

HABERSHAM COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Map Amendment Application Z-25-01

DATE: April 7, 2025

BUDGET INFORMATION: N/A

ANNUAL-
CAPITAL-

☒ **RECOMMENDATION**
☐ **POLICY DISCUSSION**
☐ **STATUS REPORT**
☐ **OTHER**

COMMISSION ACTION REQUESTED ON: April 21, 2025

PURPOSE: Present to the Board application Z-25-01: Omega Properties & Development LLC has applied for a map amendment to remove a condition on a previous map amendment approved in 2021. The property is located in the HI District at the corner of Rockford Creek Road and Hollywood Hills Road Map parcel (128 061C).

BACKGROUND / HISTORY:

1. Z-21-03 originally rezoned the property from LI District to HI District with conditions.
 2. One of the conditions was that the driveway serving the proposed self-storage facility must access the property from Hollywood Hills Road.
 3. The developer still plans to construct a self-storage facility on the property fully compliant with all of the conditions of the original map amendment. However, a neighbor asked to buy a 2.2 acre portion of property at the extreme end of the parcel for use as residential property. The proposed site is across a creek and is not considered usable by the current owner.
 4. The proposed owner wants to live in the area on the other side Rockford Creek Road and wants the property for a daughter to build or move in a manufactured home. The property currently has a manufactured home on the property which appears to be abandoned.
 5. The previous condition of limiting driveways off of Rockford Creek Road would require the home to be accessed through the commercial property.
 6. The Planning Commission held a public hearing on this matter at their April 1st meeting and no one spoke on the matter.
 7. The Planning Commission had concerns about the commercial use connecting to the residential driveway so they recommend the condition that the driveway can only be used to access the 2.2 acres.
 8. In addition, the Planning Commission had concerns about the property being used for commercial purposes given the HI designation so they made another condition it can be used for residential purposes only.
-
-

FACTS AND ISSUES: FACTS AND ISSUES: The Planning Commission forwards this application to the Board with a recommendation of Approval with Conditions.

- a. The driveway can only serve the 2.2 acres shown on the plat in the packet.
- b. The must be for residential use only.

OPTIONS: The Board of Commissioners could act on this application as follows:

1. Approval of the request with conditions as recommended by the Planning Commission;
2. Denial of the request as submitted;
3. Commission defined alternative.

RECOMMENDED SAMPLE MOTION: I move to approve Map Amendment Z-25-01 with conditions as recommended by the Planning Commission.

DEPARTMENT:

