

HABERSHAM COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Conditional Use Application CU-26-01 – Farm Tours / Event Center

DATE: January 9, 2026

☒ **RECOMMENDATION**
☐ **POLICY DISCUSSION**
☐ **STATUS REPORT**
☐ **OTHER**

BUDGET INFORMATION: N/A
ANNUAL-
CAPITAL-

COMMISSION ACTION REQUESTED ON: January 20, 2026

PURPOSE: Make a recommendation to the Board regarding application CU-26-01: Doug Campbell is seeking a conditional use for an event center and farm tours at 850 Preacher Campbell Road, map parcel 020 036 (35 acres), in the LI, Low Intensity District.

BACKGROUND / HISTORY:

1. This property is currently used as agricultural property. There is a very nice barn on the property and the owners have horses with a riding ring.
 2. The applicant had the barn built to board horses but has since decided to use the property for small private gatherings, special events, guided farm tours, and agricultural education programs. All of the agricultural related activities are allowed in the district since Habersham County allows agri-business in all districts. However, the applicant's proposal to host events requires a conditional use. The applicant stated there will be events held in the barn, which is open since stalls were never constructed, such as weddings, parties, etc. There is a 50' X 231' gravel parking area located behind the ring to serve as a parking area. The applicant stated it is large enough to hold 71 parking spaces. There are two entrances onto the property and the northernmost is proposed to be used exclusively for events due to site distance issues at the southern entrance.
 3. The property is located in a rural area largely developed with single family homes and vacant or agricultural land. The applicant owns an adjacent 35 acres immediately east of this property with the main structure.
 4. We had a few citizens speak in opposition to the request. The concerns expressed in the meeting were noise, traffic impact, and the incompatible use as an event center in the rural area. Citizens also expressed concerns about the event center expanding to include more property since the applicant has a total of 70 acres. Staff explained that the conditional use, if approved, would be limited to the layout as presented. Any expansion would trigger another conditional use process. The Planning Commission had some concerns with potential noise and safety concerns with the event center traffic on Preacher Campbell Road. There
 5. The Planning Commission recommended approval of the request with conditions to attempt to relieve some of the potential impacts on the surrounding properties.
-

FACTS AND ISSUES: The Planning Commission forwards this application to the Board with a recommendation of Approval with Conditions.

1. Hours of operation shall be limited to 8am through 10pm daily.
 2. Only private events will allowed.
 3. Public Works approval of driveway sight distance requirements.
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-

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

1. Approval of the request with conditions as recommended by the Planning Commission;
 2. Denial of the request; or
 3. Commission defined alternative.
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RECOMMENDED SAMPLE MOTION: I motion to approve CU-26-01 with conditions as recommended by the Planning Commission.

DEPARTMENT:

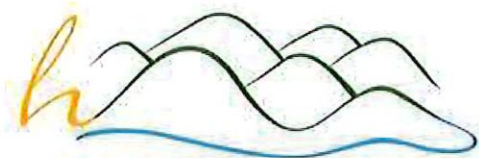
Prepared by: Mike Beecham

Director _____

**ADMINISTRATIVE
COMMENTS:** _____

County Manager

DATE: _____



HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

Planning & Development Department
130 Jacob's Way, Clarkesville, GA 30523
706-839-0140 www.habershamga.com

Habersham County Planning Commission Conditional Use Staff Report

APPLICATION NUMBER: CU-26-01

REQUESTED ACTION: Doug Campbell is seeking a Conditional Use to be able to operate Farm Tours on their property that will include horse boarding, riding lessons, private events, and shows. The tract is located at 850 Preacher Campbell Rd. and is further identified as Map 020 Parcel 036.

Synopsis: Initial inquiry regarding this was addressed when applicant came in to apply for a business license at this location.

PETITIONER: Doug Campbell.

PROPERTY OWNER: Doug Campbell.

EXISTING USE: Residential

PROPOSED USE: Farm Tours.

LOCATION: 850 Preacher Campbell Rd..

