



# BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, December 06, 2022 at 6:30 PM

## MINUTES

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### 1. CALL TO ORDER

### 2. APPROVAL OF AGENDA

Chairman O'Kelley added a plat review to the agenda as item 5. He requested a motion to approve agenda.

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

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

5-0 and the motion passed.

### 3. APPROVAL OF MINUTES

Due to illness, the minutes from the previous meeting were not provided for review. The minutes will be addressed at the next meeting.

### 4. APPLICATIONS FOR CONDITIONAL USE

Board of Commissioners Chairman Charles Turk presented an application for conditional use.

- a. A conditional use application CU-22-11 has been submitted to the planning and zoning office, by Del Lago Ventures, Inc. for RaceTrac Expanded Diesel Option to be located at map and parcel B54D059 & B54D060 128 Frontage Rd & 149 Steven B Tanger Blvd Commerce, GA 30529.

Ms. Brooke(?) Craven and Mr. Chandler Cochran representing RaceTrac 200 Galleria Pkwy Atlanta, GA 30339 presented the application. The proposed expansion of RaceTrac's fueling station would see the destruction and removal of the current fire-damaged motel. The expansion would include a new canopy with 3.5 fueling stations, canopy lighting and signage, security cameras, aerial lighting, stairs and ADA ramps, and landscaping.

There was no opposition.

Mr. Hensley asked if they would be grading the property down to the current level of the store. Ms. Craven explained that there would be no grading and that they will use stairs and ADA compliant ramps to lead down to the store.

Mr. Wheatley expressed concern about tractor-trailers in the area. Ms. Craven explained that the expansion is not intended for trucks of that size. The islands will not fit tractor-trailers and are meant for box trucks, package cars, and passenger trucks towing trailers. There will be no parking available, specifically no overnight parking.

Chairman O'Kelley asked about bath house and/or showers. Ms. Craven assured the board there are no plans for any kind of bath house and no changes to the existing retail space to include truck stop/travel center amenities. She adds that even RaceTrac's Travel Center options do not provide overnight parking and showers. In the event that a driver is parked for an extended time, they would be asked to leave.

Ms. Parks wanted to know how many trucks would be potentially in the area at one time. Ms. Craven stated that there will be space for four trucks to fuel at once. There will be space for trucks to pull up and idle while drivers visit the store- allowing the next fueler to pull in. This is not a parking space and is intended for a short stop while the next truck fuels.

Chairman O'Kelley confirmed that they do intend to have a vegetative buffer in place. Ms. Craven states that a landscape architect would be retained for compliance.

Mr. Hensley confirmed that the projected duration of construction would be approximately 9 months.

Chairman O'Kelley asked for clarification of traffic flow. Ms. Craven demonstrates on provided map that the flow of traffic is one-way, through the pump islands and out to the connector road. She also stated that there would be directional signage in place on site.

Mr. Hensley asked about future development, specifically concerning the unused portion of acreage adjacent to Ihop. Ms. Craven explained the GDOT right-of-way is located there and that after the right-of-way was relinquished, landscaping would be added. There is no plan for future development.

Discussion came to an end and Chairman O'Kelley asked for a motion.

Motion to approve with conditions 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 vote and the motion passed with the following conditions:

1. "No Exit" signs shall be posted at the entrances to contain traffic flow.
2. There shall be no further expansion beyond the proposed 4 islands.
3. There shall be a sign in place prohibiting the fueling of tractor-trailers.
4. There shall be no bath houses, no weighing scales, and no parking spaces in the new area.
5. All unused acreage shall be properly landscaped and maintained.
6. Project coordinator and team shall remain in contact and in compliance with GDOT during roadway transition.

## **5. PLAT REVIEW**

- a. A new plat was presented for parcel B17 123. The proposed plat indicates a Class II subdivision with two easements as required by county code. After some deliberation on proposed future use, Vice-Chairman Griffith expressed concern that according to code- each parcel (future residence) should have its own driveway. Chairman Turk directed him to the code section stating that in a Class II subdivision, up to 2 parcels may share an easement. He ascertains that an easement and a driveway are not equivalent and that two driveways may terminate on the same easement. Mr. Griffith concludes that the easements would need to be renamed as private roads upon the addition of residences.

Chairman O'Kelley asked for a motion.

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

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

5-0 vote and the motion passed.

## **6. ADJOURNMENT**

Motion to adjourn 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 vote and the 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 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.