



HABERSHAM COUNTY
GEORGIA | Est. 1818

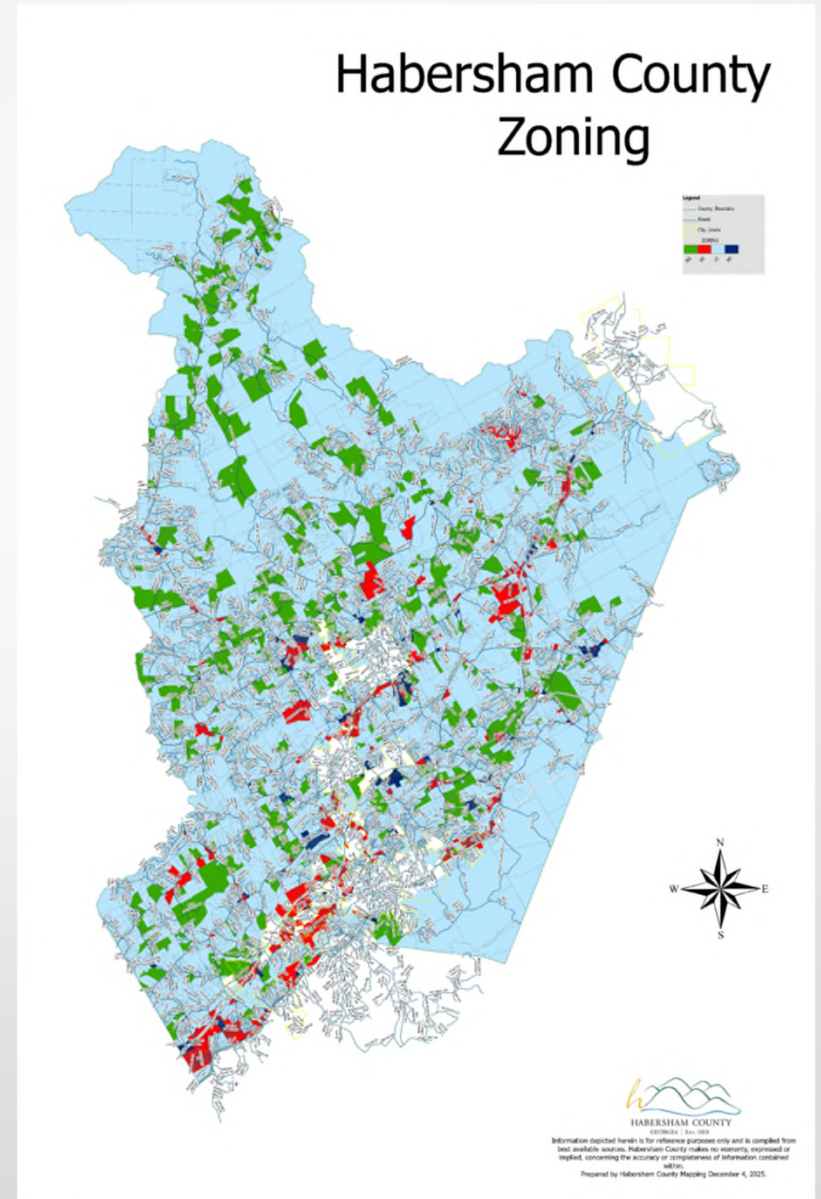
Unified Development Ordinance

Town Hall Meeting

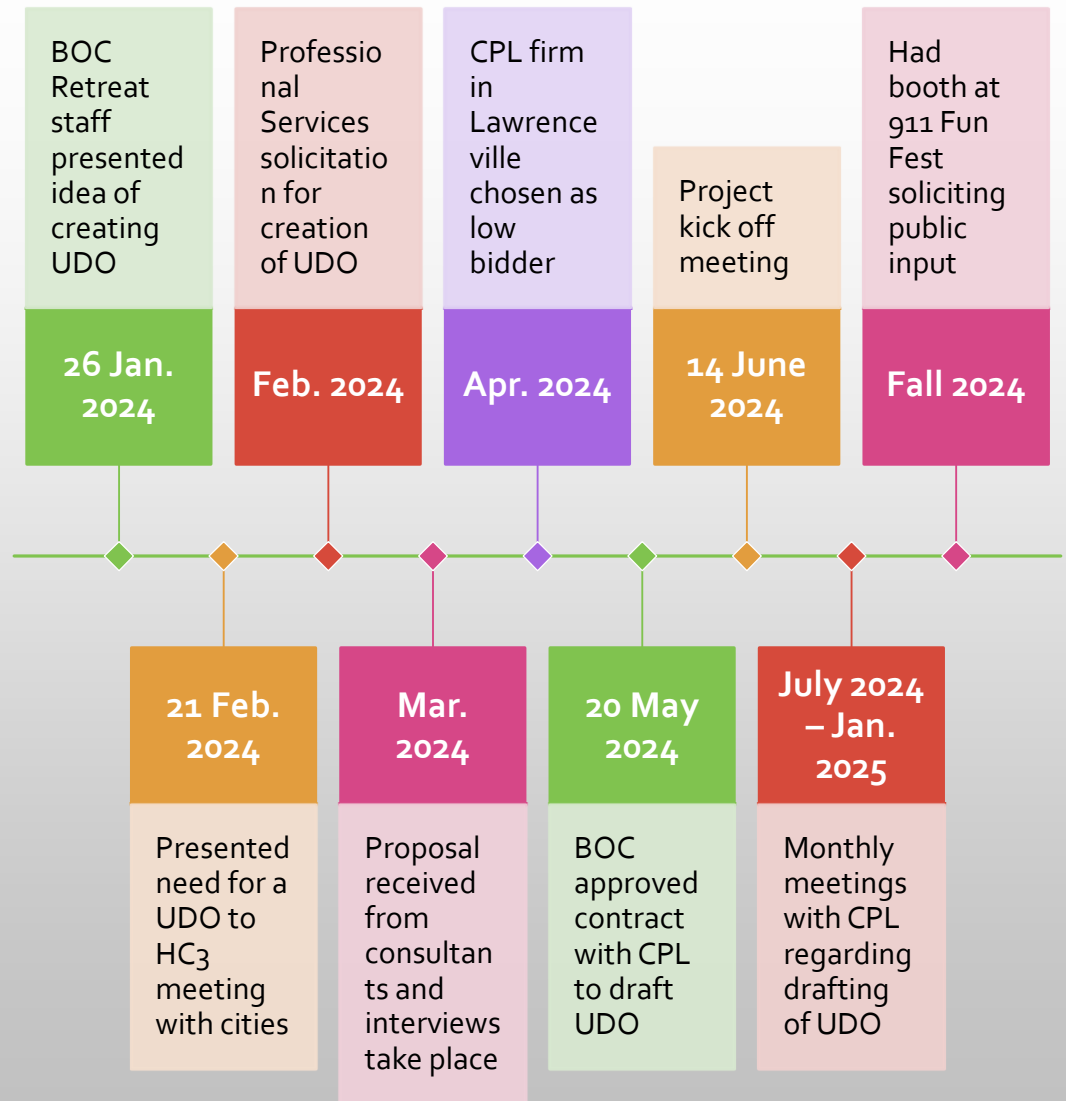
April 13, 2026

Current Zoning

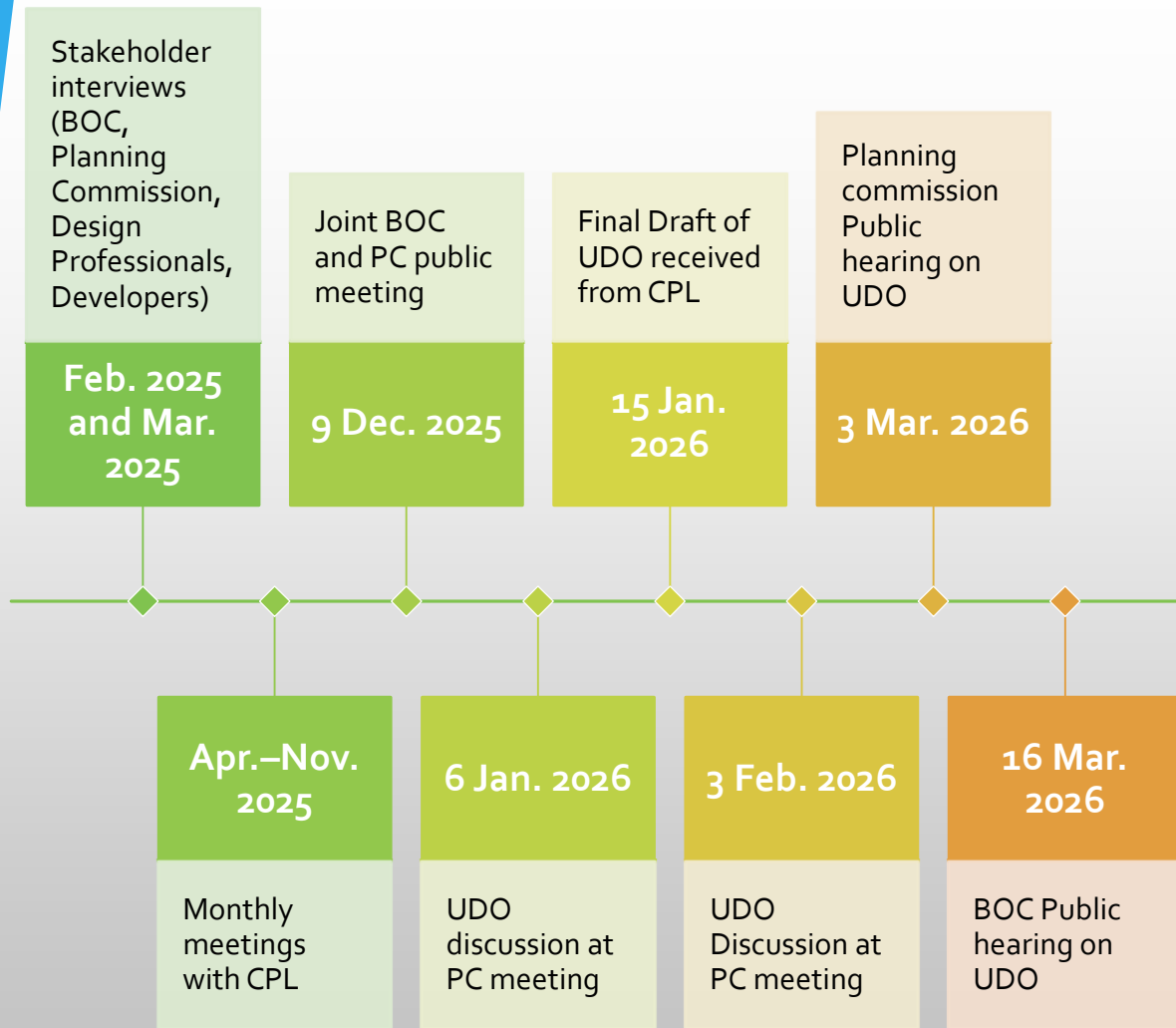
- 1992 – Comprehensive Land Development Resolution adopted



Unified Development Ordinance Timeline



Unified Development Ordinance Timeline Continued



UDO Public Meetings

January 26, 2024 BOC Retreat

October 17, 2024 E-911 Fun Festival

February 5, 2025 BOC Retreat

March 4, 2025 Planning Commission (PC) meeting

November 4, 2025 PC meeting

December 2, 2025 PC meeting

December 9, 2025 Joint BOC & PC meeting

January 6, 2025 PC meeting

February 3, 2026 PC meeting

February 24, 2026 BOC Retreat

March 3, 2026 PC Public Hearing

March 16, 2026 BOC Public Hearing

2024 Community Survey Results

Habersham County - Unified Development Code Update

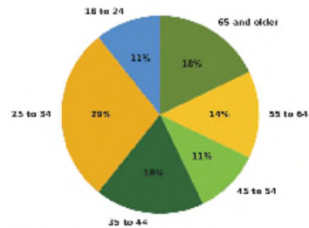
SURVEY RESULTS



29 Survey Responses

Demographics

WHAT IS YOUR AGE?



