

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Monday, October 3rd, 2022
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, Brad Ash, and John Yarbrough. Staff members present were Harry Barton, John Sell 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 August 29th, 2022 and September 6th, 2022 made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous.

Application of Corey Frazier to request a variance from Section 601 access. Property is located at 2755 Hwy 254, Cleveland, GA, 30528. Tax map and parcel is 077-110. Total acreage is 1.19.

The applicant, Corey Frazier of 2755 Highway 254, was present. Mr. Barton gave a summary of the application. Mr. Frazier did not have anything to add.

Motion to approve the variance made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Mr. Barton advised the applicant to take the plats to Environmental Health for approval.

Application of Billy Watterson to request a variance from Section 802 lot size and width for four dwellings. Property is located at 2466 Asbury Mill Road, Cleveland, GA, 30528. Tax map and parcel is 021-078. Total acreage is 35.83.

The applicant, Billy Watterson of 2466 Asbury Mill Road, was present. Mr. Barton gave a summary of the application. Mr. Watterson explained the request would be for three private cabins for his children when they visit and does not intend to rent the cabins. He said the cabins will be in close proximity and hopes they can share a septic system.

Motion to approve the variance made by Ms. Burke and seconded by Ms. Dixon. Motion was unanimous. Mr. Barton advised the applicant to contact the building department for a building permit.

Application of Sandra S. Davis to request a variance from Section 14-133(k) for structures over 400 square feet in an RV Park for a total of 502 square feet. Property is located at 17 Speckled Trout Drive, Cleveland, GA, 30528. Lot 196 Paradise Valley Campground. Tax map and parcel is 005E-196.

The applicant, Sandra Davis of 17 Speckled Trout Drive, was present. Mr. Barton gave a summary of the application. Ms. Davis stated a tree fell on her deck and she lost shade after the trees were removed.

Motion to approve the variance for a total of 502 square feet made by Mr. Ash and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the applicant that a letter would be generated from the Planning Department for the variance approval and that the Building Department would contact her about her permit.

Application of Chantz Seagraves to request a variance from Section 601 access. Property is located at 581 Thomas Road, Cleveland, GA, 30528. Tax map and parcel is 035-033B. Total acreage is 1.00.

The applicant, Chantz Seagraves of 581 Thomas Road, was present. Mr. Barton gave a summary of the application. Mr. Seagraves explained he built a small home and will build a second as his forever home that he will use as his residence, with the smaller home used for family.

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Motion to approve the variance made by Mr. Ash and seconded by Ms. Dixon. Motion was unanimous. Mr. Barton advised the applicant to take the plats to Environmental Health for approval.

Application of Steven Landry to request a variance from Section 802 for a second dwelling. Property is located 7787 Hwy 129 North, Cleveland, GA, 30528. Tax map and parcel is 004-014. Total acreage is 11.45.

The applicant, Steven Landry of 7787 Highway 129 North, was present. Mr. Barton gave a summary of the application. Mr. Landry explained that he and his wife would move to the smaller house and rent the second home as a short-term rental. Chairman Thomas advised the applicant that he would still need to go through the short-term rental application process, to which Mr. Landry said he had already been advised of the additional steps.

Motion to approve the variance by Mr. Ackerman and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant to contact the building department for a building permit.

Application of Karen Viera to request a variance from Section 14-133(k) for structures over 400 square feet in an RV for a total of 637 square feet. Property is located at 162 Tip Top Circle, Cleveland, Ga, 30528. Lot 124 Paradise Valley Campground. Tax map and parcel is 005E-120.

The applicant, Karen Viera of 162 Tip Top Circle, was present. Mr. Barton gave a summary of the application. Ms. Viera did not have anything to add.

Motion to approve the variance for a total of 637 square feet made by Ms. Dixon and seconded by Mr. Ackerman. Motion was unanimous. Mr. Barton advised the applicant to contact the building department for a building permit.

Application of Joseph Kersey to request a variance from Section 601 for access. Property is located at 131 Mount Pleasant Church Road, Cleveland, GA, 30528. Tax map and parcel 017-016A. Total acreage is 1.19.

The applicant, Joseph Kersey of 483 Gold Ditch Road in Cleveland, was present. Mr. Barton gave a summary of the application. Mr. Kersey explained the request to deed property to family.

Motion to approve the variance made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Mr. Barton advised the applicant to take the plats to Environmental Health for approval.

Application of Giovanni Caban to redistrict property located on Tom Hunt Road in Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Single Family Residential District. Tax map and parcel 033D-164. Total acreage is 3.71. Present use is commercial.

The applicant, Giovanni Caban of PO Box 334 in Oakwood, GA, was present. Mr. Barton gave a summary of the application. Mr. Caban explained the purpose of the request is to build his home and stated it would not be for rental.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on October 24th, 2022.

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Application of Joel and Patricia Phelps to request a conditional use permit at 534 Friedrick Road, Cleveland, Georgia, 30528. Tax map and parcel 060B-018. Total acreage is 3.30. Proposed use is to place in “Short Term Rental” program. Present use is residential single family.

A representative, Jason Sterner (address not provided), was present on behalf of the applicants. Mr. Barton gave a summary of the application. Mr. Sterner did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Burke. The motion was 4-1, with Mr. Ash in opposition. Motion carried by majority. Mr. Barton advised the representative of the next meeting on October 24th, 2022.