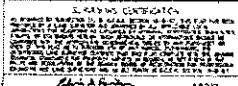
Prepared by: Mike Beecham

Director _____

**ADMINISTRATIVE
COMMENTS:**

County Manager **DATE:** _____

RESEARCH
RESEARCH

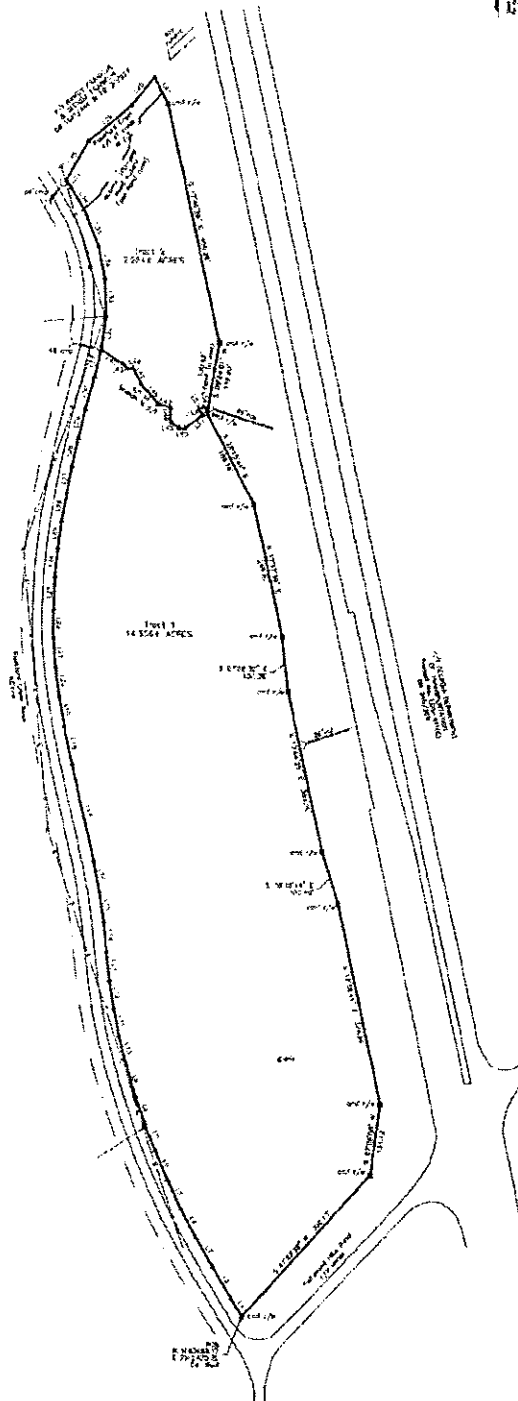


1994

64

姓名	性别	年龄	职业	住址	电话
王德胜	男	45	教师	XX路XX号	XXXXXX
李小明	男	30	医生	XX街XX号	XXXXXX
张小红	女	25	护士	XX巷XX号	XXXXXX
刘大伟	男	50	工人	XX村XX号	XXXXXX
陈丽娟	女	35	职员	XX里XX号	XXXXXX
赵国强	男	40	农民	XX乡XX村	XXXXXX
孙文娟	女	20	学生	XX校XX班	XXXXXX
周志远	男	55	退休	XX园XX号	XXXXXX
吴小芳	女	38	经理	XX楼XX号	XXXXXX
郑大刚	男	42	工程师	XX路XX号	XXXXXX
冯小华	女	28	会计	XX街XX号	XXXXXX
马志军	男	32	司机	XX巷XX号	XXXXXX
徐小玲	女	22	文员	XX村XX号	XXXXXX
黄大伟	男	48	老板	XX里XX号	XXXXXX
宋小娟	女	33	护士	XX路XX号	XXXXXX
周志强	男	52	工人	XX街XX号	XXXXXX
吴小芳	女	27	学生	XX巷XX号	XXXXXX
郑大刚	男	43	医生	XX村XX号	XXXXXX
冯小华	女	29	职员	XX里XX号	XXXXXX
马志军	男	31	司机	XX路XX号	XXXXXX
徐小玲	女	21	文员	XX街XX号	XXXXXX
黄大伟	男	47	老板	XX巷XX号	XXXXXX
宋小娟	女	34	护士	XX村XX号	XXXXXX
周志强	男	53	工人	XX里XX号	XXXXXX
吴小芳	女	26	学生	XX路XX号	XXXXXX
郑大刚	男	44	医生	XX街XX号	XXXXXX
冯小华	女	30	职员	XX巷XX号	XXXXXX
马志军	男	32	司机	XX村XX号	XXXXXX
徐小玲	女	22	文员	XX里XX号	XXXXXX
黄大伟	男	49	老板	XX路XX号	XXXXXX
宋小娟	女	35	护士	XX街XX号	XXXXXX
周志强	男	54	工人	XX巷XX号	XXXXXX
