

HABERSHAM COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Conditional Use Application CU-26-03 – Wedding / Event Center

DATE: June 3, 2026

☒ **RECOMMENDATION**

☐ **POLICY DISCUSSION**

BUDGET INFORMATION: N/A

☐ **STATUS REPORT**

~~ANNUAL-~~

☐ **OTHER**

~~CAPITAL-~~

COMMISSION ACTION REQUESTED ON: June 15, 2026

PURPOSE: Make a recommendation to the Board regarding application CU-26-03: Chris and Melissa Brooks is seeking a conditional use for a wedding / event center at 480 Barron Drive, map parcel 102 204 (6.24 acres), in the LI, Low Intensity District.

BACKGROUND / HISTORY:

1. This property is currently used as a single family residential property. There is an existing residence on the property in which the applicants currently reside.
2. The applicant has plans to construct a 1,500 square foot building which will be used as the event center. There may be some weddings which are held outside facing the blueberry farm next door with the reception held in the building. There is a large, approximately 400' X 100', area which can be used as a parking area. The applicant has stated there will be a maximum of fifty (50) people, including wedding party and guests, allowed. The applicants also said the events will be limited to thirty (30) per year.
3. The property is located in a mixed area where there are multiple houses along Barron Drive and Young Drive while there is an active blueberry farm on the west side of the property. The property abuts the fairgrounds/recreation fields on the south side.
4. The applicant submitted ten (10) signed letters of support from neighbors on Barron Drive. We had a couple of citizens speak in opposition to the request. They lived on Young Drive and simply stated they did not want Young Drive to be used for access to the wedding event center. Apparently the electrical utility has agreed to open the Young Drive portion in exchange for an easement across the applicants' property. The applicants agreed they would not use Young Drive to access the venue.
5. The Planning Commission had concerns about alcohol being served which the applicants stated would be prohibited. There were also concerns expressed about noise which the applicant stated would cease at 9pm. The applicant agreed to place a fence along the property of the Young Drive side. There were also concerns about changing ownership and event venue. Lastly, the Commission asked about outdoor lighting and the applicants stated there would be none except for the lights on the building.

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

1. No alcohol allowed and is required in the contract.
 2. Events and noise shall end at 9pm.
 3. Habersham County can require a hearing to allow the Conditional Use to continue if property is sold.
-

-
-
4. Young Drive can't be used for access for event purposes.
 5. No exterior freestanding lighting is allowed.
 6. A fence shall be installed between the applicants' property and 256 Young Drive.
 7. A limit of thirty (30) events per year.
 8. A maximum attendance of fifty (50) guests, including wedding party, per event.
 9. Facility shall adhere to all ADA standards.
-
-

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.
-
-

RECOMMENDED SAMPLE MOTION: I motion to approve CU-26-03 with conditions as recommended by the Planning Commission.

DEPARTMENT:

Prepared by: Mike Beecham

Director _____

**ADMINISTRATIVE
COMMENTS:** _____

County Manager

DATE: _____



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-26-03

REQUESTED ACTION: Chris & Melissa Brooks are seeking a Conditional Use to be allowed to operate a Small Private Event Venue on their property to be able to host intimate gatherings such as micro weddings & family celebrations. The tract is located at 480 Barron Dr. and is further identified as Map 102 Parcel 204.

Synopsis: Initial inquiry regarding this was addressed when applicant came in to discuss future plans of the property and the opening of a Small Private Event Venue.

PETITIONER: Chris & Melissa Brooks.

PROPERTY OWNER: Chris & Melissa Brooks.

EXISTING USE: Residential

PROPOSED USE: Small Private Event Venue.

LOCATION: 480 Barron Drive.

PARCEL(S) SIZE: 6.24 acre(s).

MAP# 102 PARCEL# 204.

EXISTING & FUTURE LAND USE DISTRICT:

	Current Zoning District	2029 Future Land Use Designation
Parcel	LI	Suburban Transition
North	LI	Suburban Transition
South	HI	Rural
East	LI	Suburban Transition
West	LI	Suburban Transition

MEETING DATES: Planning Commission: June 2, 2026

Board of Commissioners: June 15, 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 Suburban Transition as well as all adjoining property except for the parcel to the South which is HI – High Intensity.

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 Small Private Event Venue could be a hardship to the community if not 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 Suburban Transition. 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 Conditional Use request is to allow the applicant and property owner to operate a Small Private Event Venue on their property. The applicants plan to construct a 1,500 sq foot facility to operate a small event venue specializing in intimate, alcohol-free micro-weddings. You can visit their website at barronmanor.com. Barron Manor is intended to be a quiet, private venue rather than a constant commercial business. Plans are to host up to 30 paid private events annually and strictly limit attendance to a maximum of 50 guests for each event. The owners of the Venue will do the photography and DJ the music to help maintain control of noise and participant conduct. Separate from the planned events, the applicants hope to utilize the facility for personal family events and gatherings. The proposed curfew is to have all events concluded by 9:00 PM, with all guests and staff departed by 9:30 PM. This facility will be a "dry" venue to eliminate the risk of loud behavior or safety concerns. The facility will adhere to ADA standards. The applicants have included several letters from the neighbors that state they have no objections to the proposal. This proposal could be very beneficial to the community. However, due to other similar type proposals in the past there was concern from the Planning Commission about intrusion of commercial-type operations within a residential neighborhood. Therefore, in an endeavor to keep consistency as the norm, Planning Staff recommends **denial** of CU-26-03.