PARCEL(S) SIZE: 35 acre(s).

MAP# 020 PARCEL# 036.

EXISTING & FUTURE LAND USE DISTRICT:

	Current Zoning District	2029 Future Land Use Designation
Parcel	LI	Rural
North	LI	Rural
East	LI	Rural
South	AG	Rural

MEETING DATES: Planning Commission: January 6, 2026

Board of Commissioners: January 20, 2026

PLANNING ANALYSIS:

1. The existing land uses and zoning classification of nearby property;

The current zoning classification of this parcel is LI – Low Intensity. The current land use is Rural as well as adjoining property.

2. The suitability of the subject property for the zoned purposes;

The property is designated as LI – Low Intensity. This district will provide and protect an environment suitable for single-family detached residential uses or individual lots, conventional subdivisions and master planned developments, together with such other accessory uses as may be necessary to and compatible with low density residential surroundings.

3. The extent to which the property values of the subject property are diminished by the particular zoning restrictions;

It is the intent of the Conditional Use process to permit specific uses compatible with a residential area. The process will assist in determining the need for buffers, parking, hours of operation and other concerns that may be presented.

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;

Property values are not diminished by the current zoning.

5. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

A Farm Tour Venue should not be a hardship to the community if used within certain guidelines.

6. Whether the subject property has a reasonable economic use as currently zoned;

Property does have a reasonable economic use within the LI District.

7. Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property;

The compatibility of the proposed use with adjacent properties is critical. Specific criteria will need to be addressed such as hours of operation, capacity, noise, sanitation, buffers, etc., to promote harmony and balance in an existing rural neighborhood.

8. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property;

The existing land use patterns in the area is primarily rural. However, during certain times, an increase in traffic, noise, etc. may be an issue that needs to be addressed.

9. Whether the zoning proposal is in conformity with the policies and intent of the land use plan;

The Comprehensive Plan identifies this area as Rural. The scope of the proposed use will support compatibility and balance if certain criteria is met.

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 increase of noise and traffic could possibly be an issue to the neighborhood.

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;

The balance of the above mentioned issues at this location are essential to maintaining the integrity of the Comprehensive Plan. The proposed use may need to have restrictions placed upon it to support harmony and balance in this rural neighborhood.

Staff Recommendation:

The purpose of this application is to allow the applicant to operate an agritourism and educational venue on their property. If permitted the applicant would like to offer farm tours, private events, horse-related activities, and livestock instruction. In addition, the property will support and offer horse-riding lessons, horsemanship clinics, training events, as well as livestock focused workshops, teaching proper animal care and farm management. All activities will focus on safety, animal welfare, with respect to community. There is already an existing barn on site and there is ample room for parking located at the front entrance to the property that will allow for approximately 70 plus parking spaces. This proposal could be very beneficial to the neighborhood and county by both promoting agritourism and offering meaningful community-oriented agricultural experiences. If the Conditional Use is passed, there may be issues that will need to be addressed. This would help maintain and promote harmony and balance within the neighborhood. Howbeit the positives of this operation seem to outweigh the negatives. Therefore, staff recommends **approval** of **CU-26-01** as submitted.

Staff recommends:

 X Approve as Submitted
 Denial

 Approval with Conditions
 Table

Planning Commission recommends:

 Approve as Submitted
 Denial

 X Approval with Conditions (1-6-26)
 Table

- Hours of operation shall be limited to 8 am – 10 pm daily.
- Only private events will be allowed.
- Public Works approval of driveway sight distance requirements.

