

**HABERSHAM COUNTY BOARD OF COMMISSIONERS**  
**EXECUTIVE SUMMARY**

**SUBJECT:** Map Amendment Application Z-26-02

**DATE:** October 8, 2026

**BUDGET INFORMATION:** N/A

ANNUAL-

CAPITAL-

☒ **RECOMMENDATION**

☐ **POLICY DISCUSSION**

☐ **STATUS REPORT**

☐ **OTHER**

**COMMISSION ACTION REQUESTED ON:** October 19, 2026

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**PURPOSE:** Present to the Board application Z-26-02: Timothy Carrier has applied for a map amendment to rezone 1.99 acres from RR, Rural Residential District to GC, General Commercial District at 123 Hollywood Hills Road (tax parcel 128 061D).

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**BACKGROUND / HISTORY:**

1. The applicant has recently purchased the 1.99 acres at 123 Hollywood Hills Road. There previously was a manufactured home on the property which the applicant stated was dilapidated and he removed it. He owns the adjacent property on the west side of this tract which is currently zoned GC. He wants all of his property to be in the same district. There are no immediate plans for this 1.99 acres.
  2. There is GC, General Commercial District property to the north, south and west. There is RR, Rural District to the east.
  3. The area is in the Rural Character Area in the Comprehensive Plan which recommends residential uses.
  4. The surrounding area is a mix of commercial, residential, and agricultural uses.
  5. The applicant stated he has no plans for the property other than making the entirety of his property the same zoning district.
  6. There were no other comments on the proposed rezoning.
  7. The Planning Commission simply made a motion to approve the request without further discussion.
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**FACTS AND ISSUES:** **FACTS AND ISSUES:** The Planning Commission forwards this application to the Board with a recommendation of Approval.

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

1. Approval of the request as recommended by the Planning Commission;
  2. Denial of the request as submitted;
  3. Commission defined alternative.
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**RECOMMENDED SAMPLE MOTION:** I move to approve Map Amendment Z-26-02 as recommended by the Planning Commission.

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**DEPARTMENT:**

Prepared by: Mike Beecham

Director \_\_\_\_\_

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**ADMINISTRATIVE  
COMMENTS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
County Manager                      **DATE:** \_\_\_\_\_

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# HABERSHAM COUNTY

Planning & Development

130 Jacob's Way, Clarkesville, GA 30523

706-839-0140

[www.habershamga.com](http://www.habershamga.com)

## Habersham County Planning Commission Map Amendment

### Staff Report

**APPLICATION NUMBER:** Z-26-02

**REQUESTED ACTION:** Timothy Carrier is seeking a Map Amendment to rezone his property from RR – Rural Residential to GC – General Commercial. The tract is located at 123 Hollywood Hills Rd. and is further identified as Map 128 Parcel 061D.

**PETITIONER:**

Timothy Carrier

101 Hollywood Hills Rd.

Clarkesville, GA. 30523

**PROPERTY OWNER:**

Same

**EXISTING USE:** Residential.

**PROPOSED USE:** Commercial.

**LOCATION:** 123 Hollywood Hills Rd.

**PARCEL SIZE:** 1.99 acre(s)

**MAP# 128 PARCEL# 061D.**

**EXISTING & FUTURE LAND USE DISTRICT:**

|        | Current Zoning District | Current Character Area |
|--------|-------------------------|------------------------|
| Parcel | RR                      | Rural                  |
| North  | GC                      | Rural                  |
| East   | RR                      | Rural                  |
|        |                         |                        |
|        |                         |                        |

**MEETING DATES:** Planning Commission: October 6, 2026

Board of Commissioners: October 19, 2026

## **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 Rural. The parcel in the proposal is zoned RR – Rural Residential along with the neighboring properties for the most part.
2. **The suitability of the subject property for the zoned purposes;**  
The configuration, size and intent are suitable for GC – General Commercial.
3. **The extent to which the property values of the subject property are diminished by the particular zoning restrictions;**  
A GC – General Commercial District will allow for the intended purpose. See Article 3 Sec. 3.3.3 in the Habersham County UDO.
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. A GC district could 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 General Commercial 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 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 Rural. The proposed change will be in conformity with the UDO.
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 should not change the overall character of the area.

