



# BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, August 01, 2023 at 6:30 PM

## MINUTES

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### 1. CALL TO ORDER

Chairman 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

Vice Chairman Griffith made a motion to amend the agenda.

Agenda Changes:

- Remove number 4 on the agenda
- Move number 5 to number 4 as Applications to Rezone
- Move number 6 to number 5 as Policy Discussion
- Move number 7 to number 6 as Adjournment

Agenda number 5, Policy Discussion

- 5a Replace with Public hearing Policy & Planning Commission meeting format
- 5b Replace with Platting Authority of Banks County Discussion
- 5c Replace with Rules of Procedure Discussion
- 5d Add Meeting Schedule Discussion
- 5e Add Planning Commission's Legal Access Discussion

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

### 3. APPROVAL OF MINUTES

#### a. MINUTES 07-18-23

Approval of Minutes from 07-18-23

Motion 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 Yea

#### 4. APPLICATIONS TO REZONE

- a. Z-23-04 An application 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 has been modified to encompass the entire 15.35-acre parcel.

Introduction by Planning Official Ms. Fincannon.

Applicant Tawana Wood

- Explained that we were revisiting from June of 2023
- Error was made on the plat of the 5-acre property
- Modifications have now been made to include the whole 15.35 acre property to be rezoned
- Adjacent to their other parcel that is already C2

In Favor

AJ Purcell 432 Wrightsmill Rd

- Location is perfect for small businesses
- Location is on 441, matches Comprehensive Plan

In Opposition

Joshua Trimble 1565 McCoy Bride Rd

- Questioned regarding legality

Ms. Fincannon explained the procedure

Janice Doyon 1504 McCoy Bridge Rd

- Lived here 2 years
- Does not want junk yard

Michelle Peterson 776 McCoy Bridge Rd

- Asked what the current zoning is
- Answered as Industrial
- Where will it end, she asked. Ruining the calm of Banks County

Sid Galloway 123 Marshburn Rd

- Storage Yard
- Confused on what is happening

Marsha Harris 1154 McCoy Bridge Rd

- Runs a small business in area
- Wants to keep their community beautiful

Wayne Doyon 1504 McCoy Bridge Rd

- Heavy Industrial

- Noisy
- Run off

Jeremy Harris 1554 McCoy Bridge Rd

- Against Comp Plan
  - Asked where is the approved Site-Plan
  - Stated that C2 will be used as Industrial
- Jones Vacant Property opposite side of 441
- Stated that his property is Commercial
  - Wants to keep Homer nice

Kathy Schwock 701 McCoy Bridge Rd

- Run off to river
- Worried about tractor trailers
- Does not fit into C2- Special Use
- Asked where the railroad representative is

Rebuttal

Applicant Tawana Wood

- No Fabrication
- They do recycle
- Local customers
- Hot-shot trucks for traffic
- Explains that their trucks are much smaller than chicken house trucks

Chairman O'Kelley asked Planning Official Ms. Fincannon to explain to the audience that the application is complete.

Ms. Fincannon explained that we were here to discuss if this application is fitting.

- Attorney has been notified and this application has been blessed

Chairman O'Kelley asked Ms. Fincannon to explain what a special use is.

Ms. Fincannon explained that a special use is something the county does not feel they would use again.

Ms. Fincannon stated C2 would be a better fit.

Planning Board Member Ms. Parks asked about the covered carports and expansion.

Tawana Wood explained they would not need due to the space they have at the new property. No expansion intended.

Planning Board Member Mr. Hensley asked about Fencing.

Tawana Wood Opaque Fencing and tree barriers.

Ms. Parks asked about the green space.

Tawana Woods said it would stay and storage would be in the back.

Chairman O'Kelley asked about the entrance on 441 and if it was gated.

Tawana Woods stated it would be 1 single entrance and gated.

Planning Board Member Wheatley asked if there would be any additional buildings.

Twana Wood stated no.

Lanier Steel Business Owner Angela Curry

- explained they go to the job site
- take good material
- short line railroad
- sometimes gridding
- long rails 30 ft are warehoused
- material on pallets
- drop shipped

Ms. Parks asked about turn around time

Angela Curry said every 6 weeks

Chairman O'Kelley makes a motion to approve

Noone seconds

Mr. Hensley makes a motion to deny

Noone seconds

Chairman O'Kelley makes a motion to table to August 15, 2023.

Seconded by Mr. Hensley

5-0 to table to August 15, 2023 Meeting

## **5. POLICY DISCUSSION**

- a. Public Hearing Policy & Planning Commission Meeting Format
  - Chairman O'Kelley explained how he would like to see the meetings ran moving forward for better efficiency.
- b. Platting Authority of Banks County Discussion
  - Vice-Chairman Griffith read 74-33-Platting Authority
  - Vice-Chairman Griffith read makes a formal request to go back to the platting authority with the exception of minor subdivisions or family subdivisions.
  - Planning Official Ms. Fincannon Each track should be specified to a certain individual. There needs to be an age limit on it so it can match the deed.
- c. Rules of Procedure Discussion
  - Vice-Chairman Griffith read 1403D
- d. Meeting Schedule Discussion
  - Platting may require us to have 2 meetings per month

e. Planning Commission's Legal Access Discussion

- Chairman O'Kelley suggests that it is put in writing and given to Ms. Fincannon.
- Ms. Fincannon said to remove the word repeal that we would not do that anymore.
- Ms. Fincannon said we will readvertise and the county will be the applicant and the site-plan would be waived.
- Ms. Parks explained that she spoke to Mr. Tim Harper and he is willing to do a class on platting.
- Ms. Parks explained how retracements are being presented to him without the stamp from the county.
- Vice-Chairman Griffith suggest getting an ordinance from another county to review.

**6. ADJOURNMENT**

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 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.