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| Banks County Established 1858 Seal | **Banks County Board of Commissioners Meeting** |
| Courthouse Annex Boardroom | 150 Hudson Ridge | Homer, GA 30547 |
| Tuesday, June 10, 2025 at 6:30 PM |
| **Minutes** |

**1.** **CALL TO ORDER**

Ch. Griffith called the meeting to order.

PRESENT  
Chairman Taylor Griffith  
Vice Chairman Danny Maxwell  
Commissioner Chris Ausburn  
Commissioner Keith Gardiner  
Commissioner Bo Garrison

STAFF PRESENT

Deputy County Clerk Erin Decker

Senior Center/Transit Director Tracie Hammond

Fire Chief Steve Nichols

Recreation Director Kat Roberts

Recreation Maintenance Supervisor Chelsea Seamans

**2.** **APPROVAL OF AGENDA**

Ch. Griffith stated the following changes needed to be made to the agenda:

**Delete: 9D** - Banks/Franklin County Cedar Ridge Subdivision Water Service Agreement

**11A** - FY2025 Budget Continuing Operation Resolution

**13A** - General County Improvements - Danny Free

**Add:      8A** - Heather Cotton

**10E** - CVB Lawsuit

**10F** - County Clerk Position

Motion to approve the agenda as amended.

Motion made by Commissioner Ausburn, Seconded by Vice Chairman Maxwell.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

**3.** **APPROVAL OF MINUTES**

a. 5/1/2025 Called Meeting Minutes

b. 5/13/2025 Called Meeting Minutes

c. 5/13/2025 Minutes

Motion to approve the minutes.

Motion made by Vice Chairman Maxwell, Seconded by Commissioner Ausburn.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

**4.** **PLEDGE TO THE AMERICAN FLAG:**

Vice Chairman Maxwell led the Pledge to the American Flag.

**5.** **SPECIAL REPORTS/PRESENTATIONS:**

**a. Board of Commissioners Personal Donation Scholarship Presentation**

Commissioner Ausburn stated this year the Board of Commissioners funded a scholarship from their personnel money and not the taxpayer funds for a student at Banks County Hish School.

Commissioner Ausburn continued to state that Kileigh Carter was the 2024-2025 recipient of the scholarship funded by the personal donations of the Banks County Board of Commissioners.

**6.** **CHAIRMAN'S REPORT**

None

**7.** **PUBLIC HEARINGS:**

**a. Planning Commission Recommendations:   CU-25-06 An application by Danny Adams of Ketamine & Wellness Center of NGA for a Conditional Use on the property identified as B54D 018, 142  Hampton Ct. to run a medical clinic from an existing medical office suite.**

Motion to open the public hearing.

Motion made by Commissioner Ausburn, Seconded by Commissioner Garrison.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

Chairman Griffith stated CU-25-06 was an application by Danny Adams of Ketamine & Wellness Center of NGA for a conditional use on the property identified as B54D 018, 142 Hampton Ct. to run a medical clinic from an existing medical office suite.

Chairman Griffith stated the property was currently zoned C-2 and located in the Banks Crossing area.  At this time there was a medical office there and the applicant was asking to use the existing medical office as a medical clinic which was a conditional use.  The Planning Commission recommended 4:0 not to recommend the application for approval.

***In Favor of the Application***

***Danny Adams - 1366 Barringer Dr, Hoscton, GA*** - Stated this clinic would specialize in medical services and would specialize in mental health disorders, nutritional iv infusions, hormonal imbalances, medical weight loss, as well as providing concierge services and DOT certifications. He further stated all treatments would be administered by certified professionals.   He further stated they had prior approval from the State Medical Board and Drug and Alcohol Administration.

No one spoke in opposition of the application.

Motion to close the public hearing.

Motion made by Commissioner Ausburn, Seconded by Vice Chairman Maxwell.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

Vice Chairman Maxwell asked if the drugs were approved by the Federal Drug Administration?

Mr. Adams stated it was an FDA approved drug but the use they were using it for was not approved and stated it was strictly administered through an IV and not in pill form. The treatments were designed to help people with PTSD, chronic pain, depression and anxiety and drug/alcohol abuse. He further stated they were trying to show people there were alternatives to opioids and anti anxiety medicine.

Vice Chairman Maxwell asked if it was an additive drug?

Mr. Adams stated the patients could get addicted but that was part of the screening process that the patients went through.  Once the staff see there was no further benefits for the patient they no longer would get treated.

Vice Chairman Maxwell asked how long does the infusion take?

Mr. Adams stated it took about 1 1/2 hours to complete and at the end the treatment there was a waiting period to make sure the patient didn't have any adverse effects.  He also stated they couldn't drive from the clinic but had to have a driver waiting on them before they left.

