



# White County

Georgia

Board of Commissioners

•Agenda Package•

Public Hearing & Called Meeting

Thursday, July 20, 2023



**WHITE COUNTY BOARD OF COMMISSIONERS**  
**2023 MILLAGE PUBLIC HEARING & CALLED MEETING**  
**THURSDAY, JULY 20, 2023 AT 8:30 A.M.**

**AGENDA**

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1. Call to Order.
2. Ms. Jodi Ligon, Finance Director, to make the presentation regarding the proposed 2023 millage rate.
3. Receive public comment regarding the proposed 2023 millage rate.
4. Consider the land use application filed by Jonathan and Madison Riviere to request a conditional use permit at 45 North Fern Cove Road Sautee Nacoochee, Georgia 30571. Tax map and parcel 068-179. Total acreage is 1.00. Proposed use is to place in Short Term Rental program. Present zoning is R-1 Residential Single-Family District.
5. Consider the land use application filed by Eric and Jeannie Seleen to request a conditional use permit at 142 Heavenly Ridge Road Sautee Nacoochee, Georgia 30571. Tax map and parcel 068-075. Total acreage is 1.32. Proposed use is to place in Short Term Rental program. Present zoning is R-1 Residential Single-Family District.
6. Consider the land use application filed by Jude M. Beckman to request a conditional use permit at 2609 Post Road Cleveland, Georgia 30528. Tax map and parcel 063-038A. Total acreage is 1.50. Proposed use is to place in Short Term Rental program. Present zoning is R-1 Residential Single-Family District.
7. Adjourn.



**White County**  
Georgia

**Tax Year 2023**  
**Millage Rate**

**July 20, 2023**

# Millage Rate.....

- **Percentage figure applied to the value of your property to calculate your property tax liability. A “mill” equals one dollar of tax on every thousand dollars of taxable value. Tax dollars are used to fund the cost of governmental operations and services each year.**
- **The White County Assessors office determines the fair market value of property, which is then taxed 40% of the value.**
- **The Tax Commissioner takes the information, applies the millage set by the governing authority, then bills and collects the taxes.**



# Millage Rate Recommendation

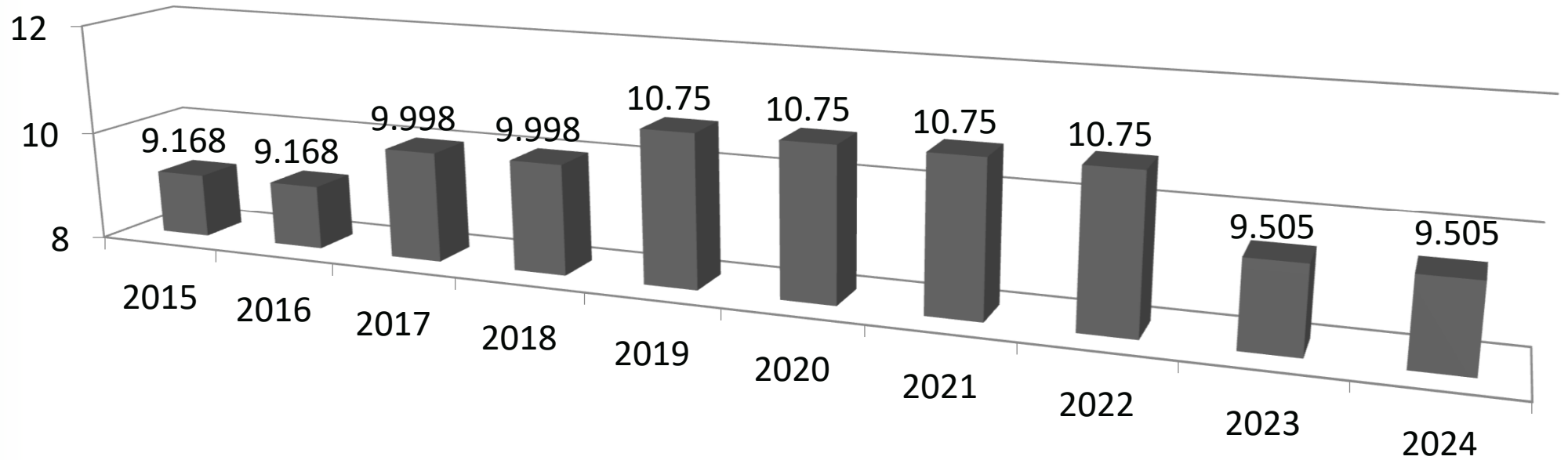
- **The Board of Commissioners has announced and advertised a millage rate of 9.505 for the tax year 2023. This remains the same rate as 2022.**
- **FY2024 approved budget totals \$27,983,509. The proposed millage rate of 9.505 will provide \$12,720,948 in property tax revenue.**

# **FY2024 Budget Major Increases:**

- **EMS Ambulance Services Contract - \$250,000**
- **Four (4) Full-Time Firefighter Positions - \$202,128**
- **Health Insurance Premium Increase - \$363,180**
- **County Employee Pay Increase Up to 6% - \$875,000**
- **Liability Insurance Premium Increase - \$108,771**
- **Inflationary Costs**



# White County Millage Rates 10 Year History on Fiscal Years County Portion Only





# Taxes Levied as Proposed

Component	Proposed Millage Rate	Net Digest	Collections
County - Board of Commissioners	9.505	\$ 1,338,342,760	\$ 12,720,948
School - Board of Education	13.175	\$ 1,394,596,819	\$ 18,373,813
Totals	22.68	*Difference due to exemptions	\$ 31,094,761



# Impact on Average Homeowner County Portion Only Comparison

Tax Year	2022		2023	
Home Value	\$200,000	\$400,000	\$228,000	\$456,000
40% Assessed Value	\$80,000	\$160,000	\$91,200	\$182,400
Rate	9.505	9.505	9.505	9.505
Estimated County Tax	\$760	\$1,520	\$867	\$1,734



# Allocation of Tax Dollars Estimate

**\$200,000 Home Value**

**40% value = \$80,000**

Year	9.505 County	13.175 School	22.68 Total
2023	\$760	\$1,054	\$1,814



# \$1,000 Tax Bill Example

Based on 2023 Proposed County and School Millage Rate of 22.68

County – 9.505 / School – 13.175

County receives \$420.00 / School receives \$580.00

Function	Expenditures	% of Proposed Budget	Tax Bill County Allocations
State Agencies	\$84,460	.30	\$1.26
Judicial	\$2,035,495	7.27	\$30.53
Culture/Recreation	\$1,696,277	6.06	\$25.45
Housing & Development	\$669,418	2.39	\$10.04
General Government	\$6,874,268	24.57	\$103.19
Health & Welfare	\$740,099	2.64	\$11.09
Public Safety	\$13,743,890	49.13	\$206.35
Public Works	\$2,139,602	7.64	\$32.09
<b>Total Expenditures</b>	<b>\$27,983,509</b>	<b>100 %</b>	<b>\$420.00</b>



# July 13, 2023

## White County News Ad

### CURRENT 2023 TAX DIGEST AND 5-YEAR HISTORY OF LEVY VALUES

		COUNTYWIDE	2018	2019	2020	2021	2022	2023
		<b>Countywide Area</b>	<b>V A L U E</b>	Real & Personal	1,046,232,819	1,081,709,013	1,102,061,784	1,199,310,577
Motor Vehicles	23,926,300			21,093,910	18,948,140	16,501,110	15,931,740	16,082,360
Mobile Homes	5,920,836			6,853,588	6,941,592	7,352,128	8,016,392	9,258,948
Timber-100%	77,563			108,573	98,822	13,444	147,172	0
Heavy Duty Equipment	17,870			8,936	57,535	41,675	26,649	64,849
Gross Digest	1,076,175,388			1,109,774,020	1,128,107,873	1,223,218,934	1,448,068,990	1,683,813,474
Less Exemptions	164,458,894			166,633,017	166,867,482	196,120,884	272,986,276	345,470,714
<b>NET DIGEST VALUE</b>	<b>911,716,494</b>		<b>943,141,003</b>	<b>961,240,391</b>	<b>1,027,098,050</b>	<b>1,175,082,714</b>	<b>1,338,342,760</b>	
<b>R A T E</b>	Gross Maintenance & Operation Millage		0.013495	0.013584	0.013778	0.014155	0.012949	0.012861
	Less Rollback (Local Option Sales Tax)		0.002745	0.002834	0.003028	0.003405	0.003444	0.003356
	<b>NET M&amp;O MILLAGE RATE</b>		<b>0.010750</b>	<b>0.010750</b>	<b>0.010750</b>	<b>0.010750</b>	<b>0.009505</b>	<b>0.009505</b>
<b>TAX</b>	<b>TOTAL M&amp;O TAXES LEVIED</b>		<b>\$9,800,952</b>	<b>\$10,138,766</b>	<b>\$10,333,334</b>	<b>\$11,041,304</b>	<b>\$11,169,161</b>	<b>\$12,720,948</b>
	Net Tax \$ Increase		1,100,372	337,814	194,568	707,970	127,857	1,551,787
	Net Tax % Increase		12.6471%	3.4467%	1.9191%	6.8513%	1.1580%	13.8935%





**White County**  
Georgia

# **Questions or Comments**



# WHITE COUNTY

## Board of Commissioners

### Agenda Request Form

**Item Title:** Conditional Use Permit for Short Term Rental for Jonathan and Madison Reviere, 45 North Fern Cove Road, Sautee Nacoochee

**For Meeting Date:** 7/20/2023

**Work Session**  **Regular Meeting**  **Public Hearing**

**Category (Select One):** Land Use Application

**Submitted By:** John Sell

**Attachments:** Yes  **If yes, please list each file name below:**

1. Application #20011
2. Public Hearing minutes of 6/26/2023
3. Regular Meeting minutes of 7/3/2023

### Purpose:

Consider the application of Jonathan and Madison Riviere to request a conditional use permit located at 45 North Fern Cove Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-179. Total acreage is 1.00. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

### Background / Summary:

- Applicant is requesting a conditional use permit for short term rental. The property is in a subdivision with no HOA or covenants. There are only 4 lots in the subdivision and the owner of the other three lots signed a letter. Mr. Reviere explained the proposed short-term rental would have a maximum occupancy of six with parking for up to five vehicles, though he does not anticipate that many vehicles. Mr. Riviere explained he has met with the neighbors and there are other short-term rentals nearby. He said he lives in Canton, Georgia, and plans to self-manage with the newly constructed home having features such as noise detectors and smoke detectors in place. He will have a local handyman and a neighbor contact in case of emergency. The Planning Commission recommended approval of the application and the motion passed by unanimous vote.

### Department Recommendation:

Planning Commission recommended approval by unanimous vote.

**Options:**

- Uphold Planning Commission recommendation and approve the application
- Reverse Planning Commission recommendation and deny the application.
- Table the application for further review or to send back to Planning Commission

**Budget Information:** Applicable                      Not Applicable

**Budgeted:** Yes      No

**Finance Director's Comments (if applicable):**

- 

**County Manager Comments:**

-

# WHITE COUNTY CHANGE OF LAND USE DISTRICT APPLICATION

<b>OFFICE USE ONLY</b>	Land Use Application #: <u>20011</u>
Public Hearing Date: <u>6/26/23</u>	Commission District: <u>4</u>
Fees Assessed: <u>\$250</u>	Paid via: <input type="checkbox"/> cash <input checked="" type="checkbox"/> credit card <input type="checkbox"/> check# _____

APPLICANT INFORMATION	
Status: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Lessee <input type="checkbox"/> Option to Purchase	
Printed Name(s): <u>JONATHAN RIVIERE, MADISON RIVIERE</u>	
Address: <u>319 NOBLEMAN WAY, CANTON GA 30114</u>	
Phone Number: [REDACTED]	Alternate Contact Number: [REDACTED]
Email: [REDACTED]	
Owner Information (if different from Applicant/Agent):	
Name: _____	Phone #: _____
PROPERTY INFORMATION	
Parcel ID: <u>068 179</u>	Total acreage being changed: <u>1 ACRE</u>
Address: <u>45 N. FERN COVE RD, SAUTEE NACOOCHEE, GA 30571</u>	
Directions to Property: <u>FROM CLEVELAND, TAKE HELEN HWY (75) &amp; PASS THROUGH ALPINE HELEN. TURN RIGHT ONTO 356 TO PASS THROUGH UNICOI STATE PARK, RUBY FALLS etc. THEN TURN RIGHT ONTO N. FERN COVE RD AND WE ARE THE FIRST CABIN ON THE LEFT.</u>	
Current Use/Zoning of Property: <u>RI</u>	Type of Road Surface: <u>GRAVEL</u>
Any prior redistricting requests for property: <u>NO</u> If yes, provide redistricting application #: _____	
SURROUNDING PROPERTY LAND USE CLASSIFICATION:	
North: <u>A1/RI</u>	South: <u>RI</u> East: <u>RI</u> West: <u>A1/RI</u>
REQUESTED ACTION AND DETAILS OF PROPOSED USE (check all that apply)	
Redistrict from district:	Redistrict to district:
<input checked="" type="checkbox"/> Conditional Use - specify: <u>SHORT TERM RENTAL</u>	
<input type="checkbox"/> Special Use - specify:	
<input type="checkbox"/> Land Use Variance from Code Section:	
Proposed use if not listed above:	
Is this property part of a subdivision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, please list number of lots: <u>4</u>	
Are there covenants? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there an active homeowner's association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Subdivision Name (if applicable): <u>North Fern Cove Estates</u>	



Existing Utilities (check all that apply):

County or City Water  Well  Septic  Gas  Electric  Broadband

Proposed Utilities (check all that apply):

County or City Water  Well  Septic  Gas  Electric  Broadband

**COMMERCIAL AND INDUSTRIAL REDISTRICKT INFORMATION**

Building Area: \_\_\_\_\_ No. of Parking Spaces: \_\_\_\_\_

**RESIDENTIAL REDISTRICKT INFORMATION**

No. of Lots: 1 Minimum Lot Size in acres: 1 No. of Units: \_\_\_\_\_

Minimum Heated Floor Area (ft<sup>2</sup>): \_\_\_\_\_ Density/Acre: \_\_\_\_\_

Is an Amenity area proposed (specify if yes)?

Apartments  Condominiums  Townhomes  Single Family

Rental Cabins  Recreational Vehicle Park  Other- Specify: \_\_\_\_\_

**LIST OF ADJACENT PROPERTY OWNERS**

It is the responsibility of the Applicant to provide a list of adjacent property owners that has property bordering your property or who has property directly across the street from your property (additional sheet may be included, if necessary).

PARCEL	PROPERTY OWNER NAME	MAILING ADDRESS
1	<u>068 042 BENNET, CHARLES</u>	<u>5615 Hwy 356</u>
2	<u>068 022 SIMMONS, DON</u>	<u>5583 HWY 356</u>
3	<u>068 022A SEABOLT, STEVE</u>	<u>5494 Hwy 356</u>
4	<u>068 183 CANNON, MARY MILLER</u>	<u>96 N FERN COVE RD.</u>
5	<u>068 179A N/A</u> <u>PER WHITECOUNTYGA.GOV</u>	<u>N/A</u>
6	<u>068 179C N/A</u> <u>PER WHITECOUNTYGA.GOV</u>	<u>N/A</u>
7	<u>068 179D N/A</u> <u>PER WHITECOUNTYGA.GOV</u>	<u>N/A</u>



**APPLICANT CERTIFICATION**


I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners meeting agendas.

I understand that the Planning Department staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I understand that I may seek legal advice if I am not familiar with the land use requirements and procedures.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioners meetings and that I am required to be present or to be represented by someone able to present all facts and answer all questions. I understand that failure to appear at a meeting shall result in the postponement or denial of my application request. I further understand that it is my responsibility to be aware of relevant meeting dates and times regardless of notification from White County.

