



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, October 04, 2022 at 6:30 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - a. Approval of Minutes from 09-20-22 Meeting
4. **APPLICATIONS FOR CONDITIONAL USE**
 - a. [Banks County Planning and Zoning Department](#) has received applications from [Hodie Meats, Inc](#) of 2850 Gainesville Highway Alto, GA 30510 for a Conditional Use. Property identified as map and parcel B12 003 1 to be used as a Food Processing/Further Processing (Not a kill site). The Conditional Use will not be on the entire property. It will only be on the back building and closely surrounding area which is approximately 202,781 square feet. File CU 22-08
5. **ADJOURNMENT**

NOTICE OF PUBLIC HEARING

Please take notice that the following application has been received by the Banks County Planning Office:

Banks County Planning and Zoning Department has received applications from Hodie Meats, Inc of 2850 Gainesville Highway Alto, GA 30510 for a Conditional Use. Property identified as map and parcel B12 003 1 to be used as a Food Processing/Further Processing (Not a kill site). The Conditional Use will not be on the entire property. It will only be on the back building and closely surrounding area which is approximately 202,781 square feet. File CU 22-08

The above applications are on file in the Banks County Planning and Development Office and are available for public review. The office is located at the Banks County Courthouse Annex at 150 Hudson Ridge in Homer, GA 30547.

The Banks County Planning Commission will hold a public hearing regarding these applications on Tuesday Oct 4 ,2022 at 6:30 PM in the board room at the Banks County Courthouse Annex at 150 Hudson Ridge in Homer, GA 30547.

The Banks County Board of Commissioners will hold a public hearing regarding these applications on Tuesday Oct 11, 2022 at 6:30 PM in the board room at the Banks County Courthouse Annex at 150 Hudson Ridge in Homer, GA 30547.

Any and all persons interested are invited to appear and comment.

September 14,2022 and September 21, 2022 advertise

Conditional Use Application

Hodie Meats, Inc

To Whom It May Concern:

We have recently submitted a conditional use application for a portion of the property at 2850 Gainesville Highway. We are writing this letter to clarify that we are not requesting a conditional use on the entire property, but instead, only for the back building and closely surrounding area which is approximately 202,781 square feet. This is what will match with our lease at the property, which indicates it is only for the back building and the square footage we are mentioning. The conditional use will not be for the entire property.

Thank you,

Hodie Meats



CONDITIONAL USE APPLICATION

Planning & Zoning Office
150 Hudson Ridge Suite 4
Homer, Georgia 30547
Office: 706.677.4272
Fax: 888.686.7421
www.co.banks.ga.us

Permit # _____ Application # _____

Property Owner: Name: Phoenix Alto Industrial Investors, LLC
Address: 401 East Kilbourn Avenue, Suite 201
Milwaukee, WI 53202
Phone: (262) 470-6124

Applicant: Name: Hodie Meats, Inc, / Tyler Disk
Address: 2850 Gainesville Highway
Alto, GA 30510
Phone: (706) 414-9894

Location: 2850 Gainesville Highway
Alto, GA 30510

Existing Zoning: M-1 Existing Use: Industrial
Proposed Use: Food processing / further processing (not a kill site)

Acreage of Site: 106.2 Tax Map & Parcel: B12 003 1

THE FOLLOWING APPLICATION MATERIALS MUST ACCOMPANY THIS APPLICATION

- 1) Metes and bounds description of the property.
- 2) Boundary surveys of the property.
- 3) A letter of intent which describes general characteristics of the proposed development such as type and time frame of development and background information in support of the application.
- 4) A site plan containing, at a minimum, the following information:
 - a) Title of the proposed development.
 - b) Name, address and phone number of the architect, engineer, or other designer.
 - c) Scale, date, north arrow, and general location map showing relationship of the site to street or natural landmarks.
 - d) Boundaries of the property, all existing and proposed streets, including right-of-way and street pavement widths, buildings, water courses, parking & loading areas, and other physical characteristics of the property and the development.
- 5) Campaign Contribution Disclosure Form.
- 6) Property Owner's Certification Sheet and Public Hearings Notification.
- 7) Application fee of \$150 (check or cash only.)

