



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, June 04, 2024 at 6:30 PM

MINUTES

1. CALL TO ORDER

Chairman Griffith called the June 4, 2024, meeting to order.

a. Roll Call

PRESENT

Chairman Taylor Griffith

Vice-Chairman Scott Wheatley

Mr. Jay O'Kelley

Ms. Jody Parks

Mr. Jason Hensley

b. Pledge of Allegiance

Ms. Parks led the Pledge of Allegiance.

2. APPROVAL OF AGENDA

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

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

5-0 to approve

3. APPROVAL OF MINUTES

a. Minutes from May 7, 2024

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

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

5-0 to approve

4. APPROVAL OF PLATS

a. Abernathy Plat

Mr. Abernathy 4774 Hwy 51S Lula, GA 30554

4-Class 2's

1-Minor

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

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

5-0 to approve

b. Daniel Plat

Representative Keith Burtchett 140 Westwood Dr Commerce, GA 30529

Total 5 acres to divide

Dalton and Josie Daniel - Josie is granddaughter of Mr. Strickland

- 3 acres for a house

- 2 acres for a building

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

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

5-0 to approve

5. PUBLIC HEARING: APPLICATIONS

a. CU-24-02 Thomas

Applicant Scott and Rhonda Thomas

Amend conditions previously set on parcels B54 028 and B54 029

New request is to have wholesale and retail sales for auto and equipment.

Will have quarterly auctions.

In Favor:

Scott and Rhonda Thomas, 123 Outlet Drive

Chairman Griffith makes a motion to approve without conditions.

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

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

5-0 to approve

6. PUBLIC HEARING: CODE RECOMMENDATIONS

a. Recommendations to Amend Code from Code Enforcement

Code Enforcement Officer Dale Cash

-Grease Traps

-Sewer Use

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

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

5-0 to approve both code amendments

b. Recommendations to Amend Code from Planning and Zoning

Planning Official Kerri Fincannon

Cemetery Family Plots

Currently minimum of 2 acres; amend to minimum of 1/2 acre lot. Making the lot a non-buildable lot.

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

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

5-0 to approve

ARR can allow a subdivide less than 2 acres.

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

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

5-0 to approve

Subdivisions

Class 1 cannot be further subdivided for a period of 3 years putting a 3-year limit on all subdivisions.

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

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

5-0 to approve

Minor Subdivision

Minor Subdivision cannot be further subdivided for a period of 3 years putting a 3-year limit on all subdivisions.

Deed is required.

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

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

5-0 to approve

Conditional Use-Add Vape Smoke, Tobacco, Cigar Shop

No current code

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

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

5-0 to approve

Subdivision Definitions

Changing Class 1

Limits to a maximum 3 lots per 3-year period for immediate family

Owners parents and offspring would not be limited to the 3 lots.

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

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

5-0 to approve

7. ROUNDTABLE DISCUSSION

- a. No scheduled discussion.

8. ADJOURNMENT

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

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

5-0 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.