



HABERSHAM COUNTY
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HABERSHAM COUNTY

Planning & Development

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MINUTES
HABERSHAM COUNTY PLANNING COMMISSION
Public Hearing
Tuesday, April 4, 2023

The Habersham County Planning Commission held a public hearing on Tuesday, April 4, 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: Jim Kiger, David Purcell, Derick Canupp, Mike Van Winkle, Bill Gresham, D. Higgins, & Jason Smith.

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:

Commissioner D. Higgins said that we had received a letter from the developer of Harvest Church Estates (SV-22-03). The letter asked that the request for final plat approval be removed from this month's agenda and be postponed until the May 2, 2023, Planning Commission Meeting.

A motion was then made by Commissioner Jason Smith to remove SV-22-03 from the agenda.

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

The results of the votes were as follows:

Commissioner Jim Kiger – Yea
Commissioner Derick Canupp – Yea
Commissioner D. Higgins – Yea

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

PUBLIC COMMENT:

The first topic in public comment was from Commissioner Bill Gresham. He stated that he has enjoyed his tenure of being a member of the Habersham County Planning Commission. However, he stated that because of certain circumstances he felt that it was best that he step down. He then read his letter of resignation to his fellow commissioners as well as all those that were in attendance.

Also, during public comment several were in attendance in opposition against the new Harvest Church Estates Subdivision.

The following people from the neighborhood spoke and expressed their concerns:

- Marva Griffith 386 Christian Camp Ln Clarkesville, Ga. 30523
- Maggie Dyer 220 Christian Camp Ln Clarkesville, Ga. 30523
- Chase Thomas 550 Harvest Church Rd. Clarkesville, Ga. 30523
- Jared Cox 531 Christian Camp Ln Clarkesville, Ga. 30523
- Danny Thomas 748 Harvest Church Rd. Clarkesville, Ga. 30523

The following people from other neighborhoods also spoke and expressed their concerns as well:

- Joey Brown Clarkesville, Ga. 30523
- Gary Bunten 135 Schub Rd. Clarkesville, Ga. 30523

The following things seemed to be the main issues that the neighborhood and the above residents had:

- Harvest Church Rd. is already a busy county road that is narrow, and the fear of more traffic was a major concern. Due to the number of children that attend the Christian Camp, additional traffic could present more safety issues.
- There is also limited sight distance where the subdivision residents would be entering and exiting on HWY 17. They stated that they have witnessed numerous times that motorists travel way too fast up and down HWY 17.
- The neighborhood also was unhappy with the fact that there was not an internal subdivision road that would serve all 17 lots on Harvest Church Rd.

After the above persons were finished speaking, public comment was then closed.

NEW BUSINESS:

V-23-02: Angie Irvin is seeking a Variance to reduce the impervious setback from 150 feet to 50 feet on a portion of her property to allow for the construction of a single-family residential home. The tract is located at 8223 Dicks Hill Pkwy. and is further identified as Map 146 Parcel 086.

After the proposal was presented, the applicant was given a chance to speak along with the potential buyer of the property, Ms. Louise Prance. Ms. Prance said that they wished to build a 1980 sq. feet house. They were hoping to get the entire requested setback but were willing to adhere to any regulations and/or restrictions placed on them by the Planning Commission.

After Ms. Prance was finished speaking, public comment was then closed so that the Planning Commission could discuss and vote on the proposal since there was no one present in opposition.

A motion was then made by Commissioner Derick Canupp to approve V-23-02 with the following conditions.

- Existing mobile home must be removed from the property.
- The allowed setback will be 75 feet instead of the requested 50 feet.

It was seconded by Commissioner Jim Kiger. All were in favor.

