



HABERSHAM COUNTY

Planning & Development

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MINUTES
HABERSHAM COUNTY PLANNING COMMISSION
Public Hearing
Tuesday, May 4, 2021

The Habersham County Planning Commission held a public hearing on Tuesday, May 4, 2021 in the Commission Conference Room of the Habersham County Administration Building, located at 130 Jacob's Way in Clarkesville, Georgia.

Planning Commission Members Present: Marquis Arender, Mike Van Winkle, D. Higgins, Robert Gutowski, & Jason Smith.

Commissioner David Purcell joined the meeting by remoting in. Commissioner Bill Gresham was unable to attend.

Also present were Mike Beecham, Planning and Development Director, & Troy Dills, Habersham County Planner.

CALL MEETING TO ORDER:

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

INVOCATION:

Invocation was given by Jason Smith.

APPROVAL OF MINUTES:

Minutes of the April 6, 2021 Planning Commission meeting were approved without change.

APPROVAL OF AGENDA:

Agenda of the April 6, 2021 Planning Commission meeting was approved without change.

PUBLIC COMMENT:

None

During the meeting Commissioner D. Higgins moved to amend the current agenda to address Z-21-01 as the first item of discussion.

NEW BUSINESS:

Z-21-01: Austin Nifong is seeking a request to rezone his property from LI to MI to allow for a multifamily development consisting of 64 townhome type quadplex and duplex units. The tract is located at 212 Lawrence Street and is further identified as Map 110 Parcel 074.

Residents of the neighborhood showed up to hear this proposal. However, with the density and concern of future traffic, the proposal was agreed upon by the Planning Commission to table this request until a traffic study can be done.

Commissioner Robert Gutowski made the motion to table the topic.

It was seconded by Commissioner Marquis Arender.

All were in favor. Commissioner Jason Smith recused himself from any voting on the matter due to conflict of interest by being the representing agent.

OLD BUSINESS:

V-21-01: Eric & Amanda Sexton are seeking a Variance to allow a swimming pool to be placed in their front yard. The tract is located at 124 S. Quail Trail and is further identified as Map 087A Parcel 091A.

Before the proposal was discussed, Commissioner D. Higgins stated that he needed to hear a motion and second to un-table the Variance request.

Motion was made by Commissioner Mike Van Winkle.

It was seconded by Commissioner Robert Gutowski.

After the variance request was presented, Mr. & Mrs. Sexton were given a chance to speak on their behalf.

Eric Sexton talked about the layout of the pool as well as addressing any safety issues that may arise. Mr. Sexton plans on installing a privacy fence to help with any concerns that may leave it unappealing or unsafe. No one from the neighborhood was there to speak against the proposal.

After Mr. Sexton was finished, public comment was then closed so that the Planning Commission could discuss the issue and vote.

A motion was then made Commissioner Jason Smith to approve **V-21-01** as long as the following criteria was met.

- There must be a minimum of a 6' high privacy fence installed around the pool that is opaque style.
- The fence must have a self latching gate.
- The fence will also need to be installed as close to the apron of the pool as possible.

It was seconded by Commissioner Marquis Arender.

All were in favor. The results of the votes were as follows:

Commissioner Marquis Arender – Yea
Commissioner D. Higgins – Yea
Commissioner Jason Smith – Yea

Commissioner Mike Van Winkle – Yea
Commissioner Robert Gutowski – Yea
Commissioner David Purcell – Yea

NEW BUSINESS:

V-21-03: Joshua Garrett is seeking a Variance to reduce the impervious setback from 150 feet to 100 feet on a portion of the property to allow for the construction of a single family residential home. The tract is located at 2121 Hwy 17 and is further identified as Map 040 Parcel 211.

Before public discussion was made, the Planning Commission gave the applicant an opportunity to present the proposal that was submitted. Mr. Jason Smith, the agent for the applicants, made the presentation. Mr. Smith said the property was in a great location and a beautiful piece of property. Mr. Smith said that although the property was odd shaped, the 100 ft. variance asked for will be maintained.

Only one resident of the area was there to speak on the matter.

Richard Andrews from 425 Cherokee Acres made the following comments:

- He agreed that the property was a beautiful tract of land.
- He was happy to see that someone such as the applicant was building there due to his great character, and knew he would be a great neighbor

His only concerns were that he hoped that there would not be any sewage issues or drainage close to the creek. He just wanted to make sure that the creek was protected.

After Mr. Andrews spoke, Commissioner D. Higgins then closed public comments.

A motion was then made by Commissioner Marquis Arender to approve **V-21-03** as submitted.

It was seconded by Commissioner Mike Van Winkle.

All were in favor. Commissioner Jason Smith recused himself from any voting on the matter due to conflict of interest by being the representing agent.

The results of the votes were as follows:

Commissioner Marquis Arender – Yea
Commissioner Robert Gutowski – Yea
Commissioner David Purcell – Yea

Commissioner Mike Van Winkle - Yea
Commissioner D. Higgins - Yea

V-21-04: EMC Homes is seeking a Variance of 10 feet on the front of the property to allow construction of a single family residential home. The tract is located on Lot 47 in Huntington Manor Subdivision (1022 Soapstone Drive) and is further identified as Map 084 Parcel 055P.

Before public discussion was made, the Planning Commission gave the applicant an opportunity to present the proposal that was submitted. Mr. Chad Richardson, the agent for the applicants and EMC Homes, made the presentation. Mr. Richardson said this lot had given them way more trouble than the other lots in the subdivision. He stated that they had encountered a great deal of rock. He also said that

due to the terrain of the lot that has a very large slope on the back of the property, a variance was needed. It would also help with proper drainage of the lot.
After Mr. Richardson spoke, Commissioner D. Higgins then closed public comments.

A motion was then made by Commissioner Mike Van Winkle to approve V-21-04 as submitted.

It was seconded by Commissioner Marquis Arender.

All were in favor.

The results of the votes were as follows:

Commissioner Marquis Arender – Yea
Commissioner D. Higgins – Yea
Commissioner Jason Smith – Yea

Commissioner Mike Van Winkle – Yea
Commissioner Robert Gutowski – Yea
Commissioner David Purcell – Yea

REPORTS TO COMMISSION:

None

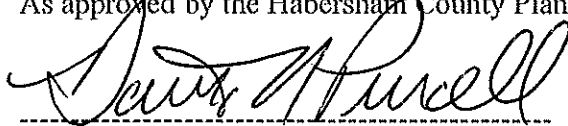
ADMINISTRATIVE MATTERS:

None

ADJOURNMENT:

Meeting adjourned at 6:43 PM.

As approved by the Habersham County Planning Commission:



Executive Secretary

1 June 2021
Date