



## WHITE COUNTY BOARD OF COMMISSIONERS

**CALLED MEETING OF THURSDAY, DECEMBER 14, 2023 at 9:00 A.M.**

### **AGENDA**

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1. Call to Order.

**NOTE: In reference to land use agenda items #2 - #8 – Georgia Zoning Procedures Law (O.C.G.A. 36-66-1, et seq.) requires a public hearing be advertised and held prior to any proposed zoning decision with a minimum of 10 minutes (per side) for both proponents and opponents to present data, evidence, and opinion. This requirement was met for the following items at the public hearing held at the Planning Commission Meeting on November 28, 2023. All information presented was then forwarded to the Board of Commissioners.**

2. Consider the land use application filed by SBC Properties LLC (Shawn Hammond) to request a conditional use permit at 83 Elrod Road Helen, Georgia 30545. Tax map and parcel 042B-088. Total acreage is  $\pm 1.260$ . The proposed use is to place in short-term rental program. The present zoning is R-1 Residential Single-Family District.
3. Consider the land use application filed by Quentin Carr, on behalf of Neal and Sally Berry, to request a conditional use permit at 176 Laurel Ridge Road Cleveland, Georgia 30528. Tax map and parcel 073C-067C. Total acreage is 2.50. The proposed use is to place in short-term rental program. The present zoning is R-1 Residential Single-Family District.
4. Consider the land use application filed Jennifer Whaley to request a conditional use permit at 233 Ralph Vandiver Road Sautee Nacoochee, Georgia 30571. Tax map and parcel 055-085. Total acreage is 8.30. The proposed use is to place in short-term rental program. The present zoning is R-1 Residential Single-Family District.
5. Consider the land use application filed by Steven and Kathy Schmidt, on behalf of Ukani Group Inc., to request to redistrict property located at 43 Thornblade Trail Cleveland, Georgia 30528 from C-1 Community Commercial District to R-1, Residential Single-Family District and for a conditional use permit. Tax map and parcel 017-094B. Total acreage is 1.33. The proposed use is to place in short-term rental program. The present zoning is C-1, Community Commercial District.
6. Consider the land use application filed by Jeremy and Nora Warner to request a conditional use permit at 0 Deer Trail Cleveland, Georgia 30528. Tax map and parcel 022-024. Total acreage is 1.85. The proposed use is to place in short-term rental program. The present zoning is R-1 Residential Single-Family District.
7. Consider the land use application filed by Mike and Heather Shramek to request a conditional use permit at 2734 Town Creek Road Cleveland, Georgia 30528. Tax map and parcel 020-095A. Total acreage is 2.70. The proposed use is to place in short-term rental program. The present zoning is R-1, Residential Single-Family District.

8. Consider the land use application filed by Colin Morris to request a conditional use permit at 538 Highway 356 Helen, Georgia 30545. Tax map and parcel 042B-045. Total acreage is 10.523. The proposed use is to place in short-term rental program. The present zoning is R-1, Residential Single-Family District.
9. Reconsider proposals received for renovations to Fire Stations 6 (Hwy 129 N) & 4 (Westmoreland Road) to accommodate 24-hour personnel and use.
10. Consider awarding the contract for construction of concrete pads for batting cages at Yonah Preserve Ballfields.
11. Consider appointment to the White County Department of Family & Children's Services Board in order to fulfill the remainder of a five (5) year term expiring June 30, 2028.
12. Consider entering into Executive Session in order to discuss matters of litigation.
13. Adjourn.





# WHITE COUNTY

## *Board of Commissioners*

**Item Title:** Conditional Use Permit for Short Term Rental for Shawn Hammond, 83 Elrod Road, Helen

**For Meeting Date:** 12/14/2023

**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. 20361
2. Public Hearing Minutes 11/28/2023
3. Regular Meeting Minutes 12/4/2023

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### **Purpose:**

Consider the application of SBC Properties LLC (Shawn Hammond) to request a conditional use permit located at 83 Elrod Road, Helen, Georgia, 30545. Tax map and parcel 042B-088. Total acreage is  $\pm 1.260$ . 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 short-term rental is not in a subdivision. Ms. Hammond explained that it has a maximum capacity of 14 people with parking for 6 vehicles. She said it was a family home that she now rents to mitigate the costs. She has been renting for 10 years with no issues, but got a letter from the county saying she was not in compliance. Her neighbor is the local contact as she manages it herself. No one spoke for or against the application. The Planning Commission recommended approval 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>20361</u>
Public Hearing Date: <u>11/28/2023</u>	Commission District: <u>4</u>	
Fees Assessed: <u>\$250</u>	Paid via: <input type="checkbox"/> cash <input type="checkbox"/> credit card <input checked="" type="checkbox"/> check# <u>1304</u>	

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>SBC Prop LLC / Shawn Hammond</u>	
Address: <u>419 Belmont Ave, Greenville SC 29601</u>	
Phone Number: <span style="background-color: black; color: black;">[REDACTED]</span>	Alternate Contact Number: <span style="background-color: black; color: black;">[REDACTED]</span>
Email: <span style="background-color: black; color: black;">[REDACTED]</span>	
<b>Owner Information (if different from Applicant/Agent):</b>	
Name: <span style="background-color: black; color: black;">[REDACTED]</span>	Phone #: <span style="background-color: black; color: black;">[REDACTED]</span>
PROPERTY INFORMATION	
Parcel ID: <u>042B 089</u>	Total acreage being changed: <u>2.08 P Acre</u>
Address: <u>83 Elrod Rd Helen, GA 30545</u>	
Directions to Property: <u>From 75N, 1 mile north of Helen turn right onto Curtis Rd, Take left at top of hill onto Center Baptist Church Loop and continue straight into driveway.</u>	
Current Use/Zoning of Property: <u>R1</u>	
Type of Road Surface: _____	
Any prior redistricting requests for property: <u>No</u> If yes, provide redistricting application #: _____	
SURROUNDING PROPERTY LAND USE CLASSIFICATION:	
North: <u>R1</u>	South: <u>R1</u> East: <u>R3</u> West: <u>R1</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: _____
<input type="checkbox"/>	Special Use - specify: <u>STR</u>
<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):		
<input checked="" type="checkbox"/> County or City Water	<input type="checkbox"/> Well	<input checked="" type="checkbox"/> Septic <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Broadband
Proposed Utilities (check all that apply):		
<input type="checkbox"/> County or City Water	<input type="checkbox"/> Well	<input type="checkbox"/> Septic <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Broadband
<b>COMMERCIAL AND INDUSTRIAL REDISTRICT INFORMATION</b>		
Building Area:	No. of Parking Spaces:	
<b>RESIDENTIAL REDISTRICT INFORMATION</b>		
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)?		
<input type="checkbox"/> Apartments	<input type="checkbox"/> Condominiums	<input type="checkbox"/> Townhomes <input type="checkbox"/> Single Family
<input type="checkbox"/> Rental Cabins	<input type="checkbox"/> Recreational Vehicle Park <input type="checkbox"/> 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> 042B087	Center Baptist Ch	109 Elrod Rd Helen GA 30545
<sup>2</sup> 042B091	Center Baptist Ch	109 Elrod Rd Helen GA 30545
<sup>3</sup> 042B090	Center Baptist Ch	109 Elrod Rd Helen GA 30545
<sup>4</sup> 042B100	Kathleen Taylor	<del>Elrod</del> Elm Spring Ct Chapin SC 29036
<sup>5</sup> 042B089	Deana Sanders Michael Sanders	39 Elrod Rd Helen GA 30545
<sup>6</sup> 042B086	Donna Andrews Matt Roberts	8910 Saddle Trl Ball Ground, GA 30107
<sup>7</sup> 042B092	Capital Realty Advisors	4940 Jekyll Rd Cumming GA 30040

### 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:

*Shawn Hammond*

Date:

*9-19-23*

### 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 14, 2023 *	Monday, July 31, 2023	Monday, August 7, 2023	Monday, August 28, 2023
Wednesday, July 12, 2023	Monday, August 28, 2023	TBA	Monday, September 25, 2023
Wednesday, August 9, 2023	Monday, September 25, 2023	Monday, October 2, 2023	Monday, October 30, 2023
Wednesday, September 13, 2023	Monday, October 30, 2023	Monday, November 6, 2023	Monday, November 27, 2023
Wednesday, October 11, 2023	Monday, November 27, 2023	Monday, December 4, 2023	TBA
Wednesday, November 8, 2023	TBA	TBA	Monday, January 29, 2024
Wednesday, December 13, 2023	Monday, January 29, 2024	Monday, February 5, 2024	Monday, February 26, 2024

\*NEW DEADLINE DATES EFFECTIVE IN ORDER TO MEET ZPL UPDATES AS OF JULY 2023

### 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:

NA

Date: 9-19-23

### 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:

Shawn Hammond

Date: 9-19-23

## 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), Shawn Hammond / SBC Prop LLC,  
hereby swear that I/we own the property for which this land use change application is being made.

**Property Address and/or Parcel ID:**

### **PROPERTY OWNER INFORMATION**

Printed Name of Owner(s):

SBC Properties LLC

Mailing Address:

419 Belmont Avenue

Greenville, SC 29601

Phone Number:

Alternate Contact Number:

Email:

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):

Shawn Hammond  
SBC Properties LLC

Signature of Owner(s):

Date Signed:

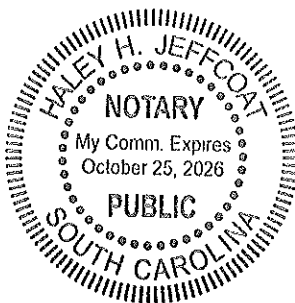
Shawn Hammond

9/28/23

### **PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT**

\* Sworn to (or affirmed) and subscribed before me this 28<sup>th</sup> day of September, 2023 by  
Shawn Hammond (name of signer(s)). The  
named signer(s) is/are personally known by me or produced the identification type of SCDLX 1/21/2030.

{Seal}



[Signature]  
(Signature of Notary)

Haley H. Jeffcoat

(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), Shawn Hammond,  
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:

### 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): Shawn Hammond

### 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): Shawn Hammond

### 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): Shawn Hammond

### 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): Shawn Hammond

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

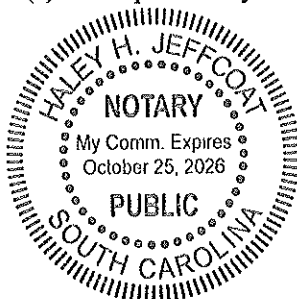
I certify that I have been informed of and provided a copy of Appendix C/Article VII - Short Term Rentals. I certify that I have also been informed that I will need to contact the White County Business Tax Office (706-865-2235) to obtain the proper business licensing, host licensing, and subsequent tax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

Signature of Owner/Future Owner(s): Shawn Hammond

### SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT

\* Sworn to (or affirmed) and subscribed before me this 28<sup>th</sup> day of September, 2023 by  
Shawn Hammond (name of signer(s)). The  
named signer(s) is/are personally known by me or produced the identification type of SCDL 1/21/2020.

{Seal}



Haley H. Jeffcoat  
(Signature of Notary)

Haley H. Jeffcoat  
(Name of Notary Typed, Stamped, or Printed)



## APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, Shawn Hammond (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): 11/27 11/28/2023

Regular Meeting Date (Planning Commission): 12/4

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

**4:30pm**

Board of Commissioners Meeting Date: TBA

*\*Meeting dates are subject to change*

Shawn Hammond

Signature of Applicant or Authorized Agent

9-19-23

Date

### OFFICE USE ONLY

Copy given to applicant: 10/2/23 (date) *via email*

Staff Initials: WJH

Flag (circle): Y ☒ N

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### **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:**

Dear Sirs:

My home is at 83 Elrod Road in Helen Ga. It's a three bedroom, two bath house with bunkhouse. It has plenty of parking in the carport and driveway. It was built in 1940 by the Clark Family, and my grandfather purchased it from them in the early 1960s. When my grandfather passed, it became the home I grew up in. My parents moved to Greenville, SC when my first daughter was born. I wanted to keep the home in my family, so I began renting it to mitigate the costs my Mother was experiencing. She is 98 years old.

I have continued to improve the home and grounds for both our neighbors and the people visiting White County. I have installed security cameras and have never received a complaint from neighbors regarding my guests. I will continue to manage it diligently so it will be the best asset for our county that it can be.

Sincerely,

  
Shawn Hammond



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

September 8, 2023

VIA-EMAIL: [REDACTED]

RE: 83 Elrod Road  
Helen GA 30545  
White County, Georgia  
Account # 0128-00

To Whom It May Concern,

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

Please understand that once the White County Board of Commissioners approves the short-term rental application, the minimum water bill rate for this service address will increase to a commercial rate with no water leak protection.

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



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

## White County Environmental Health

Zachary Taylor, M.D., M.S., Acting 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

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Evaluation Applied For



Appropriate Permit Applied For



Appropriate Permit Issued to Applicant



Evaluation, Permit Not Applied  
For At This Time

DATE: 09/22/2023

APPLICANT NAME: SHAWN HAMMOND

PROPERTY ADDRESS: 83 ELROD RD  
HELEN, GA 30545

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.

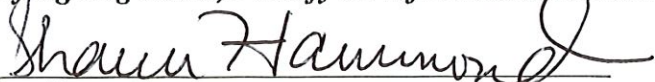
Please note that this is NOT an all-inclusive list. Based upon the information submitted and/or the outcome of the evaluation, it may be determined that a septic system needs additional capacity or upgrade. If so, the appropriate permit will need to be obtained and the work completed before an approval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

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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



2011 JAN 14 PM 4:22

BOOK 1387 PAGE 184-186  
 DENA M. ADAMS, CLERK  
 WHITE COUNTY, GA

WARRANTY DEED  
 PREPARED WITHOUT TITLE EXAMINATION

White County, Georgia  
 Dena M. Adams Superior Court Clerk  
 Date 1-14-2011  
 R E TRANSFER TAX \$ 5  
 No 154-3610-002914  
 INTANGIBLE TAX \$         
 X-REF REQUESTED #       

STATE OF GEORGIA, WHITE COUNTY

This Indenture, Made this 17<sup>th</sup> day of November, 2010, between **RUNETTE SMALLWOOD A/K/A RUNETTE TAYLOR SMALLWOOD**, Individually, of the County of Greenville and State of South Carolina, of the first part, and **SBC PROPERTIES, LLC** of the County of Greenville, State of South Carolina, of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of **TEN AND OTHER VALUABLE CONSIDERATION**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part its' successors and assigns, all the following described property to wit:

SEE ATTACHED "EXHIBIT A"

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Runette Taylor Smallwood, Trustee of the Runette T. Smallwood Revocable Trust Agreement dated November 17, 2010 the said party of the second part, its' successors and assigns forever in Fee Simple.

And the said party of the first part, for herself/her heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property unto the said party of the second part, its' successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said party of the first part has hereunto set her hand and affixed her seal the day and year first above written.

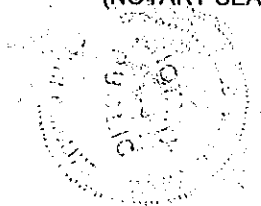
Signed, Sealed and Delivered in the presence of:

*Christy M. Baldwin*  
 Unofficial Witness

*Runette Smallwood a/k/a*  
*Runette Taylor Smallwood* (Seal)  
 Runette Smallwood a/k/a  
 Runette Taylor Smallwood

*[Signature]*  
 Notary Public, State of South Carolina  
 State of South Carolina  
 My Commission Expires: 4/27/17

(NOTARY SEAL)



### "EXHIBIT A"

All that tract or parcel of land lying and being in Land Lot 5 of the 3<sup>rd</sup> Land District of White County, Georgia, being located on the east side of Georgia Highway 75 said property being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a point where the northern intersection of Georgia Highway 356 intersects the western right of way of Georgia Highway 75, running from said point South 88 degrees 4 minutes east 114.74 feet to a point located on the eastern right of way of Georgia Highway 75; running thence along said right of way south 30 degrees 21 minutes east 248.40 feet to the true point of beginning; running thence from said true point of beginning north 89 degrees 46 minutes east 448.48 feet to a point; running thence in a westerly direction along a fence back to the true point of beginning.

Said fence is shown on a plat of survey made for Floy C. Baba, prepared by R.A. Hathaway & Associates, Inc., dated July 15, 1975, said plat depicting a tract of land containing 3.14 acres.

This being the same property conveyed to Runnette Smallwood by deed of James D. Smallwood, Jr. dated May 22, 1997 and recorded in the ROD Office for White County, Georgia in Deed Book 496 at Page 132 on June 3, 1997.

#### ALSO:

All that tract or parcel of land lying and being in Land Lot Number 28 of the 3<sup>rd</sup> Land District in the Town of Robertstown of White County, Georgia, and being more particularly described as follows: Being the homeplace of said Johnnie Robert Taylor in the Town of Robertstown, and being bounded, now or formerly, as follows: On the North by the Northerly side of an abandoned back alley of Robertstown; On the East by property of Center Baptist Church; On the South by the Northerly right-of-way of a public street in said Town of Robertstown; and On the West by property of Aiken, and being a portion of the same property described and conveyed in a Warranty Deed dated May 15, 1971, executed by Hubert Clark to J. R. and Reba W. Taylor, and recorded in Deed Book 5F, page 501, Office of Clerk, Superior Court, White County, Georgia.

This being the same property conveyed to Also by deed of Cherri Lynn Taylor and Susan Kathleen Taylor dated January 15, 1980 and recorded in Deed Book 5M at page 238. Also by deed of Dwayne O. Taylor dated January 15, 1980 and recorded in the ROD Office for White County, Georgia in Deed Book 5M at Page 239 on June 5, 1980.

#### ALSO:

All that tract or parcel of land lying and being in Land Lot Number 28 of the 3<sup>rd</sup> Land District and in the Town of Robertstown, White County, Georgia, and being more particularly described as follows: BEGINNING at the Southeast-most corner of this property at the Northeast most corner of the property on which is situated Center Baptist Church and at a point on the Southwesterly right-of-way of a road leading Northwesterly from the Robertstown Public Square to property of English; thence leaving said Road right-of-way and running with the Northerly side of an abandoned back alley in a Westerly direction 300 feet, more or less, to a point; thence in a Northerly direction 105 feet, more or less, to a point at property formerly of W. H. Clark; thence along and with said property formerly of W. H. Clark in an Easterly direction 300 feet, more or less, to a point on the Southwesterly right-of-way of said Road that leads to property of A. C. English; thence along and with the Southwesterly right-of-way of said road in a Southeasterly direction 105 feet, more or less, to a point at said property of Center Baptist Church and Beginning Corner, containing  $\frac{3}{4}$  acre, more or less, and being a part of the same property described and conveyed in a Warranty Deed dated May 15, 1971, executed by Hubert Clark to J.R. and Reba W. Taylor,

and recorded in Deed Book 5F, page 501, White County, Georgia, Clerk of Court.

This being the same property conveyed to Runette Taylor Smallwood by deed of Dwayne O. Taylor, et al dated January 15, 1980 and recorded in the ROD Office of For White County, Georgia in Deed Book 5M at Page 233 – 234 on June 5, 1980.

**ALSO:**

All that tract or parcel of land lying and being in White County, Georgia, in the Third Land District, in Land Lot No. 28, and in the Town of Robertstown, Georgia, bounded as shown by a plat entitled, "Survey for Runette Taylor Smallwood", prepared by H. P. Farley, Jr. and William H. Collins, Georgia Registered Land Surveyors, dated February 12, 1991, which plat is by reference made a part hereof, and described as follows: BEGINNING at an iron pin corner on the southern right of way of Hwy. 75 at a point located South 86-10-13 West 206.57 feet from the intersection of the centerline of State Hwy. 75 and State Route 356 also known as Chimney Mountain Road; running thence along property of Jerry Westmoreland South 02-24-19 West 3037 feet to a point; thence South 22-45-00 West 47 feet to an iron pin corner; running thence South 74-05-00 East 160 feet to an iron pin corner; thence South 03-31-50 West 69.56 feet to an iron pin corner at the edge of the Chattahoochee River; running thence generally in a westerly direction along the edge of the waters of the Chattahoochee River a chord bearing and distance North 75-45-47 West 240 feet to an iron pin corner; thence along property of White County voting precinct building North 27-12-50 East 42.01 feet; thence North 00-26-44 West 97.10 feet to an iron pin corner of the southern right of way of Hwy. 75; thence generally along said right of way in an easterly direction the chord bearings and distances South 84-54-03 East 51.60 feet; South 86-39-18 East 32.70 feet to the BEGINNING IRON PIN CORNER.

Also:

All that tract or parcel of land lying and being in the County of White, State of Georgia, and described as follows: Lying and being in the Town of Robertstown, White County, Georgia, Lots No. 35 and No. 36 in Block No. 1 as shown on the plat surveyed by F. G. Jones and J. H. Allen and recorded in the Clerk's Office at Cleveland, GA.

This being the same property conveyed to Runette Taylor Smallwood by deed of J. R. Taylor et al dated May 12, 1971 and recorded in White County, Georgia Clerk of Court Office in Deed Book 5-0, Folio 419-420 on September 22, 1980. Also see corrective deed recorded in White County, Georgia in Deed Book 319 at Page 249 on September 24, 1991.

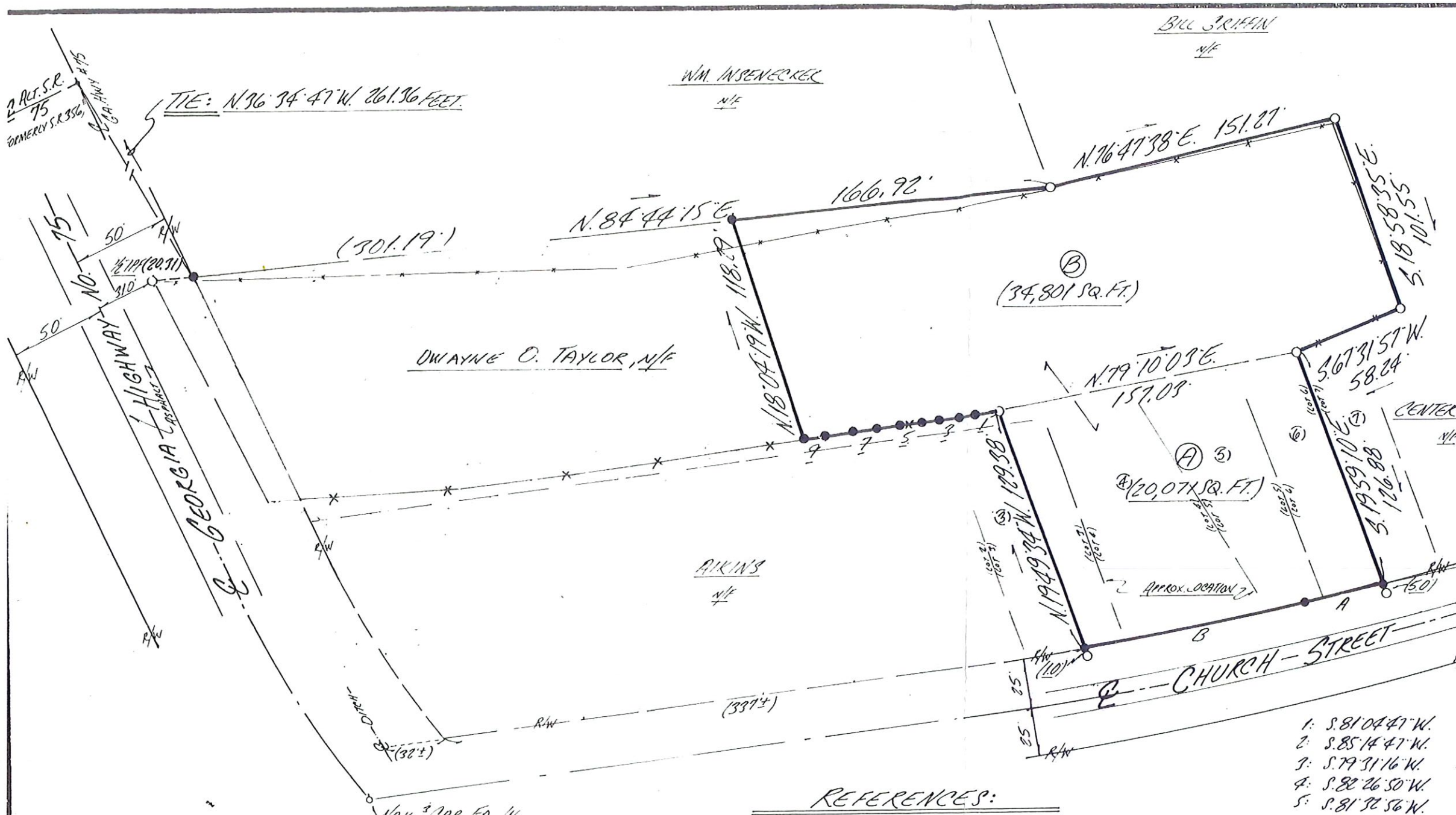
FIELD SURVEY ERROR OF CLOSURE:  
 ANGULAR ERROR PER ANGLE POINT:  
 ADJUSTED BY:  
 PLAT ERROR OF CLOSURE:  
 INSTRUMENT USED: 1:27574

BILL GRIFFIN  
 N/F

NOTE:

1) PROPERTY SHOWN HEREON IS  
 SUBJECT TO EASEMENTS,  
 RESTRICTIONS, RESERVATIONS,  
 AND RIGHTS-OF-WAY OF RECORD,  
 IF ANY.

