

The Banks County Board of Commissioners held their regular meeting on July 27, 2021 at 6:30 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

Members Absent

Commissioners Sammy Reece

Staff Present

County Clerk Jenni Gailey
Assistant County Clerk Erin Decker
Finance Officer Randy Failyer
Personnel/HR Director Arlene Ivey
Senior Center/Transit Director Tracie Hammond

Media Present

None

1. Call to Order

Ch. Turk called the meeting to order.

2. Approval of Agenda

Motion to approve the agenda: Bo Garrison
Second: Keith Gardiner
Vote: 4:0
All aye votes and the motion passed.

3. Pledge to the American Flag

Comm. Gardiner led the Pledge to the American Flag.

4. Public Hearings: NONE

5. Senior Center/Public Transportation Job Description Approvals

Arlene Ivey

Arlene Ivey, Personnel/HR Director stated the Kitchen Coordinator position and the Part-time Transit position had been modified and turned into one position. Ms. Ivey stated that by combining these positions, Tracie Hammond, Senior Center/Transit Coordinator thought this would work better for what she needed. She further stated the job description of Custodian had been modified to better fit the needs of the Senior Center.

Motion to approve the modified job descriptions: Charles Turk
Second: Danny Maxwell
Vote: 4:0
All aye votes and the motion passed.

6. Contracts & Agreements:

a. Public Transportation: Northeast Georgia Regional Commission Contract

Tracie Hammond, Senior Center/Transit Coordinator stated this contract was with North East Georgia Regional Commission to transport clients to Jackson Creative.

Motion to approve and authorize the Chairman to sign the contract: Keith Gardiner

Second: Danny Maxwell

Vote: 4:0

All aye votes and the motion passed.

(Copy of Contract filed in Attachment to Minutes Book 10-3) 2021-07

b. 2022 SPLOST IGA & Projects Approval

Ch. Turk stated this was to approve the County SPLOST projects and the intergovernmental agreement. He further stated all the cities had approved the agreement and projects.

Motion to approve the projects and agreement: Charles Turk

Second: Bo Garrison

Vote: 4:0

All aye votes and the motion passed.

(Copy of Agreement filed in Attachment to Minutes Book 10-3) 2021-07

c. Ratification of the Chairman's Signature for Sanitary Sewer Improvements to serve Martin Bridge Area.

County Clerk Jenni Gailey stated the contract had been approved last month but because of the GEFA loan and for grant funding there was a stipulation that stated the Chairman had to be authorized to sign the contract.

Motion to ratify the authorization of the Chairman's signature for the Sanitary Sewer Improvements to serve the Martin Bridge Area: Keith Gardiner

Second: Danny Maxwell

Vote: 4:0

All aye votes and the motion passed.

7. Roads & Bridges: Request to accept Hatchery Way as a County maintained road

Ch. Turk stated the road was named and now the road needed to be accepted by the County.

Motion to accept 400 ft. of Hatchery Way: Danny Maxwell

Second: Keith Gardiner

Vote: 4:0

All aye votes and the motion passed.

8. Parks & Recreation: Mower Purchase

Ch. Turk stated the mower purchase would replace a mower that was purchased in 2012. He stated three quotes were received and the lowest quote was from Swineharts in the amount of \$11,856.

Motion to approve the quote from Swineharts for a purchase of a mower in the amount of \$11,856: Bo Garrison

Second: Keith Gardiner

Vote: 4:0

All aye votes and the motion passed.

9. Zoning & Subdivision Regulations Worksession

The following zoning codes were discussed:

Article VII (B) R-2 Residential Multi-Family District

Discussed changing the following:

A. Duplex, Triplex and Quadplex

B. Townhomes

Minimum 5 acres

Density – 2 residents/acre with 50% green space

Must be on public water and public sewer or EPD approved septic

Maximum of 2 Stories

Minimum 1,000 sq. ft.