吴小芳	女	28	学生	XX村XX号	XXXXXX
郑大刚	男	45	医生	XX里XX号	XXXXXX
冯小华	女	31	职员	XX路XX号	XXXXXX
马志军	男	33	司机	XX街XX号	XXXXXX
徐小玲	女	23	文员	XX巷XX号	XXXXXX
黄大伟	男	50	老板	XX村XX号	XXXXXX
宋小娟	女	36	护士	XX里XX号	XXXXXX
周志强	男	55	工人	XX路XX号	XXXXXX
吴小芳	女	29	学生	XX街XX号	XXXXXX
郑大刚	男	46	医生	XX巷XX号	XXXXXX
冯小华	女	32	职员	XX村XX号	XXXXXX
马志军	男	34	司机	XX里XX号	XXXXXX
徐小玲	女	24	文员	XX路XX号	XXXXXX
黄大伟	男	51	老板	XX街XX号	XXXXXX
宋小娟	女	37	护士	XX巷XX号	XXXXXX
周志强	男	56	工人	XX村XX号	XXXXXX
吴小芳	女	30	学生	XX里XX号	XXXXXX
郑大刚	男	47	医生	XX路XX号	XXXXXX
冯小华	女	33	职员	XX街XX号	XXXXXX
马志军	男	35	司机	XX巷XX号	XXXXXX
徐小玲	女	25	文员	XX村XX号	XXXXXX
黄大伟	男	52	老板	XX里XX号	XXXXXX
宋小娟	女	38	护士	XX路XX号	XXXXXX
周志强	男	57	工人	XX街XX号	XXXXXX
吴小芳	女	31	学生	XX巷XX号	XXXXXX
郑大刚	男	48	医生	XX村XX号	XXXXXX
冯小华	女	34	职员	XX里XX号	XXXXXX
马志军	男	36	司机	XX路XX号	XXXXXX
徐小玲	女	26	文员	XX街XX号	XXXXXX
黄大伟	男	53	老板	XX巷XX号	XXXXXX
宋小娟	女	39	护士	XX村XX号	XXXXXX
周志强	男	58	工人	XX里XX号	XXXXXX
吴小芳	女	32	学生	XX路XX号	XXXXXX
郑大刚	男	49	医生	XX街XX号	XXXXXX
冯小华	女	35	职员	XX巷XX号	XXXXXX
马志军	男	37	司机	XX村XX号	XXXXXX
徐小玲	女	27	文员	XX里XX号	XXXXXX
黄大伟	男	54	老板	XX路XX号	XXXXXX
宋小娟	女	40	护士	XX街XX号	XXXXXX
周志强	男	59	工人	XX巷XX号	XXXXXX
吴小芳					