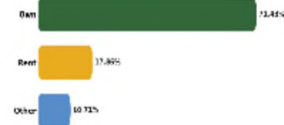
DO YOU LIVE IN HABERSHAM COUNTY?

79% of respondents live within Habersham County

2% live within incorporated cities in

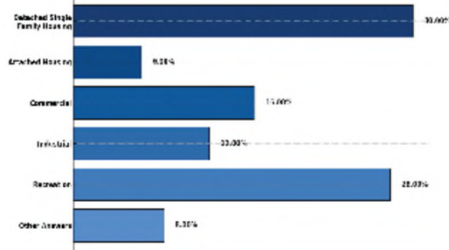
DO YOU OWN OR RENT YOUR HOME?

Majority of respondents **owned** their home.



Use

WHAT TYPE OF LAND USES SHOULD BE ADDED OR EXPANDED IN HABERSHAM COUNTY?



RESPONDENTS WERE ASKED WHAT ISSUES WERE IMPORTANT TO THEM



DO YOU CURRENTLY HAVE A PLAN TO BUILD AN ADU?

83% of respondents have **no** plans to build an ADU

17% of respondents **do plan** to build an ADU

IF YOU WERE TO BUILD AN ADU, WHAT WOULD BE ITS PRIMARY USE?

30% would use as rental properties

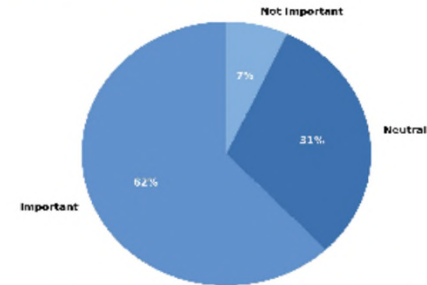
43% would use as family housing

10% would use as guest housing

7% would use as a home office

Landscape & Design

HOW IMPORTANT IS IT FOR NEW DEVELOPMENTS TO INCLUDE STREET TREES OR LANDSCAPING?



SHOULD THERE BE DESIGN GUIDELINES TO ENSURE NEW BUILDINGS COMPLEMENT EXISTING AREA CHARACTER?

69% of respondents believe there should be design guideline for new buildings that

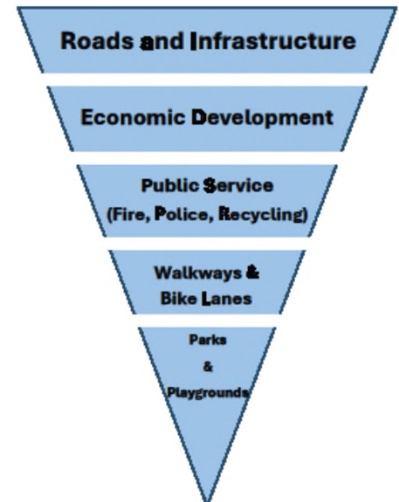
31% of respondents disagree with the notion of design guidelines.

Community Perspectives

IMPACT OF NEW HOUSING DEVELOPMENTS WHICH MOST CONCERN THE PUBLIC ARE:



AREAS WHICH RESPONDENTS FEEL MOST NEED IMPROVEMENT INCLUDE:



Removed Derelict Vehicles

- Based on community feedback, the derelict vehicles portion of the proposed UDO has been deleted.



Data Centers

- Currently, data centers are allowed in the MI and HI districts with no restrictions.
- The proposed UDO limits them to the GI District with BOC approval. The BOC will have the option to deny the data center or approve it with conditions.
- UDO will require additional information to be submitted with application:
 - Source & amount of utilities;
 - Infrastructure improvements;
 - Pollutants created by data center;
 - Decibel level at property line;
 - Distance to residentially zoned property.

