

White County Planning Commission

Regular Session: MINUTES

Monday, August 3rd, 2020

6:00 pm

White County Senior Center

1239 Helen Highway, Cleveland, GA, 30528

Those present were Larry Freeman, R.K. Ackerman, Charlie Thomas, Linda Dixon, Brad Ash, 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 of Agenda: Chairman Thomas asked if there were any changes to the agenda. Chairman Thomas said there were no changes to the agenda, but wanted to note that the Regular Session meeting is being moved from Monday, September 7th, 2020 to Tuesday, September 8th, 2020. Chairman Thomas opened the regular meeting.
- IV. Review and approval of minutes of June 29th, 2020 and July 6th, 2020: Motion was made by Mrs. Burke to approve the minutes of June 29th, 2020 and July 6th, 2020; seconded by Mrs. Dixon. Motion was unanimous.

V. Variances

a. India Winter Section 601 Access

Application of India Winter to request a variance for access. Property is located on Glencomyn Drive, Sautee Nacoochee, GA, 30571. Tax map and parcel 069-135. Total acreage is 89.07.

The applicant, India Winter of 151 Richardson Road in Sautee Nacoochee, was present.

Mr. Barton gave a summary of the application.

Chairman Thomas asked if this is a family division of property; Mrs. Winter stated that yes, it is being split between herself and her two siblings.

Mrs. Burke asked to clarify that all five tracts were being split between the relatives; Mrs. Winter said all five tracts are being split between the three siblings.

Mrs. Burke asked if any of this would be sold; Mrs. Winter stated that it is not intended to be sold, tract two which is her and her husband's, will be left to her daughter and son in law.

Chairman Thomas asked if the board had any other questions; no response.

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

Motion was unanimous.

b. Bill Loudermilk Section 802 Lot Width and Size

Application of Bill Loudermilk to request a variance to add a second dwelling. Property is located at 214 Clifford Drive, Sautee Nacoochee, GA, 30571. Tax map and parcel 070-158A. Total acreage is 4.03.

The landowner, Bill Loudermilk of 214 Clifford Drive, was present.

Mr. Barton gave a summary of the application.

Mr. Loudermilk stated that he originally wanted to do a storage building, but his house seems small with all children at home. Mr. Loudermilk explained that the second house would be for personal family use and family gatherings.

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

Motion made to approve the variance as is by Mr. Ash; seconded by Mrs. Burke. Motion was unanimous.

c. Susan Cone Section 601 Access

Application of Susan Cone to request a variance for access. Property is located on Hidden Pond in Cleveland, GA, 30528. Tax map and parcel 063-018. Total acreage is 5.00.

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The landowners, Susan Cone and Jim Cone of 4804 Flat Creek Road in Oakwood, Georgia, were present. Mr. Barton gave a summary of the application.

Mr. Cone stated that they don't want to live with their children. Mrs. Cone explained that there is an existing home on the property that their daughter and her husband will live in. She said they split the 5 acres off to build a smaller house.

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

Motion made by Mr. Ackerman to approve the variance as is; seconded by Mrs. Dixon. Motion was unanimous.

d. Cindy Nalley Section 802 Lot Width and Size

Application of Cindy Nalley to request a variance to add a second dwelling. Property is located at 317 Chambers Road, Cleveland, GA, 30528. Tax map and parcel 045D-043. Total acreage is 2.01.

The landowner, Cindy Nalley of 317 Chambers Road, was present.

Mr. Barton gave a summary of the application.

Mrs. Nalley stated that her mother is elderly and doesn't have any family in South Georgia where she lives, so Mrs. Nalley wants to move her up here so she can take care of her mother.

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

Motion to grant the variance as requested made by Mr. Yarbrough; seconded by Mrs. Dixon. Motion was unanimous.

e. Harland Butler Section 14-133-K Structures and Buildings

Application of Harland Butler to request a variance for structures over 400 square feet. Property is located at 101 Hillcrest Court, Cleveland, GA, 30528. Lot 76 in Paradise Valley Campground. Map and parcel 005E-073. Total acreage is 0.176.

The landowner, Harland Butler of 101 Hillcrest Court, was present.

Mr. Barton gave a summary of the application.

Mr. Barton asked what the total square footage is; Mr. Butler stated that the total currently is 280 square feet, but he would like to add 180 square feet of roof over on his deck, making the total 460 square feet.

Chairman Thomas asked Mr. Butler if he had anything else he would like to add; Mr. Butler said no.

Chairman Thomas asked the board if they had any other questions; no response.

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

f. James Harold McCay Section 802 Lot Width and Size

Application of James Harold McCay to request a variance to add a second dwelling. Property is located at 329 Clayton Road, Helen, GA, 30545. Total acreage is 4.07. Tax map and parcel 042B-032.

The landowner, James Harold McCay of 329 Clayton Road and his grandson, James Harold McCay of 327 Clayton Road, were present.

