



HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

Planning & Development

130 Jacob's Way Clarkesville, GA 30523
706-839-0142 www.tidills@habershamga.com

MINUTES
HABERSHAM COUNTY PLANNING COMMISSION
Public Hearing
Tuesday, January 3, 2023

The Habersham County Planning Commission held a public hearing on Tuesday, January 3, 2023 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, Bill Gresham, D. Higgins, & Jason Smith.

Commissioners Robert Gutowski and David Purcell were unable to attend. Commissioner Mike Van Winkle was also not present but joined the meeting via phone.

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 Jason Smith.

APPROVAL OF MINUTES:

Approved without change.

APPROVAL OF AGENDA:

Before proposals were presented Commissioner D. Higgins moved to amend the current agenda to discuss the election of officers.

A motion was made Commissioner Bill Gresham. It was seconded by Commissioner Jason Smith.

ELECTION OF OFFICERS:

Commissioner Bill Gresham made a motion to keep Commissioner D. Higgins as Chairman. It was seconded by Jason Smith. All were in favor.

Next, Commissioner Mike Van Winkle made a motion to keep Commissioner Bill Gresham as Vice-Chairman. It was seconded by D. Higgins. All were in favor.

The final motion was then made by Commissioner Jason Smith for Commissioner David Purcell to remain as Secretary. It was seconded by D. Higgins. All were in favor.

PUBLIC COMMENT:

None

NEW BUSINESS:

CU-22-05: Nick Janes is seeking a Conditional Use to allow the construction of a Reclaiming/Wood Manufacturing Facility. The Tract is located at 1036 Welcome Home Rd. and is further identified as Map 134 Parcel 051.

After the proposal was presented, the applicants were given a chance to speak. The proposal was represented by Tim Loggins and Doug Oliver. Mr. Oliver stated their intentions for the property as well as some details of the operation. Their plans are to have a place for people to bring in wood, concrete, shingles, etc. to be ground up for disposal or to be recycled. The residue or gravel can also be delivered where needed. Although they will not generally be open to the public, consumers can still dump their materials for a fee. The average turnaround of completion will be approximately 2 weeks.

After both men were finished speaking, public comment was then closed so that the Planning Commission could discuss and vote on the proposal.

A motion was then made by Commissioner Bill Gresham to approve **CU-22-05** with following conditions.

- Hours of operation for grinding will be limited to 9am – 5pm Monday through Friday.
- If noise issues arise via neighborhood complaints, the business must then mitigate the noise level.

It was seconded by Commissioner Mike Van Winkle. All were in favor.

The results of the votes were as follows:

Commissioner Marquis Arender - Yea
Commissioner D. Higgins - Yea
Commissioner Mike Van Winkle – Yea

Commissioner Bill Gresham – Yea
Commissioner Jason Smith – Yea

CU-22-06: Jesse Romer is seeking a Conditional Use to allow an Animal Rescue/Sanctuary for domesticated animals on her property. The tract is located at 398 Ridge Rd. and is further identified as Map 039 Parcel 036A.

After the proposal was presented, Ms. Romer was given a chance to speak. Plans are to use this property for an Animal Rescue Sanctuary. The facility will be a place to help revive animals back to health so that they can be placed in good homes. Ms. Romer has been doing this since 2009 and has an animal shelter license from the state of Georgia as well. She said that she will be glad to comply with any rules or stipulations that the county may require from her. The animals will be housed at her residence and will receive all the proper vaccinations upon arrival. As soon as the animals have been revived, they will then be available for adoption. There is also a fenced in location for livestock if needed.

After Ms. Romer was finished speaking, any person in attendance for or against the shelter was given an opportunity to speak. The following people were at the meeting to express their concerns.

- Jeremy McAllister 831 Ridge Rd. Clarkesville, Ga.
- John Waters 346 Ridge Rd. Clarkesville, Ga.

The following issues seemed to be the same concern of the neighborhood and the above residents.

- Ridge Rd. is a county road and is very narrow. The fear of more traffic was a major concern.
- It was stated that all animals that are brought in should be properly vaccinated.
- They would like to see no more structures put up to crowd the area more.
- Sanitation issues were also mentioned as being a concern.

After both parties were finished speaking, public comment was then closed so that the Planning Commission could discuss and vote on the proposal.

A motion was then made by Commissioner Bill Gresham to approve **CU-22-06** as submitted.

It was seconded by Commissioner Jason Smith. All were in favor.

The results of the votes were as follows:

Commissioner Marquis Arender - Yea
 Commissioner D. Higgins - Yea
 Commissioner Mike Van Winkle – Yea

Commissioner Bill Gresham – Yea
 Commissioner Jason Smith – Yea

SV-22-03: Ryan Chitwood is seeking approval to develop a 29-lot subdivision. The tract is located at 3221 St. Hwy 17 and is further identified as Map 040 Parcel 022.

After the proposal was presented and the plat reviewed, Project Manager Holt Persinger was given a chance to speak on behalf of Harvest Church Estates and the request that was submitted.

Mr. Persinger stated that he was hoping to get the approval to set in motion the development of this subdivision. He said that they were willing to adhere to and address any restrictions and/or conditions that was requested by the Planning Commission to make the development of the subdivision a success. He also mentioned that he has been in contact with Environmental Health for their assessment of the property as well.

After Mr. Persinger was finished speaking, public comment was then closed so that the Planning Commission could discuss and vote on the proposal.

A motion was then made by Commissioner Jason Smith to approve **SV-22-03** with following conditions.

- The unused portion of the parcel must be made into a green space which would require an HOA or it shall be used to increase the surrounding lot sizes.
- A cul-de-sac must be put in at the end of the county-maintained portion of the road to provide a turn around for school busses and emergency vehicles.

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 Mike Van Winkle -- Yea

Commissioner Bill Gresham -- Yea
Commissioner Jason Smith -- Yea

OLD BUSINESS:

None

REPORTS TO COMMISSION:

None

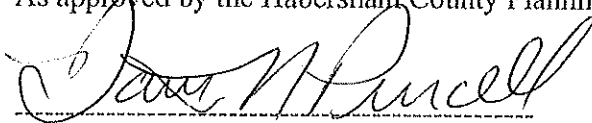
ADMINISTRATIVE MATTERS:

The Planning Commission voted to amend the bylaws as to change Section 4 as submitted and leave Section 10 as is.

ADJOURNMENT:

Meeting adjourned at 6:57 PM.

As approved by the Habersham County Planning Commission:



Executive Secretary



Date