

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Monday, February 6th, 2023
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, and John Yarbrough. Staff members present were Mercedes Dodd, John Sell, and Doreen Green.

Chairman Thomas called the meeting to order. Mr. Yarbrough gave the invocation. No changes made to the agenda. Chairman Thomas stated the agenda would need to be amended to add item (f) for the variance request by Chad Edwards. Motion to amend the agenda made by Mr. Yarbrough and seconded by Freeman. Motion to approve the agenda as amended was unanimous.

Motion to approve the minutes of December 27th, 2022 and January 3rd, 2023 made by Mr. Ackerman and seconded by Mr. Yarbrough. Motion was unanimous.

Request from Larrydan Builders, LLC for Preliminary Road Acceptance for Hunts Ridge Subdivision. Subdivision is located on Claude Sims Road, Cleveland, GA, 30528. Tax map and parcel is 033B-001. Total acreage is 54.77.

The applicant, Larry Adams of 401 Tolhurst Road in Cleveland, was present. Ms. Dodd gave a summary of the application. Mr. Adams stated the subdivision has 47 lots and would have two roads overseen by the county road department. He stated that he is aware of the two-year waiting period for final approval if he received preliminary approval from the Board of Commissioners.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Mr. Ackerman. Motion was unanimous. Ms. Dodd advised the applicant of the next meeting on February 27th.

Application of Connie Davidson to request a variance from Section 601 for access. Property is located at 1223 Town Creek Road, Cleveland, GA, 30528. Tax map and parcel is 034A-003. Total acreage is 2.59. The applicant, Connie Davidson of 66 Chickadee Trail in Cleveland, was present. Ms. Dodd gave a summary of the application. Ms. Davidson explained the purpose was for the division of the family estate according to the will.

Motion to approve the variance made by Mr. Freeman and seconded by Mr. Yarbrough. Motion was unanimous. Ms. Dodd advised the applicant to contact the office regarding next steps to get the plat stamped.

Application of David Fain, on behalf of Ron and Margarette Wiley, to request a variance from Section 14-214(11)b. Telecommunications Towers Lot Size and Setbacks for setback. Property is located at 1133 Signal Pole Road, Cleveland, GA, 30528. Tax map and parcel is 065-126. Total acreage is 113. The applicant, David Fain of 372 Black Road, was present. Ms. Dodd gave a summary of the application. Mr. Fain explained the request was for the 150-foot cell tower to have a 35-foot setback from the adjacent property line.

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Motion to approve the variance contingent upon obtaining a letter of agreement signed by the adjoining property owner, Ms. Freeman, because of her property being in the fall zone made by Mr. Freeman and seconded by Mr. Yarbrough. Motion was unanimous. Ms. Dodd advised to make the letter part of the application for the cell tower.

Application of Lamar Turner to request a variance from Section 802 for a second dwelling. Property is located at 5322 Highway 129 North, Cleveland, GA, 30528. Tax map and parcel is 017-192. Total acreage is 7.50.

The applicant, Lamar Turner of 5152 Highway 129 North, was present. Ms. Dodd gave a summary of the application. Mr. Turner stated the current home is his daughter's and the second would be his.

Motion to approve the variance made by Mr. Ackerman and seconded by Mr. Freeman. Motion was unanimous. Ms. Dodd advised the applicant to contact the Building Department for a building permit.

Application of Mark Turner, on behalf of Charles Carlino, to request a variance from Section 601 for access. Properties are located on Clarice Lane, Sautee Nacoochee, GA, 30528. Tax map and parcels are 069-620 and 069-621. Total acreage is 2.00.

The applicant, Mark Turner of 124 Country Walk, was present. Ms. Dodd gave a summary of the application. Mr. Turner explained the variance request is due to terrain that would require excess grading and destruction of natural vegetation. He said the proposed easement would provide access to lots 40 and 41 through lot 39 on a 30-foot easement that would likely only need to be 15-feet.

Motion to approve the variance on the condition that the easement is built to county road standards for a gravel drive made by Mr. Freeman and seconded by Mr. Yarbrough. Motion was unanimous. Ms. Dodd advised the applicant to bring additional copies to the Planning Office for stamp approval.

Application of Chad Edwards to request a variance from Section 14-133(k) for structures over 400 square feet in an RV Park for a total of 794 square feet and from Section 14-133(g) for RV Park setbacks. Property is located at 158 Canyon Pass, Cleveland, GA, 30528. Lot 175 Mountain Lakes Campground. Tax map and parcel is 031E-110.

The applicant, Chad Edwards of 158 Canyon Pass, was present. Ms. Dodd gave a summary of the application. Mr. Edwards explained that he would like to replace a 6x8-storage building with an 8x10 and to place it within two feet of the property line. He stated that he obtained a letter from the adjoining property owner and showed the letter to the board.

Motion to approve the variance for up to 800 square feet and a two-foot setback contingent on a letter from the adjoining property owner made by Mr. Ackerman and seconded by Mr. Yarbrough. Motion was unanimous. Ms. Dodd advised the applicant to supply the letter with the building permit application.

