



Agenda
City of Clarkesville
Planning Commission
Regular Meeting
5:30 PM January 9, 2024

1. Call to Order
2. Approval of Minutes
 - 2.a Approval of November 14, 2023 Minutes.
3. Unfinished Business
4. Sign(s) for Consideration:
5. New Business
 - 5.a 1769 N Historic Hwy 441 - Map Amendment.
 - 5.b Consideration of condemnation procedure at W Louise St (Map & Parcel 104 114) - "Ingles"
 - 5.c Election of 2024 Officers.
6. Adjournment

OFFICIAL MINUTES
PLANNING COMMISSION REGULAR MEETING

November 14, 2023

Minutes

City of Clarkesville

Planning Commission Regular Meeting

The Planning Commission Regular Meeting of the Planning Commission was held on Tuesday, November 14, 2023 at 5:30 PM at Council Chambers. Those present were Zoning Administrator Caleb Gaines, Member Jennifer Tench, Member Zack Phillips, Member Kevin McOmber. Chair Bruce Haglund, Member Leigh Johnston were absent.

Agenda Item #1: *Call to Order*

Agenda Item #2: *Approval of Minutes*

Sub-Item #2.a: *Approval of September 20, 2023 Minutes.*

Member Kevin McOmber made a motion to table

Seconded: Member Zack Phillips

Passed (3 - 0)

Agenda Item #3: *Unfinished Business*

Agenda Item #4: *Sign(s) for Consideration:*

Agenda Item #5: *New Business*

Sub-Item #5.a: *988 Beaver Dam Rd - Zoning Map Amendment*

Upon the recommendation of the City Manager and Zoning Administrator, it was decided that the zoning change to HB, Highway Business be changed to R, Single-Family Residential. This would still allow the applicant expanded agricultural use of the property while not converting it to a potential commercial use which would not fit within the zoning and character of the area.

Member Kevin McOmber made a motion to approve Rezone the property to R, Single-Family Residential, and require the applicant to apply for a Special Use permit.

Seconded: Member Zack Phillips

Passed (3 - 0)

Sub-Item #5.b: *W Louise St - Old Ingles Property Code Violations*

Zoning Administrator, Caleb Gaines updated the Planning Commission about the old Ingles property. A code violation letter has been sent to Ingles. This is the first attempt at getting Ingles to do something with the property.

Agenda Item #6: *Adjournment*

Member Zack Phillips made a motion to adjourn .

Seconded: Member Kevin McOmber

Passed (3 - 0)

Respectfully submitted,

Caleb Gaines, Zoning Administrator



January 9, 2024

**Brief: 1769 Hist Hwy 441 / Map & Parcel 073 064 – Zoning Map Amendment
From R, Single Family Residential to HB, Highway Business**

Mr. Chip Brooks, the property owner at 1769 Hist Hwy 441, is requesting to rezone the property from R, Single Family Residential to HB, Highway Business.

Mr. Brooks purchased the property as an investment. With the current zoning as R, the property has limited use as a rental property. With a zoning change to HB, the property takes on commercial use and expands its future potential.

This property is located between Scovill (zoned M-1, Light Industrial) and a residence at 1695 Hist Hwy 441(zoned R, Single Family).

With the prospect of this area along Hwy 441 getting sewer in the future, I believe that rezoning this property to HB would help with this possibility of growth.

I recommend approval of this request and submission to the Governing Body for consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Caleb Gaines", followed by a long horizontal line.

Caleb Gaines
Zoning Administrator
City of Clarkesville



January 9, 2024

To: Planning Commission

Subject: Request for a zoning amendment for 1769 Hist Hwy 441. Map 073 Parcel 064.

1. Public notice was run in the Northeast Georgian in the December 22nd, 2023 issue.
2. The required sign was posted in front of the property on December 22nd, 2023.
3. The applicant is requesting rezoning from Single Family Residential (R) to Highway Business (HB).
4. The applicant has submitted all necessary paperwork and fees in regard to the application.
5. This request does not create spot zoning and fits with current zoning in the immediate area.
6. There have been no public inquiries in regard to the zoning request.

I recommend that the request be approved by the Planning Commission and forwarded to the Governing Body for consideration.

A handwritten signature in black ink, appearing to read "Caleb Gaines", followed by a long horizontal oval flourish.

