



# BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, June 20, 2023 at 6:30 PM

## MINUTES

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### 1. CALL TO ORDER

Chairman Jay O'Kelley called the meeting to order.

#### PRESENT

Chairman Jay O'Kelley

Vice-Chairman Taylor Griffith

Mr. Scott Wheatley

Ms. Jody Parks

Mr. Jason Hensley

### 2. APPROVAL OF AGENDA

Chairman Jay O'Kelley asked for approval of Agenda for the 06-20-2023 Planning Meeting

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

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

5-0 to approve

### 3. APPROVAL OF MINUTES

#### a. MINUTES FROM 06-06-23 MEETING

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

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

5-0 to approve

### 4. APPLICATIONS TO REZONE

- a. WITHDRAWN - Z-23-02 An application has been submitted to rezone a 10-acre portion of the property identified as B51 025C, a 15.35-acre lot located at the intersection of Hwy 441 and McCoy Bridge Rd., from ARR to C2 to be combined with the adjoining parcel for mini-storage (Hudson River Storage.)

Planning Official Kerri Fincannon presented the application Z-23-02 and explained it had been withdrawn by the applicant.

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

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

Approval for Withdrawal of application Z-23-02 was approved 5-0.

- b. Z-23-04 An application has been submitted to rezone a 5-acre portion of the property identified as B51 025C, a 15.35-acre lot located at the intersection of Hwy 441 and McCoy Bridge Rd., from ARR to C2 to be used for a wholesale establishment with a special use for a storage yard for railway components.

Planning Official Kerri Fincannon presents the application Z-23-04. Ms. Fincannon read her recommendation and review. She explained what a special use is and how it is unique to this application.

Applicants Brian and Tawana Wood

Lanier Steel Products

- 4 employees
- hours of operation are Monday - Friday 8-5
- 3 trucks per week

Chairman O'Kelley asked for anyone to speak in favor.

In Favor AJ Purcell 432 Wrightsmill Rd Commerce GA 30529

- friends with Lanier Steel owners
- personally seen the set up
- small family-owned business

Chairman O'Kelley asked for anyone to speak in opposition.

In Opposition Joshua Trimble 1565 McCoy Bridge Rd

- 2 access points existing now adding 2 more will make 4
- Joshua asked if the property was recently split which will not be able to be re-split again for 3 years.
- Vice-Chairman Griffith explains that a minor subdivision cannot be re-split.
- Joshua asked if this would make the land left there landlocked?
- Planning Official Kerri Fincannon explained it is not landlocked as it touches 441.
- Hotshot trucks will be bringing in heavy equipment.

In opposition Jeremy Harris 1554 McCoy Bridge Rd

- opens up to more businesses
- land already looks terrible
- How will this benefit our county
- Woods are selling this property

Chairman O'Kelley asks for rebuttal.

No one came forward.

Chairman O'Kelley asks Joshua to come up.

- Chairman O'Kelley asks Joshua why he does not want the land split again.

Joshua stated that min of 4 access points. This is heavy industrial. Both access points will be on gravel road.

Board Member Jason Hensley asked about the location in Commerce where Lanier Steel Building is located. What is behind it.

Tawana Wood says that does not belong to them.

Board Member Scott Wheatley discussed the traffic around the local residents. He asked how many hotshot trucks would be coming through in a week.

Tawana Wood said 3 a week.

- every now and then a flatbed truck may come in containing train rail spikes

Board Member Ms. Parks asked if there will be box cars?

Tawana Wood said never.

Chairman O'Kelley asked if there will be storage containers?

Tawana Wood said no they won't need them.

Vice Chairman Griffith asked what is the extent of what you will be doing there?

Owner of Lanier Steel Angela McCurry explained that frogs come in/ weld and repaint then wholesale. Some cutting would be done.

Vice Chairman Griffith asked if in the yard or inside?

Angela said outside.

Board Member Hensley asked if they would have a sign up.

Angela said yes.

Vice Chair Griffith asks if they would be able to have stone, brick or covering on the building. He explained how commercial buildings require that.

Angela said they would do whatever they need to do. She explained the parking lot and entrance will be paved.

Vice Chair Griffith asked Planning Official Fincannon what was the date of the last subdivide?

Planning Official Fincannon told him she did not know at this time.

Jeremy Harris discussed the site plan

- river is a concern

- EPD permits

- how does this benefit our community

Tawana Wood said fencing, trees. We are open to follow the rules.

She explained she is ready to vote.

Vice Chairman Griffith is concerned about the meets and bounds and when it was last subdivided.

Chairman O'Kelley asks the board if they would like to vote or put this off to a later date.

Board Member Hensley makes motion to deny.

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

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

5-0 to deny

## 5. ADJOURNMENT

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

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

5-0 yea

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.