

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Monday, November 7th, 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 September 26th, 2022 and October 3rd, 2022 made by Ms. Burke and seconded by Mr. Freeman. Motion was unanimous.

Application of Gary Bowen to request a variance from Section 802 for a second dwelling. Property is located at 5170 Highway 115 East, Cleveland, GA, 30528. Tax map and parcel is 076-221. Total acreage is 13.72.

The landowner, Gary Bowen of 5170 Highway 115 East, was present. Mr. Barton gave a summary of the application, adding that the request was for a home for Mr. Bowen. Mr. Bowen did not have anything to add.

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

Application of Robert Nelms to request a variance from Section 802 for a second dwelling. Property is located at 359 Pansey Drive, Cleveland, GA, 30528. Tax map and parcel is 076-221. Total acreage is 8.37.

The landowner, Robert Nelms of 359 Pansey Drive, was present. Mr. Barton gave a summary of the application. Mr. Nelms stated the second dwelling was for family.

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

Application of Greg Hartsfield to request a variance from Section 804 building lines for setback. Property is located on Bean Creek Road, Sautee Nacoochee, GA, 30571. Tax map and parcel is 070-068. Total acreage is 6.102.

The landowner, Greg Hartsfield of 2223 Bean Creek Road, was present. Mr. Barton gave a summary of the application. Mr. Hartsfield stated his request was for a five- or ten-foot setback to help with the location of his driveway and septic due to the proximity to a power line easement. He stated he plans to request a variance in four to five years for a second dwelling and hopes to be able to obtain this variance so he can maximize the property.

Motion to approve the variance for a ten-foot setback with the condition of obtaining a letter of approval from the adjoining property owner made by Mr. Freeman and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton explained staff could help him to obtain mailing information for the adjoining property and advised the applicant to obtain the letter and septic approval prior to filing for a building permit.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of Landsong Properties, LLC to request a variance from Section 601 access. Property is located at 153 Hobart Lane, Cleveland, GA, 30528. Tax map and parcel is 070-017. Total acreage is 21.39.

A representative and daughter of the property owner, Eve Cook, address not provided, was present. Mr. Barton gave a summary of the application. Ms. Cook explained her father is giving her the property.

Motion to approve the variance made by Ms. Burke and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant that he would call once the plat was stamped.

Application of Frederick Henry to request a variance from Section 804 building lines for setback. Property is located on Airport Road, Cleveland, GA, 30528. Tax map and parcel is 063A-027. Total acreage is 0.294.

The applicant, Frederick Henry of 2959 Antioch Church Road in Gainesville, GA, was present. Mr. Barton gave a summary of the application. Mr. Henry stated the purpose of the structure would be for storing his exotic cars with the possibility of adding plumbing and electrical. He stated that there would not be sleeping quarters in the building.

Motion to approve the variance with the condition of obtaining a letter of approval from the adjoining property owner made by Ms. Burke and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the applicant to file for a building permit once the letter was obtained.

Application of Joseph D. Mays, Jr. to request a variance from Section 601 access. Property is located on Blackburn Road, Cleveland, GA, 30528. Tax map and parcel is 019-059. Total acreage is 1.00.

The applicant, Joseph D. Mays of 546 Antrim Glen Drive in Hoschton, GA, was present. Mr. Barton gave a summary of the application. Mr. Mays stated the dwelling would be for family and that he owns the adjoining lot.

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

Application of Cindy Gilbert to request a conditional use permit located at 277 Cantrell Road, Cleveland, Georgia, 30528. Tax map and parcel 046C-065. Total acreage is 0.42 acres. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Cindy Gilbert of 277 Cantrell Road, was present. Mr. Barton gave a summary of the application. Ms. Gilbert explained the lot was platted in 1963.

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 that the next meeting is to be determined and that applicants would be notified once that date is set.

Application of Christopher Kent to request a conditional use permit located at 402 Running Deer Road, Cleveland, Georgia, 30528. Tax map and parcel 005D-041. Total acreage is 1.91 acres. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

The applicant, Christopher Kent of 402 Running Deer Road, was present. Mr. Barton gave a summary of the application. Mr. Kent stated that he obtained over 30 letters from property owners in the subdivision, which consists of 56 to 57 property owners.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the applicant that the next meeting is to be determined and that applicants would be notified once that date is set.

Application of Xinyu Qui to request a conditional use permit located on Yonah Lake Drive in Sautee Nacoochee, Georgia, 30571. Lot 69 in Yonah Mountain Lake Subdivision. Tax map and parcel 059B-218. Total acreage is 1.00. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

A representative, Adrian Locklear of 8 Sweetbirch Lane in Cleveland, was present. Mr. Barton gave a summary of the application. Mr. Locklear explained the property would be managed by a local, well-established rental management company that has 24/7 security and will provide upkeep at the property.

Motion to recommend approval to the Board of Commissioners based on the covenants in that subdivision stating you can have short-term rentals by Ms. Burke and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant that the next meeting is to be determined and that applicants would be notified once that date is set.

Application of Tim Pflieger to request a conditional use permit located at 65 Curtis Road, Helen, Georgia, 30545. Tax map and parcel 042B-072. Total acreage is 0.50. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Tim Pflieger of 65 Curtis Road, was present. Mr. Barton gave a summary of the application. Mr. Pflieger did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant that the next meeting is to be determined and that applicants would be notified once that date is set.

Application of John Alexander to request a conditional use permit located at 172 Elrod Road, Helen, Georgia, 30545. Tax map and parcel 042B-126. Total acreage is 1.30. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, John Alexander of 172 Elrod Road, was present. Mr. Barton gave a summary of the application. Mr. Alexander explained the septic has been expanded to accommodate up to three bedrooms, although he does not anticipate that, and would be utilizing multiple management platforms himself. He said he will have four local contacts.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Ms. Burke. Motion carried by a 4-1 majority, with Mr. Ash opposed. Mr. Barton advised the applicant that the next meeting is to be determined and that applicants would be notified once that date is set.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

There was no citizen comment.

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