

White County Planning Commission
Public Hearing Minutes
February 25, 2019
1239 Helen Hwy, Cleveland, Ga. 30528

Those present were Larry Freeman, Charlie Thomas, Donna Burke, Brad Ash and R K Ackerman

Staff: Harry Barton

- I. Call to Order: Chairman Thomas called meeting to order.
- II. Review of Agenda: Chairman Thomas asked if there were any changes to the agenda. Chairman Thomas said there were no changes to the agenda. Chairman Thomas opened the public hearing.
- III. Public Hearing /Land Use Change/Planning Commission Recommendation
 - a. **Application of Keith Edsall and Gina Santaniello** to redistrict property located at 103 Blackwell Drive, Cleveland, Ga. 30528 from: R-1 Residential, Single-Family District to R-3 Residential District (Seasonal). Total acreage to be changed is 4.79 acres. Tax parcel 058C-038.
Present use is R-1 Residential, Single-Family District.

Harry Barton gave a summary of application. Harry Barton said that this application request is to redistrict from R-1 to R-3 for a Bed and Breakfast.

Mr. Keith Edsall and Ms. Gina Santoniello, 103 Blackwell Drive, Cleveland Ga. 30528, the land owners were present. Mr. Edsall said that they would like to turn their five-bedroom home into a Bed and Breakfast. Mr. Edsall said that they would offer breakfast in the morning and a light snack in the afternoon. Mr. Edsall said they are currently trying to get the house and property up to code.

Ms. Burke asked if they have enough parking spaces?

Mr. Edsall said that they are working on getting more parking area.

Chairman Thomas asked how many guests they can have at one time?

Mr. Edsall said 10 people and we will be living onsite.

Chairman Thomas asked if anyone else had any comments, hearing none, Chairman Thomas closed this hearing.

- b. **Application of Kelli Withrow** to redistrict property located at 3216 Hwy 75 South, Cleveland, Ga. 30528 from: A-1 Agriculture Forestry District, to R-3 Residential District (Seasonal) . Total acreage to be changed is 5.0 acres. Tax parcel 049-120 and PT 049-075 Present use is A-1 Agriculture Forestry District.

Harry Barton gave a summary of the application. Harry Barton said that this application is to redistrict property from A-1 to R-3 Rental Cabins. Harry Barton said that this property is located on Tax map and parcel 049-120.

Mr. Karson Coker, 3216 Hwy 75 South, Cleveland Ga. 30528, the land owner and Kelli Withrow, 6523 Clermont Ga., the applicant were present.

Mr. Coker said that he is working on an access from Westmoreland Road for this project. Mr. Coker said that they are planning to use these Cabins along with the Meadows at Mossy Creek event facility if the customers wish to use the accommodations.

Ms. Withrow said that they plan on three small cabins to begin with and all will be three bedrooms.

Chairman asked if anyone else has any comments, hearing none, Chairman Thomas closed this hearing.

- c. **Application of Melo Hairapetian** to redistrict property located at 102 Dock Dorsey Road, Cleveland Ga. 30528 from: C-1 Community Commercial District, to C-2 Highway Business District . Total acreage to be changed is 3.72. Tax parcel 061-233. Present use is C-1 Community Commercial District.

Harry Barton gave a summary of application. Harry Barton said that this application to redistrict for C-1 to C-2. Harry Barton said that Mr. Hairapetian is planning to have a Fabrication business at the site. Harry Barton said that currently there is a waste disposal business at this location.

Mr. Melo Harapetian, 5323 Bethel Rd, Clermont, Ga 30527, the applicant was present. Mr. Hairapetian said that he rents a building on the property for his Dirty Diesel Fabrication business. Mr. Hairapetian said that the total acres is 3.72.

Chairman Thomas asked if anyone else has any comments, hearing none, Chair Thomas closed the hearing.

Motion made by Ms. Burke to close hearing, seconded by Mr. Ash. Motion was unanimously voted to close the hearing.

IV. Citizens Comments- None

V. Adjournment - Motion made to adjourn by Ms. Burke, seconded by Mr. Ackerman. Motion was unanimously approved.