CRITERIA TO CONSIDER FOR CONDITIONAL USES

- a. Whether off-street parking and loading facilities are adequate in terms of location, amount and design to serve the proposed use.
- b. Whether the number, size and type of signs proposed are compatible with the surrounding area.
- c. Whether the proposed use will have compatibility with existing uses of adjacent land and the surrounding area and will not cause or create or be likely to cause or create adverse effects upon the existing or future development of either the area or the rest of the county.
- d. Whether ingress and egress to the property is suitable and safe and the effect of the proposed activity on traffic flow along adjoining street is not adverse
- e. Whether the location and intensity of outdoor lighting is such that it does not cast light on adjacent, adjoining or neighboring properties.
- f. Whether hours and manner of operation of the proposed use are inconsistent with adjacent and nearby uses.
- g. Whether existing public facilities and utilities are capable of adequately serving the proposed use.
- h. Whether the proposed use will have a significant adverse effect on the level of property values or the general character of land uses in the surrounding area or the county.
- i. Whether the physical conditions of the site, including size, shape, topography and drainage are suitable for the proposed development.
- j. The existing uses and zoning of nearby property and whether the proposed use will adversely affect the existing use or usability of nearby property.
- k. The extent to which property values of the applicant are diminished by the inability to take advantage of potential use.

CAMPAIGN CONTRIBUTION DISCLOSURE FORM REQUIRED FOR ALL ZONING ACTIONS

“36-67 A-3. Disclosure of campaign contributions.

- a) When any applicant for rezoning action has made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - 1. The name and official position of the local government official to whom the campaign contribution was made; and
 - 2. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- b) The disclosures required by subsection (a) of this Code section shall be filed within 10 days after the application for the rezoning action is first filed. (Code 1981, Section 36-67A-3, enacted by Ga. L 1986, page 1269, Section 1; Ga. L. 1991, page 1365, Section 1.)”

I hereby certify that I have read the above and that:

I have _____, I have not _____, within the two years immediately preceding this date made any campaign contribution(s) aggregating \$250 or more to any local government official involved in the review or consideration of this application.

Applicant's Signature:  Date: 8/10/22

Property Owner's Signature:  Date: 8/11/2022

*If you have made such contributions, you must provide the date required in subsection (a) above within ten (10) days of the filing of this application.

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant listed above is authorized to act as the applicant in the pursuit of this application.

Property Owner's Signature: David M. May Date: 8/11/2022

I have been informed that I, the applicant or property owner, must attend the public hearings for this application.

Unless otherwise posted, the Banks County Planning Commission meets at 6:30 p.m. on the first Tuesday of each month. The planning commission's recommendation on the application is sent to the Banks County Board of Commissioners which meets on the second Tuesday of each month at 6:30p.m.

Owner/Applicant Signature: Tyla D Date: 8/10/22

Conditional Use Application – Letter of Intent

Hodie Meats, Inc.

2850 Gainesville Highway, Alta, GA 30510

To Whom It May Concern:

We are requesting the ability to start a further food processing operation at 2850 Gainesville Highway. Our goal is to utilize the existing space at the facility to create a company that will have a positive impact on both the food supply chain and available jobs in the surrounding region. Our group consists of several experienced operators that plan to combine their skills and knowledge to successfully implement this project. We are very excited about this project because it will only have a positive impact on the area and will not cause any negative issues for residents and neighbors during both construction and operation.

There are two buildings at this location and we will be occupying the smaller of the two that is further from the highway. Our plan is to use a portion of the existing building and do minimal work to build non-structural rooms inside of it. We will install tables and other required equipment used to portion/process meat. We do not intend to do any exterior work or modifications to the facility. The rooms that we are building inside will be for cooler space, a processing area, dry storage, and break room. Our operations will occur inside the facility and we will have a minimal impact on the surrounding area and county systems. The operation will be further processing only: we will receive the product fresh and ship it out fresh, there will be no smell or by-product offal on-site (this will not be a kill site). We will not be exceeding the amount of traffic that this building is currently approved and designed for. We will not be burdening or overloading the existing utility system. Our power usage will be equal to or less than what is already existing. We will not be using a lot of water so we will not have an impact on the resources available to the county.

Due to current supply chain issues, there is a significant need for a business like ours in order to help avoid disruption in the market. With that being said, we are looking to start this project as soon as possible. We hope to begin putting the rooms together starting in early October and plan to be complete by December 1.

