

Banks County Board of Commissioners  
**APPLICATION FOR COND. USE PERMIT**

150 HUDSON RIDGE SUITE 4 / HOMER, GA 30547  
PHONE: (706)677-4272 FAX: (888)686-7421 www.bankscountyga.org

DATE ISSUED: 01/05/2022

PERMIT #: 2022-20220002

LOCATION:	HELTON	DISTRICT	TAX MAP PARCEL
			B26 094
	270 MT SINAI RD	LOT	ZONING DISTRICT
			ARR
OWNER:	CALEB HELTON		TOTAL VALUATION
			\$ 0
CONTRACTOR:			TOTAL SQ FT
			0
			HEATED/UNHEATED
			0 / 0

TYPE CONSTRUCTION: CONDITIONAL USE APP

OCCUPANCY GROUP: CONDITIONAL USE

<u>FEE CODE</u>		<u>FEE</u>	
/CONDITIONAL USE APPLICATION		150.00	
TOTAL PAID:	150.00	**PAID IN FULL**	TOTAL AMOUNT: 150.00

REMARKS: CU-22-01 CONDITIONAL USE  
PROPOSED USE: MANUFACTURE OF FIREARMS AND AMMUNITION, TYPE 07 FFL

Please schedule inspections 24 hours in advance by calling 706-677-4272. Inspection requests for the following day must be made by 2pm. This permit becomes null and void if work or construction authorized is not commenced within 6 months or if construction or work is suspended or abandoned for a period of 6 months at any time after work is started.

\_\_\_\_\_  
(SIGNATURE OF CONTRACTOR/OWNER)

\_\_\_\_\_  
(DATE)

\_\_\_\_\_  
(ISSUED BY)

\_\_\_\_\_  
(DATE)



# CONDITIONAL USE APPLICATION

Planning & Zoning Office  
150 Hudson Ridge Suite 4  
Homer, Georgia 30547  
Office: 706.677.4272  
Fax: 888.686.7421  
www.co.banks.ga.us

Permit # 22-002 Application # CU-22-01

Property Owner:

Name: Caleb Helton

Address: 270 Mt. Sinai Rd. Lula, GA 30554

Phone: 678-997-9669

Applicant:

Name: Caleb Helton

Address: 270 Mt Sinai Rd. Lula, GA 30554

Phone: 678-997-9669

Location:

270 Mt. Sinai Rd. Lula, GA 30554

Existing Zoning:

R3- Residential

Existing Use: Single family residence

Proposed Use:

Single family residence with Type 07 FFL registered to address  
for Helton Investments LLC.

Acreage of Site: 1.96

Tax Map & Parcel: B26 094

## THE FOLLOWING APPLICATION MATERIALS MUST ACCOMPANY THIS APPLICATION

- 1) Metes and bounds description of the property.
- 2) Boundary surveys of the property.
- 3) A letter of intent which describes general characteristics of the proposed development such as type and time frame of development and background information in support of the application.
- 4) A site plan containing, at a minimum, the following information:
  - a) Title of the proposed development.
  - b) Name, address and phone number of the architect, engineer, or other designer.
  - c) Scale, date, north arrow, and general location map showing relationship of the site to street or natural landmarks.
  - d) Boundaries of the property, all existing and proposed streets, including right-of-way and street pavement widths, buildings, water courses, parking & loading areas, and other physical characteristics of the property and the development.
- 5) Campaign Contribution Disclosure Form.
- 6) Property Owner's Certification Sheet and Public Hearings Notification.
- 7) Application fee of \$150 (check or cash only.)

## Paul Ruark

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**From:** Caleb Helton <h2munitions@gmail.com>  
**Sent:** Monday, December 20, 2021 12:12 PM  
**To:** Paul Ruark  
**Cc:** stephen.r.garten@usdoj.gov  
**Subject:** Zoning Request

Hello Paul,

My name is Caleb Helton and I am in the process of registering an at home gunsmithing and ammunition business located at my single home residence. I am currently in the final stages for approval of my FFL 07 license with ATF Investigator Stephen Gartner. Investigator Gartner requested that I reach out to you for confirmation that I will be in compliance with zoning laws in Banks County. Based on the Banks County home occupation agreement I believe I will be in compliance.

A brief description of my business operations to address any questions you may have.

- I will have no store frontage.
- The most traffic I will see will be a single customer dropping off or picking up from my shop. A key aspect of my business plan is to mainly deal with wholesale transactions to local and out of state businesses whom I will ship or deliver products to.
- There will be no water discharge or other waste types beyond what I will have bagged inside my pickup bin for my weekly residential trash service.
- There will be no noise pollution beyond what would normally occur in any home garage/shop.

If you have any questions please email me or call my cell @ 678-997-9669. Investigator Gartner and I look forward to your response.