I hereby certify that I have read the above and that the above information, as well as the attached information, is true and correct.

Applicant Signature:  Date: 5/18/2023

**2023 DEADLINES AND MEETING DATES**

Submittal Date Planning Dept. Office 5:00 p.m. Deadline	Planning Commission Public Hearing 1239 Helen Hwy 6:00 p.m.	Planning Commission Regular Session 1239 Helen Hwy 6:00 p.m.	Board of Commissioners Work Session 1235 Helen Hwy 4:30 p.m.
Wednesday, January 4, 2023	Monday, January 30, 2023	Monday, February 6, 2023	Monday, February 27, 2023
Wednesday, February 1, 2023	Monday, February 27, 2023	Monday, March 6, 2023	Monday, March 27, 2023
Wednesday, March 1, 2023	Monday, March 27, 2023	Monday, April 3, 2023	Monday, April 24, 2023
Wednesday, March 29, 2023	Monday, April 24, 2023	Monday, May 1, 2023	TBA
Wednesday, May 3, 2023	TBA	Monday, June 5, 2023	Monday, June 26, 2023
Wednesday, May 31, 2023	Monday, June 26, 2023	Monday, July 3, 2023	Monday, July 31, 2023
Wednesday, June 28, 2023	Monday, July 31, 2023	Monday, August 7, 2023	Monday, August 28, 2023
Wednesday, August 2, 2023	Monday, August 28, 2023	TBA	Monday, September 25, 2023
Wednesday, August 30, 2023	Monday, September 25, 2023	Monday, October 2, 2023	Monday, October 30, 2023
Wednesday, October 4, 2023	Monday, October 30, 2023	Monday, November 6, 2023	Monday, November 27, 2023
Wednesday, November 1, 2023	Monday, November 27, 2023	Monday, December 4, 2023	TBA
Wednesday, November 29, 2023	TBA	TBA	Monday, January 29, 2024
Wednesday, January 3, 2024	Monday, January 29, 2024	Monday, February 5, 2024	Monday, February 26, 2024



**NOTICE OF AGRICULTURAL DISTRICT ADJACENCY**

Future abutting developers in non-agricultural land use districts shall be provided with this "Notice of Agricultural Adjacency" prior to administrative action on either land use district, the issuance of a building or occupancy permit or approval of a subdivision of property. Prior to administrative action, the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing, adjacent to his/her use, which can produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent Agricultural District uses, the applicant agrees by executing this form to waive any objection to those effects and understands that his/her district change and/or permits or other approvals are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the Agricultural District constitute a nuisance against the local government and adjoining land owners whose property is located in an Agricultural District. This waiver shall be provided and made applicable for subsequent purchasers and owners or heirs of his/her property. This notice and acknowledgement shall be public record.

Applicant Signature: *Joel H. Rice*

Date: *5/18/2023*

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS  
(APPLICANTS AND REPRESENTATIVE(S) OF REQUESTED ACTION)**

Pursuant to O.C.G.A. Section 36-67 A-3.A, the disclosure of any campaign contributions aggregating \$250.00 or more to a local government official who will consider an application for re-classification or for a conditional use or special use permit is mandatory when an application or any representation of application for re-classification of district or for conditional use or special use permit has been made within two (2) years immediately preceding the filing of a request for reclassification or conditional use or special use permit by the same applicant and/or representative of said applicant. It shall be the duty of the applicant and/or any representatives of the applicant to file a disclosure with the governing authority of the respective local government to show the following:

Name of local official(s) to whom campaign contribution was made:

The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of this application for action for district re-classification, conditional use or special use permit.

Amount \$:

Date:

Enumeration and description of each gift (when the total value of all gifts is \$250.00 or more) made to the local government official during the two (2) years immediately preceding the filing of this application. **Please attach additional sheets if needed.**

Check box if no contributions made

Applicant Signature: *Joel H. Rice*

Date: *5/18/2023*





**PROPERTY OWNER AUTHORIZATION**

To be completed by the property owner to certify ownership of subject property and to provide authorization for other person(s) to represent the owner on their behalf.

I/WE (print), JONATHAN RIVIERE, hereby swear that I/we own the property for which this land use change application is being made.

Property Address and/or Parcel ID: 068 179

**PROPERTY OWNER INFORMATION**

Printed Name of Owner(s):  
JONATHAN RIVIERE

Mailing Address: 319 NOBLEMAN WAY  
CANTON GA, 30114

Phone Number: [REDACTED]

Alternate Contact Number: [REDACTED]

Email: [REDACTED]

I/we hereby authorize the person named below to act as the applicant or agent in the pursuit of the requested action on this property. I/we understand that any action granted and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The person named below is authorized to make this application. The person named below is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of the last action by the White County Board of Commissioners.

Printed Name of applicant or agent(s): JONATHAN RIVIERE

Signature of Owner(s):	Date Signed:
<u>[Handwritten Signature]</u>	<u>5/22/23</u>

**PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT**

Sworn to (or affirmed) and subscribed before me this 22 day of May, 2023 by \_\_\_\_\_ (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of Drivers License.



[Handwritten Signature]  
(Signature of Notary)

Myles Harper  
(Name of Notary Typed, Stamped, or Printed)



**SHORT TERM RENTAL CERTIFICATIONS**

To be completed and notarized for any application where the proposed use is short term rental.

I/WE (print), JONATHAN RIVIERE,  
hereby swear that I/we own/will own the property referenced below for which this land use change application is being made.

\*Property Address and/or Parcel ID: 068 179

**PROPERTY OWNER AUTHORIZATION ACKNOWLEDGEMENT OF GUESTS**

I acknowledge to keep the total number of guests to that number which can safely stay in the premises and may be subject to the State of Georgia's fire safety code regulations.

Signature of Owner/Future Owner(s): [Signature]

**PROPERTY OWNER AUTHORIZATION CERTIFIED BY OWNER OR THIRD PARTY INSPECTOR**

I attest by owner or third party inspector that short term rentals meet applicable International Building Code, International Fire Code regulations and NFPA 101 Life Safety codes.

Signature of Owner/Future Owner(s): [Signature]

**PROPERTY OWNER AUTHORIZATION CERTIFIED DEED RESTRICTION**

I certify that there are no deed restriction and/or covenants on the property that prohibits the use of the property as a short-term rental.

Signature of Owner/Future Owner(s): [Signature]

**PROPERTY OWNER AUTHORIZATION CERTIFIED SHORT-TERM RENTAL INSURANCE**

I certify that the owner/future owner has commercial or specific short-term rental insurance for the property. If insurance *has not been obtained* at time of application, I certify that owner/future owner will obtain prior to renting if application approval is granted.

Signature of Owner/Future Owner(s): [Signature]

**OFFICIAL CODE OF WHITE COUNTY APPENDIX C/ARTICLE VII – SHORT TERM RENTALS & BUSINESS LICENSES NOTIFICATION**

I certify that I have been informed of and provided a copy of Appendix C/Article VII - Short Term Rentals. I certify that I have also been informed that I will need to contact the White County Business Tax Office (706-865-2235) to obtain the proper business licensing, host licensing, and subsequent tax information prior to operation of my short-term rental.

Signature of Owner/Future Owner(s): [Signature]

**SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT**

Sworn to (or affirmed) and subscribed before me this 22 day of May, 2023 by  
(name of signer(s)). The  
named signer(s) is/are personally known by me or produced the identification type of Drivers License.

[Signature]  
(Signature of Notary)

Myles Harper  
(Name of Notary Typed, Stamped, or Printed)





**APPLICANT ACKNOWLEDGEMENT OF MEETING DATES**

I, JONATHAN RIVIERE (print name) have been advised that I or someone to represent me must be in attendance when my application is before the White County Planning Commission and the White County Board of Commissioners or it will be tabled. I also acknowledge that I have been made aware of the below dates upon submission of my application.

**Senior Center, 1239 Helen Hwy, Cleveland** **6:00pm**

Public Hearing Date (Planning Commission): 6/26/2023

Regular Meeting Date (Planning Commission): 7/3/2023

**Administration Building, 1235 Helen Hwy, Cleveland** **4:30pm**

Board of Commissioners Meeting Date: 7/31/2023

*\*Meeting dates are subject to change*

*Jonathan Riviere*  
Signature of Applicant or Authorized Agent

5/18/2023  
Date

<p><b><u>OFFICE USE ONLY</u></b></p> <p>Copy given to applicant: _____ (date)</p> <p>Staff Initials: _____</p> <p>Flag (circle):    Y    N</p>
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<p><b>WITHDRAWAL</b></p> <p><i>Notice: This section only to be completed if application is being withdrawn.</i></p>
<p>PART II - OFFICIAL CODE/APPENDIX C - LAND USE REGULATIONS/ARTICLE XVIII. AMENDMENT, APPLICATION AND PROCEDURAL REQUIREMENTS</p> <p><i>Section 1803. Withdrawal of amendment application. Any petition for an amendment to these regulations, official land use district map, conditional use approval, variance or special use permit may be withdrawn, at the discretion of the person or agency initiating such request, at any time prior to final action by the board of commissioners upon written notice to the planning director. Any required fees shall be forfeited</i></p>
<p>I hereby withdraw application #:</p>
<p><b>Applicant Signature:</b> _____ <b>Date:</b> _____</p>



# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is JONATHAN RIVIERE. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 45 N FERN COVE RD.

Parcel ID: 068-179

Per White County Code of Ordinances Appendix C/Article VII/Section 702, I am required to have a signed majority of the homeowners in the subdivision for me to apply for this conditional use. Please complete the form below indicating that you approve of a conditional use for Short Term Rental at my property above.

I, David Moore (printed name), approve of short term rental at the property referenced above. My information is provided below.

I own the following properties in this subdivision:

Lot #	Parcel ID	Address or Street name if no address
2	068-179A	N. FERN COVE.
3	068-179B	
4	068-179C	

Phone Number: 

Email Address: 

Signature: David Moore

Date Signed: May 24 - 2023



To the White County Community -

My wife and I are newlyweds residing just South in Canton Georgia. We have purchased a new construction cabin at 45 N Fern Cove Rd in Sautee Nacoochee from David Moore for its proximity to Ruby Falls, Unicoi, and The Alpine City of Helen. This is our family cabin and we are proud to share it with our loved ones.

When we are not residing at the property, it is our intention to rent it out on a short-term basis to help offset the costs of a 2nd home mortgage. We do not allow smoking on premises and allow no more than 8 guests total across the 3 bedrooms containing 5 beds, ranging in size from full to King. Our maximum reservation time will be for 7 days.

Thank you for allowing us to make Sautee Nacoochee and Helen our second home, and thank you for your consideration in allowing us to rent out our cabin on a periodic basis.

Please contact us for any questions or additional context that we can provide.

Warmly,  
Jonathan Riviere

[Redacted]  
[Redacted]

*Jonathan Riviere*

Madison Riviere

[Redacted]  
[Redacted]

*Madison Riviere*



**Public Health**  
Prevent. Promote. Protect.

# White County Environmental Health

Zachary Taylor, M.D., M.S., Health Director  
1241 Helen Highway, Unit 210 • Cleveland, GA 30528  
PH: 706-348-7698 • FAX: 706-348-1670 • [www.phdistrict2.org](http://www.phdistrict2.org)

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

- |                                     |   |                          |  |
|-------------------------------------|---|--------------------------|--|
| <input checked="" type="checkbox"/> | <b>Evaluation Applied For</b>                 | <input type="checkbox"/> | <b>Appropriate Permit Applied For</b>                  |
| <input type="checkbox"/>            | <b>Appropriate Permit Issued to Applicant</b> | <input type="checkbox"/> | <b>Evaluation, Permit Not Applied For At This Time</b> |

DATE: 05/18/2023

APPLICANT NAME: JONATHAN RIVIERE

PROPERTY ADDRESS: 45 N FERN COVE RD  
SAUTEE NACOOCHIE, GA 30571

### White County Planning Department:

In reference to a request for a change of zoning/land use or a building permit, application may need to be made for an existing system evaluation to determine:


- that the permit on file is the correct permit for the property in question;
- that there is no evidence of system failure;
- that the septic system is appropriately sized for the current and proposed use;
- that there is adequate repair after the proposed addition;
- that there are no conditions that could adversely affect the functionality of the system.

Please note that this is NOT an all-inclusive list. Based upon the information submitted and/or the outcome of the evaluation, it may be determined that a septic system needs additional capacity or upgrade. If so, the appropriate permit will need to be obtained and the work completed before an approval can be given.

If, based upon information submitted, no septic systems exist on the property, this zoning/land use change and/or building permit request should not affect the property with respect to septic use.

White County Environmental Health  
District 2 Public Health

*By signing below, I certify all information submitted is accurate and true to the best of my knowledge.*

  
Applicant Signature



05/18/2023

**Receipt for White County Environmental Health Fees**

Paid By: JONATHAN RIVIERE

Service Location: JONATHAN RIVIERE  
319 NOBLEMAN WAY  
CANTON, GA 30114

Invoice ID: 956972  
Invoice Date: 05/18/2023

Fee Type	Fee	Quantity	Subtotal
WATER SAMPLE	\$50.00	1	\$50.00
SEPTIC TANK EVALUATION	\$60.00	1	\$60.00
<b>Total Fees</b>			<b>\$110.00</b>
<b>Total Charges</b>			<b>\$110.00</b>

Payment Type	Amount
Charge	\$110.00
Payment Total	\$110.00
Remaining Owed by 06/17/2023	\$0.00
Received By: Michelle Crook	Date Received: 05/18/2023

Thank you for your payment.

Local Payment Reference:

WHITE COUNTY BOARD 0  
1241 HELEN HWY  
CLEVELAND, GA 30528  
706-665-2191

**Sale**

Ref #: 0004

XXXXXXXXXXXX5855

VISA Entry Method: Manual

Amount: \$ 110.00  
Tax: \$ 0.00  
Total: \$ 110.00

05/18/23 14:58:26  
Inv #: 000004 Appr Code: 048106  
Transaction ID: 303138683068998  
Apprvd: Online Batch#: 000104  
AVS Code: ZIP MATCH Z

I agree to pay above total amount according to card issuer agreement (Merchant agreement is credit voucher)

*Telephone*

Merchant Copy  
THANK YOU!



**Fwd: 2022 Property Tax Receipt, Bill & Assessors updated information**

Jonathan Riviere [REDACTED]

Wed, May 17 at 12:46 PM

To: Madison Riviere [REDACTED]

Baby , please print BOTH the attachment and the email.

Thank you baby

----- Forwarded message -----

From: **LaRay Abernathy** <[labernathy@whitecounty.net](mailto:labernathy@whitecounty.net)>

Date: Wed, May 17, 2023 at 12:41 PM

Subject: 2022 Property Tax Receipt, Bill & Assessors updated information

To: [REDACTED]

Attached you will find a copy of your 2022 property tax receipt for parcel 068-179 paid by David Moore, 2022 property tax bill for parcel 068-179 with location address of Chimney Mountain Rd and also a print out from the Tax Assessors website showing where a sale took place on 2/28/2023 to new owner Jonathan Riviere with same parcel 068-179 and for 2023 tax year will show 45 N Fern Cove Rd as location address.

Any other questions regarding address location change please contact the White County Tax Assessors Office at 706-865-5328.