We would like to emphasize again that we will not cause any problems for the area. The construction will be minimal and inside the building only, it will not cause any issue with utilities or traffic. The off-site parking and loading facilities that are already at the facility are sufficient for our project. We are not proposing any signage. The proposed use will be compatible with the existing uses of adjacent land and will not create any issues with existing or future development in the area and the county. The existing ingress and egress to the property is suitable and safe. We will not be exceeding the amount of traffic that this building is currently approved and designed for. We will not be installing outdoor lighting that will cause any problems to the neighboring properties. The hours and operation are consistent with the nearby uses. We will not be burdening or overloading the existing utility system. Our power usage will be equal to or less what is already existing in the building and our water usage will be minimal. We are simply here to do further processing which does not require a significant amount of water. Again, we are bringing in fresh product and will ship it out fresh so there will not be residual smell or by-product offal on-site. The proposed use will not require any changes to the physical conditions of the site. This activity will not have any adverse affects on the existing use or usability of nearby property. Our project will not cause any negative impact on the property values; if anything it could arguably increase their property values due to increased demand.

Conditional Use Application – Metes and Bounds

Hodie Meats, Inc.

2850 Gainesville Highway, Alta, GA 30510

LEGAL DESCRIPTION OF THE PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS NUMBERS 199 AND 214 OF THE 10TH LAND DISTRICT OF BANKS COUNTY, GEORGIA, CONTAINING 106.288 ACRES, MORE OR LESS, AS SHOWN ON PLAT OF SURVEY ENTITLED "BOUNDARY SURVEY FOR MOUNT VERNON MILLS PREPARED BY SITE DESIGN, INC. DATED APRIL 3, 2018, AND HAVING ACCORDING TO SAID PLAT OF SURVEY THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT A 1/2" IRON PIN ON THE SOUTHERN RIGHT-OF-WAY OF WYNN SHOALS ROAD AT THE INTERSECTION WITH THE EASTERN RIGHT OF WAY OF SOUTHERN RAILWAY AND RUNNING THENCE WITH THE SOUTHERN RIGHT-OF-WAY OF WYNN SHOALS ROAD AS FOLLOWS: SOUTH 44 DEGREES 45 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 452.70 FEET TO AN OLD IRON PIN; THENCE SOUTH 39 DEGREES 15 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 315.53 FEET TO AN OLD IRON PIN; THENCE SOUTH 49 DEGREES 20 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 640.05 FEET TO AN OLD IRON PIN; THENCE SOUTH 62 DEGREES 55 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 154.88 FEET TO A 1/2" IRON PIN; AND THENCE SOUTH 85 DEGREES 13 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 152.99 FEET TO A 1/2" IRON PIN; THENCE TURNING AND LEAVING SAID RIGHT-OF-WAY AND RUNNING SOUTH 47 DEGREES 20 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 313.18 FEET TO A 1/2" IRON PIN SET; THENCE RUNNING SOUTH 28 DEGREES 30 MINUTES 10 SECONDS WEST 1460.69 FEET TO A 1/2" IRON PIN SET; THENCE RUNNING SOUTH 55 DEGREES 30 MINUTES 26 SECONDS EAST 467.57 FEET TO A 1/2" IRON PIN SET; THENCE RUNNING SOUTH 22 DEGREES 58 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 333.60 FEET TO A 1/2" IRON PIN SET; THENCE RUNNING SOUTH 13 DEGREES 29 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 501.17 FEET TO A 1/2" IRON PIN SET; THENCE RUNNING SOUTH 30 DEGREES 56 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 380.08 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 83 DEGREES 45 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 429.09 FEET TO A 1/2" IRON PIN SET; THENCE RUNNING NORTH 44 DEGREES 48 MINUTES 17 SECONDS WEST 536.70 FEET TO A 1/2" IRON PIN SET; THENCE RUNNING SOUTH 62 DEGREES 15 MINUTES 39 SECONDS WEST 264.32 FEET TO AN 1/2" IRON PIN SET; THENCE NORTH 63 DEGREES 37 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 589.67 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 49 DEGREES 15 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 301.07 FEET TO AN OLD CON MON; THENCE RUNNING NORTH 32 DEGREES 26 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 451.88 FEET TO A 1/2" IRON PIN SET; THENCE RUNNING NORTH 29

DEGREES 46 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 602.60 FEET TO AN OLD CON MON; THENCE RUNNING NORTH 69 DEGREES 55 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 605.30 FEET CROSSING AN OLD CON MON TO A POINT ON THE EASTERN RIGHT OF WAY OF SOUTHERN RAILWAY; THENCE TURNING AND RUNNING WITH THE EASTERN RIGHT OF WAY OF SOUTHERN RAILWAY N 28 DEGREES 20 MINUTES 06 SECONDS EAST 2180.69 FEET TO A 1/2" IRON PIN, THE POINT OF BEGINNING

ALFA / NEWS LAND TITLE SURVEY

RODIE MEATS, INC.

