

WHITE COUNTY PLANNING COMMISSION MINUTES  
REGULAR SESSION

Monday, April 1<sup>st</sup>, 2024  
6:00 pm

White County Senior Center  
1239 Helen Hwy, Cleveland, Ga., 30528

Those present were Larry Freeman, R.K. Ackerman, Dona K. Burke, Charlie Thomas, Linda Dixon, Brad Ash, and John Yarbrough. Staff members present were Tammy Carter and Mercedes Dodd.

Chairman Thomas called the meeting to order. Mr. Yarbrough gave the invocation. No changes made to agenda. Motion to approve the minutes of February 26<sup>th</sup>, 2024 and March 4<sup>th</sup>, 2024 made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous.

**Application of Terry and Millie Alexander** to request a variance from Section 601 Access. Property is located at 0 Webster Lake Road, Cleveland, GA, 30528. Tax map and parcel is 078-081A. Total acreage for variance is 4.005, Tracts I & II.

The applicant, Terry Alexander 337 Mt. Zion Church Road in Murrayville, GA, was present. Ms. Carter gave a summary of the application, adding that the plat is also subject to Road Department and Environmental Health approval. Mr. Alexander said he wants to give property to his two sons.

Motion to approve the variance made by Ms. Burke and seconded by Mr. Yarbrough. Motion was unanimous.

**Application of Michael Parsons** to request a variance from Section 601 Access. Property is located at 0 Claude Sims Road, Cleveland, GA, 30528. Tax map and parcel is 033-093. Total acreage for variance is 2.15.

The applicant, Michael Parsons of 0 Claude Sims Rd. Ms. Carter gave a summary of the application. Mr. Parsons said this is for family and has plans for a shared driveway.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Ackerman. Motion was unanimous. Ms. Carter gave the plats to the applicant and advised them to take the plats to Environmental Health for plat approval.

**Application of TSC Properties** to request a variance from Section 601 Access. Property is located at 0 Pless Road, Cleveland, GA, 30528. Tax map and parcel is 075-094. Total acreage for variance is 1.92, Tract III.

The applicant, Todd Campbell of 5050 Pless Road, was present. Ms. Carter gave a summary of the application. Mr. Campbell said the request is to give property to his two sons.

Motion to approve the variance made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous. Ms. Carter advised the applicant to get additional prints made and to take to Environmental Health for plat approval.

**Application of Barry Robinson** to request a variance from Section 601 Access. Property is located at 0 Grover Miles Road, Cleveland, GA, 30528. Tax map and parcel is 074-163. Total acreage for variance is 2.00.

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The applicant, Barry Robinson of 490 Grover Miles Road, was present. Ms. Carter gave a summary of the application, adding that the plat is subject to Environmental Health approval. Mr. Robinson said the request is to deed property to his son.

Motion to approve the variance made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous. Ms. Carter advised the applicant to take the plats to Environmental Health for plat approval.

**Application of Terry Gibson** to request a variance from Section 601 Access. Property is located at 0 Arrow Lake Drive, Cleveland, GA, 30528. Tax map and parcel is 034A-089. Total acreage for variance is 1.953.

The applicant, Terry Gibson of 187 Arrow Lake Drive, was present. Ms. Carter gave a summary of the application. Mr. Gibson said the request is to deed property to his father and that his parents are already living on the property.

Motion to approve the variance made by Mr. Ackerman and seconded by Ms. Burke. Motion was unanimous. Ms. Carter advised the applicant to get additional prints made and to take to Environmental Health for plat approval.

**Application of SW West Cleveland LLC, on behalf of Dennis Brown**, to redistrict property located at 0 Ed Lewis Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to C-1 Community Commercial District. Tax map and parcel 021-011A. Total acreage is 2.00. Present zoning is R-1 Residential Single Family District.

The applicant, Charlie Stewart of 4151 Ashford Dunwoody Road in Atlanta, GA, was present on behalf of SW West Cleveland LLC. Ms. Carter gave a summary of the application. Mr. Stewart did not have anything to add. When asked how far down Ed Lewis Road they are willing to pave, Mr. Stewart said they will pave just past the entrance and has already spoken to the county Road Department. He said Georgia Department of Transportation (GDOT) may require a deceleration lane, but that has not been determined yet. He said they would put one in if needed but will still be paving and widening Ed Lewis Road. When asked how close this location would be to another Dollar General, Mr. Stewart said about 4.5 miles.

Motion to recommend denial to the Board of Commissioners to preserve the integrity of this residential neighborhood and preservation of the residential area was made by Mr. Ash. The motion was seconded by Ms. Burke based on not seeing another Dollar General in Habersham County or Cleveland this close to that many residential homes and accessed from a main highway. She explained she did not think this location and the neighborhood was a good fit. There was no discussion. Motion carried 5-1, with Mr. Ackerman in opposition.

Chairman Thomas asked if there was any citizen comment.

Lesa Griffin of 1957 Gene Nix Road thanked the board for recommending denial and for understanding this is a residential area. She said she does not hate Dollar General but does not want them there. She explained she did get over 200 signatures on a petition that did not want this store and thanked those who voted.

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Paula Jenkins of 6822 Highway 115 West thanked the board and said this location is a little over 200 feet from her front door.

Kathleen Patterson of 326 Hawthorne Drive thanked the board and wanted to make a correction that the closest Dollar General is 4.0 miles, not 4.5, from this location. She provided documentation to the staff that was added to the application file.

Rembert Yother of 255 Ed Lewis Road thanked the board, saying it means a lot to their community, to their rural farmland because if it had not been voted down then it would have been the beginning of the end of their farmland.

Lillian Hall of 542 Leighs Crossing thanked the board for their vote. She said the applicant mentioned there was another location they were considering near Asbury Mill and if that comes up, that she wants to say “ditto” since that is in her neighborhood.

Doug Patterson of 326 Hawthorne Drive explained that Ed Lewis Road would become a cut-through road with everyone looking for a shortcut and safer way to access the Dollar General. He said the road ends on a “stringer” then hits Asbury Mill that leads onto other local roads. With the estimate of 200 cars a day added, he said that puts more traffic in that neighborhood and expressed concerns of child safety and unsafe driving. He said there are Dollar Generals all over already and explained how it could compete with local stores like Tomato House and IGA in Cleveland.

Chairman Thomas closed citizen comment.

Motion to adjourn made by Ms. Burke and seconded by Ms. Dixon. Motion was unanimous. Ms. Carter announced the Board of Commissioners date for April 29<sup>th</sup> at 4:30pm.