

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Monday, March 4th, 2024
6:00 pm

White County Senior Center
1239 Helen Hwy, Cleveland, Ga. 30528

Those present were Larry Freeman, R.K. Ackerman, Dona K. Burke, Charlie Thomas, Linda Dixon, and John Yarbrough. Staff members present were Tammy Carter, John Sell, and Mercedes Dodd.

Chairman Thomas called the meeting to order. Mr. Yarbrough gave the invocation. No changes made to agenda. Motion to approve the minutes of January 29th, 2024 and February 5th, 2024 made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous.

Application of Margaret Roche to request a variance from Section 802 Lot Width and Size for a second dwelling. Property is located at 191 Shamrock Road, Sautee Nacoochee, GA, 30571. Tax map and parcel is 071-140. Total acreage is 3.98.

The applicant, Margaret Roche of 191 Shamrock Road, was present. Ms. Carter gave a summary of the application. Ms. Roche said the total acreage is 13.21 acres and only family will reside on the property, similar to a family compound. Chairman Thomas explained that should the property be sold, it would need to meet subdivision regulations. Ms. Roche explained the property could only be transferred to legal family members per the real estate attorney.

Motion to approve the variance made by Ms. Burke and seconded by Mr. Ackerman. Chairman Thomas requested to add the condition of if the property sells, it must meet subdivision regulations. Ms. Burke agreed to add the condition to the motion. Motion was unanimous.

Application of Philip Byers to request a variance from Section 601 Access. Property is located at 0 Sandy Flats Road, Cleveland, GA, 30528. Tax map and parcel is 020-130. Total acreage for variance is 11.34, Tracts I & II.

The applicant, Philip Byers of 235 McCall Way in Monroe, GA, and other co-owners were present. Ms. Carter gave a summary of the application. Mr. Byers explained the driveway is already permitted and staked to meet sight distance requirements. He stated the driveway is 250 feet from the crossroad of Town Creek Road, but an easement from Town Creek Road is an extensive cost and said this was the safest and easiest tract to enter after discussing it with the county. When asked if the stone wall was historical, he said he was unsure if it is part of the historical register. He said he plans to build and move onto the property.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Yarbrough. Motion was unanimous. Ms. Carter advised the applicant to contact her office regarding plat approval.

Application of Linda Moore to request a variance from Section 601 Access. Property is located at 0 Crane Trail, Cleveland, GA, 30528. Tax map and parcel is 064-001. Total acreage for variance is 10.63. The applicant, Linda Moore of 1385 Pless Road in Cleveland, was present. Ms. Carter gave a summary of the application. Ms. Moore explained this property was an unexpected inheritance from a friend. She said there is a mortgage on it so she does plan to sell both tracts.

Motion to approve the variance made by Ms. Burke and seconded by Ms. Dixon. Motion was unanimous.

Application of Michael Parsons to request a variance from Section 601 Access. Property is located at 0 Claude Sims Road, Cleveland, GA, 30528. Tax map and parcel is 033-093. Total acreage for variance is 2.15.

The applicant nor a representative were present. Chairman Thomas stated the applicant would need to reapply.

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Application of James Lee Thomas to request a variance from Section 601 Access. Property is located at 0 Lackey Creek Drive, Cleveland, GA, 30528. Tax map and parcel is 019-264. Total acreage for variance is 3.29, Tract II.

Chairman Thomas stated the applicant is his first cousin, so he stepped away from the table and asked Mr. Yarbrough to Chair for this application. Vice Chairman Yarbrough called the applicant to the podium. The applicant, James Thomas of 1100 Jennys Cove Road in Cleveland, was present. Ms. Carter gave a summary of the application. Mr. Thomas stated he purchased the property years ago and has decided to divide it to give to his children.

Motion to approve the variance made by Ms. Burke and seconded by Ms. Dixon. Motion was unanimous, with the vote of Vice Chairman Yarbrough. Ms. Carter advised the applicant to come by her office to pick up the approved plat.

Vice Chairman Yarbrough gave the Chair back to Chairman Thomas.

Application of Kevin Bullock to redistrict property located at 2134 Asbestos Road, Sautee Nacoochee, Georgia, 30571 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 044C-068. Total acreage is 5.24. Present zoning is C-1 Community Commercial District. The applicant, Kevin Bullock of 2134 Asbestos Road, was present. Ms. Carter gave a summary of the application. Mr. Bullock explained the request is to change to residential and that he may have to look for a place for his parents in the future, but that is not set in stone.

Motion to recommend approval to the Board of Commissioners to place the property into property zoning made by Mr. Ackerman. Motion was seconded by Ms. Burke. Motion was unanimous.

There was no citizen comment.

The board discussed providing reasons for approval and denial of land use applications going forward per the recommendation of the county attorney.

Motion to adjourn made by Ms. Burke and seconded by Ms. Dixon. Motion was unanimous.