

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Monday, August 7th, 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 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 June 26th, 2023 and July 3rd, 2023 made by Mr. Ackerman and seconded by Ms. Burke. Motion was unanimous.

Application of James Allison to request a variance from Section 802 Lot Width and Size for acreage. Property is located on Taxiway Lane, Cleveland, GA, 30528. Tax map and parcel is 063A-043. Total acreage is 0.19.

The applicant, James Allison of 175 Eagle Ridge Trail, was present. Mr. Barton gave a summary of the application. Mr. Allison explained this is for a hangar lot, not residential, and this request is for plat approval.

Motion to approve the variance made by Ms. Burke and seconded by Ms. Dixon. Motion was unanimous.

Application of James Allison to request a variance for Section 802 Lot Width and Size for acreage. Property is located at 202 Aviation Boulevard, Cleveland, GA, 30528. Tax map and parcel is 062-208C. Total acreage is 0.185

The applicant, James Allison of 175 Eagle Ridge Trail, was present. Mr. Barton gave a summary of the application. Mr. Allison explained this is for a hangar lot as well and this request is for plat approval.

Motion to approve the variance made by Mr. Ash and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the applicant to contact his office once the plats were ready to be stamped.

Application of Mark King to request a variance from Section 14-133(K) for RV Park Square Footage for a total of 635 square feet. Property is located on 66 Timberview Drive, Cleveland, GA, 30528. Lot 142 in Brookside Campground. Tax map and parcel is 004E-142.

The applicant, Mark King of 311 Country Creek Road in Macon, GA, was present. Mr. Barton gave a summary of the application. Mr. King explained the request is to cover a portion of an existing deck. He said existing covered square footage is 435 and proposed is 200.

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

Application of Chris Walls to request a variance from Section 601 Access, Section 802 Lot Width and Size for acreage, and Section 804 Building Lines for building within a building setback. Property is located at 107 Runway Circle, Cleveland, GA, 30528. Tax map and parcel is 063A-028. Total acreage is 3.04.

A representative, James Allison of 175 Eagle Ridge Trail, was present on behalf of the applicant. Mr. Barton gave a summary of the application. Mr. Allison explained the smaller lots are for hangar lots only, the public water is available, and the request is for 5-foot setbacks on all property lines. He said the

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submitted plan is just a concept drawing, but lots 13A and 13B would be accessed by Runway Circle. When asked why a request was made for setbacks on half-acre lots, Mr. Allison explained it is a convenience factor that would allow for a larger hangar.

Motion to approve the variances made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Mr. Barton advised the representative to contact his office to discuss the development process.

Application of Shaun York to request a variance from Section 601 Access. Property is located on EDS Drive, Cleveland, GA, 30528. Tax map and parcel is 031-108A. Total acreage is 1.98. A representative, Kaitlyn York of 320 EDs Drive, was present on behalf of the applicant. Mr. Barton gave a summary of the application, adding that it is a mortgage variance that will revert to one tract once the mortgage is satisfied. When asked if the plan was to place a new dwelling on the back tract and remove the current dwelling once the mortgage is satisfied, Ms. York said yes.

Motion to approve the variance made by Mr. Ash and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant to contact his office.

Application of James Gregg to request a variance from Section 601 Access. Property is located on Fortner Lane, Cleveland, GA, 30528. Tax map and parcel is 033-046. Total acreage is 1.21. The applicant, James Gregg of 43 Lakeside Drive, was present. Mr. Barton gave a summary of the application. Mr. Gregg said this is family property.

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

Request for Preliminary Plat Renewal by Chad Knott for Blue Creek Forest Subdivision on Duncan Bridge Road. Tax map and parcel is 074-053A. Total acreage is 30.24. The applicant, Chad Knott of 233 Moss Creek Point, was present. Mr. Barton gave a summary of the application. Mr. Knott explained the process has taken awhile due to costly water lines through the Water Authority that led to the need for wells and having to take additional steps through the power company in order to get the wells installed. He said the first two wells have passed.

Motion to approve the preliminary plat approval made by Mr. Ackerman and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant to contact his office about next steps.