N  
 Magnetic



A: S. 75° 08' 59" W. 42.53'  
 B: S. 79° 23' 42" W. 114.56'

- 1: S. 81° 04' 47" W. 13.37'
- 2: S. 85° 14' 47" W. 8.64'
- 3: S. 79° 31' 16" W. 10.38'
- 4: S. 82° 26' 50" W. 9.31'
- 5: S. 81° 32' 56" W. 11.50'
- 6: S. 84° 25' 75" W. 11.93'
- 7: S. 82° 31' 26" W. 12.43'
- 8: S. 79° 20' 02" W. 15.04'
- 9: S. 82° 16' 47" W. 10.85'

REFERENCES:

- 1) QUIT CLAIM DEED, VIOLA SCHULTZ TO JAMES D. SMALLWOOD, JR., 4-20-87.
- 2) PLAT BY R.A. HATHAWAY & ASSOC., INC., G.R.L.S. FOR FLOYD C. BABA, 3.14 ACRES, 7-15-75.
- 3) COMPOSITE SKETCH BY FARLEY-COLLINS ASSOC. G.R.L.S. FOR BILL SMALLWOOD, 9-10-81, (REV. P.B.O. PGS. 425-427)
- 4) PLAT BY FARLEY-COLLINS ASSOC. G.R.L.S. FOR RUNETTE T. SMALLWOOD, 2-12-91, LAST REVISED 5-21-97

1,260 ACRES TOTAL

OFFICE PLAT ONLY THIS DATE: 12-06-99

- AKA = ALSO KNOWN AS  
 CL = CENTERLINE  
 CM = CONCRETE MONUMENT  
 CT = CRIMP TOP IRON PIPE  
 DE = DRAINAGE EASEMENT  
 IPF = IRON PIN FOUND  
 IPS = IRON PIN SET  
 LLL = LAND LOT LINE  
 N/F = NOW OR FORMERLY  
 PL = PROPERTY LINE  
 R/W = RIGHT-OF-WAY  
 SS = SANITARY SEWER  
 S/B = SETBACK LINE  
 -X- = FENCE  
 -G- = GAS  
 -P- = POWER  
 -T- = TELEPHONE



W. Hall



FARLEY-COLLINS ASSOCIATES  
 P.O. BOX 731 532-1001  
 1201 THOMPSON BRIDGE ROAD  
 GAINESVILLE, GA 30503

SCALE:  
 GRAPHIC  
 DATE:  
 10-05-1999

PROPERTY OF:  
 RUNETTE TAYLOR SMALLWOOD  
 LAND LOT 5 ~ 3<sup>RD</sup> DISTRICT  
 TOWN OF PINEBROOK TOWN WHITE COUNTY GEORGIA

JOB NO. 9686





# White County, GA - Property Tax

[Back](#)[View Cart \(0\)](#)[Overview & Pay](#)

## Online Payments - Property Tax

[View Receipt](#)[E-ALERTS](#)[Print Receipt](#)[Print Bill](#)[Email Bill](#)

## 2022 Property Tax Statement

Cindy Cannon  
White County Tax Commissioner  
P. O. Box 970  
Cleveland, GA 30528  
wctc@whitecounty.net  
Phone: (706) 865-2225  
Fax: (706) 219-0078

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-15154	11/15/2022	\$0.00	\$997.58	\$0.00	Paid 11/10/2022

SBC PROPERTIES LLC  
419 BELMONT AVE  
GREENVILLE, SC 29601

[View Tax Assessment](#)

**Printed:** 09/26/2023

**Map:** 042B 088

**Location:** 83 ELROD RD

**Message:**

Dear Taxpayer,

This is your 2022 Ad Valorem Property Tax Statement. This bill must be paid in full by 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.

Thanks you for the privilege of serving you as your Tax Commissioner.

Cindy Cannon

Cindy Cannon  
White County Tax Commissioner  
P. O. Box 970  
Cleveland, GA 30528  
wctc@whitecounty.net  
Phone: (706) 865-2225  
Fax: (706) 219-0078



Tax Payer: SBC PROPERTIES LLC  
Map Code: 042B 088 Real  
Description: LTS 3-6 BK 50/41 9  
Location: 83 ELROD RD  
Bill No: 2022-15154  
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date
\$84,110.00	\$21,000.00	0.0000	\$105,110.00	11/15/2022	

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$105,110	\$42,044	\$0	\$42,044	12.949	\$544.43	\$0.00	\$544.43
SALES TAX ROLLBACK	\$105,110	\$42,044	\$0	\$42,044	-3.444	\$0.00	-\$144.80	-\$144.80
SCHOOL M&O	\$105,110	\$42,044	\$0	\$42,044	14.222	\$597.95	\$0.00	\$597.95
STATE TAX	\$105,110	\$42,044	\$0	\$42,044	0.000	\$0.00	\$0.00	\$0.00
<b>TOTALS</b>					<b>23.727</b>	<b>\$1,142.38</b>	<b>-\$144.80</b>	<b>\$997.58</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

<b>Current Due</b>	\$997.58
<b>Discount</b>	\$0.00
<b>Penalty</b>	\$0.00

<b>Interest</b>	\$0.00
<b>Other Fees</b>	\$0.00
<b>Previous Payments</b>	\$997.58
<b>Back Taxes</b>	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
<b>Paid Date</b>	11/10/2022

☐ Translate

### **White County, GA**

Tax Commissioner  
Cindy Cannon  
P. O. Box 970  
Cleveland, GA 30528  
**(706) 865-2225**

GovtWindow Help  
**(877) 575-7233**  
or Send Email  
or Read FAQ

\* = Required



Customer Service: 1-877-575-7233 | Terms & Conditions©  
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# OFFICIAL TAX RECEIPT

**White County Tax Commissioner**

**Cindy Cannon**

P. O. Box 970

Cleveland GA 30528

Phone 17068652225 - Fax 17062190078

Email: wctc@whitecounty.net

**OWNER**

SBC PROPERTIES LLC

419 BELMONT AVE

GREENVILLE, SC 29601

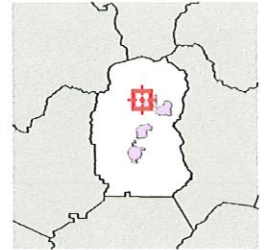
PAID DATE		11/10/2022	
RECEIPT PRINTED		9/27/2023 4:26:18 PM	
CASH AMOUNT	CHECK AMOUNT	CHARGE AMOUNT	CHECK NUMBER(s) CHARGE APPROVAL CODE
\$0.00	\$997.58	\$0.00	2126
REFUND AMOUNT		\$0.00	
OVERPAY AMOUNT		\$0.00	
CHANGE AMOUNT		\$0.00	
REGISTER		2	
CASHIER			
TOTAL PAID		\$997.58	

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	
2022-15154  FMV: 105110.00  042B 088	LTS 3-6 BK 50/41      9  83 ELROD RD  DISTRICT: 001  SERIAL NUMBER:  DECAL NUMBER: 0	  11/15/2022    \$997.58	  \$0.00  \$0.00   \$0.00	     \$0.00	     \$997.58	     \$997.58	     \$0.00	
Paid By: SMALLWOOD RUNETTE HAMMOND SHAWN				Overpayment Amount: 0.00				
Check Number: 2126								
Transaction(s): 214614 - 214614		Total(s):	\$997.58	\$0.00	\$0.00	\$997.58	\$997.58	\$0.00





Overview



Legend

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

Parcel ID	042B 088	Alternate ID	4999681	Owner Address	SBC PROPERTIES LLC
Sec/Twp/Rng	n/a	Class	R		419 BELMONT AVE
Property Address	83 ELROD RD	Acreage	n/a		GREENVILLE SC 29601
	01				

District 01  
Brief Tax Description LTS 3-6 BK 50/41 9  
(Note: Not to be used on legal documents)

Date created: 9/26/2023  
Last Data Uploaded: 9/26/2023 5:31:44 AM

Developed by  Schneider  
GEOSPATIAL



**WHITE COUNTY PLANNING DEPARTMENT  
STAFF COMMENT**

**SBC PROPERTIES LLC (SHAWN HAMMOND)**

- PROPERTY IS LOCATED AT 83 ELROD RD IN HELEN. 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, AND EAST R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT; TO THE EAST R-3 RESIDENTIAL SEASONAL DISTRICT
- THE WHITE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP INDICATES SINGLE FAMILY RESIDENTIAL.
- TOTAL ACREAGE IS ±1.260.
- PROPERTY SUPPLIED BY COUNTY WATER AND SEPTIC.

**EXISTING LAND USE**



**FUTURE LAND USE**



WHITE COUNTY PLANNING COMMISSION MINUTES  
PUBLIC HEARING: LAND USE REGULATION

Tuesday, November 28<sup>th</sup>, 2023  
6:00 pm

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

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

Vice Chairman Yarbrough called the meeting to order. Mr. Ackerman gave the invocation. No changes made to the agenda. Mr. Barton explained the public hearing procedures.

**Application of SBC Properties LLC (Shawn Hammond)** to request a conditional use permit located at 83 Elrod Road, Helen, Georgia, 30545. Tax map and parcel 042B-088. Total acreage is  $\pm 1.260$ . Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family. The applicant, Shawn Hammond of 83 Elrod Road, was present. Mr. Barton gave a summary of the application. Ms. Hammond explained the short-term rental has a maximum occupancy of 14 people and parking for six vehicles. She said this was her childhood home and began renting to help mitigate costs, but she was notified by the county she was not in compliance and has been trying to meet host license requirements. She said she self-manages the home and has been renting it for about ten years without any complaints and her local contact is the neighbor.

Vice Chairman Yarbrough 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. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on December 4<sup>th</sup>.

**Application of Quentin Carr, on behalf of Neal and Sally Berry**, to request a conditional use permit located at 176 Laurel Ridge Road, Cleveland, Georgia, 30528. Tax map and parcel 073C-067C. Total acreage is 2.50. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

A representative, Spencer Carr with the Carr Law Group of 471 South Main Street in Cleveland, was present on behalf of the applicant. Mr. Barton gave a summary of the application. Mr. Carr explained the short-term rental has an approved maximum occupancy of eight but is limited to six with parking for four vehicles. He explained the deed allows one rental cabin per property and it has been rented for approximately two and a half years with no complaints reported. He said the owners, who live within an hour of the property, manage the rental. Mr. Carr outlined rental policies, such as minimum age requirements and quiet hours. He stated the property is part of Gadalupe subdivision, not Laurel Ridge, but the owners pay \$1500 a year for road access and \$200 a year for road maintenance voluntarily to the Laurel Ridge homeowners association. When asked if there was an agreement for parking across the street, he said not that he was aware of and that the applicant only reported the four spots.

Vice Chairman Yarbrough 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. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on December 4<sup>th</sup>.



WHITE COUNTY PLANNING COMMISSION MINUTES  
REGULAR SESSION

**Application of Johnny and Charli Fain** to request to redistrict property located at 44 Twilight Dell Road, Sautee Nacoochee, Georgia, 30571 from C-1 Community Commercial District to R-3 Residential Season District. Tax map and parcel 055-030. Total acreage is 0.86. Proposed use is to place in “Short Term Rental” program. Present zoning is C-1 Community Commercial District.

The applicant, Charli Fain 490 Mauldin Road in Sautee Nacoochee, was present. Mr. Sell gave a summary of the application. When asked if she understood the restrictions for R-3 zoning, Ms. Fain stated yes and she does not imagine it would be used for full time living because it is a tiny home.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous. Mr. Sell advised the applicant of the next meeting on December 11<sup>th</sup>, 2023.

**Application of SBC Properties LLC (Shawn Hammond)** to request a conditional use permit located at 83 Elrod Road, Helen, Georgia, 30545. Tax map and parcel 042B-088. Total acreage is ±1.260. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Shawn Hammond of 83 Elrod Road, was present. Mr. Sell gave a summary of the application. Ms. Hammond explained there are several short-term rentals in the area and there have been no issues. She said she has security cameras and plenty of parking.  
JS summary

Motion to recommend approval to the Board of Commissioners made by Ms. Dixon and seconded by Mr. Ackerman. Motion was unanimous. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.

**Application of Quentin Carr, on behalf of Neal and Sally Berry**, to request a conditional use permit located at 176 Laurel Ridge Road, Cleveland, Georgia, 30528. Tax map and parcel 073C-067C. Total acreage is 2.50. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

A representative, Spencer Carr with the Carr Law Group of 471 South Main Street in Cleveland, was present on behalf of the applicant. Mr. Sell gave a summary of the application. Mr. Carr explained that when the property was transferred in 2005, the deed specifically allowed for one cabin and was on the deed when the current owners purchased the property.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.

**Application of Jennifer Whaley** to request a conditional use permit located at 233 Ralph Vandiver Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 055-085. Total acreage is 8.30. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. A representative, Shaun Whaley 8710 South Mount Drive in Alpharetta, GA, was present. Mr. Sell gave a summary of the application. Mr. Whaley explained the original intention was not for an income property, but remodels went out of budget so they would like to rent the property while they are not using for a family getaway, which is the primary use.



# WHITE COUNTY

## *Board of Commissioners*

**Item Title:** Conditional Use Permit for Short Term Rental for Neal Berry, 176 Laurel Road, Cleveland

**For Meeting Date:** 12/14/2023

**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. 20363
2. Public Hearing Minutes 11/28/2023
3. Regular Meeting Minutes 12/4/2023

---

### **Purpose:**

Consider the application of Quentin Carr, on behalf of Neal and Sally Berry, to request a conditional use permit located at 176 Laurel Ridge Road, Cleveland, Georgia, 30528. Tax map and parcel 073C-067C. Total acreage is 2.50. 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 short-term rental is in Gadaluulu subdivision and they received the required letters. Spencer Carr, of the Carr law firm, represented the application and said there is a maximum occupancy of 8 people but they are limiting it to 6 with parking for 4 vehicles. He said the deed allows for one rental cabin per property and it has been rented for the past 2.5 years with no complaints. The owners live within an hour and manage the property. He outlined the rental policies for the cabin. He said this property is not part of Laurel Ridge but they pay the Laurel Ridge HOA \$1,500 for road access and \$200 for road maintenance. No one spoke for or against the application. The Planning Commission recommended approval 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>20363</u>
Public Hearing Date: <u>11/28/2023</u>	Commission District: <u>4</u>	
Fees Assessed: <u>\$250</u>	Paid via: <input type="checkbox"/> cash <input type="checkbox"/> credit card <input checked="" type="checkbox"/> check# <u>1471</u>	

APPLICANT INFORMATION	
Status: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/> Lessee <input type="checkbox"/> Option to Purchase	
Printed Name(s): <u>Quentin Carr, Atty</u>	
Address: <u>471 S. Main St. Cleveland, GA 30528</u>	
Phone Number: <u>(706) 754-9231</u>	Alternate Contact Number:
Email: <u>Quentin@theCarrLawgroup.com</u>	
Owner Information (if different from Applicant/Agent):	
Name: <u>Neal &amp; Sally Berry</u>	Phone # <span style="background-color: black; color: black;">[REDACTED]</span>
PROPERTY INFORMATION	
Parcel ID: <u>073 C 067C</u>	Total acreage being changed: <u>2.5 Acres</u>
Address: <u>176 Canal Ridge Rd. Cleveland GA 30528</u>	
Directions to Property:	
<u>East on Hwy 115 ; Turn North on 255 ; Left on</u>	
<u>Duncan Bridge Rd ; Left on Canal Ridge Rd.</u>	
Current Use/Zoning of Property: <u>R1</u>	
Type of Road Surface: <u>Paved</u>	
Any prior redistricting requests for property: <u>no</u> If yes, provide redistricting application #: <u>N/A</u>	
SURROUNDING PROPERTY LAND USE CLASSIFICATION:	
North: <u>R1</u>	South: <u>R1</u>
East: <u>R1</u>	West: <u>R1</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>for short term rental w/ signed majority in subdivision</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>8</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>GADALULU</u>	



Existing Utilities (check all that apply):					
___ County or City Water	<input checked="" type="checkbox"/> Well	<input checked="" type="checkbox"/> Septic	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Broadband
Proposed Utilities (check all that apply):					
___ County or City Water	___ Well	___ Septic	___ Gas	___ Electric	___ Broadband
<b>COMMERCIAL AND INDUSTRIAL REDISTRICT INFORMATION</b>					
Building Area: <u>N/A</u>		No. of Parking Spaces: <u>N/A</u>			
<b>RESIDENTIAL REDISTRICT INFORMATION</b>					
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	
___ Rental Cabins		___ Recreational Vehicle Park		___ Other- Specify:	
___ Single Family					

**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>073C067B O'Neill, Jeffrey &amp; Karen</u>	<u>230 Laurel Ridge Rd</u> <u>Cleveland, GA 30528</u>
2	<u>073C067D Craunkeba, Jill &amp; Sara</u>	<u>154 Laurel Ridge Rd</u> <u>Cleveland GA 30528</u>
3	<u>073C068 Serenity Cellars LLC</u>	<u>300 Laurel Ridge Rd</u> <u>Cleveland GA 30528</u>
4	<u>073C062 Sears, Stephen</u>	<u>438 Rhododendron Ln</u> <u>Savree Nacoochee GA 30571</u>
5	<u>073C060 Garrett, Ben &amp; Tammy</u>	<u>480 Rhododendron Ln</u> <u>Savree Nacoochee, GA 30571</u>
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:**

9/11/23

### 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 14, 2023 *	Monday, July 31, 2023	Monday, August 7, 2023	Monday, August 28, 2023
Wednesday, July 12, 2023	Monday, August 28, 2023	TBA	Monday, September 25, 2023
Wednesday, August 9, 2023	Monday, September 25, 2023	Monday, October 2, 2023	Monday, October 30, 2023
Wednesday, September 13, 2023	Monday, October 30, 2023	Monday, November 6, 2023	Monday, November 27, 2023
Wednesday, October 11, 2023	Monday, November 27, 2023	Monday, December 4, 2023	TBA
Wednesday, November 8, 2023	TBA	TBA	Monday, January 29, 2024
Wednesday, December 13, 2023	Monday, January 29, 2024	Monday, February 5, 2024	Monday, February 26, 2024

\*NEW DEADLINE DATES EFFECTIVE IN ORDER TO MEET ZPL UPDATES AS OF JULY 2023



### 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:

*[Signature]*

Date:

9/11/2023  
9/11/2023

### 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:

N/A

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 \$:

N/A

Date:

N/A

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.

N/A

Check box if no contributions made ☒

Applicant Signature:

*[Signature]*

Date:

9/11/2023  
9/11/2023

## 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), Neal Berry and Sally Berry,  
hereby swear that I/we own the property for which this land use change application is being made.

Property Address and/or Parcel ID:

### PROPERTY OWNER INFORMATION

Printed Name of Owner(s):

Neal Berry and Sally Berry

Mailing Address:

5570 Saddle Tree Ct.  
Sugar Hill, GA 30518

Phone Number:

Alternate Contact Number:

N/A

Email:

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):

Quentin Poma

Signature of Owner(s):

Date Signed:

[Signature]

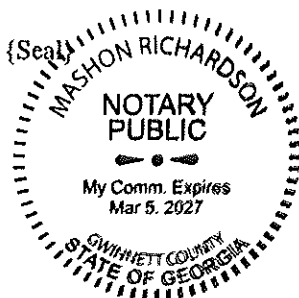
9/11/2023

Sally Berry

9/11/2023

### PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 11 day of September, 2023 by  
Sally Berry & Neal Berry (name of signer(s)). The  
named signer(s) is/are personally known by me or produced the identification type of Driver's License.



(Signature of Notary)

Mashon Richardson  
(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), Neal & Sally Berry,  
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:

### 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):

### 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):

### 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):

### 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):

### 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):

## SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to, (or affirmed) and subscribed before me this 28 day of September, 2023 by  
Neal Berry & Sally Berry (name of signer(s)), The  
named signer(s) is/are personally known by me or produced the identification type of Driver's License.



Marshon Richardson  
(Signature of Notary)  
Marshon Richardson  
(Name of Notary Typed, Stamped, or Printed)

## APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, Lauren Nelson (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): 11/28/2023

Regular Meeting Date (Planning Commission): 12/4/2023

Administration Building, 1235 Helen Hwy, Cleveland

4:30pm

Board of Commissioners Meeting Date: TBA

*\*Meeting dates are subject to change*

Lauren Nelson  
Signature of Applicant or Authorized Agent

10/2/2023  
Date

### OFFICE USE ONLY

Copy given to applicant: 10/2/23 (date)

Staff Initials: MD

Flag (circle): Y N

\*\*\*\*\*

### **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:**

**Spencer Carr**  
Attorney at Law

**Emily Carr**  
Attorney at Law

**Quentin Carr**  
Attorney at Law



**Clarkesville**  
706-754-9231

**Cleveland**  
706-219-2801

**Gainesville**  
407-691-0109

October 2, 2023

VIA HAND DELIVERY

**Planning Department**  
**1241 Helen Highway, Ste 200**  
**Cleveland, GA 30528**

Re: 175 Laurel Ridge Rd. (Berry, Neal and Sally)

To Whom It May Concern:

Included is the Land Use Application for a Conditional Use Permit to operate a short term rental on the subject property. Also enclosed is a check in the amount of \$250.00 to cover the application fee.

Sincerely,

Quentin Carr

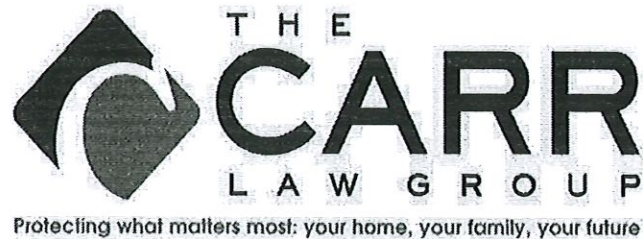
Enclosures:

- 1) Application
- 2) Check made payable to White County for \$250.00

**Spencer Carr**  
Attorney at Law

**Emily Carr**  
Attorney at Law

**Quentin Carr**  
Attorney at Law



**Clarkesville**  
706-754-9231

**Cleveland**  
706-219-2801

**Gainesville**  
407-691-0109

September 11, 2023

VIA APPLICATION

White County Planning & Zoning  
And Board of Commissioners

**Re: LETER OF INTENT for 176 Laurel Ridge Rd; Conditional Use Permit**

To Whom It May Concern:

We represent the owners of the above-referenced property. It is our intent to apply for a conditional user permit for the purposes of operating a shortterm rental in compliance with the White County Code. The property is a 3-bedroom 3-bath home with space for parking 4 vehicles. The home will be limited to no more than 6 guests, although White County Environmental Health approved it for 8 guests. The property is accessed via a paved road, is on a private community well, has its own septic. The property is across the street from the well-known Serenity Cellars winery, which makes this location ideal for guests wishing to enjoy our local agri-tourism industry.

Sincerely,

Quentin Carr





## White County Environmental Health

Zachary Taylor, M.D., M.S., Acting 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 type="checkbox"/> Evaluation Applied For                            | <input type="checkbox"/> Appropriate Permit Applied For                  |
| <input checked="" type="checkbox"/> Appropriate Permit Issued to Applicant | <input type="checkbox"/> Evaluation, Permit Not Applied For At This Time |

DATE: 10/02/2023

APPLICANT NAME: NEAL BERRY

PROPERTY ADDRESS: 176 LAUREL RIDGE 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:

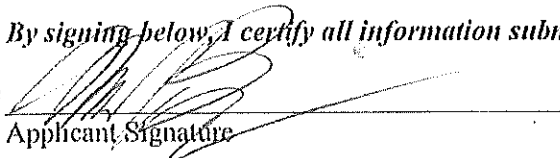
- that the permit on file is the correct permit for the property in question;
- that there is no evidence of system failure;
- that the septic system is appropriately sized for the current and proposed use;
- that there is adequate repair after the proposed addition;
- that there are no conditions that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

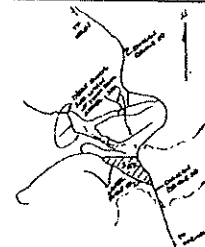
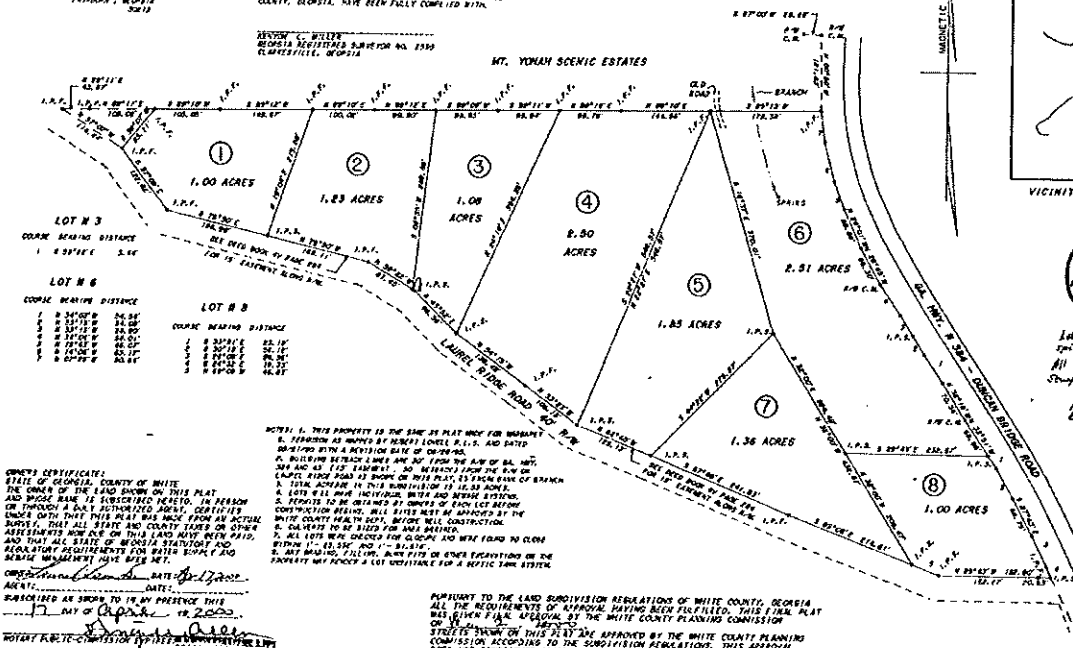
## OWNER/DEVELOPER

LEWIS L. MILLER  
1935 N. 2150, R. 2595  
CLARKEVILLE, GEORGIA

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL NECESSARY MEASUREMENTS WERE MADE; THAT THE LOTS ARE CORRECTLY LINED AND THE LOCATION, SIZE, TIME, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF WHITE COUNTY, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

REVIEWED BY: J. B. MILLER  
REGISTERED SURVEYOR NO. 2595  
CLARKEVILLE, GEORGIA

## MT. YONAH SCENIC ESTATES



Let 6 Limited Amount of  
this plat be shown on map  
All lots limited to 24' wide  
Street Plan per 100' per day  
10/1/1999  
Don Spivey

NOTED: 1. THIS PROPERTY IS THE SAME AS PLAT MADE FOR MARIANNE  
B. FERGUSON AS SHOWN BY REBECCAH LOVELL P.L.S. AND DATED  
10/1/1999.

## OWNER'S CERTIFICATE:

STATE OF GEORGIA, COUNTY OF WHITE  
I, LEWIS L. MILLER, the owner of the land shown on this plat  
and whose name is subscribed hereto, in person  
or through a duly authorized agent, certify  
under oath that this plat was made from an actual  
survey, that all state and county taxes on other  
assessments now due on this land have been paid,  
and that all state of Georgia statutes and  
regulatory requirements for water supply and  
wastewater management have been met.

DATE: 10/1/1999

SUBSCRIBED AND SIGNED TO BE IN PRESENCE THIS

DATE: 10/1/1999

WITNESSES: J. B. MILLER, REGISTERED SURVEYOR NO. 2595

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF WHITE COUNTY, GEORGIA  
ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT  
WAS GIVEN FINAL APPROVAL BY THE WHITE COUNTY PLANNING COMMISSION  
ON 10/1/1999.

