



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, September 19, 2023 at 6:30 PM

MINUTES

1. CALL TO ORDER

Chairman O'Kelley called the Sept 20, 2023 meeting to order.

a. Roll Call

PRESENT

Chairman Jay O'Kelley

Vice-Chairman Taylor Griffith

Ms. Jody Parks

Mr. Jason Hensley

ABSENT

Mr. Scott Wheatley

2. APPROVAL OF AGENDA

Change to Agenda

5. Approval of Plats

move a Ross to d

move d Haney to a

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

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

4-0 Approved

3. APPROVAL OF MINUTES

a. Minutes from Meeting 09/05/2023

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

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

4-0 Approved

4. AMENDMENTS TO CODE

- a. AN ORDINANCE TO AMEND ARTICLE XVI, ENTITLED "LAND USE PUBLIC HEARING POLICIES AND PROCEDURES", DIVISION 2, ENTITLED "PROCEDURES FOR THE ADOPTION OF CHANGES TO LAND USE ORDINANCES AND THIS ARTICLE", SECTION 1605, ENTITLED "PROPOSALS FOR MODIFICATIONS RELATING TO PARTICULAR PROPERTY" OF THE BANKS COUNTY CODE OF ORDINANCES BY ADDING A SUBSECTION (A); TO PROVIDE FOR HEARINGS AND NOTICE IF THE ZONING DECISION RELATES TO OR WILL ALLOW THE LOCATION OR RELOCATION OF A HALFWAY HOUSE, DRUG REHABILITATION CENTER,

OR OTHER FACILITY FOR THE TREATMENT FOR DRUG DEPENDENCY; TO PROVIDE FOR AN EFFECTIVE DATE AND TO REPEAL CONFLICTING ORDINANCES AND RESOLUTIONS; AND FOR OTHER PURPOSES.

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

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

4-0 Approved

- b. AN ORDINANCE TO AMEND SECTION 22-99, ENTITLED "APPEAL OF FINAL DECISION" OF THE BANKS COUNTY CODE OF ORDINANCES; TO PROVIDE FOR APPEALS OF FINAL DECISIONS OF THE BOARD OF COMMISSIONERS OF BANKS COUNTY; TO PROVIDE FOR AN EFFECTIVE DATE AND TO REPEAL CONFLICTING ORDINANCES AND RESOLUTIONS; AND FOR OTHER PURPOSES.

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

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

4-0 Approved

- c. AN ORDINANCE TO AMEND ARTICLE III, ENTITLED "DEFINITIONS OF TERMS" OF THE BANKS COUNTY CODE OF ORDINANCES; TO PROVIDE FOR DEFINITIONS IN THE ZONING PROCEDURES LAW; TO PROVIDE FOR AN EFFECTIVE DATE AND TO REPEAL CONFLICTING ORDINANCES AND RESOLUTIONS; AND FOR OTHER PURPOSES.

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

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

4-0 Approved

- d. AN ORDINANCE TO AMEND ARTICLE XV, ENTITLED "BOARD OF APPEALS", SECTION 74-454, ENTITLED "NOTICE OF HEARING" OF THE BANKS COUNTY CODE OF ORDINANCES; TO PROVIDE FOR A HEARING; TO PROVIDE FOR NOTICE; TO PROVIDE FOR AN EFFECTIVE DATE AND TO REPEAL CONFLICTING ORDINANCES AND RESOLUTIONS; AND FOR OTHER PURPOSES.

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

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

Remove the period between shall and decide.

4-0 Approval

- e. AN ORDINANCE TO AMEND ARTICLE XV, ENTITLED "BOARD OF APPEALS", SECTION 74-453, ENTITLED "APPEAL PROCEDURE" OF THE BANKS COUNTY CODE OF ORDINANCES; TO PROVIDE FOR THE PROCEDURE FOR APPEALS TO THE ZONING BOARD OF APPEALS; TO PROVIDE FOR JURISDICTION; TO PROVIDE FOR MINIMUM TIME TO APPEAL; TO PROVIDE FOR AN EFFECTIVE DATE AND TO REPEAL CONFLICTING ORDINANCES AND RESOLUTIONS; AND FOR OTHER PURPOSES.

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

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

4-0 Approve

5. APPROVAL OF PLATS

- a. Ross- Class I Subdivision

Vice-Chairman Griffith makes a move for a continuation to tomorrow Wednesday September 20, 2023 at 10:30am. Ross was told he did not have to be present for the meeting.

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

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

4-0 for the continuation

b. Whitmire- Class I Subdivision

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

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

4-0 Approve

c. Blair- Class I Subdivision

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

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

4-0 Approve

d. Haney- Class I Subdivision

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

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

4-0 Approve

6. ROUNDTABLE DISCUSSION

a. No scheduled discussion

7. ADJOURNMENT

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

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

4-0

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.