Staff recommends:

☐ Approve as Submitted

☒ Denial

☐ Approval with Conditions

☐ Table

Planning Commission recommends:

☐ Approve as Submitted

☐ Denial

☒ Approval with Conditions (6-2-26)

☐ Table

1. No alcohol allowed is required in the contract.
2. Curfew shall be 9:00 PM.
3. Habersham County can require a hearing to allow the Conditional Use to continue if property is ever sold.
4. Young Drive can't be used for access for event purposes.
5. No exterior freestanding lighting is allowed.
6. A fence shall be installed between the applicant's property and 256 Young Dr.
7. A limit of 30 paid private events per year.
8. A maximum attendance of 50 guests per event.
9. Facility to adhere to all ADA standards.

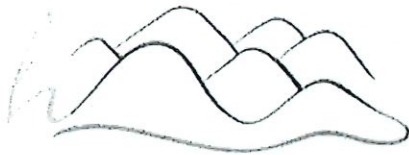
Board of Commissioners Decision:

_____ Approve as Submitted

_____ Denial

_____ Approval with Conditions

_____ 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)]

PAY
cc 4/15/20

PLEASE BE ADVISED THIS FORM IS PUBLIC INFORMATION

Applicant / Primary Contact Chris and Melissa Brooks

Address 480 Barron Dr. City Clarkesville State Ga Zip 30523

Telephone # () 706-968-9076 Chris Cell Telephone # () 706-968-9015 Melissa

Fax# () _____ E-Mail cbrooks@habershamschools.com

Property Owner(s): Chris and Melissa Brooks

Address 480 Barron Dr. City Clarkesville State Ga Zip 30523

Telephone # () 706-968-9076 Chris Cell Telephone # () 706-968-9015 Melissa

Fax# () _____ E-Mail cbrooks@habershamschools.com

Agent: _____

Address _____ City _____ State _____ Zip _____

Telephone # () _____ Cell Telephone # () _____

Fax# () _____ E-Mail _____

Location of Property: _____

Street Address: 480 Barron dr Clarkesville Ga 30523

Acreage of Site: 6.24 Tax Map & Parcel#: 102204

Existing LU District: LI 2029 Map /District: _____

Action Requested: Conditional Use Permit for a Small Event Venue

Cite Pertinent Section(s): Comprehensive Land Development Resolution, Article IV

Existing Use: Primary Residence / Agriculture

Proposed Use: Primary Residence with secondary use as a "Micro-Wedding" and small event venue.

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

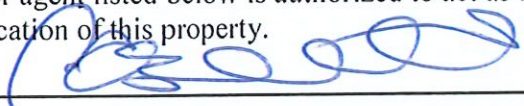


HABERSHAM COUNTY

Planning Department
130 Jacob's Way, Suite 104, Clarkesville, GA 30523
706-839-0140 Fax: 706-754-1761
www.habershamga.com

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

4 / 13 / 26

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



HABERSHAM COUNTY

Planning Department
130 Jacob's Way, Suite 104, Clarkesville, GA 30523
706-839-0140 Fax: 706-754-1761
www.habershamga.com

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 $\checkmark$ one) read the above and that:

Within the two (2) years immediately preceding this date, I have; _____ I have not ☒; (please $\checkmark$ 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
CHER BROOKS			
Applicant's Name (Please Print)			
[Signature]			9/13/20
Signature of Applicant			Date of Signature

To: Habersham County Planning Commission & Board of Commissioners

From: Chris and Melissa Brooks

Property: 480 Barron Dr, Clarkesville, GA 30523

Date: April 13, 2026

RE: Letter of Intent for Conditional Use Permit – Small Event Venue (Barron Manor)

Dear Members of the Planning Commission and Board of Commissioners,

We are formally submitting this letter of intent to request a Conditional Use Permit for our property located at 480 Barron Dr.

Primary Residential & Retirement Intent

This property is our primary residence and our future retirement home. We are developing the land and the 1,500 sq. ft. building specifically for our personal use and family enjoyment. Our goal is to maintain the peaceful, residential character of the property for our own long-term residency.

Proposed Secondary Use

To support our retirement and offer a high-quality service to the community, we wish to operate a small, boutique event venue, "Barron Manor," specializing in intimate, alcohol-free micro-weddings. As long-standing professionals in the North Georgia event industry, we are committed to a "low-impact" model that respects our neighbors and the Clarkesville community.