--- ELECTRIC
 --- POWER
 --- THERMAL
 * CHEMICAL
 * MECHANICAL
 * ELECTROMAGNETIC
 * MAGNETIC
 * ACOUSTIC
 * GRAVITATIONAL
 * OPTICAL
 * RADIANT
 * THERMAL



1912	1	1	10:00	St. Paul	Arrived
1912	1	2	10:00	St. Paul	Departed
1912	1	3	10:00	St. Paul	Arrived
1912	1	4	10:00	St. Paul	Departed
1912	1	5	10:00	St. Paul	Arrived
1912	1	6	10:00	St. Paul	Departed
1912	1	7	10:00	St. Paul	Arrived
1912	1	8	10:00	St. Paul	Departed
1912	1	9	10:00	St. Paul	Arrived
1912	1	10	10:00	St. Paul	Departed
1912	1	11	10:00	St. Paul	Arrived
1912	1	12	10:00	St. Paul	Departed
1912	1	13	10:00	St. Paul	Arrived
1912	1	14	10:00	St. Paul	Departed
1912	1	15	10:00	St. Paul	Arrived
1912	1	16	10:00	St. Paul	Departed
1912	1	17	10:00	St. Paul	Arrived
1912	1	18	10:00	St. Paul	Departed
1912	1	19	10:00	St. Paul	Arrived
1912	1	20	10:00	St. Paul	Departed
1912	1	21	10:00	St. Paul	Arrived
1912	1	22	10:00	St. Paul	Departed
1912	1	23	10:00	St. Paul	Arrived
1912	1	24	10:00	St. Paul	Departed
1912	1	25	10:00	St. Paul	Arrived
1912	1	26	10:00	St. Paul	Departed
1912	1	27	10:00	St. Paul	Arrived
1912	1	28	10:00	St. Paul	Departed
1912	1	29	10:00	St. Paul	Arrived
1912	1	30	10:00	St. Paul	Departed
1912	2	1	10:00	St. Paul	Arrived
1912	2	2	10:00	St. Paul	Departed
1912	2	3	10:00	St. Paul	Arrived
1912	2	4	10:00	St. Paul	Departed
1912	2	5	10:00	St. Paul	Arrived
1912	2	6	10:00	St. Paul	Departed
1912	2	7	10:00	St. Paul	Arrived
1912	2	8	10:00	St. Paul	Departed
1912	2	9	10:00	St. Paul	Arrived
1912	2	10	10:00	St. Paul	Departed
1912	2	11	10:00	St. Paul	Arrived
1912	2	12	10:00	St. Paul	Departed
1912	2	13	10:00	St. Paul	Arrived
1912	2	14	10:00	St. Paul	Departed
1912	2	15	10:00	St. Paul	Arrived
1912	2	16	10:00	St. Paul	Departed
1912	2	17	10:00	St. Paul	Arrived
1912	2	18	10:00	St. Paul	Departed
1912	2	19	10:00	St. Paul	Arrived
1912	2	20	10:00	St. Paul	Departed
1912	2	21	10:00	St. Paul	Arrived
1912	2	22	10:00	St. Paul	Departed
1912	2	23	10:00	St. Paul	Arrived
1912	2	24	10:00	St. Paul	Departed
1912	2	25	10:00	St. Paul	Arrived
1912	2	26	10:00	St. Paul	Departed
1912	2	27	10:00	St. Paul	Arrived
1912	2	28	10:00	St. Paul	Departed
1912	2	29	10:00	St. Paul	Arrived
1912	2	30	10:00	St. Paul	Departed
1912	3	1	10:00	St. Paul	Arrived
1912	3	2	10:00	St. Paul	Departed
1912	3	3	10:00	St. Paul	Arrived
1912	3	4	10:00	St. Paul	Departed
1912	3	5	10:00	St. Paul	Arrived
1912	3	6	10:00	St. Paul	Departed
1912	3	7	10:00	St. Paul	Arrived
1912	3	8	10:00	St. Paul	Departed
1912	3	9	10:00	St. Paul	Arrived
1912	3	10	10:00	St. Paul	Departed
1912	3	11	10:00	St. Paul	Arrived
1912	3	12	10:00	St. Paul	Departed
1912	3	13	10:00	St. Paul	Arrived
1912	3	14	10:00	St. Paul	Departed
1912	3	15	10:00	St. Paul	Arrived
1912	3	16	10:00	St. Paul	Departed
1912	3	17	10:00	St. Paul	Arrived
1912	3	18	10:00	St. Paul	Departed