CLDO (Old)		UDO (New)	
AG, Agricultural Dist.	3 acres	AG, Agricultural	3 acres
LI, Low Intensity Dist.	1 acre	RR, Rural Residential	2 acres
MI, Medium Intensity Dist.	1 acre	SR, Suburban Residential	1 acre
HI, High Intensity Dist.	1 acre	NC, Neighborhood Comm.	1 acre
		GC, General Commercial	1 acre
		PI, Public Institutional	1 acre
		GI, General Industrial	1 acre
		CS, Conservation	5 acre
		PD, Planned Development	No minimum lot size but PD must be 10 acres

[illegible]

Major Subdivision (4 lots or more only)

- Major Subdivision must have:
 - Curb and gutter streets
 - 1800 sq ft minimum house size. 1500 on main level. Minimum of 2 car garage required.
 - At least one 3" caliper tree in front yard.
 - 50 or more lots 5% of land area for common areas.
 - HOA responsible for amenities and drainage.
 - All underground utilities.
 - Common mailbox facility per USPS.
 - Deceleration lane on abutting county road as required by the Public Works Director.
 - Subdivision sign within landscaped area.

Minor Subdivision

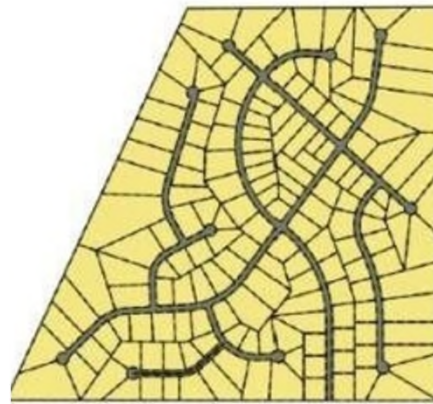
(3 lots or less)

- No minimum house size
- Any type of single-family home including manufactured homes, tiny homes, etc.
- No new street required, but must have street frontage or easement access
- Lot size must conform to zoning district
- Must wait 3 years to divide again



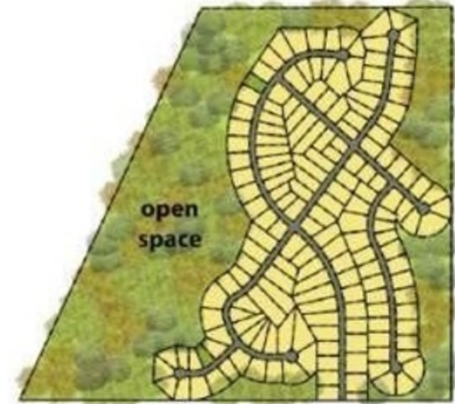
Cluster Subdivision Option

- Will allow one acre lots (1/2 acre in SR with sewer) in all districts if the overall density is met.