Caleb Gaines
Zoning Administrator

**NOTICE OF HEARING
REGARDING ZONING ORDINANCE
OF THE CITY OF CLARKESVILLE**

Notice is hereby given that a public hearing as required by the O.C.G.A §36-66-4 and Section 14 of the present zoning ordinance of the City of Clarkesville, shall be held by the Planning Commission of the city of Clarkesville to review and consider the adoption of an amendment to the zoning map of the city of Clarkesville to rezone property located at 1769 Hist Hwy 441 (Map & Parcel 073 064) from R, Single Family Residential to HB, Highway Business at the meeting of the Planning Commission to be held at 5:30 p.m. on the second Tuesday in January, the same being January 9th, 2024. At this time the proposed amendment to the zoning map as requested by the applicant shall be considered. The public hearing before the Clarkesville City Council regarding the aforementioned action will take place on the first Monday in February, the same being February 5th, 2024 at 6:00 p.m. A copy of the applicants zoning map amendment request is available for inspection by the public during normal business hours in the Office of the Zoning Administrator, City of Clarkesville, 123 North Laurel Dr., Clarkesville, Georgia 30523.

Published this 22nd Day of December, 2023

Zoning Change Application

(Annexation, Map Amendment, Conditional Use and Variance)
for

1769 Historic Hwy 441/073 064

(address/map & parcel)



City of Clarkeville, PO. Box 21 Clarkeville, GA 30523

Tel: 706-754-4216 Fax: 706-754-9316

PROPERTY OWNER/APPLICANT	APPLICANT	REPRESENTATIVE	OWNER
	Name: Chip Brooks	Name: self	Name: same
	Address: 1505 Alleys Chapel Rd.	Address:	Address:
	City/State/Zip: Clarkeville, Ga. 30523	City/State/Zip:	City/State/Zip:
	Telephone: 706-499-3672	Telephone:	Telephone:
	Fax: n/a	Fax:	Fax:
	Cell: same	Cell:	Cell:
	Email: chip@omegatechnologygroup.net	Email:	Email:

[Signature]

Applicant's Signature

Representative's Signature

Owner's Signature

ACTION REQUESTED	Request rezoning from county _____ to _____	
	☐ Annexation:	
	☒ Map Amendment:	Request rezoning from <u>R</u> (current) to <u>HB</u> (proposed)
	☐ Conditional Use:	Zoning district: _____ Conditional Use Requested: _____
	☐ Variance:	Zoning district: _____ Variance Requested: _____

PROPERTY RECORDS	A recorded Legal Description of the property, reflecting current ownership, for which action is requested by one or more of the following:	
	☐ Metes and Bounds (attach copy of recorded document)	
	☐ Boundary Survey (attach copy of recorded survey, showing all easements, crossings or other appurtenances)	
	☒ Tax Plat (attach certified copy of plat from Habersham County Tax Commissioner's office)	

FOR OFFICE USE ONLY (DO NOT WRITE BELOW)		
General Zoning Change	Commercial Zoning Change	Disposition
Signature(s) and form(s) ☐	Signature(s) and form(s) ☐	Application Filed: <u>11/12/23</u> Rcvd by: <u>CG</u>
Letter of Intent ☐	Letter of Intent ☐	Fee Paid \$ <u>650</u> on <u>12/4/23</u>
Maps & Plats ☐	Maps & Plats ☐	Public Notice: <u> </u> / <u> </u> / <u> </u> News Signs
Tax Records/Liens ☐	Tax Records/Liens ☐	Zoning Admin: <u> </u> / <u> </u> / <u> </u> Action: <u> </u>
Parking & Access ☐	Parking & Access ☐	Planning Comm: <u> </u> / <u> </u> / <u> </u> Action: <u> </u>
Floodplain Zone ☐	Floodplain Zone ☐	Governing Body: <u> </u> / <u> </u> / <u> </u> Action: <u> </u>
Landscaping ☐	Landscaping ☐	Letter of Determination: <u> </u> / <u> </u> / <u> </u>
Twelve-Month Rule ☐	Concept Plans ☐	Eligible Filing Date: <u> </u> / <u> </u> / <u> </u>

