

HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

Planning & Development

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MINUTES
HABERSHAM COUNTY PLANNING COMMISSION
Public Hearing
Tuesday, December 5, 2023

The Habersham County Planning Commission held a public hearing on Tuesday, December 5, 2023, at the Habersham County Courthouse, located at 295 Llewellyn St. in Clarkesville, Georgia.

Planning Commission Members Present: Greg Hill, Jessie Owensby, D. Higgins, Mike Van Winkle, Derick Canupp, & Jim Kiger.

Also, present was Mike Beecham, Planning & Development Director, Troy Dills, Habersham County Planner, & Habersham County Attorney, Ralph Taylor.

Commissioner Jason Smith was unable to attend.

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:

A motion was made by Commissioner Derick Canupp and seconded by Commissioner Jim Kiger to amend the current agenda to remove item V-23-08 per the applicant's request.

PUBLIC COMMENT:

None.

NEW BUSINESS:

V-23-08: Rex Gravitt is seeking a Variance to reduce the impervious setback on the property from 150 feet to 50 feet. The tract is located on Ben Jones Rd. and is further identified as Map 064 Parcel 107.

Item removed from agenda.

SV-22-03: A&R Homes is seeking an amendment to the conditions of the final plat approval for Harvest Church Estates.

A&R Homes was represented by Attorney Jeffrey Reynolds. Mr. Reynolds stated that A&R Homes was requesting an amendment to be made to the conditions of the final plat approval for Harvest Church Estates. The Planning Commission earlier in the year approved a final plat with the condition that construction could begin on Lots 12 through 17 only and no permits could be issued on Lots 6 through 11 until the road improvements were completed by the applicant. Both parties agreed to this as was stated in the Development Agreement. According to Mr. Reynolds, the estimated time of completion of the road be will around the end of December 2023. Since they were that close to completion, the applicant was asking for permission to go ahead and start with the development of lots 6 through 11.

After Mr. Reynolds was finished speaking, those that were in favor of or against the proposal was given a chance to speak.

The following people were in attendance to speak against the proposal.

- Maggie Dyer 220 Christian Camp Ln. Clarkesville, Ga. 30523
- Marva Griffith 386 Christian Camp Ln. Clarkesville, Ga. 30523
- Chase Thomas 550 Harvest Church Rd. Clarkesville, Ga. 30523
- Stephen Thomas 509 Harvest Church Rd. Clarkesville, Ga. 30523
- Cody Thomas 728 Harvest Church Rd. Clarkesville, Ga. 30523
- Frank Danny Thomas 550 Harvest Church Rd. Clarkesville, Ga. 30523
- Keith Canup 556 Bill Canup Rd. Mt. Airy, Ga. 30563

The following concerns below seemed to resonate among those in attendance in opposition of the proposal.

- Erosion problems to Harvest Church Rd. and from driveways due to new construction.
- Contractors continue to block the road with materials and vehicles.
- Safety concerns from increased traffic on Harvest Church Rd.

It was also stated that since the Planning Commission had already decided earlier this year on the limitations that are currently in place, it is important that the Planning Commission stand by their decision. This will hold the developer accountable and since a deal has already been made then it should be final.

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 deny SV-22-03.

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

The results of the votes were as follows:

Commissioner Greg Hill – Nay
Commissioner Mike Van Winkle – Nay
Commissioner Jim Kiger – Nay

Commissioner Jessie Owensby – Nay
Commissioner Derick Canupp – Nay

OLD BUSINESS:

None

REPORTS TO COMMISSION:

None

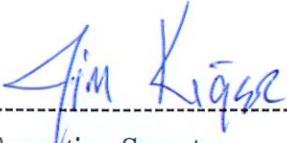
ADMINISTRATIVE MATTERS:

The Planning Commission discussed their recent meeting with the County Commissioners concerning updating the zoning procedures of our county.

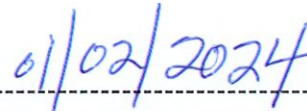
ADJOURNMENT:

Meeting adjourned at 6:58 PM.

As approved by the Habersham County Planning Commission:



Executive Secretary



Date