**Thank You,**  
**LaRay Abernathy**  
**Revenue Specialist**  
**White County Tax Commissioner**  
**113 North Brooks Street**  
**Cleveland, GA 30528**  
**Office: 706-865-2225**  
**Fax: 706-219-0078**

068-179 Moore.pdf





**OFFICIAL TAX RECEIPT**

**White County Tax Commissioner**

**Cindy Cannon**

113 North Brooks Street

Cleveland GA 30528

Phone 17068652225 - Fax 17062190078

Email: wctc@whitecounty.net

**OWNER**

MOORE DAVID

PO BOX 907308

GAINESVILLE, GA 30501-0906

<b>PAID DATE</b>			9/29/2022
<b>RECEIPT PRINTED</b>			5/17/2023 12:24:29 PM
<b>CASH AMOUNT</b>	<b>CHECK AMOUNT</b>	<b>CHARGE AMOUNT</b>	<b>CHECK NUMBER(s) CHARGE APPROVAL CODE</b>
\$0.00	\$824.28	\$0.00	1263
<b>REFUND AMOUNT</b>			\$0.00
<b>OVERPAY AMOUNT</b>			\$0.00
<b>CHANGE AMOUNT</b>			\$0.00
<b>REGISTER</b>			8
<b>CASHIER</b>			
<b>TOTAL PAID</b>			\$824.28

Tax Year- Bill Number FMV Property ID	Property Description Property Address District Serial Number Decal Number	Due Date  Original Due	Interest Penalty  Other Fees	Previous Paid Amount	Current Amount Due	Amount Paid	Tax Bill New Balance	
2022-11984 FMV: 86850.00 068 179	LL26 LD6 CHIMNEY MOUNTAIN RD DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0	11/15/2022  \$824.28	\$0.00 \$0.00 \$0.00	\$0.00	\$824.28	\$824.28	\$0.00	
Paid By: MOORE DAVID				Overpayment Amount: 0.00				
Check Number: 1263								
Transaction(s): 163 - 163		Total(s):	\$824.28	\$0.00	\$0.00	\$824.28	\$824.28	\$0.00

# 2022 Property Tax Statement

**Cindy Cannon**

White County Tax Commissioner

113 North Brooks Street

Cleveland, GA 30528

Phone 1 (706) 865-2225 - Fax 1 (706) 219-0078

wctc@whitecounty.net



MOORE DAVID  
PO BOX 907308  
GAINESVILLE, GA 30501-0906

BILL NO.	PRINTED	LAST PAYMENT MADE ON	PAYMENT GOOD THROUGH	DUE DATE	TOTAL DUE
2022-11984	05/17/2023	09/29/2022	05/17/2023	11/15/2022	0.00
PID		LOCATION			
068 179		CHIMNEY MOUNTAIN RD			

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
**White County Tax Commissioner**

This is your 2022 Ad Valorem Property Tax Statement. This bill must be paid in full by November 15, 2022 in order to avoid interest and penalty charges. Interest and penalties are governed by Georgia Code. If payment is made after the due date, please call the office for the current amount due. State law requires all bills be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the new owner and notify our office. Please note that your Tax Commissioner is responsible for billing and collections and is not responsible for the property value on your bill or the millage rate. Thank you for the privilege of serving you as your Tax Commissioner. Cindy Cannon

**RETURN THIS PORTION WITH PAYMENT (Interest will be added per month if not paid by due date)**



**2022**

## Property Tax Statement

**Cindy Cannon**

White County Tax Commissioner

113 North Brooks Street

Cleveland, GA 30528

Phone 1 (706) 865-2225 - Fax 1 (706) 219-0078

Email: wctc@whitecounty.net

PROPERTY OWNER(S) MOORE DAVID  
PID 068 179 REAL  
DESCRIPTION LL26 LD6  
LOCATION CHIMNEY MOUNTAIN RD  
BILL NUMBER 2022-11984  
DISTRICT 001 WHITE COUNTY UNINCORPORATED  
PRINTED ON 05/17/2023

BUILDING VALUE	LAND VALUE	ACRES/LOTS	TOTAL FAIR MARKET VALUE	DUE DATE	BILLING DATE	PAYMENT GOOD THROUGH	EXEMPTIONS
0.00	86,850.00	5.0000	86,850.00	11/15/2022		05/17/2023	

**FIRST NOTICE**


ENTITY	ADJUSTED FAIR MARKET VALUE	NET ASSESSMENT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	CREDIT TAX AMT	NET TAX AMT
COUNTY M&O	86,850.00	34,740.00		34,740.00	12.9490	449.85		330.21
SALES TAX ROLLBACK				34,740.00	-3.4440		-119.64	
SCHOOL M&O	86,850.00	34,740.00		34,740.00	14.2220	494.07		494.07
<b>TOTALS</b>					<b>23.7270</b>	<b>943.92</b>	<b>-119.64</b>	<b>824.28</b>

Each resident of White County is eligible for a Homestead Exemption on the property they own and occupy as their permanent residence on January 1st of the taxable year. Homestead Exemption applications are accepted year round by the White County Assessors office however, your application must be made before April 1st to apply to the taxable year. All tax returns are filed with the White County Assessors office between January 1st and April 1st of the taxable year. For questions about your Homestead Exemption or filing a tax return, you may reach the Assessors office at (706) 865-5328. Thanks



CURRENT DUE	824.28
+ PENALTY	0.00
+ INTEREST	0.00
+ OTHER FEES	0.00
PREVIOUS PAYMENTS	824.28
+ BACK TAXES	0.00
<b>= Total Due</b>	<b>0.00</b>




**qPublic.net™** White County, GA
**Online Appeal**

Would you like to submit an appeal to the Board of Assessors? [Click Here](#) for more information.

Appeal to Board of Assessors

**Homestead Application**

Apply for Homestead Exemption

**Summary**

Parcel Number 068 179  
 Location Address 45 N FERN COVERD  
 Legal Description LL26 LD6  
 (Note: Not to be used on legal documents)  
 Property Class R-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Book Page 13 142  
 Tax District 01-County  
 Millage Rate 23.727  
 Acres 5  
 Neighborhood SAUTEE VALLEY

[View Map](#)

**Owners**

Current Owner  
 MOORE DAVID  
 PO BOX 907308  
 GAINESVILLE, GA 30501-0906

**Land**

Class	Land Use	Acreage	Frontage	Depth	Zoning	Value
R3	0130 AC 5<-25	5	180	0	R1	\$86,850

**Sales**

Sale Date	Sale Price	Instrument Type	Deed Book	Deed Page	Reason	Vacant/Improved	Grantor	Grantee
02/28/2023	\$414,500	LW	01886	0109	Q	Improved	MOORE DAVID	RIVIERE JONATHAN
10/07/2021	\$125,000	WD	01828	0364	X	Vacant	CARLINO CHARLES F	MOORE DAVID
03/10/2021	\$49,900	WD	01798	0262	ST	Vacant	SUMMERFORD EDGAR A	CARLINO CHARLES F
03/10/2021	\$0	WD	01798	0264	C	Vacant	CARLINO CHARLES F	CARLINO CHARLES F
06/01/1995	\$23,000	WD	00432	0248	Q	Vacant		
08/01/1979	\$7,500	WD	0005H	0317	X	Vacant		







**kw** LANIER  
PARTNERS  
KELLERWILLIAMS

# 45 N Fern Cove

*Santee Nacoochee, GA 30571*

CUSTOM NEW BUILD CABIN | 3BD/3BA  
SEASONAL MOUNTAIN VIEWS | GREAT LOCATION

AMBER ORR, REALTOR® | 706. 768. 6465  
KELLER WILLIAMS LANIER PARTNERS

110 TRINITY DR, DEMOREST, GA 30535 | 706. 839. 7355



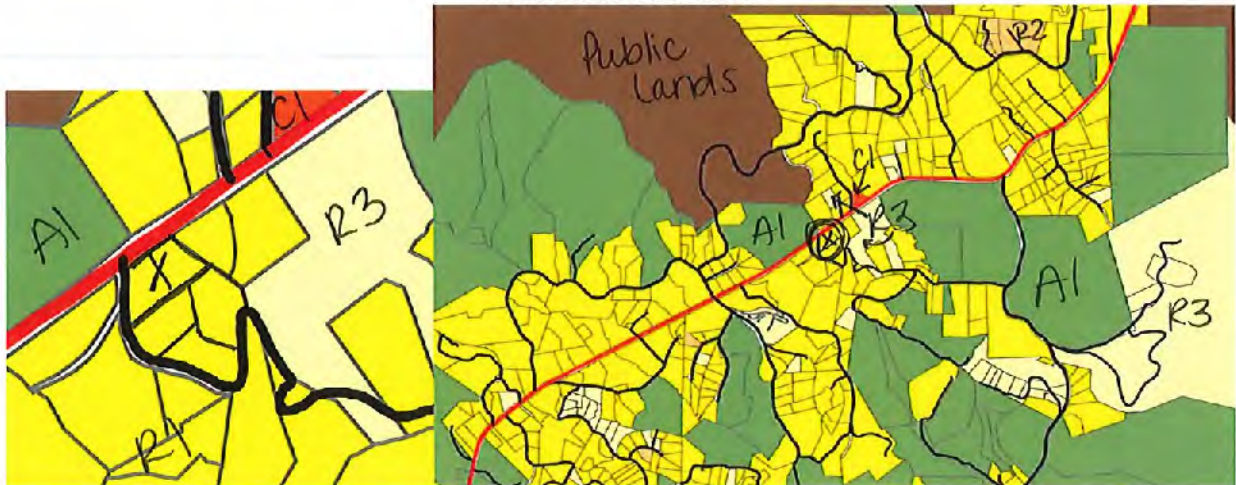


**WHITE COUNTY PLANNING DEPARTMENT  
STAFF COMMENT**

**JONATHAN/MADISON RIVIERE**

- PROPERTY IS LOCATED AT 45 NORTH FERN COVE ROAD IN SAUTEE NACOOCHEE. IT IS IN THE R-1 SINGLE FAMILY RESIDENTIAL DISTRICT AND WILL REQUIRE A CONDITIONAL USE PERMIT FROM THE WHITE COUNTY BOARD OF COMMISSIONERS TO PLACE THE PROPERTY IN THE SHORT TERM RENTAL PROGRAM.
- PROPERTY ADJOINS TO THE NORTH, SOUTH, EAST, AND WEST R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT; TO THE NORTH A-1 AGRICULTURE FORESTRY DISTRICT.
- THE WHITE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP INDICATES SINGLE FAMILY RESIDENTIAL.
- TOTAL ACREAGE IS 1.00.
- PROPERTY SUPPLIED BY WELL AND SEPTIC.

**EXISTING LAND USE**



**FUTURE LAND USE**



WHITE COUNTY PLANNING COMMISSION MINUTES  
PUBLIC HEARING: LAND USE REGULATION

Deena Cowart of 1899 Holiness Campground Road explained this is a farming community. She expressed concerns of safety for children and livestock, adding that there have already been issues that have affected the livestock, as well as noise, strangers, and traffic.

Jason Hogan of 1987 Highway 254, as well as owns multiple other properties in this area. He stated he owns the lumberyard, an agricultural use, across from this property that has trucks running and is not quiet for a wedding venue. He said he does not like to tell people how to use their land, but wanted to remind them that the lumberyard is there.

Chairman Thomas asked Mr. Fedoruk if he had anything to add.

Mr. Fedoruk stated it is not their intent to hurt the county, neighbors or community and that he will pass the concerns along to his father. He said they did not consider the influx of traffic, but the cabins will be surrounded by trees and be private. He said his family lives in Cumming, Georgia, and do not have management planned out but it will be family run.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on July 3<sup>rd</sup>.

**Application of Jonathan and Madison Riviere** to request a conditional use permit located at 45 North Fern Cove Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-179. Total acreage is 1.00. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Jonathan Riviere of 45 N Fern Cove, was present. Mr. Barton gave a summary of the application. He explained the proposed short-term rental would have a maximum occupancy of six with parking for up to five vehicles, though he does not anticipate that many vehicles. Mr. Riviere explained he has met with the neighbors and there are other short-term rentals nearby. He said he lives in Canton, Georgia, and plans to self-manage with the newly constructed home having features such as noise detectors and smoke detectors in place. He will have a local handyman and a neighbor contact in case of emergency.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Mr. Riviere did not have anything to add.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on July 3<sup>rd</sup>.

**Application of Russell Chiodo** to request a conditional use permit located at 480 Brown Road, Cleveland, Georgia, 30528. Tax map and parcel 022-142. Total acreage is 1.00. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Russell Chiodo of 480 Brown Road, was present. Mr. Barton gave a summary of the application. Mr. Chiodo explained the proposed short-term rental would have a maximum occupancy of six people with parking for seven to eight vehicles on a private road. Mr. Chiodo stated that he and his wife are full-time RV’ers and plan to self-manage, but they have a neighbor that will do maintenance and in-laws close by as emergency contacts. He said he has previously rented the home short-term and was unaware of the licensing requirements, but he has not had any problems with the neighbors. He said there

WHITE COUNTY PLANNING COMMISSION AGENDA  
REGULAR SESSION

seconding the motion was because the use of the property does not fit into the community and the community's objection to it makes it even more non-fitting for the location.

Mr. Barton advised the applicant of the next meeting on July 31<sup>st</sup>.

**Application of Jonathan and Madison Riviere** to request a conditional use permit located at 45 North Fern Cove Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-179. Total acreage is 1.00. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Jonathan Riviere of 45 N Fern Cove, was present. Mr. Barton gave a summary of the application. Mr. Riviere did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31<sup>st</sup>.

**Application of Russell Chiodo** to request a conditional use permit located at 480 Brown Road, Cleveland, Georgia, 30528. Tax map and parcel 022-142. Total acreage is 1.00. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Russell Chiodo of 480 Brown Road, was present. Mr. Barton gave a summary of the application. Mr. Chiodo did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31<sup>st</sup>.

**Application of Eric and Jeannie Seleen** to request a conditional use permit located at 142 Heavenly Ridge Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-075. Total acreage is 1.32. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Eric Seleen of 142 Heavenly Ridge Road, was present. Mr. Barton gave a summary of the application. Mr. Seleen did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31<sup>st</sup>.

**Application of Loretta and James Chapman** to request a conditional use permit located on Valley View Drive, Tract B, Cleveland, Georgia, 30528. Tax map and parcel 003-039C. Total acreage is 2.37. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Mr. Chapman of 8935 Bay Lane in Gainesville, GA, was present. Mr. Barton gave a summary of the application. Mr. Chapman explained that he does not have access to Valley View Drive due to no recorded easement and is prepared to access from Harkins Road, to which he showed the board members his proposed access. He stated the access would be one mile off Highway 129 on a paved road, past a wedding venue, event center, and three RV pads as well as across from an orchard that has events. He said the property is over the one-acre requirement, not part of a subdivision, and does not have covenants. Mr. Chapman explained he thinks neighbors should be able to do as they see fit with their





# WHITE COUNTY

## Board of Commissioners

### Agenda Request Form

**Item Title:** Conditional Use Permit for Short Term Rental for Eric and Jeannie Seleen, 142 Heavenly Ridge Road, Sautee Nacoochee

**For Meeting Date:** 7/20/2023

**Work Session**  **Regular Meeting**  **Public Hearing**

**Category (Select One):** Land Use Application

**Submitted By:** John Sell

**Attachments:** Yes  **If yes, please list each file name below:**

1. Application #20020
2. Public Hearing minutes of 6/26/2023
3. Regular Meeting minutes of 7/3/2023

### Purpose:

Consider the application of Eric and Jeannie Seleen to request a conditional use permit located at 142 Heavenly Ridge Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-075. Total acreage is 1.32. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

### Background / Summary:

- Applicant is requesting a conditional use permit for short term rental. The property is not in a subdivision.