STREETS SHOWN ON THIS PLAT ARE APPROVED BY THE WHITE COUNTY PLANNING COMMISSION  
ACCORDING TO THE SUBDIVISION REGULATIONS, THIS APPROVAL  
DOES NOT CONSTITUTE ACCEPTANCE OF STREETS FOR PUBLIC MAINTENANCE.

DATE: 10/1/1999

CLARKEVILLE, WHITE COUNTY, GEORGIA

PLANNING COMMISSION

## FINAL PLAT

SURVEYORS:  
LOVELL, GAVALL, MILLER  
& ASSOCIATES, INC.  
1935 N. 2150, R. 2595  
P.O. BOX 800  
CLARKEVILLE, GA. 30523  
TELEPHONE - 17063724-8422

MAP PREPARED FOR

GADALULU

WHITE COUNTY

GEORGIA

DATE: OCT. 19, 1999

REVISED: OCT. 19, 1999

LAND LOT: 151

DISTRICT: 3 RD.

COUNTY OF WHITE

FILE NO. 0091

FIELD BOOK # 312

INSTRUMENTS USED:

TOPCON GTS-2110

SCALE - 1"=100'

SYMBOLS:

1. I.P.P. - IRON PIN FOUND

1. P.S. - IRON PIN SET

(5/8" - 6000)

C. M. - CONCRETE MONUMENT

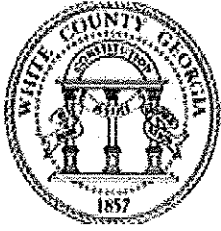
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS  
A CLOSEST PRECISION OF ONE FOOT IN 12,122 FEET  
AND AN ANGULAR ERROR OF 0.00007° PER ANGLE AND  
HAS ADJUSTED TO THE CLOSEST POSSIBLE.



2-1-2000

NOTE: I HAVE COMPLETED THE NEAR-FINAL  
FIELD RECORD BOOKS AND FOR THE  
COMPLETION OF THIS PLAT I HAVE  
A DETERMINED FIELD MEASUREMENT.

Printed: 09/12/2023 12:49:38 PM



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
2022-1517	073C 067C	LL151 LD3 LT4 GADALULU	\$3,604.22	\$0.00 Fees: \$0.00	\$0.00	\$3,604.22	\$0.00
Totals:			\$3,604.22	\$0.00	\$0.00	\$3,604.22	\$0.00

Paid Date: 10/17/2022

Charge Amount: \$3,604.22

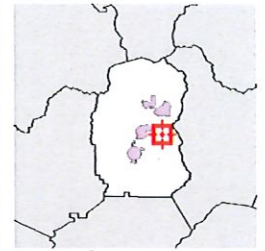
BERRY NEAL BERRY SALLY  
5570 SADDLE TREE CT  
SUGAR HILL, GA 30518-6973



Scan this code with your  
mobile phone to view this  
bill



**Overview**



**Legend**

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

Parcel ID	073C 067C	Alternate ID	5171251	Owner Address	BERRY NEAL
Sec/Twp/Rng	n/a	Class	R		BERRY SALLY
Property Address	176 LAUREL RIDGE RD	Acreage	2.5		5570 SADDLE TREE CT
	01				SUGAR HILL GA 30518-6973
District	01				
Brief Tax Description	LL151 LD3 LT4 GADALULU				
	(Note: Not to be used on legal documents)				

Date created: 9/11/2023  
Last Data Uploaded: 9/11/2023 5:32:31 AM

Developed by  **Schneider**  
GEOSPATIAL



# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

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

Address: 176 Laurel Ridge Rd, Cleveland, GA 30528

Parcel ID: 073C 067C

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, Jeff & Karen O'Neill (printed name), approve of short term rental at the property referenced above. My information is provided below.

I own the following property in this subdivision:

Lot #	Parcel ID	Address or Street name if no address
3	073C 067B	230 Laurel Ridge Rd, Cleveland, GA 30528

Jeff O'Neill

Karen O'Neill

[Redacted]  
Phone Number

[Redacted]  
Phone Number

[Redacted]  
Email Address

[Redacted]  
Email Address

[Signature]  
Signature

[Signature]  
Signature

9/26/23  
Date Signed

9/24/23  
Date Signed

# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

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

Address: 176 Laurel Ridge Rd, Cleveland, GA 30528

Parcel ID: 073C 067C

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, Christopher Halcame (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
8	073C 067G	3228 Duncan Bridge Rd, Cleveland, GA 30528
6	073C 067E	Duncan Bridge Rd

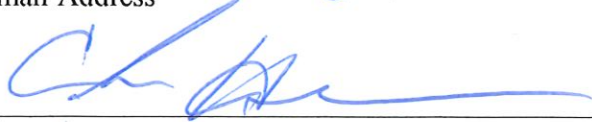
**Chris Halcame**

[Redacted Phone Number]

Phone Number

[Redacted Email Address]

Email Address



Signature

9/28/23

Date Signed

# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

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

Address: 176 Laurel Ridge Rd, Cleveland, GA 30528  
Parcel ID: 073C 067C

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

I own the following property in this subdivision:

Lot #	Parcel ID	Address or Street name if no address
7	073C 067F	122 Laurel Ridge Rd, Cleveland, GA 30528

Phone Number:

Email Address:

Signature:

Date Signed:

9-21-23

# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

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

Address: 176 Laurel Ridge Rd, Cleveland, GA 30528

Parcel ID: 073C 067C

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, JILL AND SARA CRUNKLETON (printed name), approve of short term rental at the property referenced above. My information is provided below.

I own the following property in this subdivision:

Lot #	Parcel ID	Address or Street name if no address
5	073C 067D	154 Laurel Ridge Rd, Cleveland, GA 30528

**Jill Crunkleton**

[Redacted]

Phone Number

[Redacted]

Email Address

  
Signature

9/23/2023  
Date Signed

**Sara Crunkleton**

[Redacted]

Phone Number

[Redacted]

Email Address

  
Signature

9/24/23  
Date Signed

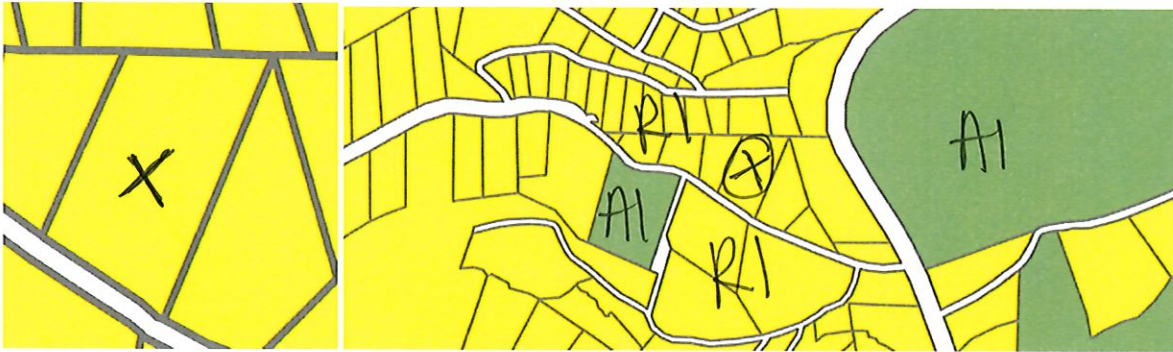


**WHITE COUNTY PLANNING DEPARTMENT  
STAFF COMMENT**

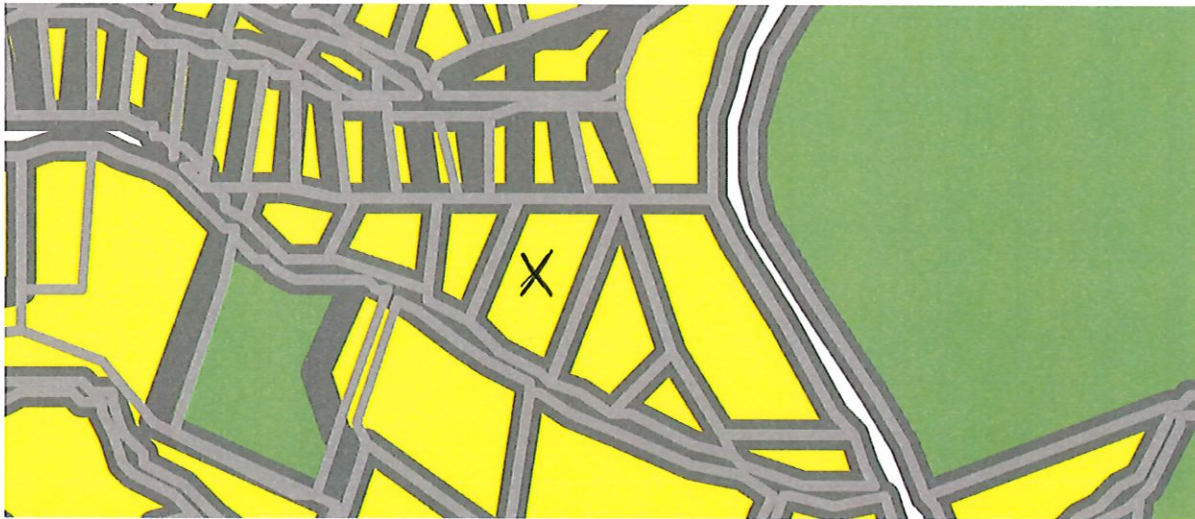
**QUENTIN CARR – NEAL AND SALLY BERRY**

- PROPERTY IS LOCATED AT 176 LAUREL RIDGE 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 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 2.50.
- PROPERTY SUPPLIED BY WELL AND SEPTIC.

**EXISTING LAND USE**



**FUTURE LAND USE**



WHITE COUNTY PLANNING COMMISSION MINUTES  
PUBLIC HEARING: LAND USE REGULATION

Tuesday, November 28<sup>th</sup>, 2023  
6:00 pm

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

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

Vice Chairman Yarbrough called the meeting to order. Mr. Ackerman gave the invocation. No changes made to the agenda. Mr. Barton explained the public hearing procedures.

**Application of SBC Properties LLC (Shawn Hammond)** to request a conditional use permit located at 83 Elrod Road, Helen, Georgia, 30545. Tax map and parcel 042B-088. Total acreage is ±1.260. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Shawn Hammond of 83 Elrod Road, was present. Mr. Barton gave a summary of the application. Ms. Hammond explained the short-term rental has a maximum occupancy of 14 people and parking for six vehicles. She said this was her childhood home and began renting to help mitigate costs, but she was notified by the county she was not in compliance and has been trying to meet host license requirements. She said she self-manages the home and has been renting it for about ten years without any complaints and her local contact is the neighbor.

Vice Chairman Yarbrough 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. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on December 4<sup>th</sup>.

**Application of Quentin Carr, on behalf of Neal and Sally Berry**, to request a conditional use permit located at 176 Laurel Ridge Road, Cleveland, Georgia, 30528. Tax map and parcel 073C-067C. Total acreage is 2.50. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

A representative, Spencer Carr with the Carr Law Group of 471 South Main Street in Cleveland, was present on behalf of the applicant. Mr. Barton gave a summary of the application. Mr. Carr explained the short-term rental has an approved maximum occupancy of eight but is limited to six with parking for four vehicles. He explained the deed allows one rental cabin per property and it has been rented for approximately two and a half years with no complaints reported. He said the owners, who live within an hour of the property, manage the rental. Mr. Carr outlined rental policies, such as minimum age requirements and quiet hours. He stated the property is part of Gadalu sub subdivision, not Laurel Ridge, but the owners pay \$1500 a year for road access and \$200 a year for road maintenance voluntarily to the Laurel Ridge homeowners association. When asked if there was an agreement for parking across the street, he said not that he was aware of and that the applicant only reported the four spots.

Vice Chairman Yarbrough 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. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on December 4<sup>th</sup>.

**WHITE COUNTY PLANNING COMMISSION MINUTES**  
**REGULAR SESSION**

**Application of Johnny and Charli Fain** to request to redistrict property located at 44 Twilight Dell Road, Sautee Nacoochee, Georgia, 30571 from C-1 Community Commercial District to R-3 Residential Season District. Tax map and parcel 055-030. Total acreage is 0.86. Proposed use is to place in “Short Term Rental” program. Present zoning is C-1 Community Commercial District.

The applicant, Charli Fain 490 Mauldin Road in Sautee Nacoochee, was present. Mr. Sell gave a summary of the application. When asked if she understood the restrictions for R-3 zoning, Ms. Fain stated yes and she does not imagine it would be used for full time living because it is a tiny home.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous. Mr. Sell advised the applicant of the next meeting on December 11<sup>th</sup>, 2023.

**Application of SBC Properties LLC (Shawn Hammond)** to request a conditional use permit located at 83 Elrod Road, Helen, Georgia, 30545. Tax map and parcel 042B-088. Total acreage is ±1.260. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Shawn Hammond of 83 Elrod Road, was present. Mr. Sell gave a summary of the application. Ms. Hammond explained there are several short-term rentals in the area and there have been no issues. She said she has security cameras and plenty of parking.

JS summary

Motion to recommend approval to the Board of Commissioners made by Ms. Dixon and seconded by Mr. Ackerman. Motion was unanimous. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.

**Application of Quentin Carr, on behalf of Neal and Sally Berry**, to request a conditional use permit located at 176 Laurel Ridge Road, Cleveland, Georgia, 30528. Tax map and parcel 073C-067C. Total acreage is 2.50. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

A representative, Spencer Carr with the Carr Law Group of 471 South Main Street in Cleveland, was present on behalf of the applicant. Mr. Sell gave a summary of the application. Mr. Carr explained that when the property was transferred in 2005, the deed specifically allowed for one cabin and was on the deed when the current owners purchased the property.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.

**Application of Jennifer Whaley** to request a conditional use permit located at 233 Ralph Vandiver Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 055-085. Total acreage is 8.30. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

A representative, Shaun Whaley 8710 South Mount Drive in Alpharetta, GA, was present. Mr. Sell gave a summary of the application. Mr. Whaley explained the original intention was not for an income property, but remodels went out of budget so they would like to rent the property while they are not using for a family getaway, which is the primary use.



# WHITE COUNTY

## *Board of Commissioners*

**Item Title:** Conditional Use Permit for Short Term Rental for Jennifer Whaley, 233 Ralph Vandiver Road  
Sautee

**For Meeting Date:** 12/14/2023

**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. 20364
2. Public Hearing Minutes 11/28/2023
3. Regular Meeting Minutes 12/4/2023

---

### **Purpose:**

Consider the application of Jennifer Whaley to request a conditional use permit located at 233 Ralph Vandiver Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 055-085. Total acreage is 8.30. 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 short-term rental is not part of a subdivision. Ms. Whaley explained the rental has maximum occupancy of 5 people with plenty of parking. She bought the property in 2021 and has been renting the last 12 months and recently received the letter from the county to become compliant. She said all of her neighbors are short term rentals and she has had no complaints. No one spoke for or against the application. The Planning Commission recommended approval 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>20364</u>
Public Hearing Date: <u>11/28/2023</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): Jennifer Whaley	
Address: 8710 S Mount Dr, Alpharetta, GA 30022	
Phone Number: [REDACTED]	Alternate Contact Number: [REDACTED]
Email: [REDACTED]	
Owner Information (if different from Applicant/Agent):	
Name:	Phone #:
PROPERTY INFORMATION	
Parcel ID: 055 085	Total acreage being changed: <u>8.3 Ac</u>
Address: 233 Ralph Vandiver Rd, Sautee Nacoochee, GA 30571	
Directions to Property: From Cleveland go West through Helen. Turn right on 356 and travel north approximately 7 minutes. Turn right on Ralph Vandiver Rd. Go through 4-Way and it's the first driveway on the left.	
Current Use/Zoning of Property: Residential R1 Type of Road Surface: gravel	
Any prior redistricting requests for property: <u>no</u> If yes, provide redistricting application #: _____	
SURROUNDING PROPERTY LAND USE CLASSIFICATION:	
North: <u>R1</u>	South: <u>R1</u> East: <u>R1</u> West: <u>R1</u>
REQUESTED ACTION AND DETAILS OF PROPOSED USE (check all that apply)	
<input type="checkbox"/>	Redistrict from district: Redistrict to district:
<input type="checkbox"/>	Conditional Use - specify: STR
<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 checked="" type="checkbox"/> No Is there an active homeowner's association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Subdivision Name (if applicable):	

Existing Utilities (check all that apply):		
___ County or City Water	_x_ Well	_x_ Septic
		_x_ Gas
		_x_ Electric
		___ Broadband
Proposed Utilities (check all that apply):		
___ County or City Water	___ Well	___ Septic
		___ Gas
		___ Electric
		___ Broadband
<b>COMMERCIAL AND INDUSTRIAL REDISTRICT INFORMATION</b>		
Building Area:	No. of Parking Spaces:	
<b>RESIDENTIAL REDISTRICT INFORMATION</b>		
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:

<b>LIST OF ADJACENT PROPERTY OWNERS</b>
---

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 055D 102	POWELL'S PINE RIDGE LLC	PO BOX 559, HELEN, GA 30545-0559
2 055D 104	JASON & TAMMY LITTLE	352 RALPH VANDIVER RD, SAUTEE, GA 30571
3 055D 106	KENNETH & DEBORAH BREINER	3205 RIVERMONT PKWY, JOHNS CREEK, GA 30022
4 055 086	CHANCE MARY L TRUSTEE MARY CHANCE REV LIV TRUST	1102 S HILL STREET, C/O HARRIET DIXON SARDIS, GA 30456-4522
5 055 080	STANLEY & JULIE ETRIS	PO BOX 596, HELEN, GA 30545
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:

*Jennifer Whaley*

Date: 09.27.23

### 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 14, 2023 *	Monday, July 31, 2023	Monday, August 7, 2023	Monday, August 28, 2023
Wednesday, July 12, 2023	Monday, August 28, 2023	TBA	Monday, September 25, 2023
Wednesday, August 9, 2023	Monday, September 25, 2023	Monday, October 2, 2023	Monday, October 30, 2023
Wednesday, September 13, 2023	Monday, October 30, 2023	Monday, November 6, 2023	Monday, November 27, 2023
Wednesday, October 11, 2023	Monday, November 27, 2023	Monday, December 4, 2023	TBA
Wednesday, November 8, 2023	TBA	TBA	Monday, January 29, 2024
Wednesday, December 13, 2023	Monday, January 29, 2024	Monday, February 5, 2024	Monday, February 26, 2024

\*NEW DEADLINE DATES EFFECTIVE IN ORDER TO MEET ZPL UPDATES AS OF JULY 2023



### 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:**

*Jennifer Whaley*

**Date:** 9.27.23

## 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), Jennifer Whaley, 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>Jennifer Whaley</u>	
Mailing Address: <u>8210 S Mount Dr.</u> <u>Johns Creek, GA 30022</u>	
Phone Number:	[REDACTED]
Alternate Contact Number: <u>678-770-0987</u>	
Email: <u>jenn.whaley@outlook.com</u>	
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>Jennifer Whaley</u>	
<b>Signature of Owner(s):</b>	<b>Date Signed:</b>
<u>Jew Whaley</u>	<u>9.28.23</u>

## **PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT**

Sworn to (or affirmed) and subscribed before me this 28 day of September, 2023 by Jennifer Whaley (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of GA Driver License

{Seal}



Joseph D. Smith  
NOTARY PUBLIC  
Gwinnett County, Georgia  
My Commission Expires  
May 19, 2024

Joseph D. Smith

(Signature of Notary)

Joseph D. Smith

(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), Jennifer Whaley,  
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: 055 085 (233 Ralph Vandiver Rd, Sautee, GA 30571)

### 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):

Jen Whaley

### 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):

Jen Whaley

### 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):

Jen Whaley

### 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):

Jen Whaley

### 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):

Jen Whaley

### SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 28 day of September, 2023 by  
Jennifer Whaley (name of signer(s)). The  
named signer(s) is/are personally known by me or produced the identification type of GA Driver License.

{Seal}



Joseph D. Smith  
NOTARY PUBLIC  
Gwinnett County, Georgia  
My Commission Expires  
May 19, 2024

Joseph D. Smith

(Signature of Notary)

Joseph D. Smith

(Name of Notary Typed, Stamped, or Printed)



## APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, Jennifer Whaley (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): 11/28/2023

Regular Meeting Date (Planning Commission): 12/4/2023

Administration Building, 1235 Helen Hwy, Cleveland

4:30pm

Board of Commissioners Meeting Date: TBA

*\*Meeting dates are subject to change*

Jennifer Whaley

Signature of Applicant or Authorized Agent

9.27.23

Date

### OFFICE USE ONLY

via email

Copy given to applicant: 10/4/2023 (date)

Staff Initials: MR2

Flag (circle): Y N

\*\*\*\*\*

### **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

233 Ralph Vandiver Rd  
Sautee Nacoochee, GA 30571

September 22, 2023

To whom it may concern,

My family purchased this home in early 2021 and have spent the last couple of years pouring our hearts and souls into it. We feel we have created a truly special retreat for our weekend getaways. We have three young children and wanted a way to spend more time with them and with the outdoors.

Since this is our second home and sits empty more than we are able to enjoy it, we decided to share our property with other traveling families and friends.

Our intent is to provide a safe, unique and relaxing experience for those looking to explore the Helen and Unicoi areas. This home has 2 bedrooms and 1 bathroom. Our max occupancy is 5 guests. We would like for this home to serve as a vacation rental property or short-term rental.

Thank you for your time and consideration.

Jennifer Whaley and Family



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

## White County Environmental Health

Zachary Taylor, M.D., M.S., Acting 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"/> Evaluation Applied For      | <input type="checkbox"/> Appropriate Permit Applied For                  |
| <input type="checkbox"/> Appropriate Permit Issued to Applicant | <input type="checkbox"/> Evaluation, Permit Not Applied For At This Time |

DATE: 09/27/2023

APPLICANT NAME: JENNIFER WHALEY

PROPERTY ADDRESS: 233 RALPH VANDIVER RD (055 085)  
SAUTEE, 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.*



*Jennifer Whaley*

Applicant Signature



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

APPLICANT NAME: <b>JENNIFER WHALEY</b>	PROPERTY/SYSTEM ADDRESS: <b>233 RALPH VANDIVER RD SAUTEE NACOOCHEE, GA 30571</b>	EVALUATION ID: <b>009289</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>
<b>Inspection Records</b>		
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.	
<b>Maintenance Records (applicable copies are attached)</b>		
No	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.	
<b>System Assessment and Existing Site Conditions (applicable copies are attached)</b>		
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.	
<b>Addition to Property</b>		
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.	
<b>Relocation of Home or Change of Use</b>		
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.

## Performance Evaluation Report Form (continued)

PROPERTY/SYSTEM ADDRESS: 233 RALPH VANDIVER RD SAUTEE NACOOCHEE, GA 30571	EVALUATION ID: 009289
	SUBDIVISION/LOT/BLOCK: //

**Adverse Conditions** (i.e. malfunctioning or damaged system or clear evidence of a condition, or conditions, that would likely contribute to system malfunction or unacceptable risk to public health):

None noted

**Additional Notes/Comments:**

2 bedroom system on record. STR approved for 4 persons based on 75 gallons per person per day.

Inspector: Padraic Thompson	Signature: 	Date: 10/05/2023
--------------------------------	--	---------------------

I verify the above information to be correct at the date and time of this evaluation only. **Disclaimer:** This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by system malfunction.



ALL ITEMS: Blank = Not Applicable; 0 = Unknown

**Sketch**

Hand-drawn diagrams on graph paper illustrating trigonometric relationships and vector addition.

**Top Diagrams:**

- A right triangle is shown with a vertical side, a horizontal side, and a hypotenuse labeled  $21$ . The angle between the vertical side and the hypotenuse is  $21^\circ$ . The angle between the horizontal side and the hypotenuse is  $15^\circ$ .
- To the right, another triangle is shown with a horizontal side, a vertical side, and a hypotenuse labeled  $128$ . The angle between the horizontal side and the hypotenuse is  $36^\circ$ . The angle between the vertical side and the hypotenuse is  $128^\circ$ .

**Bottom Diagram:**

- A horizontal line is drawn across the bottom of the page.
- Two arcs are drawn above the horizontal line, starting and ending at points on the line.
- The label  $DE = 1$  is written between the two arcs.
- The label  $R = 1$  is written below the horizontal line.

Inspected By: <i>Michael Bowers</i>	Title: <i>Inspector</i>	Health Agency: <i>W.H.C.</i>
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# State of Georgia



COUNTY OF WHITE

OFFICE OF THE CLERK OF SUPERIOR, MAGISTRATE AND JUVENILE COURTS

## ELECTRONIC DOCUMENT CERTIFICATION

Certification Date: 09/27/23 Instrument Location: PB 2020 PG 214  
Authentication Code: LYW5U-MEUE1-YSQH Number of Pages: 1

I, **Dena M. Adams**, Clerk of Superior Court hereby certify that the attached page(s) is/are a true and correct copy of the documents(s) enumerated herein, and that said documents are on file as a part of the official records of this office and each court I serve, of which I am the official custodian, as authorized by Georgia law.

Witness my hand and official seal of this office on the date written.



Official Seal of Clerk

Handwritten signature of Dena M. Adams.

