

White County Planning Commission  
Regular Session  
March 4, 2019  
1239 Helen Hwy, Cleveland, Ga. 30528

Location: White County Senior Center  
Present: Donna Burke, John Yarbrough, Larry Freeman, Charlie Thomas, Linda Dixon  
and R. K. Ackerman.

Staff Harry Barton

- I. Call to Order  
Chairman Thomas called meeting to order.
- II. Invocation  
Chairman Thomas gave the invocation.
- III. Review of Agenda  
No changes were made to the agenda.
- IV. Review of January 28, 2019 and February 4, 2019 minutes.  
Motion made by Ms. Dixon to approve minutes of January 28, 2019 and February 4, 2019, seconded by Ms. Burke. Motion was unanimously approved.
- V. Variance

- a. **Ri Huan Cai, Section 804 Building Lines**  
Application of Ri Huan Cai to request a variance for building within the setback. Property is located at 211 Morning Side Drive, Cleveland, Ga 30528. Map and Parcel 048c-104. Total acres is 1.04.

Harry Barton gave a summary of the application. Harry Barton said that this application is for a building setback variance on a residential structure.

Mr. Ri Haun Cai, 8685 Main Street, Cleveland, Ga. 30528, the land owner was present.

Mr. Jamie Lee, 1560 Hwy 384, Cleveland, Ga. 30528, was present to represent the land owner. Mr. Lee said that the land owner is asking to place his Mobile Home twelve feet from adjoining property line. Mr. Lee said that the land owner owns the adjoining property to the setback.

Motion made by Mr. Ackerman to approve application as submitted, seconded by Mr. Yarbrough. Motion was unanimously approved.

**b. William Collins Jr, Section 14-133-K Structures and Building**

Application of William Collins Jr. to request a variance for structures over four-hundred square feet. Property located at 152 Cindy Parkway, Cleveland, Ga. Lot number 143 D Mountain Shadows. Map and Parcel 031E -193.

Harry Barton gave a summary of application. Harry Barton said that this application request is to build a structure over four-hundred square feet on his RV lot.

Mr. William Collins Jr., 152 Cindy Parkway, Cleveland, Ga. 30528, the land owner was present. Mr. Collins said that the total square footage including all structures is 664 square feet.

Motion made by Ms. Dixon to approve application as submitted, seconded by Ms. Burke. Motion was unanimously approved.

**c. Tammy Skelton Section 802 Lot Width and Size**

Application of Tammy Skelton to request variance for more than one dwelling per tract. Property located at 4697 Hwy 254, Cleveland, Ga. 30528. Map and Parcel 64-55. Total acres 13.95.

Harry Barton gave a summary of application. Harry Barton said that the application is for more than one structure per tract. Harry Barton said that Ms. Skelton is planning to place a mobile home on the property for her mother.

Ms. Tammy Skelton, 4784 Hwy 254, Cleveland, Ga., the land owner was present. Ms. Skelton said that she wants to move her mother closer to her so that she can take care of her.

Motion made by Mr. Yarbrough to approve the variance, seconded by Ms. Dixon. Motion was unanimously approved.

d.

**Lydia Clamser Section 14-133-K Structures and Building**

Application of Lydia Clamser to request a variance for structures over four-hundred square feet. Property located at 314 Leisure Acres Drive, Cleveland, Ga. Lot number 26 Leisure Acre Club R V. Map and Parcel 050-303.

Harry Barton gave a summary of application. Harry Barton said that this application is for structures over four-hundred square feet located in Leisure Acres RV. Harry Barton said that the total square footage including all structures is 500 square feet.

Ms. Lidia Clamser, 314 Leisure Acres Drive, Cleveland, Ga., the land owner was present. Ms. Clamser said that she wants to build a storage building.

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

e. **Teresa Cox Section 601 Access**

Application of Teresa Cox to request a variance for access . Property located at 425 Hwy 255 S. Cleveland Ga. Total acres 2.33. Map and Parcel 61-086.

Harry Barton gave a summary of application. Harry Barton said that this application is for access. Harry Barton said that they want to give their son 2.33 acres.

Ms. Teresa Cox and Mr. Tommy Cox, 425 Hwy S. Cleveland, Ga., the land owners were present. Ms. Cox said that they want to give their son 2.33 acres.

Motion made by Ms. Dixon to approve variance, seconded by Ms. Burke. Motion was unanimously approved.

f. **Jaime Bristol Section 14-133-K Structures and Building**

Application of Jaime Bristol to request a variance for structures over four-hundred square feet. Property located at 236 Holiday Loop, Cleveland, Ga. 30528. Lot 354 Yonah Mountain Camping Resort. Map and Parcel 045E-25.

