



HABERSHAM COUNTY  
GEORGIA | Est. 1818

# HABERSHAM COUNTY

Planning & Development

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**MINUTES**  
**HABERSHAM COUNTY PLANNING COMMISSION**  
**Public Hearing**  
**Tuesday, January 2, 2024**

The Habersham County Planning Commission held a public hearing on Tuesday, January 2, 2024, at the Habersham County Courthouse, located at 295 Llewellyn St. in Clarkesville, Georgia.

Planning Commission Members Present: Greg Hill, D. Higgins, Mike Van Winkle, Jim Kiger & Jason Smith.

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

Commissioners Derick Canupp & Jessie Owensby were unable to attend.

**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.

**ELECTION OF OFFICERS:**

Commissioner Mike Van Winkle made a motion to keep Commissioner D. Higgins as Chairman. It was seconded by Commissioner Greg Hill. All were in favor.

Next, Commissioner D. Higgins made a motion to keep Commissioner Mike Van Winkle as Vice-Chairman. It was seconded by Commissioner Jason Smith. All were in favor.

The final motion was then made by Commissioner D. Higgins to appoint Commissioner Greg Hill as Secretary. It was seconded by Commissioner Mike Van Winkle. All were in favor.

**APPROVAL OF MINUTES:**

Approved without change.

**APPROVAL OF AGENDA:**

Approved without change.

**PUBLIC COMMENT:**

None.

**NEW BUSINESS:**

**CU-24-01:** Mark Hagen is seeking a Conditional Use to operate a welding shop business on his property. The tract is located at 1651 Double Bridge Rd. and is further identified as Map 108 Parcel 004A.

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

Mr. Hagen said that he was asking for the Conditional Use so he could put a welding shop on his property. He is a retired industrial welder who simply wanted a way to keep busy. He stated that he would be the only person working in the shop and that he would be doing mostly deliveries when a project is finished. The only traffic would be an occasional customer picking up the item(s) that have been worked on or made. His plans are for this to be just something to do, and it would be for small jobs such as, benches, yard art, etc.

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

- Steven Marcaccio 1752 Rabbit Brush Dr. Demorest, Ga. 30535
- Cindy Ferguson 209 Sweetgrass Dr. Demorest, Ga. 30535
- Marcus Tench 135 Hunters Run Rd. Demorest, Ga. 30535
- John McCay 163 Windy Ridge Dr. Demorest, Ga. 30535

All of those in attendance against the proposal had mainly the same concerns and/or issues that are below:

- Safety concerns from the amount of traffic, as well as big trucks bringing in materials.
- Commercial businesses do not fit in a residential neighborhood.
- Property values would be affected.

After everyone was finished speaking, public comment was then closed so that the Commissioners could discuss the proposal and vote.

A motion was then made by Commissioner Mike Van Winkle to approve **CU-24-01** with the following condition(s):

- It must be limited to the owner only (no outside employees).
- No outside storage or a 6' privacy fence must be installed.

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 Mike Van Winkle – Yea  
Commissioner Jason Smith – Yea

**SV-24-01:** America's Home Place is seeking approval of a preliminary plat for a 114 lot Conservation Subdivision. The tract is located on Hancock Rd. and is further identified as Map 078 Parcel 088.

After the proposal was presented, it was decided by the Planning Commission to table **SV-24-01** until the Planning staff had fully reviewed the plans to be sure that all the criteria was met per the Habersham County CLDO that pertains to a Conservation Subdivision.

A motion was then made by Commissioner Greg Hill to table SV-24-01.

It was seconded by Commissioner Jim Kiger. All were in favor.

The results of the votes were as follows:

Commissioner Greg Hill – Yea  
Commissioner Jim Kiger – Yea

Commissioner Mike Van Winkle – Yea  
Commissioner Jason Smith – Yea

**OLD BUSINESS:**

None

**REPORTS TO COMMISSION:**

None

**ADMINISTRATIVE MATTERS:**

Planning & Development staff briefed the Planning Commission about the Harvest Church Rd completion per the Habersham County Road Department.

**ADJOURNMENT:**

Meeting adjourned at 7:03 PM.

As approved by the Habersham County Planning Commission:



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Executive Secretary

3-5-2024

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Date