



Agenda
City of Clarkesville
Planning Commission
Regular Meeting
5:30 PM August 13, 2024

1. Call to Order
2. Approval of Minutes
 - 2.a Approval of March 12, 2024 Minutes.
3. Unfinished Business
4. Sign(s) for Consideration:
5. New Business
 - 5.a Consideration of annexation and map amendment at 933 Rocky Branch Rd.
 - 5.b Discussion of window covering for vacant properties.
6. Adjournment

OFFICIAL MINUTES
PLANNING COMMISSION REGULAR MEETING

March 12, 2024

Minutes

City of Clarkesville

Planning Commission Regular Meeting

The Planning Commission Regular Meeting of the Planning Commission was held on Tuesday, March 12, 2024 at 5:30 PM at Council Chambers. Those present were Zoning Administrator Caleb Gaines, Chair Bruce Haglund, Member Zack Phillips, Member Leigh Johnston, Member Kevin McOmber. Member Jennifer Tench was absent.

Agenda Item #1: *Call to Order*

Chair Bruce Haglund called the meeting to order.

Agenda Item #2: *Approval of Minutes*

Sub-Item #2.a: *Approval of February 13, 2024 Minutes.*

Approval of February 13, 2024 Work Session Minutes.

Commissioner Leigh Johnston motioned to approve the 2/13/24 minutes, Commissioner Kevin McOmber seconded. The motion passed unanimously. Commissioner Kevin McOmber motioned to approve the 2/13/24 work session minutes, Commissioner Leigh Johnston seconded. The motion passed unanimously.

Member Leigh Johnston made a motion to approve

Seconded: Member Kevin McOmber

Passed (3 - 0)

Agenda Item #3: *Unfinished Business*

There was no unfinished business.

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

Agenda Item #5: *New Business*

Sub-Item #5.a: *607 Washington St - Commercial Facade revision*

Member Zack Phillips made a motion to approve

Seconded: Member Kevin McOmber

Passed (3 - 0)

Sub-Item #5.b: *130 Grant Street - Commercial Facade*

Member Leigh Johnston made a motion to approve with the condition of requesting more detailed information on the window size, color of the brick, exterior lighting, and elevations for the rear and Dreamers Ln sides.

Seconded: Member Zack Phillips

Passed (3 - 0)

Sub-Item #5.c: *337 Madison Street - Commercial Facade*

Member Kevin McOmber made a motion to approve with the condition of requesting more detail in regards to exterior lighting and ADA accessibility.

Seconded: Member Leigh Johnston

Passed (3 - 0)

Sub-Item #5.d: *Zoning Ordinance Amendment - Section 731. Short-term rentals*

Member Kevin McOmber made a motion to approve

Seconded: Member Leigh Johnston

Passed (3 - 0)

Agenda Item #6: *Adjournment*

Member Zack Phillips made a motion to adjourn .

Seconded: Member Leigh Johnston

Passed (3 - 0)

Respectfully submitted,

Caleb Gaines, Zoning Administrator



Telephone:
706-754-4216

P.O. Box 21
Clarkesville, GA 30523

August 13, 2024

To: Planning Commission

RE: 933 Rocky Branch Road Annexation Brief

Dr. Joey Arencibia of ARA Vision, LLC has purchased the property at 933 Rocky Branch Road. The property is currently zoned county Low Intensity (LI) and they wish to annex and rezone the property to Multiple Family Residential (R-2). The property abuts the city limits on Rocky Branch where Piedmont Automotive is located.

The Habersham County Commissioners, municipalities, and adjacent property owners have been notified of this request from the applicant.

The proposed conceptual use of the property is to construct a mixed-use development of single-family housing units and townhomes. Annexation and a zoning of R-2 would allow for the density needed for such a project.

The applicant is requesting annexation and a zoning of R-2 at this current stage. If approval is granted by the Planning Commission and City Council, the applicant will proceed with the next steps required for development which would be the application for preliminary plat for a subdivision.

It is my recommendation that the Planning Commission approve the request for 933 Rocky Branch Road to be annexed into the city with a zoning of R-2, Multiple-Family and be forwarded to the Governing Body for their consideration.

Mr. Bill Gresham of Gresham Planning and Development is representing the applicant and is on hand for any additional questions or comments.