## **Staff Recommendation:**

Mr. Timothy Carrier is seeking a Map Amendment to rezone a parcel from RR – Rural Residential to GC – General Commercial. The applicant currently owns a parcel next to the one in discussion that already is zoned General Commercial. He would like to have both of the parcels zoned the same, so he is requesting a Map Amendment to make this possible. Staff feels that approval of this change should not interfere with the balance or harmony of the community and is a reasonable request since the adjoining property is zoned as it is. Therefore, Planning Staff recommends **approval** of **Z-26-02**.

☒ Approve as Submitted

☐ Denial

☐ Approval with Conditions

☐ Table

**Planning Commission recommendation:**

☒ Approved (10-6-26)

☐ Denial

☐ Approval with Conditions

☐ Table

**Board of Commissioners decision:**

☐ Approved

☐ Denial

☐ Approval with Conditions

☐ Table



HABERSHAM COUNTY  
GEORGIA | Est. 1818

# HABERSHAM COUNTY

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APPLICATION TYPE: Variance: \_\_\_\_\_ Conditional Use: \_\_\_\_\_ Map Amendment: ☒

[Check ☒ appropriate application(s)]

PLEASE BE ADVISED THIS FORM IS PUBLIC INFORMATION

Applicant / Primary Contact Timothy M. Carrier  
Address 101 Hollywood Hills Rd. City Clarkesville State GA Zip 30523  
Telephone # ( ) \_\_\_\_\_ Cell Telephone # 678 469-0773

E-Mail timcarrier@gmail.com

Property Owner(s): Timothy M. Carrier

Address 101 Hollywood Hills Rd. City Clarkesville State GA Zip 30523

Telephone # ( ) \_\_\_\_\_ Cell Telephone # 678 469-0773

E-Mail timcarrier@gmail.com

Agent: \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone # ( ) \_\_\_\_\_ Cell Telephone # ( ) \_\_\_\_\_

E-Mail \_\_\_\_\_

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Location (Street Address) of Property: 123 Hollywood Hills Rd. Clarkesville

Acreage of Site: 1.99 Tax Map & Parcel#: 128061D Existing LUI District: \_\_\_\_\_

Action Requested: Combine properties 128061D & 128061B to all high intensity commercial

Cite Pertinent Section(s): rezone from RR to GC

Existing Use: Nothing

Proposed Use: Linking properties for potential future sale

APPLICATION PROCESS FEE: \$300.00

**PAID**  
8/3/2026  
CK# 1290  
\$300.00



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## 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.

Timothy M. Carrier  
Property Owner/Executor/Officer  
(Print)

Timothy M. Carrier  
Property Owner/Executor/Officer  
(Signature)

8, 3, 26  
Date of Signature

\_\_\_\_\_  
Authorized Agent  
(Print)

\_\_\_\_\_  
Authorized Agent  
(Signature)

/ /  
Date of Signature



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## 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  $\checkmark$  one) read the above and that:

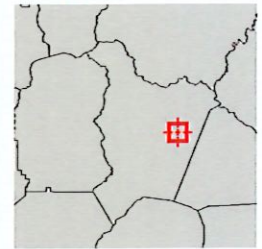
Within the two (2) years immediately preceding this date, I have; \_\_\_\_ I have not \_\_\_\_; (please  $\checkmark$  one) made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

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>_____<br/>Applicant's Name (Please Print)</u> |        |        | <u>  /  /  </u>                    |
| <u>_____<br/>Signature of Applicant</u>          |        |        | <u>8/3/26</u><br>Date of Signature |



## Overview



## Legend

-  Parcels
-  Roads
-  Flood Map

Parcel ID 128 061D  
 Sec/Twp/Rng n/a  
 Property Address 123 HOLLYWOOD HILLS RD  
 District COUNTY  
 Brief Tax Description 12-93 1327-318

Alternate ID 413021  
 Class Residential  
 Acreage 1.99

Owner Address CARRIER TIMOTHY MERLE  
 101 HOLLYWOOD HILLS RD  
 CLARKESVILLE, GA 30523

(Note: Not to be used on legal documents)

