

White County Planning Commission
Regular Session
September 9th, 2019
1239 Helen Hwy, Cleveland, Ga. 30528

Location: White County Senior Center
Present: Larry Freeman, R.K. Ackerman, Charlie Thomas, Linda Dixon, and Brad Ash
Staff: John Sell, Harry Barton, and Mercedes Toolan

I. Call to Order

Chairman Thomas called meeting to order.

II. Invocation

Mr. Ackerman gave the invocation.

III. Review of Agenda

Motion made by Mrs. Dixon to amend agenda to add a variance request for structures over 400 square feet for Michael and Nina Dodson to the agenda, as discussed during the August 26th, 2019 meeting; seconded by Mr. Ackerman. Motion was unanimously approved.

IV. Review of July 29th, 2019 and August 5th, 2019 minutes.

Motion made by Mrs. Dixon to approve minutes of July 29th, 2019 and August 5th, 2019; seconded by Mr. Ackerman. Motion was unanimously approved.

V. Variances

a. **David Barrett Section 601 Access**

Application of David Barrett to request a variance for access. Property located at 699 Mountain Meadows Road, Cleveland Ga. 30528. Map and parcel 048B-106. Total acres are 8.62.

The land owner, Mr. David Barrett of 699 Foundation Meadows Road, Cleveland, GA, 30528, was present. He would like to give 5 acres to a family member. Mr. Barrett would like to stay in conservation with his property. There would be a shared driveway.

Mr. Barton stated that it is a code issue due to access, which is why a variance is required. Mr. Barton gave a summary of the application.

Motion made by Mrs. Dixon to approve application as submitted; seconded by Mr. Ash. Motion was unanimously approved.

b. **Charles Brantley Section 804 Building Lines**

Application of Charles Brantley to request a variance to build in the building setback, located at 420 Alex Stringer Road, Cleveland Ga. 30528. Map and parcel 021-034B. Total acres are 1.07.

White County Planning Commission
Regular Session
September 9th, 2019
1239 Helen Hwy, Cleveland, Ga. 30528

The land owner, Mr. Charles Brantley of 420 Alex Stringer Road, Cleveland, GA, 30528, was present. Mr. Brantley stated that he would like to move the setback to be able to place carport on property. Mr. Brantley stated that this is the only place on his property that he can place the carport and will need enough area to maneuver his vehicle. Mr. Brantley said he has spoken to neighbor about going 5 feet off of the setback.

Mr. Barton gave a summary of the application.

Motion made by Mr. Ackerman to approve the variance with the letter from the neighbor; seconded by Mr. Freeman. Motion was unanimously approved.

c. Blaine Harkins 802 Lot Width and Size

Application of Blaine Harkins to request a variance for more than one dwelling per tract. Property is located at T S Drive, Sautee Ga. 30571. Map and parcel 064A-009. Total acres are 8.43.

The land owner, Mr. Blaine Harkins of 220 Harkins Lane, Clayton, GA, 30525, was present. Mr. Harkins stated he would like to build a second dwelling for his mother to stay in on the same property. Neither dwelling has been built yet.

Mr. Barton gave a summary of the application. Mr. Barton stated that the variance will be once the first dwelling is done.

Mr. Barton asked which dwelling would be completed first; Mr. Harkins said he was not sure. Mr. Barton stated that it does not matter which is first, but the variance will not be an issue until the second home is built.

Mr. Barton stated that the tract would have to be at least 2 acres to be considered.

Chairman Thomas asked if he plans to split in two tracts.

Mr. Harkins said no it's all in his name.

Motion made by Mrs. Dixon to approve application as submitted; seconded by Mr. Ash. Motion was unanimously approved.

d. Betty Jo Williams Section 133-14-G & K

Application of Betty Jo Williams to request a variance for structures over 400 square feet and building set back. Property located at 1071 Mountain Shadows Drive, Cleveland Ga. 30528. Lot 96 Mountain Shadow Unit A. Map and parcel 031F-102. Total acres are 1.00.

White County Planning Commission
Regular Session
September 9th, 2019
1239 Helen Hwy, Cleveland, Ga. 30528

Mr. Mark Caldwell of 1079 Mountain Shadows Drive, Cleveland, GA, 30528, was present to represent Mrs. Betty Jo Williams.

Mr. Barton stated that proposed building is 508 square feet total and the walkway is within a foot of the property line. Mr. Barton gave a summary of the application.

Chairman Thomas asked if Mrs. Williams has spoken to the adjoining property owner.

Mr. Caldwell said yes, she signed a letter.

Motion made by Mr. Ackerman to approve the variance with the letter from the neighbor; seconded by Mr. Freeman. Motion was unanimously approved.

e. **James Morris Section 133-14-K**

Application of James Morris to request a variance for structures over 400 square feet. Property located at 966 Mountain Shadows Drive, Cleveland Ga. 30528. Lot 81 Mountain Shadows Unit A. Map and parcel 031F-077. Total acres are 1.0. The property owner, Rhonda Morris of 966 Mountain Shadows Drive, Cleveland, GA, 30528, was present.

Mr. Barton stated that the variance request is for a 20x40 covered shed for 5th wheel camper. Mr. Barton gave a summary of the application. Mr. Barton stated that there is no setback issue.

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

f. **Michael Dodson Section 133-14-G**

Application of Michael and Nina Dodson to request a variance for structures over 400 square feet. Property located at 208 Big Rock Road, Cleveland, GA, 30528, Lot 276 in Paradise Valley Park. Map and parcel 005E-276. Total acres are 1.0.

The property owners, Michael and Nina Dodson of 3500 Windfield Terrace in Monroe, GA, 30655, were both present. Mr. Dodson stated he and his wife want to build a cabin with covered roof. His wife has arthritis and would like convenience for her.

