



# Planning Commission Meeting MINUTES

Thursday, April 18, 2024 6:00 p.m.

Municipal Hall Courtroom

1. Meeting called to order: 6:00 p.m.
2. Approval of April agenda
  - a. Motion made to approve by John Ballard, seconded by Jimmy Thompson, all approved
3. Old Business
  - a. Training- Report back from training
    - i. Jimmy Thompson reported that Planning and Zoning 101 was very informative and he realized how important it is to refer to the Comprehensive Plan.
4. New Business
  - a. Annexation for Elrod Street
    - i. Gary Hammond representing Landbridge Development gave a five minute presentation about his plans to develop the 28.71 acres on parcel 112C019 located along Elrod Street in a multi-family residential 48 unit apartment complex. He spoke about the success that he has had throughout the state, and specifically, in Cornelia with the Peaks of Cornelia complex. He said this property will be used for two phases. The second phase will be completed at a later date. He said these apartments will be rented at a rate between 60-80% AMI, and there are specific criteria for each tenant to meet annually to qualify for housing. There will be a full-access egress on Elrod Street and a limited access egress on Elrod Street. The legal description has been presented to include a fifty foot strip of land from parcel 112C020 at Hillandale Estates along Elrod Street to parcel 114A020 on Elrod Street that will remain in the county so as to not create an island and keep the parcels of unannexed land contiguous. He said construction is projected to begin summer of 2025 with pre-leasing to begin in the spring of 2026. The complex will be professionally managed 24/7. Three units will be fully equipped for the disabled and one unit for the hearing and visually impaired. It will add to the tax base in addition to creating at least two permanent jobs on-site and many temporary jobs during construction. They will also use local businesses for maintenance and repair of the property. The request is to annex and rezone the property into the city using zone R-2-Multi-family Residential. Habersham County Board of Commissioners formally accepted the annexation request on Monday, April 15, 2024.
  - b. Public Hearing regarding Annexation for Elrod Street
    - i. Rose Shirley- 681 Elrod Street- Is our area going to be capable of handing the water issue, power, and has a sufficient number of years gone by to be able to build on top of a landfill? To her knowledge, that property was once a landfill. How far back from her house is all the construction going to be? "We'd like to have a little bit of quiet and peace over there." "Are we going to be able to maintain our peaceful lifestyle? When I first moved here, I was the only house on Elrod Street." "Then they built up like 50 or 60 houses and now there's not hardly no

room for the deers to even come out. I like to see wildlife back in there. I don't want to have to be metal to metal. I mean, you can hear every conversation across the street." She is requesting that this be taken into consideration and would like a map to show where all this is going to take place. No other public comment was heard and the hearing was closed.

c. John Ballard clarifies:

i. This application is only to annex and rezone the property. The Planning Commission has not formally been presented with a site plan for development. He states that he appreciates the concern, but none of those questions have been addressed yet. When the plans are proposed, that is the appropriate time for those questions. Additionally, he stated that if the annexation and rezoning is approved, the development will have to meet city code and all setback requirements, land buffers, etc. "I know it's not much of an answer, but it's the best we can answer right now." "Anecdotally speaking, the Peaks of Cornelia is right in my backyard, and they've been very good. We've not had any problems with noise or being loud or anything really." This request is strictly for the zoning and annexation of the property. With that, he made the motion to approve both the annexation and the rezoning of the property. Motion was seconded by Jimmy Thompson. All approved.

5. Next Regular Board Meeting: **May 16, 2024** at the Municipal Complex Courtroom at 6 p.m.
6. Adjourn- Motion made to adjourn by John Ballard, seconded by Jimmy Thompson, all approved. Meeting adjourned at 6:17 p.m.

Present: Jason Lewallen, Kristi Lewallen, Jimmy Thompson, John Ballard, Maya Ballard, Janice Kinney, Rose Shirley, Gary Hammond, D'Anne Hilsmier, Jessie Owensby

Absent: Portia Burns, Bill Strickland