

HABERSHAM COUNTY
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HABERSHAM COUNTY

Planning & Development

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MINUTES
HABERSHAM COUNTY PLANNING COMMISSION
Public Hearing
Tuesday, June 2, 2026

The Habersham County Planning Commission held a public hearing on Tuesday, June 2, 2026, at the Habersham County Courthouse, located at 295 Llewellyn St. in Clarkesville, Georgia.

Planning Commission Members Present: Greg Hill, Larry Phillips, D. Higgins, Mike Roberts, Ronald Lewallen, Emily Herrin & Jason Smith.

Also present was Mike Beecham, Planning & Development Director, Troy Dills, Planning & Development Assistant Director & Habersham County Attorney, Paul Frickey.

CALL MEETING TO ORDER:

Chairman D. Higgins called the meeting to order at 6:00 PM.

INVOCATION:

The invocation was given by Commissioner Emily Herrin.

APPROVAL OF MINUTES:

Approved without change.

APPROVAL OF AGENDA:

Approved without change.

PUBLIC COMMENT:

None.

NEW BUSINESS:

V-26-01: Patrick Miley is seeking a Variance to reduce the impervious setback from 150 feet to 100 feet on his property to allow construction of a single-family residence. The tract is located at 374 Stewart Cove Rd. and is further identified as Map 126 Parcel 015G.

After the proposal was presented, the applicant was given a chance to speak.

The applicant basically mirrored what was said by Planning Staff of what his intentions were for the property. The Variance request is to reduce the impervious setback from 150 feet to 100 feet on their property. Due to irregular lot configuration and possible flooding, building areas on this lot are limited. The building site will be at an elevation above the creek to avoid flooding while using the natural slope for drainage. Shifting the

structure 50 feet closer to the creek will help to achieve functional site access, improve driveway alignment, and still have adequate separation from adjacent property without increasing flood risk. On April 4, 2023 (2) other Variances came before the Planning Commission requesting a Variance to reduce the impervious setback from 150 feet to 50 feet and were approved. However, they were only given a reduction to the impervious setback from 150 feet to 100 feet instead of the requested 150 feet to 50 feet. Mr. Miley is asking for the same.

After the applicant finished speaking, anyone in attendance in favor of or in opposition to the proposal was given a chance to speak.

Since there was no one else present that wished to speak, public comment was then closed so the Planning Commission could discuss the proposal and vote.

A motion was then made by Commissioner Larry Phillips to **approve V-26-01** as submitted.

It was second by Commissioner Greg Hill. The motion carried by a 5-1 margin.

The results of the votes were as follows:

Commissioner Greg Hill – Yea
Commissioner Mike Roberts – Yea
Commissioner Emily Herrin – Yea

Commissioner Larry Phillips – Yea
Commissioner Ronald Lewallen – Yea
Commissioner Jason Smith – Nay

CU-26-03: 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.

After the proposal was presented, the applicant was given a chance to speak.

The applicants began to lay out their plans and intentions for the property. 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 utilize 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 departing 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.

After the applicant finished speaking, anyone in attendance in favor of or in opposition to the proposal was given a chance to speak.

The following people were in attendance to express their concerns about the proposal.

1. Gary & Vicky Webb 255 & 256 Young Drive, Clarkesville, GA. 30523

Mr. & Mrs. Webb both shared the same concerns below:

1. They were afraid that traffic would increase near their property if Young Drive was opened for access to the venue as well.
2. Since they are next door to the applicant, they expressed the concern that people may tend to wander around during the gatherings and they have grandchildren there from time to time.

After everyone in attendance in favor of or in opposition of the proposal had spoken, public comment was then closed so the Planning Commission could discuss and vote.

A motion was then made by Commissioner Larry Phillips to approve CU-26-03 with the following conditions:

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.

It was seconded by Commissioner Mike Roberts. The motion carried by a 4-2 margin.

The results of the votes were as follows:

Commissioner Greg Hill – Nay
Commissioner Mike Roberts – Yea
Commissioner Emily Herrin – Yea

Commissioner Larry Phillips – Yea
Commissioner Ronald Lewallen – Nay
Commissioner Jason Smith – Yea

OLD BUSINESS:

None.

REPORTS TO COMMISSION:

None.

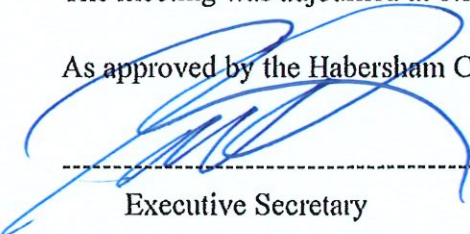
ADMINISTRATIVE MATTERS:

None.

ADJOURNMENT:

The meeting was adjourned at 6:51 PM.

As approved by the Habersham County Planning Commission:



Executive Secretary



Date