

White County Planning Commission  
Regular Session: Minutes

Monday, January 4<sup>th</sup>, 2021

White County Senior Center

6:00 pm

1239 Helen Hwy, Cleveland, Ga. 30528

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

Staff present: Harry Barton 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. Chairman Thomas opened the regular meeting.
- IV. Review and approval of minutes of November 30<sup>h</sup>, 2020 and December 7<sup>th</sup>, 2020: Motion made by Mr. Yarbrough to approve the minutes of November 30<sup>h</sup>, 2020 and December 7<sup>th</sup>, 2020; seconded by Mr. Ackerman. Motion was unanimously approved.

- V. Election of Officers- Mr. Barton explained that officers are elected during the first meeting of each year. Mr. Barton said the officers are Chairman, Vice Chairman, and Secretary.
  - o Motion made by Mr. Ackerman to elect Mr. Thomas for Chairman; seconded by Mrs. Burke. There were no other nominations. Motion was unanimously approved.
  - o Motion made by Mrs. Burke to elect Mr. Yarbrough as Vice Chairman, seconded by Mr. Freeman. There were no other nominations. Motion was unanimously approved.
  - o Motion made by Mr. Ackerman to elect Mrs. Burke as Secretary, seconded by Mr. Ash. There were no other nominations. Motion was unanimously approved.

VI. Variance

a. **Gary Williams - Section 802 Second Dwelling**

Application of Gary Williams to request a variance for a second dwelling. Property is located on Paul Allen Road, Cleveland, GA, 30528. Tax map and parcel 069-457. Total acreage is 130.04. The applicant was not present. The hearing was postponed to next month.

b. **James Allison - Section 601 Access**

Application of James Allison to request a variance for access. Property is located on Goat Neck Road in Cleveland, GA, 30528. Tax map and parcel 073-193B. Total acreage is approximately 46.89. The applicant, James Allison of 175 Blue Ridge Trail, was present. Mr. Barton gave a summary of the application. Mr. Allison explained that the thirty foot access was only given to tract one. He explained that a gravel road is planned. Mr. Allison stated that he would add a note to the plat if the board requested.

Motion made by Mr. Yarbrough to grant the variance under the condition that a note be added to the plats stating that lots two through five cannot be further subdivided. There was no second. A motion to amend the first motion was made by Mrs. Burke to note on the plats that none of the five lots can be subdivided; seconded by Mr. Freeman. Motion to amend was unanimously approved. The amended motion was unanimously approved.

c. **Casey and Adriane Jones - Section 601 Access**

Application of Casey and Adriane Jones to request a variance for access. Property is located on Asa Dorsey Road in Cleveland, GA, 30528. Tax map and parcel 069-098. Total acreage is 5.00.

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The applicants, Casey and Adriane Jones of 1267 HWY 75 S in Cleveland, were present. Mr. Barton gave a summary of the application. Mr. Jones explained that the property is owned by his wife's cousin and that it is a family transfer.

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

VII. Land Use

1. **Application of Larry Freeman** to redistrict property located at 9482 Duncan Bridge Road, Cleveland, GA, 30528 from R-1 Residential Single Family and C-1 Community Commercial to C-2 Highway Business District. Total acreage is 6.63. Tax map and parcel 090-015. Present use is R-1 Residential Single Family, C-1 Community Commercial, and C-2 Highway Business District. Mr. Freeman recused himself from this hearing.

The landowner, Larry Freeman of 987 River Road in Cleveland, was present. Mr. Barton gave a summary of the application. Mr. Freeman stated that he wants his property to be updated to all C-2 zoning.

Motion made by Mr. Ackerman to recommend approval to the Board of Commissioners, seconded by Mr. Yarbrough. Motion was unanimously approved.

2. **Application of Louise Christie** to request a conditional use permit at 2039 Toll Gate Road, Cleveland, Georgia, 30528. Tax map and parcel 003-012. Total acreage is 49.93. Proposed use is to place in "Short Term Rental" program. Present use is A-1 Agriculture Forestry District. A representative, Benjamin Blackwelder, was present on behalf of the landowner. Mr. Barton gave a summary of the application. When asked if Mr. Blackwelder had anything to add, he said no. Motion made by Mrs. Burke to recommend to the Board of Commissioners to approve the conditional use permit, seconded by Mr. Ackerman. Motion was unanimously approved.

3. **Application of Linda Key** to request a conditional use permit at 65 Rose O'Sharon Road, Cleveland, Georgia, 30528. Tax map and parcel 055-070A. Total acreage is 1.749. Proposed use is to place in "Short Term Rental" program. Present use is R-1 Residential Single-Family District.

The applicant, Linda Key of 65 Rose O'Sharon Road, was present. Mr. Barton gave a summary of the application. Ms. Key stated that this is her first rental in White County. She said that this property was previously rented through Cedar Creek Cabin Rentals. When asked how long she has been renting this property, she said she has not been renting it out. Ms. Key said she has had friends and family stay there. When asked if she collected money from the people that have stayed there, she said no.

Motion to recommend approval to the Board of Commissioners made by Mr. Ash, seconded by Mr. Yarbrough. Motion was unanimously approved.

4. **Application of Linda Key** to request a conditional use permit at 664 Monroe Ridge Road, Cleveland, Georgia, 30528. Tax map and parcel 069-579. Total acreage is 1.00. Proposed use is to place in "Short Term Rental" program. Present use is R-1 Residential Single-Family District.

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The applicant, Linda Key of 664 Monroe Ridge Road, was present. Mr. Barton gave a summary of the application. Ms. Key stated that she has applied for a business license through White County, but she is licensed in other counties.

Motion to recommend to the Board of Commissioners to approve the conditional use permit for short term rental made by Mr. Freeman, seconded by Mr. Ackerman. Motion was unanimously approved.

5. **Application of Stephanie Silva** to request a conditional use permit at 17 Deer Track Road, Cleveland, Georgia, 30528. Tax map and parcel 068-143. Total acreage is 0.91. Proposed use is to place in "Short Term Rental" program. Present use is R-1 Residential Single-Family District. A representative, David Beverly of 6399 Flat Rock Drive in Flowery Branch, GA, was present on behalf of the landowner. Mr. Barton gave a summary of the application. When asked if Mr. Beverly had anything he would like to add, he said no. Motion to recommend approval to the Board of Commissioners made by Mrs. Burke, seconded by Mr. Yarbrough. Motion was unanimously approved.

VIII. Citizens Comments: There were no citizen comments.

IX. Adjournment: Motion to adjourn made by Mrs. Burke, seconded by Mr. Ackerman. Motion was unanimously approved.