Vice Chairman Maxwell was concerned about prescriptions going home and Mr. Davis stated they didn't prescribe medications to take home.

Commissioner Garrison stated he was concerned because basically the treatments were experimental, and it something went wrong there were no physicians on site if something went wrong.  Mr. Adams stated the patients were closely monitored and he would heavily rely on the ems system if something did go wrong.

Vince Musso -37 Capri Drive, Hartwell, GA - Stated he had been a certified registered nurse for 31 years and had been helping with the infusions for the last five years.

Commissioner Garrison asked who was the medical provider for the clinic and where was he located?

Mr. Musso stated Kip Hicks who was an ER physician in Athens at Saint Mary's Hospital.

Commissioner Ausburn asked when the infusion was over, did the patient immediately leave?

Mr. Musso stated no, they were monitored before they could leave, and they cannot drive and had to have a driver on site.

Commissioner Ausburn asked if you could get an infusion the same day you came in?

Mr. Musso stated you had to complete paperwork first which includes your medical history and a physical and if the medical staff determine everything was ok, you could get an infusion that day, but it was a significant amount of paperwork.

Commissioner Ausburn asked who evaluated those questions and what qualifications do they have?

Mr. Musso stated himself, Danny Adams or Dr. Hicks.

Motion to deny CU-25-06.

Vice Chairman Maxwell and Commissioner Gardiner stated they would like to have more information.

Vice Chairman Maxwell stated why can't the motion be changed to get more information before the application was denied.

Motion made by Chairman Griffith, Seconded by Commissioner Ausburn.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Garrison  
Voting Nay: Commissioner Gardiner

Vote: 4:1

Majority voted and motion passed.

***(Copy of Resolution filed in Attachment to Minute Book 11-2)***

**b. Code Amendment:  Section 409 - Principal Building Per Lot**

Motion to open the public hearing.

Motion made by Commissioner Garrison, Seconded by Commissioner Ausburn.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

Ch. Griffith stated this was a code amendment for Section 409.  This would be cleaning up the wording where only one residential building could be built on a lot.

No one spoke in favor or opposition of the code amendment.

Motion to close the public hearing.

Motion made by Vice Chairman Maxwell, Seconded by Commissioner Ausburn.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

Motion to approve the code amendment.

Motion made by Chairman Griffith, Seconded by Commissioner Garrison.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

***(Copy of Resolution filed in Attachment to Minute Book 11-2) 2025-19***

**c. Code Amendment:  Section 903(A) - Hotels and Motels - Conditional Uses**

Motion to open the public hearing.

Motion made by Vice Chairman Maxwell, Seconded by Commissioner Ausburn.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

Ch. Griffin stated this was a code amendment for Section 903(A) Hotel Motel conditional uses. He further stated the Planning Commission recommended approval of the application with a 5:0 vote.

Motion to close the public hearing.

Motion made by Commissioner Ausburn, Seconded by Vice Chairman Maxwell.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

Motion to approve the code amendment.

Motion made by Chairman Griffith, Seconded by Commissioner Ausburn.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

***(Copy of Resolution filed in Attachment to Minute Book 11-2) 2025-20***

**d. Code Amendment:  Article XXIII Extended Stay Hotels**

Motion to open the public hearing.

Motion made by Commissioner Garrison, Seconded by Vice Chairman Maxwell.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

Chairman Griffith stated this was a code amendment for Article XXIII Extended Stay Hotels. He further stated this amendment would add wording for construction requirements and density adjustments for extended stay hotels.  He continued to state that this would allow for higher tier extended stay hotels.

No one spoke in favor or opposition of the code amendment.

Motion to close the public hearing.

Motion made by Commissioner Ausburn, Seconded by Vice Chairman Maxwell.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

Motion to approve the code amendment.

Motion made by Chairman Griffith, Seconded by Vice Chairman Maxwell.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

***(Copy of Resolution filed in Attachment to Minute Book 11-2) 2025-21***

**e. Code Amendment:  Article XX - Planned Unit Development**

Motion to open the public hearing.

Motion made by Commissioner Ausburn, Seconded by Commissioner Gardiner.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

Ch. Griffith stated this was an amendment to delete Appendix Article XX - Planned Unit Development and continued to state this would get rid of PUD zoning in its entirely because Banks County did not have the resources to support a development of such scale.

No one spoke in favor or opposition of the amendment.

Motion to close the public hearing.

Motion made by Commissioner Ausburn, Seconded by Commissioner Garrison.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

Motion to approve the deletion of the PUD zoning from the code with an effective date of July 1, 2025.