November 17, 2023

To whom it may concern,

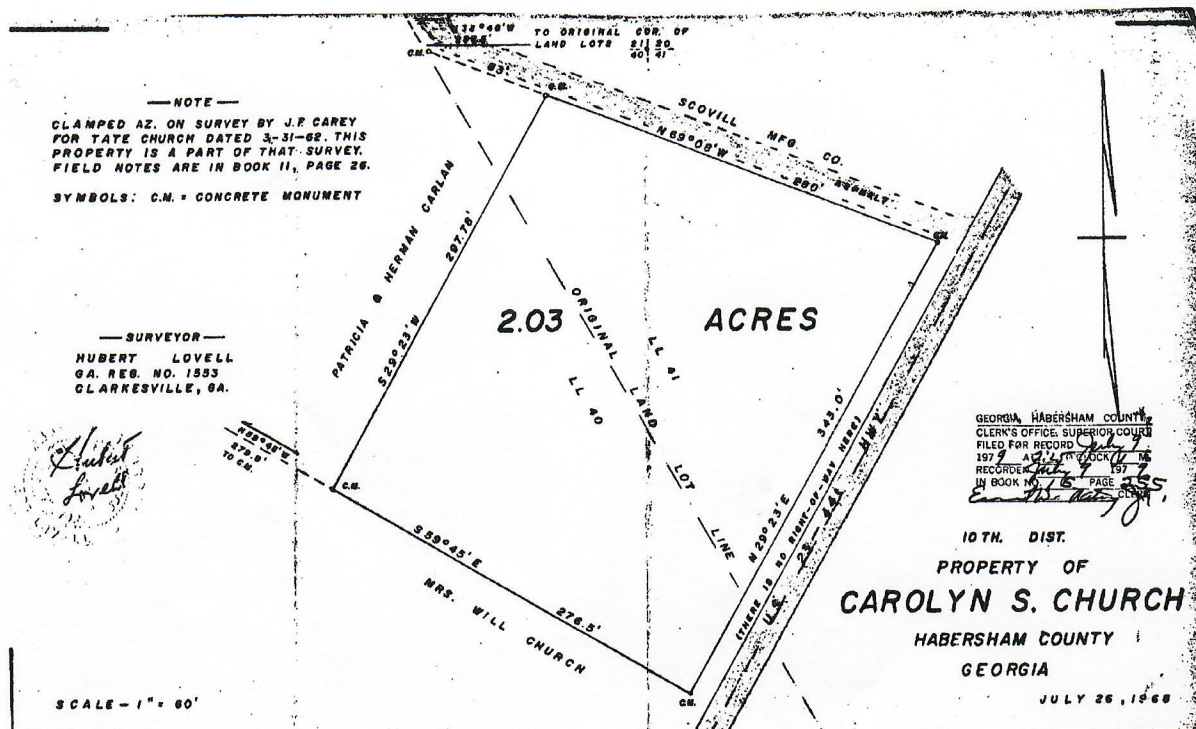
Brooks Hill Management is owned by Chip and Pam Brooks of Clarkesville. We would like to apply for a zoning change to 1769 Historic Hwy 441N Clarkesville, Ga. from residential to highway business. The initial plan is to rent the existing house for commercial use. We don't know who will be interested just yet but imagine it would be a small professional office of some type. Eventually we'd like to have a larger commercial project on that property once sewage is available. This could entail demolishing the current house and building a new building specifically for commercial use.