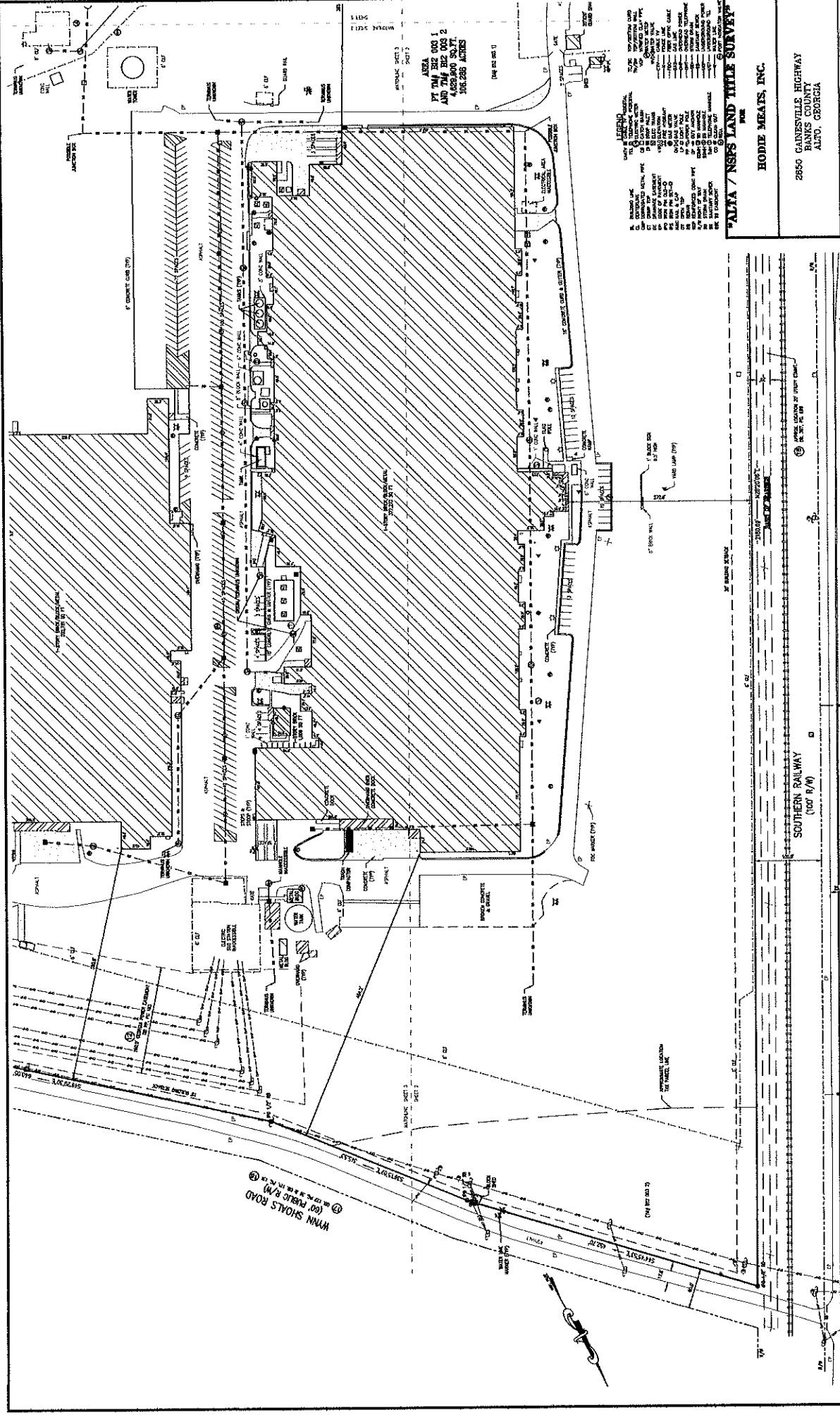
2850 GAINESVILLE HIGHWAY
BANKS COUNTY
ALTO, GEORGIA