The results of the votes were as follows:

Commissioner Jim Kiger – Yea	Commissioner David Purcell – Yea
Commissioner Derick Canupp – Yea	Commissioner Mike Van Winkle – Yea
Commissioner D. Higgins – Yea	Commissioner Jason Smith – Yea

V-23-03: William Mayo is seeking a Variance to reduce the impervious setback from 150 feet to 50 feet on a portion of his property to allow for septic field/drain lines to be installed. The tract is located at 241 Stewart Cove Rd. and is further identified as Map 126 Parcel 015B.

After the proposal was presented, Mr. Mayo was given a chance to speak. According to Mr. Mayo, his house will not encroach the 150 foot buffer but he needs the Variance so that the septic field/drain lines can be put in. He was hoping that he could get the Variance so that he would not have to pump the sewer up the hill in front of the house. This would be very expensive as well as an inconvenience.

After Mr. Mayo was finished speaking, any person in attendance for or against the proposal was given a chance to speak. The following person was at the meeting to express his concerns.

- Thomas Shaw 2249 Hollywood Church Rd. Clarkesville, Ga. 30523

Mr. Shaw had a few questions and was just wanting some clarification of what was being requested since he lives in the neighborhood and could possibly be affected. He stated that he was not speaking for or against but rather just curious of the applicant's intentions.

After everyone 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 Mike Van Winkle to approve V-23-03 with the following condition:

- The allowed setback will be 100 feet instead of the requested 50 feet.

It was seconded by Commissioner Derick Canupp. The proposal was approved by a 5-1 margin.

The results of the votes were as follows:

Commissioner Jim Kiger – Yea	Commissioner David Purcell – Yea
Commissioner Derick Canupp – Yea	Commissioner Mike Van Winkle – Yea
Commissioner D. Higgins – Yea	Commissioner Jason Smith – Nay

V-23-04: Austin Henson is seeking a Variance to reduce the impervious setback from 150 feet to 50 feet on a portion of his property to allow for the construction of a single-family residential home. The tract is located at 211 Stewart Cove Rd. and is further identified as Map 126 Parcel 015A.

After the proposal was presented, the applicant was given a chance to speak. However, the day before the Planning meeting, this property was sold and closed on by Mr. & Mrs. Shiflett which are not the original applicants.

Ms. Shiflett was then given a chance to speak since they were still wanting to pursue the Variance that the original applicant requested. She said that she realizes that there is a place closer to the road where they could build, but would rather build closer to the lake on a naturally flat spot. However, this would require the Variance to be granted and she was at the mercy of the Planning Commission.

After Ms. Shiflett was finished speaking, any person in attendance for or against the proposal was given a chance to speak. The following person was at the meeting to express his concerns about this Variance also.

- Thomas Shaw 2249 Hollywood Church Rd. Clarkesville, Ga. 30523

Mr. Shaw said that he understands that the new owner would like to build closer to the lake, but he was concerned that 50 feet would be too close considering there is also a creek on this parcel as well.

After everyone 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 Mike Van Winkle to approve V-23-04 with the following condition:

- The allowed setback will be 100 feet instead of the requested 50 feet.

It was seconded by Commissioner Derick Canupp. The proposal was approved by a 5-1 margin.

The results of the votes were as follows:

Commissioner Jim Kiger – Yea
Commissioner Derick Canupp – Yea
Commissioner D. Higgins – Yea

Commissioner David Purcell – Yea
Commissioner Mike Van Winkle – Yea
Commissioner Jason Smith – Nay

OLD BUSINESS:

None

REPORTS TO COMMISSION:

None

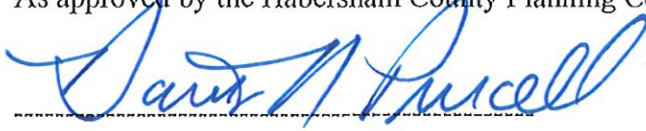
ADMINISTRATIVE MATTERS:

None

ADJOURNMENT:

Meeting adjourned at 7:27 PM.

As approved by the Habersham County Planning Commission:

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

Executive Secretary

A handwritten date "2 May 2023" in blue ink, written over a dashed horizontal line.

Date