Chip Brooks

Brooks Hill Management

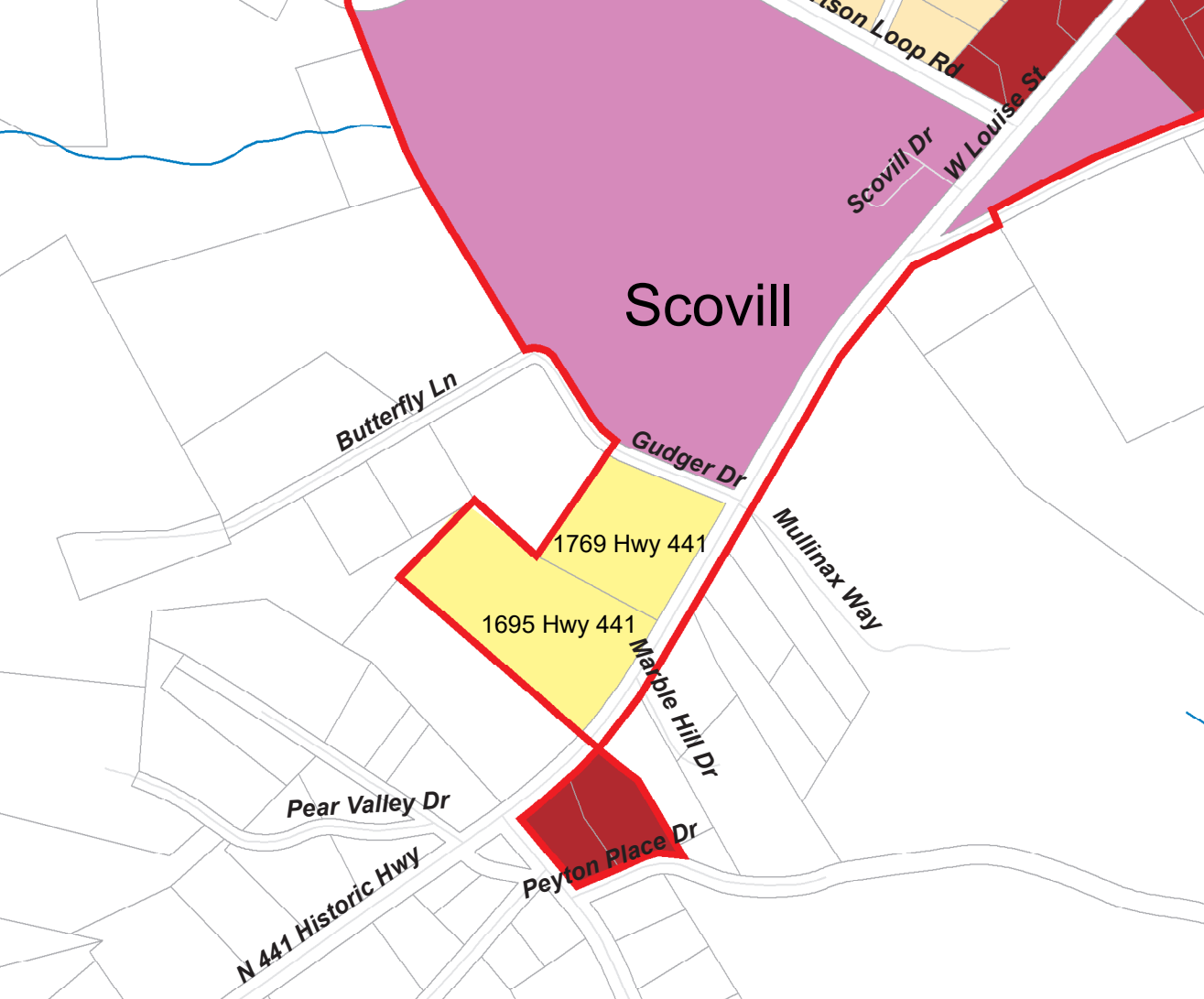
706-499-3672

chip@omegatechnologygroup.net









Scovill

Butterfly Ln

Gudger Dr

Mullinix Way

1769 Hwy 441

1695 Hwy 441

Marble Hill Dr

Pear Valley Dr

N 441 Historic Hwy

Peyton Place Dr

Scovill Dr

W Louise St

Ison Loop Rd



Telephone:
706-754-4216

P.O. Box 21
Clarkesville, GA 30523

January 9, 2024

To: Planning Commission

Subject: Consideration of condemnation of property at W Louise Street (Map & Parcel 104 114) Old Ingles and Rite Aid buildings.

Multiple attempts have been made to work with Ingles Real Estate in regards to finding some sort of solution to clean up and secure the building or completely demolish it and return the space to greenspace.

The final attempt at contacting the property owner was via certified mail sent on Oct. 30th, 2023 and was delivered on Nov. 2nd, 2023. The letter requested contact from the property thirty days from receipt of the letter. No attempts have been made.

It is my recommendation that the Planning Commission approves the request to begin official condemnation of the derelict structures and then forward said recommendation to the Governing Body for their consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Caleb Gaines", followed by a long horizontal flourish.

Caleb Gaines
Zoning Administrator