Frequency of Use & Operational Scale

Barron Manor is intended as a quiet, private side-venue rather than a constant commercial business. To ensure the venue remains a low-intensity, secondary use of our land, we propose the following:

•**Paid Private Events:** We are requesting to host up to **30 paid private events annually**.

This specific cap allows us to operate a sustainable side-business while ensuring the property remains quiet and residential the vast majority of the year.

•**Personal Family Use:** Separate from the 30-event commercial cap, we intend to use the 1,500 sq. ft. building for our own **private family gatherings** (e.g., holiday dinners and reunions). Utilizing this building for family events instead of the interior of our home allows us to host our relatives comfortably while maintaining our primary living space.

•**Limited Impact:** By strictly limiting attendance to a maximum of **50 guests** and adhering to a "dry" policy with an early curfew, the operational impact on the neighborhood remains negligible regardless of the event type.

Operational Commitments

- Early Curfew:** All events will conclude by 9:00 PM, with all guests and staff departed by 9:30 PM.
- Strict No-Alcohol Policy:** Barron Manor will be a "dry" venue, eliminating the risk of loud behavior or safety concerns associated with alcohol.
- On-Site Oversight:** As the owners and service providers (photography, DJ, and coordination), we will be on-site for every event to maintain total control over noise and guest conduct.
- Traffic & Parking:** With a 50-guest limit, we anticipate only 20–25 vehicles. All parking is contained on-site within our 6.24-acre property, with zero impact on the Barron Drive right-of-way.

Infrastructure & Compliance

- Professional Septic:** We are installing a brand-new, dedicated commercial-grade septic system specifically for the 1,500 sq. ft. building in full compliance with Habersham County Health Department and Georgia DPH codes.
- ADA Accessibility:** The facility will meet all modern accessibility standards.

Community Support

We have reached out to our immediate neighbors to discuss our plans and address any questions. We are **supplying signed letters of support** gathered from our neighbors as part of this formal application to demonstrate the community's backing of this small family project. We believe Barron Manor represents a responsible, low-intensity use of our land. We respectfully request your favorable consideration.

Sincerely,

Chris & Melissa Brooks

480 Barron Dr, Clarkesville, GA 30523

706-968-9076 (Chris) | 706-968-9015 (Melissa)

cbrooks@habershamschools.com | mabrooks@habershamschools.com

To Our Neighbors at Barron Drive,

We are writing to you as your neighbors at **480 Barron Dr** to share our vision for a small, family-run project on our property and to ask for your support.

Our family, **Chris and Melissa Brooks**, has a deep background in the wedding and event industry (DJ, Photography, and Coordination). We are hoping to utilize our 30x50 metal building as a "Boutique Micro-Venue" for small, intimate gatherings. Because we value our relationship with this neighborhood, we have designed our business model specifically to ensure we remain "quiet neighbors."

Our Commitment to the Neighborhood:

- Small Guest Count:** We are limiting all events to a maximum of **50 guests**.
- Early End Times:** We do not host "late night" parties. All events will conclude, and guests will depart by **9:30 PM** at the latest.
- Dry Venue (No Alcohol):** To ensure a safe, family-friendly environment and to prevent any loud or rowdy behavior, we have a strict **No Alcohol** policy on the premises.
- Family Operated:** Our family will be on-site for every event to manage parking, noise levels, and cleanup.
- Low Traffic:** With only 50 guests (averaging 20-25 cars), the impact on Barron Drive will be minimal and brief.

We are seeking a **Statement of Non-Objection** from our neighbors to show the county that our community supports this small family business. If you have any questions or concerns, we would love to chat with you personally.

Sincerely,

Chris & Melissa Brooks

480 Barron Dr, Clarkesville, GA

Neighbor Statement of Non-Objection

I, Carol A Berry, residing at
414 Barron Dr,

have read the plans for the micro-venue at 480 Barron Dr. I understand the commitments to a 50-guest limit, a 9:30 PM curfew, and a no-alcohol policy.

☒ I have no objection to this project.

☐ I would like more information before deciding.

Signature: Carol A Berry Date: 4-11-26

To Our Neighbors at Barron Drive,

We are writing to you as your neighbors at **480 Barron Dr** to share our vision for a small, family-run project on our property and to ask for your support.

Our family, **Chris and Melissa Brooks**, has a deep background in the wedding and event industry (DJ, Photography, and Coordination). We are hoping to utilize our 30x50 metal building as a "Boutique Micro-Venue" for small, intimate gatherings. Because we value our relationship with this neighborhood, we have designed our business model specifically to ensure we remain "quiet neighbors."