Traditional Subdivision

- large lots
- no preserved open space



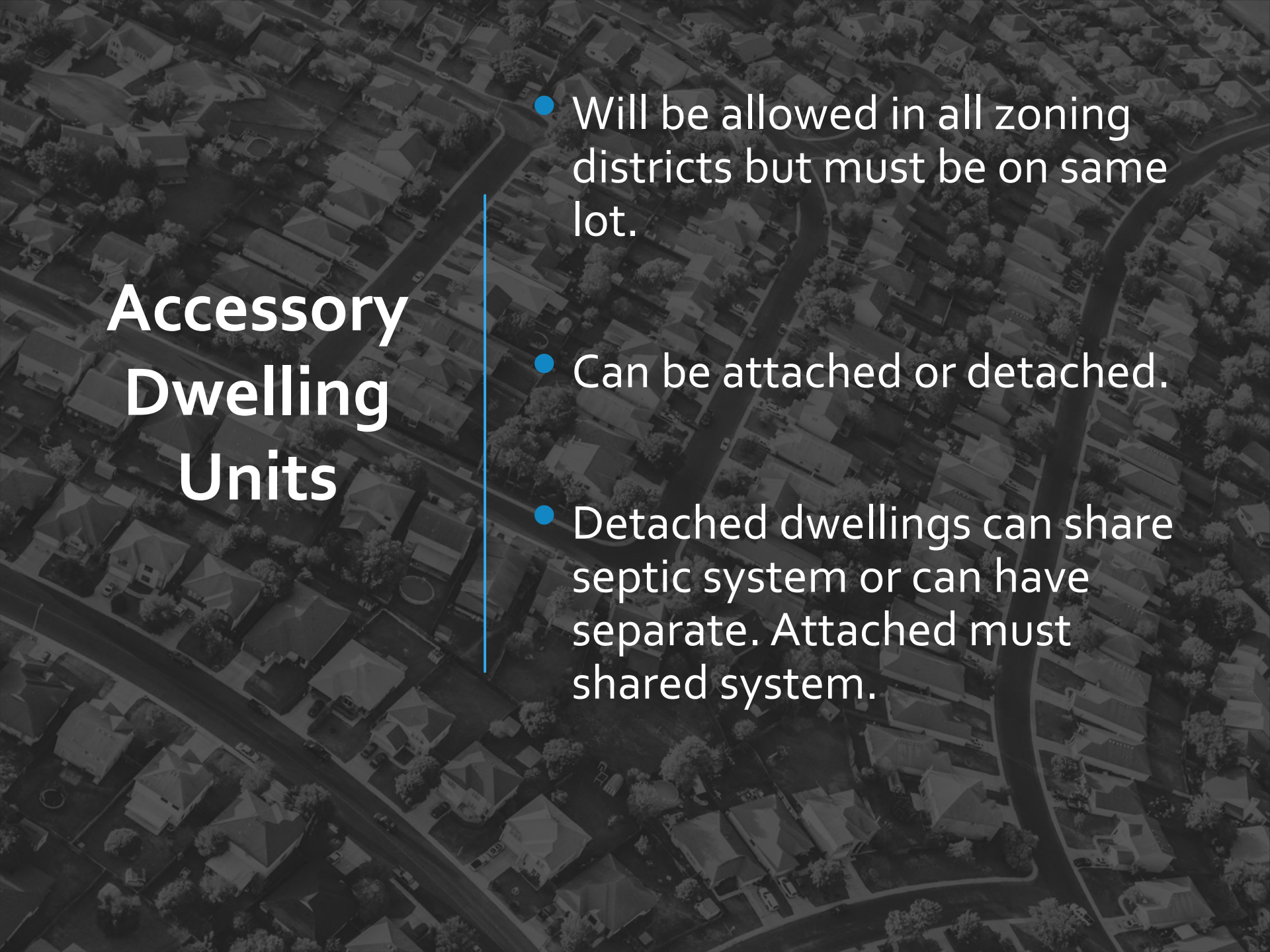
Cluster Subdivision

- smaller lots
- open space preserved

Family Exemption Plat

- Allows a property to be subdivided to create a minimum of one acre lot for family if the overall density of the district is maintained.
 - For example, an owner with 10 acres in the RR District (2 acre minimum) can split up to 3 one-acre lots for family. We will end up with 4 lots on 10 acres.





Accessory Dwelling Units

- Will be allowed in all zoning districts but must be on same lot.
- Can be attached or detached.
- Detached dwellings can share septic system or can have separate. Attached must share system.

