

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Monday, June 5th, 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 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 April 24th, 2023 and May 1st, 2023 made by Ms. Dixon and seconded by Mr. Yarbrough. Motion was unanimous.

Application of Nancy Dorsey to request a variance from Section 601 Access. Property is located on Valley View Drive, Cleveland, GA, 30528. Tax map and parcel is 003-027. Total acreage is 2.64. The applicant, Nancy Dorsey of 48 Stover Road in Cleveland, was present. Mr. Barton gave a summary of the application. Ms. Dorsey explained she and her sister purchased the property from their grandparents and want to split it for their wills.

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

Application of Sharon Hustedt to request a variance from Section 802 for Second Dwelling. Property is located at 899 Kanady Road, Cleveland, GA, 30528. Tax map and parcel is 036-089A. Total acreage is 2.50.

The applicant, Sharon Hustedt of 899 Kanady Road, was present. Mr. Barton gave a summary of the application. Ms. Hustedt explained the second dwelling is for family.

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

Application of Matthew Knaus to request a variance from Section 601 Access. Property is located on 216 Welcome Lane, Cleveland, GA, 30528. Tax map and parcel is 045A-040. Total acreage is 3.00. The applicant, Matthew Knaus of 216 Welcome Lane, was present. Mr. Barton gave a summary of the application. Mr. Knaus explained he is giving property to family.

Motion to approve the variance made by Mr. Freeman and seconded by Mr. Ackerman. Motion was unanimous. Mr. Barton advised the applicant that he would contact him when his plats were stamped.

Application of Keith and Jody McCallister to request a variance from Section 601 Access. Property is located on Webster Lake Road, Cleveland, GA, 30528. Tax map and parcel is 078-087. Total acreage is 15.00.

The applicant, Jody McCallister of 746 Dean Mountain Road, was present. Mr. Barton gave a summary of the application. Ms. McCallister explained the second tract is for family. When asked if she was made aware of a road needing to be built due to the amount of tracts already split from this parcel, Ms. McCallister said no but the seller did mention this would be the last tract that could be divided. She

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explained that she did not purchased the property to split for sale and understands that it could not be divided again without a road being built to subdivision regulations.

Motion to approve the variance made by Mr. Freeman and seconded by Mr. Ackerman. Motion was unanimous. Mr. Barton advised the applicant that he would contact her when the plats were stamped by the Planning Department.

Application of Carlos Barnes to request a variance from Section 601 Access. Property is located on Tulip Trail, Cleveland, GA, 30528. Tax map and parcel is 050-065. Total acreage is 1.89. The applicant, Carlos Barnes of 120 Tulip Trail, was present. Mr. Barton gave a summary of the application. Mr. Barnes explained that he would eventually be living on this property and it was not for resale.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the applicant to contact his office once he received the plats for the other tracts from Environmental Health so they could discuss next steps.

Application of Jimmy Daniel to request a variance from Section 804 Building Setback for building within a building setback. Property is located at 2034 Helen Hwy, GA, 30528. Tax and parcel is 096-035. Total acreage is 0.477. The applicant, Jimmy Daniel of 2034 Helen Highway, was present. Mr. Barton gave a summary of the application. Mr. Daniel explained the original foundation was not good so he building new. He said he received a letter for the first variance and this request is for the same distance from the property line- three feet and six inches.

Motion to approve the variance contingent upon receiving a new letter from the adjoining property owner made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Mr. Barton advised the applicant to call his office once he receives the letter from the adjoining property owner.

Application of Kathy Chastain to request a variance from Section 802 for Second Dwelling. Property is located at 260 Mulberry Drive, Cleveland, GA, 30528. Tax and parcel is 068-049. Total acreage is 5.70. The applicant, Kathy Chastain of 260 Mulberry Drive, was present. Mr. Barton gave a summary of the application. Ms. Chastain explained the second dwelling is for her children.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant to contact the Building Department regarding a building permit.

Application of Beverly Sosbee to request a variance from Section 601 Access. Property is located on Sal Mountain Way, Sautee Nacoochee, GA, 30571. Tax map and parcel is 072-014. Total acreage is 4.31. Representatives, PJ Campanella and Allison Suazo of 324 Leisure Acres Drive, were present on behalf of the applicant. Mr. Barton gave a summary of the application. Mr. Campanella explained they are purchasing the property and received permission to access this property from the two other lot owners. He stated the existing access would not be feasible due to needing multiple switchbacks on the steep grade.

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Motion to approve the variance made by Mr. Yarbrough and seconded by Ms. Dixon. Motion was unanimous. Mr. Barton advised the representatives he would contact them once the plats were stamped by the Planning Department.

