

HABERSHAM COUNTY BOARD OF COMMISSIONERS

EXECUTIVE SUMMARY

SUBJECT: Map Amendment Application Z-21-02

DATE: September 10, 2021

BUDGET INFORMATION: N/A

ANNUAL-

CAPITAL-

☒ **RECOMMENDATION**

☐ **POLICY DISCUSSION**

☐ **STATUS REPORT**

☐ **OTHER**

COMMISSION ACTION REQUESTED ON: September 27, 2021

PURPOSE: Present to the Board application Z-21-02: The Habersham County Development Authority has applied for a map amendment to change the land use district of an 45.59 acre tract located at 736 Duncan Bridge Road from AG, Agricultural District to HI, High Intensity District for development as potential industrial property (Map 090 Parcel 023).

BACKGROUND / HISTORY:

1. The proposed map amendment is immediately south of the current Airport Business Park. The Development Authority purchased the property in 2016 with the intention of developing it industrially.
 2. The Authority has developed concept plans for this property to become an extension of the existing park.
 3. The intention is the property will be annexed into Baldwin when developed to connect to their utilities. However, the Authority has recently been contacted by a potential buyer that wants the property to remain in unincorporated Habersham. Although that sale fell apart, the Authority would like the flexibility to sell a portion of the property, if needed.
 4. There are a mix of industrial, commercial, and residential uses in the area. However, the Comprehensive Plan lists this property as being in the Industrial character area. The thought has always been the property would develop industrially.
 5. No one, in opposition or in support, attended the meeting to hear this matter before the Planning Commission.
 6. Staff reviewed this matter and recommended approval of the rezoning to HI District.
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FACTS AND ISSUES: **FACTS AND ISSUES:** The Planning Commission forwards this application to the Board with a recommendation of Approval.

OPTIONS: The Board of Commissioners could act on this application as follows:

1. Approval of the request as submitted;
 2. Denial of the request as submitted;
 3. Commission defined alternative.
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RECOMMENDED SAMPLE MOTION: I move to approve Map Amendment Z-21-02 as recommended by the Planning Commission.

DEPARTMENT:

Prepared by: Troy Dills

Director _____

**ADMINISTRATIVE
COMMENTS:**_____

County Manager

DATE:_____



HABERSHAM COUNTY

Planning & Development

130 Jacob's Way, Clarkesville, GA 30523

706-839-0140

www.habershamga.com

Habersham County Planning Commission Map Amendment

Staff Report

APPLICATION NUMBER: Z-21-02

REQUESTED ACTION: Habersham County Development Authority is seeking a request to Rezone some property from AG to HI to potentially develop into industrial property. The tract is located at 736 Duncan Bridge Rd. and is further identified as Map 090 Parcel 023.

PETITIONER:

Habersham County Development Authority
130 Jacob's Way Suite 104
Clarkesville, Ga. 30523

PROPERTY OWNER:

Habersham County Development Authority

EXISTING USE: Agriculture

PROPOSED USE: High Intensity

LOCATION: 736 Duncan Bridge Rd.

PARCEL SIZE: 45.59 acres **MAP# 090** **PARCEL(S)# 023**

EXISTING & FUTURE LAND USE DISTRICT:

	Current Zoning District	Current Character Area
Parcel	AG	Industrial/Institutional
North	HI	Industrial/Institutional
South	LI	Sub Transition
Rear	LI	Industrial/Institutional

MEETING DATES: Planning Commission: September 7, 2021

Board of Commissioners: September 20, 2021

PLANNING ANALYSIS:

1. **The existing land uses and zoning classification of nearby property;**
Adjoining properties are a combination of Industrial/Institutional and Sub Transition. Zoning classifications are a mixture of AG -Agriculture, HI – High Intensity, & LI - Low Intensity.
2. **The suitability of the subject property for the zoned purposes;**
The configuration, size and intent are suitable for HI - High Intensity which is the classification of the desired Zone requested for.
3. **The extent to which the property values of the subject property are diminished by the particular zoning restrictions;**
The AG District limits the permitted use and proposal of this property. The HI District will allow for the intended purpose that could not occur under the current zoning.
4. **The extent to which the diminution of property values of the subject property promote the health, safety, morals or general welfare of the public;**
Staff feels there is no diminution of property values. Rezoning to HI will help to maintain the value of properties in this area.
5. **The relative gain to the public, as compared to the hardship imposed upon the individual property owner;**
Relative gain and the relinquish of the hardship are both a result of the allowance of the zoning change.
6. **Whether the subject property has a reasonable economic use as currently zoned;**
Parcel has an economic use as a High Intensity site and/or use.
7. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property;**
Proposed zoning is suitable in view of use and development of adjacent and nearby properties.
8. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property;**
No adverse effects are expected on neighboring properties.
9. **Whether the zoning proposal is in conformity with the policies and intent of the land use plan;**
The Comprehensive Plan identified this area as Industrial/Institutional. The proposed district change will be in conformity with the CLDO.
10. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**
The zoning proposal should not cause an excessive or burdensome use of existing infrastructure.
11. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**
This area is a mixture of Sub Transition & Industrial/Institutional. This rezoning proposal will not change the overall character of the area.