Dena M. Adams, Clerk

Katherine Paterson

Prepared by:

### INSTRUCTIONS FOR AUTHENTICATING THIS CERTIFICATION

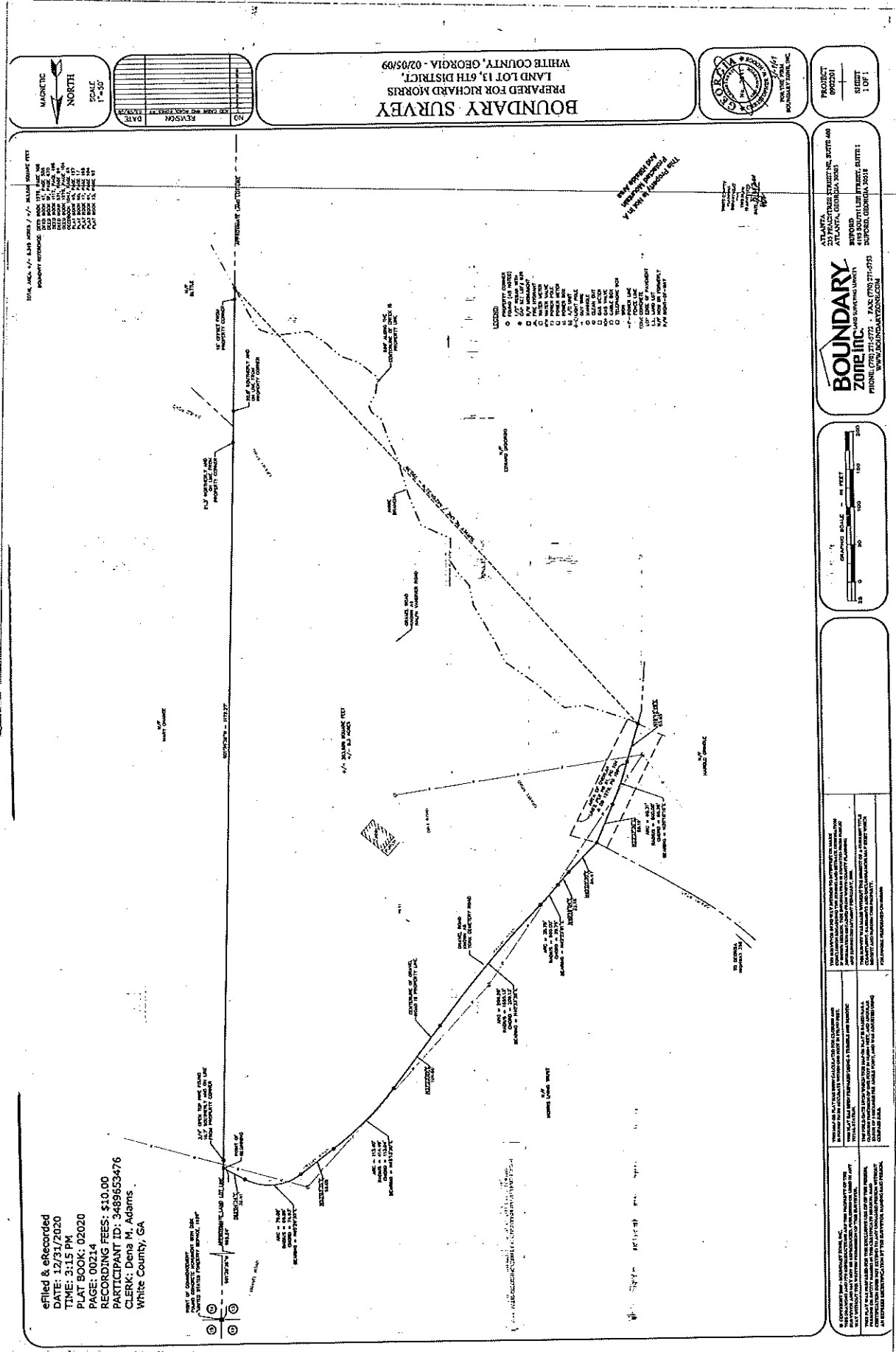
This electronically certified record can be authenticated as having been duly certified by the issuing officer by accessing the link below:  
<https://ecert.gscca.org/document/LYW5U-MEUE1-YSQH>

Authentication of a certified document is a multiple step process. Instructions for authenticating a certified document can be found at the link below:  
<https://ecert.gscca.org/authenticationinstructions>



AUTHENTICATION CODE LISTED ON THE TOP OF EACH CERTIFIED PAGE





# State of Georgia



COUNTY OF WHITE

OFFICE OF THE CLERK OF SUPERIOR, MAGISTRATE AND JUVENILE COURTS

## ELECTRONIC DOCUMENT CERTIFICATION

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Witness my hand and official seal of this office on the date written.



Official Seal of Clerk

*Dena M. Adams*

Dena M. Adams, Clerk

Katherine Paterson

Prepared by:

### INSTRUCTIONS FOR AUTHENTICATING THIS CERTIFICATION

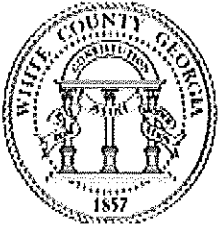
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AUTHENTICATION CODE LISTED ON THE TOP OF EACH CERTIFIED PAGE





**Property Tax Payment Receipt**  
**White County, GA**  
113 N. Brooks St.  
Cleveland, Georgia 30528  
Office: 706-865-2225

**Year/Bill #: 2023-18661**

**Parcel/Map Type: 055 085-Real**

**Payment Type/Last 4 of CC: American Express-1005**

**Payment Method: WEB**

Customer Name:	WHALEY JENNIFER
Payor Name:	Jennifer Whaley
Billing Address:	8710 S Mount Dr
City/State/Zip:	Alpharetta, GA 30022
Phone #:	[REDACTED]
Email:	[REDACTED]
Payment Date:	09/27/2023 9:37:16 AM
Payment Clerk:	
Confirmation #:	26741917

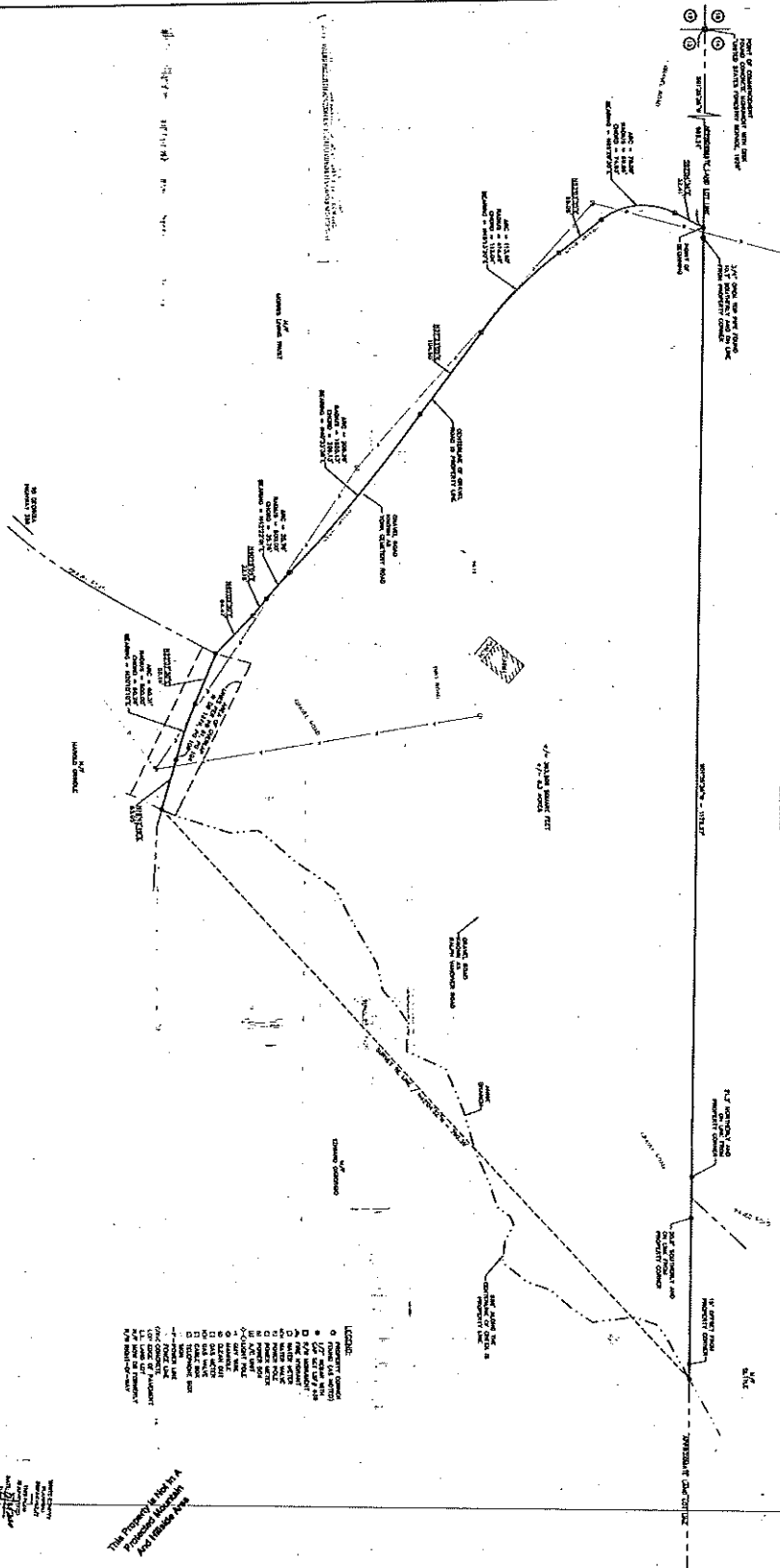
**Thank you for your payment.** You will see two transactions on your card related to your payment:

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

Tax Amount:	\$1,630.33
Convenience Fee Amount:	\$48.91
<b>Total Paid:</b>	<b>\$1,679.24</b>

-- CUSTOMER COPY --

Efiled & eRecorded  
 DATE: 12/31/2020  
 TIME: 3:15 PM  
 PLAT BOOK: 02020  
 PAGE: 00214  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 3489653476  
 CLERK: Dena M. Adams  
 White County, GA



BOUNDARY SURVEY  
 PREPARED FOR RICHARD MORRIS  
 LAND LOT 13, 6TH DISTRICT,  
 WHITE COUNTY, GEORGIA - 02/05/09

**BOUNDARY SURVEY**  
 PREPARED FOR RICHARD MORRIS  
 LAND LOT 13, 6TH DISTRICT,  
 WHITE COUNTY, GEORGIA - 02/05/09

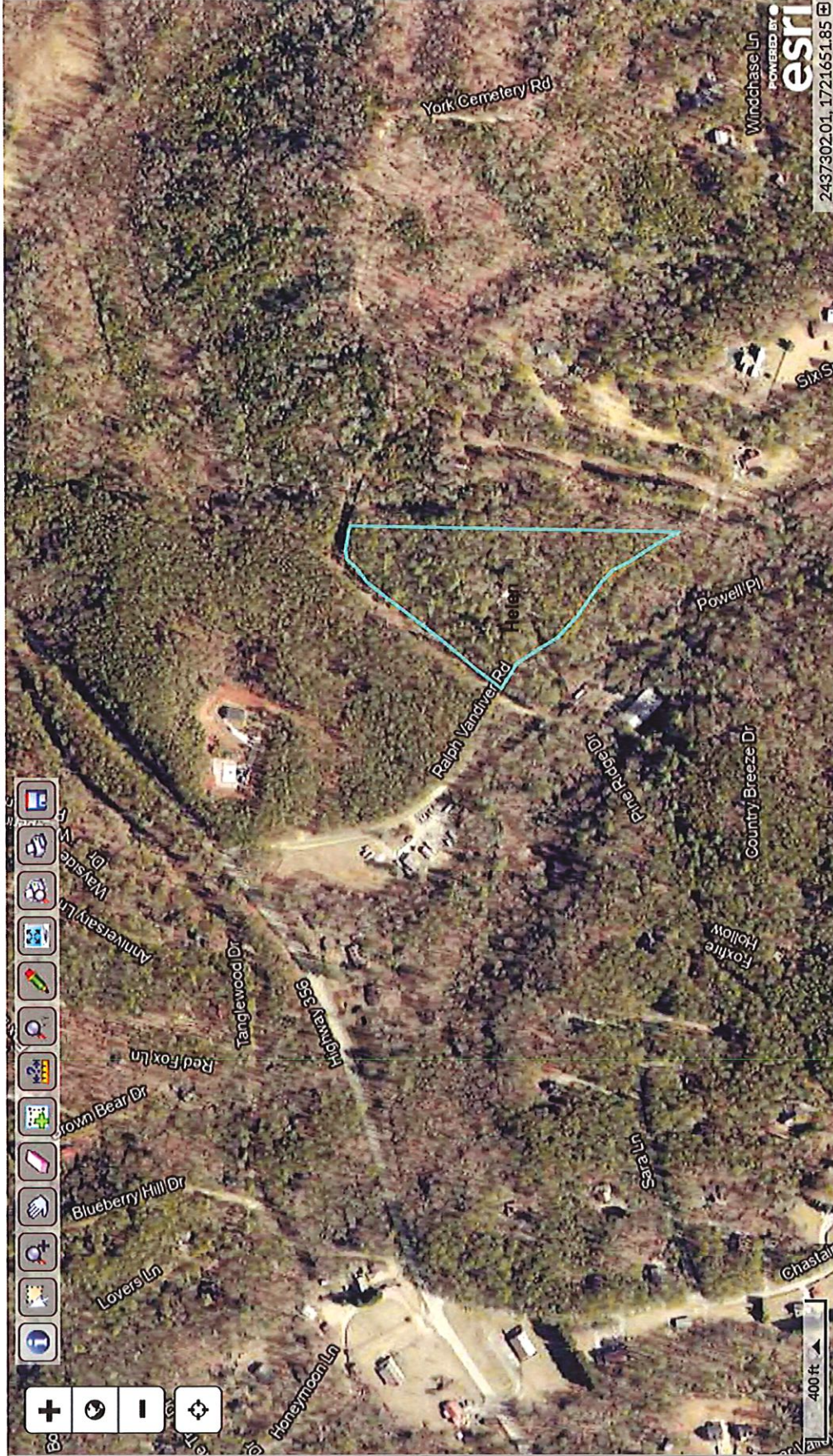
**BOUNDARY SURVEY**  
 PREPARED FOR RICHARD MORRIS  
 LAND LOT 13, 6TH DISTRICT,  
 WHITE COUNTY, GEORGIA - 02/05/09

**BOUNDARY SURVEY**  
 PREPARED FOR RICHARD MORRIS  
 LAND LOT 13, 6TH DISTRICT,  
 WHITE COUNTY, GEORGIA - 02/05/09



Results:

Parcel ID - 055 085  
Alt Id - 5158060  
Address - 113 YORK  
CEMETERY RD  
Owner - WHALEY JENNIFER  
Acres - 8.3  
View: Report | Homestead  
Application



Owner Address WHALEY JENNIFER  
8710 S MOUNT DR  
ALPHARETTA GA 30022

Alternate ID 5158060  
Class A  
Acreage 8.3

Parcel ID	055 085
Sec/Twp/Rng	n/a
Property Address	113 YORK CEMETERY RD
District	01
Brief Tax Description	LL13 LD6



**From:** The UPS Store #0853 store0853@theupsstore.com   
**Subject:** Late Delivery - Shipment #1Z2R26400107484833  
**Date:** October 2, 2023 at 1:56 PM  
**To:** jenn.whaley@outlook.com



Hi Jennifer,

Per our phone conversation, the package that you shipped on Friday for Monday by 12PM delivery, is going to arrive late. UPS did not get the package to the destination facility in time to meet the committed delivery time of 12PM. Unfortunately, the package will be delivered tomorrow at the earliest because of the UPS error. I've attached the details of the shipment for your record. We will continue to monitor the shipment and update you as soon as we have new scans on the shipment. Please let me know if you have any other questions in the meantime.

Thank you,  
-Nick

The UPS Store #0853  
Phone: 770-840-8181  
Fax: 770-840-8666 Google Us : 0853  
Find us on Facebook: The UPS Store Peachtree Corners

Google 0853 and visit our site for promotions & coupons!

### Your Team at The UPS Store

7742 Spalding Dr  
Norcross, GA 30092-4207

**Phone** 770-840-8181 **Fax** 770-840-8666  
**Web** <https://www.theupsstore.com/0853>



CONFIDENTIALITY NOTICE: The information contained in and accompanying this communication may be privileged or confidential and is intended solely for the use of the intended recipient (s). If you are not the intended recipient of this communication please delete and destroy all copies immediately.

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#### Shipment Details

THE UPS STORE #0853  
7742 SPALDING DR

MM6CJ495HDWQX

Print Date: Mon 2 Oct 2023  
05:00 PM



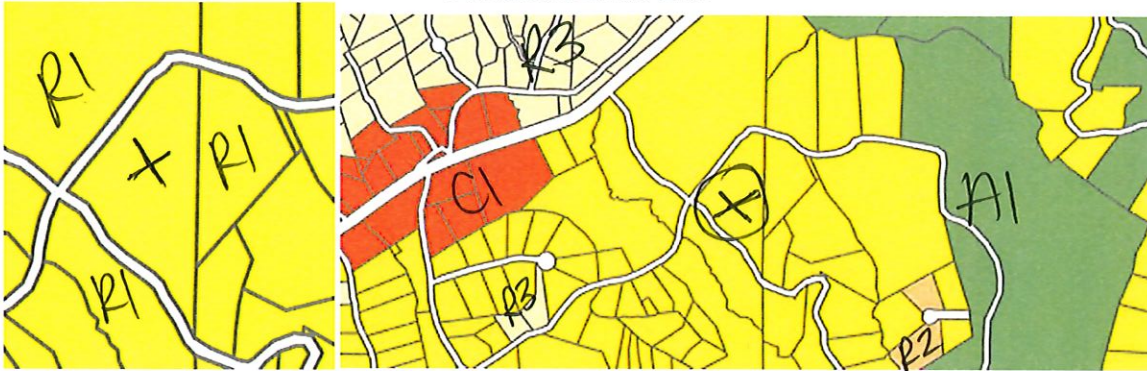
6

## WHITE COUNTY PLANNING DEPARTMENT STAFF COMMENT

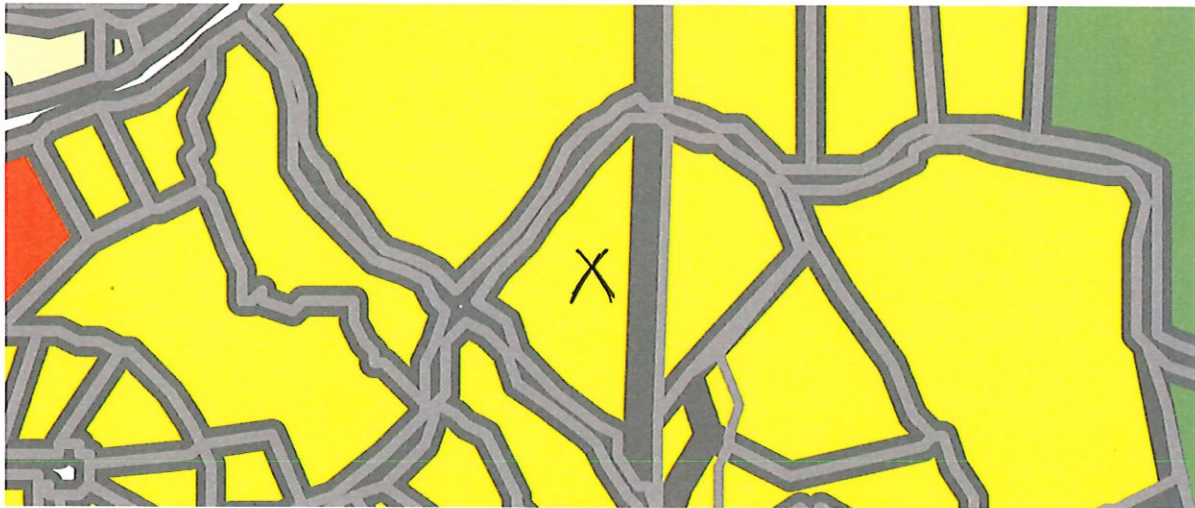
**JENNIFER WHALEY**

- PROPERTY IS LOCATED AT 233 RALPH VANDIVER RD 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 8.30.
- PROPERTY SUPPLIED BY WELL AND SEPTIC.

**EXISTING LAND USE**



**FUTURE LAND USE**



WHITE COUNTY PLANNING COMMISSION MINUTES  
PUBLIC HEARING: LAND USE REGULATION

**Application of Jennifer Whaley** to request a conditional use permit located at 233 Ralph Vandiver Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 055-085. Total acreage is 8.30. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family. The applicant, Jennifer Whaley of 233 Ralph Vandiver Road, was present. Mr. Barton gave a summary of the application. Ms. Whaley explained the short-term rental has a maximum occupancy of five people with plenty of parking. She said she has owned the property since 2021 and has been renting for the last twelve months and received notification from the county to become compliant. She said all of the neighbors do short-term rental and she has had no complaints. She stated she does not live close and wants to share the property when they are not staying there to offset expenses. When asked if it was a private road, her husband said it is county maintained.

Vice Chairman Yarbrough 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. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on December 4<sup>th</sup>.

**Application of Stephanie Werowski, on behalf of Robert Gresham Trustee,** to request a conditional use permit located at 5483 Highway 255 South, Cleveland, Georgia, 30528. Tax map and parcel 087-051. Total acreage is 2.39. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family. The applicant nor a representative was present. The hearing was not opened.

**Application of Steven and Kathy Schmidt, on behalf of Ukani Group Inc.,** to request to redistrict property located at 43 Thornblade Trail, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Single Family District and a conditional use permit. Tax map and parcel 017-094B. Total acreage is 1.33. Proposed use is to place in "Short Term Rental" program. Present zoning is C-1 Community Commercial District.

The applicant, Kathy Schmidt of 5050 Highway 129 N, was present. Mr. Barton gave a summary of the application. Ms. Schmidt explained the short-term rental has a maximum occupancy of eight people with parking for at least twelve vehicles, though they will not have that many. She stated she received a variance last month to access the property through the vineyard. She said she manages the rental and has owned it for a little over a year, adding that it was purchased after purchasing the winery. When asked if the home had been rented previously, she said it had a few times for visitors at the vineyard.

Vice Chairman Yarbrough 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. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on December 4<sup>th</sup>.

**Application of Jeremy and Nora Warner** to request a conditional use permit located at 0 Deer Trail, Cleveland, Georgia, 30528. Tax map and parcel 022-024. Total acreage is 1.85. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Jeremy Warner of 195 Deer Trail, was present. Mr. Barton gave a summary of the application. Mr. Warner explained the short-term rental has a maximum occupancy of four people with parking for two vehicles, though there is usually only one vehicle. He said he had been renting for two years when he was notified by the county to become compliant, adding that the tax revenue has been

WHITE COUNTY PLANNING COMMISSION MINUTES  
REGULAR SESSION

**Application of Johnny and Charli Fain** to request to redistrict property located at 44 Twilight Dell Road, Sautee Nacoochee, Georgia, 30571 from C-1 Community Commercial District to R-3 Residential Season District. Tax map and parcel 055-030. Total acreage is 0.86. Proposed use is to place in “Short Term Rental” program. Present zoning is C-1 Community Commercial District.

The applicant, Charli Fain 490 Mauldin Road in Sautee Nacoochee, was present. Mr. Sell gave a summary of the application. When asked if she understood the restrictions for R-3 zoning, Ms. Fain stated yes and she does not imagine it would be used for full time living because it is a tiny home.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous. Mr. Sell advised the applicant of the next meeting on December 11<sup>th</sup>, 2023.

**Application of SBC Properties LLC (Shawn Hammond)** to request a conditional use permit located at 83 Elrod Road, Helen, Georgia, 30545. Tax map and parcel 042B-088. Total acreage is ±1.260. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Shawn Hammond of 83 Elrod Road, was present. Mr. Sell gave a summary of the application. Ms. Hammond explained there are several short-term rentals in the area and there have been no issues. She said she has security cameras and plenty of parking.

JS summary

Motion to recommend approval to the Board of Commissioners made by Ms. Dixon and seconded by Mr. Ackerman. Motion was unanimous. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.

**Application of Quentin Carr, on behalf of Neal and Sally Berry**, to request a conditional use permit located at 176 Laurel Ridge Road, Cleveland, Georgia, 30528. Tax map and parcel 073C-067C. Total acreage is 2.50. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

A representative, Spencer Carr with the Carr Law Group of 471 South Main Street in Cleveland, was present on behalf of the applicant. Mr. Sell gave a summary of the application. Mr. Carr explained that when the property was transferred in 2005, the deed specifically allowed for one cabin and was on the deed when the current owners purchased the property.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.

**Application of Jennifer Whaley** to request a conditional use permit located at 233 Ralph Vandiver Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 055-085. Total acreage is 8.30. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

A representative, Shaun Whaley 8710 South Mount Drive in Alpharetta, GA, was present. Mr. Sell gave a summary of the application. Mr. Whaley explained the original intention was not for an income property, but remodels went out of budget so they would like to rent the property while they are not using for a family getaway, which is the primary use.



WHITE COUNTY PLANNING COMMISSION MINUTES  
REGULAR SESSION

Motion to recommend approval to the Board of Commissioners made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.

**Application of Steven and Kathy Schmidt, on behalf of Ukani Group Inc.,** to request to redistrict property located at 43 Thornblade Trail, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Single Family District and a conditional use permit. Tax map and parcel 017-094B. Total acreage is 1.33. Proposed use is to place in “Short Term Rental” program. Present zoning is C-1 Community Commercial District.

The applicants, Steven and Kathy Schmidt of 5050 Highway 129 North in Cleveland, were present. Mr. Sell gave a summary of the application and added that staff recommends a condition, if recommended for approval, to change the address to access through the winery to avoid confusion of people coming up Thornblade Trail. He said the access was approved by variance on November 6<sup>th</sup>, 2023. Mr. Schmidt added that the rental would be under direct supervision by the winery since it is on the same property.

Motion to recommend approval with the condition of changing the address to access through the winery and not the subdivision to the Board of Commissioners made by Ms. Burke and seconded by Mr. Ackerman. Motion carried with a 5-1 majority, with Mr. Ash in opposition. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.

**Application of Jeremy and Nora Warner** to request a conditional use permit located at 0 Deer Trail, Cleveland, Georgia, 30528. Tax map and parcel 022-024. Total acreage is 1.85. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Nora Warner of 195 Deer Trail, was present. Mr. Sell gave a summary of the application. Ms. Warner explained they try to keep neighbors in mind and read the description from their original rental listing, including items such as a quiet mountain getaway from the hustle and bustle, their farm animals, respecting the neighboring animals and privacy, test shots from gunsmiths, and rules such as no candles or drone flying and asking the guests not to exceed 20mph on the gravel roads.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Ms. Burke, for which she said was based on the fact the owners received fifty one percent of signatures. There were comments from the audience, to which Mr. Sell explained this is not a public hearing and there would be a citizen comment section at the end. He stated the signatures were checked and validated. Mr. Ackerman asked if this application was the one with discussions on covenants, to which Ms. Burke and Chairman Thomas said no. Chairman Thomas called for a show of hands from the board in favor of the motion. Motion died for lack of majority vote, with Mr. Freeman and Ms. Burke in favor and Mr. Ackerman, Ms. Dixon, Mr. Ash, and Mr. Yarbrough opposed.

Chairman Thomas asked if there was another motion.

Motion to recommend denial to the Board of Commissioners made by Mr. Ash because the request is not consistent with the established development pattern on that road. Ms. Dixon seconded the motion. The motion carried with a 4-2 majority, with Mr. Freeman and Ms. Burke in opposition. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.





# WHITE COUNTY

## *Board of Commissioners*

**Item Title:** Rezone from C-1 to R-1 with a Conditional Use Permit for Short Term Rental for Ukani Group, 43 Thornblade Trail, Cleveland

**For Meeting Date:** 12/14/2023

**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. 20366
2. Public Hearing Minutes 11/28/2023
3. Regular Meeting Minutes 12/4/2023

---

### **Purpose:**

Consider the application of Steven and Kathy Schmidt, on behalf of Ukani Group Inc., to request to redistrict property located at 43 Thornblade Trail, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Single Family District and a conditional use permit. Tax map and parcel 017-094B. Total acreage is 1.33. Proposed use is to place in "Short Term Rental" program. Present zoning is C-1 Community Commercial District.

