

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Monday, May 6th, 2024
6:00 pm

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

Those present were Larry Freeman, R.K. Ackerman, Charlie Thomas, Linda Dixon, Brad Ash, 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 March 25th, 2024 and April 1st, 2024 made by Mr. Yarbrough and seconded by Ms. Dixon. Motion was unanimous.

Application of Gerald Sims to request a variance from Section 802 Lot Width and Size for a second dwelling. Property is located at 3607 Albert Reid Road, Sautee Nacoochee, GA, 30571. Tax map and parcel is 030D-053. Total acreage is 2.41.

The applicant, Gerald Sims of 3225 Albert Reid Road, was present. Ms. Carter gave a summary of the application, noting the previous approval in 2009. Mr. Sims explained he plans to purchase a mobile home to move to the property for his nephew to live there for an undetermined amount of time.

Motion to approve the variance made by Mr. Ash and seconded by Mr. Ackerman. Motion was unanimous.

Application of Todd Campbell to request a variance from Section 601 Access. Property is located at 0 Wauka Mountain Road, Cleveland, GA, 30528. Tax map and parcel is 023-093. Total acreage for variance is 1.004, Tract I.

A representative, Harry Barton of 1617 Highway 115 East, was present. Ms. Carter gave a summary of the application. Mr. Barton explained this property had previously been granted a variance with access through Lumpkin, but the developer has since updated to access off Ransom Free Road to Wauka Mountain Road.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Ash. Motion was unanimous. Ms. Carter advised the representative that the next step is to obtain Environmental Health approval.

Application of Michael and Julie Sunderman to request a variance from Section 802 Lot Width and Size for a second dwelling. Property is located at 1710 Roy Powers Road, Cleveland, GA, 30528. Tax map and parcel is 074-046E. Total acreage for variance is 18.34.

The applicant, Michael Sunderman of 1710 Roy Powers Road, was present. Ms. Carter gave a summary of the applicant. Mr. Sunderman explained when they purchased the property in 2007, the recession hit while they were in the process of building their barn so they opted to add two bedrooms to the barn rather than build a separate dwelling. He said the family has since expanded and would like to build a larger home and noted the majority of barn would still be used for his equipment but that he would like to keep septic and water for a slop tank.

Motion to approve the variance made by Mr. Freeman and seconded by Mr. Ackerman. Motion was unanimous.

Application of Larry Freeman to request a variance from Section 601 for Access. Property is located 71 Hard Rock Road, GA, 30528. Tax map and parcel is 089-041. Total acreage for variance is 1.01, Tract II. Mr. Freeman recused himself due to being the applicant.

The applicant, Larry Freeman of 987 River Road in Cleveland, was present. Ms. Carter gave a summary of the application. Mr. Freeman explained the property was previously approved a year and three months ago but he let the variance lapse. He said he would eventually have a mobile home moved onto the property.

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

Application of Carl Atkinson to request a variance from Section 802 Lot Width and Size for a second dwelling. Property is located at 0 Highway 75 North, Cleveland, GA, 30528. Tax map and parcel is 040-003A. Total acreage for variance is 7.675.

A representative, Kyle Sims of 5891 Hubert Stephens Road in Gainesville, GA, was present. Ms. Carter gave a summary of the application. Mr. Sims explained the owner lives in Orlando and the second dwelling is for family to stay in when they visit.

Motion to approve the variance made by Mr. Ackerman and seconded by Mr. Yarbrough. Motion was unanimous.

Application of Philip Moreau to request a variance for Section 14-133(k) RV Park Square Footage for a total of 752 square feet. Property is located at 76 Stag Leap Drive, Cleveland, GA, 30528. Lot 165 in Elkmont. Tax map and parcel is 045D-225.

The applicant, Philip Moreau of 76 Stag Leap Drive, was present. Ms. Carter gave a summary of the application. Mr. Moreau explained he added a deck and would like to add a roof over for sun and rain protection. He said there is a 12-foot-by-12-foot shed currently on the property and there is not a setback issue.

Motion to approve variance made by Ms. Dixon and seconded by Mr. Ackerman. Motion was unanimous. Ms. Carter advised the applicant that since the building permit application was already submitted, it should be ready for pickup by tomorrow afternoon.

Application of Shoal Creek Baptist to request a variance from Section 58-20 for Height of Ground Signs and Section 58-26 for Maximum Area of Sign. Sign is located at 142 Shoal Creek Church Road, Cleveland, GA, 30528. Tax map and parcel is 022-038.

The applicant nor a representative was present. Chairman Thomas moved the item to the end of the agenda.

Application of Elizabeth Ferguson to request a variance from Section 601 Access. Property is located at 0 Highway 115 West, Cleveland, GA, 30528. Tax map and parcel is 035-017. Total acreage for variance is 3.46, Tracts I & II.

A representative, Andrew Ferguson of 2995 Highway 75 South in Cleveland, was present. Ms. Carter gave a summary of the application. Mr. Ferguson explained he and his wife plan to build their forever home behind his father-in-law's home.

