



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, March 05, 2024 at 6:30 PM

MINUTES

1. CALL TO ORDER

a. Roll Call

PRESENT

Chairman Taylor Griffith

Vice-Chairman Scott Wheatley

Mr. Jay O'Kelley

Ms. Jody Parks

Mr. Jason Hensley

b. Pledge of Allegiance

Ms. Jody Parks led the Pledge of Allegiance.

2. APPROVAL OF AGENDA

Change to Agenda

Vice Chairman Wheatley asked to swap 5 and 6

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

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

5-0 to Amend the Agenda

3. APPROVAL OF MINUTES

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

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

5-0 to Approve the Agenda

4. APPROVAL OF PLATS

a. Carter Plat

John Carter 2315 GA 198 Baldwin, Ga

-Commissioner Chairman Turk was opposed to the easement and called Mr. Carter into the Planning Office to review.

-He met Ms. Fincannon and the Commissioner Chairman. He was told in the first meeting with the Planning Office he could go ahead and start on the driveway. Mr. Carter explained how the driveway was now already in.

-Mr. Carter explained that he would do a permanent easement on a recorded survey.

-Chairman Griffith explained that the code states on a Class 1 a driveway can be shared.

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

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

5-0 to Approve

5. ORDINANCES TO REVIEW

- a. These ordinances have been reviewed by the county attorney and are ready for approval to be added to the Banks County Municipal Code.

Chairman Griffith asked who recommended the review?

Ms. Fincannon stated the Code Enforcement Officer

Chairman Griffith read out loud the letter from the Code Enforcement Officer, Dale Cash.

Chairman Griffith explained how the code states that the Commissioner's Board should be the one to initiate the changes. He was worried that the process had not been done right.

Ordinances were not taken action by the planning board.

6. RECOMMENDATIONS FOR REVIEW

- a. These recommendations to amend the Banks County Municipal Code were presented for discussion and revisions as necessary.

Recommendations were read by the Planning Official Kerri Fincannon.

1st Recommendation

-Short Term Rentals

Chairman Griffith suggested some wording to be changed.

- Chairman Griffith asked how many nonconforming do we have now?

Ms. Fincannon said 12 but still working on it.

Chairman Griffith said that we need a process in place.

Mr. Jay O'Kelley said was concerned about fire.

Ms. Fincannon stated that when a listing is created there has to be rules posted and included.

No campers or tiny homes are not allowed stated Ms. Fincannon.

Chairman Griffith made a recommendation to approve with rewording on Hud homes and address be required by 911.

Motion to approve by Mr. Hensley

2nd Ms. Parks

5-0 to approve

2nd Recommendation

- Classes of Subdivisions

- Read by Ms. Fincannon.

- Chairman Griffith is concerned about chopping up the land.

- Vice Chairman Wheatley stated he wanted to protect class 1. We need to research the avenues of where it is being abused and stop it there.

- Chairman Griffith said his problem is with Class 3.

Chairman Griffith makes a motion to strike "shall be zoned R1" from class 3 definition.

5-0 to approve with change.

Motion made by Chairman Griffith, Seconded by Ms. Parks.

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

7. ROUNDTABLE DISCUSSION

none

8. ADJOURNMENT

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

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

5-0 to Approve

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.