

WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Monday, June 24th, 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, and John Yarbrough. Staff members present were John Sell and Mercedes Dodd.

Chairman Thomas called the meeting to order. Yarbrough gave the invocation. No changes made to agenda.

Application of David McNeal, on behalf of R. Noland Clinard, to redistrict property located at 663 Black Road, Cleveland, Georgia, 30528 from A-1 Agriculture Forestry District to C-1 Community Commercial District with a conditional use permit for a mini-storage facility. Tax map and parcel 062-040. Total acreage is 5.28. Present zoning is A-1 Agriculture Forestry District.

The applicant, David McNeal of 670 Hilton English Road in Demorest, GA was present. Mr. Sell gave a summary of the application. Mr. McNeal explained the proposed use is to convert the existing poultry houses to mini-storage. He detailed his plan for roughly 100 units, a couple of parking spots at the entrance, and the condition of the road. He said he would like to maintain a gravel road, which had previously been used by large vehicles due to the nature the poultry business, but the entrance in the Right-of-Way portion would be concrete. When asked the width of the road, he said it is currently 14-16 feet wide with gravel but that he would be willing to meet county subdivision standards of 18 wide with 2-foot shoulders. When asked about large vehicles, he said this would not be a high traffic scenario and there would be no reason for an 18-wheeler to use mini-storage. Mr. McNeal noted there was a transmission shop and winery nearby, though he believed they still operate under agricultural zoning. Ms. Burke suggested placing a restriction on the property that anything other than mini-storage be brought back to the board for approval, to which Mr. McNeal said he had no issues with. Mr. Sell noted items and conditions to consider, including current land designations and uses along Black Road, hours of operation, lighting, interior road detail of 18' roadbed including 2' shoulders, and/or related accessory structures shall be incidental and subordinate to the conditional use, if approved, and shall only be used for maintenance equipment and supplies to maintain mini-storage facility, with no customer access. Mr. McNeal said he would consider the down lighting but would not like the condition be placed on the accessory structures since he may use those for his other business.

Chairman Thomas asked if anyone would like to speak for the application.

James Allison of 175 Eagle Ridge Trail in Cleveland said he was speaking on behalf of his clients, the sellers of this property. He expressed support due to many inquiries on the property have been of a commercial nature and this was the less intensive of what has been proposed. He said it would be a large expense to widen the road because of the creek and the road has always been used for larger equipment with the poultry house operations.

Noland Clinard of 665 Black Road, the current owner of the property, said the area is very quiet and there have not been any issues with theft or the like. He said he raised chickens on the property for 35 years in that location. He said he was happy to answer any questions. The board did not have any.

Kay Clinard of 665 Black Road said the property is setback behind large trees, is not visible from the road, and none of the neighbors would know they are there.

Chairman Thomas asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed hearing. Mr. Sell advised the applicant of the next meeting on July 1st at 6 p.m. in the Sr. Center.

Motion to adjourn made by Ms. Burke and seconded by Mr. Ackerman. Motion unanimous.