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

Application of James Allison to request a variance from Section 601 Access. Property is located at 0 Wanderway Drive, Cleveland, GA, 30528. Tax map and parcel is 061-189. Total acreage for variance is 1.00.

A representative, Harry Barton of 538 E Kytle Street in Cleveland, was present. Ms. Carter gave a summary of the application. Mr. Barton explained the property was purchased with the plat attached as an exhibit through the deed but did not have plat approval. Initially, he said the deed goes back to 2015 as recording the lot as a "less and except". He said the issue was found while trying to get soils on the property and that he is trying to get it cleared up so the plat can be approved and recorded correctly in a plat book in order for a building permit to be issued. Mr. Barton explained there is no Part V criteria on the property and the access will be off Alexander Drive.

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Motion to approve the variance made by Mr. Ash and seconded by Ms. Dixon. Motion was unanimous. Ms. Carter advised the representative to contact Environmental Health for plat approval.

Application of Brelyn Spohn to request a variance from Section 601 Access. Property is located at 6 Twinleaf Drive, Cleveland, GA, 30528. Tax map and parcel is 034C-011. Total acreage for variance is 1.05.

The applicant, Brelyn Spohn of 6 Twinleaf Drive, was present. Ms. Carter gave a summary of the application. Ms. Spohn explained would like to replace the existing mobile home with a new mobile home for their permanent residence.

Motion to approve the variance made by Mr. Ackerman and seconded by Mr. Ash. Motion was unanimous. Ms. Carter advised the applicant to contact Environmental Health for plat approval.

Application of Todd Campbell to redistrict property located at 0 Partin Road, Cleveland, Georgia, 30528 from A-1 Agriculture Forestry District to R-1 Residential Single Family District. Tax map and parcel 049C-026A. Total acreage is 28.00. Present zoning is A-1 Agriculture Forestry District. A representative, Harry Barton of 1617 Highway 115 East, was present. Ms. Carter gave a summary of the application. Mr. Barton explained the property is a 28-acre tract on Partin Road that will be split into four tracts, two of which will be less than 10 acres. He said there is Mountain Protection on the west side of the property.

Motion to recommend approval to the Board of Commissioners was made by Mr. Ash and seconded by Ms. Dixon. Motion was unanimous. Chairman Thomas asked for a reason for approval. Mr. Ash said based on being a good fit for the community and large lot sizes. Ms. Carter advised the representative of the next meeting May 20th.

Application of Karen Thomas to redistrict property located at 100 Cannon Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 076-130. Total acreage is 3.50. Present zoning is C-1 Community Commercial District. The applicant, Karen Thomas of 23 Autumn Lane in Cleveland, was present. Ms. Carter gave a summary of the application. Ms. Thomas explained the previous owner originally intended for this tract to be an expansion of the storage buildings, but she has no intent for commercial. She said she would prefer the property be residential since she plans to live there full time in the future.

Motion to recommend approval to the Board of Commissioners was made by Mr. Freeman. He said the reason for his recommendation is the mini-storage business has changed hands a few times and this piece is a house that is residence so there is no reason for it to be anything other than residential. Ms. Dixon seconded the motion. Motion was unanimous. Ms. Carter advised the applicant of the next meeting May 20th.

Application of Shoal Creek Baptist to request a variance from Section 58-20 for Height of Ground Signs and Section 58-26 for Maximum Area of Sign. Sign is located at 142 Shoal Creek Church Road, Cleveland, GA, 30528. Tax map and parcel is 022-038. A representative, James Allison of 175 Eagle Ridge Trail in Cleveland, was present. Mr. Allison said he obtained verbal approval from Mr. Roger London to represent the application. Mr. Sell allowed the representation but said approval would need to be sent to his office stating the representation tomorrow. Ms. Carter gave a summary of the application. Mr. Allison said the sign would be between McGee Lane and Highway 284, with dimensions of 6-foot tall by 12-foot wide. Ms. Carter explained the frame and all parts of the construction go into the calculation. She said the tallest point is 19 feet, in a style similar to a house frame peak, with a height of only 6 feet being allowed in the A-1 zoning district. She stated the proposed location is on the same road, but a different location on the church property. Ms. Carter said the

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sign is larger than the previous sign and is located outside of the Georgia Department of Transportation (GDOT) right-of-way. Chairman Thomas asked if it creates any kind of issue with visibility and if a site visit had been conducted by the Planning Department. Mr. Sell said a sight visit had not been conducted and Ms. Carter believed the location should be fine but topography of road is hard to determine where the framework comes up, but does not anticipate it being an issue. Ms. Carter said an issue may be with vehicles coming out of McGee Road. Chairman Thomas explained a condition could be placed on the approval that the sign not cause a safety issue.

Motion to approve the variance with the condition of the sign being safe made by Mr. Yarbrough. Mr. Sell asked the board if they want to require a letter from GDOT. Mr. Yarbrough revised his motion to approve the variance pending a safety letter from GDOT. Mr. Ackerman seconded the motion. Motion was unanimous.

There was no citizen comment.

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