Application of Wayne Quarles to request a variance from Section 601 Access. Property is located at 2601 Toll Gate Road, Cleveland, GA, 30528. Tax map and parcel is 002-001. Total acreage is 3.74. The applicant, Wayne Quarles of 2601 Toll Gate Road, was present. Mr. Barton gave a summary of the application, adding that the request is for mortgage purposes and the acreage would revert back once the mortgage is satisfied. Mr. Quarles did not have anything to add.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant he would contact them once the plats were stamped by the Planning Department.

Application of Susan and Sangsoo Oh to request a conditional use permit located at 403 Yonah Valley Road, Cleveland, Georgia, 30528. Tax map and parcel 045C-034. Total acreage is 13.25. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family. The applicant, Susan Oh of 403 Yonah Valley Road was present. Mr. Barton gave a summary of the application. Ms. Oh stated there is a fence around the property, which is large acreage that has pastures and a pond. She said the properties nearby are on large acreage, as well.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Mr. Ackerman. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on Monday, June 26th.

Application of Jon Schwartz to redistrict property located at 1299 Hwy 17 in Sautee Nacoochee, Georgia, 30571 from C-1 Community Commercial District to R-1 Single Family Residential District and conditional use permit. Tax map and parcel 071-005. Total acreage is 3.98. Proposed use is for agri-tourism, wedding tourism, event facilities and attractions. Present use is C-1 Community Commercial District.

The applicant, Jon Schwartz of 1299 Highway 17, was present. Mr. Barton gave a summary of the application. Mr. Schwartz explained the previous application for an event facility was to rezone to C-2, but he plans to have small events instead. He said the maximum occupancy for outdoor events would be 50 and 24 for indoor events, adding that he did not plan on having indoor and outdoor at the same time. When asked about the steepness of the road, he said only left turns have limited views.

Motion to recommend approval to the Board of Commissioners made by Ms. Dixon and seconded by Mr. Ackerman. Those opposed were Mr. Freeman and Mr. Yarbrough. Chairman Thomas as the tiebreaker voted in favor of the motion due to the strong support present during the public hearing. Motion carried by majority of 3-2. Mr. Barton advised the applicant of the next meeting on Monday, June 26th.

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Application of Yonah Mountain Vineyards to request a conditional use permit located at 62 Small Pond Dr., Cleveland, Georgia, 30528. Tax map and parcel 060D-047. Total acreage is 2.0. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Eric Miller- owner of Yonah Mountain Vineyards- of 1717 Highway 255 S, was present. Mr. Barton gave a summary of the application. When asked if he would be willing to provide access to the property from the vineyard, Mr. Miller explained that he would prefer to not build in order to keep the vineyard secure and he was unsure how enforceable that access would be since the property is the first house on Small Pond Drive. He stated the maximum occupancy would be eight, but he would most likely rent to six. He said he is coordinating with the neighborhood to improve the road on Small Pond Drive.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on Monday, June 26th.

Application of Blake Boggs, on behalf of Christopher and Alissa Feaster, to request a conditional use permit located at 0 Sara Lane, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 055D-096. Total acreage is 0.927. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

A representative, Alan Boggs with ALCO Realty of 182 S Main Street in Cleveland, was present on behalf of the applicant. Mr. Barton gave a summary of the application. Mr. Boggs stated a letter of support from the homeowner’s association was provided at the public hearing. He said the road is in good condition.

Motion to recommend approval to the Board of Commissioners made by Ms. Dixon and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on Monday, June 26th.

Application of Jude M. Beckman to request a conditional use permit located at 2609 Post Road, Cleveland, Georgia, 30528. Tax map and parcel 063-038A. Total acreage is 1.50. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant was not present; the applicant was postponed to the next Regular Session.

Consider proposed amendments to the White County Land Use Ordinance related to updates in Zoning Procedures Law (ZPL).

Mr. Barton gave a summary of the proposed amendments.

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

Consider proposed amendments to the White County Land Use Ordinance related to provisions for Historic Preservation.

Chairman Thomas recommend the board wait to vote on a recommendation until the full board was present and have discussions in a work session for proposed changes.

Motion to table the proposed Historic Preservation Ordinance made by Mr. Ackerman and seconded by Mr. Yarbrough. Mr. Ackerman said the room was full of support but no opposition at the public hearing

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and he would like both sides to be represented so it is good for everyone. Additionally, due to several questions not answered in the changes, he would like to see the final draft before making a recommendation to the Board of Commissioners. Motion was unanimous.

Mr. Sell stated the proposed ordinance would be added to the next Work Session to discuss all requested changes to be made to the draft.

There was no citizen comment.

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