Our Commitment to the Neighborhood:

- Small Guest Count:** We are limiting all events to a maximum of **50 guests**.
- Early End Times:** We do not host "late night" parties. All events will conclude, and guests will depart by **9:30 PM** at the latest.
- Dry Venue (No Alcohol):** To ensure a safe, family-friendly environment and to prevent any loud or rowdy behavior, we have a strict **No Alcohol** policy on the premises.
- Family Operated:** Our family will be on-site for every event to manage parking, noise levels, and cleanup.
- Low Traffic:** With only 50 guests (averaging 20–25 cars), the impact on Barron Drive will be minimal and brief.

We are seeking a **Statement of Non-Objection** from our neighbors to show the county that our community supports this small family business. If you have any questions or concerns, we would love to chat with you personally.

Sincerely,

Chris & Melissa Brooks

480 Barron Dr, Clarkesville, GA

Neighbor Statement of Non-Objection

I, Sonja Bowen, residing at 407 Barron Dr. Clarkesville GA, have read the plans for the micro-venue at 480 Barron Dr. I understand the commitments to a 50-guest limit, a 9:30 PM curfew, and a no-alcohol policy.

☒ I have no objection to this project.

☐ I would like more information before deciding.

Signature: Sonja D. Bowen Date: 4-11-26

To Our Neighbors at Barron Drive,

We are writing to you as your neighbors at **480 Barron Dr** to share our vision for a small, family-run project on our property and to ask for your support.

Our family, **Chris and Melissa Brooks**, has a deep background in the wedding and event industry (DJ, Photography, and Coordination). We are hoping to utilize our 30x50 metal building as a "Boutique Micro-Venue" for small, intimate gatherings. Because we value our relationship with this neighborhood, we have designed our business model specifically to ensure we remain "quiet neighbors."

Our Commitment to the Neighborhood:

- Small Guest Count:** We are limiting all events to a maximum of **50 guests**.
- Early End Times:** We do not host "late night" parties. All events will conclude, and guests will depart by **9:30 PM** at the latest.
- Dry Venue (No Alcohol):** To ensure a safe, family-friendly environment and to prevent any loud or rowdy behavior, we have a strict **No Alcohol** policy on the premises.
- Family Operated:** Our family will be on-site for every event to manage parking, noise levels, and cleanup.
- Low Traffic:** With only 50 guests (averaging 20–25 cars), the impact on Barron Drive will be minimal and brief.

We are seeking a **Statement of Non-Objection** from our neighbors to show the county that our community supports this small family business. If you have any questions or concerns, we would love to chat with you personally.

Sincerely,

Chris & Melissa Brooks

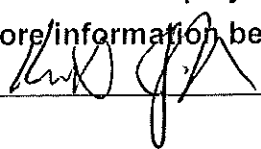
480 Barron Dr, Clarkesville, GA

Neighbor Statement of Non-Objection

I, Kenneth J Turner residing at 346 Barron Dr, Clarkesville, GA, have read the plans for the micro-venue at 480 Barron Dr. I understand the commitments to a 50-guest limit, a 9:30 PM curfew, and a no-alcohol policy.

☒ I have no objection to this project.

☐ I would like more information before deciding.

Signature:  Date: 4-11-26

To Our Neighbors at Barron Drive,

We are writing to you as your neighbors at **480 Barron Dr** to share our vision for a small, family-run project on our property and to ask for your support.

Our family, **Chris and Melissa Brooks**, has a deep background in the wedding and event industry (DJ, Photography, and Coordination). We are hoping to utilize our 30x50 metal building as a "Boutique Micro-Venue" for small, intimate gatherings. Because we value our relationship with this neighborhood, we have designed our business model specifically to ensure we remain "quiet neighbors."

Our Commitment to the Neighborhood:

- Small Guest Count:** We are limiting all events to a maximum of **50 guests**.
- Early End Times:** We do not host "late night" parties. All events will conclude, and guests will depart by **9:30 PM** at the latest.
- Dry Venue (No Alcohol):** To ensure a safe, family-friendly environment and to prevent any loud or rowdy behavior, we have a strict **No Alcohol** policy on the premises.
- Family Operated:** Our family will be on-site for every event to manage parking, noise levels, and cleanup.
- Low Traffic:** With only 50 guests (averaging 20–25 cars), the impact on Barron Drive will be minimal and brief.

We are seeking a **Statement of Non-Objection** from our neighbors to show the county that our community supports this small family business. If you have any questions or concerns, we would love to chat with you personally.

Sincerely,

Chris & Melissa Brooks

480 Barron Dr, Clarkesville, GA

Neighbor Statement of Non-Objection

I, Madge Kibler, residing at 379 Barron Dr. Clarkesville GA have read the plans for the micro-venue at 480 Barron Dr. I understand the commitments to a 50-guest limit, a 9:30 PM curfew, and a no-alcohol policy.

☒ I have no objection to this project.

☐ I would like more information before deciding.

Signature: Madge H. Kibler Date: 4-11-26

To Our Neighbors at Barron Drive,

We are writing to you as your neighbors at **480 Barron Dr** to share our vision for a small, family-run project on our property and to ask for your support.