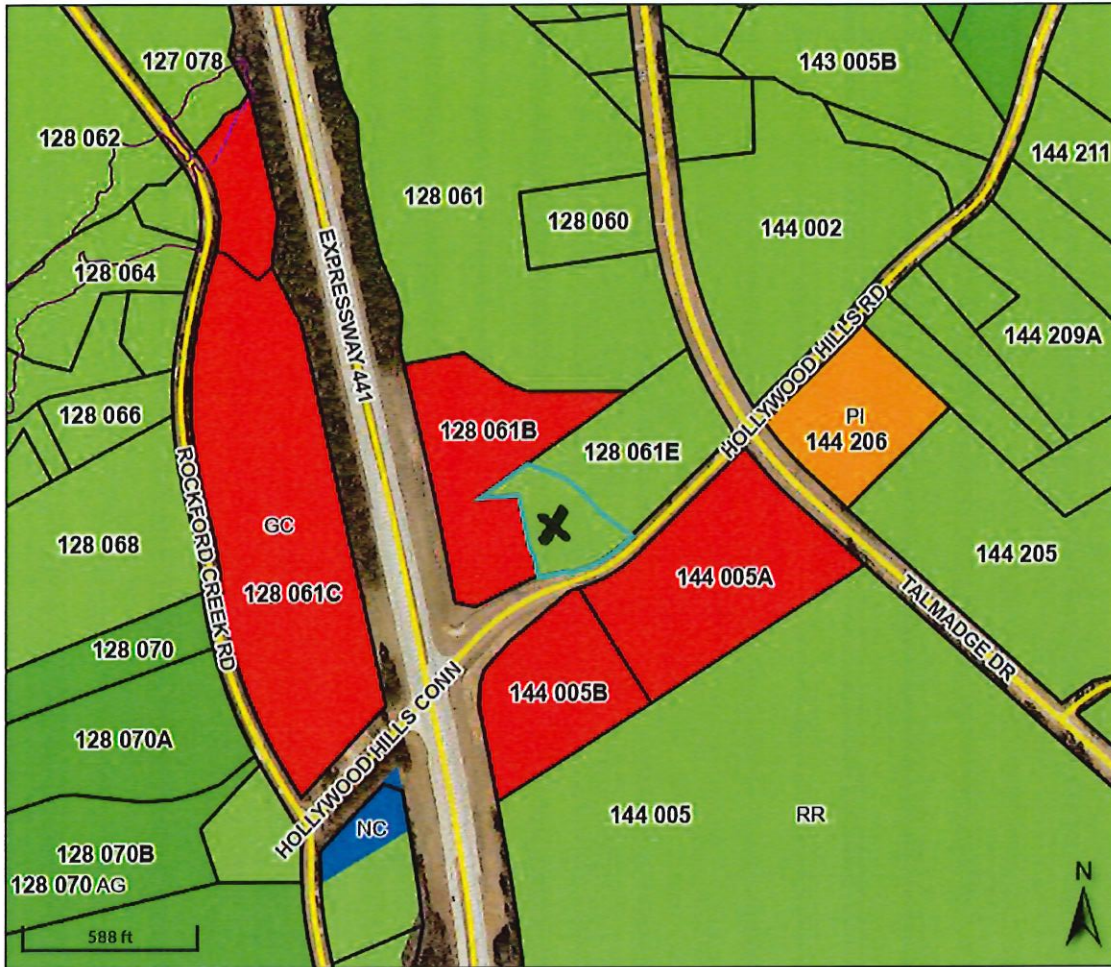
Flood Map Disclaimer: The data shown is provided as a reference only and does not imply accuracy with regard to horizontal or vertical location. This data is not to be employed to determine any base flood elevations for National Flood Insurance.

FEMA provides access to the National Flood Hazard Layer (NFHL) through web mapping services. The NFHL is a computer database that contains FEMA's flood hazard map data. The simplest way for you to access the flood hazard data, including the NFHL, is through [FEMA's Map Service Center \(MSC\)](#). If you want to explore the current digital effective flood hazard data in a map, the best tool to use is the [NFHL Viewer](#). From the NFHL Viewer, you may view, download, and print flood maps for your location

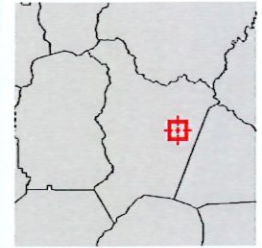
Date created: 8/31/2026

Last Data Uploaded: 8/30/2026 11:23:00 PM

Developed by  SCHNEIDER  
 GEOSPATIAL



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