



# BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, May 06, 2025 at 6:30 PM

## MINUTES

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### 1. CALL TO ORDER

Vice-Chairman O'Kelley called the meeting to order.

#### a. Roll Call

PRESENT

Vice-Chairman Jay O'Kelley

Ms. Jody Parks

Mr. Jason Hensley

Mr. Adam Swinehart

Ms. Kerri Fincannon

Mrs. Nikki Irvin

ABSENT

Chairman Scott Wheatley

#### b. Pledge of Allegiance

Member Jody Parks led the Pledge.

### 2. APPROVAL OF AGENDA

Motion to Approve Agenda

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

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

4-0 to Approve, Motion Passed

### 3. APPROVAL OF MINUTES

#### a. Minutes from April 1, 2025

Motion to Approve Minutes from April 1, 2025

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

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

4-0 to Approve, Motion Passed

### 4. PUBLIC HEARING- APPLICATIONS

#### a. CU-25-05 Nguyen

Ms. Fincannon presented the application as a 63.9 acre tract identified as B41 002 located on Ervin Chambers Rd Maysville, GA. The application is to request a conditional use for reduced setbacks on a poultry farm.

Tri Nguyen - states he is looking to build 8 poultry houses with Wayne Sanderson Farms if approved.

Favor: Mark Thompson - Broiler Manager for Wayne Sanderson Farms states he has been working with applicant for 8 years as he had a farm in Elbert Co. and it was well maintained. Wayne Sanderson has another farm on the property next to this one.

Opposition: None

Discussion: Is the build timeline in letter of intent feasible? It may take a little longer but plans to honor incentive as listed. Only looking to reduce the property line setback as he will still maintain 800+ feet from any residences.

Motion to Approve

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

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

4-0 to Approve, Motion Passed

b. Z-25-04 Payne

Ms. Fincannon presented the application as approximately 57.67 acres identified as parcels B49 041, B49 041A and B49 043 located on Free Dr Homer, GA. The application is to rezone those parcels from CAD to ARR to combine and configure lines for residences and farm.

Ben Payne - 150 Free Dr Homer, GA states he is looking to combine property together from previous splits.

Favor: None Opposition: None

Motion to Approve

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

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

4-0 to Approve, Motion Passed

c. Z-25-05 441 Diesel

Ms. Fincannon presented the application as approximately 5.63 acres identified as parcels B53F 020 and B53F 023 located on Hwy 164 at Hwy 441. The application is to rezone those parcels from ARR to C2 to expand 441 Diesel business. This application has been heard before, but the previous conditions couldn't be met. They are looking to remove the conveyance of 'purchased by Orr LLC' as a condition.

Zack Purcell - 601 McCoy Bridge Rd states this same request was made in November 2023 and approved with 5 conditions. He is looking to keep the same conditions with the exception of changing #5 who has to purchase the property.

Favor: None Opposition: None

Discussion: wanting to expand the business and put the new property in the company name (441 Diesel Inc) rather than the moms name (Orr, LLC) like the existing land and building is since she is hoping to retire soon. Is there intent to sell property in the future? Not at this time. Cannot sell or use house on property as residential once zoned as commercial.

Motion to Approve with Conditions

1. Only for Auto/Truck Repair and Sales
2. Outdoor Lighting May Not Cast Light on Adjacent/Adjoining or Neighboring Property
3. Vegetative Buffer on North and West Side of Property
4. No Parts, Vehicle or Trailer Storage
5. 2 Parcels Combined and Used Only for/by 441 Diesel Inc Business

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

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

4-0 to Approve with Conditions, Motion Passed

**5. PUBLIC HEARING- OFFICIAL ZONING MAP**

The County is looking to adopt an updated version of the Official Zoning Map.

Favor: None Opposition: None

Motion to Adopt Updated Official Zoning Map

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

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

4-0 to Adopt, Motion Passed

**6. ROUNDTABLE DISCUSSION**

None

**7. ADJOURNMENT**

Motion to Adjourn Meeting

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

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

4-0 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.