DATE: 8/2/20
SCALE: 1" = 40'
SHEET: 2 OF 6

SITE DESIGN
Civil Engineering - Surveying - Landmarking

2850 GAINESVILLE HIGHWAY, GAINESVILLE, GEORGIA
www.rodie-meats.com

- LEGEND**
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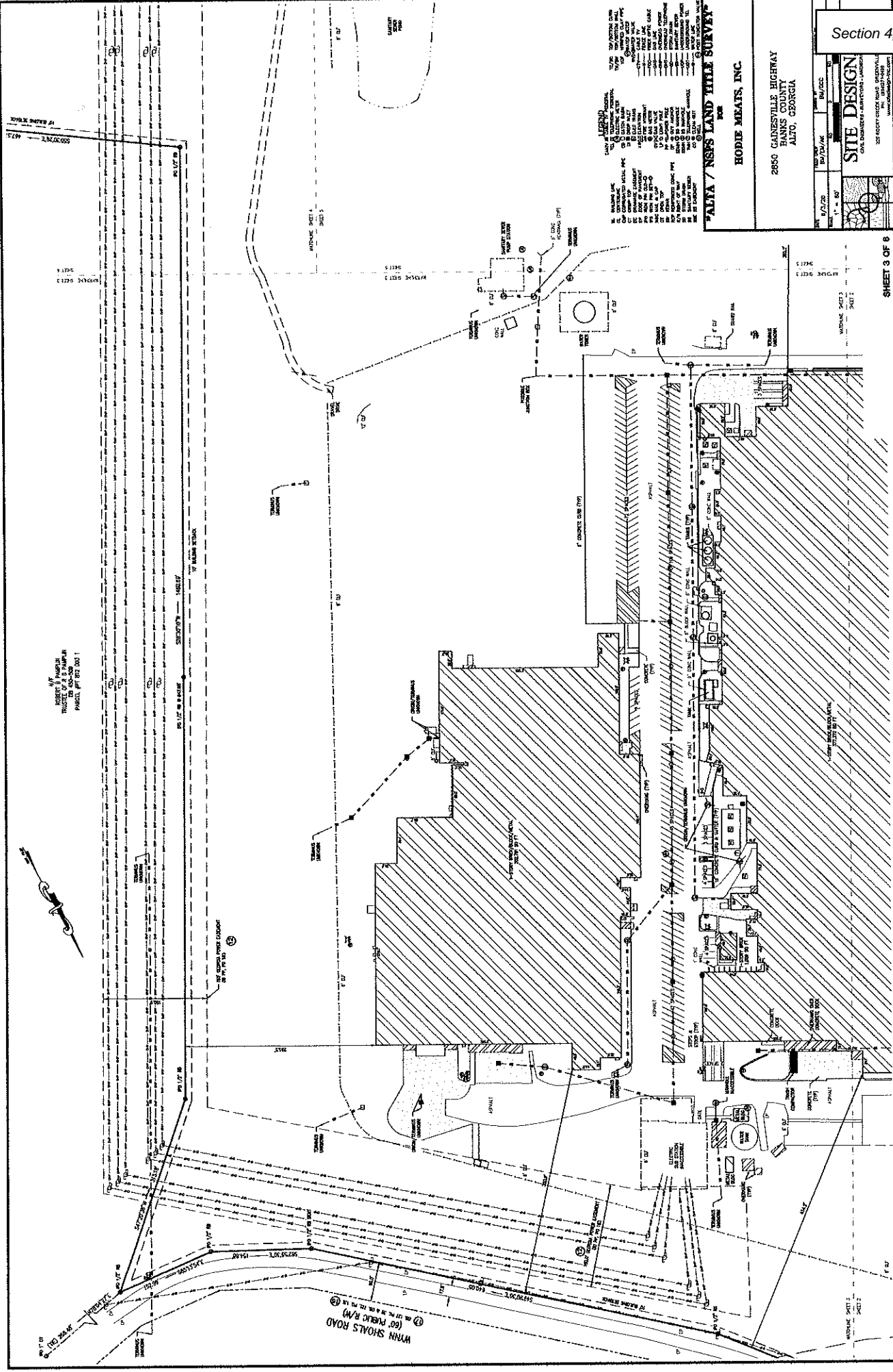