Mrs. Dixon asked for clarification on the setback.

Mr. Sell stated yes, it is 5 feet from setback. Mr. Sell gave a summary of the application. Chairman Thomas asked if this is allowed by park.

Mrs. Dodson said they still have to go before the HOA to make sure they are in compliance.

Mrs. Dixon asked what park it is; Mr. Dodson said Paradise Valley.

Chairman Thomas asked if the lot has individual septic; Mrs. Dodson stated it is community well and septic.

White County Planning Commission
Regular Session
September 9th, 2019
1239 Helen Hwy, Cleveland, Ga. 30528

Mrs. Dodson said the HOA is cutting building off at the end of October until April 1st, so they are trying to get the process started.

Chairman Thomas asked to be sure there is not a setback issue.

Mrs. Dodson said the builder did all of the drawings and measurements.

Mr. Sell spoke to builder and he was told the building would not have any property line violations.

Mrs. Dodson said they had it surveyed.

Mr. Ackerman asked for clarification on the proposed versus existing building on the drawings. Mr. Sell stated that the deck is not included, as it is not covered.

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

VI. Land Use Recommendations

- a. **Application of Community Baptist Church** to request a variance to Appendix C/Article IX/Section 901/6 for building setback located at 1745 Sky Lake Road, Sautee Nacoochee, Ga. 30571. Total acres are 1.0. Map and parcel 069-146. Present use is A-1 Agriculture Forestry District.

Mr. Brent Penland of 715 Partin Rd., Cleveland, Ga., 30528, was present to represent the church.

Mr. Barton gave a summary of the application. Mr. Barton stated that the request is to build a gazebo structure outside within the required 50 foot setback; the request is to build within 15-20 feet from the property line. Mr. Barton said the picnic shelter area will be 30 feet by 20 feet.

Chairman Thomas asked if he had reached out to the adjoining land owner.

Mr. Penland stated he had not, but wasn't sure if someone within the church had already reached out.

Motion made by Mr. Ackerman to make a recommendation of approval to the Board of Commissioners with a letter from the adjoining land owner; seconded by Mr. Ash.
Motion was unanimously approved.

- b. **Application of Gregory Chastain** to redistrict property located at 8343 Duncan Bridge Road, Cleveland Ga. 30528 from: A-1 Agriculture Forestry District, to C-2 Highway Business District. Total acreage to be changed is 4.33. Tax parcel 076-338. Present use is A-1 Agriculture Forestry District.

White County Planning Commission
Regular Session
September 9th, 2019
1239 Helen Hwy, Cleveland, Ga. 30528

The land owner, Mr. Gregory Chastain of 4454 Flagship Drive, Gainesville, Ga., 30506, was present. Mr. Chastain stated that the purpose of the change is for estate planning. Mr. Barton gave a summary of the application.

Motion made by Mr. Freeman to make a recommendation of approval to the Board of Commissioners to redistrict from A-1 Agriculture Forestry District to C-2 Highway Business District; seconded by Mrs. Dixon. Motion was unanimously approved.

- c. **Application of Gregory Chastain** to redistrict property located at 8343 Duncan Bridge Road, Cleveland Ga. 30528 from: A-1 Agriculture Forestry District, to R-1 Residential, Single Family District. Total acreage to be changed is 4.68. Tax parcel 076-338. Present use is A-1 Agriculture Forestry District.

The land owner, Mr. Gregory Chastain of 4454 Flagship Drive, Gainesville, Ga., 30506, was present. Mr. Chastain stated that the purpose of the change is for estate planning. Mr. Barton gave a summary of the application.

Motion made by Mr. Ash to make a recommendation of approval to the Board of Commissioners to redistrict from A- 1 Agriculture Forestry District to R-1 Residential, Single Family District; seconded by Mr. Ackerman. Motion was unanimously approved.

- d. **Application of Dennis Greene** to redistrict property located at 610 Industrial Blvd., Cleveland Ga. 30528 from A-1 Agriculture Forestry District to I-1 Industrial District. Total acreage to be changed is 1.0. Tax parcel 050-143. Present use is A-1 Agriculture Forestry District.

Mr. Hal Pardue of 155 Pine Hill Drive, Cleveland, GA, 30528, was present to represent Mr. Dennis Greene.

Mr. Barton gave a summary of the application. Mr. Barton stated that the property is currently non-conforming A-1, so this variance would put the property and building into conforming use.

Mr. Sell stated for clarification that the property will be used for making waste water treatment equipment, primarily for poultry.

Motion made by Mr. Ash to make a recommendation of approval to the Board of Commissioners to redistrict from A- 1 Agriculture Forestry District to I-1 Industrial District; seconded by Mr. Ackerman. Motion was unanimously approved.

- e. **Application of Susan Fleck** to request a conditional use permit at 3214 Paradise Valley Road, Cleveland Georgia 30528. Tax map and parcel 006-016. Total acres are 1.0. Proposed use is to place in "Short Term Rental" program. Present use is R-1 Residential, Single-Family District.

White County Planning Commission
Regular Session
September 9th, 2019
1239 Helen Hwy, Cleveland, Ga. 30528

The land owner, Ms. Susan Fleck of 3214 Paradise Valley Road, Cleveland, Ga., 30528 was present. Ms. Fleck stated that she would like to use it as a Short Term Rental. Mr. Barton gave a summary of the application.

Motion made by Mrs. Dixon to make a recommendation of approval to the Board of Commissioners for the conditional use application; seconded by Mr. Ackerman. Motion was unanimously approved.

VII. Citizen Comments

None

VIII. Adjournment

Motion to adjourn was made by Mrs. Dixon; seconded by Mr. Ackerman. Motion was unanimously approved.