Application of Elena Pongratz to redistrict property located at 170 Deer Valley Estates, 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 055D-035. Total acreage is 0.78. Present use is residential single family.

The applicant, Elena Pongratz of 14750 Glencreek Way in Milton, GA, was present. Mr. Barton gave a summary of the application. Ms. Pongratz stated the property is part of a subdivision that was built with the intention of R-3 zoning, but was instead zoned R-1. She said there are no covenants, but there is a road maintenance agreement. Ms. Pongratz explained the home was initially a short-term rental, but the most recent owners used it as a second home.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Ackerman. The motion was 4-1, with Mr. Ash in opposition. Motion carried by majority. Mr. Barton advised the representative of the next meeting on October 24th, 2022.

Application of Elena Pongratz to request a conditional use permit at 64 Eagles Nest Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-136. Total acreage is 1.10. Proposed use is to place in “Short Term Rental” program. Present use is residential single family.

The applicant, Elena Pongratz of 14750 Glencreek Way in Milton, GA, was present. Mr. Barton gave a summary of the application. Ms. Pongratz stated the intention for this application is a conditional use permit and the property is on septic.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Burke. The motion was unanimous. Mr. Barton advised the representative of the next meeting on October 24th, 2022.

Application of Susan Worley to redistrict property located on Helen Highway in Cleveland, Georgia, 30528 from C-2 Highway Business District to R-1 Single Family Residential District. Tax map and parcel 045B-043A. Total acreage is 3.10. Present use is commercial.

The applicant, Susan Worley of 209 Porter Street in Demorest, GA, was present. Mr. Barton gave a summary of the application. Ms. Worley explained she inherited the property and had intentions to sell, but was unable to obtain a commercial driveway from Georgia Department of Transportation. She now plans to build a residential home.

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Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Yarbrough. The motion was unanimous. Mr. Barton advised the representative of the next meeting on October 24th, 2022.

Application of Jeffrey Powell to request a conditional use permit at 910 Ridge Road, Helen, Georgia, 30545. Tax map and parcel H03A-002. Total acreage is 4.97. Proposed use is to place in “Short Term Rental” program. Present use is residential single family.

A representative, Bridget Revell of 54 Marie Drive in Helen, was present on behalf of the applicant. Mr. Barton gave a summary of the application. Ms. Revell stated the home has two bedrooms and two bathrooms with a maximum occupancy of four people.

Motion to recommend approval to the Board of Commissioners made by Ms. Dixon and seconded by Ms. Burke. The motion was unanimous. Mr. Barton advised the representative of the next meeting on October 24th, 2022.

Application of Robert Boman to request a conditional use permit on Lynch Mountain Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 083-012. Total acreage for Lot 1 is 1.40. Proposed use is to place in “Short Term Rental” program. Present use is residential single family.

The applicant, Robert Boman of 172 Woodbrier in Sautee Nacoochee, was present. Mr. Barton gave a summary of the application. Mr. Boman did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Ms. Dixon. The motion was unanimous. Mr. Barton advised the representative of the next meeting on October 24th, 2022.

Application of Robert Boman to request a conditional use permit on Lynch Mountain Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 083-012. Total acreage for Lot 2 is 1.08. Proposed use is to place in “Short Term Rental” program. Present use is residential single family.

The applicant, Robert Boman of 172 Woodbrier in Sautee Nacoochee, was present. Mr. Barton gave a summary of the application. Mr. Boman said this property is next to the first one. He said it will have a shared driveway and his father will live in the third home.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Ackerman. The motion was unanimous. Mr. Barton advised the representative of the next meeting on October 24th, 2022.

Application of Doug and Nita Mays to request a conditional use permit at 1354 Duncan Bridge Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 058D-179. Total acreage is 1.19. Proposed use is to place in “Short Term Rental” program. Present use is residential single family.

The applicant, Doug Mays of 460 Corinth Church Road in Winder, GA, was present. Mr. Barton gave a summary of the application. Ms. Burke expressed concerns with the septic tank being in the DOT right of way. Mr. Mays said there was a well in the right of way but the well was filled with gravel and concrete. He said he was unsure if the septic was in the right of way.

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Mr. May's brother, Mike Mays of 1254 Duncan Bridge Road, explained the road was initially a county road when the home was built. He said when the road became a state road, the right of way expanded and the septic became part of the right of way.

Mr. Doug Mays stated the property is an out parcel of Yonah Mountain Lake Subdivision and Environmental Health approved the plat. Mr. Barton added that, as per application requirements for the conditional use permit, a letter of review from Environmental Health was provided in the application packet.

Motion to recommend approval to the Board of Commissioners made by Ms. Dixon and seconded by Mr. Ackerman. The motion was 4-1, with Ms. Burke in opposition. Motion carried by majority. Mr. Barton advised the representative of the next meeting on October 24th, 2022.

Chairman Thomas asked if there was any citizen comment.

Teresa Stansel, 2521 Adair Mill Road Cleveland, Georgia – Ms. Stansel read a prepared statement of her objections to a project occurring at 245 Stansel Road Cleveland, Georgia. The referenced project was that of Christian Freise who is in the preliminary development process for a potential campground at 245 Stansel Road. Ms. Stansel's statement was entered into the meeting file as a matter of record.

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