Thank You,

Caleb Helton

Parcel Number B26 094  
 Location Address 270 MT SINAI RD  
 Legal Description GMD 912 PB15-174  
 (Note: Not to be used on legal documents)  
 Class R3-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning ARR  
 Tax District County (District 00)  
 Millage Rate 22.342  
 Acres 1.96  
 Homestead Yes (S1)  
 Exemption  
 Landlot/District N/A

[View Map](#)



## Owner

HELTON CALEB  
 270 MT SINAI ROAD  
 LULA, GA 30554

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1.96

Style Single Family  
 Heated Square Feet 1401  
 Interior Walls DRYWALL/SHEETROCK  
 Exterior Walls Siding Maximum  
 Foundation Continuous Footing  
 Attic Square Feet 0  
 Basement Square Feet 1260 Unfinished  
 Year Built 2018  
 Roof Type Asphalt Shingle  
 Flooring Type Hardwood  
 Heating Type Gas or Heat Pump/Central Ac  
 Number Of Rooms 0  
 Number Of Bedrooms 3  
 Number Of Full Bathrooms 2  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 3  
 Value \$174,108  
 Condition Average  
 Fireplaces\Appliances 1 STY SINGLE 1  
 House Address 270 MT SINAI

Permit Date	Permit Number	Type	Description
02/06/2018	2018017	NEW CONSTRUCT	NEW RESIDENTIAL CONSTRUCTION 3230 SQ FT BASEMENT 3 BED 2 BATH 2668 HEATED/718 UNHEATED TOTAL 3386 ??

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/23/2018	460 74	15 174	\$175,000	Qualified - Improved	HELTON RODNEY	HELTON CALEB
9/20/2017	442 765	15 174	\$14,500	ADJOINING PROPERTY OWNER	CROCKER JEANETTE	HELTON RODNEY
3/1/2008	00321 0762		\$0	RELATED INDIVIDUALS OR CORPORATIONS		
10/1/2000	00163 0759		\$12,000	Qualified - Vacant Land		CROCKER JEANETTE
8/1/1990	00061 0055		\$0	INVOLVED ADDITIONAL PARCELS		

	2021	2020	2019	2018	2017
Previous Value	\$183,892	\$175,000	\$13,865	\$12,056	\$12,056
Land Value	\$21,449	\$18,024	\$17,160	\$13,865	\$12,056
+ Improvement Value	\$174,108	\$165,868	\$157,840	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$195,557	\$183,892	\$175,000	\$13,865	\$12,056



No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes.

The Banks County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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 Schneider  
 GEOSPATIAL

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### CRITERIA TO CONSIDER FOR CONDITIONAL USES

- a. Whether off-street parking and loading facilities are adequate in terms of location, amount and design to serve the proposed use.
- b. Whether the number, size and type of signs proposed are compatible with the surrounding area.
- c. Whether the proposed use will have compatibility with existing uses of adjacent land and the surrounding area and will not cause or create or be likely to cause or create adverse effects upon the existing or future development of either the area or the rest of the county.
- d. Whether ingress and egress to the property is suitable and safe and the effect of the proposed activity on traffic flow along adjoining street is not adverse
- e. Whether the location and intensity of outdoor lighting is such that it does not cast light on adjacent, adjoining or neighboring properties.
- f. Whether hours and manner of operation of the proposed use are inconsistent with adjacent and nearby uses.
- g. Whether existing public facilities and utilities are capable of adequately serving the proposed use.
- h. Whether the proposed use will have a significant adverse effect on the level of property values or the general character of land uses in the surrounding area or the county.
- i. Whether the physical conditions of the site, including size, shape, topography and drainage are suitable for the proposed development.
- j. The existing uses and zoning of nearby property and whether the proposed use will adversely affect the existing use or usability of nearby property.
- k. The extent to which property values of the applicant are diminished by the inability to take advantage of potential use.

CAMPAIGN CONTRIBUTION DISCLOSURE FORM REQUIRED FOR ALL ZONING ACTIONS

"36-67 A-3. Disclosure of campaign contributions.

- a) When any applicant for rezoning action has made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
1. The name and official position of the local government official to whom the campaign contribution was made; and
  2. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- b) The disclosures required by subsection (a) of this Code section shall be filed within 10 days after the application for the rezoning action is first filed. (Code 1981, Section 36-67A-3, enacted by Ga. L. 1986, page 1269, Section 1; Ga. L. 1991, page 1365, Section 1.)"

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I hereby certify that I have read the above and that:

I have \_\_\_\_\_, I have not ☒, within the two years immediately preceding this date made any campaign contribution(s) aggregating \$250 or more to any local government official involved in the review or consideration of this application.

Applicant's Signature: Gale Keltner Date: 12-28-2021

Property Owner's Signature: Gale Keltner Date: 12-28-2021

\*If you have made such contributions, you must provide the date required in subsection (a) above within ten (10) days of the filing of this application.

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant listed above is authorized to act as the applicant in the pursuit of this application.

Property Owner's Signature: Saleh Helton Date: 12-28-2021



I have been informed that I, the applicant or property owner, must attend the public hearings for this application.

Unless otherwise posted, the Banks County Planning Commission meets at 6:30 p.m. on the first Tuesday of each month. The planning commission's recommendation on the application is sent to the Banks County Board of Commissioners which meets on the second Tuesday of each month at 6:30p.m.

Owner/Applicant Signature: Caleb Helton Date: 12-28-2021