1912	3	19	10:00	St. Paul	Arrived
1912	3	20	10:00	St. Paul	Departed
1912	3	21	10:00	St. Paul	Arrived
1912	3	22	10:00	St. Paul	Departed
1912	3	23	10:00	St. Paul	Arrived
1912	3	24	10:00	St. Paul	Departed
1912	3	25	10:00	St. Paul	Arrived
1912	3	26	10:00	St. Paul	Departed
1912	3	27	10:00	St. Paul	Arrived
1912	3	28	10:00	St. Paul	Departed
1912	3	29	10:00	St. Paul	Arrived
1912	3	30	10:00	St. Paul	Departed
1912	4	1	10:00	St. Paul	Arrived
1912	4	2	10:00	St. Paul	Departed
1912	4	3	10:00	St. Paul	Arrived
1912	4	4	10:00	St. Paul	Departed
1912	4	5	10:00	St. Paul	Arrived
1912	4	6	10:00	St. Paul	Departed
1912	4	7	10:00	St. Paul	Arrived
1912	4	8	10:00	St. Paul	Departed
1912	4	9	10:00	St. Paul	Arrived
1912	4	10	10:00	St. Paul	Departed
1912	4	11	10:00	St. Paul	Arrived
1912	4	12	10:00	St. Paul	Departed
1912	4	13	10:00	St. Paul	Arrived
1912	4	14	10:00	St. Paul	Departed
1912	4	15	10:00	St. Paul	Arrived
1912	4	16	10:00	St. Paul	Departed
1912	4	17	10:00	St. Paul	Arrived
1912	4	18	10:00	St. Paul	Departed
1912	4	19	10:00	St. Paul	Arrived
1912	4	20	10:00	St. Paul	Departed
1912	4	21	10:00	St. Paul	Arrived
1912	4	22	10:00	St. Paul	Departed
1912	4	23	10:00	St. Paul	Arrived
1912	4	24	10:00	St. Paul	Departed
1912	4	25	10:00	St. Paul	Arrived
1912	4	26	10:00	St. Paul	Departed
1912	4	27	10:00	St. Paul	Arrived
1912	4	28	10:00	St. Paul	Departed
1912	4	29	10:00	St. Paul	Arrived
1912	4	30	10:00	St. Paul	Departed
1912	5	1	10:00	St. Paul	Arrived
1912	5	2	10:00	St. Paul	Departed
1912	5	3	10:00	St. Paul	Arrived
1912	5	4	10:00	St. Paul	Departed
1912	5	5	10:00	St. Paul	Arrived
1912	5	6	10:00	St. Paul	Departed
1912	5	7	10:00	St. Paul	Arrived
1912	5	8	10:00	St. Paul	Departed
1912	5	9	10:00	St. Paul	Arrived
1912	5	10	10:00	St. Paul	Departed
1912	5	11	10:00	St. Paul	Arrived
1912	5	12	10:00	St. Paul	Departed
1912	5	13	10:00	St. Paul	Arrived
1912	5	14	10:00	St. Paul	Departed
1912	5	15	10:00	St. Paul	Arrived
1912	5	16	10:00	St. Paul	Departed
1912	5	17	10:00	St. Paul	Arrived
1912	5	18	10:00	St. Paul	Departed
1912	5	19	10:00	St. Paul	Arrived
1912	5	20	10:00	St. Paul	Departed
1912	5	21	10:00	St. Paul	Arrived
1912	5	22	10:00	St. Paul	Departed
1912	5	23	10:00	St. Paul	Arrived
1912	5	24	10:00	St. Paul	Departed
1912	5	25	10:00	St. Paul	Arrived
1912	5	26	10:00	St. Paul	Departed
1912	5	27	10:00	St. Paul	Arrived
1912	5	28	10:00	St. Paul	Departed
1912	5	29	10:00	St. Paul	Arrived
1912	5	30	10:00	St. Paul	Departed
1912	6	1	10:00	St. Paul	Arrived
1912	6	2	10:00	St. Paul	Departed
1912	6	3	10:00	St. Paul	Arrived
1912	6	4	10:00	St. Paul	Departed
1912	6	5	10:00	St. Paul	Arrived
1912	6	6	10:00	St. Paul	Departed
1912	6	7	10:00	St. Paul	Arrived
1912	6	8	10:00	St. Paul	Departed
1912	6	9	10:00	St. Paul	Arrived
1912	6	10	10:00	St. Paul	Departed
1912	6	11	10:00	St. Paul	Arrived