Tree Protection

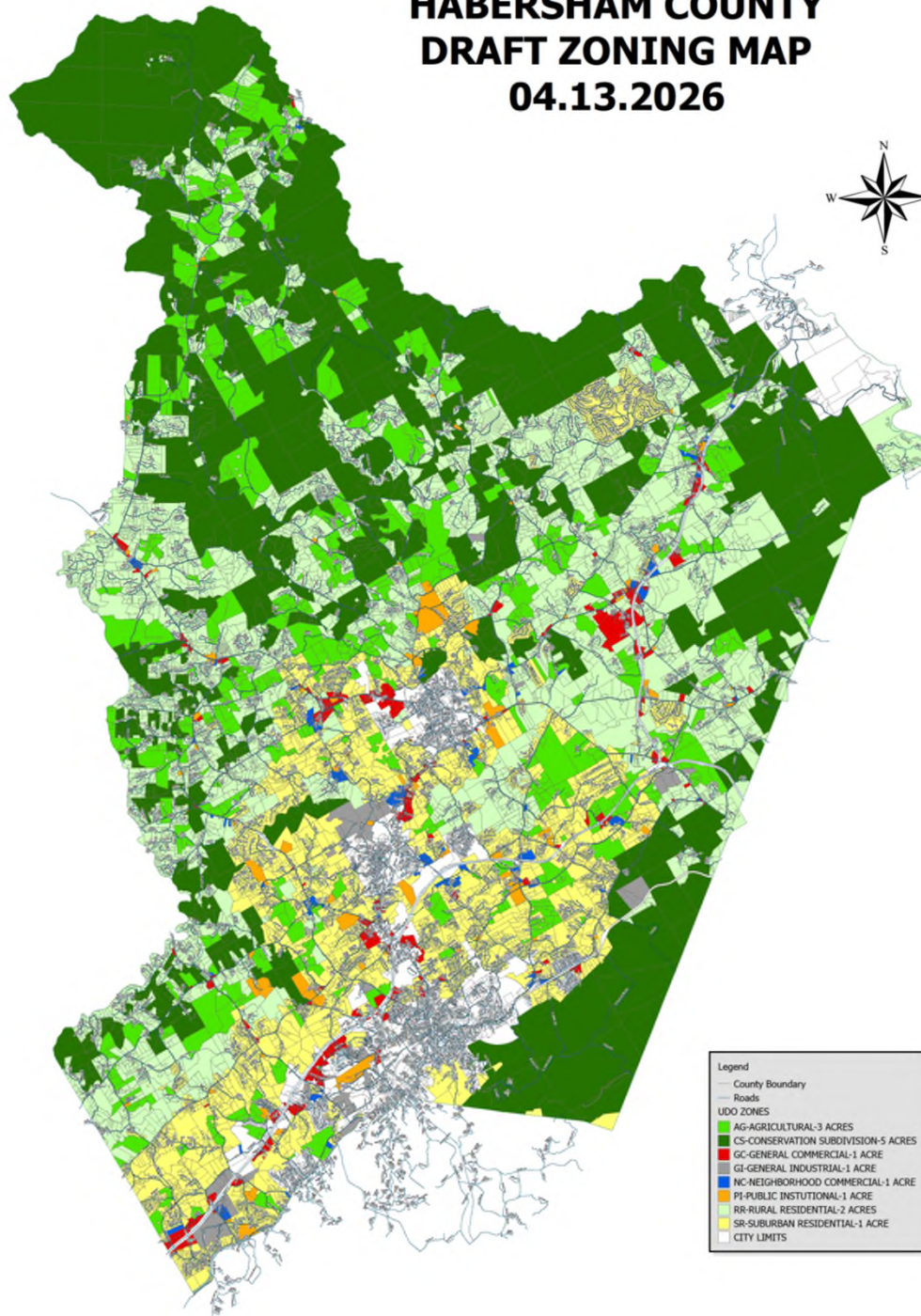


**TREE PROTECTION
REQUIRES TREES WITHIN
STREAM AND ZONING
BUFFERS TO REMAIN.
ALSO, 50% OF TREES ON
SITE TO REMAIN
PROTECTED.**



**SHOULD PREVENT CLEAR
CUTTING OF PROPERTIES.**

HABERSHAM COUNTY DRAFT ZONING MAP 04.13.2026



Legend	
	County Boundary
	Roads
UDO ZONES	
	AG-AGRICULTURAL-3 ACRES
	CS-CONSERVATION SUBDIVISION-5 ACRES
	GC-GENERAL COMMERCIAL-1 ACRE
	GI-GENERAL INDUSTRIAL-1 ACRE
	NC-NEIGHBORHOOD COMMERCIAL-1 ACRE
	PI-PUBLIC INSTITUTIONAL-1 ACRE
	RR-RURAL RESIDENTIAL-2 ACRES
	SR-SUBURBAN RESIDENTIAL-1 ACRE
	CITY LIMITS



Mike Beecham

Planning & Development Dir.

706-839-0140

mbeecham@habershamga.com