Respectfully,

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Caleb Gaines
Zoning Administrator



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706-754-4216

P.O. Box 21
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Caleb Gaines
Zoning Administrator

July 24th Publication

**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 request for annexation of 933 Rocky Branch Road into the City of Clarkesville and be zoned Multiple Family Residential (R-2) when annexed at the meeting of the Planning Commission to be held at 5:30 p.m. on the second Tuesday in August, the same being August 13th, 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 second Monday in September, the same being September 9th, 2024 at 6:00 p.m. A copy of the applicant's annexation and zoning map amendment request is available for inspection by the public in the Office of the Zoning Administrator, City of Clarkesville, 123 North Laurel Dr., Clarkesville, Georgia 30523.

Published this 24th Day of July, 2024

Zoning Change Application

(Annexation, Map Amendment, Conditional Use and Variance)

for

999 Rocky Branch Road

(address)

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

Tel: 706-754-4216

Fax: 706-754-9316



PROPERTY OWNER/APPLICANT	APPLICANT	REPRESENTATIVE	OWNER
	Name: <u>Bill Graham</u>	Name: <u>(same)</u>	Name: <u>ORA Vision, LLC - Joan Aren</u>
	Address: <u>228 Springwood Dr.</u>	Address:	Address: <u>234 Orchard Dr.</u>
	City/State/Zip: <u>Clarkesville, GA</u>	City/State/Zip:	City/State/Zip: <u>Clarkesville, GA 30523</u>
	Telephone: <u>404.402.3083</u>	Telephone:	Telephone: <u>706.782.3535</u>
	Fax: <u>-</u>	Fax:	Fax: <u>-</u>
	Cell: <u>404.402.3089</u>	Cell:	Cell:
	Email: <u>bill@grahamplanning.com</u>	Email:	Email: <u>aren@biz@windstream.net</u>

Applicant's Signature

Representative's Signature

Owner's Signature

ACTION REQUESTED	Applicant's Signature		Representative's Signature		Owner's Signature	
	☒ Annexation:	Request rezoning from county <u>Habersham</u> to <u>Clarkesville</u>				
	☒ Map Amendment:	Request rezoning from <u>L1</u> to <u>R2</u>				
		(current)	(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) <u>Sketch Plan.</u>	
	☐ Tax Plat (attach certified copy of plat from Habersham County Tax Commissioner's office)	

CITY OF CLARKESVILLE

JUL 08 2024

PAID

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>7/8/24</u>	Rcvd by: <u>CG</u>
Letter of Intent	☒	Letter of Intent	☐	Fee Paid \$ <u>650</u> on <u>7/8/24</u>	
Maps & Plats	☒	Maps & Plats	☐	Public Notice: <u>/</u> / <u>/</u> News Signs	
Tax Records/Liens	☐	Tax Records/Liens	☐	Zoning Admin: <u>/</u> / <u>/</u> Action: _____	
Parking & Access	☐	Parking & Access	☐	Planning Comm: <u>/</u> / <u>/</u> Action: _____	
Floodplain Zone	☐	Floodplain Zone	☐	Governing Body: <u>/</u> / <u>/</u> Action: _____	
Landscaping	☐	Landscaping	☐	Letter of Determination: <u>/</u> / <u>/</u>	
Twelve-Month Rule	☐	Concept Plans	☐	Eligible Filing Date: <u>/</u> / <u>/</u>	

G R E S H A M

PLANNING & DEVELOPMENT, INC

P.O. BOX 2255

CLARKESVILLE, GA 30523

RE: Letter of intent

Dr. Joey Arrencibia desires to develop property at 933 Rocky Branch Road, Clarkesville, Georgia. The property is 13.501 Acres and is currently zoned LI in Habersham County.

This development will require Annexation and Rezoning to be filed concurrent. The requested City of Clarkesville zoning is R2.

The use will be of a mixed-use nature with fee-simple Townhomes (2 and 3 bedrooms) along the road frontage of Rocky Branch and the perimeter of the property (Approximately 60 units) and a "Pod" of single-family homes (Approximately 20 units) via an interior road.

This property will connect to the City of Clarkesville Sanitary Sewer and City Water.

The development of this property will serve to connect this "gateway" to the City of Clarkesville to the downtown area via the City's Golf Cart ordinance. The development will be golf cart friendly and will strive to provide indoor cart storage for all owners.