Board of Commissioners Decision:

 Approve as Submitted
 Denial

 Approval with Conditions
 Table



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HABERSHAM COUNTY

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130 Jacob's Way Clarkesville, GA 30523

706-839-0140

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 Doug Campbell
Address 5134 Highway 17 City Clarkesville State GA Zip 30523
Telephone # () 404 493 5418 Cell Telephone # () _____
E-Mail nationalenvi.com
Property Owner(s): Doug / Beverly Campbell
Address same City _____ State _____ Zip _____
Telephone # () _____ Cell Telephone # (607) 85240203
E-Mail _____
Agent: _____
Address _____ City _____ State _____ Zip _____
Telephone # () _____ Cell Telephone # () _____
E-Mail _____

Location (Street Address) of Property: 850 Preacher Campbell Rd.
Acreage of Site: 35 Tax Map & Parcel#: 020 Existing LUI District: 036
Action Requested: Farm tours, horse lessons, private events, shows
Cite Pertinent Section(s): birthdays
Existing Use: Private farm land / barn
Proposed Use: listed above

APPLICATION PROCESS FEE: \$300.00

PAID

11-10-25



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CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Required For All Applications Regarding the Comprehensive Land Development Resolution

Disclosure of Campaign Contributions:

When any application is made for a Public Hearing with regards to the Comprehensive Land Development Resolution within two (2) years immediately preceding the filing of the applicant's application for public hearing, campaign contributions aggregating \$250.00 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 body 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 (2) years immediately preceding the filing of the application for public hearing and the date of each contribution; and
- (3). The disclosure shall be marked by the **applicant, property owner, or person representing the property owner** and shall be filed within ten (10) days after the application for Public Hearing is first filed with the Planning Staff. If the disclosure is not provided to the Planning Staff within said 10 days, the application shall be removed from the scheduled agenda.

I hereby certify that I have ____; I have not ☒; (please $\sqrt$ one) read the above and that:

Within the two (2) years immediately preceding this date, I have; ____ I have not ☒; (please $\sqrt$ one) made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

If you have made such contributions, you must provide the data required below within 10 days of filing this application.

Name of Official(s)

Office

Amount

Date of Contribution

Deus Campbell
Applicant's Name (Please Print)

[Signature]
Signature of Applicant

11/10/26
Date of Signature



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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.

Doug Campbell
Property Owner/Executor/Officer
(Print)

[Signature]
Property Owner/Executor/Officer
(Signature)

11/10/25
Date of Signature

Authorized Agent
(Print)

Authorized Agent
(Signature)

 / /
Date of Signature

The Campbells intend to host guided farm tours, agricultural education programs, small private gatherings, and special events. In addition, the property will support horse-riding lessons, horsemanship clinics, and training events, as well as livestock-focused workshops and clinics aimed at teaching proper animal care, handling, and farm management practices.

All activities will be conducted with a strong commitment to safety, animal welfare, and respect for the surrounding community. The Campbells will follow county requirements relating to noise, traffic flow, parking, and environmental protection to ensure that the property remains harmonious with neighboring land uses.

This special use request advances agricultural education, promotes agri-tourism within the county, and provides economic sustainability for a veteran-owned family farm. The Campbell family is dedicated to preserving the rural character of their land while offering meaningful, community-oriented agricultural experiences.

Parking: The farm has ample room for parking located at the front entry to property measuring 50' x 231' as shown above. This allows for 71 parking spaces.



