



HABERSHAM COUNTY
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HABERSHAM COUNTY

Planning & Development

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MINUTES
HABERSHAM COUNTY PLANNING COMMISSION
Public Hearing
Tuesday, June 4, 2024

The Habersham County Planning Commission held a public hearing on Tuesday, June 4, 2024, at the Habersham County Courthouse, located at 295 Llewellyn St. in Clarkesville, Georgia.

Planning Commission Members Present: Greg Hill, Jessie Owensby, Mike VanWinkle, Jim Kiger, Jason Smith & Derick Canupp.

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

Commissioner D. Higgins was unable to attend.

CALL MEETING TO ORDER:

Chairman Mike VanWinkle 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:

Approved without change.

PUBLIC COMMENT:

None.

NEW BUSINESS:

CU-24-05: Juan Matias is seeking a Conditional Use to operate a soccer field on his property. The tract is located on Wheeler Rd. and is further identified as Map 041 Parcel 047B.

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

Mr. Matias was accompanied by his interpreter Manuel Pedro. Mr. Pedro began to speak about the proposal and what Mr. Matias' plans were. He plans to use the property for a soccer field. At least (6) tournaments a year are planned to be held with an attendance of around 300 people at each event. The field can also be reserved outside of tournaments for weekend use. The applicant said that Waste Away disposal would

provide enough trash bins and toilets. Mr. Matias said that he would also make sure that the area would remain clean of trash and debris. To combat erosion issues, Mr. Pedro stated that the applicant would be willing to put up silt fencing along the creek or do whatever other measures required of him.

After Mr. Smith was finished speaking, those in favor or in opposition to the proposal were given a chance to speak as well.

The following persons were in attendance in opposition of the proposal:

- Jim Loucks 2498 Hwy 115 Demorest, GA. 30535
- Richard Flaherty 507 Wheeler Rd. Demorest, GA. 30535
- Michael Fitzgerald 561 Wheeler Rd. Demorest, GA. 30535
- Don Beck 745 Wheeler Rd. Demorest, GA. 30535
- Haley Moss 631 Wheeler Rd. Demorest, GA. 30535
- Tim Prosen 2552 Hwy 115 Demorest, GA. 30535
- Tiffany Copeland 697 Wheeler Rd. Demorest, GA. 30535
- Vernon Mintz 795 Wheeler Rd. Demorest, GA. 30535
- Brian Beck 745 Wheeler Rd. Demorest, GA. 30535
- Nichole Gooch 535 Wheeler Rd. Demorest, GA. 30535

The issues listed below were basically the same concerns of all those that spoke in opposition.

- Noise, pollution, traffic, erosion.
- Non usage of already equipped soccer fields within the county.
- Monitoring of these events, (both tournaments and weekend use).

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

A motion was then made by Commissioner Derick Canupp to deny CU-24-05.

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

Commissioner Greg Hill – Nay
Commissioner Mike Van Winkle – Nay
Commissioner Jason Smith – Nay

Commissioner Jessie Owensby – Nay
Commissioner Jim Kiger – Nay
Commissioner Derick Canupp - Nay

CU-24-06: Brandon Brooks is seeking a Conditional Use to operate a K9 Training Facility. The tract is located at 245 Turnerville Circle and is further identified as Map 141 Parcel 024.

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

Mr. Brooks began to speak about the proposal and what his plans were. He plans to use the property for a K9 Training Facility. There will be 2 to 4 climate-controlled kennels that will house the dogs while they are being trained. The dogs will always be supervised when they are outside of the kennels. Training will include but not limited to obedience, therapy, etc. It will be a small family-owned business and the owners of the animals must provide proof that the dogs are current on all vaccinations. Mr. Brooks has over 5 years' experience in training dogs, both from a previous job as well as with the Habersham County K9 unit.

After Mr. Brooks was finished speaking, those in favor or in opposition to the proposal were given a chance to speak as well.

The following persons were in attendance in opposition of the proposal:

- Jim Brown 528 Magic Mtn Ln Clarkesville, GA. 30523
- Leslie Hendrick 450 Magic Mtn Ln Clarkesville, GA. 30523

Below are listed the main concerns and issues of those in opposition:

- Noise and environmental issues.
- Increased traffic on the county dirt road.
- Possible dog bites to children if animals get loose.

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

A motion was then made by Commissioner Greg Hill to approve CU-24-06 with the following conditions:

- No breeding of dogs.
- The maximum number of dogs will be (6) six.
- An 8ft privacy fence must be installed around the training facility.

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

Commissioner Greg Hill – Yea
 Commissioner Mike Van Winkle – Yea
 Commissioner Jason Smith – Yea

Commissioner Jessie Owensby – Yea
 Commissioner Jim Kiger – Yea
 Commissioner Derick Canupp - Yea

OLD BUSINESS:

SUBDIVISIONS:

REPORTS TO COMMISSION:

None

ADMINISTRATIVE MATTERS:

None

ADJOURNMENT:

The meeting was adjourned at 7:26 PM.

As approved by the Habersham County Planning Commission:

 Executive Secretary

7-02-2024

 Date