



# BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, August 06, 2024 at 6:30 PM

## MINUTES

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### 1. CALL TO ORDER

Chairman Griffith called meeting to order.

### 2. APPROVAL OF AGENDA

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

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

Vote 5-0 to Approve, Motion Passed

### 3. APPROVAL OF MINUTES

#### a. Minutes from July 02, 2024

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

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

Vote 5-0 to Approve, Motion Passed

### 4. APPROVAL OF PLATS

#### a. Baker Plat

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

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

Vote 5-0 to Approve, Motion Passed

Ms. Fincannon explained that the plat is a Minor and Class I division off of a larger parcel. Mr. Baker introduced himself and explained the reason for the split.

### 5. PUBLIC HEARING

#### a. CU-24-03

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

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

Vote 5-0 to Approve, Motion Passed

No Favor, No Opposition

Ms. Fincannon read information about application. Mr. Evans introduced himself and discussed the reasoning for his application and the work he intends to do. He will be doing vintage dirt bike restoration. He does not have any kind of riding track at his home.

#### b. CU-24-04 Withdrawn

Application Withdrawn

#### c. Ordinance to Amend the Code of Banks County

Motion made by Chairman Griffith, Seconded by Mr. O'Kelley.

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

Vote 5-0 to Table until 9/3/24 Planning Commission Meeting, Motion Passed

No Favor, No Opposition

Ms. Fincannon read the initiation and directors report which provided the reasoning behind adding 'Light Assembly' to the C3 Ordinance.

## **6. ROUNDTABLE DISCUSSION**

### **a. Moratorium**

Ms. Fincannon provided response to moratorium request for informational purposes.

### **b. Public Opinion- Event Venues**

Laura Stephens - 653 Harden Bridge Rd

She has a Southern Living Style home that she would like to use to host small events and micro weddings. They would have a maximum of 75 guests and use preferred vendors that are licensed and insured.

Chairman Griffith requested to initiate adding wedding/event venues with maximum of 75 guests to ARR Conditional and Mr. O'Kelley would like additional research on Agritourism. There will need to be further discussion on the conditions of use regarding parking capacity and road conditions/wear and tear.

## **7. ADJOURNMENT**

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

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

Vote 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.