



BANKS COUNTY PLANNING COMMISSION MEETING

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

Tuesday, November 04, 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

Ms. Parks 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 October 7, 2025

Motion to Approve Minutes

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

4. APPROVAL OF PLATS

a. Plat: Class II, Maddox

Ms. Fincannon presented the plat as Class II on Hwy 326. The split would result in 6 lots all over 5 acres each. Each lot has appropriate road frontage or easement access. The parcel has not been split in the last 3 years. This split meets all guidelines.

Richard Hoosh 162 Wilson Dr Commerce, GA - states this split is amongst family members to all build homes.

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. CU-25-10 An application has been submitted by Next Step Properties, LLC for a Conditional Use on a 1.44-acre portion of the property identified as B54D 046, an existing C2- General Commercial property at 30393 Hwy 441 to establish a tunnel style car wash.

Ms. Fincannon presented the application submitted by Next Step Properties LLC as a Conditional Use on a 1.44-acre portion of the property identified as B54D 046, an existing C2-General Commercial property located at 30393 Hwy 441, to establish a tunnel style car wash. The property will have an on-site well for water supply and connect to the county sewer for wastewater disposal. The Utilities Department confirms no issues with sewer capacity or connection. The proposed structures appear to meet required setbacks. Access to the site is proposed via entrance/exit from Hwy 441 which will require approval from GDOT prior to development. This site is located within the Banks Crossing character area which supports commercial growth and development consistent with the proposed use.

William Reems 533 Emory Chambers Rd Lula, GA states he is representing the applicant. The plan is a tunnel style car wash. They are in the process of having the wells put in. The property is adjacent to Pritchett Tire, so this will be a fitting use.

Favor: None Opposition: None

Discussion:

Turning lane? DOT has reviewed site plan and given preliminary okay to extend turn lane from Pritchett both ways

Recycle wastewater? Will utilize filter to clean/separate water to reclaim/reuse. Everything will be built in accordance with EPD standards.

Time frame? Working on wells right now, hoping for a year to be in operation.

How much water will be used? 20 gallons a minute to get started but once reclaim starts it will be reduced.

EPD will monitor the process of ensuring what is cleaned appropriately before being recycled.

Motion to Approve with Conditions

- maintains details of Letter of Intent

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

6. ADJOURNMENT

Motion to Adjourn

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

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.