Mr. Seleen explained the proposed short-term rental would have a maximum occupancy of three people and three vehicles on a private road that consists of asphalt, concrete, and gravel that he helps to maintain. Mr. Seleen stated he purchased the home in May and it was a short-term rental at one point, but the previous owner did not rent it. He said there are four other properties on the road and they are all short-term rentals. One person spoke during comment but her comments were about Historic Preservation and not the application. The Planning Commission recommended approval of the application and the motion passed by unanimous vote.

### Department Recommendation:

Planning Commission recommended approval by unanimous vote.

**Options:**

- Uphold Planning Commission recommendation and approve the application
- Reverse Planning Commission recommendation and deny the application.
- Table the application for further review or to send back to Planning Commission

**Budget Information:** Applicable                      Not Applicable

**Budgeted:** Yes      No

**Finance Director's Comments (if applicable):**

- 

**County Manager Comments:**

-

# WHITE COUNTY CHANGE OF LAND USE DISTRICT APPLICATION

<b>OFFICE USE ONLY</b>	Land Use Application #: <u>20020</u>
Public Hearing Date: <u>6/26/23</u>	Commission District: <u>4</u>
Fees Assessed: <u>\$750</u>	Paid via: <input type="checkbox"/> cash <input type="checkbox"/> credit card <input checked="" type="checkbox"/> check# <u>359</u>

**APPLICANT INFORMATION**

Status:  Owner  Authorized Agent  Lessee  Option to Purchase

Printed Name(s): Eric + Jeannie Seleen

Address: 1073 Echota Rd, Clarkesville, GA 30523

Phone Number: [REDACTED] Alternate Contact Number: [REDACTED]

Email: [REDACTED]

**Owner Information (if different from Applicant/Agent):**

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

**PROPERTY INFORMATION**

Parcel ID: 068075 Total acreage being changed: 1.32 Acres

Address: 142 Heavenly Ridge Rd., Sautee Nacoochee, GA 30571

Directions to Property:

From White County Tax Assessor office - left on Helen Hwy. Approx. 9 miles to Rt. 356 - turn Rt. - go approx. 7 miles to Heavenly Ridge Rd. - Turn left onto Heavenly Ridge Rd. bore left toward 142 sign - follow road to end - approx. 2 miles

Current Use/Zoning of Property: R1 Type of Road Surface: Gravel

Any prior redistricting requests for property:  If yes, provide redistricting application #: \_\_\_\_\_

**SURROUNDING PROPERTY LAND USE CLASSIFICATION:**

North: R1 South: R1 East: R1 West: R1

**REQUESTED ACTION AND DETAILS OF PROPOSED USE (check all that apply)**

<input type="checkbox"/> Redistrict from district:	Redistrict to district:
<input checked="" type="checkbox"/> Conditional Use - specify: <u>STR</u>	
<input type="checkbox"/> Special Use - specify:	
<input type="checkbox"/> Land Use Variance from Code Section:	

Proposed use if not listed above:

Is this property part of a subdivision?  Yes  No If so, please list number of lots:

Are there covenants?  Yes  No Is there an active homeowner's association?  Yes  No

Subdivision Name (if applicable):

Existing Utilities (check all that apply):  
 County or City Water     Well     Septic     Gas     Electric     Broadband

Proposed Utilities (check all that apply):  
 County or City Water     Well     Septic     Gas     Electric     Broadband

**COMMERCIAL AND INDUSTRIAL REDISTRICT INFORMATION**

Building Area: \_\_\_\_\_ No. of Parking Spaces: \_\_\_\_\_

**RESIDENTIAL REDISTRICT INFORMATION**

No. of Lots: 1    Minimum Lot Size in acres: 1.32    No. of Units: 1

Minimum Heated Floor Area (ft<sup>2</sup>): \_\_\_\_\_ Density/Acre: \_\_\_\_\_

Is an Amenity area proposed (specify if yes)? No

Apartments     Condominiums     Townhomes     Single Family

Rental Cabins     Recreational Vehicle Park     Other- Specify: \_\_\_\_\_

**LIST OF ADJACENT PROPERTY OWNERS**

It is the responsibility of the Applicant to provide a list of adjacent property owners that has property bordering your property or who has property directly across the street from your property (additional sheet may be included, if necessary).

PARCEL	PROPERTY OWNER NAME	MAILING ADDRESS
<sup>1</sup> 068078	Brian Stanton	Miway Lane, Suwanee
<sup>2</sup> 068071	Bradley Martin	4838 Martin Pl. Flowing Branch GA
<sup>3</sup> 068075A	Dale Hope	171 Comfort Ln, Dahlonega, GA
<sup>4</sup> 068075C	KB Homes, Inc.	P.O. Box 4546, Ocala, FL 34481
<sup>5</sup> 068080	Jared Reed	65 Miway Lane, Suwanee
<sup>6</sup>		
<sup>7</sup>		

**APPLICANT CERTIFICATION**

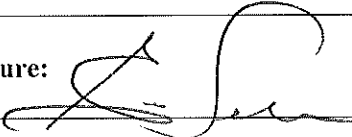
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners meeting agendas.

I understand that the Planning Department staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I understand that I may seek legal advice if I am not familiar with the land use requirements and procedures.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioners meetings and that I am required to be present or to be represented by someone able to present all facts and answer all questions. I understand that failure to appear at a meeting shall result in the postponement or denial of my application request. I further understand that it is my responsibility to be aware of relevant meeting dates and times regardless of notification from White County.

I hereby certify that I have read the above and that the above information, as well as the attached information, is true and correct.

Applicant Signature:  Date: 5/6/2023

**2023 DEADLINES AND MEETING DATES**

Submittal Date Planning Dept. Office 5:00 p.m. Deadline	Planning Commission Public Hearing 1239 Helen Hwy 6:00 p.m.	Planning Commission Regular Session 1239 Helen Hwy 6:00 p.m.	Board of Commissioners Work Session 1235 Helen Hwy 4:30 p.m.
Wednesday, January 4, 2023	Monday, January 30, 2023	Monday, February 6, 2023	Monday, February 27, 2023
Wednesday, February 1, 2023	Monday, February 27, 2023	Monday, March 6, 2023	Monday, March 27, 2023
Wednesday, March 1, 2023	Monday, March 27, 2023	Monday, April 3, 2023	Monday, April 24, 2023
Wednesday, March 29, 2023	Monday, April 24, 2023	Monday, May 1, 2023	TBA
Wednesday, May 3, 2023	TBA	Monday, June 5, 2023	Monday, June 26, 2023
Wednesday, May 31, 2023	Monday, June 26, 2023	Monday, July 3, 2023	Monday, July 31, 2023
Wednesday, June 28, 2023	Monday, July 31, 2023	Monday, August 7, 2023	Monday, August 28, 2023
Wednesday, August 2, 2023	Monday, August 28, 2023	TBA	Monday, September 25, 2023
Wednesday, August 30, 2023	Monday, September 25, 2023	Monday, October 2, 2023	Monday, October 30, 2023
Wednesday, October 4, 2023	Monday, October 30, 2023	Monday, November 6, 2023	Monday, November 27, 2023
Wednesday, November 1, 2023	Monday, November 27, 2023	Monday, December 4, 2023	TBA
Wednesday, November 29, 2023	TBA	TBA	Monday, January 29, 2024
Wednesday, January 3, 2024	Monday, January 29, 2024	Monday, February 5, 2024	Monday, February 26, 2024



**NOTICE OF AGRICULTURAL DISTRICT ADJACENCY**

Future abutting developers in non-agricultural land use districts shall be provided with this "Notice of Agricultural Adjacency" prior to administrative action on either land use district, the issuance of a building or occupancy permit or approval of a subdivision of property. Prior to administrative action, the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing, adjacent to his/her use, which can produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent Agricultural District uses, the applicant agrees by executing this form to waive any objection to those effects and understands that his/her district change and/or permits or other approvals are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the Agricultural District constitute a nuisance against the local government and adjoining land owners whose property is located in an Agricultural District. This waiver shall be provided and made applicable for subsequent purchasers and owners or heirs of his/her property. This notice and acknowledgement shall be public record.

**Applicant Signature:**

**Date:**

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS  
(APPLICANTS AND REPRESENTATIVE(S) OF REQUESTED ACTION)**

Pursuant to O.C.G.A. Section 36-67 A-3.A, the disclosure of any campaign contributions aggregating \$250.00 or more to a local government official who will consider an application for re-classification or for a conditional use or special use permit is mandatory when an application or any representation of application for re-classification of district or for conditional use or special use permit has been made within two (2) years immediately preceding the filing of a request for reclassification or conditional use or special use permit by the same applicant and/or representative of said applicant. It shall be the duty of the applicant and/or any representatives of the applicant to file a disclosure with the governing authority of the respective local government to show the following:

Name of local official(s) to whom campaign contribution was made:

The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of this application for action for district re-classification, conditional use or special use permit.

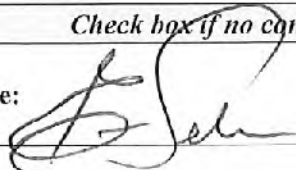
Amount \$:

Date:

Enumeration and description of each gift (when the total value of all gifts is \$250.00 or more) made to the local government official during the two (2) years immediately preceding the filing of this application. **Please attach additional sheets if needed.**

*Check box if no contributions made*

**Applicant Signature:**



**Date:**

5/26/2023



**PROPERTY OWNER AUTHORIZATION**

To be completed by the property owner to certify ownership of subject property and to provide authorization for other person(s) to represent the owner on their behalf.

I/WE (print), Eric and Jeannie Seleen,  
hereby swear that I/we own the property for which this land use change application is being made.

<b>Property Address and/or Parcel ID:</b>	
<b>PROPERTY OWNER INFORMATION</b>	
Printed Name of Owner(s):	<u>Eric and Jeannie Seleen</u>
Mailing Address:	<u>1073 Echota Rd</u> <u>Clarkesville, GA 30523</u>
Phone Number:	[REDACTED]
Alternate Contact Number:	[REDACTED]
Email:	[REDACTED]
I/we hereby authorize the person named below to act as the applicant or agent in the pursuit of the requested action on this property. I/we understand that any action granted and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The person named below is authorized to make this application. The person named below is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of the last action by the White County Board of Commissioners.	
Printed Name of applicant or agent(s):	<u>Eric and Jeannie Seleen</u>
Signature of Owner(s):	Date Signed:
<u>[Signature]</u>	<u>5/26/2023</u>
<u>[Signature]</u>	<u>5/26/2023</u>

**PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT**

Sworn to (or affirmed) and subscribed before me this 26<sup>th</sup> day of May, 2023 by Eric Seleen + Jeannie Seleen (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of License.

{Seal}

Doreen Green  
NOTARY PUBLIC  
White County, GEORGIA  
My Commission Expires 07/12/2025

[Signature]  
(Signature of Notary)

Doreen Green  
(Name of Notary Typed, Stamped, or Printed)



**SHORT TERM RENTAL CERTIFICATIONS**

To be completed and notarized for any application where the proposed use is short term rental.

I/WE (print), Eric and Jeannie Seleen, hereby swear that I/we own/will own the property referenced below for which this land use change application is being made.

\*Property Address and/or Parcel ID: 142 Heavenly Ridge Rd., Santee Nacoochee, GA

**PROPERTY OWNER AUTHORIZATION ACKNOWLEDGEMENT OF GUESTS**

30571

I acknowledge to keep the total number of guests to that number which can safely stay in the premises and may be subject to the State of Georgia's fire safety code regulations.

Signature of Owner/Future Owner(s): [Signature]

**PROPERTY OWNER AUTHORIZATION CERTIFIED BY OWNER OR THIRD PARTY INSPECTOR**

I attest by owner or third party inspector that short term rentals meet applicable International Building Code, International Fire Code regulations and NFPA 101 Life Safety codes.

Signature of Owner/Future Owner(s): [Signature]

**PROPERTY OWNER AUTHORIZATION CERTIFIED DEED RESTRICTION**

I certify that there are no deed restriction and/or covenants on the property that prohibits the use of the property as a short-term rental.

Signature of Owner/Future Owner(s): [Signature]

**PROPERTY OWNER AUTHORIZATION CERTIFIED SHORT-TERM RENTAL INSURANCE**

I certify that the owner/future owner has commercial or specific short-term rental insurance for the property. If insurance *has not been obtained* at time of application, I certify that owner/future owner will obtain prior to renting if application approval is granted.

Signature of Owner/Future Owner(s): [Signature]

**OFFICIAL CODE OF WHITE COUNTY APPENDIX C/ARTICLE VII - SHORT TERM RENTALS & BUSINESS LICENSES NOTIFICATION**

I certify that I have been informed of and provided a copy of Appendix C/Article VII - Short Term Rentals. I certify that I have also been informed that I will need to contact the White County Business Tax Office (706-865-2235) to obtain the proper business licensing, host licensing, and subsequent tax information prior to operation of my short-term rental.

Signature of Owner/Future Owner(s): [Signature]

**SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT**

Sworn to (or affirmed) and subscribed before me this 26<sup>th</sup> day of May, 2023 by Eric Seleen & Jeannie Seleen (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of License.

{Seal}

[Signature]  
(Signature of Notary)

Doreen Green  
(Name of Notary Typed, Stamped, or Printed)



**APPLICANT ACKNOWLEDGEMENT OF MEETING DATES**

I, Eric and Jeannie Selen (print name) have been advised that I or someone to represent me must be in attendance when my application is before the White County Planning Commission and the White County Board of Commissioners or it will be tabled. I also acknowledge that I have been made aware of the below dates upon submission of my application.

**Senior Center, 1239 Helen Hwy, Cleveland**

**6:00pm**

Public Hearing Date (Planning Commission): June 26, 2023

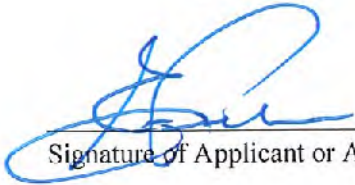
Regular Meeting Date (Planning Commission): July 3, 2023

**Administration Building, 1235 Helen Hwy, Cleveland**

**4:30pm**

Board of Commissioners Meeting Date: July 31, 2023

*\*Meeting dates are subject to change*



Signature of Applicant or Authorized Agent

5/20/2023

Date

<p><b><u>OFFICE USE ONLY</u></b></p> <p>Copy given to applicant: <u>5/26/2023</u> (date)</p> <p>Staff Initials: <u>JJS/JS</u></p> <p>Flag (circle): <input checked="" type="radio"/> Y <input type="radio"/> N</p>
--

\*\*\*\*\*

**WITHDRAWAL**

*Notice: This section only to be completed if application is being withdrawn.*

PART II - OFFICIAL CODE/APPENDIX C - LAND USE REGULATIONS/ARTICLE XVIII. AMENDMENT, APPLICATION AND PROCEDURAL REQUIREMENTS

*Section 1803. Withdrawal of amendment application. Any petition for an amendment to these regulations, official land use district map, conditional use approval, variance or special use permit may be withdrawn, at the discretion of the person or agency initiating such request, at any time prior to final action by the board of commissioners upon written notice to the planning director. Any required fees shall be forfeited*

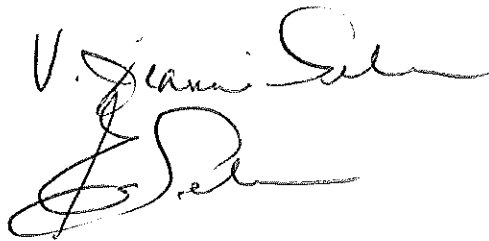
I hereby withdraw application #:

**Applicant Signature:**

**Date:**

**Letter of Intent for  
142 Heavenly Ridge Road  
Santee Nacoochee, 30571**

I/WE Eric and Jeannie Seleen have purchased the home and property at 142 Heavenly Ridge Road for the purpose of using it as a short-term/Airbnb rental property. It is a 576 square residential home on 1.32 acres of land. It is a 1 bedroom (loft), 1 bathroom, with a small kitchen. It has a small parking area for one vehicle and the home will accommodate 2 to 3 people.