Motion made by Chairman Griffith, Seconded by Commissioner Garrison.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

***(Copy of Resolution filed in Attachment to Minute Book 11-2) 2025-22***

**8.** **PREVIOUS BUSINESS ACTION:**

Heather Cotton read the following letter from Commissioner Keith Gardiner dated 6/10/2025.

"Banks County Commissioner and citizens of Banks County.  It is with deep respect and a heavy heart that I formally submit my resignation from my position as a commissioner of Banks County, effective June 30, 2025.

This decision has not come easily, but after careful thought, prayers and consultation with my family and doctors, I have concluded that I must step away from public service to focus on my health.

Serving the residents of Banks County has been a tremendous honor. I am proud of the progress we have made together, and the strong sense of community we have fostered.  I remain deeply grateful for the trust that was placed in me and for the opportunity to advocate on behalf of our county.

Though I must focus on my well-being, I remain confident that the county's leadership and community will continue to move forward with strength and resolve.

Thank you again for your support and for allowing me the privilege of serving.

With sincere gratitude, Barry Keith Gardiner, Banks County Commissioner, Post 4"

Commissioner Ausburn stated he wanted to applaud Commissioner Gardiner for his service.

Commissioner Garrison stated he did not want to accept the resignation but his health and the love for his family was the main concern so he understood that.

**9.** **CONTRACTS AND AGREEMENTS:**

**a. Senior Life Services:  FY2025 Legacy Link Contract Addendum**

Senior Center/Transit Director Tracie Hammond stated this was an addendum from Legacy LInk concerning transportation services.

Motion to approve the Legacy Link addendum and authorize the chairman to sign the addendum.

Motion made by Vice Chairman Maxwell, Seconded by Commissioner Gardiner.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

**b. Public Transit:  FTA 5311 – FY2026 Operating, Small and Large Capital, and Mobility Management Project Number – T008096 Contract Amount - $71,482.00 Ratification**

Ms. Hammond stated this was a contract for the transit system and the signature needed to be ratified.

Motion to approve the contract and ratify the chairman's signature.

Motion made by Vice Chairman Maxwell, Seconded by Commissioner Garrison.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

**c. Public Transit: Transit RFP FY26 Contract NEGRC -Tracie Hammond**

Ms. Hammond stated this was an RFP/Contract with NEGRC for transit services.

Motion to approve the RFP/Contract and authorize the chairman to sign the contract.

Motion made by Vice Chairman Maxwell, Seconded by Commissioner Gardiner.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes

**d. Public Utilities:  Banks/Franklin County Provision of Cedar Ridge Subdivision Water Service - Intergovernmental Agreement**

Deleted from agenda.

**e. FY2026 ACCG Property & Liability Insurance Renewal**

Chairman Griffith stated this was for the FY2026 property and liability insurance renewal.

Motion to approve the renewal policy and allow the chairman to sign the documents.

Motion made by Commissioner Gardiner, Seconded by Vice Chairman Maxwell.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

**f. FY2026 VFIS Volunteer Fireman Accident & Sickness Insurance**

Fire Chief Steve Nichols stated this policy was for insurance and liability for fire equipment, vehicles and property for Fire/Ems services through VFIS.

Motion made by Commissioner Gardiner, Seconded by Vice Chairman Maxwell.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

**g. Personnel:  Turner, Wood & Smith Insurance Broker Agreement - Arlene Ivey**

Chairman Griffith stated this was for the approval of the broker agreement with Turner, Wood and Smith.

Motion to approve the agreement and authorize the chairman to sign the documents.

Motion made by Commissioner Gardiner, Seconded by Commissioner Garrison.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

**h. Fire/EMS:  Medical Director Contract**

Chief Nichols stated they were required by the State EMS office to always have a medical director on board. He further stated fortunately for the past 10 years the medical director had not been charging us.

Chief Nichols stated he had found a replacement and the doctor was working out of St. Mary's and would only be charging $10,000 which was the cost of the liability insurance he would have to have carry.

Chief Nichols also stated he had checked with several other doctors and this was the best option.

Motion to approve the contract for the medical director pending county attorney approval and authorize the chairman to sign the documents.

Motion made by Commissioner Gardiner, Seconded by Vice Chairman Maxwell.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

**10.** **MISCELLANEOUS:**

**a. Recreation:  Maintenance Positions - Katherine Roberts**

Recreation Director Kat Roberts spoke about the maintenance positions and the landscape rfp that was put out to bid and how it affected her employees.  She further stated the her department needed more than one maintenance employee.  She also read a letter from Recreation Board Member Adam Watson in support of the maintenance department within the Recreation department.

**b. Recreation:  Maintenance - Chelsea Seamans**

Chelsea Seamans Maintenance Supervisor for the Recreation Department spoke about the positions that were going to be taken away from the department.  She stated these positions were vital in the preparation of fields and keeping the department looking good.