Application of Elena Pongratz to request a conditional use permit located at 170 Deer Valley Estates in Sautee Nacoochee, Georgia, 30571. Tax map and parcel 055D-035. Total acreage is 0.71. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Elena Pongratz of 14750 Glenecreek Way in Milton, GA, was present. Ms. Dodd gave a summary of the application. Ms. Pongratz did not have anything to add.

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Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Mr. Freeman. Motion was unanimous. Ms. Dodd advised the applicant of the next meeting on February 27th.

Application of Christopher Jones to redistrict property located at 86 Acorn Trail, Cleveland, Georgia, 30528 from R-1 Residential Single Family to R-3 Residential Seasonal District. Tax map and parcel 060C-062. Total acreage is 0.45. Proposed use is to place in “Short Term Rental” program. Present use is R-1 Residential Single-Family District.

The applicant, Christopher Jones of 86 Acorn Trail, was present. Ms. Dodd gave a summary of the application. Mr. Jones did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Mr. Ackerman. Motion was unanimous. Ms. Dodd advised the applicant of the next meeting on February 27th.

Application of Jessica McClary to request a conditional use permit located at 3282 Highway 75 Alternate, Cleveland, Georgia, 30528. Tax map and parcel 030D-025. Total acreage is 3.62. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Jessica McClary of 196 Farnette Drive in Cleveland, was present. Ms. Dodd gave a summary of the application. Ms. McClary did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Mr. Ackerman. Motion was unanimous. Ms. Dodd advised the applicant of the next meeting on February 27th.

Application of Jessica McClary to request a conditional use permit located at 3284 Highway 75 Alternate, Cleveland, Georgia, 30528. Tax map and parcel 030D-025. Total acreage is 3.62. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Jessica McClary of 196 Farnette Drive in Cleveland, was present. Ms. Dodd gave a summary of the application. Ms. McClary did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Mr. Freeman. Motion was unanimous. Ms. Dodd advised the applicant of the next meeting on February 27th.

Application of Stuart Fincher to request a conditional use permit located at 284 Duncan Bridge Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 058C-102A. Total acreage is 1.37. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Stuart Fincher of 6172 Duncan Bridge Road, was present. Ms. Dodd gave a summary of the application. Mr. Fincher did not have anything to add.

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Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Mr. Ackerman. Motion was unanimous. Ms. Dodd advised the applicant of the next meeting on February 27th.

Application of Stuart Fincher to request a conditional use permit located at 286 Duncan Bridge Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 058C-102A. Total acreage is 1.37. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Stuart Fincher of 6172 Duncan Bridge Road, was present. Ms. Dodd gave a summary of the application. Mr. Fincher did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Mr. Freeman. Motion was unanimous. Ms. Dodd advised the applicant of the next meeting on February 27th.

Application of Yonah Mountain Vineyard LLC to request a conditional use permit located at 250 Small Pond Drive, Cleveland, Georgia, 30528. Tax map and parcel 060D-042B. Total acreage is 0.98. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Danny McIntosh of 1717 Highway 255 South, was present. Ms. Dodd gave a summary of the application. Mr. McIntosh explained he met with the neighbors and started the road access on the backside of the property. He stated that renters would not have access to Small Pond Drive and there will be a lock on the gate.

Motion to recommend approval to the Board of Commissioners contingent upon completion of the alternate road and a locked gate to the access to Small Pond Drive made by Mr. Ackerman and seconded by Mr. Yarbrough. Motion was unanimous. Ms. Dodd advised the applicant of the next meeting on February 27th.

Application of Yonah Mountain Vineyard LLC to request a conditional use permit located at 1717 Hwy 255 South, Cleveland, Georgia, 30528. Tax map and parcel 060D-062. Total acreage is 181.52. Proposed use is to place in “Short Term Rental” program. Present zoning is A-1 Agriculture Forestry District.

The applicant, Danny McIntosh of 1717 Highway 255 South, was present. Ms. Dodd gave a summary of the application. Mr. McIntosh did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Mr. Freeman. Motion was unanimous. Ms. Dodd advised the applicant of the next meeting on February 27th.

Application of David Fain, on behalf of Ron and Margarette Wiley, to request a conditional use permit located at 1133 Signal Pole Road, Cleveland, Georgia, 30528. Tax map and parcel 065-126. Total acreage is 113. Proposed use is to place a Telecommunication Tower. Present zoning is A-1 Agriculture Forestry District.

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The applicant, David Fain of 372 Black Road in Cleveland, was present. Ms. Dodd gave a summary of the application. Mr. Fain did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Mr. Yarbrough. Motion was unanimous. Ms. Dodd advised the applicant of the next meeting on February 27th.

Chairman Thomas asked if there was any citizen comment.

Jonna Tuttle of 283 Highway 255 in Sautee Nacoochee stated that she works with the Sautee Nacoochee Center and looks at Historic Preservation for grants to bring in money and wanted to know the status of the Historic District Overlay. Mr. Sell explained the committee is looking to revise it for opt-in or opt-out if voluntary and further clarification of voluntary versus mandatory in the verbiage, but he does not have a timeframe on when that would be brought back before the Planning Commission.

There was no other citizen comment. Motion to adjourn made by Mr. Yarbrough and seconded by Mr. Freeman. Motion was unanimous.