1912	6	12	10:00	St. Paul	Departed
1912	6	13	10:00	St. Paul	Arrived
1912	6	14	10:00	St. Paul	Departed
1912	6	15	10:00	St. Paul	Arrived
1912	6	16	10:00	St. Paul	Departed
1912	6	17	10:00	St. Paul	Arrived
1912	6	18	10:00	St. Paul	Departed
1912	6	19	10:00	St. Paul	Arrived
1912	6	20	10:00	St. Paul	Departed
1912	6	21	10:00	St. Paul	Arrived
1912	6	22	10:00	St. Paul	Departed
1912	6	23	10:00	St. Paul	Arrived
1912	6	24	10:00	St. Paul	Departed
1912	6	25	10:00	St. Paul	Arrived
1912	6	26	10:00	St. Paul	Departed
1912	6	27	10:00	St. Paul	Arrived
1912	6	28	10:00	St. Paul	Departed
1912	6	29	10:00	St. Paul	Arrived
1912	6	30	10:00	St. Paul	Departed
1912	7	1	10:00	St. Paul	Arrived
1912	7	2	10:00	St. Paul	Departed
1912	7	3	10:00	St. Paul	Arrived
1912	7	4	10:00	St. Paul	Departed
1912	7	5	10:00	St. Paul	Arrived
1912	7	6	10:00	St. Paul	Departed
1912	7	7	10:00	St. Paul	Arrived
1912	7	8	10:00	St. Paul	Departed
1912	7	9	10:00	St. Paul	Arrived
1912	7	10	10:00	St. Paul	Departed
1912	7	11	10:00	St. Paul	Arrived
1912	7	12	10:00	St. Paul	Departed
1912	7	13	10:00	St. Paul	Arrived
1912	7	14	10:00	St. Paul	Departed
1912	7	15	10:00	St. Paul	Arrived
1912	7	16	10:00	St. Paul	Departed
1912	7	17	10:00	St. Paul	Arrived
1912	7	18	10:00	St. Paul	Departed
1912	7	19	10:00	St. Paul	Arrived
1912	7	20	10:00	St. Paul	Departed
1912	7	21	10:00	St. Paul	Arrived
1912	7	22	10:00	St. Paul	Departed
1912	7	23	10:00	St. Paul	Arrived
1912	7	24	10:00	St. Paul	Departed
1912	7	25	10:00	St. Paul	Arrived
1912	7	26	10:00	St. Paul	Departed
1912	7	27	10:00	St. Paul	Arrived
1912	7	28	10:00	St. Paul	Departed
1912	7	29	10:00	St. Paul	Arrived
1912	7	30	10:00	St. Paul	Departed
1912	8	1	10:00	St. Paul	Arrived
1912	8	2	10:00	St. Paul	Departed
1912	8	3	10:00	St. Paul	Arrived
1912	8	4	10:00	St. Paul	Departed
1912	8	5	10:00	St. Paul	Arrived
1912	8	6	10:00	St. Paul	Departed
1912	8	7	10:00	St. Paul	Arrived
1912	8	8	10:00	St. Paul	Departed
1912	8	9	10:00	St. Paul	Arrived
1912	8	10	10:00	St. Paul	Departed
1912	8	11	10:00	St. Paul	Arrived
1912	8	12	10:00	St. Paul	Departed
1912	8	13	10:00	St. Paul	Arrived
1912	8	14	10:00	St. Paul	Departed
1912	8	15	10:00	St. Paul	Arrived
1912	8	16	10:00	St. Paul	Departed
1912	8	17	10:00	St. Paul	Arrived
1912	8	18	10:00	St. Paul	Departed
1912	8	19	10:00	St. Paul	Arrived
1912	8	20	10:00	St. Paul	Departed
1912	8	21	10:00	St. Paul	Arrived
1912	8	22	10:00	St. Paul	Departed
1912	8	23	10:00	St. Paul	Arrived
1912	8	24	10:00	St. Paul	Departed
1912	8	25	10:00	St. Paul	Arrived
1912	8	26	10:00	St. Paul	Departed
1912	8	27	10:00	St. Paul	Arrived
1912	8	28	10:00	St. Paul	Departed
1912	8	29	10:00	St. Paul	Arrived
1912	8	30	10:00	St. Paul	Departed
1912	9	1	10:00	St. Paul	Arrived
1912	9	2	10:00	St. Paul	Departed
1912	9	3	10:00	St. Paul	Arrived
1912	9	4	10:00	St. Paul	Departed
1912	9				


