

White County Planning Commission  
Regular Session: MINUTES

Monday, December 7<sup>th</sup>, 2020  
6:00 pm

White County Senior Center  
1239 Helen Highway, Cleveland, GA, 30528

Those present were Larry Freeman, R.K. Ackerman, Dona K. Burke, Brad Ash, and John Yarbrough.

Staff present: Harry Barton, John Sell, and Mercedes Dodd.

- I. Call to Order: Acting Chairman Burke called the meeting to order.
- II. Invocation: Mr. Yarbrough gave the invocation.
- III. Review of Agenda: Acting Chairman Burke asked if there were any changes to the agenda. Acting Chairman Burke said there were no changes to the agenda. Acting Chairman Burke opened the regular meeting.
- IV. Review and approval of minutes of October 26<sup>th</sup>, 2020 and November 2<sup>nd</sup>, 2020: Mr. Barton noted that a revision was made to change the heading from "Agenda" to "Minutes". Motion made by Mr. Ackerman to approve minutes of October 26<sup>th</sup>, 2020 and November 2<sup>nd</sup>, 2020, seconded by Mr. Yarbrough. Motion was unanimous.

V. Variances

a. **Riley M. Crumley Section 802 Lot Width and Size**

Application of Riley M. Crumley to request a variance for lot size. Property is located at 110 Aviation Boulevard, Cleveland, GA, 30528. Tax map and parcel 062-208. Total acreage is 0.23.

The applicant, Riley Crumley Jr. of 971 Westmoreland Road in Cleveland, was present. His brother, Richard Crumley of 4952 Hwy 254 in Cleveland, was also present. Mr. Riley Crumley stated that this is a hangar lot and will not be for residential use. Mr. Richard Crumley explained that this was their father's property, but he passed away and they are trying to sell this lot. He went on to say that this hangar lot has been separate for 15 years on land; however, they want to correct it on paper for title purposes. Motion made by Mr. Freeman to approve the variance as requested, seconded by Mr. Ash. Motion was unanimous.

b. **Tim Adams Section 601 Access**

Application of Tim Adams to request a variance for access. Property is located at 56 Twin Leaf Drive, Cleveland, GA, 30528. Tax map and parcel 034C-013B. Total acreage is 2.12.

The landowner, Tim Adams of 56 Twin Leaf Drive, was present. Mr. Adams explained that he wants to split this 1.20 acre piece of his property off solely for mortgage purposes. Mr. Barton explained that once the mortgage has been paid off, this tract will revert back to being part of the original 3.32 acres. Motion made by Mr. Freeman to approve the variance as requested, seconded by Mr. Yarbrough. Motion was unanimous.

c. **Brian & Robin Oakes Section 14-133-G**

Application of Brian & Robin Oakes to request a variance to build within the building setback. Property is located at 0 Stag Leap Drive, Cleveland, GA, 30528. Lot 116 in Elkmont RV Resort. Tax map and parcel 045D-176.

The landowners, Mr. and Mrs. Oakes of 431 Elkmont Trail in Cleveland, were present. Mrs. Oakes explained that they would like to move and turn their existing shed to give way for their driveway to fit their RV, resulting in a need for a one foot setback. Mr. Oakes stated that this section backs up to common area of the RV resort and explained that they have a letter from the association granting them permission for the shorter setback.

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Motion made by Mr. Yarbrough to approve the variance as requested, seconded by Mr. Ackerman. Motion was unanimous.

d. **Troy Wheeler Section 802 Lot Size and Width & Section 804 Building Lines**

Application of Troy Wheeler to request a variance for lot size and building setback. Property is located on Runway Circle in Cleveland, GA, 30528. Tax map and parcels 063A-032, 063A-033, and 063A-034. Total acreage is 0.67.

The landowner, Troy Wheeler of 612 Landers Court in Gainesville, Georgia, was present. His representative, Ed Meyers of 752 Chattahoochee Place in Gainesville, Georgia, was present. Mr. Meyers explained that this is a hangar lot only and that they will be going in front of the Board of Health, as well. He stated that the request is for a five foot setback and for a smaller lot size that code requirements. Mr. Meyers said they believe this will make the property more marketable to go from three parcels down to two. Mr. Wheeler explained that the main reason for this request is to provide more area to get a septic tank installed.

Motion made by Mr. Ackerman to approve the variance as requested, seconded by Mr. Freeman. Motion was unanimous.

e. **Denise Zangara Section 601 Access**

Application of Denise Zangara to request a variance for access. Property is located on Vista View Drive in Cleveland, GA, 30528. Tax map and parcel 073C-082. Total acreage is 1.415.

The landowner, Nick Carlisle of Vista View Drive, was present. His realtor, Denise Zangara of 1823 Auroria Road in Dahlonega, Georgia, was also present. Mr. Barton gave a summary of the application. Mr. Carlisle explained that his wife's grandmother is giving them land to put their home on. Mr. Barton gave a summary of the application.

Motion made by Mr. Freeman to approve the variance as requested, seconded by Mr. Yarbrough. Motion was unanimous.

VI. Land Use

1. **Application of Michelle Gunnin** to request a conditional use permit at 228 Spring Crest Road, Cleveland, Georgia, 30528. Tax map and parcel 030C-066. Total acreage is 0.918. Proposed use is to place in "Short Term Rental" program. Present use is R-1 Residential Single-Family District.

The landowner, Michelle Gunnin of 228 Spring Crest Road, was present. Mrs. Gunnin stated that she would like to rent out her basement short term for extra income. Mrs. Gunnin explained that she went with AirBnB for rental because she will be able to filter what she will and will not allow. When asked how many she will be renting out to, Mrs. Gunnin stated that she only anticipates up to three couples.

Motion made by Mr. Freeman to recommend to the Board of Commissioners to approve this conditional use permit as requested, seconded by Mr. Ash. Three were in favor of the motion, with Mr. Yarbrough being against. The motion carried by majority.

VII. Citizens Comments: There were no citizen comments.

VIII. Adjournment: Motion to made by Mr. Freeman to adjourn, seconded by Mr. Yarbrough. Motion was unanimous.