



HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

Planning & Development

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MINUTES
HABERSHAM COUNTY PLANNING COMMISSION
Public Hearing
Tuesday, March 7, 2023

The Habersham County Planning Commission held a public hearing on Tuesday, March 7, 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: David Purcell, Derick Canupp, Mike Van Winkle, Bill Gresham, James Kiger, & Jason Smith.

Commissioner D. Higgins was unable to attend.

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

CALL MEETING TO ORDER:

Chairman Bill Gresham called the meeting to order at 6:00 PM.

INVOCATION:

Invocation was given by Commissioner Mike Van Winkle.

APPROVAL OF MINUTES:

Approved without change.

APPROVAL OF AGENDA:

Approved without change.

PUBLIC COMMENT:

None

NEW BUSINESS:

V-23-01: Tina Troyer is seeking a Variance to reduce the required minimum road frontage on a portion of their property. The tract is located at 3578 Riverbend Rd. and is further identified as Map 022 Parcel 250.

After the proposal was presented, the applicant was given a chance to speak. Ms. Troyer said that they had no intentions of ever selling off any of their property. This drive has been there for many years and it is only used by them and a neighbor that borders the backside of their property. Although the property will be narrower at the road if the Variance is approved, it will still encompass the whole driveway.

After Ms. Troyer 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 David Purcell to approve V-23-01 as submitted.

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

The results of the votes were as follows:

Commissioner David Purcell - Yea	Commissioner Derick Canupp – Yea
Commissioner Mike Van Winkle - Yea	Commissioner Bill Gresham – Yea
Commissioner James Kiger – Yea	Commissioner Jason Smith - Yea

CU-23-01: Jeremy Miller is seeking a Conditional Use to allow construction of a commercial sign shop on his property. The tract is located at 1118 Cody Rd. and is further identified as Map 130 Parcel 041.

Before the proposal was presented Commissioner Bill Gresham had to recuse himself since he was the representative for the proposal. He spoke on behalf of the applicant Jeremy Miller.

After the proposal was presented, Mr. Gresham was given a chance to speak. According to Mr. Gresham this facility will be mainly used for storage and to make signs for the Northeast Georgia Health System. He stated that this will not be a retail place, or a facility where walk in traffic is the norm. Plans are for there to be only 4 or 5 trips in and out on a normal workday. According to Mr. Gresham, an occasional flatbed truck used for transporting signs, may be seen going in and out.

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

- Keith Canup 556 Bill Canup Rd. Mt. Airy, Ga.
- JoAnn Lowe 904 Cozy Lane Mt. Airy, Ga.

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

- Cody Rd. is already a dangerous county road that is used as a cut through a lot of times, and the fear of more traffic was a major concern.
- There is also limited sight distance on Cody Rd. as well where the building site is located.
- The residents of the neighborhood were concerned about the pollution of the area creeks/creeks that may occur from the construction of the shop or from cutting in of the driveway.

After those in attendance opposing the proposal 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 Derick Canupp to approve CU-23-01 with the following conditions:

- Sight distance of the proposed driveway must be met.
- Driveway must be constructed to commercial standards.
- R/W is to be deeded to the County by the applicant for future safety requirements. This is to be determined before the March 20, 2023, Habersham County Board of Commissioners meeting.

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

The results of the votes were as follows:

Commissioner David Purcell - Yea
Commissioner Mike Van Winkle - Yea
Commissioner Jason Smith - Yea

Commissioner Derick Canupp -- Yea
Commissioner James Kiger -- Yea

AM-23-01: Amendment to Article XVII Section 68-1725 in the CLDO (Development/Project Access Improvements).

The Planning Commission discussed adding internal roads to subdivisions with more than 5 lots and directed staff on additional amendments.

OLD BUSINESS:

None

REPORTS TO COMMISSION:

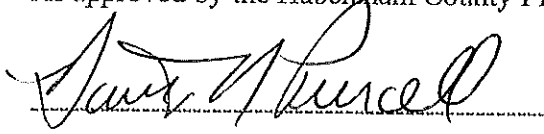
None

ADMINISTRATIVE MATTERS:

ADJOURNMENT:

Meeting adjourned at 7:24 PM.

As approved by the Habersham County Planning Commission:


Executive Secretary

4 April 2023
Date