### **Background / Summary:**

- Applicant is requesting a conditional use permit for short-term rental. The short-term rental is not part of a subdivision. Ms. Schmidt explained the short term rental has a maximum occupancy of 8 people with parking for 12 vehicles. She received a variance to access the property through the vineyard. She self manages and has owned it for about a year. No one spoke for or against the application. The Planning Commission recommended approval with a condition that the address be changed from Thornblade Trail to the vineyard's address. The motion passed by 5-1 vote.

### **Department Recommendation:**

Planning Commission recommended approval by 5-1 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>20366</u>
Public Hearing Date: <u>11/28/2023</u>	Commission District: <u>3</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 type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/> Lessee <input type="checkbox"/> Option to Purchase	
Printed Name(s): <u>Steven Schmidt or Kathy Schmidt</u>	
Address: <u>5050 Hwy 129 N, CLEVELAND GA 30528</u>	
Phone Number: [REDACTED]	Alternate Contact Number: [REDACTED]
Email: [REDACTED]	
Owner Information (if different from Applicant/Agent):	
Name: <u>UKani Group</u>	Phone #: [REDACTED]
PROPERTY INFORMATION	
Parcel ID: <u>017 094B</u>	Total acreage being changed: <u>1.33</u>
Address: <u>43 Thornblade Trail, Cleveland GA 30528</u>	
Directions to Property:	
<u>From Hwy 129 N, Turn into The Cottage Vineyard &amp; Winery, Keep straight past brown storage building on right, home is ahead on right.</u>	
Current Use of Property:	Type of Road Surface: <u>concrete/gravel</u>
Any prior redistricting requests for property: <u>No</u> If yes, provide redistricting application #: _____	
SURROUNDING PROPERTY LAND USE CLASSIFICATION:	
North: <u>A1</u>	South: <u>R1</u> East: <u>R1</u> West: <u>C1</u>
REQUESTED ACTION AND DETAILS OF PROPOSED USE (check all that apply)	
<input checked="" type="checkbox"/> Redistrict from district: <u>C1</u>	Redistrict to district: <u>R-1</u>
<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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, please list number of lots:	
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):	

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:

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	017-095 Larry MacDonald	49 Thornblade Trail, 30528
2	017-094c Tamara Adelberg	37 Thornblade Trail, 30528
3	017-114 The Word is True LLC	201 Prairie Flower Dr., 30528
4	017-094d THE COTTAGE Winery Grape Estates, LLC	5050 Hwy 129 N, 30528
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 agenda(s) for a public hearing.

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 hearings 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 public hearing shall result in the postponement or denial of my application request. I further understand that it is my responsibility to be aware of relevant public hearing 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:

*Kathy Schmitt*

Date:

*10/2/2023*

### 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:

*Kathy Schmidt*

Date:

*10/2/2023*

### 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:

*Kathy Schmidt*

Date:

*10/2/2023*

## PROPERTY OWNER AUTHORIZATION

To be completed if applicant is other than owner and/or to provide authorization for someone other than owner to represent the applicant at the required meetings.

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

Property Address and/or Parcel ID: <u>43 THORNBLADE TRAIL, CLEVELAND GA 30528.</u>	
<b>PROPERTY OWNER INFORMATION</b>	
Printed Name of Owner(s)	<u>SIRAT UKANI (MANAGER)</u>
Mailing Address:	<u>4309 MOONLIGHT WALK</u> <u>LILBURN GA 30047.</u>
Phone Number:	[REDACTED]
Alternate Contact Number	[REDACTED]
Email:	[REDACTED]
<p>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.</p>	
Printed Name of applicant or agent(s):	<u>STEVEN SCHMIDT</u> <u>KATHY SCHMIDT</u>
Signature of Owner(s):	Date Signed: <u>9-28-23</u>
[Signature of Sirat Ukani]	

### PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 28<sup>th</sup> day of September, 2023 by  
Siray S. Ukani (name of signer(s)), The  
named signer(s) is/are personally known by me or produced the identification type of Drivers license.

{Seal}



Jasmine C. Silas  
(Signature of Notary)  
Jasmine Silas  
(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), UKANI GROUP INC

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: 43 THORNBLADE TRAIL, 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):

### 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):

### 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):

### 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):

### 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):

## SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 28<sup>th</sup> day of September, 2023 by Siraj S. Ukani (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of Drivers license.

{Seal}



Jasmine C. Silas  
Jasmine Silas

(Signature of Notary)

(Name of Notary Typed, Stamped, or Printed)



## APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, Steven Schmidt / Kathy Schmidt (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): Nov. 28, 2023 (Tuesday)

Regular Meeting Date (Planning Commission): Dec. 4, 2023

Administration Building, 1235 Helen Hwy, Cleveland

4:30pm

Board of Commissioners Meeting Date: TBD

*\*Meeting dates are subject to change*

Kathy Schmidt  
Signature of Applicant or Authorized Agent

10/2/2023  
Date

### OFFICE USE ONLY

Copy given to applicant: 10/2/23 (date)

Staff Initials: JS

Flag (circle): Y N

\*\*\*\*\*

### **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:**

October 2, 2023

Steven and Kathy Schmidt

5050 Highway 239 North

Cleveland, Georgia 30528

RE: Letter of Intent

To Whom It May Concern:

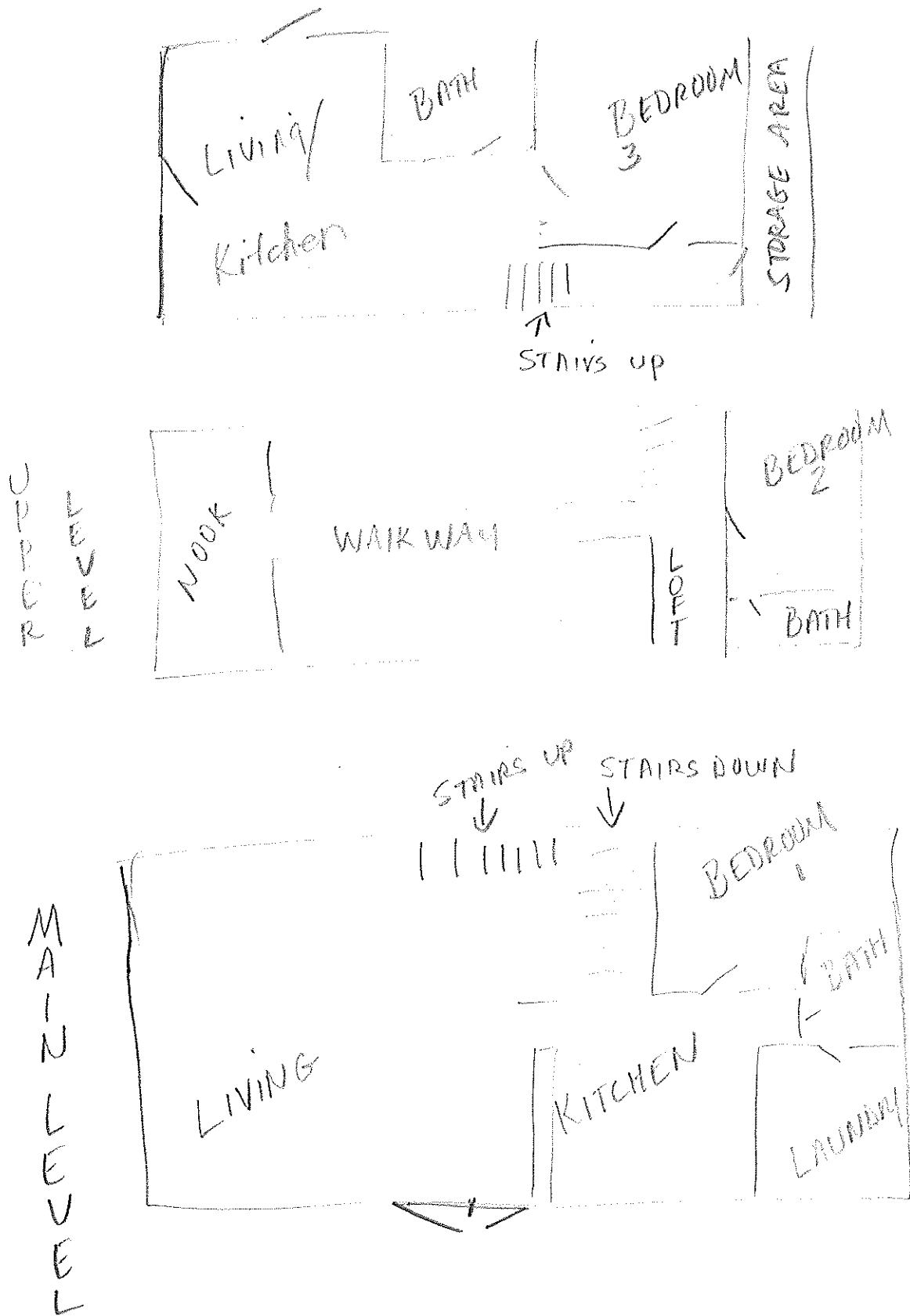
The Cottage Vineyard & Winery owners have acquired a can adjacent to the winery at 43 Thornblade Trail. This is a 3 bedroom/3 bathroom cottage that is accessed through The Cottage Vineyard & Winery Property. It is not accessed through Thornblade subdivision. The maximum capacity is 10 guests.

Best,

Steven and Kathy Schmidt

Authorized Agents for the Ukani Group LLC

303-521-3355



43 Thornblade Trail, Cleveland GA



## White County Environmental Health

Zachary Taylor, M.D., M.S., Acting 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 type="checkbox"/> Evaluation Applied For                 | <input type="checkbox"/> Appropriate Permit Applied For                             |
| <input type="checkbox"/> Appropriate Permit Issued to Applicant | <input checked="" type="checkbox"/> Evaluation, Permit Not Applied For At This Time |

DATE: 10/02/2023

APPLICANT NAME: KATHY SCHMIDT

PROPERTY ADDRESS: 43 THORNBLADE TRAIL  
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

October 2, 2023

**VIA-EMAIL:**  
**kathy@cottagevineyardwinery.com**

RE: 43 Thornblade Trail  
Cleveland GA 30528  
White County, Georgia  
Account # 3132-00

To Whom It May Concern,

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

Please understand that once the White County Board of Commissioners approves the short-term rental application, the minimum water bill rate for this service address will increase to a commercial rate with no water leak protection.

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,

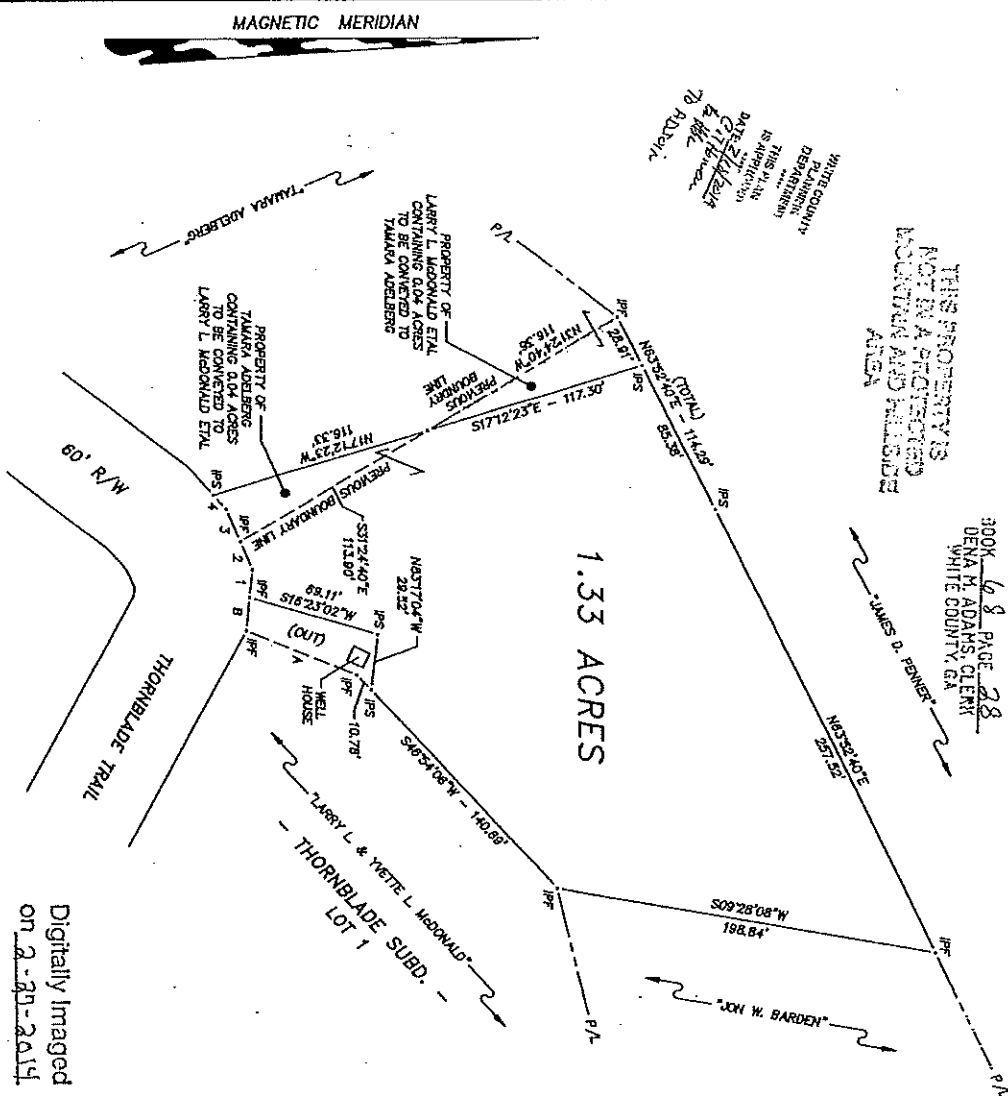
Edwin Nix  
Executive Director  
White County Water Authority

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED  
WAS A CLOSURE PRECISION OF ONE FOOT IN \_\_\_\_\_ FEET  
AND AN ANGULAR ERROR OF \_\_\_\_\_ PER ANGLE POINT.  
IT WAS ADJUSTED USING \_\_\_\_\_ RULE

THIS PROPERTY IS  
NOT IN A DESIGNATED  
FLOOD AND HAZARD  
AREA

2014 FEB 27 PM 1:02  
BOOK 68 PAGE 28  
DENIA H. ADAMS, CLIENT  
WHITE COUNTY, GA

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND  
S 1 FOUND TO BE ACCURATE WITHIN ONE FOOT IN \_\_\_\_\_ FEET.  
EQUIPMENT USED - TOPCON GTS-28 TOTAL STATION



Digitally Imaged  
on 2-20-2014

WELL TRACT  
CONTAINING 0.03 ACRES  
A S22°42'09\"W - 51.96'  
B N64°23\"W - 17.45'

THORNBLADE TRAIL  
1 N64°23\"W - 15.69'  
2 S67°03'25\"W - 18.30'  
3 S48°18'47\"W - 9.61'

REF. PLAT MADE FOR LARRY E. McDONALD, DATED 11-24-2010  
BY EDDIE HOOD C.S.  
REF. PLAT MADE FOR TAMARA ADELBURG, DATED 11-24-2010  
BY EDDIE HOOD C.S.

APPROVED 2-6-14  
WHITE COUNTY HEALTH DEPT.  
FOR INDIVIDUAL SEWAGE AND  
INDIVIDUAL / WATER USE

JOB NO. 13-051

EDDIE HOOD & ASSOCIATES  
8 COUNTRYHOUSE SQUARE  
CLEVELAND, GA 30528  
PHONE: (706) 885-5676  
FAX: (706) 885-7305



THIS PROPERTY IS NOT IN A  
DESIGNATED FLOOD HAZARD AREA

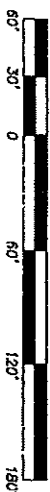
MAP PREPARED FOR

LARRY L. McDONALD  
AND  
YVETTE L. McDONALD

LAND LOTS 27.46 — 4th DISTRICT  
WHITE COUNTY, GEORGIA  
DATE: 12-23-2013 — SCALE: 1" = 60'

B/183/17

GRAPHIC SCALE





# OFFICIAL TAX RECEIPT

White County Tax Commissioner

Cindy Cannon

P. O. Box 970

Cleveland GA 30528

Phone 17068652225 - Fax 17062190078

Email: wctc@whitecounty.net

## OWNER

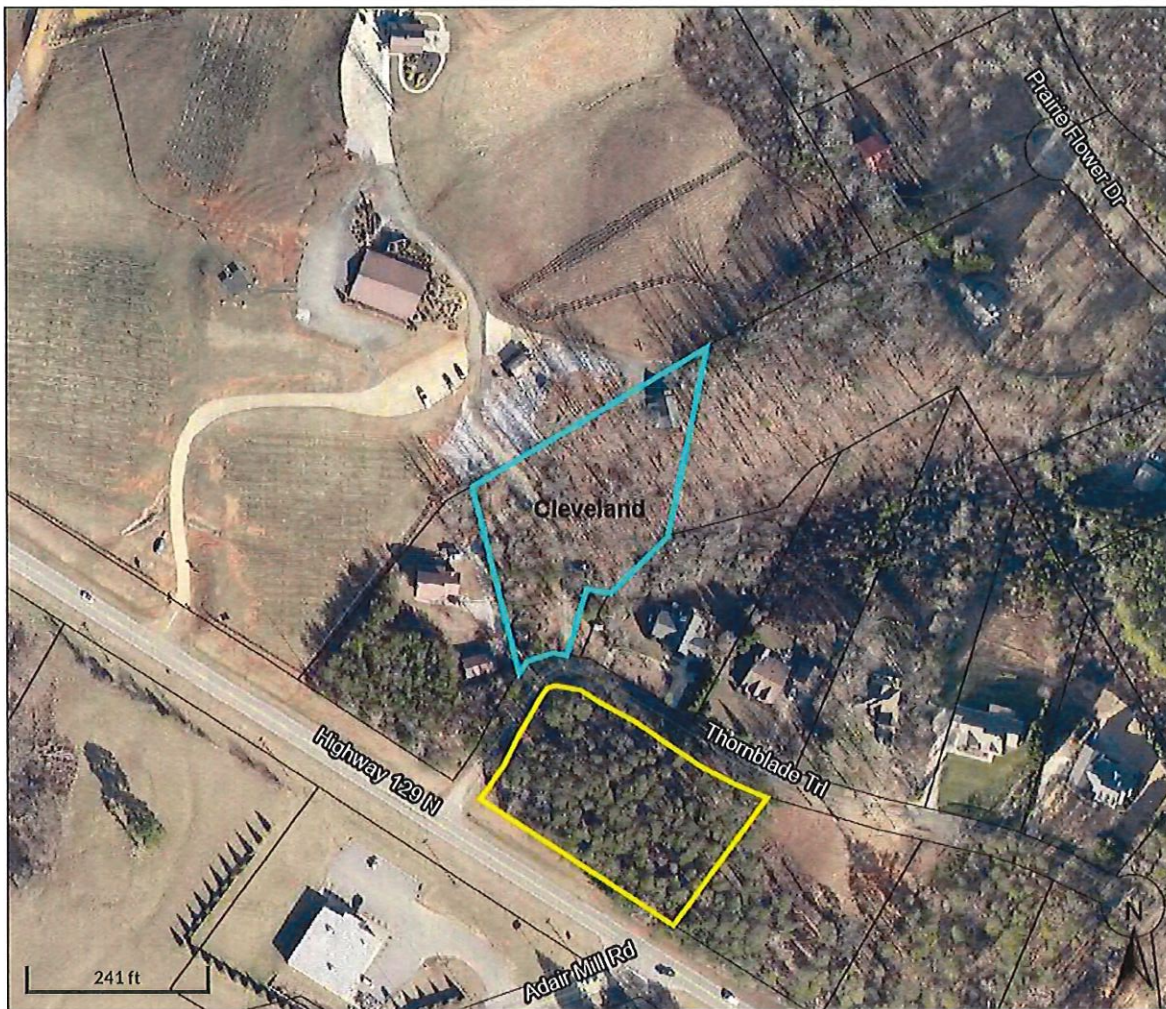
MCDONALD LARRY LMCDONALD YVETTE L

49 THORNBLADE TR

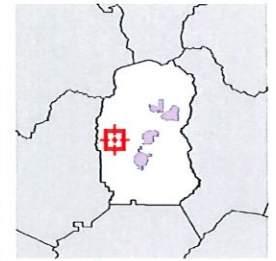
CLEVELAND. GA 30528

PAID DATE		10/6/2022	
RECEIPT PRINTED		10/2/2023 10:48:32 AM	
CASH AMOUNT	CHECK AMOUNT	CHARGE AMOUNT	CHECK NUMBER(s) CHARGE APPROVAL CODE
\$0.00	\$3,105.10	\$0.00	42019741
REFUND AMOUNT		\$0.00	
OVERPAY AMOUNT		\$0.00	
CHANGE AMOUNT		\$0.00	
REGISTER		8	
CASHIER			
TOTAL PAID		\$3,105.10	

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	
2022-11313  FMV: 32/170.00  017 094B	LL27,46 LD4  43 THORNBLADE TR  DISTRICT: 001  SERIAL NUMBER:  DECAL NUMBER: 0	11/15/2022    \$3,105.10	\$0.00  \$0.00  \$0.00	    \$0.00	    \$3,105.10	    \$3,105.10	    \$0.00	
Paid By: O'KELLEY & SOROHAN ATTORNEYS AT LAW				Overpayment Amount: 0.00				
Check Number: 42019741								
Transaction(s): 393 - 393		Total(s):	\$3,105.10	\$0.00	\$0.00	\$3,105.10	\$3,105.10	\$0.00



Overview



Legend

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

Parcel ID	017 094B	Alternate ID	5161343	Owner Address	UKANI GROUP INC
Sec/Twp/Rng	n/a	Class	C		5050 HIGHWAY 129 N
Property Address	43 THORNBLADE TRL	Acreage	1.33		CLEVELAND GA 30528-2289
	01				

District 01  
Brief Tax Description LL27 46 LD4

(Note: Not to be used on legal documents)

Date created: 10/2/2023  
Last Data Uploaded: 10/2/2023 5:31:12 AM

Developed by  **Schneider**  
GEOSPATIAL

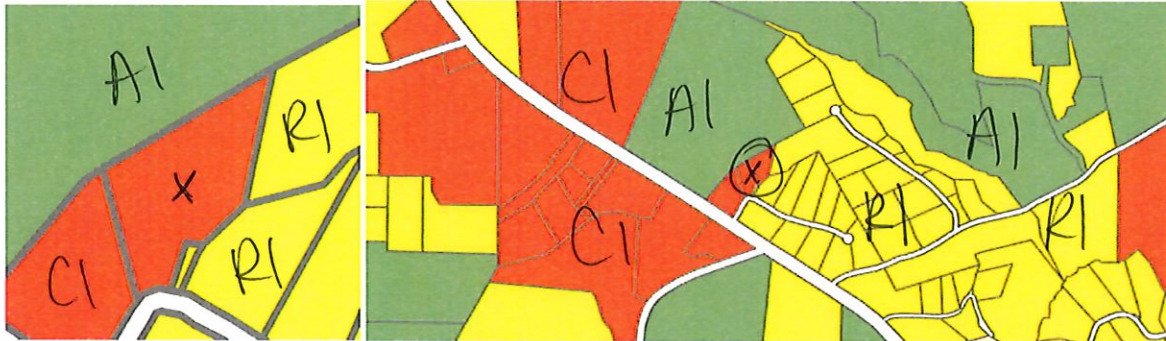


**WHITE COUNTY PLANNING DEPARTMENT  
STAFF COMMENT**

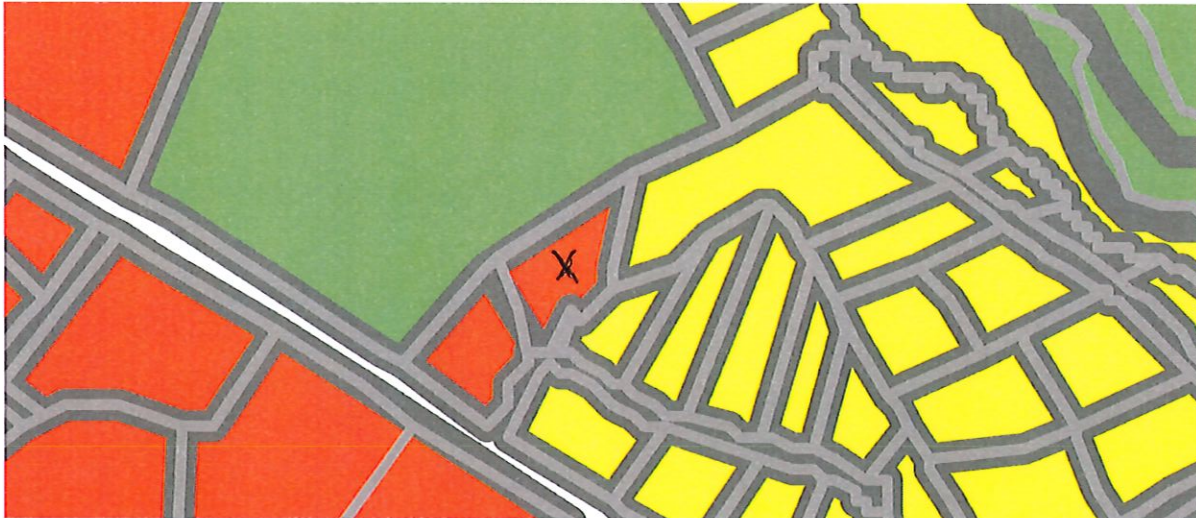
**SIRAJ UKANI – STEVEN & KATHY SCHMIDT**

- PROPERTY IS LOCATED AT 43 THORNBLADE TRL IN CLEVELAND. REQUEST IS TO REDISTRICT FROM C-1 COMMUNITY COMMERCIAL DISTRICT TO 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 SOUTH AND EAST R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT; TO THE WEST C-1 COMMUNITY COMMERCIAL DISTRICT; TO THE NORTH A-1 AGRICULTURE FORESTRY DISTRICT.
- THE WHITE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP INDICATES COMMUNITY COMMERCIAL.
- TOTAL ACREAGE IS 1.33.
- PROPERTY SUPPLIED BY COUNTY WATER AND SEPTIC.