Thank you for your consideration.

Respectfully submitted,



William P. Gresham
Agent for Dr. Joey Arrencibia.

eFiled & eRecorded
DATE: 3/22/2024
TIME: 10:21 AM
PLAT BOOK: 00074
PAGE: 00233
RECORDING FEES: \$10.00
PARTICIPANT ID: 2491731616
CLERK: David C Wall
HABERSHAM County, GA

THIS BLOCK RESERVED FOR THE
CLERK OF SUPERIOR COURT

NOTES:

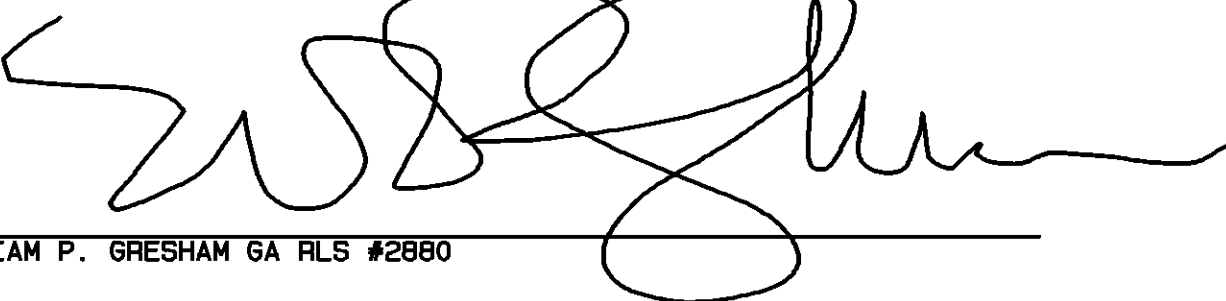
- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD83).
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE REFERENCED COUNTY CLERK OF SUPERIOR COURT'S OFFICE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- THIS SURVEY COMPLIES WITH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 45-6-87 AS AMENDED BY HOUSE BILL HB1004 (2019). IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

RIGHT OF WAY

LINE	BEARING	DISTANCE
1	S87°25'25"W	43.42'
2	S89°39'07"W	56.24'
3	N85°44'11"W	58.36'
4	N80°07'19"W	53.54'
5	N74°55'15"W	51.48'
6	N71°40'08"W	43.94'
7	N66°58'19"W	43.77'
8	N62°50'08"W	51.01'
9	N59°54'36"W	43.14'
10	N57°18'46"W	48.44'
11	N55°30'14"W	49.98'
12	N54°31'22"W	43.05'
13	N54°20'27"W	132.97'
14	N54°27'02"W	210.07'