V. Jeannie Seleen  
Eric Seleen



**Public Health**  
Prevent. Promote. Protect.

# White County Environmental Health

Zachary Taylor, M.D., M.S., Health Director  
1241 Helen Highway, Unit 210 • Cleveland, GA 30528  
PH: 706-348-7698 • FAX: 706-348-1670 • [www.phdistrict2.org](http://www.phdistrict2.org)

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

- |                                     |   |                          |  |
|-------------------------------------|---|--------------------------|--|
| <input checked="" type="checkbox"/> | <b>Evaluation Applied For</b>                 | <input type="checkbox"/> | <b>Appropriate Permit Applied For</b>                  |
| <input type="checkbox"/>            | <b>Appropriate Permit Issued to Applicant</b> | <input type="checkbox"/> | <b>Evaluation, Permit Not Applied For At This Time</b> |

DATE: 05/25/2023

APPLICANT NAME: ERIC SELEEN

PROPERTY ADDRESS: 142 HEAVENLY RIDGE RD  
SAUTEE NACOOCHEE, GA 30571

White County Planning Department:

In reference to a request for a change of zoning/land use or a building permit, application may need to be made for an existing system evaluation to determine:

- that the permit on file is the correct permit for the property in question;
- that there is no evidence of system failure;
- that the septic system is appropriately sized for the current and proposed use;
- that there is adequate repair after the proposed addition;
- that there are no conditions that could adversely affect the functionality of the system.

Please note that this is NOT an all-inclusive list. Based upon the information submitted and/or the outcome of the evaluation, it may be determined that a septic system needs additional capacity or upgrade. If so, the appropriate permit will need to be obtained and the work completed before an approval can be given.

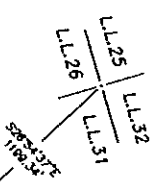
If, based upon information submitted, no septic systems exist on the property, this zoning/land use change and/or building permit request should not affect the property with respect to septic use.

White County Environmental Health  
District 2 Public Health

*By signing below, I certify all information submitted is accurate and true to the best of my knowledge.*

   
Applicant Signature



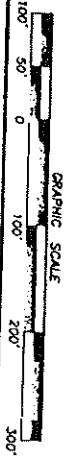


THIS PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA

MAP PREPARED FOR

**WALTER T. WILSON**

LAND LOT 31 6th DISTRICT  
WHITE COUNTY, GEORGIA  
DATE: 03-24-2006 SCALE: 1" = 100'



2006 MAR 30 AM 10:21  
SOPK 60 PAGE 187  
DENNY ADAMS, CLERK  
WHITE COUNTY, GA

SET PLAT MADE FOR FREEMAN KILPATRICK, DATED 2-14-04  
BY HENRY BAILEY, RECORDED IN PLAT BOOK 18, PAGE 20.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN FEET.  
EQUIPMENT USED - TOPCON GTS-28 TOTAL STATION

PROPERTY ADDRESS  
147 & 324 HEAVENLY RIDGE  
SAUTEE, GA. 30571

APPROVED *Sandy Wheeler* CHIEF  
WHITE COUNTY HEALTH DEPT. 3/24/06  
FOR INDIVIDUAL SEWAGE AND  
INDIVIDUAL / ~~INDIVIDUAL~~ *SEWAGE* WATER USE  
*Ground well*

EDDIE HOOD & ASSOCIATES  
& COUNTHOUSE SQUARE  
CLEVELAND, GA. 30528  
PHONE: (706) 865-3576  
FAX: (706) 865-7203

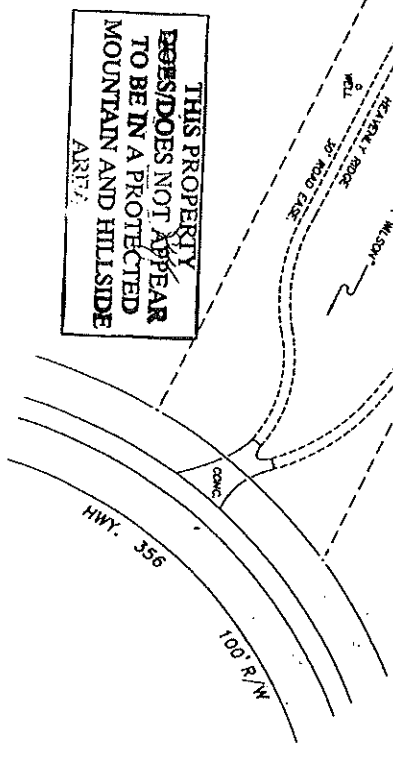
JOB NO. 06-055

3-24-06

THIS PROPERTY DOES NOT APPEAR TO BE IN A PROTECTED MOUNTAIN AND HILLSIDE AREA.

NOTE: AVERAGE SLOPE OF THE 1.30 ACRE TRACT IS 21%  
SIGNED: *Eddie Hood*  
EDDIE HOOD  
COUNTY SURVEYOR

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSE APPROXIMATION OF ONE FOOT IN FEET AND WAS ADJUSTED USING THE        RULE



# 2022 Property Tax Statement

**Cindy Cannon**

White County Tax Commissioner

113 North Brooks Street

Cleveland, GA 30528

Phone 1 (706) 865-2225 - Fax 1 (706) 219-0078

wctc@whitecounty.net



POPPLTON STEVEN M

PO BOX 531

SAUTEE NACOOCHEE, GA 30571-0531

BILL NO.	PRINTED	LAST PAYMENT MADE ON	PAYMENT GOOD THROUGH	DUE DATE	TOTAL DUE
2022-13779	05/26/2023	11/14/2022	05/26/2023	11/15/2022	0.00
PID		LOCATION			
088 075		142 HEAVENLY RIDGE			

MAKE CHECK OR MONEY ORDER PAYABLE TO:

**White County Tax Commissioner**

This is your 2022 Ad Valorem Property Tax Statement. This bill must be paid in full by November 15, 2022 in order to avoid interest and penalty charges. Interest and penalties are governed by Georgia Code. If payment is made after the due date, please call the office for the current amount due. State law requires all bills be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the new owner and notify our office. Please note that your Tax Commissioner is responsible for billing and collections and is not responsible for the property value on your bill or the millage rate. Thank you for the privilege of serving you as your Tax Commissioner. Cindy Cannon

**RETURN THIS PORTION WITH PAYMENT (Interest will be added per month if not paid by due date)**



**2022**

## Property Tax Statement

**Cindy Cannon**

White County Tax Commissioner

113 North Brooks Street

Cleveland, GA 30528

Phone 1 (706) 865-2225 - Fax 1 (706) 219-0078

Email: wctc@whitecounty.net

PROPERTY OWNER(S)	POPPLTON STEVEN M
PID	088 075 REAL
DESCRIPTION	LL31 LD6
LOCATION	142 HEAVENLY RIDGE
BILL NUMBER	2022-13779
DISTRICT	001 WHITE COUNTY UNINCORPORATED
PRINTED ON	05/26/2023

BUILDING VALUE	LAND VALUE	ACRES/LOTS	TOTAL FAIR MARKET VALUE	DUE DATE	BILLING DATE	PAYMENT GOOD THROUGH	EXEMPTIONS
106,540.00	33,380.00	1.3200	139,920.00	11/15/2022		05/26/2023	

**FIRST NOTICE**

ENTITY	ADJUSTED FAIR MARKET VALUE	NET ASSESSMENT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	CREDIT TAX AMT	NET TAX AMT
COUNTY M&O	139,920.00	55,968.00		55,968.00	12.9490	724.73		531.98
SALES TAX ROLLBACK				55,968.00	-3.4440		-192.75	
SCHOOL M&O	139,920.00	55,968.00		55,968.00	14.2220	795.98		795.98
<b>TOTALS</b>					<b>23.7270</b>	<b>1,520.71</b>	<b>-192.75</b>	<b>1,327.96</b>

Each resident of White County is eligible for a Homestead Exemption on the property they own and occupy as their permanent residence on January 1st of the taxable year. Homestead Exemption applications are accepted year round by the White County Assessors office however, your application must be made before April 1st to apply to the taxable year. All tax returns are filed with the White County Assessors office between January 1st and April 1st of the taxable year. For questions about your Homestead Exemption or filing a tax return, you may reach the Assessors office at (706) 865-5328. Thanks



CURRENT DUE	1327.96
+ PENALTY	0.00
+ INTEREST	0.00
+ OTHER FEES	0.00
PREVIOUS PAYMENTS	1327.96
+ BACK TAXES	0.00
<b>= Total Due</b>	<b>0.00</b>



Official Tax Receipt  
White County, GA  
113 N. Brooks St.  
Cleveland, 30528  
--Online Receipt--

Phone: 706-865-2225

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-13779	068 075	LL31 LD6	\$1,327.96	\$0.00 Fees: \$0.00	\$0.00	\$1,327.96	\$0.00
<b>Totals:</b>			<b>\$1,327.96</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,327.96</b>	<b>\$0.00</b>

Paid Date: 11/14/2022

Charge Amount: \$1,327.96

POPPLETON STEVEN M  
PO BOX 531  
SAUTEE NACOOCHEE, GA 30571-0531



Scan this code with your mobile phone to view this bill



# TAX ASSESSORS AERIAL MAP

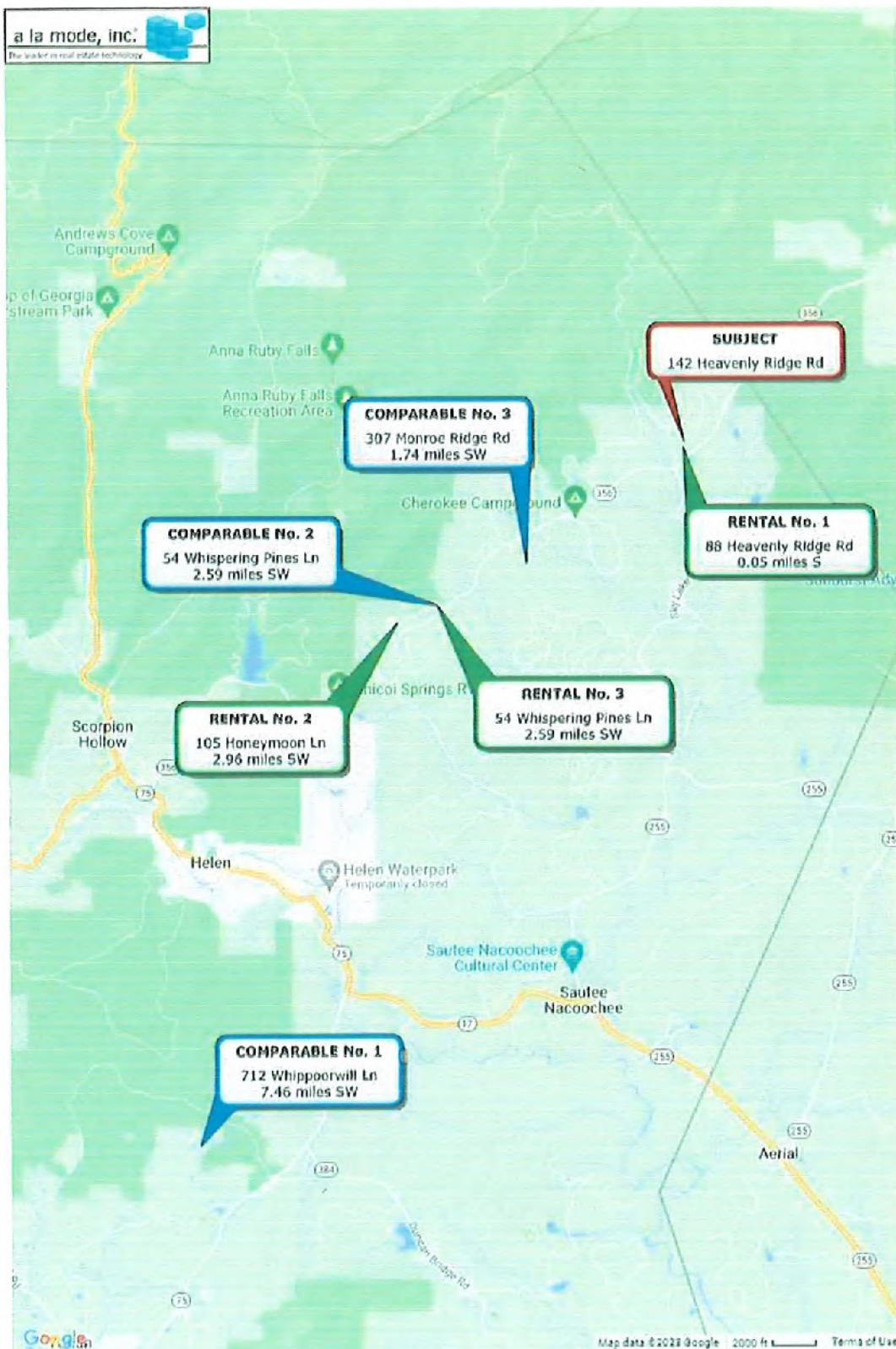
Borrower	ERIC DAVID AND VALENCIA JEAN SELEEN				
Property Address	142 Heavily Ridge Rd				
City	Sautee Nacoochee	County	WHITE	State	GA Zip Code 30571
Lender/Client	First Community Mortgage				

Bk. 60 Pg 127



## Location Map

Borrower	ERIC DAVID AND VALENCIA JEAN SELEN						
Property Address	142 Heavenly Ridge Rd						
City	Sautee Nacoochee	County	WHITE	State	GA	Zip Code	30571
Lender/Client	First Community Mortgage						





# Location Map

Borrower	ERIO DAVID AND VALENCIA JEAN SELEEN				
Property Address	142 Heavenly Ridge Rd				
City	Sautee Nacoochee	County	WHITE	State	GA Zip Code 30571
Lender/Client	First Community Mortgage				

120





**WHITE COUNTY PLANNING DEPARTMENT  
STAFF COMMENT**

**ERIC & JEANNIE SELEEN**

- PROPERTY IS LOCATED AT 142 HEAVENLY RIDGE ROAD IN SAUTEE NACOOCHEE. IT IS IN THE R-1 SINGLE FAMILY RESIDENTIAL DISTRICT AND WILL REQUIRE A CONDITIONAL USE PERMIT FROM THE WHITE COUNTY BOARD OF COMMISSIONERS TO PLACE THE PROPERTY IN THE SHORT TERM RENTAL PROGRAM.
- PROPERTY ADJOINS TO THE NORTH, SOUTH, EAST, AND WEST R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT.
- THE WHITE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP INDICATES SINGLE FAMILY RESIDENTIAL.
- TOTAL ACREAGE IS 1.32.
- PROPERTY SUPPLIED BY WELL AND SEPTIC.

**EXISTING LAND USE**



**FUTURE LAND USE**



WHITE COUNTY PLANNING COMMISSION MINUTES  
PUBLIC HEARING: LAND USE REGULATION

are no other short-term rentals nearby that he is aware of and the closest residence is about 200 yards away.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application.

Ed Lee Day of 24 Crest View Drive asked if this zoning change would alter his zoning, to which Mr. Barton said no. Mr. Day said that this property is secluded and will not disturb anything.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on July 3<sup>rd</sup>.

