



HABERSHAM COUNTY

Planning & Development

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MINUTES HABERSHAM COUNTY PLANNING COMMISSION Public Hearing Tuesday, October 5, 2021

The Habersham County Planning Commission held a public hearing on Tuesday, October 5, 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: Mike Van Winkle, David Purcell, Bill Gresham, D. Higgins, & Robert Gutowski.

Commissioner Jason Smith joined the meeting via tele conference. Commissioner Marquis Arender was unable to attend.

Also present were Mike Beecham, Planning & 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 Commissioner Bill Gresham.

APPROVAL OF MINUTES:

Approved without change.

APPROVAL OF AGENDA:

Approved without change.

PUBLIC COMMENT:

None

NEW BUSINESS:

Z-21-03: Omega Properties & Development is seeking a request to Rezone a piece of property from LI to HI to allow for R/V storage. The tract is located on Rockford Creek Rd. at the intersection with Hollywood Hills Rd. and is further identified as Map 128 Parcel 061C.

After the proposal was presented, Omega Properties was then allowed to speak about the Rezoning that was requested.

Mr. Chip Brooks who was the representative for Omega Properties began to lay out the intentions and use of this property. He said that the main reason to obtain this property was that they were in bad need of expansion. Mr. Brooks said that they intended to use this property for R/V and boat storage as well as self storage. However, he did mention that in the future there could possibly be R/V storage sites that will be covered but not at this particular time. Omega Properties already has two other locations that are completely full and the intended use of this parcel will certainly be advantageous to the community.

After Mr. Brooks was finished speaking, Randy Franklin at 1020 Rockford Creek Rd. which is an adjoining neighbor got up to speak. His major concern was to be sure that he understood where the driveway would be located to enter the facility.

After both individuals were finished, public comment was then closed so that the Planning Commission could discuss the issue and vote.

A motion was then made by Commissioner Mike Van Winkle to approve Z-21-03 with the following conditions:

- Driveway for entrance/exit must be installed on Hollywood Hills Rd.
- A minimum buffer of 25 feet is to be left along Rockford Creek Rd. that leaves all mature trees that are in this buffer as well.
- This parcel will be Rezoned to HI as a Conditional Zoning and the use shall be restricted to RV/Boat storage and self storage.

It was seconded by Commissioner Bill Gresham.

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

Commissioner Mike Van Winkle – Yea
Commissioner Bill Gresham – Yea
Commissioner Robert Gutowski – Yea

Commissioner David Purcell – Yea
Commissioner D. Higgins – Yea
Commissioner Jason Smith – Yea

V-21-11: Sambasna Meruga is seeking a Variance to convert a storage building into an employee rest/break area. The tract is located at 1941 Highway 105 and is further identified as Map 022 Parcel 174.

After the Variance was presented, Mrs. Uma Meruga was then allowed to speak about the Variance that was requested.

Mrs. Meruga said that the conversion of the storage building will be beneficial to them as owners, because they live out of town. This new employee rest/break area would allow them a place to stay when they come up if they were to elect to stay a couple of days. She also stated that this is only a temporary place to rest and or stay and never intends to be a permanent residence.

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

A motion was then made by Commissioner Mike Van Winkle to approve V-21-11 with the following conditions: as submitted.

- No permanent residence shall be allowed at this location.
- Building cannot be used for rental purposes.
- It cannot be occupied for more than 30 days in a 90 day period.

It was seconded by Commissioner Robert Gutowski.

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

Commissioner Mike Van Winkle – Yea
Commissioner Bill Gresham – Yea
Commissioner Robert Gutowski – Yea

Commissioner David Purcell – Yea
Commissioner D. Higgins – Yea
Commissioner Jason Smith – Yea

V-21-12: Mary Jane Horton is seeking a Variance to reduce the impervious setback from 150 feet to 50 feet on the back portion of her property. The tract is located at 401 Cobblestone Ln. and is further identified as Map 043 Parcel 018.

After the Variance was presented, Ms. Horton was then allowed to speak about the Variance that was requested.

Ms. Horton stated that her intentions were simple if the Variance was granted. She said that she wanted to be able to keep debris picked up and maintain the area around the river where a nature trail has also been made by the neighborhood. Ms. Horton would like to keep the property more aesthetically pleasing. If the Variance was granted it would allow her to do just that.

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

A motion was then made by Commissioner David Purcell to approve **V-21-12** as submitted.

It was seconded by Commissioner Bill Gresham.

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

Commissioner Mike Van Winkle – Yea
Commissioner Bill Gresham – Yea
Commissioner Robert Gutowski – Yea

Commissioner David Purcell – Yea
Commissioner D. Higgins – Yea
Commissioner Jason Smith – Yea

OLD BUSINESS:

None

REPORTS TO COMMISSION:

None

ADMINISTRATIVE MATTERS:

Before the meeting was adjourned, Mike Beecham, Planning & Development Director, brought to the attention of the Planning Commission that some of the Planning Commissioners' terms expire this year. It was discussed that the following will need to address that with whichever Habersham County Commissioner appointed them if they wished to continue serving as a Planning Commissioner.

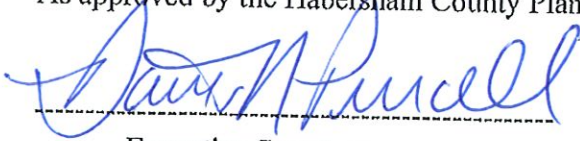
Commissioner David Purcell
Commissioner D. Higgins

Commissioner Bill Gresham
Commissioner Mike Van Winkle

ADJOURNMENT:

Meeting adjourned at 6:45PM.

As approved by the Habersham County Planning Commission:

A handwritten signature in blue ink, appearing to read "David Purcell", written over a dashed horizontal line.

Executive Secretary

2 Nov 2021

Date