



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, November 05, 2024 at 6:30 PM

MINUTES

1. CALL TO ORDER

Chairman Griffith called the meeting to order.

a. Roll Call

PRESENT

Chairman Taylor Griffith

Vice-Chairman Scott Wheatley

Mr. Jay O'Kelley

Mr. Jason Hensley

Ms. Kerri Fincannon

Mrs. Nikki Irvin

ABSENT

Ms. Jody Parks

b. Pledge of Allegiance

Mr. Wheatley led the Pledge.

2. APPROVAL OF AGENDA

Motion to Approve Agenda

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

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

4-0 to Approve, Motion Passed

3. APPROVAL OF MINUTES

a. Minutes October 1, 2024

Motion to Approve Minutes

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

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

4-0 to Approve, Motion Passed

4. PUBLIC HEARING

a. Z-24-04 An application to Rezone the property identified as B34 062, a 2.09-acre parcel located at Hwy 441 and Otis Brown Rd. from ARR to C2 for the Conditional Use of a gas station and convenience store.

Mrs. Fincannon presented the application.

Mohit Kakkad 2117 Tallapoosa Dr Duluth, GA 30097 introduced himself and explained his intent to build and open a Chevron gas station and convenience store within next 2-3 years.

Favor: Michelle Boyd 5758 Grant Station Dr Gainesville, GA 30506 - applicants realtor, advised he owns other stations in Gainesville and wants to expand, thinks it would be good to have option of a store on both sides of highway

Opposition: Samir Virani 5374 Brandon Dr Suwanee, GA 30024 - took risk to reopen Shell station (172 Otis Brown Rd) after previous owner had to give up store, spent lots of money to get it up and running, doesn't think there is enough business in the area to accommodate 2 stores

Discussion: will have diesel pump with truck turnaround, 2-3 year timeline to find builder and complete construction, will have to open permit within 12 months to keep conditional use if granted, alcohol sales have to be minimum of 600 ft from schools and churches, vape/smoke shop supplies will require a separate conditional use, has 1 building with 2 other entrances for potential food service vendors, lighting will need to be addressed to not bother residential area.

Motion to Approve with Conditions

Used as Convenience Store and Fuel Sales only

Lighting needs to be directional to not impose on nearby residential area

Hours of Operation Sun-Thurs 6AM-10PM Fri-Sat 6AM-11PM

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

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

4-0 to Approve, Motion Passed

5. ADJOURNMENT

Motion to Adjourn Meeting

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

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

4-0 to Adjourn, Motion Passed

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.