**Application of Eric and Jeannie Seleen** to request a conditional use permit located at 142 Heavenly Ridge Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-075. Total acreage is 1.32. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Eric Seleen of 142 Heavenly Ridge, was present. Mr. Barton gave a summary of the application. Mr. Seleen explained the proposed short-term rental would have a maximum occupancy of three people and three vehicles on a private road that consists of asphalt, concrete, and gravel that he helps to maintain. Mr. Seleen stated he purchased the home in May and it was a short-term rental at one point, but the previous owner did not rent it. He said there are four other properties on the road and they are all short-term rentals. Mr. Seleen said his full time residence is in Habersham County.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application.

Helen Fincher Hardman of 993 Merck Road said she is not against this proposal. She stated that twenty years ago, she was involved with the historic preservation through the state and said new homes should have a historic look rather than contemporary.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on July 3<sup>rd</sup>.

**Application of Loretta and James Chapman** to request a conditional use permit located on Valley View Drive, Tract B, Cleveland, Georgia, 30528. Tax map and parcel 003-039C. Total acreage is 2.37. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, James Chapman of 8935 Bay Lane in Gainesville, GA, was present. Mr. Barton gave a summary of the application. Mr. Chapman explained the proposed short-term rental would have a maximum occupancy of eight people and six vehicles. He said the vacant property is on a private gravel road that he is willing to help maintain and there are homes on both sides of this lot. He explained his intentions are to construct a 3000 square home with four bedrooms and three bathrooms that they plan to retire to. Mr. Chapman stated he has a rental management company and works in real estate.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application.

WHITE COUNTY PLANNING COMMISSION AGENDA  
REGULAR SESSION

seconding the motion was because the use of the property does not fit into the community and the community's objection to it makes it even more non-fitting for the location.

Mr. Barton advised the applicant of the next meeting on July 31<sup>st</sup>.

**Application of Jonathan and Madison Riviere** to request a conditional use permit located at 45 North Fern Cove Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-179. Total acreage is 1.00. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Jonathan Riviere of 45 N Fern Cove, was present. Mr. Barton gave a summary of the application. Mr. Riviere did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31<sup>st</sup>.

**Application of Russell Chiodo** to request a conditional use permit located at 480 Brown Road, Cleveland, Georgia, 30528. Tax map and parcel 022-142. Total acreage is 1.00. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Russell Chiodo of 480 Brown Road, was present. Mr. Barton gave a summary of the application. Mr. Chiodo did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31<sup>st</sup>.

**Application of Eric and Jeannie Seleen** to request a conditional use permit located at 142 Heavenly Ridge Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-075. Total acreage is 1.32. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Eric Seleen of 142 Heavenly Ridge Road, was present. Mr. Barton gave a summary of the application. Mr. Seleen did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31<sup>st</sup>.

**Application of Loretta and James Chapman** to request a conditional use permit located on Valley View Drive, Tract B, Cleveland, Georgia, 30528. Tax map and parcel 003-039C. Total acreage is 2.37. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Mr. Chapman of 8935 Bay Lane in Gainesville, GA, was present. Mr. Barton gave a summary of the application. Mr. Chapman explained that he does not have access to Valley View Drive due to no recorded easement and is prepared to access from Harkins Road, to which he showed the board members his proposed access. He stated the access would be one mile off Highway 129 on a paved road, past a wedding venue, event center, and three RV pads as well as across from an orchard that has events. He said the property is over the one-acre requirement, not part of a subdivision, and does not have covenants. Mr. Chapman explained he thinks neighbors should be able to do as they see fit with their





# WHITE COUNTY

## Board of Commissioners

### Agenda Request Form

**Item Title:** Conditional Use Permit for Short Term Rental for Jude Beckman 2609 Post Road, Cleveland

**For Meeting Date:** 7/20/2023

**Work Session**  **Regular Meeting**  **Public Hearing**

**Category (Select One):** Land Use Application

**Submitted By:** John Sell

**Attachments:** Yes  **If yes, please list each file name below:**

1. Application #19946
2. Public Hearing minutes of 5/30/2023
3. Regular Meeting minutes of 7/3/2023

#### **Purpose:**

Consider the application of Jude M. Beckman to request a conditional use permit located at 2609 Post Road, Cleveland, Georgia, 30528. Tax map and parcel 063-038A. Total acreage is 1.50. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

#### **Background / Summary:**

- Applicant is requesting a conditional use permit for short term rental. The property is not part of a subdivision. Mr. Beckman explained the proposed short-term rental would have a maximum occupancy of eight with parking for eight vehicles, though he doubted there would be that many. He said he plans to self-manage and lives 30 minutes away so he will be the emergency contact. Mr. Beckman stated he has been doing short-term rentals for ten years, is particular who he rents to, and does not allow parties. He said that he originally planned to move into the house, but his father has gotten sick and that changed his plans. He wants to rent it in the meantime until he can move permanently. The Planning Commission recommended approval of the application and the motion passed by unanimous vote.

#### **Department Recommendation:**

Planning Commission recommended approval by unanimous vote.

#### **Options:**

- Uphold Planning Commission recommendation and approve the application
- Reverse Planning Commission recommendation and deny the application.
- Table the application for further review or to send back to Planning Commission

**Budget Information:** Applicable  Not Applicable

**Budgeted:** Yes  No

**Finance Director's Comments (if applicable):**

- 

**County Manager Comments:**

-

# WHITE COUNTY CHANGE OF LAND USE DISTRICT APPLICATION

<b>OFFICE USE ONLY</b>	Land Use Application #: <u>19946</u>
Public Hearing Date: <u>5/30/2023</u>	Commission District: <u>2</u>
Fees Assessed: <u>\$250</u>	Paid via: <input type="checkbox"/> cash <input checked="" type="checkbox"/> credit card <input type="checkbox"/> check# _____

APPLICANT INFORMATION	
Status: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Lessee <input type="checkbox"/> Option to Purchase	
Printed Name(s): <u>Jude M. Beckman AOE 995 LLC</u>	
Address: <u>4810 Spout Springs Rd. Buford, GA. 30518</u>	
Phone Number: [REDACTED]	Alternate Contact Number:
Email: [REDACTED]	

Owner Information (if different from Applicant/Agent):	
Name:	Phone #:

PROPERTY INFORMATION	
Parcel ID: <u>063-038A</u>	Total acreage being changed: <u>1.5</u>
Address: <u>2609 Post Road Cleveland, GA. 30528</u>	
Directions to Property: <u>Right on Helen Hwy. Left on N. Main St. Left on Highway 75 South. Left on Post Road Pass Tom Teague Next Drive on Left</u>	

Current Use/Zoning of Property: <u>R-1</u>	Type of Road Surface: <u>PAVED</u>
Any prior redistricting requests for property: _____ If yes, provide redistricting application #: _____	

SURROUNDING PROPERTY LAND USE CLASSIFICATION:			
North: <u>A-1</u>	South: <u>A-1</u>	East: <u>R-1</u>	West: <u>R-1</u>

REQUESTED ACTION AND DETAILS OF PROPOSED USE (check all that apply)	
<input type="checkbox"/>	Redistrict from district: _____ Redistrict to district: _____
<input checked="" type="checkbox"/>	Conditional Use - specify: <u>Short Term Rental</u>
<input type="checkbox"/>	Special Use - specify: _____
<input type="checkbox"/>	Land Use Variance from Code Section: _____

Proposed use if not listed above: _____	
Is this property part of a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If so, please list number of lots: _____
Are there covenants? <input type="checkbox"/> Yes <input type="checkbox"/> No	Is there an active homeowner's association? <input type="checkbox"/> Yes <input type="checkbox"/> No
Subdivision Name (if applicable): _____	



Existing Utilities (check all that apply):  
 County or City Water    \_\_\_ Well     Septic    \_\_\_ Gas    \_\_\_ Electric    \_\_\_ Broadband

Proposed Utilities (check all that apply):  
 \_\_\_ County or City Water    \_\_\_ Well    \_\_\_ Septic    \_\_\_ Gas    \_\_\_ Electric    \_\_\_ Broadband

**COMMERCIAL AND INDUSTRIAL REDISTRICK INFORMATION**

Building Area: \_\_\_\_\_ No. of Parking Spaces: \_\_\_\_\_

**RESIDENTIAL REDISTRICK INFORMATION**

No. of Lots: \_\_\_\_\_ Minimum Lot Size in acres: \_\_\_\_\_ No. of Units: \_\_\_\_\_

Minimum Heated Floor Area (ft<sup>2</sup>): \_\_\_\_\_ Density/Acre: \_\_\_\_\_

Is an Amenity area proposed (specify if yes)?

\_\_\_ Apartments    \_\_\_ Condominiums    \_\_\_ Townhomes    \_\_\_ Single Family

\_\_\_ Rental Cabins    \_\_\_ Recreational Vehicle Park    \_\_\_ Other- Specify: \_\_\_\_\_

**LIST OF ADJACENT PROPERTY OWNERS**

It is the responsibility of the Applicant to provide a list of adjacent property owners that has property bordering your property or who has property directly across the street from your property (additional sheet may be included, if necessary).

PARCEL	PROPERTY OWNER NAME	MAILING ADDRESS
1	<u>063 039 WILLS, CYNTHIA ANA MILLER</u>	<u>59 S MAIN ST. STE B CLEVELAND, GA 30528</u>
2	<u>063 038 WIMBERLY, ANDREW AND STEPHEN</u>	<u>2513 POST RD CLEVELAND, GA 30528</u>
3	<u>063 012 DAVIS, DELLA FAY AND JEFFREY RAY</u>	<u>6347 CLERMONT HWY CLERMONT, GA 30527</u>
4	<u>063 106 STATON JAMES P AND BOXXIE FAMILY LIVING TRUST</u>	<u>2790 POST RD CLEVELAND, GA 30528</u>
5	_____	_____
6	_____	_____
7	_____	_____

**APPLICANT CERTIFICATION**


I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners meeting agendas.

I understand that the Planning Department staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I understand that I may seek legal advice if I am not familiar with the land use requirements and procedures.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioners meetings and that I am required to be present or to be represented by someone able to present all facts and answer all questions. I understand that failure to appear at a meeting shall result in the postponement or denial of my application request. I further understand that it is my responsibility to be aware of relevant meeting dates and times regardless of notification from White County.

I hereby certify that I have read the above and that the above information, as well as the attached information, is true and correct.

Applicant Signature:  Date: 09/18/23

**2023 DEADLINES AND MEETING DATES**

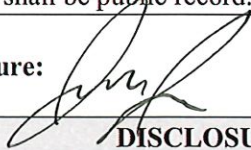
Submittal Date Planning Dept. Office 5:00 p.m. Deadline	Planning Commission Public Hearing 1239 Helen Hwy 6:00 p.m.	Planning Commission Regular Session 1239 Helen Hwy 6:00 p.m.	Board of Commissioners Work Session 1235 Helen Hwy 4:30 p.m.
Wednesday, January 4, 2023	Monday, January 30, 2023	Monday, February 6, 2023	Monday, February 27, 2023
Wednesday, February 1, 2023	Monday, February 27, 2023	Monday, March 6, 2023	Monday, March 27, 2023
Wednesday, March 1, 2023	Monday, March 27, 2023	Monday, April 3, 2023	Monday, April 24, 2023
Wednesday, March 29, 2023	Monday, April 24, 2023	Monday, May 1, 2023	TBA
Wednesday, May 3, 2023	TBA	Monday, June 5, 2023	Monday, June 26, 2023
Wednesday, May 31, 2023	Monday, June 26, 2023	Monday, July 3, 2023	Monday, July 31, 2023
Wednesday, June 28, 2023	Monday, July 31, 2023	Monday, August 7, 2023	Monday, August 28, 2023
Wednesday, August 2, 2023	Monday, August 28, 2023	TBA	Monday, September 25, 2023
Wednesday, August 30, 2023	Monday, September 25, 2023	Monday, October 2, 2023	Monday, October 30, 2023
Wednesday, October 4, 2023	Monday, October 30, 2023	Monday, November 6, 2023	Monday, November 27, 2023
Wednesday, November 1, 2023	Monday, November 27, 2023	Monday, December 4, 2023	TBA
Wednesday, November 29, 2023	TBA	TBA	Monday, January 29, 2024
Wednesday, January 3, 2024	Monday, January 29, 2024	Monday, February 5, 2024	Monday, February 26, 2024



**NOTICE OF AGRICULTURAL DISTRICT ADJACENCY**

Future abutting developers in non-agricultural land use districts shall be provided with this "Notice of Agricultural Adjacency" prior to administrative action on either land use district, the issuance of a building or occupancy permit or approval of a subdivision of property. Prior to administrative action, the applicant shall be required to sign this wavier which indicates that the applicant understands that a use is ongoing, adjacent to his/her use, which can produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent Agricultural District uses, the applicant agrees by executing this form to waive any objection to those effects and understands that his/her district change and/or permits or other approvals are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the Agricultural District constitute a nuisance against the local government and adjoining land owners whose property is located in an Agricultural District. This wavier shall be provided and made applicable for subsequent purchasers and owners or heirs of his/her property. This notice and acknowledgement shall be public record.

**Applicant Signature:**



**Date:**

05/03/23

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**  
(APPLICANTS AND REPRESENTATIVE(S) OF REQUESTED ACTION)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the disclosure of any campaign contributions aggregating \$250.00 or more to a local government official who will consider an application for re-classification or for a conditional use or special use permit is mandatory when an application or any representation of application for re-classification of district or for conditional use or special use permit has been made within two (2) years immediately preceding the filing of a request for reclassification or conditional use or special use permit by the same applicant and/or representative of said applicant. It shall be the duty of the applicant and/or any representatives of the applicant to file a disclosure with the governing authority of the respective local government to show the following:

Name of local official(s) to whom campaign contribution was made:

The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of this application for action for district re-classification, conditional use or special use permit.

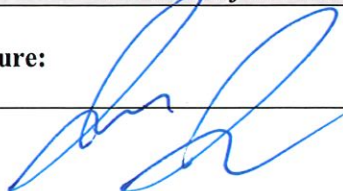
Amount \$:

Date:

Enumeration and description of each gift (when the total value of all gifts is \$250.00 or more) made to the local government official during the two (2) years immediately preceding the filing of this application. **Please attach additional sheets if needed.**

Check box if no contributions made

**Applicant Signature:**



**Date:**

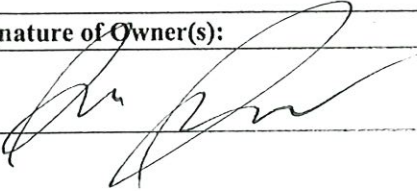
04/18/23



**PROPERTY OWNER AUTHORIZATION**

To be completed by the property owner to certify ownership of subject property and to provide authorization for other person(s) to represent the owner on their behalf.

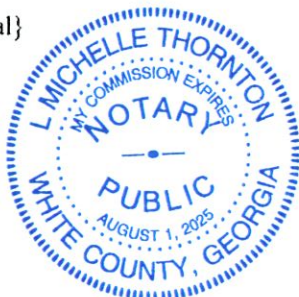
I/WE (print), JUDE BECKMAN / ADE 995, LLC,  
hereby swear that I/we own the property for which this land use change application is being made.

