

White County Planning Commission

Regular Session

MINUTES

Monday, February 3rd, 2020

White County Senior Center

6:00 pm

1239 Helen Hwy, Cleveland, Ga. 30528

Those present were Larry Freeman, Dona K. Burke, Charlie Thomas, Linda Dixon, and John Yarbrough.

Staff: Harry Barton, John Sell, and Mercedes Dodd

- I. Call to Order- Chairman Thomas called the meeting to order.
- II. Invocation- Mr. Yarbrough gave the invocation.
- III. Review and approval of minutes of December 30th, 2019 and January 6th, 2020- Motion made by Mrs. Dixon to approve the minutes; seconded by Mr. Yarbrough. Motion was unanimously approved.
- IV. Review of Agenda- Chairman Thomas asked if there were any changes to the agenda. Chairman Thomas said there were no changes to the agenda. Chairman Thomas opened the regular meeting.
- V. Variance

a. **William Mobley Section 601 Access**

Application of William Mobley to request a variance for access. Property is located on Merck Road, Cleveland, GA, 30528. Tax map and parcel 075-223. Total acreage to be transferred is 1.47.

Aaron Mobley, of 731 Merck Road in Cleveland, was there to represent the applicant.

Mr. Barton gave a summary of the application.

Chairman Thomas asked Mr. Mobley if he had anything to add; Mr. Mobley said he and his wife are planning on building a house on this location and that he grew up on the property.

Mr. Barton asked if this was a gift of love; Mr. Mobley said yes and that they have right of way right off of Merck Road.

Chairman Thomas asked if there were any other questions; no response.

Motion was made by Mr. Yarbrough to approve the variance as requested; seconded by Mrs. Burke. Motion was unanimously approved.

b. **Todd Campbell Section 601 Access**

Application of Todd Campbell to request a variance for access. Property is located at 449 Shoal Creek Church Road, Cleveland, GA, 30528. Tax map and parcel 022-035. Total acreage is 5.24.

The applicant, Todd Campbell of 1617 Hwy 115 E in Cleveland, was present.

Mr. Barton gave a summary of the application.

Mr. Barton asked Mr. Campbell if he knows what the easement is for Ellis Mountain Road; Mr. Campbell said that after he called, he found out that he would have to do the easement, to get to the 30 feet, he would have to go across the property and that would have to be redrawn to include that in the lots. He said he talked to the surveyor that did it and he said that he could do that if needed.

Mr. Barton said the variance is going to be for three 1 acre tracts and the other two tracts are approved because they adjoin as required.

White County Planning Commission

Regular Session

MINUTES

Chairman Thomas stated that the board is going to start asking that everyone start posting 911 addresses to make the properties easier to find.

Mr. Barton stated that there is a process if it gets approved as a five acre lot, you still have to go through subdivision regulation for 5 lots, so this is not the end of the process.

Chairman Thomas asked Mr. Campbell if he had anything else he would like to add; Mr.

Campbell said he just wants to know what he can do before he spends the money to plat it.

Chairman Thomas asked if there were any other questions; no response.

Motion was made by Mr. Freeman to approve the variance as requested; seconded by Mrs. Burke. Motion was unanimously approved.

c. Ralph Dale Section 14-133-G Structures and Buildings

Application of Ralph Dale to request a variance for structures over 400 square feet. Property is located at 612 Riverside Drive, Lot 42, Cleveland, GA, 30528. The property is located in Riverside Campground. Tax map and parcel 088E-042. Total acreage is 1.00.

Chuck Gates, of 641 Riverside Drive in Cleveland, was present to represent the applicant.

Mr. Barton gave a summary of the application.

Mr. Barton asked if the application is for a total of 760 square feet; Mr. Gates said he thinks so.

Mr. Barton clarified with Mr. Gates that there were no setback issues; Mr. Gates said that's correct.

Mr. Barton asked if Mr. Gates had anything else he would like to add; Mr. Gates said he is the neighbor across the street and he walked the property with Mr. Dale, the setbacks were correct.

Mr. Barton asked if the deck was covered or uncovered; Mr. Gates said it will be covered.

Mr. Barton stated that the deck is part of the proposed square feet.

Mrs. Dixon asked what campground this is in; Mr. Gates said Riverside RV.

Chairman Thomas asked if there were any other questions; no response.

Motion was made by Mrs. Burke to approve the variance as printed; seconded by Mr. Yarbrough. Motion was unanimously approved.

d. Samuel K. Franklin Section 601 Access

Application of Samuel K. Franklin to request a variance for access. Property is located at 268 Harland Drive, Cleveland, GA, 30528. Tax map and parcel 076-199 & 076-200. Total acreage is 33.74.

The applicant, Samuel Franklin of 5544 Hwy 115 E in Cleveland, was present.

Mr. Barton gave a summary of the application.

Mr. Barton asked if this is a family transaction; Mr. Franklin said yes.

Mr. Barton asked if this is a division of the estate; Mr. Franklin said yes.

