a. Z-23-03 An application has been submitted to rezone one acre of the property identified as B16 114, a 21.78-acre parcel located at 154 Moccasin Gap Rd., from ARR to C1 with a conditional use for a food catering establishment (Kona Ice) in a structure over 2500 sq. ft.

Commissioner Chairman Charles Turk presented the Z-23-03 with the Planning Official Kerri Fincannon's review of the application.

Applicant Paul & Morgan Kleiber

-4200 sq ft shop

-9th year in business with Kona Ice

- \$300,000 donated back to local communities
- goal is to work and live in the same community
- building will have no signage or windows
- wants building to be private and used strictly for the trucks
- used for dry storage, and mixing

Chairman O'Kelley asked for anyone in favor to come forward.

Chairman O'Kelley asked for anyone opposed.

Noone came forward.

Vicki Rush 170 Private Drive asked if they will be making ice in the building.

Paul explained how they will only mix and charge trucks.

Chairman O'Kelley asked if the health department will continue to inspect.

Morgan replied yes.

Board Member Ms. Parks asked how long before they will be ready in Banks County and if they plan to expand the number of trucks.

Paul said by the first of the year and as Banks County grows, they plan to grow if needed.

Vice Chairman Griffith made a motion to recommend conditional use with conditions of

1. No signage
2. No sales to public (retail)
3. No outside storage
4. No other commercial activity permitted

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

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

## **5. APPROVAL OF PLATS**

Austin Albers, David Burdett & Josh Burdett Parcel B41 054

Plat was approved back in December of 2022. They tweaked a few acres. Class 2 not family.

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

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

4-0 Yea

- a. Plat Approval- Austin Albers

## **6. ADJOURNMENT**

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

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

4-0 Yea 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.