ALTA / NESS LAND TITLE SURVEY

RODIE MEATS, INC.
 2850 GAINESVILLE HIGHWAY
 HANKS COUNTY
 ALTO, GEORGIA

SITE DESIGN

DATE: 8/17/20
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 CHECKED BY: [Name]
 SCALE: 1" = 40'



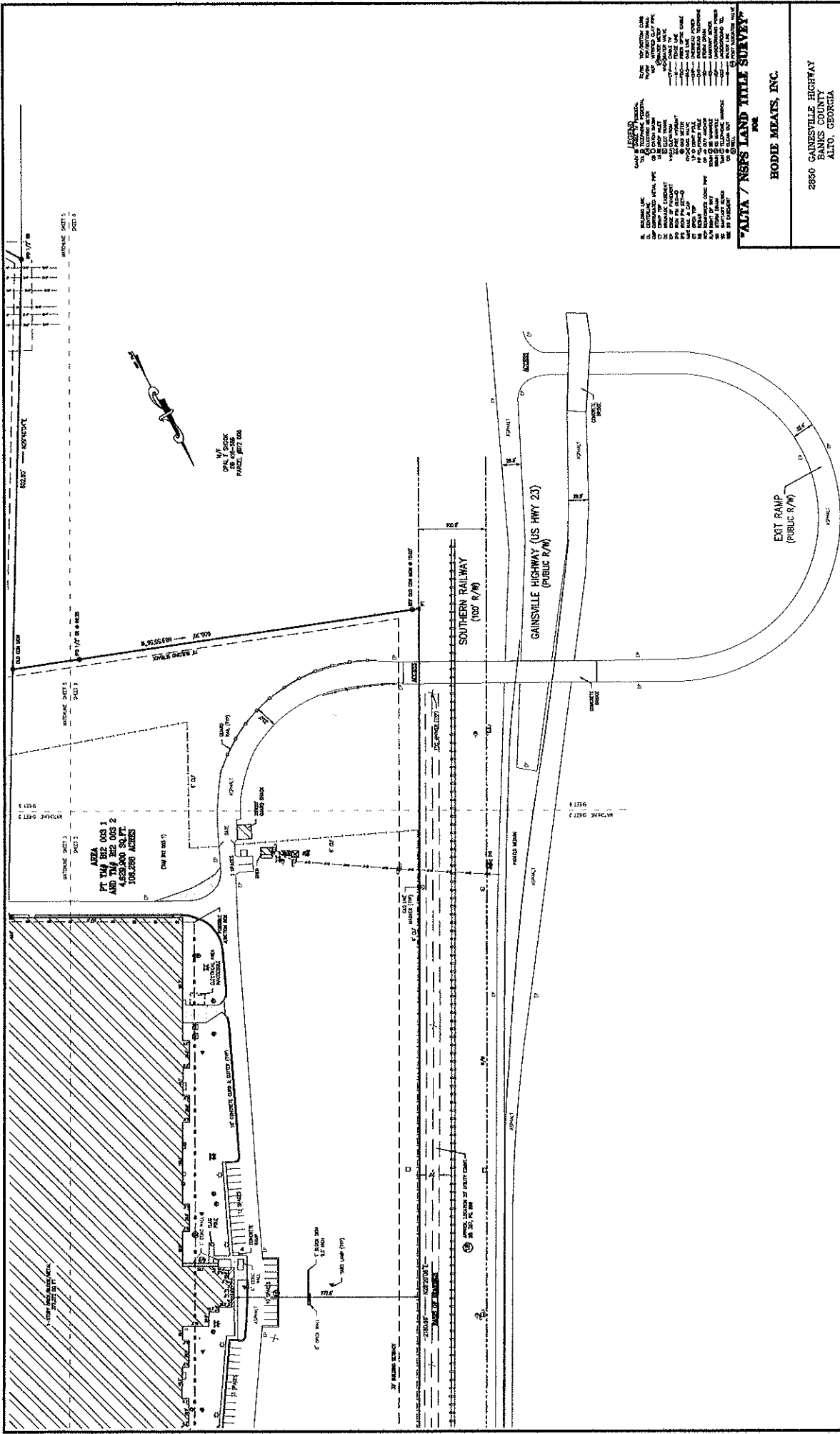
SHEET 3 OF 6

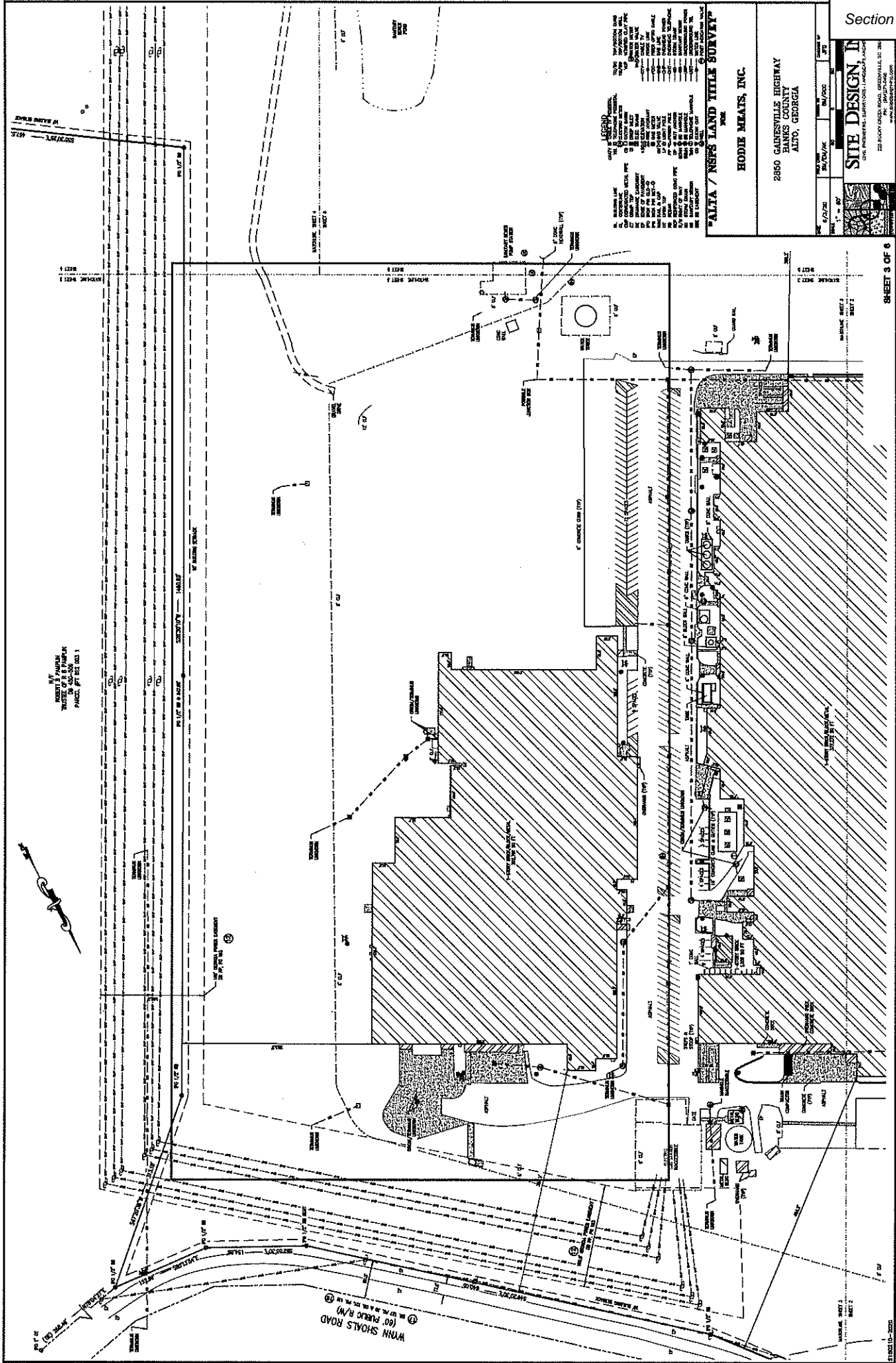
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"ALTA / NSFS LAND TITLE SURVEY"
 FOR
HODIE MEATS, INC.
 2880 GAINSVILLE HIGHWAY
 GAINSVILLE COUNTY
 ALTA, GEORGIA

DATE: 11/17/20
 BY: [Signature]
 TITLE: [Title]
 SCALE: 1" = 60'
 SHEET 6 OF 6

SITE DESIGN
 CIVIL ENGINEERS - ARCHITECTS - LANDSCAPE ARCHITECTS
 222 SOUTH CANTON ROAD, DUNWOODY, GA 30328
 TEL: 770-400-1100
 WWW.SITDESIGN.COM





SHEET 3 OF 6