Chairman Thomas asked Mr. Franklin if he had anything else to add; Mr. Franklin said he was born and raised there, that it was his grandparents' farm. He said his mother was the only child and she inherited it all and farmed it her whole life. Mr. Franklin stated that now his parents are

White County Planning Commission

Regular Session

MINUTES

in failing health and want to get it split up between him and his two sisters before something happens.

Chairman Thomas asked what the total acreage is; Mr. Franklin said one is 10.20 acres, one is 11.86 acres, and one is 11.68 acres.

Chairman Thomas asked if there were any other questions; no response.

Motion was made by Mrs. Dixon to approve the variance; seconded by Mrs. Burke. Motion was unanimously approved.

e. Dan & Christina McClenathen Section 601 Access

Application of Dan & Christina McClenathen to request a variance for access. Property is located at 12 Saint Charles Place, Cleveland, GA, 30528. Tax map and parcel 036-033. Total acreage is 3.71.

The applicant, Christina McClenathen of 12 St. Charles Place in Cleveland, was present.

Mrs. McClenathen's sister, Beth Tuttle of 45 St. Charles Place in Cleveland, was also present.

Mr. Barton gave a summary of the application.

Chairman Thomas asked if Mrs. McClenathen or Mrs. Tuttle had anything else to add; they said no.

Mr. Barton stated that this variance is to approve the access to continue the mortgage variance.

Chairman Thomas asked if there were any other questions; no response.

Motion was made by Mrs. Dixon to approve the variance; seconded by Mr. Yarbrough. Motion was unanimously approved.

f. Paul and Rachel Rampulla Section 601 Access

Application of Paul and Rachel Rampulla to request a variance for access. Property is located on Gloria's Way in Sautee Nacoochee, GA, 30571. Tax map and parcel 071-179A. Total acreage is 2.34.

Chairman Thomas recused himself due to sitting on the Water Board and turned this hearing over to the Vice Chair, Mrs. Dixon.

Bill Holtzclaw, Mr. and Mrs. Rampulla's realtor, was present to represent the applicants.

Mr. Holtzclaw stated that he has had this property listed for the Water Authority for a couple of years. He said Paul and Rachel wanted to buy it, but when the extension of Trammell Drive was given, they never recorded that widened portion, so that contact with Trammell Drive was not large enough on this property to give good access. He said Mr. Rampulla went to the Bean Creek Missionary Baptist Church and they made a deal to give him access via Gloria's Way that touches the other side of this property. Mr. Holtzclaw said it's in the best interest of the water authority, otherwise they can't sell the property and this particular buyer has a contact with the church.

Vice Chair Dixon asked if the total area is 2.336 acres; Mr. Holtzclaw said yes.

Mr. Barton said the actual request is to access the lot, which is going to be 45 feet, which is 15 feet larger than required, in the southeast corner, according to the plat.

White County Planning Commission
Regular Session
MINUTES

Vice Chair Dixon asked if there were any other questions; no response.
Motion was made by Mrs. Burke to approve the variance as printed; seconded by Mr. Yarbrough. Motion was unanimously approved.

VI. Land Use

- i. **Application of Brian Alexander** to redistrict property located at 177 Marvin Miles Road in Cleveland, GA, 30528 from A-1 Agriculture Forestry District, to R-1 Residential Single Family District. Tax map and parcel 051-043. Total acreage is 18.58.

Present use is A-1 Agriculture Forestry District.

A representative, Alan Boggs of 20 Leadpole Mountain Lane in Cleveland, GA, 30528, was present.

Mr. Barton gave a summary of the application.

Mr. Barton asked Mr. Boggs if he had anything to add; Mr. Boggs stated that it appeals to a greater audience to go to R-1.

Mr. Yarbrough asked if the adjoining property owners have had any questions; Mr. Boggs said no. Mr. Barton said his office hasn't received any calls.

Chairman Thomas asked the board if they had any questions. No response.

Motion was made by Mr. Freeman to recommend to the Board of Commissioners to approve the request to redistrict the property from A-1 to R-1 as requested; Seconded by Mrs. Burke.

Chairman Thomas asked if there was any discussion. No response.

Motion was unanimously approved.

- ii. **Application of Dana Patterson** to request a conditional use permit on Ridge Road Helen, Ga. 30545. Tax map and parcel 042B- 056. Total acreage is 1.04. Proposed use is to place in "Short Term Rental" program.

Present use is R1 Residential, Single-Family District.

Mrs. Burke recused herself.

The landowner, Dana Patterson of 645 Warwick Rd, Cleveland, GA, 30528, was present.

Mr. Barton gave a summary of the application.

Mr. Barton asked Mrs. Patterson if he had anything else to add; Mrs. Patterson said no, she told her story last week.

Chairman Thomas asked the board if they had any questions. No response.

Motion was made by Mr. Freeman to recommend to the Board of Commissioners to grant a conditional use for short term rental on this property on Hootenanny Hills; Seconded by Mrs. Dixon.

Chairman Thomas asked if there was any discussion. No response.

Motion was unanimously approved.

VII. Citizens Comments- None

- VIII. Adjournment- Motion to adjourn was made by Mrs. Burke; Seconded by Mrs. Dixon. Motion was unanimously approved.