**EXISTING LAND USE**



**FUTURE LAND USE**



WHITE COUNTY PLANNING COMMISSION MINUTES  
PUBLIC HEARING: LAND USE REGULATION

**Application of Jennifer Whaley** to request a conditional use permit located at 233 Ralph Vandiver Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 055-085. Total acreage is 8.30. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family. The applicant, Jennifer Whaley of 233 Ralph Vandiver Road, was present. Mr. Barton gave a summary of the application. Ms. Whaley explained the short-term rental has a maximum occupancy of five people with plenty of parking. She said she has owned the property since 2021 and has been renting for the last twelve months and received notification from the county to become compliant. She said all of the neighbors do short-term rental and she has had no complaints. She stated she does not live close and wants to share the property when they are not staying there to offset expenses. When asked if it was a private road, her husband said it is county maintained.

Vice Chairman Yarbrough 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. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on December 4<sup>th</sup>.

**Application of Stephanie Werowski, on behalf of Robert Gresham Trustee,** to request a conditional use permit located at 5483 Highway 255 South, Cleveland, Georgia, 30528. Tax map and parcel 087-051. Total acreage is 2.39. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family. The applicant nor a representative was present. The hearing was not opened.

**Application of Steven and Kathy Schmidt, on behalf of Ukani Group Inc.,** to request to redistrict property located at 43 Thornblade Trail, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Single Family District and a conditional use permit. Tax map and parcel 017-094B. Total acreage is 1.33. Proposed use is to place in "Short Term Rental" program. Present zoning is C-1 Community Commercial District.

The applicant, Kathy Schmidt of 5050 Highway 129 N, was present. Mr. Barton gave a summary of the application. Ms. Schmidt explained the short-term rental has a maximum occupancy of eight people with parking for at least twelve vehicles, though they will not have that many. She stated she received a variance last month to access the property through the vineyard. She said she manages the rental and has owned it for a little over a year, adding that it was purchased after purchasing the winery. When asked if the home had been rented previously, she said it had a few times for visitors at the vineyard.

Vice Chairman Yarbrough 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. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on December 4<sup>th</sup>.

**Application of Jeremy and Nora Warner** to request a conditional use permit located at 0 Deer Trail, Cleveland, Georgia, 30528. Tax map and parcel 022-024. Total acreage is 1.85. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family. The applicant, Jeremy Warner of 195 Deer Trail, was present. Mr. Barton gave a summary of the application. Mr. Warner explained the short-term rental has a maximum occupancy of four people with parking for two vehicles, though there is usually only one vehicle. He said he had been renting for two years when he was notified by the county to become compliant, adding that the tax revenue has been

WHITE COUNTY PLANNING COMMISSION MINUTES  
REGULAR SESSION

Motion to recommend approval to the Board of Commissioners made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.

**Application of Steven and Kathy Schmidt, on behalf of Ukani Group Inc.,** to request to redistrict property located at 43 Thornblade Trail, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Single Family District and a conditional use permit. Tax map and parcel 017-094B. Total acreage is 1.33. Proposed use is to place in “Short Term Rental” program. Present zoning is C-1 Community Commercial District.

The applicants, Steven and Kathy Schmidt of 5050 Highway 129 North in Cleveland, were present. Mr. Sell gave a summary of the application and added that staff recommends a condition, if recommended for approval, to change the address to access through the winery to avoid confusion of people coming up Thornblade Trail. He said the access was approved by variance on November 6<sup>th</sup>, 2023. Mr. Schmidt added that the rental would be under direct supervision by the winery since it is on the same property.

Motion to recommend approval with the condition of changing the address to access through the winery and not the subdivision to the Board of Commissioners made by Ms. Burke and seconded by Mr. Ackerman. Motion carried with a 5-1 majority, with Mr. Ash in opposition. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.

**Application of Jeremy and Nora Warner** to request a conditional use permit located at 0 Deer Trail, Cleveland, Georgia, 30528. Tax map and parcel 022-024. Total acreage is 1.85. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Nora Warner of 195 Deer Trail, was present. Mr. Sell gave a summary of the application. Ms. Warner explained they try to keep neighbors in mind and read the description from their original rental listing, including items such as a quiet mountain getaway from the hustle and bustle, their farm animals, respecting the neighboring animals and privacy, test shots from gunsmiths, and rules such as no candles or drone flying and asking the guests not to exceed 20mph on the gravel roads.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Ms. Burke, for which she said was based on the fact the owners received fifty one percent of signatures. There were comments from the audience, to which Mr. Sell explained this is not a public hearing and there would be a citizen comment section at the end. He stated the signatures were checked and validated. Mr. Ackerman asked if this application was the one with discussions on covenants, to which Ms. Burke and Chairman Thomas said no. Chairman Thomas called for a show of hands from the board in favor of the motion. Motion died for lack of majority vote, with Mr. Freeman and Ms. Burke in favor and Mr. Ackerman, Ms. Dixon, Mr. Ash, and Mr. Yarbrough opposed.

Chairman Thomas asked if there was another motion.

Motion to recommend denial to the Board of Commissioners made by Mr. Ash because the request is not consistent with the established development pattern on that road. Ms. Dixon seconded the motion. The motion carried with a 4-2 majority, with Mr. Freeman and Ms. Burke in opposition. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.





# WHITE COUNTY

## *Board of Commissioners*

**Item Title:** Conditional Use Permit for Short Term Rental for Jeremy and Nora Warner, Deer Trail Cleveland

**For Meeting Date:** 12/14/2023

**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. 20366
2. Public Hearing Minutes 11/28/2023
3. Regular Meeting Minutes 12/4/2023

---

### **Purpose:**

Consider the application of of Jeremy and Nora Warner to request a conditional use permit located at 195 Deer Trail, Cleveland, Georgia, 30528. Tax map and parcel 022-024. Total acreage is 1.85. 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 short-term rental is part of William Jess subdivision, and the applicant got 19 signatures out of 35 lots. Mr. Warner explained the short term rental has a maximum occupancy of 4 people with parking for 2 vehicles. He noted it was a cabin next to his house. He has been renting for two years and remitting taxes, but he got the county letter to become compliant. He said they have a six-acre lot and that his wife manages the property as it is only 150 feet from their house. He said they have rented it to 52 guests and 94 nights, a 13% occupancy rate. He expressed frustration with the process and feels that his rights are being infringed upon. He said the only complaint from a neighbor was about a drone, that the neighbor shot down. He changed his house rules to not allow drones. Several people spoke against the application. Lisa Elliott expressed concerns about people speeding, noise, not following rules and wanting to preserve the neighborhood feel. Austin Talley had concerns about impact to his farm, liability from people trying to pet his horses, speeding, drug use and the drone. Eleanor Tranowski questioned the validity of the letters and the boundaries that were used and also concerned that the covenants were not considered. Others wanted to preserve the neighborhood. A motion to recommend denial of the application because it did not fit the neighborhood was made by Mr. Ash. The motion passed by 4-2 vote.

### **Department Recommendation:**

Planning Commission recommended denial by 4-2 vote.



**Options:**

- Uphold Planning Commission recommendation and deny the application
- Reverse Planning Commission recommendation and approve 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>20367</u>
Public Hearing Date: <u>11/28/23</u>	Commission District: <u>3</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>Jeremy and Nora Warner</u>	
Address: <u>195 Deer Trail, Cleveland, GA 30528</u>	
Phone Number: <span style="background-color: black; color: black;">[REDACTED]</span>	Alternate Contact Number: <span style="background-color: black; color: black;">[REDACTED]</span>
Email: <span style="background-color: black; color: black;">[REDACTED]</span>	
Owner Information (if different from Applicant/Agent):	
Name:	Phone #:
PROPERTY INFORMATION	
Parcel ID: <u>022024</u>	Total acreage being changed: <u>1.85</u>
Address: <u>0 Deer Trail, Cleveland, GA 30528</u>	
Directions to Property:	
<u>Take 115 W, Take <del>RIGHT ON</del> left onto Luther Palmer Rd, Turn left onto Deer Trail Road, take left into 2nd drive way.</u>	
Current Use/Zoning of Property: <u>R1</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>R1</u>	South: <u>R1</u> East: <u>R1</u> West: <u>R1</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>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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, please list number of lots: <u>35</u>	
Are there covenants? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is there an active homeowner's association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Subdivision Name (if applicable): <u>William Jess Subdivision</u>	

Existing Utilities (check all that apply):					
___ County or City Water	<input checked="" type="checkbox"/> Well	<input checked="" type="checkbox"/> Septic	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Broadband
Proposed Utilities (check all that apply):					
___ County or City Water	___ Well	___ Septic	___ Gas	___ Electric	___ Broadband
<b>COMMERCIAL AND INDUSTRIAL REDISTRICT INFORMATION</b>					
Building Area:			No. of Parking Spaces:		
<b>RESIDENTIAL REDISTRICT INFORMATION</b>					
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:			

<b>LIST OF ADJACENT PROPERTY OWNERS</b>
---

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	022026 Austin & Kim Talley	97 Deer Trail
2	022023 James & Regina Parks	251 Deer Trail
3	022021 Nix Dean	581 Richard Jackson Rd
4	022031B Joseph & Lyn Johnson	118 Piney Lane
5	022031 Bradley King & Lou Ann Sloray	58 Piney Lane
6	022163 Melissa Lane & Annette Brodie	120 Cedar Way
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:

07/26/23

### 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 14, 2023 *	Monday, July 31, 2023	Monday, August 7, 2023	Monday, August 28, 2023
Wednesday, July 12, 2023	Monday, August 28, 2023	TBA	Monday, September 25, 2023
Wednesday, August 9, 2023	Monday, September 25, 2023	Monday, October 2, 2023	Monday, October 30, 2023
Wednesday, September 13, 2023	Monday, October 30, 2023	Monday, November 6, 2023	Monday, November 27, 2023
Wednesday, October 11, 2023	Monday, November 27, 2023	Monday, December 4, 2023	TBA
Wednesday, November 8, 2023	TBA	TBA	Monday, January 29, 2024
Wednesday, December 13, 2023	Monday, January 29, 2024	Monday, February 5, 2024	Monday, February 26, 2024

\*NEW DEADLINE DATES EFFECTIVE IN ORDER TO MEET ZPL UPDATES AS OF JULY 2023



### 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:

07/26/23

### 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:

07/26/23

## 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), Jeremy and Nora Warner,  
hereby swear that I/we own the property for which this land use change application is being made.

Property Address and/or Parcel ID:

### **PROPERTY OWNER INFORMATION**

Printed Name of Owner(s):

Jeremy & Nora Warner

Mailing Address:

195 Deer Trail

Cleveland GA 30528

Phone Number:

Alternate Contact Number:

Email:

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):

**Signature of Owner(s):**

**Date Signed:**

[Signature]

### **PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT**

Sworn to (or affirmed) and subscribed before me this 28 day of September, 2023 by  
Jeremy Warner (name of signer(s)). The  
named signer(s) is/are personally known by me or produced the identification type of D4.

[Signature]

(Signature of Notary)

{Seal}

**Mercedes Dodd**  
**NOTARY PUBLIC**  
**White County, GEORGIA**  
**My Commission Expires 06/02/2026**

(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), Jeremy and Nora Warner,  
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:

### 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] will prior to rental

### 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 28 day of September, 2023 by  
Jeremy Warner (name of signer(s)). The  
named signer(s) is/are personally known by me or produced the identification type of DL.

{Seal} **Mercedes Dodd**  
**NOTARY PUBLIC**

**White County, GEORGIA**

**My Commission Expires 06/02/2026**

Mercedes Dodd

(Signature of Notary)

(Name of Notary Typed, Stamped, or Printed)

## APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, Nora Warner/Jeremy Warner (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): 11/28/2023

Regular Meeting Date (Planning Commission): 12/4/2023

Administration Building, 1235 Helen Hwy, Cleveland

4:30pm

Board of Commissioners Meeting Date: TBA

*\*Meeting dates are subject to change*

[Signature]  
Signature of Applicant or Authorized Agent

20 OCT 23  
Date

### OFFICE USE ONLY

Copy given to applicant: 10/2/2023 (date)

Staff Initials: [initials]

Flag (circle): (Y) N

\*\*\*\*\*

### **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:**



27 September 2023

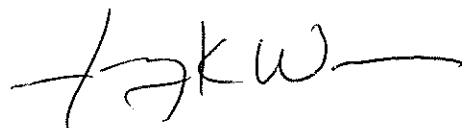
Subject: Open Letter to the County Commissioners; Zoning and Land Use.

My Name is Jeremy Warner and I reside with my wife Nora, our 3 year old son Cullen and, Lord willing, the child Nora is currently carrying due May 2024 at 195 Deer Trail. I am an Active Army Reservist with 22 years of service, Disabled Combat Veteran, and Small Business Owner for the past 13 years in Hall County. We moved into our residence Memorial Weekend of 2021. A near 7 acre lot with rolling hills, thick mature hardwoods, and a flowing creek off a series of dirt road that winds up Piney Mountain. We live in the main house, a log cabin with 2 rooms and 2 baths. The appeal of this property was 3 things. We loved the idea of getting off the beaten path away from busy roads, simplifying our life with a smaller house in a small rural area, and having an income producing property to supplement my Military disability and approaching retirement.

We immediately cleaned up and prepared the guest house located adjacent to our main house to list on AirBnB as a Short Term Rental. The early success of weekend rentals with quiet and courteous patrons was much enjoyed! Over the span of the past 2 years with this active rental we have had no complaints, no police reports, no disturbance to property or people, and have maintain the AirBnB coveted "Super Host" status. The benefits of the short term rental is, we can block it out for periods of time to allow our family members to come stay with us. Once again we have a 2 bedroom, 2 bath log cabin hardly able to support family extended stays. If we ever do run into a "problem tenant" they are gone come Monday and leave with a negative review; never to return again. With a long term renter we have to legally evict them, stressing our County Law Enforcement and Judicial System in the lengthy process.

Once we received notice from the County on the Short Term Rental policies, we immediately contacted the business office and blocked off any future rental opportunities on our AirBnB site. Since then all burdens have been placed upon us in the processes outlined by the County. A loose collection of property subdivided in 1982 with a very short list of covenants hardly makes us a "Subdivision" as the common word in use today. There are no covenants that prohibit any type of rentals. The smallest lot owned and inhabited is over 5 acres, and the largest exceeds 26 acres heavily wooded and mountainous. We have a mix of R-1 and A-1 Zoning. Most houses can hardly be seen from the road and you may be able to see your neighbors house if the time of year is right and you are standing on the right spot of your property. Within these properties there is an operational Saw Mill, a gunsmith, horse farrier, taxidermist, and according to Google maps a Vape shop. All of these home based businesses are similar to our Short Term Rental where the owners live on the property where all business is conducted and no one cares nor complains about any of them. Including the past 2 years our Short Term Rental was in business.

My family and I are honest, law abiding, tax paying landowners in this county who value privacy and freedom. We have children, animals, farm equipment and shoot guns. We work hard and pay our bills. Please do not take away our ability to provide for our family because of the vocal minority who willingly give away their freedoms crying for increased Government involvement. Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read 'J. Warner' with a long horizontal line extending to the right.

Date: 08/01/2023

Property Owner Address: 195 Deer Trail, Cleveland, GA 305258

We intend to rent our guest house, located on our property, as a Short Term Rental. We desire to have the property permitted to rent out 1 studio bedroom, 1 bathroom and a kitchenette which includes 2 on-site parking spaces. Our daytime and overnight occupants are limited to 4.

Sincerely,  
Jeremy and Nora Warner



## 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



Evaluation Applied For



Appropriate Permit Applied For



Appropriate Permit Issued to Applicant



Evaluation, Permit Not Applied  
For At This Time

DATE: 08/22/2023

APPLICANT NAME: JEREMY & NORA WARNER

PROPERTY ADDRESS: 195 DEER TRL  
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



Nora Warner [REDACTED]

## Short Term Rental-Existing Evaluation

1 message

**Crook, Michelle** <michelle.crook@dph.ga.gov>

Tue, Aug 22, 2023 at 8:02 AM

To: Nora Warner [REDACTED]

Good morning! I have attached the application you will need to submit to apply for a Short Term Rental approval with our office. The fee is \$60.00. In addition to the application, you will need to provide a letter of intent stating the maximum number of renters per night, a floorplan of your home with bedrooms and bathrooms labeled (this can be hand drawn), and a recorded plat of your property which is available from the White County, Georgia, Clerk of Court. Once everything is submitted and the fee is paid, you will be given a letter for Planning & Zoning. Approximately four weeks after you apply, you will receive a completed Evaluation stating the number of renters you are approved for.



*L. Michelle Crook, AS*  
Customer Service Representative 3  
White County Environmental Health  
1241 Helen Highway, Unit 210  
Cleveland, Georgia 30528  
O: (706) 348-7698 F: (706) 348-1670  
[michelle.crook@dph.ga.gov](mailto:michelle.crook@dph.ga.gov)  
[www.dph.ga.gov](http://www.dph.ga.gov)  
**We Protect Lives.**

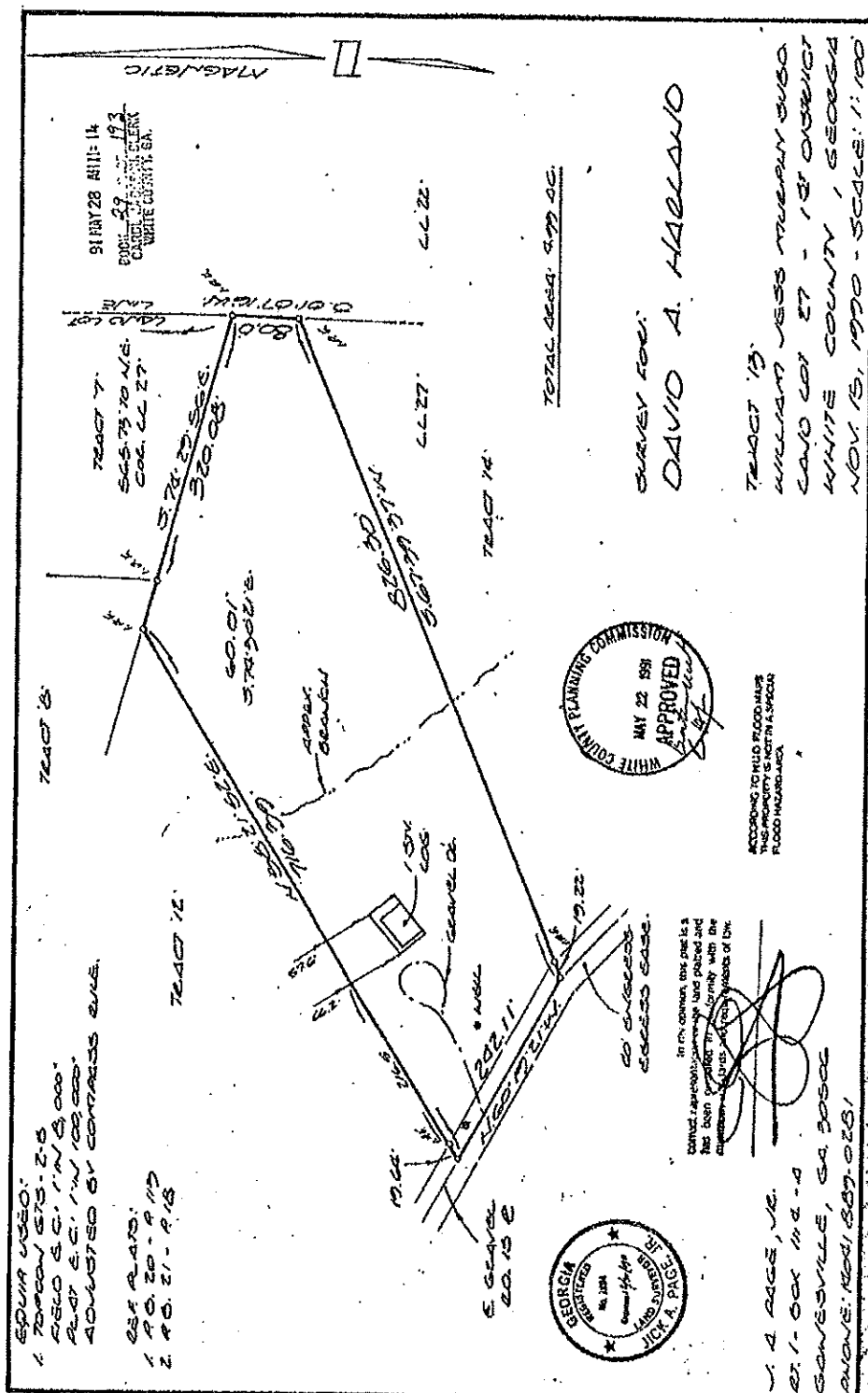
**Regular Office Hours are Monday-Thursday 8am-12pm, 1pm-4:30pm and Friday 8-12pm, 1pm-2pm.**

"This message and any included attachments are from the County Boards of Health and are intended only for the addressee(s). The information contained herein may include privileged or otherwise confidential information. Unauthorized review, forwarding, printing, copying, distributing, or using such information is strictly prohibited. If you receive this message in error or have reason to believe you are not authorized to receive it, promptly delete this message and notify sender by email, Thank You."

 **septic application.pdf**  
2834K









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
2022-18261	022 024	6-O/671 TR 13 LL27 LD1	\$1,164.09	\$0.00 Fees: \$0.00	\$0.00	\$1,164.09	\$0.00
Totals:			\$1,164.09	\$0.00	\$0.00	\$1,164.09	\$0.00

Paid Date: 11/02/2022

Charge Amount: \$1,164.09

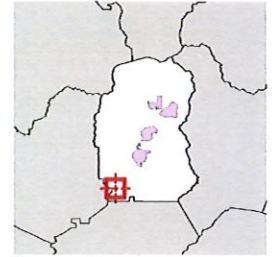
WARNER JEREMY KANE WARNER LEIGH  
SWEET  
195 DEER TRAIL  
CLEVELAND, GA 30528



Scan this code with your  
mobile phone to view this  
bill



Overview



Legend

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

Parcel ID 022 024  
Sec/Twp/Rng n/a  
Property Address 195 DEER TRL  
01

Alternate ID 5167431  
Class R  
Acreage 6.84

Owner Address WARNER JEREMY KANE  
WARNER LEIGH SWEET  
195 DEER TRAIL  
CLEVELAND GA 30528

District 01  
Brief Tax Description 6-O/671 TR 13 LL27 LD1  
(Note: Not to be used on legal documents)

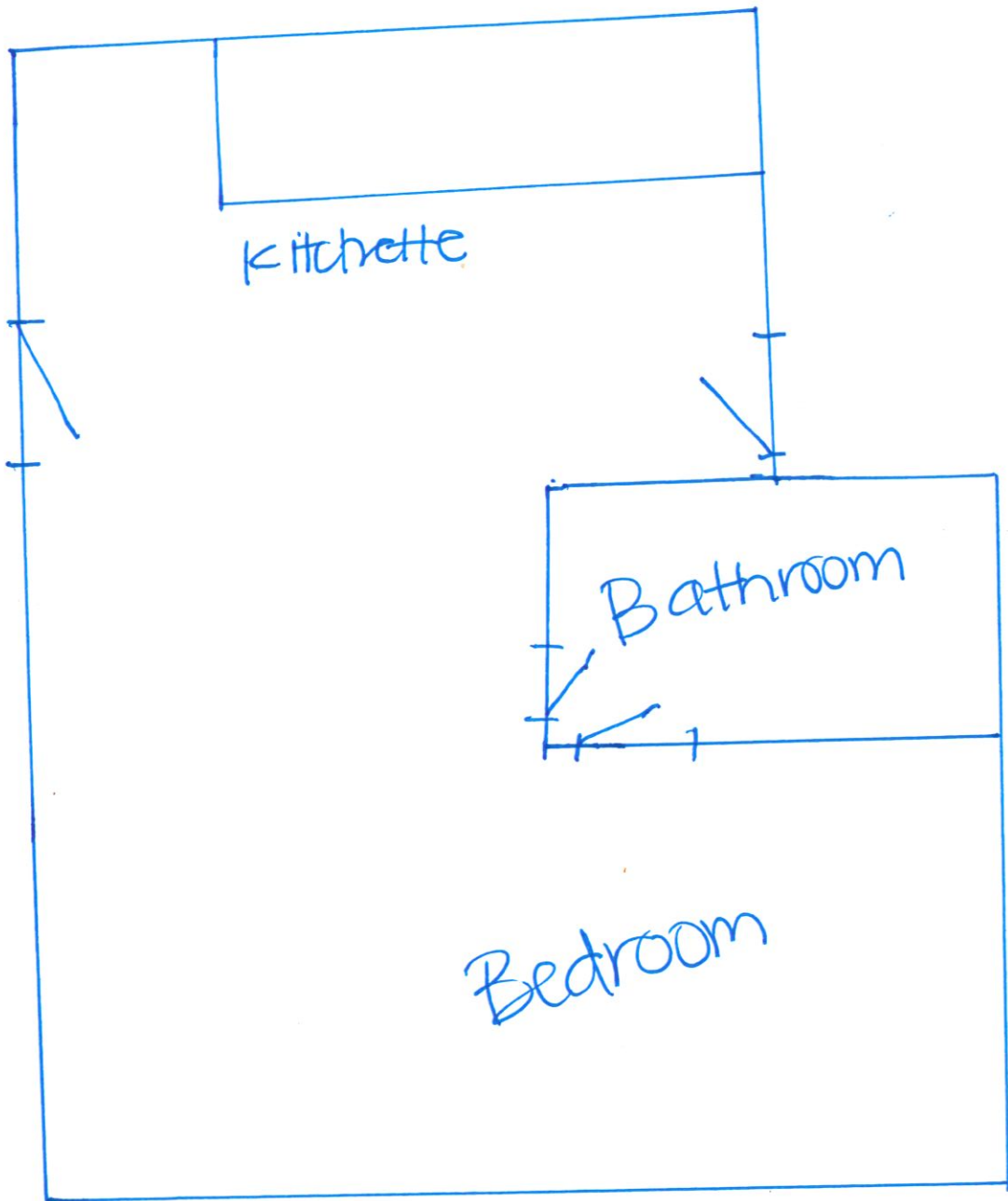
Date created: 7/28/2023  
Last Data Uploaded: 7/28/2023 5:33:17 AM