 DEPT. OF DEFENSE
 OFFICE OF THE SECRETARY
 WASHINGTON, D.C. 20301

- 1. The end plasma membrane is adjacent to myoepithelial contractions at mammary end may add other surface membrane
- 2. At an $\approx 1/2$ mm with plastic cap. Inc glass chamber.
- 3. Right to a part of delivery by hot chamber. P.S. the delivery made about 100-150 cells.

6,704,000 20 120,000



THIS PLAN IS FOR THE SOLE AND EXCLUSIVE USE OF THE PARTY
NAMED IN THE TITLE BLOCK. ALL OTHERS ARE AT THEIR OWN RISK.
A FATHOM FROM FORTY-FOUR

**OMEGA PROPERTIES
AND DEVELOPMENT, LLC.**

DAVIDSON LAND SURVEYING, INC.
ED (BOB) DAVIDSON, PLS
24 BRUSH SWIFT
CHICAGO, ILL. 60608

COL. FIVE IN FIVE	COL. FIVE IN FIVE	COL. FIVE IN FIVE	COL. FIVE IN FIVE	COL. FIVE IN FIVE
Line 12	00	Amount	100	100
Line 13	00	Amount	100	100

[illegible]

A PORTION OF THIS PROPERTY IS DEEMED TO BE LOCATED WITHIN A FLOOD PLANE
INHAZED AREA ACCORDING TO FIRM MAP NO. 17-500-A00 DATED 1/2/78
THE IS BASED ON CHANGING LOCATED THE PROPERTY ON SAS MAP NO
ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO DATE BUT INFORMATION



HABERSHAM COUNTY

Planning & Development

130 Jacob's Way, Clarkesville, GA 30523

706-839-0140

www.habershamga.com

Habersham County Planning Commission Map Amendment

Staff Report

APPLICATION NUMBER: Z-25-01

REQUESTED ACTION: Omega Properties & Development LLC is seeking a Map Amendment to remove a Board of Commissioners condition from Z-21-03 prohibiting a driveway having direct access to Rockford Creek Road. The tract is located on Rockford Creek Rd. and is further identified as Map 128 Parcel 061C.

PETITIONER:

Omega Properties and Development LLC

PROPERTY OWNER:

Same

EXISTING USE: High Intensity

PROPOSED USE: Single Family Residence

LOCATION: Rockford Creek Rd.

PARCEL SIZE: 2.2 acres

MAP# 128 PARCEL(S)# 061C.

EXISTING & FUTURE LAND USE DISTRICT:

	Current Zoning District	Current Character Area
Parcel	HI	441 Throughway
North	LI	441 Throughway

MEETING DATES: Planning Commission: April 1, 2025

Board of Commissioners: April 21, 2025

PLANNING ANALYSIS:

1. **The existing land uses and zoning classification of nearby property;**
This parcel as well as adjoining properties all share the same character area of 441 Throughway and has a zoning classification of HI –High Intensity. Neighboring properties are primarily zoned LI – Low Intensity.
2. **The suitability of the subject property for the zoned purposes;**
The configuration, size and intent are suitable for HI - High Intensity.
3. **The extent to which the property values of the subject property are diminished by the particular zoning restrictions;**
An HI District will allow for the intended purpose.
4. **The extent to which the diminution of property values of the subject property promote the health, safety, morals or general welfare of the public;**
Staff feels there is no diminution of property values. An HI district will help to maintain the value of properties in this area.
5. **The relative gain to the public, as compared to the hardship imposed upon the individual property owner;**
Relative gain and the relinquish of the hardship are both a result of the allowance of the zoning change.
6. **Whether the subject property has a reasonable economic use as currently zoned;**
Parcel has an economic use as a High Intensity site and/or use.
7. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property;**
Proposed zoning is suitable in view of use and development of adjacent and nearby properties.
8. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property;**
No adverse effects other than an additional drive are expected on neighboring properties.
9. **Whether the zoning proposal is in conformity with the policies and intent of the land use plan;**
The Comprehensive Plan identified this area as 441 Throughway. The proposed change will be in conformity with the CLDO.
10. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**
The proposal should not cause an excessive or burdensome use of existing infrastructure.
11. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**
This proposal will not change the overall character of the area.

Staff Recommendation:

Omega Properties originally submitted an application for a Map Amendment at this location on 9-7-21. It was approved by the Planning Commission on 10-5-21 and approved by the Board of Commissioners on 10-18-21. There were 3 conditions placed on the proposal, and it was approved as such. One of the conditions was that the driveway to the facility for the entrance/exit must be installed on and accessed from Hollywood Hills Rd only. A plat has been submitted by Omega Properties where they are selling the small upper tract. The potential buyer lives across Rockford Creek Rd from the property. He wants to use the property for a future residence and be able to access the property from Rockford Creek Rd to eliminate having to drive through the

property currently owned by Omega Properties. Since the condition in discussion was put in place on the original proposal by both the Planning Commission and the BOC, our county attorney advised that it would need to go back through the process again as a Map Amendment to be removed and or approved. Staff feels like the request has merit in that it seems senseless to have to drive through the entire property to reach a residence. Approval of this change should not interfere with the balance or harmony of the community. Therefore, Planning Staff recommends approval of Z-25-01.

