

**Banks County Planning Commission
Board Meeting
October 5th, 2021**

Members Present

Brian Mathis
Jay O'Kelley
Taylor Griffith
Scott Wheatley

Staff Present

Paul Ruark- Planning and Zoning Official
Kerri Fincannon- Planning and Zoning Clerk

1. Call Meeting to Order: Mr. Mathis called the meeting to order.
2. Approval of Agenda/Minutes from September
 - Motion to approve minutes: Taylor Griffith
Second: Jay O'Kelley
Vote 4:0 to approve and the motion passed.
3. CU-21-06 — Shuxuan Dong, Elegant Massage — An application has been submitted for the conditional use of the property identified as 309 Steven B Tanger Blvd. to be used for a massage therapy practice.
 - Shuxuan Dong, 3335 Earhart Way, Buford, GA 30518
 - Has 2 other massage locations, one for 4 years and one for a year. The agency that she works with on the second location is the same that offered this space to her. This location is closer to her home.
 - She wants this location to be a little different than her others, with 50% massage and 50% retail (massage products.) Possibility for more retail/less massage in future. All retail would be massage related.
 - Mr. Mathis asks how many therapists would be on staff. She states only herself because she does not want to focus solely on massage. He asks if she is licensed as a massage therapist in the state of GA and she says she is. She says that any other hires would be for sales positions.
 - Mr. Mathis asks about her other locations. She says she would like to sell the others because they are too far from her children and she wants to be closer to home. Mr. Mathis wants to know if she would be bringing therapists from her other locations. She says no she believes they would want to stay in their local areas.

- Mr. Mathis asks about hours of operation and she says she wants only 10 to 5 Monday through Saturday. She doesn't want to spend all her time at work.
 - Mr. Mathis asks is any previous massage business she has owned have been forcefully shut down. She says no, she sold one appx 10 years ago, but no shut downs.
 - Mr. O'Kelley wants to clarify the hours because the previous applicants wanted longer hours. She says she is not associated with the previous applicants and her hours would not be that long.
 - Mr. Mathis asks for opposition. No opposition present.
 - The board discusses products for retail sales and it is stated that retail is allowable. Mr. Ruark offers that the application is for the conditional use for massage.
 - Mr. Mathis asks for a motion.
Motion to approve: Taylor Griffith
Second: Scott Wheatley
Vote 3:1 to approve and the motion passed.
4. Z-21-07 – James Dudley, 5100 Old Hwy S, LLC – An application has been submitted to rezone the property identified as parcel B35 038C, an 11.72-acre lot at Harmony Church Rd. and Hwy 441, from ARR (Agricultural, Rural, Residential) to C2 (Commercial) to be used for an office/warehouse and parking.
- JR Dudley, 230 Ledford Farm Rd. Fair Play, SC: wants 3 12,000 sq ft spec warehouses with potential/tentative tenants. At this time, possible poultry supply and cage builder which would require the entirety of two of the buildings. He mentions possibly splitting one or more of the buildings into multi-tenant spaces.
 - Mr. Mathis wants to know if approval is given, would all three buildings be built at that time or wait for tenants. He sates he would build all 3 buildings at once.
 - Mr. Griffith asks about large truck access. He states there is a dock planned between 2 of the buildings. He says this is a proposal and would be up to whatever tenants they could get. He insinuated that he had even thought that he would combine the buildings to make 1 up to 20,000 sq ft.
 - Mr. Griffith asks about entrances on 441 instead of Harmony Valley, he said he believed that there wasn't enough room for the required decel lane and that it would be very expensive.
 - Mr. Mathis asks for opposition.
 - Gordon "Buddy" Haynes, Harmony Church Rd.- he doesn't understand what kind of businesses will be leasing space. Right now, the idea is just for spec warehousing for existing businesses in the area. He asks about it being a truck stop, Mr. Dudley says not that at all. Mr. Haynes is concerned about run-off. There would be retention ponds and the like in place.
 - Tammy Lundy, Harmony Church Rd.- she is concerned about safety, traffic, multiple wrecks already taking place there. She doesn't believe that is a safe place to put 2 entrances. People live in this area and walk on the roads and kids that play. What kind of businesses could be allowed there by right? By conditional use? Entrances on 441

wouldn't be as bothersome, but Harmony Church isn't appropriate for commercial traffic.

- The board questions the idea of spec warehouses and how to answer the criteria to rezone without more knowledge about prospective tenants. Types of business, truck traffic, nuisances, etc.
- Mr. Mathis asks for a motion.
Motion to deny: Taylor Griffith
Second: Scott Wheatley
Vote 4:0 to deny and the motion passed.

5. Adjourn meeting.

- Mr. Mathis asks for a motion to adjourn
Motion to approve adjournment: Taylor Griffith
Second: Scott Wheatley
Votes 4:0 to approve adjournment and the motion passed.