Staff Recommendation:

The true intent of this proposal is one that can be very beneficial. Rezoning to HI will allow for the possibility of more Industrial growth. This can also be an opportunity for businesses to desire to come to this area because of the convenience and location of the property, which in turn will then be able to provide more jobs to better boost our local economy. Therefore, the Planning & Development staff recommends to the Planning Commission approval of Z-21-02.

The Planning staff recommendation to the Planning Commission is:

☒ Approve as Submitted

☐ Approval with Conditions

☐ Denial

☐ Table

Planning Commission recommendation:

☒ Approve as Submitted (9-7-21) ☐ Approval with Conditions

☐ Denial

☐ Table

Board of Commissioners decision:

☐ Approve as Submitted

☐ Approval with Conditions

☐ Denial

☐ Table



HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

Planning Department

130 Jacob's Way, Suite 104, Clarkesville, GA 30523

706-839-0140 Fax: 706-754-1761

www.habershamga.com

APPLICATION TYPE; Variance: _____ Conditional Use: _____ Map Amendment: ☒

[Check ☒ appropriate application(s)]

PLEASE BE ADVISED THIS FORM IS PUBLIC INFORMATION

Applicant / Primary Contact Habersham County Development Authority

Address 130 Jacob's Way, Ste 104 City Clarkesville State GA Zip 30523

Telephone # () 706-839-0210 Cell Telephone # () 706-968-5882

Fax# () _____ E-Mail m.beecham@habershamga.com

Property Owner(s): Habersham County Development Authority

Address 130 Jacob's Way, Ste 104 City Clarkesville State GA Zip 30523

Telephone # () 706-839-0210 Cell Telephone # () _____

Fax# () _____ E-Mail m.beecham@habershamga.com

Agent: _____

Address _____ City _____ State _____ Zip _____

Telephone # () _____ Cell Telephone # () _____

Fax# () _____ E-Mail _____

Location of Property: 736 Duncan Bridge Rd

Street Address: 736 Duncan Bridge Rd

Acreage of Site: 45.99 ac Tax Map & Parcel#: 090 023

Existing LU District: AG 2029 Map /District: Industrial

Action Requested: Rezone to H1 to potentially develop

Cite Pertinent Section(s): into industrial property

Existing Use: Vacant

Proposed Use: Industrial Development

(A metes and bounds legal description may be required. Also attach a boundary survey of the property if available.)



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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 and/or agent listed below is authorized to act as the applicant and/or agent in the pursuit of the proposed application of this property.

Signature of Property Owner/Executor/Officer

7 / 13 / 21

Date of Signature

Estate /Company /Corporation

Authorized Agent (Please Print)

Signature of Authorized Agent

 / /

Date of Signature

Estate /Company /Corporation

Authorized Agent (Please Print)

Signature of Authorized Agent

Date of Signature

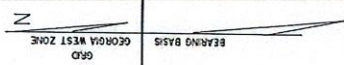
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PLAT REFERENCES:

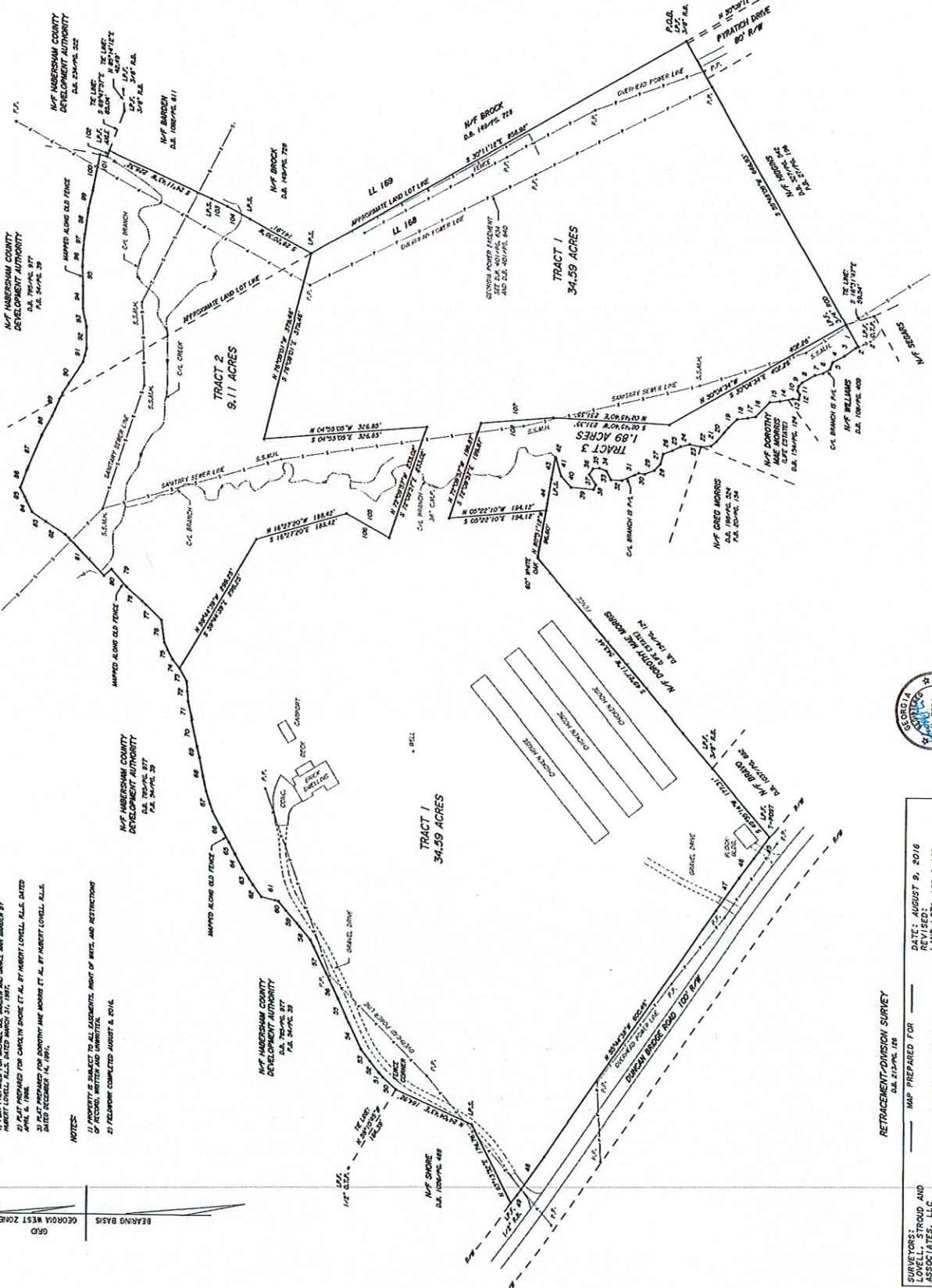
- 1) PLAT PREPARED FOR MICHAEL J. BARNES AND JAMES ANN BARNES BY J. M. HARRIS, L.L.C., DATED MARCH 31, 1981.
- 2) PLAT PREPARED FOR CARMEL SHORE ET AL. BY HENRY LOVELL, L.L.C., DATED APRIL 1, 1981.
- 3) PLAT PREPARED FOR DOROTHY MAE MORRIS ET AL. BY HENRY LOVELL, L.L.C., DATED DECEMBER 14, 1981.

NOTES:

- 1) PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAY, AND RESTRICTIONS OF RECORD, WRITTEN AND UNWRITTEN.
- 2) FIELDWORK COMPLETED AUGUST 8, 2016.



COURSE	BEARING	DISTANCE
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THIS MAP OR PLAT HAS BEEN PREPARED BY THE SURVEYOR AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN TRACT 1 - 34.59 ACRES
TRACT 2 - 9.11 ACRES
TRACT 3 - 1.89 ACRES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE APPROXIMATION OF ONE FOOT IN 17,374 FEET AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN TRACT 1 - 34.59 ACRES
TRACT 2 - 9.11 ACRES
TRACT 3 - 1.89 ACRES