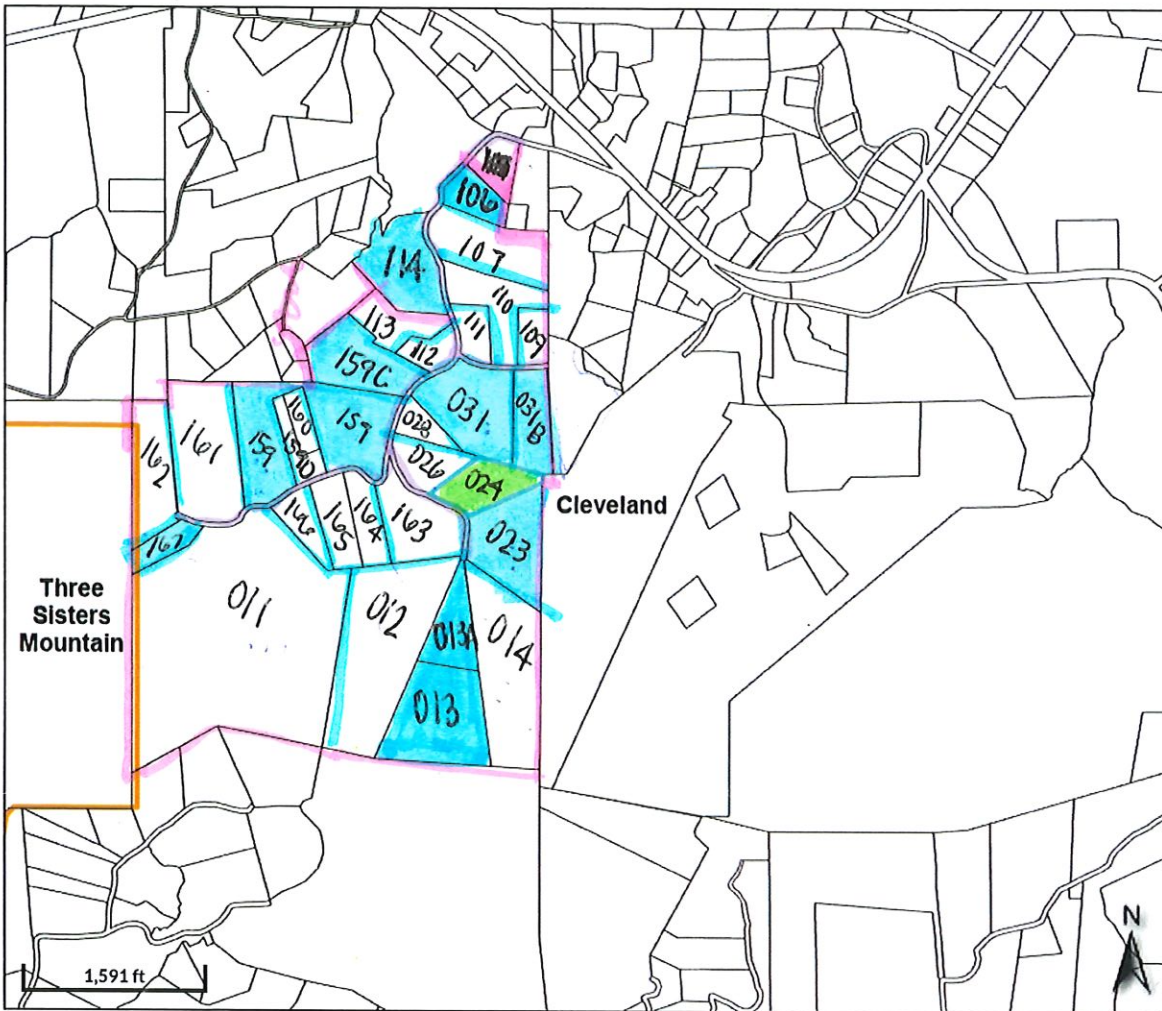
Developed by  **Schneider**  
GEOSPATIAL



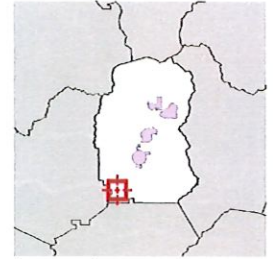
# Floor Plan

Not to Scale





**Overview**



**Legend**

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

Parcel ID	022 024	Alternate ID	5167431	Owner Address	WARNER JEREMY KANE
Sec/Twp/Rng	n/a	Class	R		WARNER LEIGH SWEET
Property Address	195 DEER TRL	Acreage	6.84		195 DEER TRAIL
	01				CLEVELAND GA 30528
District	01				
Brief Tax Description	6-O/671 TR 13 LL27 LD1				
	(Note: Not to be used on legal documents)				

Date created: 8/25/2023  
Last Data Uploaded: 8/25/2023 5:19:53 AM

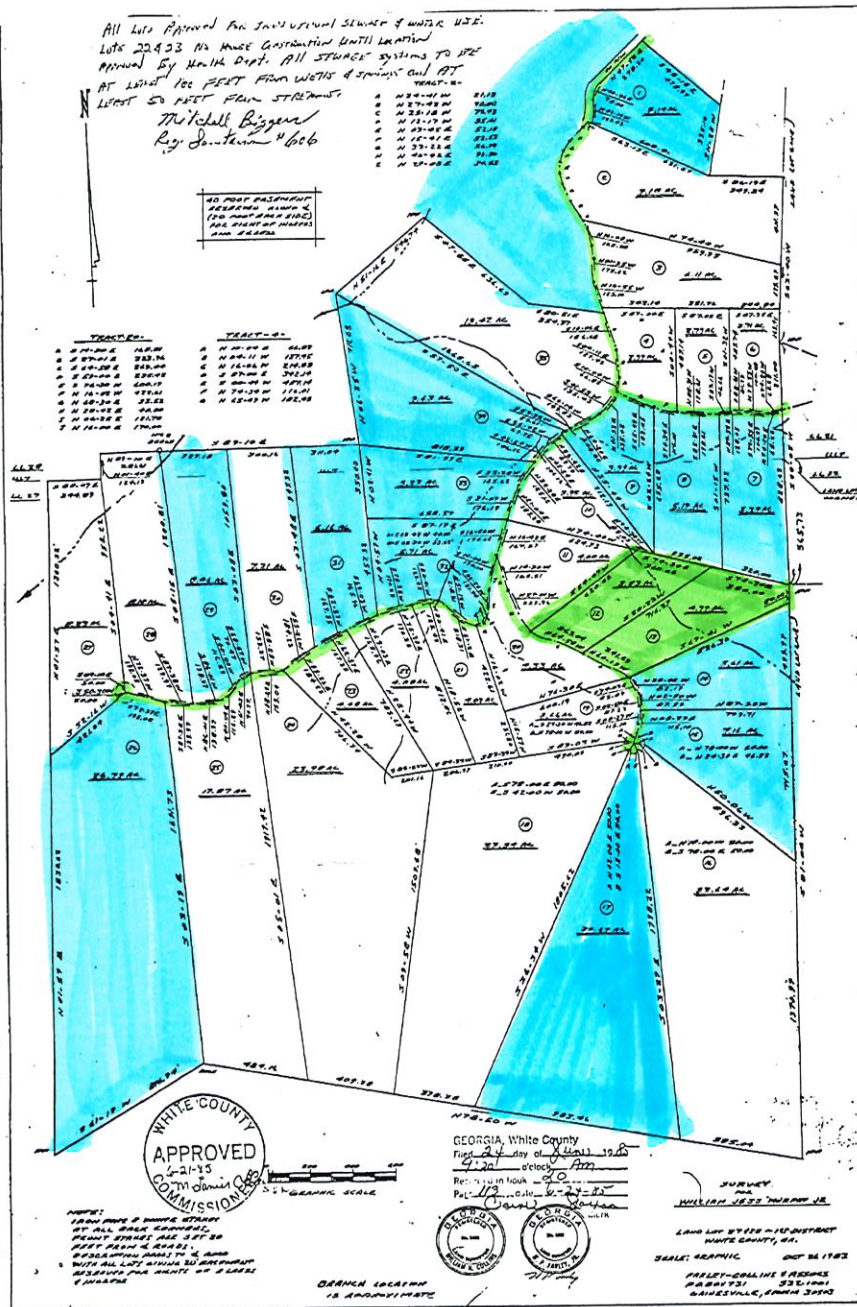
Developed by **Schneider**  
GEOSPATIAL

022 011 — No Residence  
022 012 — No Residence  
022 013 — No Residence  
022 165 — No Residence  
022 014 — No Residence → No way to contact

Mitchell Biggers  
Reg. Jan. term '66

A	N 24-41 W	21.3
B	N 27-42 W	20.0
C	N 25-18 W	20.9
D	N 12-17 W	35.4
E	N 03-45 E	52.1
F	N 15-41 E	52.5
G	N 33-22 E	36.7
H	N 42-42 E	32.0
I	N 28-48 E	34.0

40 FOOT EASEMENT  
RESERVED ALONG &  
(20 FOOT EACH SIDE)  
FOR RIGHT OF WAY  
AND SEWER



FRRE



## Our "Subdivision"

All lots approved for industrial storage & waste use.  
lots 22 & 33 no huge gas station until location  
approved by Health Dept. All sewage systems to go  
at 1/2 mile 100 feet from wetlands & springs and AT  
least 50 feet from stream.

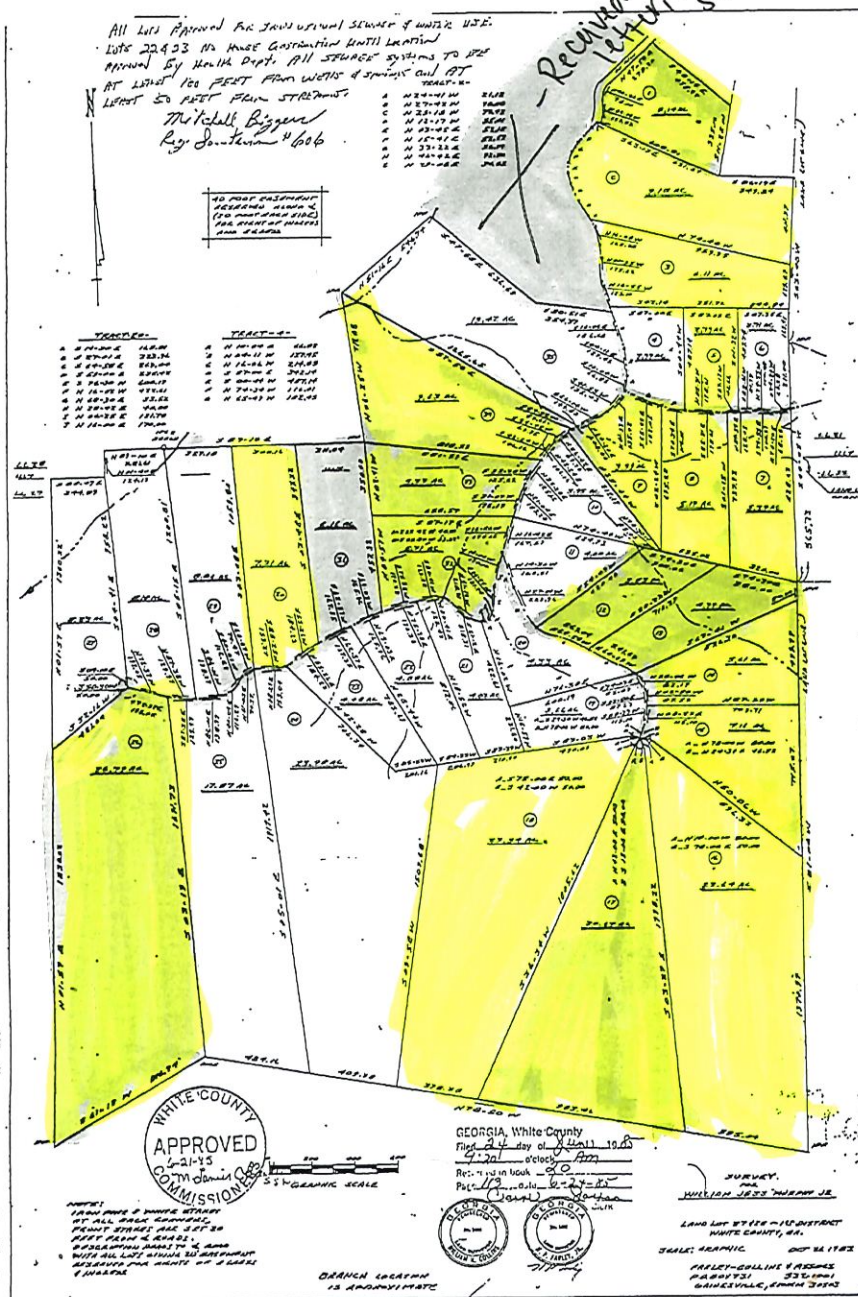
Mitchell Bigger  
Reg. Journal #606

- Received additional letter not part of subdivision

113

35 lots  
Needs 18

\*Staff markup



F.B.I.



# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Jeremy & Nora Warner. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 195 Deer Trail

Parcel ID: 022 024

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, Grady Thomas (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
1	022 114	474 Luther Palmer Rd.

Signature: Grady Thomas

Date Signed: 8-29-2023

# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Jeremy & Nora Warner. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 195 Deer Trail

Parcel ID: 022 024

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, Darrell & Ellen Graves (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
1	022 013	299 Deer Trail
2	022 013A	299 Deer Trail

Signature: \_\_\_\_\_

Date Signed: \_\_\_\_\_

Darrell & Ellen Graves  
8-23-23

lot 17  
split

# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Jeremy & Nora Warner. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 195 Deer Trail

Parcel ID: 022 024

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, Marianna Janikowski (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
1	022 106	269 Luther Palmer Rd.

Signature: Marianna Janikowski

Date Signed: 8/23/2023



# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Jeremy & Nora Warner. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 195 Deer Trail

Parcel ID: 022 024

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, Bradley & Lou Ann King (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
1	022 031	50 Piney Lane

Signature:

Date Signed:

Bradley C. King

Lou A. SLOWEX (LEGAL NAME)



# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Jeremy & Nora Warner. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 195 Deer Trail

Parcel ID: 022 024

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, Dawn Barnett (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
1	022 167	1201 Luther Palmer Rd.

Signature: Dawn M Barnett

Date Signed: 8/24/2023

# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Jeremy & Nora Warner. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 195 Deer Trail

Parcel ID: 022 024

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, Scott & Regina Parks (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
1	022 023	251 Deer Trail

Signature: James S. Parks Regina Parks

Date Signed: 8-24-23 8-24-23

# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Jeremy & Nora Warner. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 195 Deer Trail

Parcel ID: 022 024

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, Joseph & Lyn Johnson (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
1	022 031B	118 Piney Lane

Signature:  

Date Signed: 8/25/23



# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Jeremy & Nora Warner. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 195 Deer Trail

Parcel ID: 022 024

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, Michael Shramek (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
1	022 159	Luther Palmer Rd.
	022 158	

Signature: Heater for Mike Shramek

Date Signed: 9/12/23 9.12.23

Lot 301  
32 & 33



# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

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

Address: 195 Deer Trail

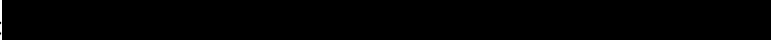
Parcel ID: 022 024

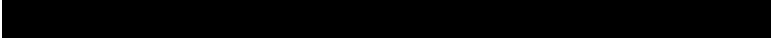
Per White County Code of Ordinances Appendix C/Article VII/Section 702, I am required to have a signed majority of the homeowners in the subdivision for me to apply for this conditional use. Please complete the form below indicating that you approve of a conditional use for Short Term Rental at my property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

I, Jeremy K Warner (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
12	022 024	195 Deer Trail
13	022 024	195 Deer Trail

Phone Number: 

Email Address: 

Signature: Jeremy Warner

Date Signed: 28 Sep 2023



# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Jeremy & Nora Warner. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 195 Deer Trail

Parcel ID: 022 024

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, Chad Cavan (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:

#32

Lot #	Parcel ID	Address or Street name if no address
1	022 159 C	726 Luther Palmer Rd.

Signature: Chad Cavan

Date Signed: 9/30/2023



# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Jeremy & Nora Warner. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 195 Deer Trail

Parcel ID: 022 024

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, James Brewer (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
<u>1</u>	<u>022 110</u>	<u>61 Pincy Lane</u>

Ms. Brewer is deceased - I am his sister & appointed personal rep for his estate -

Signature: Dicki Smith - personal rep for Mr. Brewer

Date Signed: 9.10.23

#3  
#5



# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Jeremy & Nora Warner. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 195 Deer Trail

Parcel ID: 022 024

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, Randall Jarrell (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
1	022 107	Luther Palmer Rd.

Signature: Randall C Jarrell

Date Signed: 10-20-2023



Mr. Randall Jarrell  
3447 S Creekview Dr  
Lawrenceville, GA 30044



# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

Our name is Jeremy and Nora Warner and we are requesting a conditional use permit for Short Term Rental for the following property.

Address: 195 Deer Trail

Parcel ID: 022 024

Per White County of Ordinances Appendix C/Article VII/Section 702, I am required to have a signed majority of the homeowner 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, Jeremiah Loucks (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
1	022 014	Deer Trail

Signature: \_\_\_\_\_

Jeremiah Loucks

Date Signed: \_\_\_\_\_

10/18/2023

## Re: Deer Trail Zoning Permit

From: Randy Zimler [REDACTED]

To: [REDACTED]

Date: Tuesday, October 3, 2023 at 10:01 PM EDT

Jeremy & Nora,

Good to meet you. Thank you for reaching out regarding the White County Ordinance, Appendix C, Article VII, Section 702 that impacts the use of your personal property for short term rentals. The section reads as follows:

Section 702. - Permitted uses.

(a) Shortterm rentals are allowed as a permitted use in R-3 Residential District (Seasonal).

(b) Shortterm rentals are allowed as a conditional use in A-1 Agricultural/Forestry, R-1 Residential Single-Family and R-2 Residential Multi-Family districts. Shortterm rental properties in A-1, R-1 and R-2 will have to acquire a conditional use permit through the process outlined in this ordinance, obtain an occupational tax license and hotel/motel tax authorization certificate, prior to renting the property.

(c) Shortterm rentals are prohibited in C-1 Community Commercial; C-2 Highway Business and I Industrial districts.

**(d) Conditional use permits for shortterm rentals will not be issued to property owners in subdivisions, zoned R-1, unless shortterm rentals are specifically allowed by the subdivision or homeowners association covenants - or with a signed majority of the homeowners in the subdivision if there is no homeowners association.**

(Res. No. 2019-09, 6-4-19) [EVIDENCE]

From our conversation, the White County, Georgia Planning & Engineering Department is making a claim that for any resident on Luther Palmer Road or its roadway arteries are controlled by section (d) as highlighted above. I disagree with the County's interpretation of the Municode as written as it applies to the properties named as a collection of properties within a subdivision.

The History of the property yields back in time to the property that was subdivided for the purpose of a Auction Sale. I participated in that Auction and purchased the property on or around 1985. The property description for my purchase is listed as:

Parcel Number 022 012

Location Address DEER TRL

Legal Description LL27 LD1 7L/68 LT18

(Note: Not to be used on legal documents)

Property Class A-Agricultural

BookPage 20 113

Tax District 01-County

Millage Rate 22.68

Acres 23.54

Neighborhood SHOAL CREEK

My property in conjunction with the surrounding properties that were purchased at Auction were never to be distinguished as part of a "subdivision." A brief search for Deeds related to the property identified in Land Lot 7, Deed book 7-L, page 68 of the White County Deed Records only shows that this, and inferred for other surrounding properties, are shown on a plat entitled "Survey for William Jess Murphy, Jr " [MURPHY] and dated October 26, 1983 and recorded at Deed book 20, page 113, White County, Georgia Deed Records. The evidence presented on my Deed and all others recorded for sales at auction all refer to MURPHY with no intent or declaration of identifying the properties as assets in partial or entirety of a community "subdivision" as noted in EVIDENCE. In my opinion, section EVIDENCE does not apply or should be enforced to limit the use of any property owners identified in MURPHY for short-term use in the pursuit of rental or rental income as the properties are not associated with any common interest of property owners as identified in Murphy. In other words, MURPHY is not governed by recorded covenants as part of a Property or Homeowners Association (PoA/HoA).

The other aspect of EVIDENCE pertains to the original owners of property noted in MURPHY. The existence of those owners would be those who have agreed to the terms in the creation of a subdivision community of interest. A majority of those owners are either deceased or unreachable. The task of securing the approval from those owners would be onerous or impossible to obtain. The claim can also be made that a majority of MURPHY R1 zoned owners today will not be the same as those on a future date. EVIDENCE indicates that the cycle of approvals would create extensive management hardship to the MURPHY community

In my opinion the stipulations as identified in EVIDENCE apply to a division of properties associated with a PoA/HoA. Although EVIDENCE states that a subdivision of property may be governed by something other than a PoA/HoA, the ability to force property owners to approve other property owners demands regarding non-civil matters considered as policy is not enforceable.

Feel free to use any of the arguments I present, but note that everything that is written is only my opinion and other's may have a different view on the interpretation of the municode. Keep me informed on the progress towards a resolution to this matter. I have no objections to the use of your personal property for the purpose of short-term rentals. I wish you the best of success in your objectives to offer you property as a short-term rental.

Regards,  
Randy Zimler

On Thu, Sep 28, 2023 at 6:25 PM Jerem [REDACTED] wrote:

Randy,

Can you confirm that you have no issues with us using our guesthouse on our property as a Short Term Rental sir? Thank you!

Sent from my iPhone  
Jeremy Warner  
CEO Max Kane Health & Fitness  
[REDACTED]



November 20, 2023

RE: Notice of Public Hearing Opposing the Conditional Use Permit by Applicants Jeremy and Nora Warner on Deer Trail, Cleveland, GA

Dear White County Commissioners:

As a White County property owner and resident for more than nineteen years (19) at 717 Luther Palmer Road I have grown increasingly concerned with the safety and security of my property. When my family chose to build our residential home, my husband and I welcomed the peace and security we found in the little neighborhood on Luther Palmer Road. Our neighbors look out for one another and love living in this quiet country environment.

Luther Palmer is a short, dead end, narrow dirt road which is maintained by White County. In many places there is just enough room for one vehicle to pass safely while the other pulls to the side of a wide area. My neighbors and I observe the 15mph speed limit for the safety of the children, adults walking their dogs and animals frequently on the road. Unfortunately, there has been a significant increase in the number of non-residents speeding through the neighborhood. The Sheriff has been called an increasing number of times regarding reckless driver, drunk drivers and drug use. As more non-residents frequent our road the peace and security will be threatened even further.

It has become apparent that much of the new traffic is associated with those persons renting the Airbnb run by Jeremy and Nora Warner over the past year. This commercial use of residential property presents a concern that may result in other new property owners seeking to build and operate short term rentals as well which will definitely increase the traffic and pose more safety concerns. The Warners currently operating the Airbnb are infrequently home as both work and have not proven to be concerned about the issues that concern their neighbors.

I respectfully request that my concerns noted here along with those of other neighbors opposing the conditional use permit be carefully considered. I appreciate your review of this request and hope that you will vote to deny the conditional use permit so that our quiet neighborhood can remain a friendly and safe environment for all residents.

Sincerely



Mrs. Cathy Hakes  
717 Luther Palmer Rd.  
Cleveland, GA 30528

cc White County Planning Commission

**WHITE COUNTY PLANNING DEPARTMENT  
STAFF COMMENT**

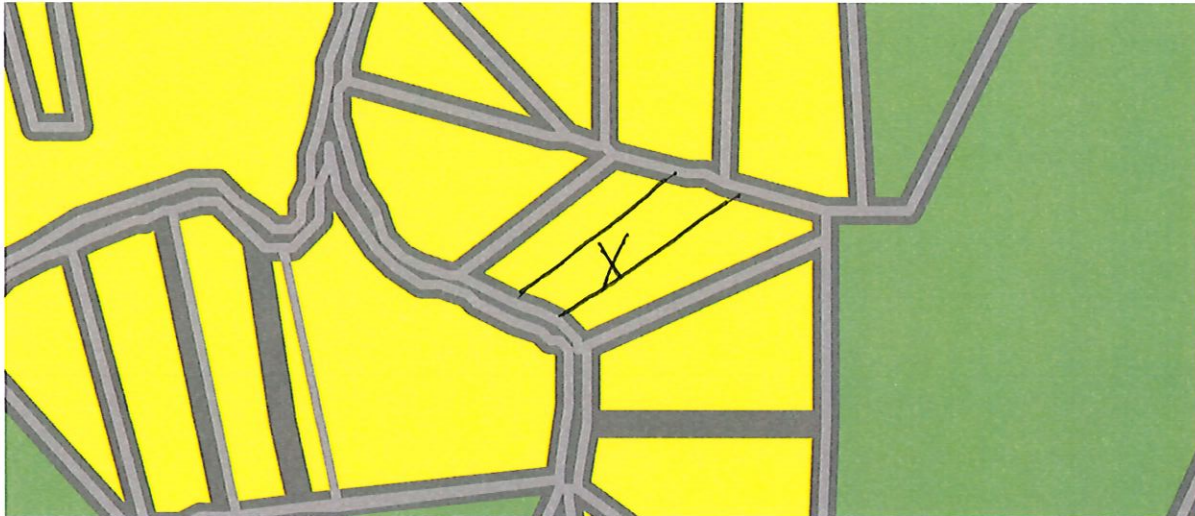
**JEREMY AND NORA WARNER**

- PROPERTY IS LOCATED ON DEER TRAIL 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 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 1.85.
- PROPERTY SUPPLIED BY WELL AND SEPTIC.

**EXISTING LAND USE**



**FUTURE LAND USE**



WHITE COUNTY PLANNING COMMISSION MINUTES  
PUBLIC HEARING: LAND USE REGULATION

**Application of Jennifer Whaley** to request a conditional use permit located at 233 Ralph Vandiver Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 055-085. Total acreage is 8.30. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Jennifer Whaley of 233 Ralph Vandiver Road, was present. Mr. Barton gave a summary of the application. Ms. Whaley explained the short-term rental has a maximum occupancy of five people with plenty of parking. She said she has owned the property since 2021 and has been renting for the last twelve months and received notification from the county to become compliant. She said all of the neighbors do short-term rental and she has had no complaints. She stated she does not live close and wants to share the property when they are not staying there to offset expenses. When asked if it was a private road, her husband said it is county maintained.

Vice Chairman Yarbrough 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. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on December 4<sup>th</sup>.

**Application of Stephanie Werowski, on behalf of Robert Gresham Trustee,** to request a conditional use permit located at 5483 Highway 255 South, Cleveland, Georgia, 30528. Tax map and parcel 087-051. Total acreage is 2.39. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant nor a representative was present. The hearing was not opened.

**Application of Steven and Kathy Schmidt, on behalf of Ukani Group Inc.,** to request to redistrict property located at 43 Thornblade Trail, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Single Family District and a conditional use permit. Tax map and parcel 017-094B. Total acreage is 1.33. Proposed use is to place in “Short Term Rental” program. Present zoning is C-1 Community Commercial District.

The applicant, Kathy Schmidt of 5050 Highway 129 N, was present. Mr. Barton gave a summary of the application. Ms. Schmidt explained the short-term rental has a maximum occupancy of eight people with parking for at least twelve vehicles, though they will not have that many. She stated she received a variance last month to access the property through the vineyard. She said she manages the rental and has owned it for a little over a year, adding that it was purchased after purchasing the winery. When asked if the home had been rented previously, she said it had a few times for visitors at the vineyard.