Minimum 75 ft. road right of way and 75 ft. from all 3 sides of property line

Must have exterior brick, rock, man made rock or cement board

Carports must be to the side or back of building

Parking must be 3 spaces per unit asphalt or concrete

Outdoor lighting must be pointed downward

Accessory structures must only be for residents and can only be: laundry room, workout center,

Swimming pool house, park and playground building and common use building

C. Apartments

30 acres minimum

35% green space

Density 6 units per acre/75 ft. road right of way 75 ft. from all property lines

Must be on public water and public sewer

Maximum 3 Stories

Minimum 1,000 sq. ft. heated space per unit

Exterior siding must be brick, rock, man made rock or cement board

Must have gutters on roof

Must have sidewalks on front of building with minimum 5' between and sidewalk for grass and shrub/plants

Must have 2 ingress and egress

Must be paved with curbing and gutters

Must be off of a paved county or state road

Must have 3 parking spaces per unit plus 1 for every employee

Parking lot must be lighted with light pointing at a downward direction

Structures permitted for use of residents only – water/sewer building, swimming pool house, workout center, laundry house, playground/park building, common use building

D. Assisted Living

25-Acre Minimum

Must be on paved county road or state road

30% green space

75 Ft. off road right of way and 75 ft. from all property lines

Minimum of 1 parking space per residence plus 1 for each employee

Must be paved and guttered with outside lighting pointing downward

Walkways at least 5 ft. from building with grass/shrubs between side walk and building

Maximum 3 Stories

Minimum 500 sq. ft. per residence

Exterior must be brick, rock, manmade rock, cement board or wood

Sides and backyard must have a minimum 6 ft. high fence

Must be on public water and public sewer

Structures permitted for use of residents only – water/sewer building, swimming pool house, workout center, laundry house, playground/park building, common use building

Chapter 74 – Subdivisions

74-61 – Definitions

- Add Class III Subdivide and Class IV
- Add Class II – 5-acre minimum lot size
- Add Class III – 10-acre minimum lot size
- Class II, Class III and Class IV subdivide needed to be rezoned to R-1

74-123 – Access

- Add require road impact study on Class III and Class IV
- Change 150 ft. to 200 ft. dedicated right of way

74-164 – Cul-de-sacs or dead-end streets

Make sure all cul-de-sacs are 100 ft.

74-171 – Single Entry Road Restriction

- Change 75 lots to 50 lots
- Change 100 lots to 75 lots

74-201 – Block Lengths and Widths

- Add *except in unusual circumstances must have approval of Planning Board and Commission Board*

74-202 – Lot sizes and proportions

- Change lot size to 2-acres

74-205 – Building set-back lines

- Change the setback from 70 ft. to 75 ft.
- Delete “unless the lot fronts on a paved roadway with a dedicated right of way of 60 feet or more and in such case, the minimum building setback line shall be 30 feet from the from property line.”

74-238 – Water Supply System

- Add fire hydrants

74-242 – Guarantee of quality of improvements

- Increase bond to \$500,000 bond per mile. Bond length one year
- One year after last certificate of occupancy
- Add *inspection of roads to section*

74-241 – Street and alley improvements

- Remove panhandle lots

Definitions

- Add the following definitions:
Townhouse
Apartments
Duplex, Triplex, Quadraplex
Assisted Living Facility
- Create "C-3 Warehouse and Distribution" Section

Section 413 – Minimum lot size and proportions

- Change lot size to 2 acres

Section 417 – Home occupations

- Remove needs BOC approval
- Add Chairman signs off and notifies BOC of home occupancy except for conditional uses which require BOC approval.
- Add Code Enforcement must provide list of home occupations to BOC.

Article VI. - ARR, Agricultural-Rural Residential District

Section 602 – Permitted Uses

- 15. Add Class I subdivides

Section 701 – Purpose and Intent

- Add to qualify acreage for rezoning a Class IV subdivision in R-1, there shall be a minimum of 2-acre lots.

Section 702 (A) – Permitted Uses

- Add Class III subdivide minimum of 10 acres
- Add Class II subdivide minimum of 5 acres
- Add must be constructed beside or behind principal dwelling

Ch. Turk stated the next worksession would be August 5, 2021 at 6:00 p.m.

10. Adjournment

Motion to adjourn the meeting: Charles Turk

Second: Bo Garrison

Vote: 4:0

All aye votes and the meeting was adjourned at 9:06 p.m.

Chairman

Assistant County Clerk
