



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, August 05, 2025 at 6:30 PM

MINUTES

1. CALL TO ORDER

a. Roll Call

PRESENT

Chairman Scott Wheatley

Vice-Chairman Jay O'Kelley

Ms. Jody Parks

Mr. Jason Hensley

Mr. Adam Swinehart

Ms. Kerri Fincannon

Mrs. Nikki Irvin

b. Pledge of Allegiance

Mr. Swinehart led the Pledge.

2. APPROVAL OF AGENDA

Motion to Approve Agenda

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

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

5-0 to Approve, Motion Passed

3. APPROVAL OF MINUTES

a. Minutes: July 1, 2025

Motion to Approve

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

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

5-0 to Approve, Motion Passed

b. Minutes: July 29, 2025 Worksession

Motion to Approve

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

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

5-0 to Approve. Motion Passed

4. APPROVAL OF PLATS

a. Chambers Landing: Final Plat

Ms. Fincannon presented the plat as a Class IV subdivision originally approved in 2020. The plat tonight is Phase 1 consisting of 37 lots. This plat meets all requirements for approval.

Bill Griffin 103 Griffin Dr Maysville, GA - introduced himself and stated that this is Phase 1 of 2. The first is 37 lots and the second will be around 33 to result in around 70 lots total. The lots range from 1.5 to 3 acres. The lots will have County water and do not have sewer, but meet all Environmental Health requirements.

Favor: None - Opposition: None

Motion to Approve Plat

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

Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart
5-0 to Approve, Motion Passed

5. PUBLIC HEARING: APPLICATIONS

a. CU-25-07 Conditional Use

Ms. Fincannon presented the application submitted by Daniel Glenn as a conditional use to operate a home occupation in an accessory structure on parcel B32A 026 located at 2810 Hwy 98 Maysville. The proposed business is a martial arts studio with up to 20 students. The business will be in a 30X50 home gym with a small gravel parking lot.

Daniel Glenn 2810 Hwy 98 Maysville, GA - introduced himself and stated he has been operating in Lula for around 20 years. He is a disabled Veteran and martial arts is his passion. He is looking to help create good members of society. He is looking to retire from full time job but wants to continue teaching martial arts to keep his commitment to current students. The hours of operation would be Monday, Tuesday and Thursday 5PM-9PM with occasional Friday and Saturday. He intends to have a max of 15 students.

Favor: None - Opposition: None

Discussion: There is no intent to expand hours of operation. The neighbors are okay with his studio. There would likely be 10-12 cars in the parking lot at a time. The studio will primarily be operated by Daniel but may have one of his other instructors operate if he is unavailable. The driveway utilized is the neighbors but it is on his property and they are okay with his using it. There are no parking lot requirements since its not commercial property.

Motion to Approve with Conditions

1. Safe and Nonintrusive Lighting
2. Maximum of 15 Students
3. Maintain Details of Letter of Intent

Motion made by Chairman Wheatley, Seconded by Mr. Swinehart.

Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart
5-0 to Approve, Motion Passed

b. Z-25-07 Rezoning

Ms. Fincannon presented the application submitted by Kim Orr of 441 Diesel to rezone 3.365 acres of parcels B53F 020 and B53F 023 from ARR to C2 to expand the existing 441 Diesel business. They are coordinating with GDOT to ensure all driveways are appropriately placed and compliant.

Zack Purcell 601 McCoy Bridge Rd - introduced himself and stated they came a while back to rezone the property and was going to use the house that was on the property as an office but decided they didnt need 2 offices, so they cut the house and 2 acres off.

Favor: None - Opposition: None

Discussion: The house and 2 acres will stay ARR. The remaining 3.365 acres will be zoned C2 and go with existing business.

Motion to Approve with Conditions

1. Only for Auto/Truck Repair and Sales
2. Outdoor Lighting May Not Cast Light on Adjacent/Adjoining or Neighboring Property

3. Vegetative Buffer on North and West Side of Property

4. No Parts, Vehicle or Trailer Storage

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

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

5-0 to Approve, Motion Passed

6. PUBLIC HEARING: AMENDMENT TO CODE

a. Initiated: Building Codes

This code amendment is to update the Banks County code to reflect the current building codes used as set by Department of Community Affairs (DCA). There are no changes to the codes used, just updating verbiage.

Favor: None - Opposition: None

Motion to Approve

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

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

5-0 to Approve, Motion Passed

7. ROUNDTABLE DISCUSSION

None

8. ADJOURNMENT

Motion to Adjourn

Motion made by Vice-Chairman O'Kelley, Seconded by Ms. Parks.

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

5-0 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.

LETTER OF INTENT

Board of Commissioners
Planning Commission
Banks County, GA

RE: Conditional Use CU-25-07

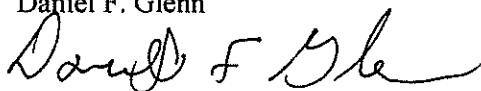
Members of the Board:

I have operated a martial arts studio in the city of Lula for the past 15 years. I would like to continue my work with current students in my home gym located at 2810 Hwy 98 in Maysville. I have students ranging from 4 years old to 74 years old. I would like to provide my students with an environment to grow in health, fitness, confidence, mobility, and awareness.

I am asking for a conditional use to operate a home occupation from an accessory structure. I propose to run a martial arts instructional studio with up to 12 students at a time. I will have a home gym of approximately 30' x 50' with a small gravel parking area. I intend to operate Monday, Tuesday, Thursday, and Friday from 5 pm to 8:30 pm (classes held in 1-hour increments) and on Saturday once a month.

Sincerely,

Daniel F. Glenn

A handwritten signature in black ink, appearing to read "Daniel F. Glenn", written in a cursive style.