

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Monday, July 1st, 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 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 May 28th, 2024 and June 3rd, 2024 made by Ms. Burke and seconded by Ms. Dixon. Motion was unanimous.

Application of Stacey Fowler and William Gilbert to request a variance from Section 601 Access. Property is located on Asbury Mill Road, Cleveland, GA, 30528. Tax map and parcel is 021-049. Total acreage is 4.01, Tracts I, II, VI, & VII.

The applicants, Stacey Fowler of 178 Homer Lane in Dawsonville, GA, and William Gilbert of 205 Williams Bridge Drive in Toccoa, GA, were present. Ms. Carter gave a summary of the application, noting that approval was previously granted for two of the four lots but plan was updated at recommendation of Public Works due to limited sight distance. Mr. Gilbert explained there is a curve in that area, so allowing Tracts I and II to be added to the easement access would allow for better and safer access.

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

Application of Charles Harris to request a variance from Section 601 Access. Property is located at 1469 Goat Neck Road, Cleveland, GA, 30528. Tax map and parcel is 073-193A. Total acreage for variance is 1.00.

A representative, Melinda Harris of 1469 Goat Neck Road in Cleveland, was present. County Manager Billy Pittard was present to assist Ms. Harris. Ms. Carter gave a summary of the application. Mr. Pittard explained the plat was existing but was never recorded and the owners is wanted to get a new loan and deed recorded.

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

Application of MacKenzie Powell to request a variance from Section 601 Access. Property is located on Smith Road, Cleveland, GA, 30528. Tax map and parcel is 035-050E. Total acreage for variance is 2.00. The applicant, MacKenzie Powell of 1450 Smith Road in Cleveland, was present. Ms. Carter gave a summary of the application. Mr. Powell said the request is to build a home for family to expand the family compound.

Motion to approve the variance made by Ms. Burke and Mr. Yarbrough. Motion was unanimous. Ms. Carter advised the applicant to contact Environmental Health for plat approval next.

Application of Richard Liftchild to request variance for Section 14-133(k) RV Park Square Footage for a total of 792 square feet. Property is located at 176 Big Rock Road, Cleveland, GA, 30528. Lot 271 in Paradise Valley Campground. Tax map and parcel is 005E-271.

Ms. Carter stated the applicant notified her that he was unable to attend and that he understands he will need to repeat the process. Chairman Thomas moved to the next item.

Application of Bill Gregory to request variance for Section 14-133(k) RV Park Square Footage for a total of 624 square feet. Property is located at 555 Hidden Valley Road, Cleveland, GA, 30528. Lot 183 in Paradise Valley Campground. Tax map and parcel is 005E-183.

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A representative, Kathy Smith of 290 Camptown Trail in Cleveland, was present. Ms. Carter gave a summary of the application, noting that the square footage request should be corrected to 604. Ms. Smith had nothing to add.

Motion to approve the variance for 604 square feet made by Ms. Burke and seconded by Ms. Dixon. Motion was unanimous.

Application of Bruce Ziran to request a variance from Section 802 Lot Width and Size for a second dwelling. Property is located at 245 Palomino Hills Road, Cleveland, GA, 30528. Tax map and parcel is 016-013. Total acreage is 11.16.

A representative, Dave Gayle of 140 Mossy Creek Point in Cleveland, was present. Ms. Carter gave a summary of the application, noting the request is for family to visit and future healthcare. Mr. Gayle explained the proposed access will be out the back of the garage.

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

Request for Preliminary Plat Revision by Chad Knott for Blue Creek Forest Subdivision on Duncan Bridge Road. Tax map and parcel is 074-053A. Total acreage is 30.24. Total lots is 27.

The applicant, Chad Knott of 233 Mossy Creek Point in Cleveland, was present. Ms. Carter gave a summary of the request, noting the the request is to relinquish the previously approved phases and place under one development. Mr. Knott explained the plan was always for 27 lots but was placed in phases for timing issues with EPD permitting for wells that prompted him to place 3 lots into a Phase II so they could proceed with the other 24 lots. However, a second EPD well was not added for the 3 lots so the subdivision has been revised to one phase.

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

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. Ms. Carter gave a summary of the application. Mr. McNeal explained this would not be a high traffic area, that 18 wheelers were not expected to be in the mini-storage, and requested the other two accessory buildings be excluded from the assessment of the mini-storage because it exceeded the area allowed for mini-storage. He said the two buildings would be for private use and would not contribute to traffic. Ms. Carter 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 the back section would be unusable if there is a restriction placed on the use. He explained there would be a gate with a keypad, customers would be able to access at night, there would not be a person onsite on a regular basis but possibly part-time, and explained payments are automated for many of these now. He said there would be a security fence, cameras, and lighting which he was willing to make down lighting at the request of the Planning Department.

Mr. Freeman explained that while nothing is around now, there may be in the future so the lighting could be a condition. He said the biggest concern is the road. Mr. McNeal stated the road is currently 14 feet and does not feel that is out of the ordinary with what is happening in the county since several

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subdivisions have single lane access. Ms. Burke asked if there is property there that would allow the road to be widened to 18 feet, to which Mr. McNeal said yes. He said he would have to extend the culvert and add dirt, but anything can be done. Mr. Ackerman asked the current width. Mr. McNeal explained it was 14-16 feet at the narrowest point, adding that there is no blind curve and it is not a hazard. The board questioned the 2 acre project area restriction, to which Ms. Carter explained that is a requirement within the code for a conditional use for mini-storage in C-1.

Motion to recommend approval to the Board of Commissioners with the following conditions made by Mr. Ackerman: if it is sold, that they would have to come back for approval if they do anything other than strictly this storage, down lighting, and the 18-foot minimum requirements for the commercial conditions. Motion was seconded by Ms. Burke.

Chairman Thomas opened the floor for discussion. Mr. Freeman said the road used to be for a hen farm and large equipment and trucks were on it. He said his concern was about the condition of the project area for 2 acres. Mr. McNeal explained he was advised by the Planning Department to apply for C-1 for better chance of approval. Ms. Carter stated that C-1 was advised due to being Community Commercial and C-2 would be setting a precedence. Ms. Dodd explained that a land use variance would be needed to remove the condition for the two-acre project area since that is part of the land use code and has advertising requirements. Mr. Ackerman clarified that no restrictions were placed on the back buildings in the motion and that the Board of Commissioners can change the recommended conditions. Chairman Thomas called for a vote. Motion was unanimous.

There was no citizen comment.

Motion to adjourn made by Ms. Burke and seconded by Ms. Dixon. Motion was unanimous.