

WHITE COUNTY PLANNING COMMISSION MINUTES  
REGULAR SESSION

Monday, February 5<sup>th</sup>, 2024  
6:00 pm

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

Those present were Larry Freeman, R.K. Ackerman, Charlie Thomas, Linda Dixon, Brad Ash, and John Yarbrough. Staff members present were Tammy Carter, John Sell, 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 December 27<sup>th</sup>, 2023 and January 2<sup>nd</sup>, 2024 made by Ms. Dixon and seconded by Mr. Freeman. Motion was unanimous.

**Application of Vicki Glover** to request a variance for Section 14-133(k) RV Park Square Footage for a total of 580 square feet. Property is located at 123 Bridge Loop Drive, Cleveland, GA, 30528. Lot 221 in Paradise Valley. Tax map and parcel is 005E-221.

The applicant, Vicki Glover of 123 Bridge Loop Drive, was present. Ms. Carter gave a summary of the application. Ms. Glover explained the request was for extending the roof to add screening to the porch and to help keep the sun out.

Motion to approve the variance made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Ms. Glover asked if she owed more money, to which Chairman Thomas stated she would need to apply for a building permit.

**Application of Ralph Hogan** to request a variance from Section 601 Access. Property is located at 0 Gerrells Road, Cleveland, GA, 30528. Tax map and parcel is 076-065. Total acreage for variance is 1.41. A representative, Jarvis Adams on behalf of 0 Gerrells Road, was present. Ms. Carter gave a summary of the application. Mr. Adams explained he would be building a barn that would eventually have an apartment for he and his wife to live in, with the barn being used for storage as well.

Motion to approve the variance made by Mr. Yarbrough and seconded by Mr. Ash. Motion was unanimous. Ms. Carter advised the representative to contact her office the next day for plat approval.

**Application of William Pardue** to request a variance from Section 30-104(2) for impervious surface setbacks in Watershed Protection. Property is located at 61 Ray Pardue Road, Cleveland, GA, 30528. Tax map and parcel is 032-177. Total acreage for variance is 5.17.

The applicant, William Pardue of 316 Highway 75 Alternate, was present. Ms. Carter gave a summary of the application. Mr. Pardue explained there is a home on the property that is over 200 years old that will be torn down and he would like to build a new home but has limited area due to septic and drainage. He confirmed the proposed home would be built where the current power lines are, but added the power lines will be zigzagged to miss the home. He stated his request is to build 119 feet from the Cathey Creek bank and said he would not be within the 100-foot buffer. He said the septic would be outside of the 150 feet Impervious Surface setback. When asked if the county plans to pave the road, he said the road would need to be a 60-foot Right of Way that is not feasible. He said his soil work has not been done yet.

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

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**Application of W.R. Clarke** to request a variance for Section 14-133(k) RV Park Square Footage for a total of 744 square feet. Property is located at 145 Magnificent Way, Cleveland, GA, 30528. Lot 51 in Mountain Lakes. Tax map and parcel is 031E-086.

The applicants, William and Linda Clarke of 68 Nob Hill Drive, were present. Ms. Carter gave a summary of the application. Mr. Clarke explained he would like to place a pole barn style cover with a metal trellis over his trailer that would help prevent weather damage and provide shade. He said he does not live in the trailer, it is mostly used as a getaway for his wife.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Ackerman. Motion was unanimous. Ms. Carter advised the applicant to come to her office to finalize anything that may be pending on their building permit application.

**Application of Shaun and Kaitlyn York** to request a variance from Section 601 Access. Property is located at 0 Ascension Trail, Cleveland, GA, 30528. Tax map and parcel is 005D-005. Total acreage for variance is 3.11.

The applicants, Shaun and Kaitlyn of 0 Ascension Trail, were present. Ms. Carter gave a summary of the application. Ms. York explained they plan to build their home on the property and have an approved percolation test, but needs the access approved.

Motion to approve the variance made by Mr. Ash and seconded by Ms. Dixon. Motion was unanimous. Ms. Carter advised the applicant to contact her office regarding plat approval.

