

The Banks County Board of Commissioners held a zoning worksession on August 5, 2021 at 6:00 p.m. in the Board Room of the Banks County Courthouse Annex.

Members Present

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

1. Call to Order

Chairman Turk called the worksession to order.

2. Zoning

The following sections were discussed:

Article VIII. – C-1, Neighborhood Commercial District

Section 802 – Permitted Uses

- Delete 9. Clubs, lodges, fraternal institutions and other place of public assembly for membership groups, nonprofit or for profit.

Section 803 – Conditional Uses

- Add to 3. Civic organizations/clubs
- Add 13. Mini-warehouses and mini-storage facilities, where no individual storage stall or compartment up to 400 square feet of total floor area.
- Add 14. Repair of household appliances
- Change 13 to Reserved

Comm. Garrison stated that he wanted a good zoning attorney to look at the code to make sure that we had not created any loop holes.

C-3, Warehouses and Distribution – Insert as a District

Article X. – M-1, Industrial District

Section 1001 – Purpose and intent

- Discussed changes which included some wording about commercial and manufacturing

Section 1003 – Conditional uses

- Delete 18. Storage building and storage yards
- Delete 19. Wholesale establishments

Section 411 – Building setbacks

- Add to (b) *except multifamily housing*
- Delete in (b) *except the general commercial district*

Section 1105 – Criteria to consider conditional uses

- Discussed having attorney rewrite section for clarity

B. Apartments

- Change to 500 square feet minimum heated space per unit and 1,000 square feet maximum heated space per unit
- Add sprinklers and a 1-hour fire rating wall per unit
- No home occupation allowed

A. Townhomes, Duplex, Triplex and Quadplex

- Minimum 500 square feet heated space per unit, Maximum 750 square feet heated space per unit
- Add sprinklers and a 1-hour fire rating wall per unit

C. Assisted Living

- Add sprinklers and a 1-hour fire rating wall per unit

Adjournment

Motion to adjourn the meeting: Bo Garrison

Second: Danny Maxwell

Vote: 5:0

All aye votes and the meeting was adjourned at 7:56 p.m.

Chairman

Assistant County Clerk
