

HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

Planning & Development

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MINUTES
HABERSHAM COUNTY PLANNING COMMISSION
Public Hearing
Tuesday, October 7, 2025

The Habersham County Planning Commission held a public hearing on Tuesday, October 7, 2025, at the Habersham County Courthouse, located at 295 Llewellyn St. in Clarkesville, Georgia.

Planning Commission Members Present: Greg Hill, Larry Phillips, D. Higgins, Jessie Owensby, Jim Kiger, & Richard Thornton.

Commissioner Jason Smith was unable to attend.

Also present was Mike Beecham, Planning & Development Director, & Troy Dills, Planning & Development Assistant Director.

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:

The following change was made to the agenda.

Due to a letter that was received from the applicant wishing to have it withdrawn, a motion was made by Commissioner Richard Thornton to remove V-25-01 from the agenda.

It was seconded by Commissioner Greg Hill. All were in favor. The results of the votes were as follows:

Commissioner Greg Hill – Yea
Commissioner Jessie Owensby – Yea
Commissioner Richard Thornton – Yea

Commissioner Larry Phillips – Yea
Commissioner Jim Kiger – Yea

PUBLIC COMMENT: None.

NEW BUSINESS:

V-25-01: Clyde Broadway Jr. is seeking a Variance to be able to subdivide a parcel on an easement that has already reached the maximum amount of lots allowed. The tract is located on Mill Run Rd. and is further identified as Map 005 Parcel 008.

This proposal was removed from the agenda. See above under Approval of Agenda.

Z-25-04: Joshua Bramlett is seeking a Map Amendment to rezone a parcel from LI – Low Intensity to MI – Medium Intensity. The tract is located at 159 Hardyville Circle and is further identified as Map 080 Parcel 078.

After the proposal was presented, the applicant was given a chance to speak. The property owner, WH Land Development, was in attendance and waived their right to speak.

The following person was in attendance to express his concern(s).

- Randy Whitworth 105 Hardyville Circle Demorest, GA. 30535.

Mr. Whitworth said that he had no problem with what the applicant was wanting to do. He did however state that Hardyville Circle was already a heavily travelled road, and he was afraid that it could not handle the additional traffic that would possibly be imposed by the proposal. He suggested that the entrance/exit would better serve the community if it was accessed from either Midway Crossing or HWY 441.

Since Mr. Whitworth was the only one in attendance for or opposed to the proposal, public comment was then closed so the Planning Commission could discuss the proposal and vote.

A motion was then made by Commissioner Jessie Owensby to **approve Z-25-04**.

It was seconded by Commissioner Jim Kiger. All were in favor. The results of the votes were as follows:

Commissioner Greg Hill – Yea
Commissioner Jessie Owensby – Yea
Commissioner Richard Thornton – Yea

Commissioner Larry Phillips – Yea
Commissioner Jim Kiger – Yea

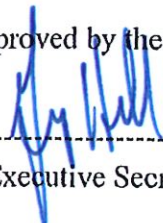
OLD BUSINESS: None.

REPORTS TO COMMISSION: None.

ADMINISTRATIVE MATTERS: Discussion was made about the ORR (Open Records Request) training that is available and being offered for the current or new Planning Commissioners.

ADJOURNMENT: The meeting was adjourned at 6:21 PM.

As approved by the Habersham County Planning Commission:



Executive Secretary

11-04-2025

Date