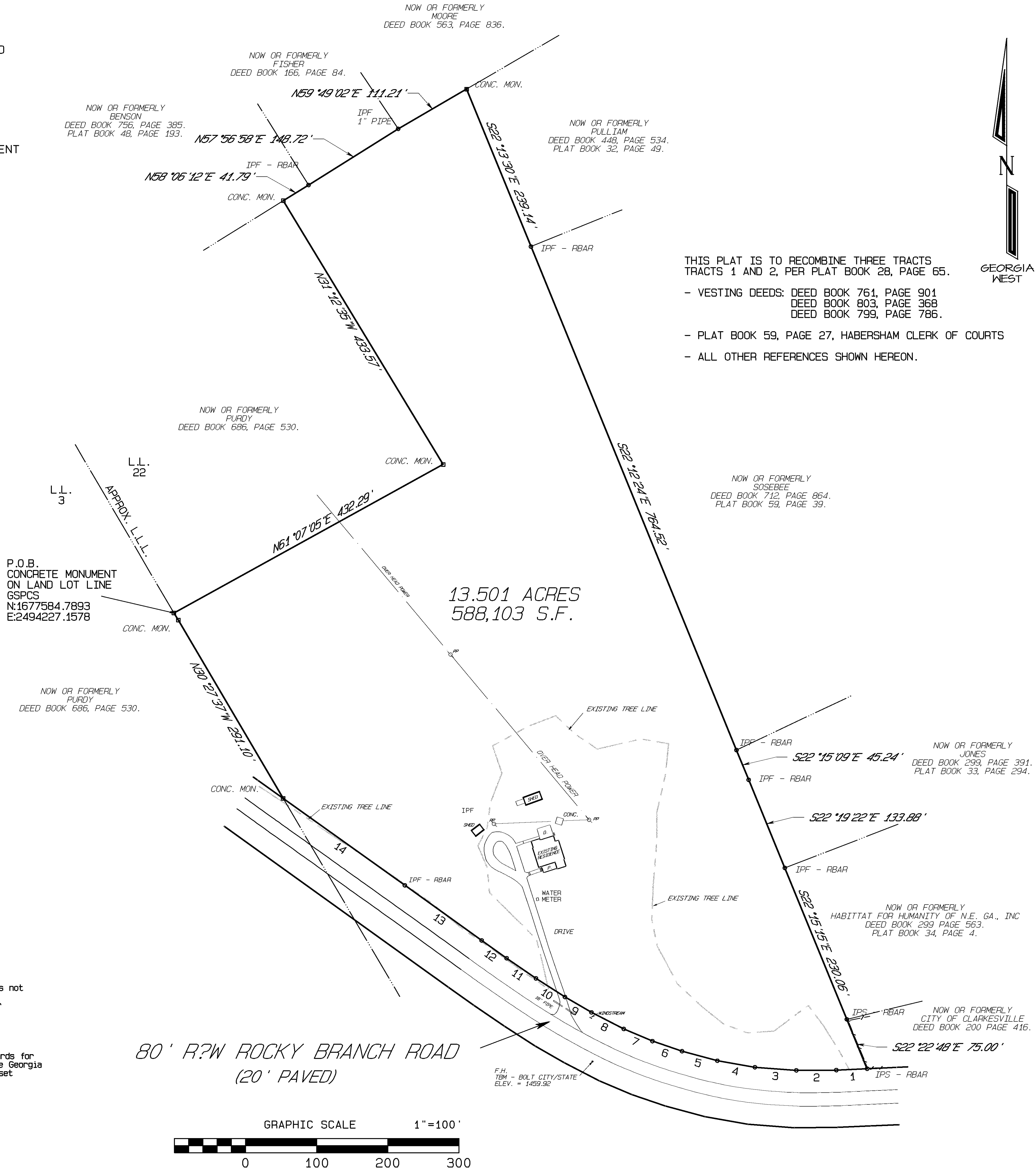
SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 45-6-67.


WILLIAM P. GRESHAM GA RLS #2880

LEGEND

IPF = IRON PIN FOUND
IPS = IRON PIN SET
BL = BUILDING LINE
CL = CENTERLINE
PL = PROPERTY LINE
LLL = LAND LOT LINE
R/W = RIGHT OF WAY
MH = MANHOLE
WM = WATER METER
DRAINAGE EASEMENT
SSE= SANITARY SEWER EASEMENT
CB = CATCH BASIN
CD = CROSS DRAIN
HW= HEAD WALL



THIS PLAT IS TO RECOMBINE THREE TRACTS
TRACTS 1 AND 2, PER PLAT BOOK 28, PAGE 65.

- VESTING DEEDS: DEED BOOK 761, PAGE 901
DEED BOOK 803, PAGE 368
DEED BOOK 799, PAGE 786.
- PLAT BOOK 59, PAGE 27, HABERSHAM CLERK OF COURTS
- ALL OTHER REFERENCES SHOWN HEREON.

G R E S H A M

PLANNING & DEVELOPMENT, INC.

P.O. BOX 2886
CLARKESVILLE, GEORGIA 30623

706-784-9844
FAX 706-784-7148

RECOMBINATION PLAT FOR:

ARA VISION. LLC

LAND LOT 22 OF THE 12th DISTRICT

HABERSHAM COUNTY, GEORGIA

REVISIONS

DESCRIPTION

DATE

NO.



