



BANKS COUNTY BOARD OF COMMISSIONERS MEETING

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

Tuesday, October 11, 2022 at 6:30 PM

MINUTES

1. CALL TO ORDER

Ch. Turk called the meeting to order.

PRESENT

Chairman Charles Turk

Vice Chairman Danny Maxwell

Commissioner Sammy Reece

Commissioner Keith Gardiner

ABSENT

Commissioner Bo Garrison

STAFF

Human Resources Director Arlene Ivey

Assistant County Clerk Erin Decker

County Attorney Randall Frost

2. APPROVAL OF AGENDA

Ch. Turk stated the agenda needed to be amended to add 8B. Youth Hunt.

Motion to amend the agenda.

Motion made by Vice Chairman Maxwell, Seconded by Commissioner Reece.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Reece, Commissioner Gardiner

Vote: 4:0

All aye votes and the motion passed.

3. APPROVAL OF MINUTES

a. **9/1/2022 Called Meeting**

b. **9/13/2022 Regular Meeting**

c. **9/27/2022 Regular Meeting**

Motion to approve the minutes.

Motion made by Chairman Turk, Seconded by Commissioner Gardiner.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Reece, Commissioner Gardiner

Vote: 4:0

All aye votes and the motion passed.

4. PLEDGE TO THE AMERICAN FLAG

Vice Ch. Maxwell led the Pledge to the American Flag.

5. CHAIRMAN'S REPORT

Ch. Turk reported on the following:

- E911 calls received: Fire/EMS 359: Sheriff's Office 3,787
- 11 COVID cases reported in the last few weeks
- Station 24 Hose Cutting was held October 7, 2022 and now this station will be staffed 24/7.

6. PUBLIC COMMENT: None

7. PUBLIC HEARINGS:

- a. **CU 22-08 Application 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.**

Ch. Turk closed the meeting and Atty. Frost opened the public hearing.

Atty. Frost stated that CU 22-08 was a conditional use application 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.

Planning Comm. Chairman Jay O'Kelley stated the Planning Commission recommended approval of the application with the following conditions:

Condition 1: Product must arrive fresh and cold. Product must leave fresh and cold.

Condition 2: Wastewater treatment plan must be approved by county public utilities director before operating on-site treatment plant.

Condition 3: All solid waste stored outdoors and removed daily.

Condition 4: Any solid waste that cannot be removed daily must be kept indoors.

Condition 5: No cooking or rendering permitted at any time.

Condition 6: Prominent signs directing trucks and employees to appropriate areas.

Condition 7: Any area that was used to stage trucks that became contaminated or soiled by leakage from trucks must be washed down into wastewater treatment system on a daily basis.

Eric Ayers – 2850 Gainesville Hwy, Alto – Stated that Hodie Meats was a processor that received fresh poultry and would then in turn alter the product whether cutting or seasoning the meat and sending them out to their customers like Chickfila, Popeyes and Zaxbys. He further stated it would be fresh in and fresh out, monitored by the USDA and there would also be onsite presence of the USDA.

Mr. Ayers stated they wanted to be an American owned company and had the mentality of America and the local community first. He stated that when they found the building, he found out there were a lot of displaced employees from 2 years ago when the business had closed. He hoped to hire some of those employees that have to travel outside of the area to work.

He further stated that the USDA monitored inside and outside of the facility including the waste and insect control. He continued to say they were Federally regulated for the production, processing and housing of the meat inside and outside the facility.

Vice Ch. Maxwell asked if the EPA or EPD was involved in the waste water and the water coming out? Mr. Ayers stated they test the waste and EPD monitors the processes.

Comm. Gardiner wanted to confirm that there would be no cooking of products. Mr. Ayers said there would be no cooking.

Ch. Turk asked how many employees they would have? Mr. Ayers stated they would start with 40.

Atty. Frost closed the public hearing and Ch. Turk opened the meeting.

Motion to approve the Conditional Use for the building with the condition to conduct business according to the letter of intent that was presented in the application.

Motion made by Chairman Turk, Seconded by Vice Chairman Maxwell.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Reece, Commissioner Gardiner

Vote: 4:0

All yea votes and the motion passed.

(Copy of Resolution & LOI filed in Attachment to Minutes Book 10-5)

8. CURRENT BUSINESS:

a. Wynn Shoals Rd portion located in Banks County - Quit Claim Deed to Town of Alto

Ch. Turk stated Alto wanted to pave their portion of CR141/Wynn Shoals Road but since some of the road is in Banks County a quick claim deed would be needed.

Motion to approve the Quick Claim deed for .98+/- miles of CR141/ Wynn Shoals Road.

Motion made by Commissioner Reece, Seconded by Vice Chairman Maxwell.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Reece, Commissioner Gardiner

Vote: 4:0

All yea votes and motion passed.

(Copy of Deed filed in Attachment to Minutes Book 10-5)

b. Youth Hunt

Thomas Dalton with the Nails Creek Baptist Church Men's Ministry asked the Commissioners if they could have the Youth Hunt in conjunction with the Georgia Department of Natural Resources again this year at Windmill Farm. He stated the hunt would take place on November 25 – November 26, 2022.

Motion to approve the Youth Hunt.

Motion made by Chairman Charles Turk, Seconded by Commissioner Sammy Reece.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Reece, Commissioner Gardiner

Vote: 4:0

All yea votes and motion passed.

9. CONTRACTS AND AGREEMENTS:

a. GIS/Mapping: Digital Elevation Contour Mapping Service Agreement - GMRC

Ch. Turk stated this contract with GMRC was for contour mapping for our GIS Mapping Department.

Motion to approve the agreement.

Motion made by Vice Chairman Maxwell, Seconded by Chairman Turk.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Reece, Commissioner Gardiner

Vote: 4:0

All yea votes and the motion passed.

(Copy of Agreement filed in Attachment to Minutes Book 10-5)

10. RESOLUTIONS AND ORDINANCES: NONE

11. EXECUTIVE SESSION: PERSONNEL

Motion to enter into executive session concerning personnel at 6:45 p.m.

Motion made by Chairman Turk, Seconded by Commissioner Gardiner.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Reece, Commissioner Gardiner

Vote: 4:0

All yea votes and motion passed.

Motion to close the executive session at 7:03 p.m.

Motion made by Vice Chairman Maxwell, Seconded by Commissioner Gardiner.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Reece, Commissioner Gardiner

Vote: 4:0

All aye votes and the motion passed.

Lift Hiring Freeze

Motion to lift the hiring freeze in order to hire the Code Enforcement Official and the Planning and Zoning Official.

Motion made by Commissioner Gardiner, Seconded by Vice Chairman Maxwell

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Reece, Commissioner Gardiner

Vote: 4:0

All yea votes and the motion passed.

Approval of Job Descriptions

Motion to approve the job descriptions for the Code Enforcement Official and the Planning and Zoning Official.

Motion made by Vice Chairman Maxwell, Seconded by Commissioner Reece.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Reece, Commissioner Gardiner

Vote: 4:0

All yea votes and the motion passed.

(Copy of Job Description filed in Attachment to Minutes Book 10-5)

12. ADJOURNMENT

Motion to adjourn the meeting at 7:04 p.m.

Motion made by Commissioner Reece, Seconded by Commissioner Gardiner.

Voting Yea: Chairman Turk, Vice Chairman Maxwell, Commissioner Reece, Commissioner Gardiner

Vote: 4:0

All aye votes and the motion passed.

Chairman

Assistant County Clerk