

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Monday, June 3rd, 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 April 29th, 2024 and May 6th, 2024 made by Ms. Dixon and seconded by Mr. Yarbrough. Motion was unanimous.

Motion to reappoint Charlie Thomas as the Water Authority Board representative for a two-year term effective July 1, 2024 through June 30, 2026 made by Ms. Burke and seconded by Ms. Dixon. Motion was unanimous.

Application of Charles Harris to request a variance from Section 601 Access. Property is located at 1469 Goat Neck Road, Cleveland, GA, 30528. Tax map and parcel is 073-193A. Total acreage for variance is 1.00.

The applicant nor a representative was present. The application was not presented.

Application of Paul Stickrath to request variance for Section 14-133(k) RV Park Square Footage for a total of 623 square feet and Section 14-133 (g) RV Park Setbacks. Property is located at 243 Hidden Valley Road, Cleveland, GA, 30528. Lot 26 in Paradise Valley Campground. Tax map and parcel is 005E-026.

A representative, Jason Brewster of 61 Tip Top Circle in Cleveland, was present. Ms. Carter gave a summary of the application. Mr. Brewster explained request is to add a 6x8 addition to the existing cabin existing. He said Mr. Brewster was able to obtain approval for encroachment from his neighbor, which was sent by email to county. Ms. Carter said she has not seen the email as of yet and Chairman Thomas said a condition can be added to the motion.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Ash. Chairman Thomas stated a condition of obtaining a letter of approval from the adjoining neighbor is part of the motion. Motion was unanimous.

Application of Rex Hogan to request a variance from Section 601 for Access. Property is located at 0 Gerrells Road, GA, 30528. Tax map and parcels 076-067 & 076-126. Total acreage for variance is 2.47. The applicant, Rex Hogan of 4845 Highway 115 East, was present. Ms. Carter gave a summary of the application.

Motion to approve the variance made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous. Ms. Carter advised the applicant to come by her office later in the week to pick up the stamped plat.

Application of John Fullerton to request a variance from Section 601 Access. Property is located at 2233 Highway 75 South, Cleveland, GA, 30528. Tax map and parcel is 049-136A. Total acreage for variance is 12.38, Tracts I & II.

A representative, Alex Ward of 230 Trent Trail in Cleveland, was present. Ms. Carter gave a summary of the application. Ms. Ward explained the applicant is hoping to utilize the current driveway.

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

Application of John Sullens to request a variance from Section 601 Access. Property is located at 249 Bolton Road, Cleveland, GA, 30528. Tax map and parcel is 037-021E. Total acreage for variance is 10.21, Tracts I & II.

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The applicant, John Sullens of 2085 Thomas Road in Cleveland, was present. Ms. Carter gave a summary of the application. Mr. Sullens explained the request is to divide the property amongst three family members.

Motion to approve the variance made by Ms. Burke and seconded by Mr. Yarbrough. Motion was unanimous. Ms. Carter advised the applicant to come by her office later in the week to pick up the stamped plat.

Application of William Webb to request a variance from Section 601 Access. Property is located at 4 Lee Road, Cleveland, GA, 30528. Tax map and parcel is 033D-011. Total acreage for variance is 3.00, Tracts II & III.

The applicant, William Webb of 61 Craven Place in Cleveland, was present. Ms. Carter gave a summary of the application. Mr. Webb explained the request is to divide the property amongst three family members.

Motion to approve the variance made by Mr. Ackerman and seconded by Ms. Burke. Motion was unanimous. Ms. Carter advised the applicant to come by her office later in the week to pick up the stamped plat.

Application of Todd Campbell to request a variance from Section 601 Access. Property is located on Partin Road, Cleveland, GA, 30528. Tax map and parcel is 049C-026A. Total acreage for variance is 25.45, Tracts II-IV.

A representative, Harry Barton of 472 Hulsey Road in Cleveland, was present. Ms. Carter gave a summary of the application. Mr. Barton explained the request is to split into four tract that will be accessed by easement instead of a right-of-way due to the larger lot sizes. He said the applicant will place a note on the plat that any further development would require Planning Commission approval, as well as adding a turnaround suitable for Public Works. When asked if this proposal is classified as a subdivision, Mr. Barton said yes, it is a common development and they have already started the development process through the Planning Department.

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

Application of Craig Reumund to request variance for Section 14-133(k) RV Park Square Footage for a total of 748 square feet. Property is located at 606 Hidden Valley Road, Cleveland, GA, 30528. Lot 173 in Paradise Valley Campground. Tax map and parcel is 005E-173.

The applicant, Craig Reumund of 131 Gold Ditch Road in Cleveland, was present. Mr. Reumund explained the request is to extend the existing roofline of his porch that already has existing beams for a total finished roofline of 748 square feet.

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

Application of David McNeal, on behalf of Nolan Clinard, to request a variance from Section 804 for Building Lines for property line setbacks and Section 601 Access. Property is located at 663 Black Road, Cleveland, GA, 30528. Tax map and parcel is 062-040. Total acreage for variance is 5.91.

The applicant, David McNeal 670 Hilton English Road in Demorest, GA, and representative, Harry Barton of 472 Hulsey Road in Cleveland, were present. Mr. McNeal explained the request is to obtain access from Black Road rather than having the existing easement to a property he is looking to purchase. He said he has submitted a land use application for a commercial zoning that will include converting the existing poultry houses into mini-storage and was advised by the Planning Department that proper road frontage may be more appropriate for this use instead of the easement. He said the existing roadbed goes

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alongside the property owner's garage on the adjacent tract, so the width will decrease in order to preserve a five-foot setback from the garage. Ms. Burke expressed concern with the width for two-lane travel, to which Ms. Carter explained the details of the commercial project would be part of the map amendment meeting next month and this is a variance request for access only. Mr. Barton explained the request is for access only due to the presence of the garage on the adjoining tract and the land use application will be on the agenda for next month.

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

Application of Kevin Stearns and Daniel Rohe to request a variance from Section 601 Access. Property is located on Ashley Drive, Cleveland, GA, 30528. Tax map and parcels are 091-024D, 091-024E, and 091-025A. Total acreage for variance is 70.08, Tracts II-IV.

The applicants, Daniel Rohe of 5125 Willshire Drive in Cumming, GA, and Kevin Stearns of 34 Hilliard Drive in Cleveland, were present. Ms. Carter gave a summary of the application, noting the total lots went from six to four resulting in a change in configuration. Mr. Stearns explained lots II, III, and IV would be accessed off Ashley Drive.

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

Chairman Thomas asked if there was any staff comment.

Harry Barton of 472 Hulsey Road in Cleveland said the general public does not know what the board does. He expressed appreciation to the board and staff members.

Motion to adjourn made by Ms. Burke and seconded by Mr. Ac