

HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

Planning & Development

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MINUTES
HABERSHAM COUNTY PLANNING COMMISSION
Public Hearing
Tuesday, May 5, 2026

The Habersham County Planning Commission held a public hearing on Tuesday, May 5, 2026, at the Habersham County Courthouse, located at 295 Llewellyn St. in Clarkesville, Georgia.

Planning Commission Members Present: Greg Hill, Larry Phillips, D. Higgins, Mike Roberts, Ronald Lewallen, Emily Herrin & Jason Smith.

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

CALL MEETING TO ORDER:

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

INVOCATION:

The invocation was given by Commissioner Larry Phillips.

APPROVAL OF MINUTES:

Approved without change.

APPROVAL OF AGENDA:

Approved without change.

PUBLIC COMMENT:

None.

OLD BUSINESS:

CU-26-02: William Gary is seeking a Conditional Use to be allowed to operate a self-storage facility that will include boat & R/V storage on his property. The tract is located on Cannon Bridge Rd. and is further identified as Map 043 Parcel 055A.

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

A motion was made by Commissioner Jason Smith to untable **CU-26-02**.

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

The results of the votes were as follows:

Commissioner Greg Hill – Yea
Commissioner Mike Roberts – Yea
Commissioner Emily Herrin – Yea

Commissioner Larry Phillips – Yea
Commissioner Ronald Lewallen – Yea
Commissioner Jason Smith – Yea

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

The applicant basically mirrored what was said by Planning Staff of what his intentions were for the property. The Conditional Use request is to allow the applicant and property owner to open up a self-storage facility that will include boat & R/V storage. A site plan has been submitted that shows the details and layout of the proposal. The property is located approximately a quarter of a mile from their family farm and also near where they live and spend most of their time. The goal is to design a facility that fits within surrounding countryside and connects with nearby properties. They want the project to align with the surrounding farms and maintain a clean orderly appearance. The owner plans to have a climate-controlled building that will offer different sizes of storage units. There will be (51) covered parking spaces that can be used for boat and R/V storage. The applicant plans to have perimeter fencing and 24-hour monitoring of the facility. Mr. Gary also stated that he is willing to comply with any and all conditions that might be placed on the proposal if it is approved.

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

1. Christopher & Jennifer Blalock 2687 Cannon Bridge Rd. Demorest, GA. 30535

The following issues below were the main concerns of those that spoke in opposition to the proposal.

1. Traffic concerns near an already dangerous intersection.
2. Lighting of the facility could possibly be a burdensome problem to the neighborhood.
3. Is the parcel adequate in size to accommodate the facility.

After everyone in attendance in favor of or in opposition of the proposal had spoken, public comment was then closed so the Planning Commission could discuss and vote.

A motion was then made by Commissioner Greg Hill to **approve CU-26-02** with the following conditions:

1. For lighting “dark sky” models shall be used.
2. The sides and rear portion of the perimeter must have some kind of privacy screening put into place.
3. GA Dot approval for driveway to be provided before permits are issued.
4. The 25-foot undisturbed buffer on the north side of the property to be changed to 40-foot.

It was seconded by Commissioner Larry Phillips. The motion failed by a 4-2 margin.

The results of the votes were as follows:

Commissioner Greg Hill – Yea
Commissioner Mike Roberts – Nay
Commissioner Emily Herrin – Nay

Commissioner Larry Phillips – Yea
Commissioner Ronald Lewallen – Nay
Commissioner Jason Smith – Nay

Since the motion failed and no one else brought one forward, Commissioner Ronald Lewallen then made a motion to **deny CU-26-02**.

It was seconded by Commissioner Mike Roberts. The motion carried by a 4-1 margin.

The results of the votes were as follows:

Commissioner Larry Phillips – Yea
Commissioner Ronald Lewallen – Nay
Commissioner Jason Smith - Nay

Commissioner Mike Roberts – Nay
Commissioners Emily Herrin – Nay

NEW BUSINESS:

None.

REPORTS TO COMMISSION:

None.

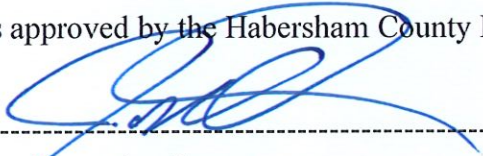
ADMINISTRATIVE MATTERS:

None.

ADJOURNMENT:

The meeting was adjourned at 6:32 PM.

As approved by the Habersham County Planning Commission:



Executive Secretary



Date