DATE MAR 20, 2024

SCALE 1" = 100'

FIELD: FEB 28, 2024

SHEET OF

1 1

DRAWN RLS CHECKED SDE

LEGEND

IPF = IRON PIN FOUND
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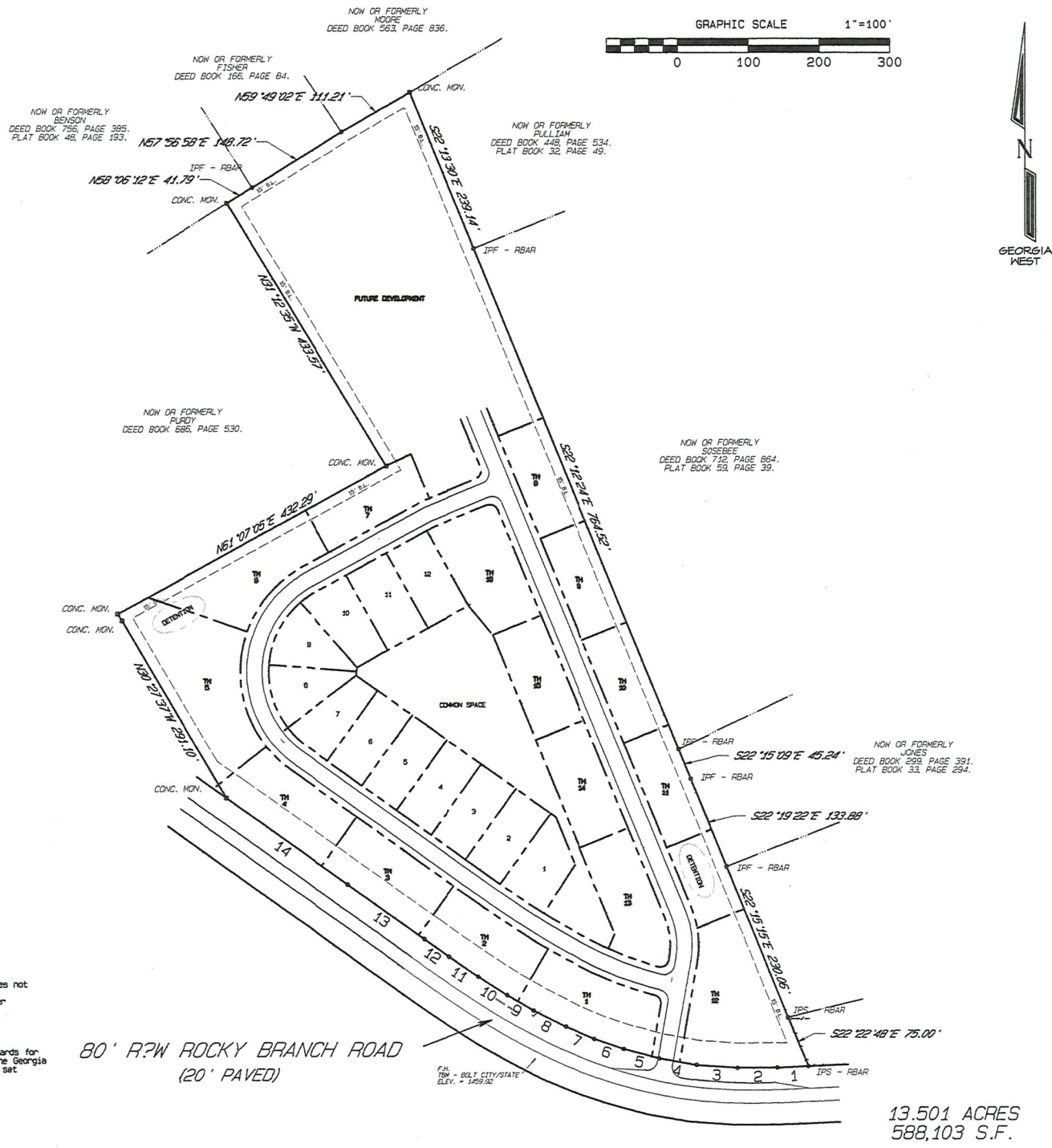
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WILLIAM P. GRESHAM GA PLS #2880



GRESHAM

PLANNING & DEVELOPMENT, INC.

P.O. BOX 8888
 CLARKSBURG, GEORGIA 30606
 706-764-9844
 FAX 706-764-7140

SKETCH PLAN

ARA VISION, LLC

LAND LOT 22 of The 12th DISTRICT
 HABERSHAM COUNTY, GEORGIA

REVISIONS

DESCRIPTION

NO. DATE



DATE

SCALE

JOB NO.