Our family, **Chris and Melissa Brooks**, has a deep background in the wedding and event industry (DJ, Photography, and Coordination). We are hoping to utilize our 30x50 metal building as a "Boutique Micro-Venue" for small, intimate gatherings. Because we value our relationship with this neighborhood, we have designed our business model specifically to ensure we remain "quiet neighbors."

Our Commitment to the Neighborhood:

- Small Guest Count:** We are limiting all events to a maximum of **50 guests**.
- Early End Times:** We do not host "late night" parties. All events will conclude, and guests will depart by **9:30 PM** at the latest.
- Dry Venue (No Alcohol):** To ensure a safe, family-friendly environment and to prevent any loud or rowdy behavior, we have a strict **No Alcohol** policy on the premises.
- Family Operated:** Our family will be on-site for every event to manage parking, noise levels, and cleanup.
- Low Traffic:** With only 50 guests (averaging 20–25 cars), the impact on Barron Drive will be minimal and brief.

We are seeking a **Statement of Non-Objection** from our neighbors to show the county that our community supports this small family business. If you have any questions or concerns, we would love to chat with you personally.

Sincerely,

Chris & Melissa Brooks

480 Barron Dr, Clarkesville, GA

Neighbor Statement of Non-Objection

I, Aline Purdy, residing at 198 Barron Dr. Clarkesville GA, have read the plans for the micro-venue at 480 Barron Dr. I understand the commitments to a 50-guest limit, a 9:30 PM curfew, and a no-alcohol policy.

☒ I have no objection to this project.

☐ I would like more information before deciding.

Signature: Aline Purdy Date: 4-11-26

To Our Neighbors at Barron Drive,

We are writing to you as your neighbors at **480 Barron Dr** to share our vision for a small, family-run project on our property and to ask for your support.

Our family, **Chris and Melissa Brooks**, has a deep background in the wedding and event industry (DJ, Photography, and Coordination). We are hoping to utilize our 30x50 metal building as a "Boutique Micro-Venue" for small, intimate gatherings. Because we value our relationship with this neighborhood, we have designed our business model specifically to ensure we remain "quiet neighbors."

Our Commitment to the Neighborhood:

- Small Guest Count:** We are limiting all events to a maximum of **50 guests**.
- Early End Times:** We do not host "late night" parties. All events will conclude, and guests will depart by **9:30 PM** at the latest.
- Dry Venue (No Alcohol):** To ensure a safe, family-friendly environment and to prevent any loud or rowdy behavior, we have a strict **No Alcohol** policy on the premises.
- Family Operated:** Our family will be on-site for every event to manage parking, noise levels, and cleanup.
- Low Traffic:** With only 50 guests (averaging 20–25 cars), the impact on Barron Drive will be minimal and brief.

We are seeking a **Statement of Non-Objection** from our neighbors to show the county that our community supports this small family business. If you have any questions or concerns, we would love to chat with you personally.

Sincerely,

Chris & Melissa Brooks

480 Barron Dr, Clarkesville, GA

Neighbor Statement of Non-Objection

I, Jeremy Nolas, residing at 546 Barron Dr, have read the plans for the micro-venue at 480 Barron Dr. I understand the commitments to a 50-guest limit, a 9:30 PM curfew, and a no-alcohol policy.

☒ I have no objection to this project.

☐ I would like more information before deciding.

Signature: Jm Date: 4/11/26

To Our Neighbors at Barron Drive,

We are writing to you as your neighbors at **480 Barron Dr** to share our vision for a small, family-run project on our property and to ask for your support.

Our family, **Chris and Melissa Brooks**, has a deep background in the wedding and event industry (DJ, Photography, and Coordination). We are hoping to utilize our 30x50 metal building as a "Boutique Micro-Venue" for small, intimate gatherings. Because we value our relationship with this neighborhood, we have designed our business model specifically to ensure we remain "quiet neighbors."

Our Commitment to the Neighborhood:

- Small Guest Count:** We are limiting all events to a maximum of **50 guests**.
- Early End Times:** We do not host "late night" parties. All events will conclude, and guests will depart by **9:30 PM** at the latest.
- Dry Venue (No Alcohol):** To ensure a safe, family-friendly environment and to prevent any loud or rowdy behavior, we have a strict **No Alcohol** policy on the premises.
- Family Operated:** Our family will be on-site for every event to manage parking, noise levels, and cleanup.
- Low Traffic:** With only 50 guests (averaging 20–25 cars), the impact on Barron Drive will be minimal and brief.

We are seeking a **Statement of Non-Objection** from our neighbors to show the county that our community supports this small family business. If you have any questions or concerns, we would love to chat with you personally.

Sincerely,

Chris & Melissa Brooks

480 Barron Dr, Clarkesville, GA

Neighbor Statement of Non-Objection

I, Marquis Stephens, residing at

604 Barron Dr, have read the plans for the micro-venue at 480 Barron Dr. I understand the commitments to a 50-guest limit, a 9:30 PM curfew, and a no-alcohol policy.