Mr. Barton gave a summary of the application.

Mr. McCay explained that the request is to place a mobile home on the property for his daughter in law and his grandson so they can all stay together on the property without her having to spend money on a different property. Mr. McCay stated that he and his wife are advancing in age and would like to have the family together.

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Chairman Thomas asked if the board had any other questions; no response.

Motion to approve the variance as written made by Mrs. Burke; seconded by Mr. Yarbrough. Motion was unanimous.

g. Marie Nolan Section 802 Lot Width and Size

Application of Marie Nolan to request a variance to add a second dwelling. Property is located at 329 Savage Trail, Cleveland, GA, 30528. Tax map and parcel 061-074. Total acreage is 8.88.

The landowner, Marie Nolan of 329 Savage Trail and her father, Elvis Owens of 329 Savage Trail, were present.

Mr. Barton gave a summary of the application.

Mrs. Nolan stated that they just want a place for her father to feel like he has independence but close enough for them to help out.

Chairman Thomas asked if there were any questions from the board; no response.

Motion to approve variance made by Mrs. Dixon; seconded by Mr. Ackerman. Motion was unanimous.

h. Terry Michael Kitchens Section 601 Access

Application of Terry Michael Kitchens to request a variance for access. Property is located on Paradise Valley Road in Cleveland, GA, 30528. Tax map and parcel 005D-069. Total acreage is 2.22.

The landowner, Terry Kitchens of 89 Gold Flume Way in Cleveland, was present.

Mr. Barton gave a summary of the application.

Mr. Kitchens explained that one daughter is getting married and the other is already married, and they are just trying to keep them in White County.

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

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

VI. Land Use

- i. **Application of Verizon Wireless**, represented by Kiersten Lurer, to request a conditional use permit at 99 R&R Drive, Cleveland, GA, 30528. Tax map and parcel 006-006A. Total acreage is 23.13. Proposed use is to add a new tower. Present use is A-1 Agriculture Forestry District.

A representative, Marshal Melvin of P. Marshall & Associates, was present.

Mr. Melvin explained that the structure type is a mono pole and the height 185 feet with 10 foot lightning rod.

Mr. Barton gave a summary of the application. Mr. Barton explained that the tower structure is a separate permit from the conditional use permit.

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

Motion made by Mr. Yarbrough to recommend approval to the Board of Commissioners; seconded by Mrs. Burke. Motion was unanimous.

- ii. **Application of William Cull** to request a conditional use permit at 107 Farmette Drive, Cleveland, Georgia, 30528. Tax map and parcel 030-052. Total acreage is 2.67. Proposed use is to place in "Short Term Rental" program. Present use is R-1 Residential Single-Family District.

The landowner, William Cull of 186 Farmette Drive in Cleveland, was present.

Mr. Barton gave a summary of the application.

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

Motion made by Mr. Freeman to recommend to the Board of Commissioners to approve the conditional use as requested; seconded by Mrs. Dixon. Motion was unanimous.

- iii. **Application of William Cull** to request a conditional use permit at 50 Snowdrift Place, Cleveland, Georgia, 30528. Tax map and parcel 030D-018. Total acreage is 1.65. Proposed use is to place in "Short Term Rental" program. Present use is R-1 Residential Single-Family District.

The landowner, William Cull of 186 Farmette Drive in Cleveland, was present.

Mr. Barton gave a summary of the application.

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

Motion made by Mr. Ackerman to recommend to the Board of Commissioners to approve the conditional use permit as requested; seconded by Mr. Freeman. Motion was unanimous.

- iv. **Application of Alexander Jenkins** to request a conditional use permit at 7932 Hwy 75 Alt, Helen, Georgia, 30545. Tax map and parcel 042B-054. Total acreage is 0.60. Proposed use is to place in "Short Term Rental" program. Present use is R-1 Residential Single-Family District.

The applicant was not present, no recommendation was made.

VII. Citizens Comments

Charles Barnes of 54 Haven Drive in Helen approached the podium. Mr. Barnes said he would like to recommend that the request be denied for the property at 7932 Hwy 75 in Helen due to the location of the driveway. He explained that he owns the property next door and that it is less than 40 feet from the gate that goes to their property. Mr. Barnes said he owns the gate and the driveway; they just have an easement to go through it. He said he feels that if the property is short term rental, it would be detrimental to his well-being with people going in and out at all hours.

Chairman Thomas explained that this hearing would not be voted on since the applicant was not present.

Chairman Thomas asked to clarify that the property owner of 7932 Hwy 75 has legal access to the gate on Mr. Barnes' property. Mr. Barnes explained that it is on the plat, but he was not given a key to the gate when the previous owner put the gate in and that he is unable to go use it.

VIII. Adjournment

Motion to adjourn made by Mrs. Dixon; seconded by Mrs. Burke. Motion was unanimous.