



BANKS COUNTY PLANNING COMMISSION WORKSESSION

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

Tuesday, July 29, 2025 at 1:30 PM

MINUTES

1. CALL TO ORDER

Mr. Wheatley called the meeting to order.

PRESENT

Chairman Scott Wheatley

Vice-Chairman Jay O'Kelley

Ms. Jody Parks

Mr. Jason Hensley

Mr. Adam Swinehart

2. APPROVAL OF AGENDA

Motion to Approve

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

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

5-0 to Approve, Motion Passed

3. WORKSESSION DISCUSSION

a. Amend Permit Fees

Ms. Fincannon introduced a revised list of fees. The current construction permits are based on cents per square foot. The new fees would have a base fee for groups of square footage. There is a new fee for residential solar, permit renewal after 1 year and a cell tower type. The majority of increase will be large commercial projects. There is no increase for agricultural permits and a very small increase for subs (electrical, mechanical, plumbing).

b. Noise Ordinance

The 2 attached proposals were introduced. There is a concern to not have complete free reign but enforcing this kind of ordinance would be difficult. The major things to be looked at in implementing a noise ordinance are exemptions, times of day, enforcement, zoning and special event permits.

Jen Poole spoke regarding about how the lack of a noise ordinance is negatively impacting her family. She states she has spoken to lots of people who agree we need some kind of noise ordinance. She states her neighborhood has an HOA but they will not help in this situation.

If we try to use the decibel meter we also have to have the analyzer to go with it. If the ordinance we put in place bases the enforcement on decibel level, that is the only thing we can use.

Chairman Griffith stated we should further discuss this at the next meeting with the additional information presented.

4. ADJOURNMENT

Motion to Adjourn

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 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.