☒ I have no objection to this project.

☐ I would like more information before deciding.

Signature: Marquis Stephens Date: 4-11-20

To Our Neighbors at Barron Drive,

We are writing to you as your neighbors at **480 Barron Dr** to share our vision for a small, family-run project on our property and to ask for your support.

Our family, **Chris and Melissa Brooks**, has a deep background in the wedding and event industry (DJ, Photography, and Coordination). We are hoping to utilize our 30x50 metal building as a "Boutique Micro-Venue" for small, intimate gatherings. Because we value our relationship with this neighborhood, we have designed our business model specifically to ensure we remain "quiet neighbors."

Our Commitment to the Neighborhood:

- Small Guest Count:** We are limiting all events to a maximum of **50 guests**.
- Early End Times:** We do not host "late night" parties. All events will conclude, and guests will depart by **9:30 PM** at the latest.
- Dry Venue (No Alcohol):** To ensure a safe, family-friendly environment and to prevent any loud or rowdy behavior, we have a strict **No Alcohol** policy on the premises.
- Family Operated:** Our family will be on-site for every event to manage parking, noise levels, and cleanup.
- Low Traffic:** With only 50 guests (averaging 20-25 cars), the impact on Barron Drive will be minimal and brief.

We are seeking a **Statement of Non-Objection** from our neighbors to show the county that our community supports this small family business. If you have any questions or concerns, we would love to chat with you personally.

Sincerely,

Chris & Melissa Brooks

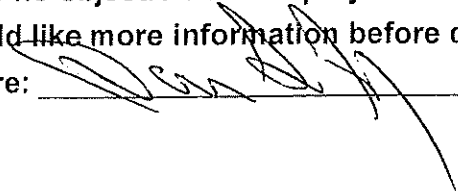
480 Barron Dr, Clarkesville, GA

Neighbor Statement of Non-Objection

I, Don Fry, residing at 295 Barron Dr. Clarkesville GA, have read the plans for the micro-venue at 480 Barron Dr. I understand the commitments to a 50-guest limit, a 9:30 PM curfew, and a no-alcohol policy.

☒ I have no objection to this project.

☐ I would like more information before deciding.

Signature:  Date: 4/11/26

To Our Neighbors at Barron Drive,

We are writing to you as your neighbors at **480 Barron Dr** to share our vision for a small, family-run project on our property and to ask for your support.

Our family, **Chris and Melissa Brooks**, has a deep background in the wedding and event industry (DJ, Photography, and Coordination). We are hoping to utilize our 30x50 metal building as a "Boutique Micro-Venue" for small, intimate gatherings. Because we value our relationship with this neighborhood, we have designed our business model specifically to ensure we remain "quiet neighbors."

Our Commitment to the Neighborhood:

- Small Guest Count:** We are limiting all events to a maximum of **50 guests**.
- Early End Times:** We do not host "late night" parties. All events will conclude, and guests will depart by **9:30 PM** at the latest.
- Dry Venue (No Alcohol):** To ensure a safe, family-friendly environment and to prevent any loud or rowdy behavior, we have a strict **No Alcohol** policy on the premises.
- Family Operated:** Our family will be on-site for every event to manage parking, noise levels, and cleanup.
- Low Traffic:** With only 50 guests (averaging 20–25 cars), the impact on Barron Drive will be minimal and brief.

We are seeking a **Statement of Non-Objection** from our neighbors to show the county that our community supports this small family business. If you have any questions or concerns, we would love to chat with you personally.

Sincerely,

Chris & Melissa Brooks

480 Barron Dr, Clarkesville, GA

Neighbor Statement of Non-Objection

I, Linda Sundberg, residing at 506 Barron Dr, have read the plans for the micro-venue at 480 Barron Dr. I understand the commitments to a 50-guest limit, a 9:30 PM curfew, and a no-alcohol policy.

☐ I have no objection to this project.

☒ I would like more information before deciding.

Signature: _____

Date: April 11, 2026

To Our Neighbors at Barron Drive,

We are writing to you as your neighbors at **480 Barron Dr** to share our vision for a small, family-run project on our property and to ask for your support.

Our family, **Chris and Melissa Brooks**, has a deep background in the wedding and event industry (DJ, Photography, and Coordination). We are hoping to utilize our 30x50 metal building as a "Boutique Micro-Venue" for small, intimate gatherings. Because we value our relationship with this neighborhood, we have designed our business model specifically to ensure we remain "quiet neighbors."

Our Commitment to the Neighborhood:

- Small Guest Count:** We are limiting all events to a maximum of **50 guests**.
- Early End Times:** We do not host "late night" parties. All events will conclude, and guests will depart by **9:30 PM** at the latest.
- Dry Venue (No Alcohol):** To ensure a safe, family-friendly environment and to prevent any loud or rowdy behavior, we have a strict **No Alcohol** policy on the premises.
- Family Operated:** Our family will be on-site for every event to manage parking, noise levels, and cleanup.
- Low Traffic:** With only 50 guests (averaging 20–25 cars), the impact on Barron Drive will be minimal and brief.