Barn Front



Barn Rear



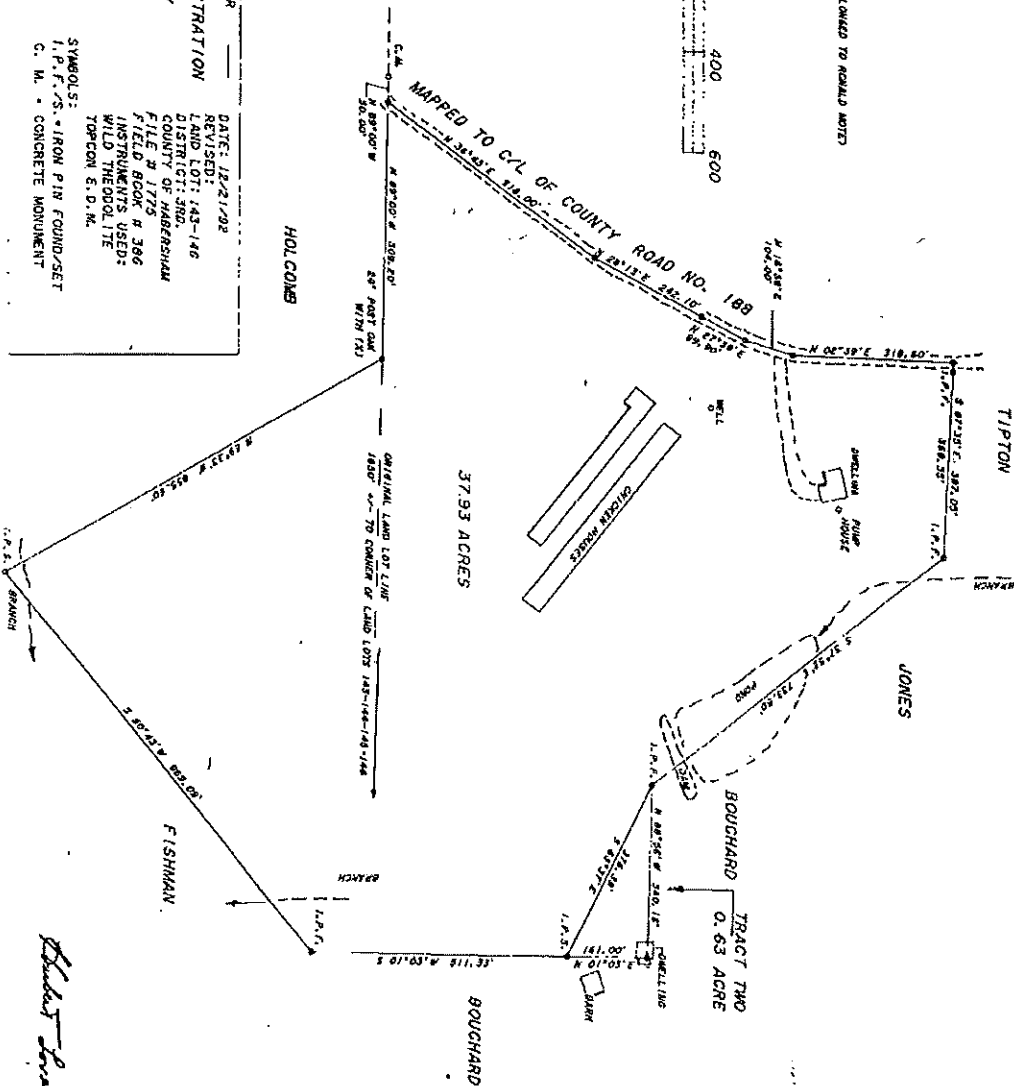
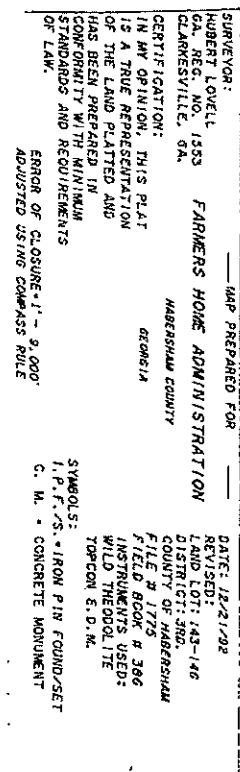
Special Use Agricultural Permit Summary

Property Address: 850 Preacher Campbell Road, Clarkesville, Georgia 30523

Property Owners: Douglas C. Campbell (Disabled Veteran) and Beverly Bell Campbell, and family

Douglas C. Campbell, a disabled United States veteran, and his wife, Beverly Bell Campbell, respectfully request approval for a Special Use Agricultural Permit for their family-owned property located at 850 Preacher Campbell Road in Clarkesville, Georgia. The purpose of this application is to allow the existing barn and surrounding agricultural land to be used as an agri-tourism and educational venue offering farm tours, private events, horse-related activities, and livestock instruction.

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BOOK PAGE RECORDED
ERNEST W. HATTONS JR.



Henry Ford