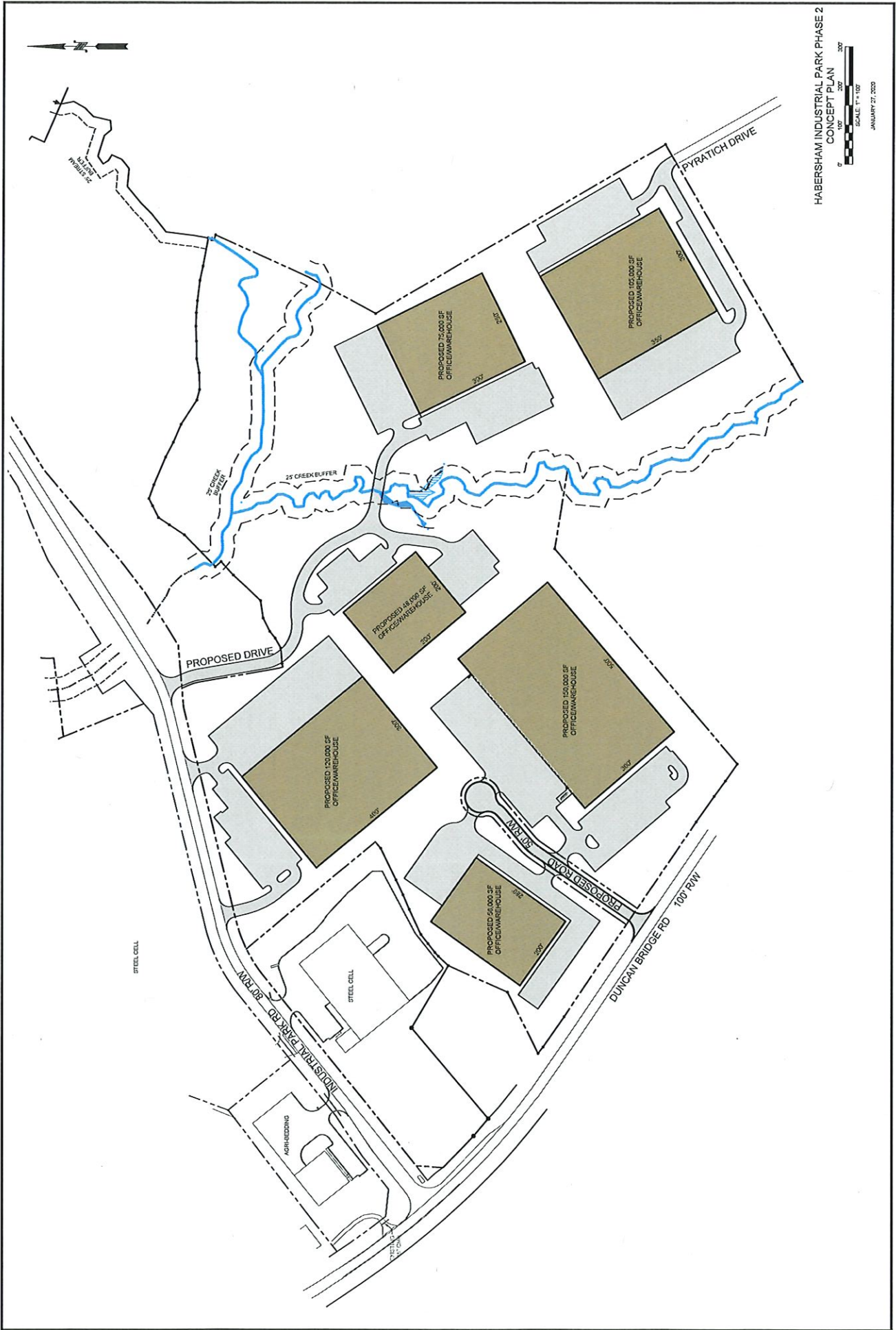


THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYORS OF THE STATE OF GEORGIA, AS SET FORTH IN THE GEORGIA LAND SURVEYING ACT, G.C.G.A. 19-8-401.

RETRACEMENT-DIVISION SURVEY

DATE: AUGUST 9, 2016
 REVISED: 108.9 169
 DISTRICT: HABERSHAM COUNTY
 COUNTY: HABERSHAM
 FILE # 346342
 INSTRUMENTS USED: TOP CON GTS-2110
 SURVEY: 1-100
 OPEN TOP PIPE
 O.T.P. - IRON PIN
 I.P.S. - (3/8" RE-BAR)
 C. M. - CONCRETE MONUMENT

SURVEYOR: J. M. HARRIS AND ASSOCIATES, L.L.C.
 P.O. BOX 905
 CLARKESVILLE, GA. 30633
 R.L.S. #1553, #1094
 CERTIFICATE OF AUTHORIZATION
 NUMBER - LSF 000298
 TELEPHONE - (706) 754-9422
 FAX - (706) 754-7168
 EMAIL ADDRESS - jmharris@jmharris.com



HABERSHAM INDUSTRIAL PARK PHASE 2
CONCEPT PLAN
SCALE: 1" = 100'
JANUARY 27, 2020