Chairman Griffith stated these positions would be further discussed at the June 17 meeting.

Commissioner Ausburn stated the landscape rfp would make everything more efficient.  He further stated this way the recreation department could focus more on programs and needs for the recreation department instead of cutting grass.

Chairman Griffith stated this was just a restructure.

**c. Georgia Power Update - Jeremy Spradlin**

Mr. Spratlin did not attend the meeting.

**d. Public Utilities:  Baldwin Water Discussion**

Alice Venter - City of Baldwin – Discussed the City of Baldwin water issues and stated their lines were about 60 years old and were installed with substandard materials.  She also stated Banks County had always been a good partner with Baldwin and would like to discuss partnership with Banks County about water.

**e. CVB Lawsuit**

Motion to authorize the county attorney to finalize and file a complaint in superior court against the Banks County Chamber/CVB and its individual board members to seek and return the hotel/motel tax funds.

Motion made by Commissioner Ausburn, Seconded by Chairman Griffith.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

**f. County Clerk Position**

Chairman Griffith stated Regina Gailey had served our county citizens for over 37 years and had been the voice and guidance of many Commissioners and Chairmans. It was with a heavy heart that they accept her resignation with her last day of employment being June 30, 2025. He continued to state we thank her for her dedication over the years, and she would be missed. Happy Retirement.

Motion made by Vice Chairman Maxwell, Seconded by Commissioner Garrison.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

Motion to promote Erin Decker to County Clerk effective July 1, 2025.

Motion made by Commissioner Gardiner, Seconded by Vice Chairman Maxwell.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

**11.** **RESOLUTIONS AND ORDINANCES:**

**a. FY2025 Budget Continuing Operation Resolution**

Deleted from agenda.

**12.** **BOARDS & AUTHORITIES:**

**a. Georgia Mountains Regional Commission Member - Private Sector one-year term to expire June 30, 2026**

Motion to appoint Vickie Jones to the Georgia Mountain Regional Commission -Private Sector member for a one-year term to expire June 30, 2026.

Motion made by Commissioner Ausburn, Seconded by Commissioner Gardiner.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

**b. Board of Tax Assessors - to finish the unexpired term of Jerrold Parks to end 12/31/2030**

Chairman Griffith stated there were no current applications but if anyone was interested you could still complete an application.

Commissioner Ausburn stated the county had a lot of different boards that we need people to serve on. These boards are vital to the County so if anyone wants to serve, please complete an application.

**c. Georgia Mountains Community Services Board - 3 year term to expire 6/30/2028**

Motion to appoint Carol Williams to the Georgia Mountains Community Service Board for a three-year term to expire on June 30, 2028.

Motion made by Commissioner Gardiner, Seconded by Vice Chairman Maxwell.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

**13.** **PUBLIC COMMENT:**

***Selena James White - Hollingsworth Community*** - Stated we all have gotten letters from GA Power about installing new transmission lines.  She further stated GA Power was not being forth coming with the information.  She hoped they could find out more information from GA Power tonight about the timelines, the public hearings, when things may happen and where the lines would be going. Ms. White stated she had talked to someone at the Public Service Commission and they stated this line had been approved years ago.

Commissioners stated if they got more information they would let the people know.

***Jean Cox - Hollingsworth Community*** - Stated the Public Service Commission was currently having an election and it would be very important to go and vote.  The Public Service Commission controls what the utility companies can do. She further stated that alot of people felt that Georgia Power was pushing this project to fast.

Commissioner Gardiner suggested for Ms. Cox to contact Senator Bo Hatchett, Representative Chris Erwin and Representative Drew Echols.

1. **General County Improvements:  Danny Free**

Deleted from agenda.

**14.** **EXECUTIVE SESSION:**

No executive session.

**County Vehicles**

Commissioner Garrison stated he wanted to address something for the Chairman to handle which was giving our department heads permission if they need to park their trucks at the Annex since it was centrally located in the County. He stated it would make it easier, mainly for our water people instead of them driving all the way to the water plant.  Commission Ausburn said it depended on where you live if the Annex was a central location. Commissioner Gardiner stated he didn't think it was fair to clock in and then drive the rest of the way to work on County time. Chairman Griffith stated his opinion was that unless something was majorly wrong or inefficient he was going to leave the department business to the department heads.

**15.** **ADJOURNMENT**

Motion to adjourn the meeting at 8:25 p.m.

Motion made by Commissioner Gardiner, Seconded by Commissioner Ausburn.  
Voting Yea: Chairman Griffith, Vice Chairman Maxwell, Commissioner Ausburn, Commissioner Gardiner, Commissioner Garrison

Vote: 5:0

All yea votes and the motion passed.

Chairman

Deputy County Clerk