SHEET

1

OF

1

DRAWN

RLS

CHECKED

SDE

Application for Variance / Rezoning / Annexation
City of Clarkesville, Georgia



Name of Applicant: Bill Greenham
Address: 328 Springwood Dr., Clarkesville, GA 30523
Telephone: 404.402.3089
Name of Property Owner: ARA Vision, LLC
Property Owner Address: 234 Orchard Drive
Property Owner Telephone: 706.782.3535
Address and Map & Parcel No. of Property for which variance is sought: 933 Rocky Branch Road

Fee: Please include a check in the amount of \$650 payable to the City of Clarkesville. ✓
Credit Card payment may be made at City Hall.

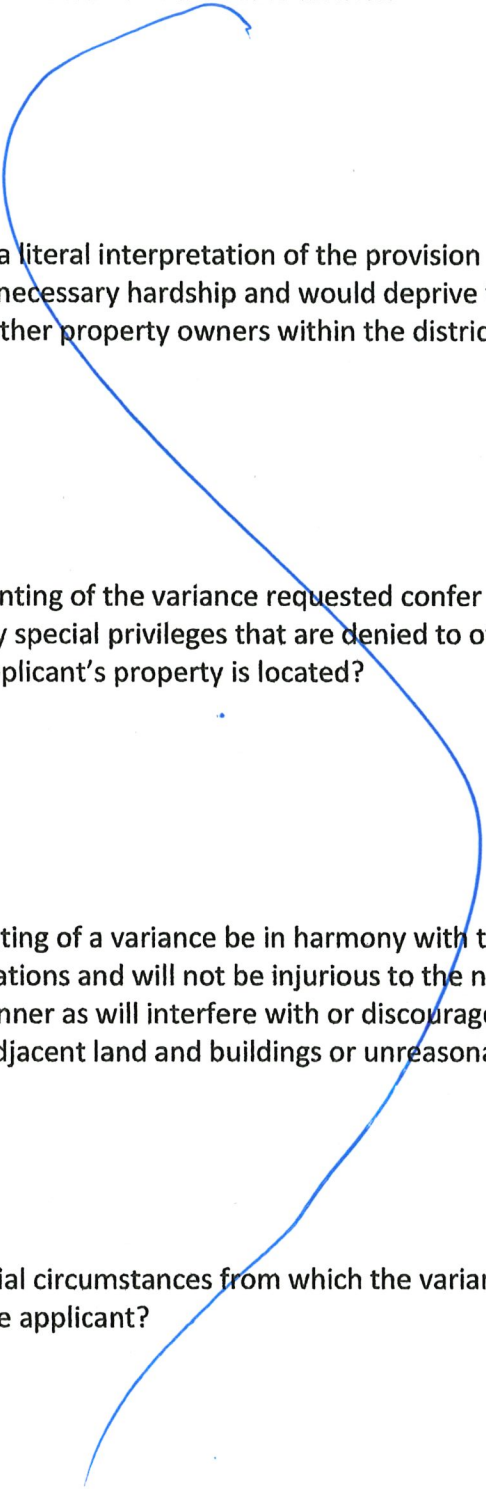
Attachments: Attach a survey of the property and scale drawings showing existing and proposed improvements. Provide one full-size copy of all plans, as well as one copy of all plans in an 8-1/2" x11" format. It is helpful to include floor plans and elevations of proposed building improvements, as well as a letter of support from adjacent property owners. If the applicant is not the current property owner, provide a notarized authorization for this application from the current property owner.

Please provide the following information. All questions must be answered.

1. What is the variance requested? What code requirement do you wish to vary from?

NA REZONING / ANNEXATION

NOT
APP.

- 
2. What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape, topography) that are not applicable to other land or structures in the same district?
 3. Explain how a literal interpretation of the provision of the zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located.
 4. Does the granting of the variance requested confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located?
 5. Will the granting of a variance be in harmony with the purpose and intent of the zoning regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value?
 6. Are the special circumstances from which the variance is sought result from the actions of the applicant?

4 Unit House Plan with 2132 Square Foot 3 Bed 2.5 Bath Homes

8,527
Heated S.F.

4
Units

112'
Width

51'
Depth



CONCEPT



Plan 46500LA
 architectturaldesigns.com



1-800-854-7852
 1-262-521-4596

CONCEPT