



HABERSHAM COUNTY
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HABERSHAM COUNTY

Planning & Development

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MINUTES
HABERSHAM COUNTY PLANNING COMMISSION
Public Hearing
Tuesday, June 3, 2025

The Habersham County Planning Commission held a public hearing on Tuesday, June 3, 2025, at the Habersham County Courthouse, located at 295 Llewellyn St. in Clarkesville, Georgia.

Planning Commission Members Present: Greg Hill, Larry Phillips, D. Higgins, Jim Kiger, Jessie Owensby, & Richard Thornton. Commissioner Jason Smith was unable to attend.

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

CALL MEETING TO ORDER:

Chairman D. Higgins called the meeting to order at 6:00 PM.

INVOCATION:

The invocation was given by Commissioner Jim Kiger.

APPROVAL OF MINUTES:

Approved without change.

APPROVAL OF AGENDA:

Approved without change.

PUBLIC COMMENT: None.

OLD BUSINESS:

Z-25-02: Greg & Paula are seeking a Map Amendment to rezone a portion of a parcel from AG – Agriculture to LI – Low Intensity. The tract is located at 1191 Blair Rd. and is further identified as Map 132 Parcel 003.

Before the proposal could be discussed it had to first be untabled.

A motion was then made by Commissioner Jim Kiger to untable **Z-25-02**.

It was seconded by Commissioner Greg Hill. All were in favor.

The results of the votes were as follows:

Commissioner Greg Hill – Yea
Commissioner Jim Kiger – Yea
Commissioner Richard Thornton – Yea

Commissioner Larry Phillips – Yea
Commissioner Jessie Owensby – Yea

Planning staff received an email from the applicant's agent less than a week before the June meeting which requested that the proposal be tabled again due to not having the requested documents ready that the Planning Commission requested from the previous meeting.

Being that the next scheduled meeting would be the week of July the 4th, Commissioner Richard Thornton made a motion to table the proposal until the August 5, 2025 Planning Commission meeting.

It was seconded by Commissioner Jessie Owensby. All were in favor.

The results of the votes were as follows:

Commissioner Greg Hill – Yea
Commissioner Jim Kiger – Yea
Commissioner Richard Thornton – Yea

Commissioner Larry Phillips – Yea
Commissioner Jessie Owensby – Yea

NEW BUSINESS:

CU-25-02: David & Leah MacNellis are seeking a Conditional Use to open an Event Center on their property that can be rented for a variety of functions such as birthday parties, anniversary celebrations, weddings, etc. The tract is located at 3001 Pea Ridge Rd. and is further identified as Map 026 Parcel 101A.

After the proposal was presented, the applicant was given a chance to speak.

Mr. MacNellis spoke about the proposal and their intentions regarding the property. The Conditional Use request is to be allowed to convert an old schoolhouse building on their property into an Event Center that can be rented for a variety of functions such as birthday parties, anniversary celebrations, or weddings, etc. The applicants would like to preserve the history of this building, but it will need many costly repairs. The Event Center hours would vary but not extend anything past 10:00 pm. It will be equipped with ADA bathrooms and a prep kitchen for caterers to use, which will require new up to date electrical wiring and plumbing to be installed. The applicants would also like to have the ability for people that are renting the building to serve alcohol. The structure has 1915 sq feet with expansion plans of 468 sq, for the ADA bathrooms. An outside patio will be provided as well as adequate parking available in front of the building and in adjacent field.

After Mr. MacNellis had finished speaking, anyone in attendance in favor or in opposition to the proposal was given a chance to speak.

Since no one in attendance wanted to speak for or against the proposal or had any concerns or issues, public comment was then closed so that the Planning Commission could discuss the proposal and vote.

Commissioner Jim Kiger then made a motion to approve **CU-25-02** with the following condition.

- No activity is to extend past 10:00 pm.

It was seconded by Commissioner Richard Thornton. All were in favor.

The results of the votes were as follows:

Commissioner Greg Hill – Yea
Commissioner Jim Kiger – Yea
Commissioner Richard Thornton – Yea

Commissioner Larry Phillips – Yea
Commissioner Jessie Owensby – Yea

Z-25-03: Judy Haney is seeking a Map Amendment to rezone a parcel from AG – Agriculture to LI – Low Intensity. The tract is located at 1650 Fred Pitts Rd. and is further identified as Map 040 Parcel 078G.

After the proposal was presented, the applicant was given a chance to speak.

Mrs. Haney began to speak and explain why the Map Amendment was requested. The applicant currently owns (10) acres, and they want to give some property to one of their children to build a future single-family residence on the property. She is seeking a Map Amendment to have a (1) acre section of their property rezoned. The whole tract is currently zoned AG – Agriculture and the owners are requesting that (1) acre be rezoned to LI – Low Intensity. According to Article VI Sec. 68-607 of the Habersham County CLDO, when a parcel is zoned AG – Agriculture the owner is held to a 3-acre minimum for a residence. Rezoning the property to LI – Low Intensity will allow them to have only a 1-acre minimum for any future residences.

After Ms. Haney had finished speaking, anyone in favor or in opposition to the proposal was given a chance to speak.

Since no one in attendance wanted to speak for or against the proposal or had any concerns or issues, public comment was then closed so that the Planning Commission could discuss the proposal and vote.

Commissioner Greg Hill then made a motion to approve **Z-25-03** with the following condition.

- The uses are restricted to the residential uses allowed in the LI District as outlined in the CLDO.

It was seconded by Commissioner Jessie Owensby. All were in favor.

The results of the votes were as follows:

Commissioner Greg Hill – Yea
Commissioner Jim Kiger – Yea
Commissioner Richard Thornton – Yea

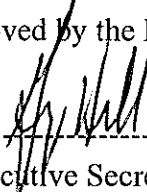
Commissioner Larry Phillips – Yea
Commissioner Jessie Owensby – Yea

REPORTS TO COMMISSION: None.

ADMINISTRATIVE MATTERS: None.

ADJOURNMENT: The meeting was adjourned at 6:23 PM.

As approved by the Habersham County Planning Commission:



Executive Secretary



Date