



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, November 02, 2021 at 6:30 PM

MINUTES

1. CALL MEETING TO ORDER

Mr. Mathis called the meeting to order.

PRESENT

Chairman Brian Mathis

Vice-Chairman Taylor Griffith

Mr. Jay O'Kelley

Mr. Scott Wheatley

Mr. Sam Moon

2. APPROVE MINUTES FROM OCTOBER 2021

a. Minutes from October 2021

Motion to approve made by Vice-Chairman Griffith, Seconded by Mr. Wheatley.

Voting Yea: Chairman Mathis, Vice-Chairman Griffith, Mr. O'Kelley, Mr. Wheatley, Mr. Moon

3. REVIEW AMENDMENTS TO CODE OF ORDINANCES

a. Amendments to Code of Ordinances: Article VII(b) R2 Residential Multifamily District to provide for purpose and intent; to provide for permitted uses; to repeal conditional uses; to provide for an effective date; and to repeal conflicting ordinances and resolutions, and for other purposes.

1. Purpose and intent.

- (No changes recommended)

2. Permitted use #1

- (v) delete "EPD approved septic system."

3. Permitted use #2

- (ii) add "to be subtracted from total acreage when figuring maximum density."
- (iii) change density to "4 units per acre".
- (xv) change to "Accessory structure shall only be for residents and can only be: laundry buildings, water and sewer building, fitness center (not to exceed 1500 square feet,) swimming pool and building (not to exceed 1000 square feet,) park and playground building (not to exceed 500 square feet,) and common use building (not to exceed 2000 square feet.) Accessory structures shall not occupy more that 10% of total acreage."
- (xi) change to "No more than 75 units in a development can be dependent upon 1 ingress and 1 egress point if access is from a state highway, and no

more than 50 units in a development can be dependent on 1 ingress and 1 egress if access is to and from a county road.”

4. Permitted use #3

- (vii) change to “The height of the facility cannot exceed 2 stories and not built over a basement.”

Voting Yea: Chairman Mathis, Vice-Chairman Griffith, Mr. O'Kelley, Mr. Wheatley, Mr. Moon

4. APPROVE PLATS

Taylor Griffith made motion to table plat approvals because of moratorium placed on subdivisions by Commissioners.

Paul Ruark explained the plats were not subdivision in the commissioner’s determination but were merely divided property and allowed to be divided as such.

Motion to table made by Vice-Chairman Griffith.

Voting Yea: Chairman Mathis, Vice-Chairman Griffith, Mr. Wheatley, Mr. Moon

Voting Nay: Mr. O'Kelley

5. APPOINT PLANNING COMMISSION CHAIR

Motion to appoint Brian Mathis as Planning Commission Chairman.

Motion made by Vice-Chairman Griffith, Seconded by Mr. Wheatley.

Voting Yea: Chairman Mathis, Vice-Chairman Griffith, Mr. O'Kelley, Mr. Wheatley, Mr. Moon

6. APPOINT PLANNING COMMISSION VICE CHAIR

Motion to appoint Taylor Griffith as Planning Commission Vice-Chairman.

Motion made by Chairman Mathis, Seconded by Mr. Wheatley.

Voting Yea: Chairman Mathis, Vice-Chairman Griffith, Mr. O'Kelley, Mr. Wheatley, Mr. Moon

7. ADJOURN THE MEETING

Motion made by Vice-Chairman Griffith, Seconded by Mr. Wheatley.

Voting Yea: Chairman Mathis, Vice-Chairman Griffith, Mr. O'Kelley, Mr. Wheatley, Mr. Moon