

WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Monday, January 29th, 2024
6:00 pm

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

Those present were Larry Freeman, Charlie Thomas, Linda Dixon, and John Yarbrough. Staff members present were John Sell, Tammy Carter, and Mercedes Dodd.

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

Application of David Bristol to redistrict property located at 191 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-116. Total acreage is 2.88. Present zoning is C-1 Community Commercial District. The applicant, David Bristol of 191 Garland Bristol, was present. Ms. Carter gave a summary of the application. Mr. Bristol explained he found out his property had been zoned commercial when he received his tax bill, which had tripled. He said he is not sure why it was zoned commercial in a residential area and was unaware the zoning took place. He stated he does not plan to change the use from residential and has no commercial ventures planned, but does plan to rebuild his workshop and hopes to keep the house as is.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Application of David Bristol to redistrict property located at 0 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-115. Total acreage is 2.10. Present zoning is C-1 Community Commercial District. The applicant, David Bristol of 191 Garland Bristol, was present. Ms. Carter gave a summary of the application. Mr. Bristol explained this parcel is vacant and was split from the initial tract so he and his father could split ownership, and he inherited the property after his father's passing. He said he has no immediate plans on this parcel.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Application of Keith Parker to redistrict property located at 9545 Duncan Bridge Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to A-1 Agriculture Forestry District. Tax map and parcel 090-045. Total acreage is 20.07. Present zoning is R-1 Residential Single Family District. The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained that his wife wants a farm with animals and his goal is to keep her happy. He said they plan to have a "micro farm" and still have to figure out what animals and crops they would like to have on that land.

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

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Dana Meier of 9447 Duncan Bridge Road said he is their adjoining neighbor and his property is zoned Agricultural. He said his goal of “micro farming” is in line with the applicant and they are like minded in this regard, so he is in favor.

Chairman Thomas asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Application of Keith Parker to redistrict property located at 0 Duncan Bridge Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to C-2 Highway Business District. Tax map and parcel 090-045. Total acreage is 1.00. Present zoning is R-1 Residential Single Family District.

The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained the proposed use would be to split one acre from his twenty-one acre tract to construct a building, likely a red-iron building, for the purposed of a motorcycle salvage shop. He said he would act as a broker to sell the parts to other shops. When asked how this would differ from a car junk yard, Mr. Parker explained that his inventory would be inside and his focus would be on older bikes from 1940s to 1960s, which has a specific market segment and demographic. He said the majority of the business would be online, so he does not envision set hours, so it would be minimal traffic by appointment only. Mr. Parker explained there are commercial properties all around him, with agricultural adjoining him as well. When asked if he plans to have employees, he said he would likely have one employee with a mechanic background to see where the business goes.

Chairman Thomas asked staff if conditions could be placed to limit the uses in the C-2 zoning, to which Ms. Carter said yes. Mr. Freeman stated this is a commercial corridor and would be the area for C-2 zoning if approved. Mr. Parker explained he and his wife targeted this area because of the commercial corridor for his business, but also because it backs up to Buck Shoals for his agricultural purposes. He said if the motorcycle salvage does not work out, he would like to be able to lease the building out.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

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