

The Banks County Board of Commissioners held a work session on March 23, 2021 at 9:00 a.m. in the Board Room of the Banks County Courthouse Annex.

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

1. Call to Order

Ch. Turk called the meeting to order.

2. Commission Discussion: County Code/Zoning Regulations/Subdivision Regulations

The Commissioners discussed and suggested changes to the following sections:

CDA:7 – Add C-3 District to regulate Commercial Zoning better

Article IV. General Provisions

Section 417: Home Occupations

Change home occupations where the commissioners are aware of all home occupations. Many complaints are received concerning home occupations when there are too many vehicles coming in and out of the property, the business was storing materials and equipment on the property creating a nuisance.

Section 418: Visibility at Intersections – No problems with this section

Section 419: Abandoned wrecked or junked vehicles and materials – This would only be permitted in ARR and CAD but not in subdivisions. In ARR & CAD zones no more than 2 cars not tagged can be visible from the road. This would also include not only vehicles but boats, trailers and campers.

Section 420: Noise Control Regulations – Code Enforcement Officer Paul Ruark stated the noise ordinance had many loopholes and was hard to enforce. Ch. Turk stated a Noise Ordinance should be covered in the Special Events section. Commissioners thought Noise Control should be removed.

Article V. CAD, Consolidated Agricultural District – Intensive

Section 502: Permitted Uses

Commissioners stated feed lots and hog lots and/or parlors should be under conditional use.

Section 503: Conditional Uses

4. Bring the number of hogs and cattle to the current state regulated level.

Article VI. ARR, Agricultural-Rural Residential District

Section 602: Permitted Uses

Comm. Gardiner stated that he was concerned with two acre lots building side by side on a road and being considered a subdivision. Ch. Turk stated that a permitting process needed to be included for any driveways being installed in the County. This would greatly help with the amount of water running onto the roadway.

Article VII (A). R-1, Single-Family Residential District

Commissioners agreed that all developments need to have public water. Comm. Garrison stated that he would like to see the requirement of a minimum of 2-acre lots. Comm. Gardiner stated that he wouldn't like to see lot sizes reduced to an acre. Comm. Garrison stated maybe the quality of the house and size should be changed for now and come back to the lot size later.

Some house specifications to be considered were 2,000 sq. ft. with a crawl space or basement. No vinyl - only masonry, wood or fiber cement lap siding exterior walls. On Multiple-level structures the main floor shall be no less than 1,500 sq. ft.

Section 702 (A): Permitted Uses

Change to require an accessory building permanently built, nothing mobile.

Article VII (B). R-2, Residential Multifamily Housing

Ch. Turk suggested splitting into four categories: A. Duplex, Triplex, Quadruplex B. Townhouses, C. Apartments, D. Assisted Living/Nursing Home

Recessed meeting at 12:00 p.m. and reconvened meeting at 1:15 p.m.

Commissioners continued to discuss the following sections:

Section 703 (B): Conditional Uses

Remove the following sections:

2. Home occupations as defined in article III and limited in section 417.
4. Day care centers provided that prior to the application, the applicant shall show proof of registration and licensing as required by the Georgia Department of Human Resources.

Article VIII. C-1, Neighborhood Commercial District

Section 801: Purpose and intent

Ch. Turk stated he thought mini warehouses should be allowed in C-1

Section 802: Permitted Uses

Change 9. Clubs, lodges, fraternal institutions and other places of public assembly for membership groups, nonprofit or for profit, to say Civic Organizations.

Article IX. C-2, General Commercial District

Discussed changing the warehouse sizes for distribution and storage.

Section 902: Permitted Uses

Add 15. New car part sales

Section 903: Conditional Uses.

Reclassified or added to conditional uses as follows:

- | | |
|---|---|
| 13. Move to R-2 | 24. Move to C1 in Conditional Uses |
| 25. Move to C-1 in Conditional Uses
reference Article 2201 | 26. Criteria in place if declared an extended stay hotel, |
| 34. Add warehouses | 28. Strike out animals |

Some other zoning conditions and uses that were discussed were as follows:

- Leave 25. Pawn Shops in C-2.
- Move 17. Mini-Warehouses to C-1.

Commissioners discussed having County Attorney Randall Frost clear up the possible confusion between Conditional Use and Conditional Use Permit.

Other sections discussed were as follows:

Section 1202: Enforcement – Mr. Ruark stated he didn't have a problem with the enforcement section.

Section 1204: Building Permits – Mr. Ruark would make site plans for dwellings a part of the application process to ensure dwellings meet property setbacks.

Section 1619: Criteria to consider for conditional uses.

Section 1620: Criteria to consider for variances

Section 1622: Conditional approval permitted

Section 1623: Criteria to consider special use permit.

Article XVII. Parking

Stated lighting for parking needed to be addressed in all code sections.

Article XIX. Multifamily Housing Developments

Section 1908: Lighting

(b) Add LED Lights

Article XX. Planned Unit Development District (PUD)

Section 2001: Purpose and intent

Discussed taking out entire section.

Article XXI. Office and Light Industrial District (OLI)

Section 2102: Permitted Uses

Strike out the following:

2. Light industrial uses including manufacturing, distribution, processing, warehousing, alteration and assemble of products; provided, however, that the industrial activity is not injurious to the comfort, peace, enjoyment, health or safety of either the community or abutting areas by virtue of creating a disturbance or annoyance. Specifically uses in this district may not:

- a. Disseminate dust, smoke, gas or fumes, odor, noise, vibration or excessive light beyond the boundaries of the lot on which the use is conducted;
- b. Create a menace by reason of fire, explosive or other physical hazard;
- c. Discharge harmful (chemical, biological or radioactive) waste material;
- d. Have significant outdoor storage or assembly activity;
- e. Uses may have incidental and accessory uses including:
 - i. Warehousing, storage facilities and/or display rooms for products or parts to be manufactured or assembled on site;
 - ii. Facilities for the storage, operation and maintenance of all plant machinery, equipment and vehicles needed for all the uses permitted on the site, including storage of gasoline and lubricating oils needed for their operation.
 - iii. Systems/facilities for all utility distribution (water, sewer, electricity and natural gas), communications (telephone and television wire/cables and antennas, provided they meet applicable Georgia State Regulations) and climate control (heating, ventilation and air conditioning).
 - iv. Facilities for employees and their customers such as clinics, cafeterias, employee credit unions and recreational facilities.

May add above section to M-1 or M-2.

Change title of *Office and Light Industrial District (OLI)* to Office Complexes

Section 2112: Signs

Strike out because we already have sign designs in another code section.

Article XXII. Hotel or Motels

Discussed extended stay hotel/motels.

Subdivision Regulations were discussed. Particularly pertaining to housing limits.

3. Adjournment

Motion to adjourn the meeting: Sammy Reece

Second: Danny Maxwell

Vote: 5:0

All aye votes and the meeting was adjourned at 3:24 p.m.

Chairman

Assistant County Clerk