☒ Approve as Submitted
☐ Denial

☐ Approval with Conditions
☐ Table

Planning Commission recommendation:

☐ Approved
☐ Denial

☒ Approval with Conditions (4-1-25)
☐ Table

- The driveway can only serve the 2.2 acres that is being sold.
- The driveway must be used for residential use only.

Board of Commissioners decision:

☐ Approved
☐ Denial

☐ Approval with Conditions
☐ Table



HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

Planning & Development

130 Jacob's Way Clarkesville, GA 30523
706-839-0140

www.habershamga.com

APPLICATION TYPE: Variance: _____ Conditional Use: ☒ Map Amendment: _____
[Check ☒ appropriate application(s)]

PLEASE BE ADVISED THIS FORM IS PUBLIC INFORMATION

Applicant / Primary Contact Omega Properties + Dev LLC

Address _____

Telephone # () _____ Cell Telephone # _____

E-Mail _____

Property Owner(s): Omega Properties + Development

Address Same City Same State _____ Zip _____

Telephone # () _____ Cell Telephone # () _____

E-Mail _____

Agent: _____

Address _____ City _____ State _____ Zip _____

Telephone # () _____ Cell Telephone # () _____

E-Mail _____

Location (Street Address) of Property: Rockford Creek Rd

Acreage of Site: 2.284 Tax Map & Parcel#: box 00074 Existing LUI District: _____

Action Requested: requesting private drive to tract 2 off rockford creek rd

Cite Pertinent Section(s): _____

Existing Use: _____

Proposed Use: _____

APPLICATION PROCESS FEE: \$300.00

RECEIVED
FEB 03 2025
BY: t. dills
ck# 2981



HABERSHAM COUNTY

Planning & Development

130 Jacob's Way
706-839-0140

Clarkesville, GA 30523
www.habershamga.com

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed below is authorized to act as the applicant and/or agent in the pursuit of the proposed application of this property.

Jared Brooks

Property Owner/Executor/Officer
(Print)

Jared Brooks

Property Owner/Executor/Officer
(Signature)

1 / 31 / 25

Date of Signature

Authorized Agent
(Print)

Authorized Agent
(Signature)

/ /

Date of Signature



HABERSHAM COUNTY

GEORGIA | Est. 1818

HABERSHAM COUNTY

Planning & Development

130 Jacob's Way Clarkesville, GA 30523

706-839-0140

www.habershamga.com

CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Required For All Applications Regarding the Comprehensive Land Development Resolution

Disclosure of Campaign Contributions:

When any application is made for a Public Hearing with regards to the Comprehensive Land Development Resolution within two (2) years immediately preceding the filing of the applicant's application for public hearing, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing body of the respective local government showing:

- (1). the name and official position of the local government official to whom the campaign contribution was made; and
- (2). The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of the application for public hearing and the date of each contribution; and
- (3). The disclosure shall be marked by the **applicant, property owner, or person representing the property owner** and shall be filed within ten (10) days after the application for Public Hearing is first filed with the Planning Staff. If the disclosure is not provided to the Planning Staff within said 10 days, the application shall be removed from the scheduled agenda.

I hereby certify that I have ☒; I have not ☐; (please $\sqrt$ one) read the above and that:

Within the two (2) years immediately preceding this date, I have; ☐ I have not ☒; (please $\sqrt$ one) made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

If you have made such contributions, you must provide the data required below within 10 days of filing this application.

Name of Official(s)	Office	Amount	Date of Contribution
<u>Tarell Brooks</u>			<u>1/1/</u>
Applicant's Name (Please Print)			
<u>Tarell Brooks</u>			<u>1/31/25</u>
Signature of Applicant			Date of Signature