

WHITE COUNTY PLANNING COMMISSION MINUTES
WORK SESSION

Monday, January 29th, 2024
6:00 pm

White County Senior Center
1239 Helen Hwy, Cleveland, Ga., 30528

Those present were Larry Freeman, Charlie Thomas, Linda Dixon, and John Yarbrough. Staff members present were John Sell, Tammy Carter, and Mercedes Dodd.

Chairman Thomas called the meeting to order.

Ms. Carter gave a summary of the following applications:

Application of Vicki Glover to request variance for Section 14-133(k) RV Park Square Footage for a total of 580 square feet. Property is located at 123 Bridge Loop Drive, Cleveland, GA, 30528. Lot 221 in Paradise Valley. Tax map and parcel is 005E-221.

Application of Ralph Hogan to request a variance from Section 601 Access. Property is located at 0 Gerrells Road, Cleveland, GA, 30528. Tax map and parcel is 076-065. Total acreage for variance is 1.41.

Application of William Pardue to request a variance from Section 30-104(2) for impervious surface setbacks in Watershed Protection. Property is located at 61 Ray Pardue Road, Cleveland, GA, 30528. Tax map and parcel is 032-177. Total acreage for variance is 5.17.

Application of W.R. Clarke to request variance for Section 14-133(k) RV Park Square Footage for a total of 744 square feet. Property is located at 145 Magnificent Way, Cleveland, GA, 30528. Lot 51 in Mountain Lakes. Tax map and parcel is 031E-086.

Application of Shaun and Kaitlyn York to request a variance from Section 601 Access. Property is located at 0 Ascension Trail, Cleveland, GA, 30528. Tax map and parcel is 005D-005. Total acreage for variance is 3.11.

Chairman Thomas discussed with the board and staff second dwelling variances and suggested a condition that if use changes from family then they will need to meet all current county regulations. Mr. Sell said staff can remind customers upfront the intent of the ordinance. Mr. Freeman questioned R-2 multi-family housing and clusters of rental homes. Mr. Sell outlined the R-2 zoning criteria. Mr. Freeman explained it becomes a problem when owners try to divide the parcels later, to which Mr. Pittard stated the difference seems to be attached versus detached and splitting the parcels when the dwellings are close together. Chairman Thomas reiterated the ability to place conditions on variances by the board.

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