

WHITE COUNTY PLANNING COMMISSION MINUTES  
REGULAR SESSION

Monday, April 3<sup>rd</sup>, 2023  
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 Mercedes Dodd and John Sell.

Chairman Thomas called the meeting to order. Mr. Yarbrough gave the invocation. No changes made to the agenda. Motion to approve the minutes of February 27<sup>th</sup>, 2023 and March 6<sup>th</sup>, 2023 made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous.

**Application of Vic Laster** to request a variance from Section 601 Access. Property is located on Orion Way, Cleveland, GA, 30528. Tax map and parcel is 078-067. Total acreage is 3.74.

A representative, Roger London for 0 Orion Way, was present on behalf of the applicant. Ms. Dodd gave a summary of the application. Mr. London explained this tract was cut from a larger tract and his understanding is the applicant plans to construct a home on the new tract.

Motion to approve the variance made by Mr. Ackerman and seconded by Mr. Ash. Motion was unanimous. Ms. Dodd advised the representative to bring additional copies of the plat to the Planning Department for approval.

**Application of Doris Bailey** to request a variance from Section 802 for Second Dwelling. Property is located at 131 Mill Creek Trail, Cleveland, GA, 30528. Tax map and parcel is 018-012. Total acreage is 22.03.

The applicant, Doris Bailey of 131 Mill Creek Trail, was present. Ms. Dodd gave a summary of the application. Ms. Bailey explained the request was for her to build a home next to her grandchildren.

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

**Application of Juliet Reeves** to request a variance from Section 802 for Second Dwelling. Property is located at 302 Stover Road, Cleveland, GA, 30528. Tax map and parcel is 063A-022. Total acreage is 50.036.

The applicant, Juliet Reeves of 302 Stover Road, and her daughter, Anna Kale of 302 Stover Road, were present. Ms. Dodd gave a summary of the application. Ms. Reeves explained she plans to move into the existing home and the second home would be for her daughter.

Motion to approve the variance made by Ms. Burke and seconded by Ms. Dixon. Motion was unanimous. Ms. Dodd advised the applicant to contact the Building Department about her building permit.

**Application of Amanda Sterling** to request a variance from Section 802 for a Second Dwelling. Property is located at 22 Keenan Road, Cleveland, GA, 30528. Tax map and parcel is 090-139. Total acreage is 19.21.

The applicant and her husband, Amanda and Stewart Sterling of 22 Keenan Road, were present. Ms. Dodd gave a summary of the application. Mrs. Sterling explained the request is so her in-laws can move into the existing home and they will build a second home for her and her husband.

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

**Application of Stanley London** to request a variance from Section 802 for a Second Dwelling. Properties is located 723 Barrett Mill Road, Cleveland, GA, 30528. Tax map and parcel 077-079. Total acreage is 56.464.

The applicant, Stanley London of 223 Barrett Mill Road, was present. Ms. Dodd gave a summary of the application. Mr. London explained that he would like to build a barndiminium for his family to be able to stay in on his farm. When asked if he plans to rent the second dwelling, he said no.

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

**Application of Lewis Watkins** to request a variance from Section 802 for Second Dwelling. Property is located at 491 Jim Carter Road, Clarkesville, GA, 30523. Tax map and parcel is 084-009A. Total acreage is 5.70.

The applicant's grandson, Jonah Tyre, 491 Jim Carter Road, was present on behalf of the applicant. Ms. Dodd gave a summary of the application. Mr. Tyre explained the second dwelling would be for him to live in so he can help care for his grandfather. He said they plan to divide the property later.

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

**Application of Michael Smith** to request a variance from Section 802 for Second Dwelling. Property is located at 11830 Helen Highway, Santee Nacoochee, GA, 30571. Tax map and parcel is 041-023. Total acreage is 7.005.

Ms. Burke abstained from the application due to selling this property to the applicant.

The applicant, Michael Smith of 11830 Helen Highway, was present. Ms. Dodd gave a summary of the application. Mr. Smith explained the request is to build two homes, one for him and one for his son.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Ackerman. Motion was approved 5-0 with Ms. Burke abstained. Ms. Dodd advised the applicant of his meeting with the Planning Department later in the week regarding his building permit.

**Application of Nathan Schieber** to request a variance from Section 601 Access. Property is located at 248 Lonesome Pond Road, Cleveland, GA, 30528. Tax map and parcel is 076-239. Total acreage is 2.97. The applicant, Nathan Schieber of 248 Lonesome Pond Road, was present. Ms. Dodd gave a summary of the application. Mr. Schieber explained the request is to split family land and to be able to use the existing access.

Motion to approve the variance made by Ms. Burke and seconded by Mr. Freeman. Motion was unanimous. Ms. Dodd advised the applicant to provide additional copies of the plat to Environmental Health for plat approval.

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**Application of Marin Mirica** to request a variance from Section 601 Access. Property is located on Helen Highway, Cleveland, GA, 30528. Tax map and parcel is 046-027A. Total acreage is 2.71. The applicants, Mirica and Marcella Marin for 0 Helen Highway, were present. Ms. Dodd gave a summary of the application. Ms. Marin explained the request is to be able to split the property to give to their son.

Motion to approve the variance made by Mr. Ash and seconded by Ms. Dixon. Motion was unanimous. Ms. Dodd advised the applicants to contact Environmental Health for plat approval.

**Application of Robert Williams** to request a conditional use permit located at 356 Clayton Road, Helen, Georgia, 30545. Tax map and parcel 042B-031. Total acreage is 1.66. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

A representative, Adrian Locklear of 8 Sweet Birch Drive in Cleveland, was present. Ms. Dodd gave a summary of the application. Mr. Locklear clarified to the board that the applicant is from Key West, Florida and has owned this property for six years without previously renting it. He said the closest home is about 150 yards away and Mr. Williams owns the property on the other side of this home. He said he would be a local contact as well as a local management company that will manage the property.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Burke. Motion was unanimous. Ms. Dodd advised the representative of the next meeting on April 24<sup>th</sup>.

There was no citizen comment.

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