



# BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, July 02, 2024 at 6:30 PM

## MINUTES

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### 1. CALL TO ORDER

Chairman Griffith called the July 2, 2024, meeting to order.

#### a. Roll Call

##### PRESENT

Chairman Taylor Griffith

Vice-Chairman Scott Wheatley

Mr. Jay O'Kelley

Ms. Jody Parks

##### ABSENT

Mr. Jason Hensley

Planning Official Ms. Fincannon

Stacey David

Nikki Irvin

#### b. Introduction: Nikki Irvin- Planning Clerk

Chairman Griffith introduced Nikki Irvin as the new Planning Clerk

#### c. Pledge of Allegiance

Member Ms. Parks led us in the Pledge of Allegiance.

### 2. APPROVAL OF AGENDA

Chairman Griffith asked to amend the agenda.

He requested to add a moratorium to 6. RoundTable Discussion.

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

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

4-0 to approve

### 3. APPROVAL OF MINUTES

#### a. Minutes from June 4, 2024

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

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

4-0 to Approve

### 4. APPROVAL OF PLATS

- a. No plats for approval  
No Plats

## 5. PUBLIC HEARING: APPLICATIONS

- a. Z-24-02 Pruitt

Introduction read by Planning Official Ms. Fincannon.

Applicant Mr. Pruitt 821 Hwy 164 Commerce, GA

- Request to go from CAD to ARR

- Tore down an old house

no one spoke in Favor

no one spoke in Opposition

Board went into Discussion

Member Mr. Wheatley made a motion to approve.

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

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

4-0 to Approve

- b. V-24-02 Phillips

Introduction was read by Planning Official Ms. Fincannon

Applicant Mr. Phillips 150 Buckeye Trails Commerce, GA

- asking for a variance of 300ft

- 30X30 Building on the property

- has a boat 27ft long

- residential use

- Member O'Kelley asked if it will have sides and Member Ms. Parks asked if it is metal

- Phillip answered yes to both questions

- just moved there 2 years ago

- Member Parks asked if the house is 30ft from property lines and is he using his same driveway as the house?

- Phillips answered yes about the 30ft and no on the driveway

- Member Parks asked which direction will the building face?

- Phillips answered with the street

- Member Parks asked what the house is made of?

- Phillips answered brick and siding

- Member Parks asked if there was a buffer on the street?

- Phillips answered with its down in a hole, neighbors are ok with me building

- Member Parks asked where the second drive would be located?
- Phillips said just past the original on the right. He could not share due to a drainage ditch
- Member O'Kelley asked if the building could be built skinnier.
- Phillips answered with No

No one is in Favor

No one is in Opposition

Discussion: Does not meet Criteria

Chairman Griffith made a motion to deny

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

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

4-0 to Deny

## **6. ROUNDTABLE DISCUSSION**

- a. No scheduled discussion

Chairman Griffith discussed to add a moratorium on water on M1 and R2.

The time to be specified by the Commissioners.

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

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

4-0 to Approve

## **7. ADJOURNMENT**

Chairman Griffith asked to adjourn.

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

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

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 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.