Application of Michael Caudell to request a conditional use permit located at 147 Sara Lane, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 055D-094. Total acreage is 0.927. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family. The applicant, Michael Caudell of 315 Runway Circle, was present. Mr. Barton gave a summary of the application. Mr. Caudell did not have anything to add.

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Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Freeman. Motion carried 5-1 with Mr. Yarbrough opposed. Mr. Barton advised the applicant of the next meeting on August 28th.

Application of Keith Nordan to redistrict property located at 7525 Highway 129 N, Cleveland, Georgia, 30528 from A-1 Agriculture Forestry District to R-1 Single Family Residential District. Tax map and parcel 004-011. Total acreage is 7.23. Present zoning is A-1 Agriculture Forestry District. The applicant, Keith Nordon of 7525 Highway 129 N, was present. Mr. Barton gave a summary of the application. Mr. Nordon 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 of the next meeting on August 28th.

Application of Jerry Fortenberry to request a conditional use permit located at 578 Highway 356, Helen, Georgia, 30545. Tax map and parcel 042B-044. 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, Michael Bogue of Cornelia, GA, was present. Mr. Barton gave a summary of the application. Mr. Bogue did not have anything to add.

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 representative of the next meeting on August 28th.

Application of Judy and Scott Hancock to request a conditional use permit located at 1304 Highway 17, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 071-009. Total acreage is 16.86. Proposed use is to place in “Short Term Rental” program. Present zoning is A-1 Agriculture Forestry District. The applicant, Judy Hancock of 1302 Highway 17, was present. Mr. Barton gave a summary of the application. Ms. Hancock said wanted to address what happened last week after the meeting that they were unaware of and explained they were appalled to hear false rumors about the property being under contract and that the potential buyer wants to build cabins all over property. She said the property is at full capacity due to septic. Ms. Hancock said, after consulting with professional counsel, that toxic rumors are conjectures and run the risk of influencing commissioners’ decision.

She further clarified the historic cabin had been utilized by missionaries on furlough in exchange for gifts and utilized in exchange for help on farm. Regarding the opposition expressed in the Work Session, she said Mr. Muir had approached them twice to purchase the farm and he had expressed his opposition of the short-term rental to them after the meeting last week. She added that all present were in favor of the request during the public hearing and the issue was reopened (during the work session) after they left. Ms. Hancock stated their personal residence is on the river, but this cabin is over 1000 feet from the river, 400 feet from the closest residence on the other side of Highway 17, and 2000 feet from the closest building on Mr. Muir’s property.

When asked for clarification on whether the cabin had been rented in exchange for money, Ms. Hancock said yes it had been rented for two and a half years and she was unaware of the business license

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requirement. She verified the taxes had been paid. She also clarified that the property is for sale but is not currently under contract and the property is in the flood plain.

Motion to recommend approval of 1304 Highway 17 made by Ms. Burke and seconded by Mr. Ackerman. Motion carried 5-1 with Ms. Dixon opposed. Mr. Barton advised the applicant of the next meeting on August 28th.

Mr. Sell presented the proposed amendments to the White County Land Use Ordinance related to provisions for Historic Preservation.

Ms. Dixon recused herself due to being on the Historic Preservation Committee.

Mr. Ackerman requested clarification on the buffers and effect on adjacent property owners, to which Mr. Sell explained the changes made to address these concerns including sign off requirements and when buffers would not apply. Ms. Burke expressed concerns with placing additional restrictions on properties and explained that landowners could place restrictions or covenants on their personal property to protect it.

Chairman Thomas asked if there were any recommended changes to the document, there was no response from the board.

Motion to recommend approval as is with the changes was made by Mr. Ackerman. The motion died for lack of second.

Mr. Freeman explained there is a lot of beautiful property in the county that should be protected and there are rules and regulations already in place to help protect property from something that might not be a good fit. Mr. Freeman made a motion to recommend to the Board of Commissioners not adding this to the land use plan. Ms. Burke seconded the motion. Motion carried 4-1 with Mr. Ackerman opposed and Ms. Dixon recused.

There was no citizen comment.

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