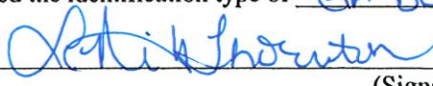
<b>Property Address and/or Parcel ID:</b> <u>2609 POST ROAD CLEVELAND, GA 30528</u>	
<b>PROPERTY OWNER INFORMATION</b>	
Printed Name of Owner(s): <u>JUDE M BECKMAN / ADE 995, LLC</u>	
Mailing Address: <u>4810 SPOUT SPRINGS ROAD BUFORD, GA 30519</u>	
Phone Number: [REDACTED]	
Alternate Contact Number: [REDACTED]	
Email: [REDACTED]	
I/we hereby authorize the person named below to act as the applicant or agent in the pursuit of the requested action on this property. I/we understand that any action granted and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The person named below is authorized to make this application. The person named below is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of the last action by the White County Board of Commissioners.	
Printed Name of applicant or agent(s): <u>CAROLINE FARRELL</u>	
Signature of Owner(s): 	Date Signed: <u>05/03/23</u>

**PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT**

Sworn to (or affirmed) and subscribed before me this 3<sup>rd</sup> day of May, 2023 by Jude Beckman (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of GA DL.

{Seal}



  
(Signature of Notary)

L. Michelle Thornton  
(Name of Notary Typed, Stamped, or Printed)

**SHORT TERM RENTAL CERTIFICATIONS**

To be completed and notarized for any application where the proposed use is short term rental.

I/WE (print), JUDE M BECKMAN / ADE 995, LLC,  
hereby swear that I/we own/will own the property referenced below for which this land use change application is being made.

\*Property Address and/or Parcel ID: 2809 POST ROAD CLEVELAND, GA 30528

**PROPERTY OWNER AUTHORIZATION ACKNOWLEDGEMENT OF GUESTS**

I acknowledge to keep the total number of guests to that number which can safely stay in the premises and may be subject to the State of Georgia's fire safety code regulations.

Signature of Owner/Future Owner(s): [Signature]

**PROPERTY OWNER AUTHORIZATION CERTIFIED BY OWNER OR THIRD PARTY INSPECTOR**

I attest by owner or third party inspector that short term rentals meet applicable International Building Code, International Fire Code regulations and NFPA 101 Life Safety codes.

Signature of Owner/Future Owner(s): [Signature]

**PROPERTY OWNER AUTHORIZATION CERTIFIED DEED RESTRICTION**

I certify that there are no deed restriction and/or covenants on the property that prohibits the use of the property as a short-term rental.

Signature of Owner/Future Owner(s): [Signature]

**PROPERTY OWNER AUTHORIZATION CERTIFIED SHORT-TERM RENTAL INSURANCE**

I certify that the owner/future owner has commercial or specific short-term rental insurance for the property. If insurance *has not been obtained* at time of application, I certify that owner/future owner will obtain prior to renting if application approval is granted.

Signature of Owner/Future Owner(s): [Signature]

**OFFICIAL CODE OF WHITE COUNTY APPENDIX C/ARTICLE VII – SHORT TERM RENTALS & BUSINESS LICENSES NOTIFICATION**

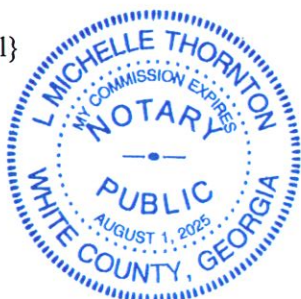
I certify that I have been informed of and provided a copy of Appendix C/Article VII - Short Term Rentals. I certify that I have also been informed that I will need to contact the White County Business Tax Office (706-865-2235) to obtain the proper business licensing, host licensing, and subsequent tax information prior to operation of my short-term rental.

Signature of Owner/Future Owner(s): [Signature]

**SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT**

Sworn to (or affirmed) and subscribed before me this 3<sup>rd</sup> day of May, 2023 by Jude Beckman (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of GA DL.

{Seal}



[Signature]

(Signature of Notary)

L. Michelle Thornton

(Name of Notary Typed, Stamped, or Printed)



**APPLICANT ACKNOWLEDGEMENT OF MEETING DATES**

I, Jade M. Beckman (print name) have been advised that I or someone to represent me must be in attendance when my application is before the White County Planning Commission and the White County Board of Commissioners or it will be tabled. I also acknowledge that I have been made aware of the below dates upon submission of my application.

**Senior Center, 1239 Helen Hwy, Cleveland 6:00pm**


Public Hearing Date (Planning Commission): Mar 30, 2023

Regular Meeting Date (Planning Commission): June 5, 2023

**Administration Building, 1235 Helen Hwy, Cleveland 4:30pm**

Board of Commissioners Meeting Date: June 26, 2023

*\*Meeting dates are subject to change*

  
 \_\_\_\_\_  
 Signature of Applicant or Authorized Agent  
05/03/23  
 \_\_\_\_\_  
 Date

<p><b><u>OFFICE USE ONLY</u></b></p> <p>Copy given to applicant: _____ (date)</p> <p>Staff Initials: _____</p> <p>Flag (circle):    Y    N</p>
--

\*\*\*\*\*

<p><b>WITHDRAWAL</b></p> <p><i>Notice: This section only to be completed if application is being withdrawn.</i></p>
<p>PART II - OFFICIAL CODE/APPENDIX C - LAND USE REGULATIONS/ARTICLE XVIII. AMENDMENT, APPLICATION AND PROCEDURAL REQUIREMENTS</p> <p><i>Section 1803. Withdrawal of amendment application. Any petition for an amendment to these regulations, official land use district map, conditional use approval, variance or special use permit may be withdrawn, at the discretion of the person or agency initiating such request, at any time prior to final action by the board of commissioners upon written notice to the planning director. Any required fees shall be forfeited</i></p>
<p>I hereby withdraw application #:</p>
<p><b>Applicant Signature:</b> _____ <b>Date:</b> _____</p>



# Letter of Intent

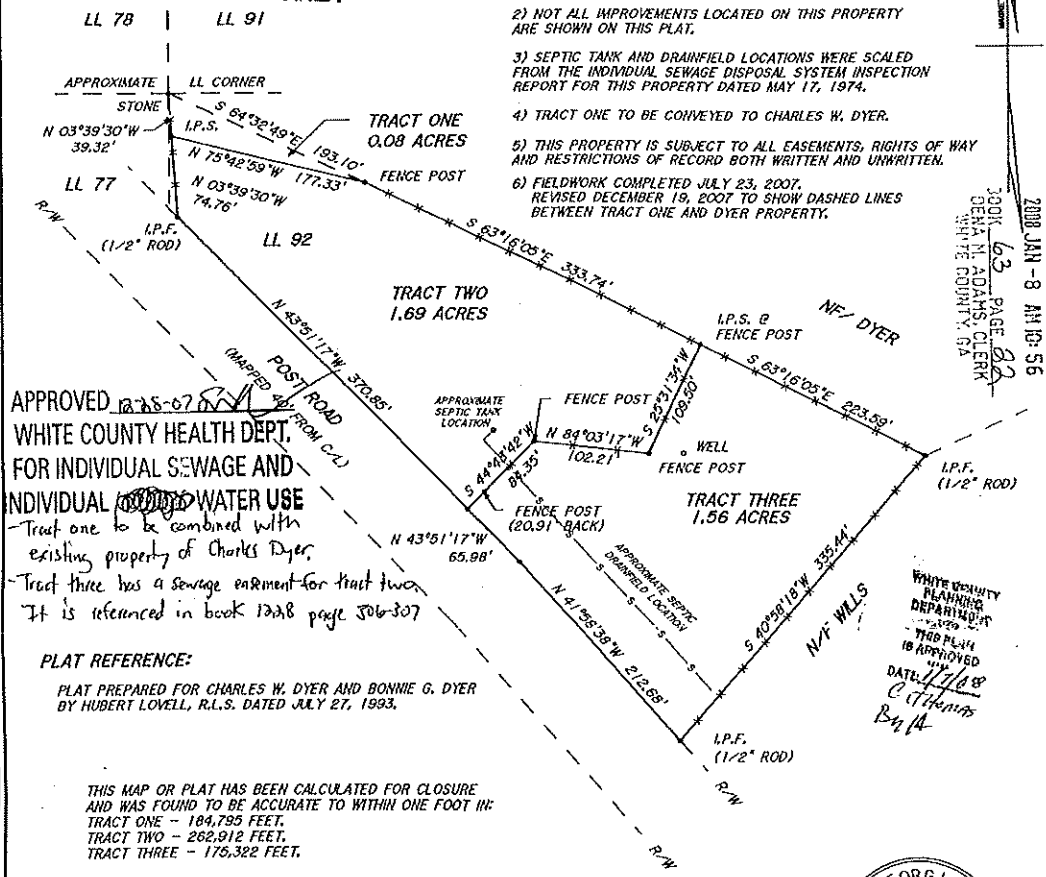
To whom it may concern, we would like to request rezoning to accommodate short term rental for our house. We have over eight years of experience in the short-term rentals field and have always carried a five-star rating on all properties. Thank you for your consideration.

Jude M. Beckman

**THIS PROPERTY IS NOT IN A PROTECTED MOUNTAIN AND HILLSIDE AREA**

**NOTES:**

- 1) PROPERTY IS PART OF TRACT ONE OF PLAT PREPARED FOR ALYCE M. STRONG BY HUBERT LOVELL, R.L.S. DATED JANUARY 20, 1990 AND LAST REVISED DECEMBER 17, 1991.
- 2) NOT ALL IMPROVEMENTS LOCATED ON THIS PROPERTY ARE SHOWN ON THIS PLAT.
- 3) SEPTIC TANK AND DRAINFIELD LOCATIONS WERE SCALED FROM THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM INSPECTION REPORT FOR THIS PROPERTY DATED MAY 17, 1974.
- 4) TRACT ONE TO BE CONVEYED TO CHARLES W. DYER.
- 5) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- 6) FIELDWORK COMPLETED JULY 23, 2007. REVISED DECEMBER 19, 2007 TO SHOW DASHED LINES BETWEEN TRACT ONE AND DYER PROPERTY.



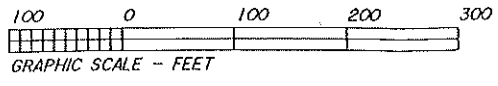
APPROVED 12-28-07 BY  
 WHITE COUNTY HEALTH DEPT.  
 FOR INDIVIDUAL SEWAGE AND  
 INDIVIDUAL GROUND WATER USE  
 - Tract one to be combined with  
 existing property of Charles Dyer.  
 - Tract three has a sewage easement for tract two.  
 It is referenced in book 1328 page 306-307

**PLAT REFERENCE:**

PLAT PREPARED FOR CHARLES W. DYER AND BONNIE G. DYER BY HUBERT LOVELL, R.L.S. DATED JULY 27, 1993.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN:  
 TRACT ONE - 184,795 FEET.  
 TRACT TWO - 262,912 FEET.  
 TRACT THREE - 176,322 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED BY OPEN TRAVERSE.



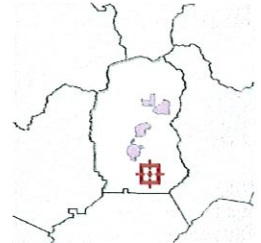
<p><b>SURVEYORS:</b>                  LOVELL, DUVALL, MILLER &amp; ASSOCIATES, INC.                  H 1553, H 2295, H 2595                  P. O. BOX 906                  CLARKESVILLE, GA. 30523                  TELEPHONE - (706) 754-9422</p>	<p>MAP PREPARED FOR  <b>ALYCE M. STRONG</b></p> <p>WHITE COUNTY                  GEORGIA</p>	<p>DATE: JULY 24, 2007                  REVISED: DECEMBER 19, 2007.                  LAND LOT: 92                  DISTRICT: 2ND                  COUNTY OF WHITE                  FILE H 0787AS                  FIELD BOOK H 593                  INSTRUMENTS USED:                  TOPCON GTS-211D                  SCALE - 1" = 100'                  SYMBOLS:                  I. P. F. = IRON PIN FOUND                  I. P. S. = IRON PIN SET                  (5/8" RE-BAR)                  C. M. = CONCRETE MONUMENT</p>
---	--	---

2008 JAN - 8 AM 10: 56  
 BOOK 63 PAGE 00  
 DEBRA M. ADAMS, CLERK  
 WHITE COUNTY, GA

WHITE COUNTY  
 PLANNING  
 DEPARTMENT  
 THIS PLAT  
 IS APPROVED  
 DATE 1/16/08  
 C. Thomas  
 By 14



Overview



Legend

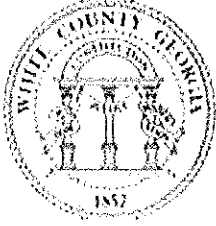
- Parcels
- Roads
- Railroads
- Lakes
- Streams and Rivers
- City Labels

Parcel ID	063 038A	Alternate ID	5130872	Owner Address	ADE 995 LLC
Sec/Twp/Rng	n/a	Class	R		3535 ROSWELL ROAD
Property Address	2609 POST RD	Acreage	1.51		SUITE 63
	01				MARIETTA GA 30062
District	01				
Brief Tax Description	LL92 LD2 TRACT 3				
	(Note: Not to be used on legal documents)				

Date created: 5/3/2023  
 Last Data Uploaded: 5/3/2023 5:35:01 AM

Developed by Schneider  
 GEOSPATIAL





**Property Tax Payment Receipt**

**White County, GA**

113 N. Brooks St.

Cleveland, Georgia 30528

Office: 706-865-2225

**Year/Bill #: 2022-16102**

**Parcel/Map Type: 063 038A-Real**

**Payment Type/Last 4 of CC: Visa-4961**

**Payment Method: WEB**

Customer Name:	ADE 995 LLC
Payor Name:	Jude Beckman
Billing Address:	5885 Cumming Hwy
City/State/Zip:	Sugarhill, GA 30518
Phone #:	[REDACTED]
Email:	[REDACTED]
Payment Date:	11/17/2022 4:48:42 PM
Payment Clerk:	
Confirmation #:	21875152

**Thank you for your payment.** You will see two transactions on your card related to your payment:

- 1) Tax billed by White County, GA
- 2) Service Fee billed by GovernmentWindow

Tax Amount:	\$278.29
Service Fee Amount:	\$7.65
<b>Total Paid:</b>	<b>\$285.94</b>

-- CUSTOMER COPY --



White County Building Department  
1241 Helen Hwy, Suite 200, Cleveland, GA 30528  
Office: 706-865-6496

## ***CERTIFICATE OF OCCUPANCY***

This certificate issued pursuant to the requirements of Section 14-85 of the White County Code of Ordinances certifying that at the time of issuance, this structure was in compliance with the various ordinances of the County regulating building construction or use for the following:

<b>Permit No:</b>	18651	<b>Issued Date:</b>	02/28/2023
<b>Owner:</b>	ADE 995 LLC / JUDE BECKMAN	<b>Type:</b>	Residential
<b>Address:</b>	2609 POST RD	<b>Tax Map &amp; Parcel:</b>	063 038A

*Kw Bull*

---

Building Official



# White County Environmental Health

Zachary Taylor, M.D., M.S., Health Director

1241 Helen Highway, Unit 210 • Cleveland, GA 30528

PH: 706-348-7698 • FAX: 706-348-1670 • [www.phdistrict2.org](http://www.phdistrict2.org)

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Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

---

Evaluation Applied For

Appropriate Permit Applied For

Appropriate Permit Issued to Applicant

Evaluation, Permit Not Applied For At This Time

DATE: 04/18/2023

APPLICANT NAME: JUDE BECKMAN

PROPERTY ADDRESS: 2609 POST RD  
CLEVELAND, GA 30528

White County Planning Department:

In reference to a request for a change of zoning/land use or a building permit, application may need to be made for an existing system evaluation to determine:



- that the permit on file is the correct permit for the property in question;
- that there is no evidence of system failure;
- that the septic system is appropriately sized for the current and proposed use;
- that there is adequate repair after the proposed addition;
- that there are no conditions that could adversely affect the functionality of the system.

Please note that this is NOT an all-inclusive list. Based upon the information submitted and/or the outcome of the evaluation, it may be determined that a septic system needs additional capacity or upgrade. If so, the appropriate permit will need to be obtained and the work completed before an approval can be given.

