



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, August 16, 2022 at 6:30 PM

MINUTES

1. CALL TO ORDER

Meeting called to order by Chairman O'Kelley.

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

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

PRESENT

Vice-Chairman Taylor Griffith

Chairman Mr. Jay O'Kelley

Mr. Scott Wheatley

ABSENT

Mr. Sam Moon

2. APPROVAL OF AGENDA

Chairman O'Kelley asked for approval of Agenda

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

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

3. APPROVAL OF MINUTES

Chairman O'Kelly asked for approval of Minutes from July 19, 2022

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

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

4. APPLICATIONS TO REZONE

a.

Banks County Planning and Zoning Department has received applications from Hoyt & Berenyi, LLC of 346 Seacoast Pkwy Ste 200 Mount Pleasant SC 29464 to rezone property from ARR Agriculture Rural Residential to C2 Conditional Use. Property identified as map and parcels B66 040 (72.75 acres) and B66 034 (97.79 acres) to be used as a trucking freight terminal. Zoning File 22-07.

Applicant Mr. Gary Berenyl of SEFL spoke of the overall site plan and explained that they are not a warehouse. His partner currently has covid and was not able to appear.

Benefits- large parking lot, local drivers, off peak shifts, less than .6 trips per door per hour, 151 doors that can expand to 191. Entrance will come off of Industrial Park Drive. Emergency entrance will be located on Harden Bridge Rd. Buffers in place and they are taking extra precautions on noise control.

Vice-Chairman Griffith asked if they had a traffic study?

Mr. Berenyl said he thought he sent one.

Spoke in Opposition: Greg Jewell- 116 Walkers Way

-excess burdens on neighbors, pollution, noise, EMS response time, no sales tax revenue, endangered species

Chairman O'Kelley stated he spoke to the sheriffs office and the fire chief. They both said it was a low impact on the county.

Spoke in Opposition: Jim Bryson-Hwy 59

-lived there for 16 years and worried about the impact on the neighbors

Spoke in Opposition: Chancy Dorsey-105 Harden Bridge Rd

-no job opportunities, noise, no need for emergency exit, 2 & 5 yr old's that play outside, not enough fuel

Spoke in Opposition: Eddie Dumas- 1113 Harden Bridge Rd

-lived there 30 yrs, works for express, express had 500 trucks a day, 300 employee and vendors makes more traffic & noise, worried about run off to river and contamination, hazmat problems-asked if the fire department was even equipped, increase in crime

Spoke in Opposition: Lucenda Bless- 745 Hwy 59

-storm drain coverage, stated she has personally aided in 6 wrecks around the intersection, endangered birds (5)

Rebuttal: Mr. Berenyl-SEFL President

-land use is light industrial, private owned company, barrier would be on 441, EPA's are known and have dealt with before, perfect location, asked for C2 with conditional use to ensure protection of the community, SEFL would only be seen by drone, ponds are governed by permits

Vice-Chairman Griffith asked questions regarding the comprehensive plan that Banks County has in place and the impact it will have traffic and protecting the neighbors.

Chairman O'Kelley said each person in opposition can have 1min 30sec to speak.

Spoke in Opposition: Brandon Hucks-524

-No need for exit on Harden Bridge, bridge not ready for trucks 17 tons empty is the capacity weight a fully loaded trailer would be over 80000 lbs.

Spoke in Opposition: Roger-123 Wrights Mill Rd

-multiple deaths in the area, traffic problems

Spoke in Opposition: Steve Murray-Mt. Bethel Rd

-asked for the government to not take BC away

Spoke in Opposition: John Baird-1031 Hwy 59

-to much land loss and traffic issues

Spoke in Opposition: Daryl McClure- 131 Buckeye Bluff

-asked the board if they would want to buy a house there

Spoke in Opposition: Dustin Tate-151 Buckeye Pt

-worried about fresh air

Spoke in Opposition: Jake Bailey-736 Hwy 59

-discussed that he had a petition with 46 signatures, concerned about the water run off

Spoke in Opposition: Sandra- 131 Buckeye Trail

-worried about her and her husbands health, they are older, worried about noise

Spoke in Opposition: Larry-1134 Sims Bridge Rd

-serious accidents/ deaths

Spoke in Opposition: Jeff Jones-870 Hwy 63

-more spots could turn into C2 and that is concerning

Spoke in Opposition: Roger-123 Wrightsmill Rd

-explained how this zoning did not apply they are buying at ARR and selling at a C2

Spoke in Opposition: Billy-779 Hwy 59

-concerned about the land across the road

Vice-Chairman Griffith made a motion to deny the application.

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

Voting Yea: Vice-Chairman Griffith, Mr. Wheatley

Voting Nay: Mr. O'Kelley

5. ADJOURNMENT

Chairman O'Kelly asked for a motion to adjourn.

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

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