

White County Planning Commission
Regular Session Minutes

Tuesday, July 5th, 2022
6:00 pm

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

Those present were Larry Freeman, Dona K. Burke, Charlie Thomas, Brad Ash, and John Yarbrough. Staff members present were Harry Barton and Mercedes Dodd.

Chairman Thomas called the meeting to order. Mr. Yarbrough gave the invocation. No changes made to the agenda. Motion to approve the minutes of May 31st, 2022 and June 6th, 2022 made by Ms. Burke and seconded by Mr. Yarbrough. Motion was unanimous.

Application of James Dowling to request a variance from Section 14-133(k) for structures and buildings over 400 square feet in an RV Park for a total of 616 square feet. Property is located at 242 Leisure Acres Road, Cleveland, GA, 30528. Lot 31 in Leisure Acres Club Campground. Tax map and parcel is 050-309. The applicant was not present. No action taken.

Application of Annie L. Kinsey to request a variance from Section 601 for access. Property is located at 183 Homer Drive, Cleveland, GA, 30528. Tax map and parcel is 046-062. Total acreage is 30.61. The applicant, Annie Kinsey of 183 Homer Drive, was present. Mr. Barton gave a summary of the application. When asked if the division was for family, Ms. Kinsey said yes. Motion to approve the variance as requested made by Mr. Yarbrough and seconded by Ms. Burke. Motion was unanimous. Mr. Barton stated he would contact the surveyor regarding the plat.

Application of Douglas Davis to request a variance from Section 14-133(k) for structures and buildings over 400 square feet in an RV Park for a total of 600 square feet. Property is located at 425 Hidden Valley Road, Cleveland, GA, 30528. Lot 135 in Paradise Valley Campground. Tax map and parcel is 005E-136. The applicant, Douglas Davis of 425 Hidden Valley Road, was present. Mr. Barton gave summary of the application. Mr. Douglas stated there is no setback issue, just a request to cover an existing deck with square footage of 204. Motion to approve the variance as requested made by Ms. Burke and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant to contact his office regarding the variance letter.

Application of Eddie Mitchell to request a variance from Section 601 for access. Property is located at 0 Stephens Drive, Cleveland, GA, 30528. Tax map and parcel is 078-087. Total acreage is 5.00. A representative, Darrell Hood of 381 Three Hills Drive in Cleveland, was present on behalf of the applicant. Mr. Barton gave a summary of the application, adding that the applicant had indicated he might want to change the acreage from 5.00 to 4.00. Chairman Thomas explained the applicant had contacted him regarding the acreage change to make the property more affordable for his son and stated that with the request being for a family member, he did not see an issue with approving without an updated plat for the application. Motion to approve the variance as requested for four or five acres made by Mr. Freeman and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the representative to have the applicant call him to discuss the plat revision.

Application of Greg Ellington, to request a variance from Section 14-133(k) for structures and building over 400 square feet in an RV Park for a total of 792 square feet. Property is located 70 Ice Cream Way, Cleveland, GA, 30528. Tax map and parcel is 031E-028.

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The applicant, Greg Ellington of 140 Jayne Ellen Court in Alpharetta, GA, was present. Mr. Barton gave a summary of the application and asked Mr. Ellington for clarification of the square footages. Mr. Ellington stated he would like to add a roof over the RV and to roof over a portion of the deck. Motion to approve the variance for up to 800 square feet made by Mr. Freeman and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the applicant to submit revised drawings prior to building permit issuance.

Application of Bruce Kofke, on behalf of BK Enterprises Inc., to redistrict property located at 86 Unicoi Hills Trail in Sautee Nacoochee, Georgia, 30571 from R-1 Single Family Residential District to R-3 Residential Seasonal District. Proposed use is to place in “Short Term Rental” program. Tax map and parcel 069-624. Total acreage is 1.01. Present use is R-1 Single Family Residential District.

The applicant, Bruce Kofke of 6305 Highway 356 in Sautee Nacoochee, was present. Mr. Barton gave a summary of the application. Mr. Kofke added that the Highcrest Summit subdivision is 70-75% vacation rentals, which are permitted in the covenants.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 25th, 2022 and 4:30pm.

Application of Don Ferguson, on behalf of HA Best Inc., to redistrict property located at 200 Hugh Self Road in Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Single Family Residential District. Tax map and parcel 047D-119. Total acreage is 6.80. Present use is C-1 Community Commercial District.

The applicant, Don Ferguson of Mossy Creek, GA, was present. Mr. Barton gave a summary of the application. Mr. Ferguson added that the request is to bring the property to conforming use so a mobile home could be placed on the property.

Motion to recommend approval to the Board of Commissioners made by Mr. Ash and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 25th, 2022 and 4:30pm.

Application of Fiske Hopkins and William Parker, on behalf of Sautee Creek Farms LLC, to request a conditional use permit at 605 Lynch Mountain Road in Sautee Nacoochee, Georgia, 30571. Tax map and parcel 071-082. Total acreage is 7.58. Proposed use is to place in “Short Term Rental” program. Present use is A-1 Agriculture Forestry District.

The applicant, William Parker of 480 Highland Avenue in Athens, GA, was present. Mr. Barton gave a summary of the application. Mr. Parker added the property is surrounded by thirty acres and does not have close neighbors.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Ms. Burke. Motion was unanimous.

There was no citizen comment.

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