



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, September 20, 2022 at 6:30 PM

MINUTES

1. CALL TO ORDER

Chairman Jay O'Kelly 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

Chairman Jay O'Kelly made a motion to add an amendment to the agenda for approval of a plat on a class II subdivision and for approval of the agenda.

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

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

3. APPROVAL OF MINUTES

a. Minutes from the 09-06-22 Planning Meeting

Chairman Jay O'Kelly asked for approval of minutes from the 09-06-22 meeting.

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

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

4. APPLICATIONS FOR CONDITIONAL USE

a. A conditional use application CU 22-07 has been submitted to the planning and zoning office for a home occupation business located at, 340 Lakeview Dr. Baldwin, GA 30511 for a pet cremation service.

Lynn Mobley 340 Lakeview Drive

-Explains how this will be franchising off of another business located in Cleveland, GA. They have been in business 16 years.

-No smell

-No equipment

- No space, ran with a swimming pool pump
- No Ambers
- No traffic on road but hers, 24 hour service
- Would like to expand in future

In Favor

Rick Farmer Cleveland, GA

- Owner of the original business
- Has 6 incinerators
- 16 years in business and no complaints
- Came from Burnese Indiana
- Very Little heat trail
- No smell, Includes a after burner that breaks the smell

In Opposition

Beatrice Samples 304 Lakeview Drive

- Has a swimming pool worried about ashes and smell
- Asked about property values and taxes

Board Member Mr. Hensley asked about the 12X12 metal building is where it will be stored. It only has a metal top and posts.

Ms. Mobley explained that it will be metal from the ground up. She also explained how she would operate under the franchise's state license.

Chairman O'Kelly asked if EPD would have to approve or a certification required.

Mr. Farmer said no.

Board Member Mr. Wheatley asked where Mr. Farmers business was located and about the Georgia Burn Ban.

Mr. Farmer stated that they burn propane and it all burns clean.

Board Member Mr. Hensley asked about the expansion plan.

Ms. Mobley explained that most of her customers would come from a vet's office. Once the area is outgrown she would want to expand to a bigger place.

Chairman O'Kelly discussed the fire chief and how a chain link fence would be needed for protection.

Vice Chairman Griffith asked about the cleanup.

Ms. Mobley told him just a broom and pan.

Board Member Jody Parks asked if they would be on the premises while it is running.

Ms. Mobley stated yes, only 3.5 hours run time average.

Board went into discussion

Conditions suggested by planning board:

1. Limited to 2 Incinerator's on the property

2. Compliant with the GA Department of Agriculture, EPA & EPD standards. Fire Department Codes on Burn Bans.

3. 12X12 Area with roof surrounded by a 6ft chain link fence/barrier.

4. Pad should consist of the specs that the incinerator company suggests to use.

Motion was made by Board Member Mr. Hensley to accept with conditions Seconded by Chairman. O'Kelley.

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

APPROVAL OF PLAT

Class II Subdivision

Split of property located at B60 008.

Motion made by Vice Chairman Griffith, Seconded by Chairman O'Kelly

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

5. ADJOURNMENT

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

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