If, based upon information submitted, no septic systems exist on the property, this zoning/land use change and/or building permit request should not affect the property with respect to septic use.

White County Environmental Health  
District 2 Public Health

*By signing below, I certify all information submitted is accurate and true to the best of my knowledge.*

   
\_\_\_\_\_  
Applicant Signature





P.O. Box 3020  
Cleveland, GA 30528-0052  
Phone: 706-865-0788  
Fax: 706-865-0329

April 18, 2023

VIA-EMAIL [REDACTED]

RE: 2609 Post Road  
Cleveland GA 30528  
White County, Georgia

To Whom It May Concern,

Let this letter serve as notice that White County Water Authority does provide water to the above referenced service area.

Please understand that once the White County Board of Commissioners approves the short-term application, the minimum water bill rate for this service address will increase to a commercial rate.

Please call our office if you have any questions concerning the referenced service area, you can reach me at (706) 865-0788, Monday – Friday 8:00 a.m. – 4:30 p.m.

Thank you,

Edwin Nix  
Executive Director  
White County Water Authority



## Georgia Department of Public Health On-Site Sewage Management System Performance Evaluation Report Form

APPLICANT NAME: <b>JUDE BECKMAN</b>	PROPERTY/SYSTEM ADDRESS: <b>2609 POST RD CLEVELAND, GA 30528</b>	EVALUATION ID: <b>004582</b>
APPLICANT PHONE: [REDACTED]		COUNTY: <b>White</b>
APPLICANT EMAIL ADDRESS: [REDACTED]	SUBDIVISION/LOT/BLOCK: <b>//</b>	REASON FOR EVALUATION: <b>Structure Change of Use</b>

### Inspection Records

Yes	1. Inspection records exist for this septic system.
Yes	2. Inspection records indicate that all components of the septic system were properly constructed and approved at the time of original inspection. A copy of the original inspection report is attached.

### Maintenance Records (applicable copies are attached)

Yes	3. Maintenance or installation records indicate that the tank has been pumped out or installed within the past 5 years. Note: it is recommended that septic tanks be pumped at least once every 5 years.
N/A	4. Systems with aerobic treatment unit(s) (ATU): Records indicate the ATU has been serviced in accordance with the manufacturer's recommended maintenance schedule OR an authorized representative of the manufacturer has provided documentation that the ATU is operating sufficiently.
N/A	5. Systems with grease trap(s): Maintenance records indicate the grease trap(s) has been pumped out within the last 6 months OR documentation has been provided by a qualified individual confirming that the grease trap contains less than 75% of the designed grease holding capacity and is operating sufficiently.

### System Assessment and Existing Site Conditions (applicable copies are attached)

N/A	6. The septic tank was uncovered at the time of this County Board of Health Evaluation OR maintenance records exist and the tank appears to meet the required design, construction, and installation criteria. The appropriateness of the sizing and installation criteria of the absorption field cannot be verified since no initial inspection records exist.
N/A	7. A Georgia certified septic tank installer has provided written documentation of the system design, location, and components.
Yes	8. This site evaluation by the County Board of Health revealed no evidence of system failure.
Yes	9. This site evaluation by the County Board of Health revealed no evidence of adverse conditions which would affect the functioning of the system.

### Addition to Property

N/A	10. This site evaluation as well as the provided information indicate that the proposed construction to the home or property should not adversely affect the functioning of the existing system.
-----	--

### Relocation of Home or Change of Use

Yes	11. This site evaluation as well as the provided information indicate that the system appears to meet the required design, construction, and installation criteria to accommodate the proposed relocation of the home or change of use for the facility should not adversely affect the functioning of the existing system.
-----	---

See 2nd page for evaluation notes, disclaimer, and signature.

**WHITE COUNTY PLANNING DEPARTMENT  
STAFF COMMENT**

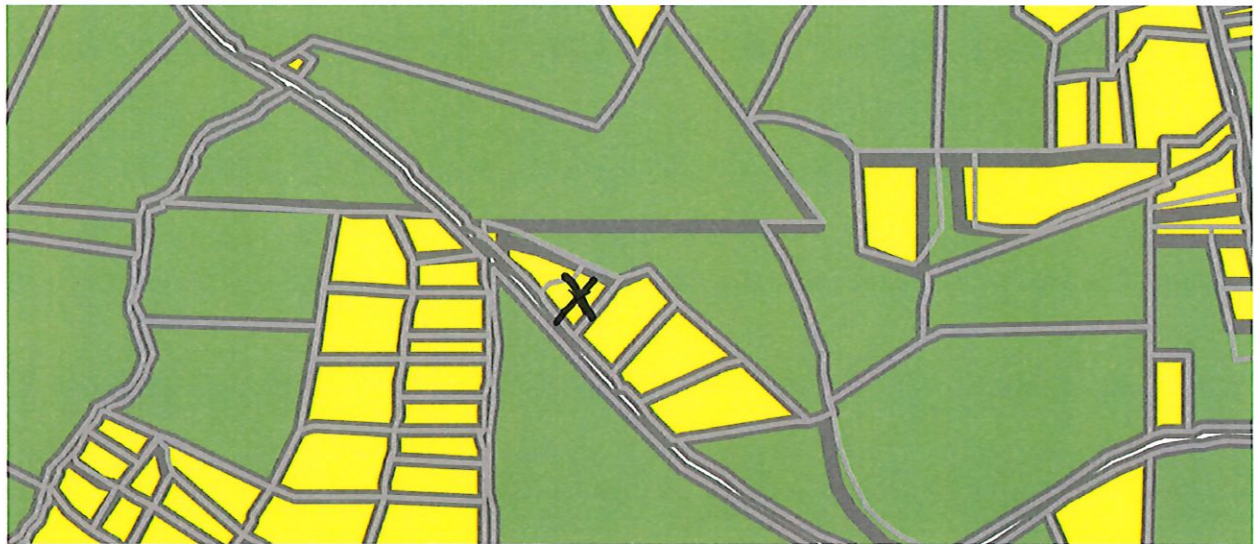
**JUDE BECKMAN**

- PROPERTY IS LOCATED AT 2609 POST RD IN CLEVELAND. IT IS IN THE R-1 SINGLE FAMILY RESIDENTIAL DISTRICT AND WILL REQUIRE A CONDITIONAL USE PERMIT FROM THE WHITE COUNTY BOARD OF COMMISSIONERS TO PLACE THE PROPERTY IN THE SHORT TERM RENTAL PROGRAM.
- PROPERTY ADJOINS TO THE EAST AND WEST R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT; TO THE NORTH AND SOUTH A-1 AGRICULTURE FORESTRY DISTRICT.
- THE WHITE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP INDICATES SINGLE FAMILY RESIDENTIAL.
- TOTAL ACREAGE IS 1.50.
- PROPERTY SUPPLIED BY PUBLIC WATER AND SEPTIC.

**EXISTING LAND USE**



**FUTURE LAND USE**







**Permit #: 19946**

**Permit Date: 05/03/23**

**Permit Type: Planning Department**

**Permit Subtype: 620 - Land Use Change**

**Classification: CONDITIONAL USE FOR STR**

**Applicant Name: JUDE BECKMAN**

**Applicant Address: 4810 SPOUT SPRINGS RD**

**Applicant City, State, ZIP: BUFORD, GA, 30518**

**Applicant Phone Number:** [REDACTED]

**Applicant Email:** [REDACTED]

**Description: R1 CU STR**

**Square Feet: 0**

**Disturbance Type:**

**Alternate Email:**

**Status: PLANNING DEPT - PENDING MEETING**

**Assigned To:**

### Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
063 038A	2609 POST RD		ADE 995 LLC		R-1

### Fees

Fee	Description	Notes	Amount
620 - Conditional Use Permit			\$250.00
<b>Total</b>			<b>\$250.00</b>

### Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
05/03/2023	JUDE M BECKMAN	599976			\$250.00
<b>Outstanding Balance</b>					<b>\$0.00</b>

### Notes

Date	Note	Created By:
05/03/2023	PUBLIC HEARING 5.30.23	Mercedes Dodd

## NOTICE of PUBLIC HEARING

Notice is hereby given that the White County Planning Commission shall conduct a public hearing at the White County Senior Center, 1239 Helen Highway in Cleveland, Georgia, at 6:00 p.m. on Tuesday, May 30, 2023 to consider the following:

Application of Jude M. Beckman to request a conditional use permit located at 2609 Post Road, Cleveland, Georgia, 30528. Tax map and parcel 063-038A. Total acreage is 1.50. Proposed use is to place in "Short Term Rental" program.

Present zoning is R-1 Residential Single Family.

The Planning Commission's decision will be a recommended action for the Board of Commissioners. The Planning Commission's recommendation will be forwarded to the White County Board of Commissioners.



# White County

Georgia

**Permit #:** 18743

**Permit Date:** 05/03/23

**Permit Type:** LAND DISTURBANCE

**Address:** 2609 POST RD

**Parcel:** 063 038A

**Project:**

**Owner:** JUDE M BECKMAN

**Owner Address:** 4810 SPOUT SPRINGS RD

**Owner CSZ:**

**Owner Phone:** [REDACTED]

**Owner Tax ID:**

**Note:** STR

**Permit #:**

**Contractor:**

**Contractor Contact:**

**Valuation:** 0

**Heated sq/ft:** 0

**Unheated sq/ft:** 0

**Total sq/ft:** 0

**Owner Account:** 0

**Issued/Denied:**

**Expiration:**

**Completed:** 02/28/2023

**Outside City:**

**Owner Work:**

**Construction Type:**

**Occupancy Group:**

**Status:**

**Assigned To:**

## Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
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## Fees

Fee	Description	Notes	Amount
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White County Planning and Economic Development  
Pre-Development Checklist

P-1

Date 4/18/23

Developers/Owners Name Jude Beckman Phone [REDACTED]

Project Name \_\_\_\_\_

Location (Directions if necessary) 2609 Post Rd

Map Parcel 063-038A Staff Member Initials (MJD)

\*\*\*\*\*

**THIS INITIALED FORM MUST ACCOMPANY PLAN SUBMITTALS**

Preliminary Sketch/Plan Presented Yes  No

Resolutions Discussed:

Land Disturbance  RV Park  Mobile Home Park

Subdivision  Rental Cabins  Commercial

Development Guide Given Yes  No

Part V Criteria:

Mountain Protection \_\_\_\_\_ Groundwater Recharge \_\_\_\_\_

Watershed \_\_\_\_\_ River Corridor \_\_\_\_\_ Wetlands \_\_\_\_\_

TMDL Yes  No  \_\_\_\_\_

Notes: R1 CUP STR vs R3 zoning app  
process

WHITE COUNTY PLANNING COMMISSION AGENDA  
REGULAR SESSION

Motion to approve the variance made by Mr. Freeman and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the application to contact his office to discuss the PRC process.

**Request for Preliminary Plat Renewal by James Allison** for Big Oak Subdivision on Holiness Campground Road. Tax map and parcel is 077-043. Total acreage is 37.00.

The applicant, James Allison of 175 Eagle Ridge Trail, was present. Mr. Barton gave a summary of the request, adding that a Land Disturbing Activity Permit has already been issued and there have been no changes made to the plat. Mr. Allison explained the reason for the renewal request is due to high infrastructure costs. When asked if he would start development in the next year, Mr. Allison said he was not sure.

Motion to approve the request made by Mr. Ackerman and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant that the renewal is good for 12 months.

**Application of Jude M. Beckman** to request a conditional use permit located at 2609 Post Road, Cleveland, Georgia, 30528. Tax map and parcel 063-038A. Total acreage is 1.50. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Jude Beckman of 4810 Spout Springs Road in Buford, Georgia, was present. Mr. Barton gave a summary of the application. Mr. Beckman explained the intention was to move to this property, but his father had health issues so that has stalled him and he would like to rent it in the meantime. He said he lives thirty minutes away and would be the emergency contact.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Mr. Ackerman. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31<sup>st</sup>.

**Application of Oleksandr Fedoruk** to redistrict property located at 648 Will Hambrick Road, Cleveland, Georgia, 30528 from A-1 Agriculture Forestry District to R-3 Residential Seasonal District. Tax map and parcel 077-059. Total acreage is 11.31. Proposed use is to place in "Short Term Rental" program and rental cabin development. Present zoning is A-1 Agriculture Forestry District.

A representative, Mark Fedoruk of 648 Will Hambrick Road, was present. Mr. Barton gave a summary of the application. Mr. Fedoruk explained that he listened to the meeting recording and was able to capture three main concerns during the public hearing. The first concern was noise, to which he said the property is secluded and the cabins would be built along a wooded area. The second concern was traffic, so he said guests would have their own drive up and only one vehicle per cabin. He explained he did not expect too much traffic because he does not expect the cabins to be rented all of the time and that his family would generate more traffic with their vehicles. He stated the third concern was safety, so he said they plan to keep the rental as safe as possible by utilizing a light up driveway and cameras. Mr. Fedoruk stated that when his family is not available, they have friends nearby that could be. He stated the long-term vision is a wedding venue and plans to rent the cabins in conjunction with the venue.

Motion to recommend denial to the Board of Commissioners made by Mr. Ash and seconded by Mr. Yarbrough. Motion was unanimous. Chairman Thomas asked Mr. Ash if he had a reason for recommending denial, to which Mr. Ash said not at this point. Mr. Yarbrough said the reason for

WHITE COUNTY PLANNING COMMISSION MINUTES  
PUBLIC HEARING: LAND USE REGULATION

maximum occupancy has not been determined. He said the covenants allow short-term rentals by their interpretation and he received a letter from the homeowner's association in support, which he gave to Mr. Barton for the application file. Mr. Boggs believed there was one other short-term rental in the subdivision and one property zoned R-3 Residential Seasonal. He said the property is under contract contingent upon approval of the conditional use permit.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Mr. Boggs did not have anything to add. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on Monday, June 5<sup>th</sup>.

**Application of Jude M. Beckman** to request a conditional use permit located at 2609 Post Road, Cleveland, Georgia, 30528. Tax map and parcel 063-038A. Total acreage is 1.50. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family. The applicant, Jude Beckman of 2609 Post Road, was present. Mr. Barton gave a summary of the application. Mr. Beckman explained the proposed short-term rental would have a maximum occupancy of eight with parking for eight vehicles, though he doubted there would be that many. He said he plans to self-manage and lives 30 minutes away so he will be the emergency contact. Mr. Beckman stated he has been doing short-term rentals for ten years, is particular who he rents to, and does not allow parties.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Mr. Beckman did not have anything to add. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on Monday, June 5<sup>th</sup>.

Mr. Barton presented proposed amendments to the White County Land Use Ordinance pertaining to advertising requirements that are consistent with updates in the Georgia Zoning Procedures Law effective July 1<sup>st</sup>, 2023.

Chairman Thomas asked if there was any public comment, there was no response.

Mr. Sell presented updates made to the proposed Historic Preservation Overlay Ordinance, including changes to verbiage, withdrawal and opt in processes, and owner notification processes. Mr. Sell explained the compliance process in regard to steps to be taken by code enforcement should policy not be adhered to. He explained the buffer requirements for the affected properties and adjoining landowners. Chairman Thomas, Mr. Ackerman, and Mr. Freeman expressed concerns of the rights of the adjoining landowners. Mr. Sell stated the map would be finalized after the process for adoption if approved and properties are verified.

Chairman Thomas asked if there was any public comment.

John Erbele of 1037 Joe Black Road, Historic Committee Board Member, stated the intention for the ordinance was the least amount of government and some amount of protection. He said not much changed from last year, but the committee tried putting something together to keep White County a great place.