Harry Barton gave a summary of application. Harry Barton said that this application is for structures over four-hundred square feet. Harry Barton said

property is in Yonah Mountain RV Campground. Harry Barton said that the total square footage including all structures is 550 square feet.

Ms. Jaime Bristol, 236 Holiday Loop, Cleveland, Ga., the land owner was present. Ms. Bristol said that they want to build a small shed.

Motion made by Mr. Yarbrough to approve application, seconded by Mr. Freeman. Motion was unanimously approved.

g. **Stacey Dyer Section 601 Access**

Application of Stacey Dyer to request a variance for access. Property located on Tesnatee Gap Valley Road, Cleveland Ga. 30528. Tract three 3.20 acres. Tract four 3.70 acres. Map and Parcels 32-059 and 32-060.

Harry Barton gave a summary of application. Harry Barton said Mr. Dyer plans to give his two children property.

Mr. Stacey Dyer, 189 Hampton Hill Lane, Cleveland Ga., the property owner was present. Mr. Dyer said that he wanted to give his two children the two lots on the backside of the property.

Harry Barton said that the variance is for access to tracts three and four.

Motion to approve made by Mr. Ackerman, seconded by Ms. Dixon. Motion was unanimously approved.

VI. **Road Acceptance**

a. **Jim Patton Section Article II**

Application of Jim Patton to request Road Acceptance for Samson Way and Charleston Lane located in The Reserve At Mossy Creek Subdivision.

Harry Barton said that this application request is for road acceptance for Samson Way and Charleston Lane in The Reserve At Mossy Creek Subdivision. Harry Barton said that this is a recommendation by the Planning Commission to the County Commission.

Mr. Jim Patton, 675 Mountain Meadows Dr. Cleveland, Ga., the land owner was present.

Motion made by Mr. Ackerman to make a recommendation to the Board of Commissioners to accept this road into county maintenance, seconded by Ms. Burke. Motion was unanimously approved.

## VII. **Land Use Recommendation**

- a. **Application of Keith Edsall and Gina Santaniello** to redistrict property located at 103 Blackwell Drive, Cleveland, Ga. 30528 from: R-1 Residential, Single-Family District to R-3 Residential District (Seasonal). Total acreage to be changed is 4.79 acres. Tax parcel 058C-038.

Present use is R-1 Residential, Single-Family District.

Harry Barton gave a summary of application. Harry Barton said that this application is to rezone from R-1 to R-3 for a Bed and Breakfast. Harry Barton said that the total acreage is 4.79 acres.

Mr. Keith Edsall and Ms. Gina Santaniello, 103 Blackwell Drive, Cleveland, Ga., the land owners were present.

Motion made by Mr. Freeman to recommend to the White County Board of Commissioners to rezone property as request, seconded by Ms. Burke. Motion was unanimously approved.

- b. **Application of Kelli Withrow** to redistrict property located at 3216 Hwy 75 South, Cleveland, Ga. 30528 from: A-1 Agriculture Forestry District to R-3 Residential District (Seasonal) . Total acreage to be changed is 5.0 acres. Tax parcel 049-120 and PT 049-075  
Present use is A-1 Agriculture Forestry District.

Harry Barton gave a summary of application. Harry Barton said that this request is to rezone from A-1 to R-3 property on tax map 049 parcel 120 as per plan submitted for Vacation Rental Cabins.

Ms. Kelli Withrow, 6523 Sunset Drive Clermont, Ga., the applicant and Mr. Karson Coker, 3216 Hwy 75 South, Cleveland, Ga. the land owner were present.

Motion was made by Mr. Ackerman to recommend to the County Commission to approve application to rezone, seconded by Mr. Freeman. Motion was unanimously approved.

- c. **Application of Melo Hairapetian** to redistrict property located at 102 Dock Dorsey Road, Cleveland Ga. 30528 from C-1 Community Commercial District to C-2 Highway Business District. Total acreage to be changed is 3.72. Tax parcel 061-233.

Present use is C-1 Community Commercial District.

Harry Barton gave a summary of application. Harry Barton said that this request is to rezone from C-1 to C-2. Harry Barton said that Mr. Hairapetian is planning to have a fabrication business at this location.

Mr. Melo Hairapetian, 522 Bethel Road, Clermont, Ga., the applicant was present.

Motion made by Mr. Freeman to approve application to rezone from C-1 to C-2 as requested, seconded by Mr. Ackerman. Motion was unanimously approved.

VIII. **Citizen Comments-** None

IX. **Adjournment** Motion made to adjourn by Ms. Dixon, seconded by Ms. Burke. Motion was unanimously approved.