**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 Road, was present. Ms. Carter gave a summary of the application. Mr. Bristol explained the property was zoned in 2015 to commercial without his knowledge and he found out through tax increases. He said the property has never been commercial and wants to keep it part of a peaceful neighborhood.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Ms. Carter advised the applicant of the next meeting on February 26<sup>th</sup>.

**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 Road, was present. He said this property is the same situation as his other application. He said this property was split with his father then he re-inherited it after his father's passing and would like it to be zoned residential.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Mr. Yarbrough. Motion was unanimous. Ms. Carter advised the applicant of the next meeting on February 26<sup>th</sup>.

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**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 this is his and his wife's retirement plan. He stated they plan on a small farm with small commercial out front but would like agricultural zoning on this parcel because of more flexibility from a farming standpoint.

Motion to recommend approval to the Board of Commissioners made by Ms. Dixon and seconded by Mr. Freeman. Motion was unanimous. Ms. Carter advised the applicant of the next meeting on February 26<sup>th</sup>.

**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 is for motorcycle salvage where he would purchase motorcycles from insurance auctions and sell to shops to be refurbished with the long-term plan to be able to fix the motorcycles himself. He stated C-2 would give him the ability to grow their business and since this is their home, they do not intend to have a junkyard. He said the motorcycles would only be on this one acre, which is being split from his home place acreage, and would be in an approximately 2500 square foot building. Chairman Thomas reminded the board of the option of placing a conditional use on the property for this use only.

Motion to recommend approval with condition that application go back before board for approval if the use changes was made by Mr. Ackerman and seconded by Ms. Dixon. Mr. Parker asked if he could speak, and Chairman Thomas opened the floor for discussion.

Mr. Parker explained he would like condition not to be placed because he plans to start with the motorcycle shop but may have other things to help enhance his business, such as a butcher shop in conjunction with their farm. He said he has no intentions for a salvage yard and explained the property is in a commercial corridor with other neighbors that do not have conditions. He said he eventually might want to lease the property if the motorcycle shop does not work out and explained that the small acreage places certain limitations on it through the county and GDOT as well.

Chairman Thomas noted that the zoning goes with the property if he decides to sell, to which Mr. Parker said he has no intentions of selling or a junkyard. He said he wants to have it as family property for generations and be buried there. He said his intent is not to leverage the commercial and sell off but feels that this will tie one hand behind his back from a business perspective if the market changes. Mr. Parker also noted the board just approved a variance for him to move his mother on the property, as well. Mr. Ackerman asked the Chairman if placing a condition on the property that if the property is sold, the new owner would have to have that rezoned, would accomplish both objectives. Chairman Thomas said certainly, he can make that recommendation, and Ms. Carter explained the applicant could come back to request for the condition be removed or revised.

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Mr. Ackerman said he would like to amend his recommendation and asked the chairman if that would be appropriate. Chairman Thomas asked Ms. Dixon if she would be willing to withdraw her second, she said yes. He asked Mr. Ackerman if he would like to withdraw his motion, he said yes. Chairman Thomas opened the floor for a new motion.

Motion to recommend approval to the Board of Commissioners with the recommendation that if the applicant sells or gives away the property, that it does have to be reevaluated at that time, was made by Mr. Ackerman. Motion was seconded by Ms. Dixon. Motion carried by a 4-1 majority, with Mr. Ash opposed.

Chairman Thomas asked if there was any citizen comment.

James Allison of 175 Eagle Ridge Trail in Cleveland said the county is still facing a housing shortage and inquired about consideration of a variance for dirt road access on a major or minor subdivision in order to waive the pavement requirement. He said this is for a property on Highway 129 South that he is looking to divide into 38 to 45 lots and the quotes on pavement would kill the project for development of that property, and outlined the current regulations he would like consideration on. Chairman Thomas said to bring the plan and have them look at it through a variance request. Mr. Sell stated that Mr. Allison made the same request in front of the Board of Commissioners at their meeting just before and Chairman Turner requested a meeting be set up between Mr. Sell, Mr. Pittard, and Mr. Canupp to discuss. Chairman Thomas suggested that Mr. Allison see how that meeting goes and if he receives positive input, to then apply for consideration for a variance.

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