



HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

Planning & Development

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MINUTES
HABERSHAM COUNTY PLANNING COMMISSION
Public Hearing
Tuesday, May 2, 2023

The Habersham County Planning Commission held a public hearing on Tuesday, May 2, 2023, at the Habersham County Courthouse, located at 295 Llewellyn St. in Clarkesville, Georgia.

Planning Commission Members Present: Derick Canupp, D. Higgins, Jim Kiger, David Purcell, Mike Van Winkle, & 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:

The invocation was given by Commissioner Derick Canupp.

APPROVAL OF MINUTES:

Approved without change.

APPROVAL OF AGENDA:

Commissioner D. Higgins said that we had received an e-mail from the developer of Harvest Church Estates (SV-22-03). The e-mail asked that the request for final plat approval be removed from this month's agenda (for the second month in a row) and be postponed until the June 6, 2023, Planning Commission Meeting.

A motion was then made by Commissioner Derick Canupp 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 Derick Canupp – Yea
Commissioner Jim Kiger – Yea
Commissioner Mike Van Winkle – Yea

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

PUBLIC COMMENT:

None.

NEW BUSINESS:

V-23-05: Rick Wood is seeking a Variance to allow a piece of property that has recently been split, to remain zoned as AG- Agriculture. The tract is located at 133 Center Hill Ln. and is further identified as Map 109 Parcel 179.

After the proposal was presented, Mr. Wood was given a chance to speak. He stated that he had purchased a piece of property that is currently zoned AG – Agriculture. This tract is being split, leaving 2.19 acres that he hoped could remain zoned as AG – Agriculture. According to the Habersham County CLDO, a tract must be at least 3 acres to qualify as AG – Agriculture. Mr. Wood asked the Planning Commission to grant a Variance to leave the property zoned as is.

After Mr. Wood 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 Mike Van Winkle to approve **V-23-05** as submitted.

It was seconded by Commissioner Derick Canupp. All were in favor.

The results of the votes were as follows:

Commissioner Derick Canupp – Yea
Commissioner Jim Kiger – Yea
Commissioner Mike Van Winkle – Yea

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

SV-22-04: Cook Residential is seeking final approval of a plat to develop a 22-lot subdivision. The tract is located on Chase Rd. and is further identified as Map 110 Parcel 079C.

Before the proposal was presented, Commissioner Jason Smith recused himself due to him being the original engineer of the project.

Buddy Fields, and Chris Wilson were both in attendance as representatives of Cook Residential. After the proposal was presented, they were given a chance to speak. Mr. Fields explained their intentions and said they would be ready to go ahead with construction if the plat was approved. According to the representatives, the last 6 lots have a hammerhead turn around which would provide ample space as needed for maneuvering such as school buses, emergency vehicles, etc.

Mr. Harold Tolbert, a local resident, was in attendance and requested to speak. He said that he only had one concern. Mr. Tolbert said that he was a long-time school bus driver himself and that the County School District always frowned on buses pulling down in tight spots for the fear of not being able to turn around which may lead to accidents. He also stated that the normal procedure would more than likely be that kids would walk to the start of the street for pick up anyway.

After all 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 David Purcell to approve the final plat and **SV-22-04**.

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

The results of the votes were as follows:

Commissioner Derick Canupp – Yea
Commissioner Jim Kiger – Yea
Commissioner Mike Van Winkle – Yea

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

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

- The proposed amendment restricts development of new homes on existing county roads to a minor subdivision.
- A minor subdivision is defined as four lots or less fronting on an existing street not involving any new street or road or the creation of any new public improvements.
- The Planning Commission decided on four lots maximum since our current regulations allow for up to four lots to be created using an access easement. They felt the need for consistency.
- It is hoped this provision will prevent future developments with multiple driveways along an existing county road.
- As proposed, Section 68-1725 will require an internal subdivision road when there are five or more lots.

A motion was made by Commissioner Mike Van Winkle to approve the CLDO amendment to Sections 68-201 and 68-125.

It was seconded by Commissioner David Purcell. All were in favor.

The results of the votes were as follows:

Commissioner Derick Canupp – Yea
Commissioner Jim Kiger – Yea
Commissioner Mike Van Winkle – Yea

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

OLD BUSINESS:

None

REPORTS TO COMMISSION:

None

ADMINISTRATIVE MATTERS:

Due to now former Commissioner Bill Gresham resigning in last month's meeting, a new replacement for Vice-Chairman was appointed.

Planning & Development Director, Mike Beecham, opened the floor for nominations.

A motion was made by Commissioner Derick Canupp to nominate Commissioner Mike Van Winkle as new Vice-Chairman.

It was seconded by Commissioner D. Higgins. All were in favor.

The results of the votes were as follows:

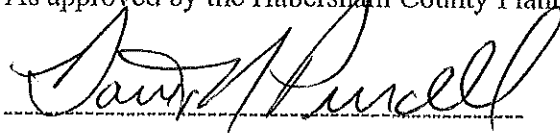
Commissioner Derick Canupp – Yea
Commissioner Jim Kiger – Yea
Commissioner Jason Smith – Yea

Commissioner D. Higgins – Yea
Commissioner David Purcell – Yea

ADJOURNMENT:

Meeting adjourned at 6:27 PM.

As approved by the Habersham County Planning Commission:

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

Executive Secretary

A handwritten date "6 June 2023" written in cursive script, positioned above a horizontal dashed line.

Date