We are seeking a **Statement of Non-Objection** from our neighbors to show the county that our community supports this small family business. If you have any questions or concerns, we would love to chat with you personally.

Sincerely,

Chris & Melissa Brooks

480 Barron Dr, Clarkesville, GA

Neighbor Statement of Non-Objection

I, John Moore, residing at 488 Barron Dr Clarkesville, have read the plans for the micro-venue at 480 Barron Dr. I understand the commitments to a 50-guest limit, a 9:30 PM curfew, and a no-alcohol policy.

☒ I have no objection to this project.

☐ I would like more information before deciding.

Signature: _____

Date: _____

4/14/2026

BARRON MANOR

An Intimate, Boutique Wedding & Event Venue



Welcome to **Barron Manor**

Located on a 6.24-acre tract
in Habersham County.

Experience our Unique "Vertical"
Micro-Wedding Solution



UP TO **50** GUESTS
Single-Contract, Alcohol-Free
Micro-Weddings



In-house Professional Photography:
Digital Gallery Delivery.



In-house Professional DJ & MC Services:
Audio/Entertainment.



Certified Day-of Coordination:
Managed by Ownership.



Family-Led Crew:
Full Setup, Transitions, & Cleanup.

Let us coordinate your dream micro-wedding.
Contact us for pricing and availability:

Chris: 706-968-9076
Melissa: 706-968-9015
www.barronmanor.com





Troy Dills

From: Chris Brooks <cbrooks@habershamschools.com>
Sent: Tuesday, May 26, 2026 12:37 PM
To: Troy Dills
Subject: Re: site plan
Attachments: Screenshot 2026-05-26 122736.jpg; letter to board an comm..pdf

[CAUTION: This message originated from outside of the Habersham County email system. -- Please exercise caution before clicking links, opening attachments, replying, or providing information to the sender.]

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Parking will be all natural grass to keep the property look like a home.
Events are all Private no public or Daily Access by appointment only
Septic Permit was approved by Marcus at DPH should have that this week. Commercially Rated
I believe I turned in all letters from neighbors approving our plan and use. Along with application an a site plan hand drawn.

If there is anything else please let me know.

When should I expect the staff report?

Chris Brooks
706-968-9076

On Tue, May 26, 2026 at 10:38 AM Troy Dills <tidills@habershamga.com> wrote:

I need to get all the paperwork into the Planning Commission for the June Planning Meeting so they can have time to review the proposals. Can you please email me a site plan of your intentions today or by the latest tomorrow so I can pass it along?

