



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, December 02, 2025 at 6:30 PM

MINUTES

1. CALL TO ORDER

Mr. Wheatley called the meeting to order.

a. Roll Call

PRESENT

Chairman Scott Wheatley

Vice-Chairman Jay O'Kelley

Ms. Jody Parks

Mr. Jason Hensley

Mr. Adam Swinehart

Ms. Kerri Fincannon

Mrs. Nikki Irvin

b. Pledge of Allegiance

Mr. Hensley led the Pledge.

2. APPROVAL OF AGENDA

Motion to Approve Agenda

Motion made by Mr. Swinehart, Seconded by Ms. Parks.

Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart

5-0 to Approve, Motion Passed

3. APPROVAL OF MINUTES

a. Minutes from November 4, 2025

Motion to Approve Minutes

Motion made by Mr. Hensley, Seconded by Vice-Chairman O'Kelley.

Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart

5-0 to Approve, Motion Passed

4. APPROVAL OF PLATS

a. Purcell Plat- Class II Subdivision

Ms. Fincannon presented the plat as a Class II on Bellamy Rd. The split would result in 3 lots all 5+ acres each. Each lot has appropriate road frontage. The parcel has not been split in the last 3 years. This split meets all guidelines.

AJ Purcell 295 Borders Rd Commerce, GA - states he is looking to split the parcel into 3 lots.

Motion to Approve

Motion made by Mr. Hensley, Seconded by Mr. Swinehart.

Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart

5-0 to Approve, Motion Passed

5. PUBLIC HEARING: APPLICATIONS

a. Z-25-08 An application has been submitted by Jim Pritchard to Rezone the property identified as B29 056, a 32.22-acre parcel located on Russ Rumsey Rd. from CAD- Consolidated Agriculture District- Intensive to R1- Single-Family Residential to create a Class IV subdivision.

Ms. Fincannon presented the application as a Rezone from CAD to R1 on the property identified as B29 056, a 32.22-acre parcel, located on Russ Rumsey Rd. The intent is to create a Class IV subdivision.

James Pritchard - 140 Magnolia Pl Homer, GA - introduced himself as the son of Jim. He states they intend to subdivide the property and build homes on Hwy 51 and Russ Rumsey Rd. They intend to build 2000-3000 square foot homes on 2+ acre lots with sales prices of \$650,000. They hope to help increase the tax base.

Favor: None Opposition: None

Discussion:

Water runoff plan? Yes - no existing retention pond, but will be putting one in HOA? Hoping to not have to set up/require one

Increase to school capacity? The letter of intent states maximum of 25 students, but not sure how/where that figure comes from

Wells on each lot? Yes

Roads will be curbed, guttered, etc. to county standards and requirements

Timeline? Hoping to start as soon as they can get approved and permitted

Concerns about people buying houses then coming to County with issues about poultry house smell, flies, etc.

Motion to Approve with Conditions

- sellers disclosure on distance to poultry houses
- operational wells used and maintained for foreseeable future
- no more than 12 lots
- cost of installing fire hydrants on developer
- meet all current building standards and requirements
- provide engineered stormwater plan

Motion made by Mr. Hensley, Seconded by Ms. Parks.

Voting Yea: Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart

Voting Nay: Chairman Wheatley

4-1 to Approve, Motion Passed

b. Z-25-09 An application has been submitted by Kasy Fierstos of MPS, LP to Rezone the property identified as B20 003, a 145.53-acre parcel located at 7075 Hwy 52 from ARR- Agricultural, Rural, Residential to M1- Industrial to provide a cooler, offices, and a truck shop for the adjacent poultry operation.

Application Withdrawn

c. CU-25-11 An application has been submitted by HDPE Pipe Solutions, LLC for a Conditional Use on the property identified as B12 003 1, a 98.29-acre parcel in the M1 district at 2850 Gainesville Hwy to allow for a pipe manufacturing operation.

Ms. Fincannon presented the application submitted by HDPE Pipe Solutions LLC as a Conditional Use on the property identified as B12 003 1, a 98.29-acre parcel in the M1-Industrial District, located at 2850 Gainesville Hwy to allow for a pipe manufacturing operation. The parcel is already zoned M-1

which is the appropriate zoning for manufacturing. The operation will take place in an existing structure on-site and no new buildings are proposed.

Chad Sise 600 Gantt Rd Canton, GA - introduced himself as the owner/CEO of HDPE Pipe Solutions. He explained they are a startup company that has been in the works since 2022. They are planning to use this location as their anchor location with 3 total facilities throughout the US. They are planning to utilize 180,000+/- square feet in an existing structure to manufacture polyethylene pipe. This type of pipe is used in various utility infrastructures. It's a resin-based material so no environmental impact. The material comes in pellet form and will be stored in bins within the facility. He explained the process as the pellets are heated up/melted then formed and cooled into the appropriate size via a water tank process. He states the water for cooling never leaves the machine/facility other than the once-a-year cleaning process. He will be leasing the building and intends to sign a 10-year lease with 3 5-year renewal options. He states they plan to start with 15-18 employees initially and will increase that as operations and lines are up and running with plans of 50-60 employees within first 3 years.

Favor: None Opposition: None

Discussion

Where will employees come from? Some employees are already hired, knows other people looking for work and plans to hire locally as well.

New business venture? Yes, but been in the field for several years. Previously going to go in business with partners but decided to go out on own.

Cleaning process? Mostly sweeping up dust from shredder and heat cleans the internal machinery. They do not use any type of toxic chemicals for cleaning as they only manufacture the pipe. Once a year the water tanks are emptied and new water comes in. They have an internal process for maintaining algae build up, etc.

Where do pellets come from? Railcar or hopper truck from petroleum company because the pellets are petroleum byproduct. They are stored are in bins within the facility.

Environmental impact? No emissions into the air and the manufacturing doesn't require any PPE

Motion to Approve

Motion made by Mr. Swinehart, Seconded by Mr. Hensley.

Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart
5-0 to Approve, Motion Passed

6. PUBLIC HEARING: CODE AMENDMENTS

- a. Code Amendment: Chapter 74- Subdivisions, Article VIII. - Required Improvements, Sec. 74-244. - Minor Subdivisions.

Ms. Fincannon presented the code amendment as adding an exception to item B of Ch 74, Article VIII, Sec 74-244. An exception would apply to any tract of 40+ acres that may be subdivided once every 12 months for the limited purpose of conveying an individual tract to an immediate family member of the property owner (parents, children, grandchildren, siblings). This was recommended to alleviate some problems with having the 3-year limit on separating for family members on larger tracts.

Favor: None Opposition: None

Discussion

Where did the 40-acre minimum come from? The person who asked for recommendation to be brought before the board used 40 as a starting point. A recommendation can be made as is or can change the acreage limit.

This should be limited to where the same family member cannot split 2 acres off every year. Seems to be a good idea but needs some thought to make it work and be right for everyone.

Motion to Table til 1/6/26 Meeting

Motion made by Mr. Hensley, Seconded by Mr. Swinehart.

Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart
5-0 to Table, Motion Passed

7. ADJOURNMENT

Motion to Adjourn

Motion made by Mr. Hensley, Seconded by Vice-Chairman O'Kelley.

Voting Yea: Chairman Wheatley, Vice-Chairman O'Kelley, Ms. Parks, Mr. Hensley, Mr. Swinehart
5-0 to Adjourn, Motion Passed

The Planning Commission reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Planning Commission members, staff, and members of the public exceeds the legal limits. Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the County Clerk, at least three business days in advance of the meeting at 706-677-6902 to allow the County to make reasonable accommodations for those persons.