

The Banks County Board of Commissioners held a called meeting/worksession on June 30, 2021 at 4:00 p.m. in the Board Room of the Banks County Courthouse Annex. The items considered were as follows:

**Members Present**

Chairman Charles Turk  
Vice Chairman Danny Maxwell  
Commissioner Bo Garrison  
Commissioner Sammy Reece  
Commissioner Keith Gardiner

**Staff Present**

County Clerk Jenni Gailey  
Assistant County Clerk Erin Decker  
Finance Officer Randy Failyer

**Media Present**

None

**1. Call to Order**

Ch. Turk called the meeting to order

**2. FY2022 Budget**

Randy Failyer Finance Officer stated he would be closing FY2021 and would like to express his appreciation to the department heads and employees in maintaining the expenses for FY2021. He stated the FY2022 budget had been through the worksessions for planning and the required advertisements and public hearings had been held. He stated he was currently asking the Board to sign the FY2022 Budget Resolution in the amount of \$19,721,491.31 starting July 1, 2021 through June 30, 2022.

Ch. Turk stated that he appreciated the department heads for their hard work and also the final budget came in below what was budgeted for in FY2021.

Motion to approve and sign the resolution for the FY2022 budget: Keith Gardiner

Second: Bo Garrison

Vote: 5:0

All aye votes and the motion passed.

*(Copy of resolution filed in Attachment to Minutes Book 10-3)*

**3. Zoning Ordinance Worksession**

The following sections of the zoning ordinance were discussed:

Section 301: Definitions

Ch. Turk stated that Atty. Frost needed to make some corrections to the definitions.

#### Section 420: Noise Control Regulations

Ch. Turk and the Commissioners stated this section needed to remain in the code of ordinances.

#### Section 417: Home Occupation

#### Section 418: Visibility at Intersection

#### Section 419: Abandoned, wrecked or junked vehicles and materials

#### Section 502: Permitted Uses

#### Section 503: Conditional Uses

Ch. Turk stated Atty. Frost needed to prepare resolutions for the changes that had been discussed for the above sections.

Other sections that were discussed were as follows:

#### Article XX: Planned Unit Development District

Ch. Turk stated that PUD needed to stay in the zoning ordinance for protection of the County.

#### Section 602: Permitted Uses

Commissioners agreed on a minimum square footage of 1,200 sq. ft. heated space excluding porches, basements and garages.

Comm. Reece discussed in ARR (Agricultural, Rural, Residential) only allowing one driveway per residents vs. a shared driveway. The Commissioners further discussed taking out shared driveways in ARR.

Also further discussed deleting working that stated “notwithstanding the foregoing, the structures located on the land housing the poultry or livestock shall not exceed the lesser of 83,200 square feet or ten percent of the land area”.

#### Article VIII(A) – R-1, Single Family Residential District

##### Section 701: Purpose and Intent

Commissioners discussed changing the minimum square footage to 2,000 sq. ft. excluding porches, garages and basement with a minimum of 1,500 sq. ft. on the main floor. 4-sided masonry exterior walls with a crawl space or basement, no concrete slab foundation.

Comm. Garrison stated he wanted to look at surrounding counties to see what their lot size was and further stated that zoning was here to protect the citizens of Banks County.

Vice Ch. Maxwell left the meeting at 5:00 p.m.

Commissioners stated the following lot size requirements:

ARR	2-acre lot
R-1	2-acre lots
R-2	5-acre lots
R-3	10-acre lots

Discussed anything over 100 sq. ft. had to be permitted and in order to qualify as an accessory structure it must accompany an existing home or commercial building.

Article VII (B). – R-2, Residential Multi-Family District

Section 701 (B)

Commissioners stated they had previously discussed adding four categories and took daycare and home occupancy out of the section. Also discussed the density of units which would include no more than 4 dwelling units per acre where access to public sewer and public water are available.

Discussed taking out various wording in M-1 and adding additional requirements for R-1 and R-2 to include geological and environmental studies. Also discussed adding geological study to the definitions.

Motion to adjourn the meeting: Sammy Reece

Second: Bo Garrison

Vote: 4:0

All aye votes and the meeting ended at 6:03 p.m.

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Chairman

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Assistant County Clerk

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