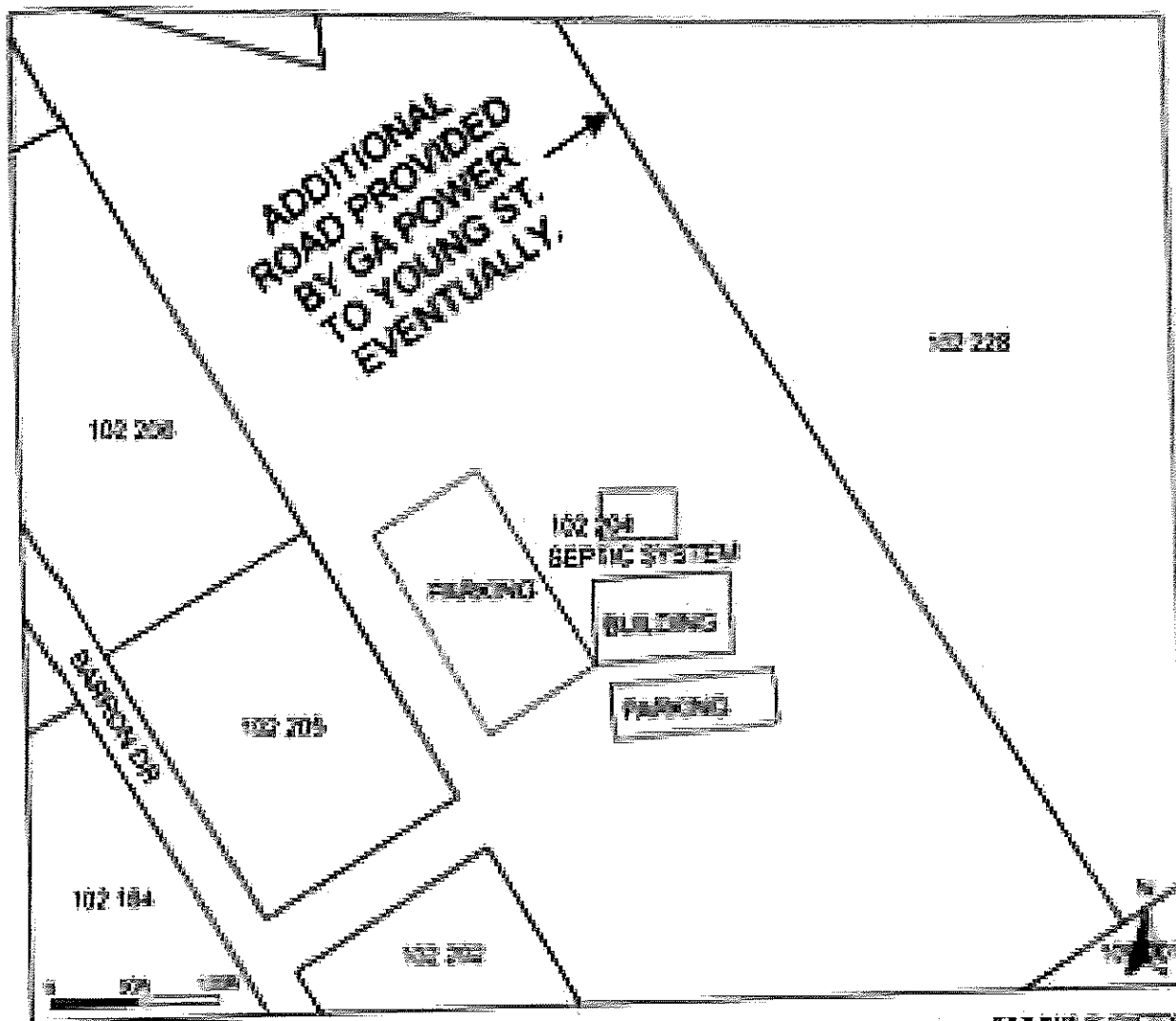
Best Regards,

Troy Dills

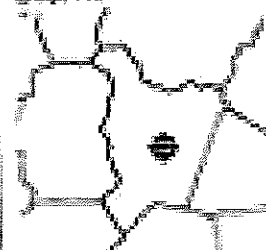
Assistant Director

Habersham County Planning & Development

(706) 839-0142



Overview



Legend

- Parcel
- Road
- Flood Map

Parcel ID: 102 204
 Sec/Twp/Rng: 400
 Property Address: 450 BARRON DR

Alternate ID: 400000
 Class: Residential
 Acreage: 0.24

Owner Address: BROOKS CHRISTOPHER RAY &
 BROOKS MELISSA ANN
 450 BARRON DR
 CLARKSVILLE GA 30523

County: COUNTY
 Brief Tax Description: 12-22 TRACT A PG 26-141 1270-943
 (Note: Not to be used on legal documents)

Flood Map Disclaimer: The data shown is provided as a reference only and does not imply accuracy with respect to horizontal or vertical location. This data is not to be employed in determining any form of flood insurance. For National Flood Insurance.

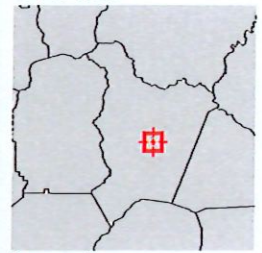
FEMA provides access to the National Flood Insurance Program (NFIP) through web mapping services. The NFIP is a computer database that contains FEMA Flood Hazard maps. The simplest way for you to access the flood hazard data is through the NFIP, a through FEMA's Map Service Center (MSC). If you want to acquire the current digital elevation flood hazard data in a file, the best tool to use is the FEMA Viewer. From the FEMA Viewer, users can view, download, and print flood maps for their location.

Date created: 4/15/2008
 Last Data Updated: 4/15/2008 9:27:11 AM

Developed by:  SCHNEIDER
 CORPORATION



Overview



Legend

-  Parcels
-  Roads
-  Flood Map

Parcel ID	102 204	Alternate ID	402826	Owner Address	BROOKS CHRISTOPHER RAY &
Sec/Twp/Rng	n/a	Class	Residential		BROOKS MELISSA ANN
Property Address	480 BARRON DR	Acreage	6.24		480 BARRON DR
					CLARKESVILLE, GA 30523

District COUNTY

Brief Tax Description 12-22 TRACT A PB 26-141 1270-942

(Note: Not to be used on legal documents)

Flood Map Disclaimer: The data shown is provided as a reference only and does not imply accuracy with regard to horizontal or vertical location. This data is not to be employed to determine any base flood elevations for National Flood Insurance.

FEMA provides access to the National Flood Hazard Layer (NFHL) through web mapping services. The NFHL is a computer database that contains FEMA's flood hazard map data. The simplest way for you to access the flood hazard data, including the NFHL, is through [FEMA's Map Service Center \(MSC\)](#). If you want to explore the current digital effective flood hazard data in a map, the best tool to use is the [NFHL Viewer](#). From the NFHL Viewer, you may view, download, and print flood maps for your location

Date created: 4/21/2026

Last Data Uploaded: 4/20/2026 10:53:12 PM

Developed by  SCHNEIDER
GEOSPATIAL