Vice Chairman Yarbrough 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. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on December 4<sup>th</sup>.

**Application of Jeremy and Nora Warner** to request a conditional use permit located at 0 Deer Trail, Cleveland, Georgia, 30528. Tax map and parcel 022-024. Total acreage is 1.85. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Jeremy Warner of 195 Deer Trail, was present. Mr. Barton gave a summary of the application. Mr. Warner explained the short-term rental has a maximum occupancy of four people with parking for two vehicles, though there is usually only one vehicle. He said he had been renting for two years when he was notified by the county to become compliant, adding that the tax revenue has been



WHITE COUNTY PLANNING COMMISSION MINUTES  
PUBLIC HEARING: LAND USE REGULATION

remitted. He stated the subdivision is loosely what he would consider a subdivision due to considerations such as large parcel sizes and distance between homes. He said his wife manages the property and they live 150 feet away on their total of six acres, with the closest neighbor located 200 yards away, and he or his wife are always there to respond to neighbors and watch over the rental. In the time they have been renting, Mr. Warner detailed they have hosted a total of 52 guests and 94 nights, which would provide a 13% occupancy rate and allows them to block dates for family or friends to visit. He explained the renters do not have parties, are there for weekend trips, are usually gone during the day, and none have complained. He stated it should not be right of any person and government to infringe upon rights of property owners, adding that this process has been frustrating for a small business that brings in just over \$8 thousand a year. When asked if he had any complaints from neighbors, he said there was one regarding a drone flying over a neighboring property and it was handled quickly when the neighbor shot it down. He said the property is on a county maintained dirt road and the covenants do not reference short-term rental, but limit poultry and pig houses.

Vice Chairman Yarbrough 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.

Lisa Elliot of 107 Piney Lane expressed concerns of speeding, renters not obeying rules, noise, not complying with the neighborhood, strangers, and wanting to preserve the neighborhood feel. She said she moved from an area near Lake Oconee that had an extreme problem with short-term rentals and said that while this is in the country, it is a neighborhood.

Austin Talley of 97 Deer Trail, expressed concerns of the impact to his family farm and liability of people wanting to pet his horses. He said he was the neighbor that had the issue with the drone and has had previous issues with people driving fast on the road, renters smoking drugs and the questions from his daughter after the incident, and having to put up a wire fence to keep people from petting his animals. He said he has no issues with the owners, but they would like to keep the neighborhood quiet.

Eleanor Trinowski of 542 Luther Palmer Road expressed concerns of the precedent set if approved, covenants not being considered, and boundary lines of the subdivision not being met for the majority letters required. She said she chose a dead end road to blend, not change things, and for the covenants. She questioned the validity of the letters due to the presence of covenants and stating the covenants were referenced in the owner's deed for this property.

Robert Elliot of 107 Piney Lane expressed concerns based on living in a gated community in Eatonton that was impacted by short-term rentals, including the mindset renters get that rules do not apply when on vacation, speeding, a party that involved law enforcement, and the disruption to the quiet community that consisted of mostly seniors. He said you can have rules, but you cannot stop people from bringing their culture with them and the vast majority of the people in the neighborhood want to maintain what they have.

Chris Tanksley of 1000 Luther Palmer Road said he moved away from the hustle and bustle of metro Atlanta and likes that the neighborhood has large lots and they all know each other. He said he does not think short-term rental is a good idea and would set a precedent that could change everything.

WHITE COUNTY PLANNING COMMISSION MINUTES  
PUBLIC HEARING: LAND USE REGULATION

Vice Chairman Yarbrough asked Mr. Warner if he had anything to add.

Mr. Warner said everyone has opinions and that he moved there to get away from the hustle and bustle in Flowery Branch also. He said he is not disputing that it is a neighborhood, they have relationships with each other and he loves where they live. He said he believes in freedom above all things and not above convenience. He explained that he could have a business on the property but there is a concern when it brings in other people, further explaining that he could have a long-term rental but prefers short-term to keep things simple. He reiterated that he has only rented to 52 people in two years and four months. He said he cannot control what other people do, but he can control what his family does and try to control those who come onto his property. He said he feels that his freedom is being eroded.

Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on December 4<sup>th</sup>.

**Application of Mike and Heather Shramek** to request a conditional use permit located at 2734 Town Creek Road, Cleveland, Georgia, 30528. Tax map and parcel 020-095A. Total acreage is 2.70. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family. The applicant, Mike Shramek of 2734 Town Creek Road, was present. Mr. Barton gave a summary of the application. Mr. Shramek explained the proposed short-term rental would have a maximum occupancy of three couples and two children with parking for ten vehicles, though they do not plan on that many. He said he received more letters than what was required and no one was opposed that he spoke to. He stated the property is accessed by a main road with nothing attached and is lined by woods. He stated the property has not been rented short-term, but he would like to rent it to supplement income so they can move to their other property ten minutes away. He said he has owned the property for ten years and has not yet decided on management, but may go with a rental company.

Vice Chairman Yarbrough 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.

James Rafac of 208 Whiskey Still Drive, vice president of the homeowner's association, expressed concerns on behalf of the association that were presented to him regarding what the property would be, parties, noise, disruption, and people running up the road. He said he is the closest neighbor and has no personal grievances against the owner.

Vice Chairman Yarbrough asked Mr. Shramek if he had anything to add.

Mr. Shramek said he believes there are personal matters involved with the opposition, but he does not believe the renters would be any louder than they are. He said he does not believe the board has anything to worry about and neither do the neighbors.

Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on December 4<sup>th</sup>.

WHITE COUNTY PLANNING COMMISSION MINUTES  
REGULAR SESSION

Motion to recommend approval to the Board of Commissioners made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.

**Application of Steven and Kathy Schmidt, on behalf of Ukani Group Inc.,** to request to redistrict property located at 43 Thornblade Trail, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Single Family District and a conditional use permit. Tax map and parcel 017-094B. Total acreage is 1.33. Proposed use is to place in “Short Term Rental” program. Present zoning is C-1 Community Commercial District.

The applicants, Steven and Kathy Schmidt of 5050 Highway 129 North in Cleveland, were present. Mr. Sell gave a summary of the application and added that staff recommends a condition, if recommended for approval, to change the address to access through the winery to avoid confusion of people coming up Thornblade Trail. He said the access was approved by variance on November 6<sup>th</sup>, 2023. Mr. Schmidt added that the rental would be under direct supervision by the winery since it is on the same property.

Motion to recommend approval with the condition of changing the address to access through the winery and not the subdivision to the Board of Commissioners made by Ms. Burke and seconded by Mr. Ackerman. Motion carried with a 5-1 majority, with Mr. Ash in opposition. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.

**Application of Jeremy and Nora Warner** to request a conditional use permit located at 0 Deer Trail, Cleveland, Georgia, 30528. Tax map and parcel 022-024. Total acreage is 1.85. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Nora Warner of 195 Deer Trail, was present. Mr. Sell gave a summary of the application. Ms. Warner explained they try to keep neighbors in mind and read the description from their original rental listing, including items such as a quiet mountain getaway from the hustle and bustle, their farm animals, respecting the neighboring animals and privacy, test shots from gunsmiths, and rules such as no candles or drone flying and asking the guests not to exceed 20mph on the gravel roads.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Ms. Burke, for which she said was based on the fact the owners received fifty one percent of signatures. There were comments from the audience, to which Mr. Sell explained this is not a public hearing and there would be a citizen comment section at the end. He stated the signatures were checked and validated. Mr. Ackerman asked if this application was the one with discussions on covenants, to which Ms. Burke and Chairman Thomas said no. Chairman Thomas called for a show of hands from the board in favor of the motion. Motion died for lack of majority vote, with Mr. Freeman and Ms. Burke in favor and Mr. Ackerman, Ms. Dixon, Mr. Ash, and Mr. Yarbrough opposed.

Chairman Thomas asked if there was another motion.

Motion to recommend denial to the Board of Commissioners made by Mr. Ash because the request is not consistent with the established development pattern on that road. Ms. Dixon seconded the motion. The motion carried with a 4-2 majority, with Mr. Freeman and Ms. Burke in opposition. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.





# WHITE COUNTY

## *Board of Commissioners*

**Item Title:** Conditional Use Permit for Short Term Rental for Mike and Heather Shramek, 2734 Town Creek Road, Cleveland

**For Meeting Date:** 12/14/2023

**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. 20368
2. Public Hearing Minutes 11/28/2023
3. Regular Meeting Minutes 12/4/2023

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### **Purpose:**

Consider the application of Mike and Heather Shramek to request a conditional use permit located at 2734 Town Creek Road, Cleveland, Georgia, 30528. Tax map and parcel 020-095A. Total acreage is 2.70. 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 short-term rental is part of Tailrage subdivision. They received 24 letters out of 33 lots. Mr. Shramek explained maximum occupancy would be for 3 couples and 2 kids with parking for 10 vehicles. He stated his property is accessed by the main road and not the subdivision road. He plans to build on another property nearby and would like to rent this property to supplement the income. He has owned the property for 10 years and has not decided on self-management or using a company. Mr. James Rafac is the vice president of the HOA and expressed concerns about parties, noise, disruptions. He said he is the closest neighbor and how no personal grievances. Mr. Shramek disputed the personal grievance statement saying Mr. Rafac sued them after he was bitten by the Shramek's dog. Mr. Shramek said he would be louder than any renters as he has a loud music system, has shot fireworks and has partied at his house over the last 10 years and no one has complained. The Planning Commission recommended approval 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>20368</u>
Public Hearing Date: <u>11/28/23</u>	Commission District: <u>3</u>
Fees Assessed: <u>\$250</u>	Paid via: <input checked="" type="checkbox"/> cash <input 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>Mike &amp; Heather Shramek</u>	
Address: <u>2734 Town Creek Rd Cleveland GA 30528</u>	
Phone Number: [REDACTED]	Alternate Contact Number: [REDACTED]
Email: [REDACTED]	
Owner Information (if different from Applicant/Agent):	
Name: <u>JAME</u>	Phone #: _____
PROPERTY INFORMATION	
Parcel ID: <u>020095A</u>	Total acreage being changed: <u>2.7</u>
Address: <u>2734 Town Creek Rd. Cleveland GA 30528</u>	
Directions to Property: <u>Turn right onto town creek rd. off of Hwy 115 leaving Cleveland. House is 3 miles down on right after bridge. Straight across from Sandy Flats Rd.</u>	
Current Use/Zoning of Property: <u>Owner Occupied</u> Type of Road Surface: <u>Asphalt</u>	
Any prior redistricting requests for property: _____ If yes, provide redistricting application #: _____	
SURROUNDING PROPERTY LAND USE CLASSIFICATION:	
North: <u>R1</u>	South: <u>R1</u> East: <u>R1</u> West: <u>R1</u>
REQUESTED ACTION AND DETAILS OF PROPOSED USE (check all that apply)	
<input checked="" type="checkbox"/> HS	Redistrict from district: <u>HS</u> Redistrict to district: _____
<input checked="" type="checkbox"/> V	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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, please list number of lots: <u>33</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>Tail Race (no longer part of)</u>	



Existing Utilities (check all that apply):					
___ County or City Water	<input checked="" type="checkbox"/> Well	<input checked="" type="checkbox"/> Septic	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Broadband
Proposed Utilities (check all that apply):					
___ County or City Water	<input checked="" type="checkbox"/> Well	<input checked="" type="checkbox"/> Septic	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Broadband
<b>COMMERCIAL AND INDUSTRIAL REDISTRICT INFORMATION</b>					
Building Area:			No. of Parking Spaces:		
<b>RESIDENTIAL REDISTRICT INFORMATION</b>					
No. of Lots: <u>2</u>	Minimum Lot Size in acres: <u>2.70</u>		No. of Units:		
Minimum Heated Floor Area (ft <sup>2</sup> ):			Density/Acre:		
Is an Amenity area proposed (specify if yes)?					
___ Apartments		___ Condominiums		___ Townhomes	
___ 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	020096 Mildred Rich	2636 Town Creek Rd Cleveland GA 30528
2	020094 Michaela Joyce Duckett	2802 Town Creek Rd Cleveland GA 30528
3	020090 Sheila Dianne Pyles	1160 Whiskey Still Dr. Cleveland GA 30528
4	020089 James A Rafac	208 Whiskey Still Dr. Cleveland GA 30528
5	020087 Loretta C Thomas	54 Lichen Way Cleveland GA 30528
6	020097A Joey Tamburino	2632 Town Creek Rd. Cleveland GA 30528
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:

*Helen Sun*

Date:

10/2/2023

### 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 14, 2023 *	Monday, July 31, 2023	Monday, August 7, 2023	Monday, August 28, 2023
Wednesday, July 12, 2023	Monday, August 28, 2023	TBA	Monday, September 25, 2023
Wednesday, August 9, 2023	Monday, September 25, 2023	Monday, October 2, 2023	Monday, October 30, 2023
Wednesday, September 13, 2023	Monday, October 30, 2023	Monday, November 6, 2023	Monday, November 27, 2023
Wednesday, October 11, 2023	Monday, November 27, 2023	Monday, December 4, 2023	TBA
Wednesday, November 8, 2023	TBA	TBA	Monday, January 29, 2024
Wednesday, December 13, 2023	Monday, January 29, 2024	Monday, February 5, 2024	Monday, February 26, 2024

\*NEW DEADLINE DATES EFFECTIVE IN ORDER TO MEET ZPL UPDATES AS OF JULY 2023

### 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:

*Hector Su*

Date:

*10/2/2023*

### 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:

*Hector Su*

Date:

*10/2/2023*



## 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), Michael & Heather Shramek,  
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>Michael &amp; Heather Shramek</u>	
Mailing Address: <u>2734 Town Creek Rd.</u> <u>Cleveland GA 30528</u>	
Phone Number: <span style="background-color: black; color: black;">[REDACTED]</span>	
Alternate Contact Number: <span style="background-color: black; color: black;">[REDACTED]</span>	
Email: <span style="background-color: black; color: black;">[REDACTED]</span>	
<p>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.</p>	
Printed Name of applicant or agent(s): <u>Mike Shramek Heather Shramek</u>	
<b>Signature of Owner(s):</b>	<b>Date Signed:</b>
<u>Mike Shramek</u>	<u>10/2/2023</u>
<u>Heather Shramek</u>	<u>10/2/2023</u>

### **PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT**

Sworn to (or affirmed) and subscribed before me this 02 day of October, 2023 by  
Heather Shramek & Michael Shramek (name of signer(s)). The  
named signer(s) is/are personally known by me or produced the identification type of Drivers License

{Seal}

Doreen Green

(Signature of Notary)

Doreen Green

(Name of Notary Typed, Stamped, or Printed)

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



## SHORT TERM RENTAL CERTIFICATIONS

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

I/WE (print), Mike Shramek Heather Rn,  
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:

### 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):

### 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):

### 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):

### 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):

### 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):

### SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 2nd day of October, 2023 by  
Heather Shramek + Michael Shramek (name of signer(s)). The  
named signer(s) is/are personally known by me or produced the identification type of Drivers License.

{Seal}

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

(Signature of Notary)

(Name of Notary Typed, Stamped, or Printed)

## APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, Mike Sharek (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): 11/28/2023 (Tuesday)

Regular Meeting Date (Planning Commission): 12/4/2023

Administration Building, 1235 Helen Hwy, Cleveland

4:30pm

Board of Commissioners Meeting Date: TBD

*\*Meeting dates are subject to change*

Mike Sharek

Signature of Applicant or Authorized Agent

10-2-2023

Date

### OFFICE USE ONLY

Copy given to applicant: 10/2/23 (date)

Staff Initials: OK

Flag (circle): Y N

\*\*\*\*\*

### **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:



10/2/2023

Intentions for 2734 Town Creek Rd.  
Cleveland GA 30528 is for short-term  
rental. The house is 3 bed 2 full baths,  
sleeping a total of 6 guests.

~~we would like to re-zone from R-1 to R-3~~

Hearin

We would like a conditional use permit  
for short-term rental in R-1.

Hearin





## White County Environmental Health

Zachary Taylor, M.D., M.S., Acting 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 type="checkbox"/> Evaluation Applied For                 | <input type="checkbox"/> Appropriate Permit Applied For                             |
| <input type="checkbox"/> Appropriate Permit Issued to Applicant | <input checked="" type="checkbox"/> Evaluation, Permit Not Applied For At This Time |

DATE: 10/02/2023

APPLICANT NAME: MIKE & HEATHER SHRAMEK

PROPERTY ADDRESS: 2734 TOWN CREEK 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.

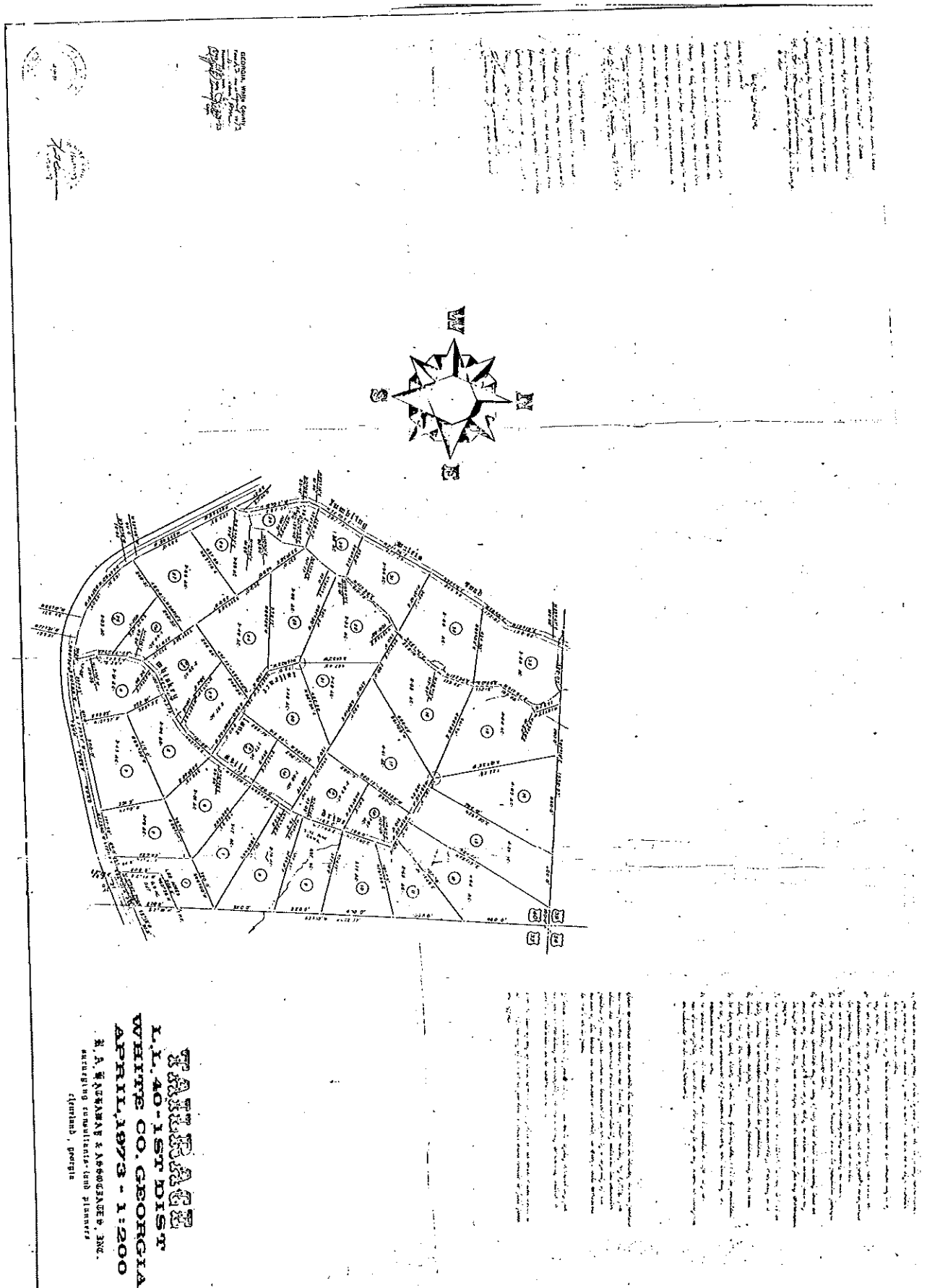
Please note that this is NOT an all-inclusive list. Based upon the information submitted and/or the outcome of the evaluation, it may be determined that a septic system needs additional capacity or upgrade. If so, the appropriate permit will need to be obtained and the work completed before an approval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

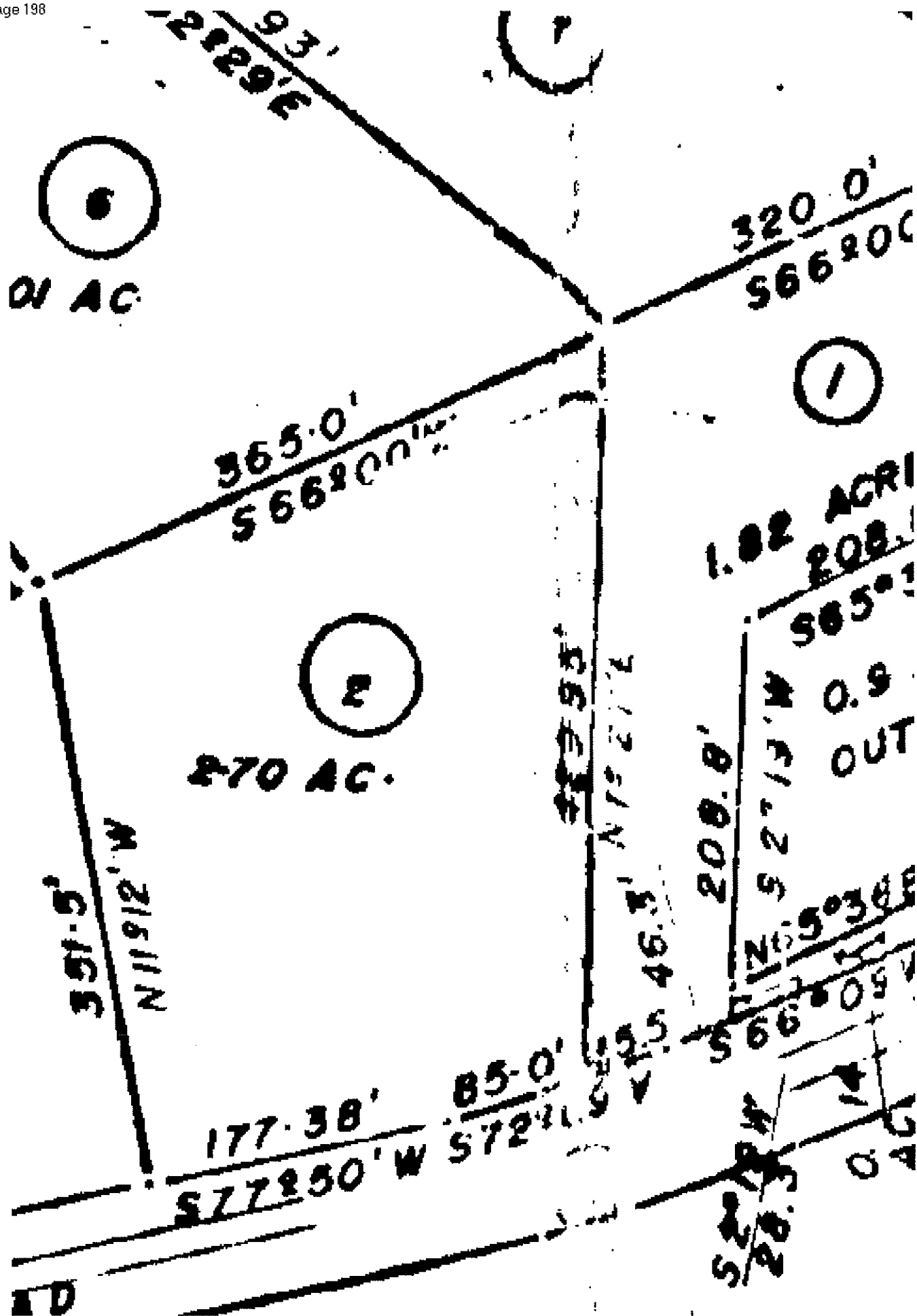
If, based upon information submitted, no septic systems exist on the property, this zoning/land use change and/or building permit request should not affect the property with respect to septic use.

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.*

 Heather Shramek  
Applicant Signature









## OFFICIAL TAX RECEIPT

**White County Tax Commissioner**

**Cindy Cannon**

P. O. Box 970

Cleveland GA 30528

Phone 17068652225 - Fax 17062190078

Email: wctc@whitecounty.net

**OWNER**

SHRAMEK MICHAELSHRAMEK HEATHER

2734 TOWN CREEK RD

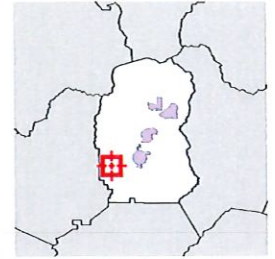
CLEVELAND, GA 30528

PAID DATE		11/2/2022	
RECEIPT PRINTED		10/2/2023 2:14:33 PM	
CASH AMOUNT	CHECK AMOUNT	CHARGE AMOUNT	CHECK NUMBER(s) CHARGE APPROVAL CODE
\$0.00	\$0.00	\$0.00	
REFUND AMOUNT		\$0.00	
OVERPAY AMOUNT		\$0.00	
CHANGE AMOUNT		\$0.00	
REGISTER		10	
CASHIER			
TOTAL PAID		\$1,087.55	

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	
2022-15636  FMV: 114590.00  020 095A	LL40 LD1 LT2 TAILRACE 2734 TOWN CREEK RD DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0	11/15/2022   \$1,087.55	\$0.00  \$0.00  \$0.00	   \$0.00	   \$1,087.55	   \$0.00	   \$0.00	
Paid By: CORELOGIC for bill_no 15636				Overpayment Amount: 0.00				
Transaction(s): 7459 - 7459		Total(s):	\$1,087.55	\$0.00	\$0.00	\$1,087.55	\$1,087.55	\$0.00



Overview



Legend

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

Parcel ID 020 095A  
Sec/Twp/Rng n/a  
Property Address 2734 TOWN CREEK RD  
01

Alternate ID 5164227  
Class R  
Acreage 2.7

Owner Address SHRAMEK MICHAEL  
SHRAMEK HEATHER  
2734 TOWN CREEK RD  
CLEVELAND GA 30528

District 01  
Brief Tax Description LL40 LD1 LT2 TAILRACE

(Note: Not to be used on legal documents)

Date created: 10/2/2023  
Last Data Uploaded: 10/2/2023 5:31:12 AM

Developed by  Schneider  
GEOSPATIAL



# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Mike & Heather Shramek. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 2734 Town Creek Rd. Cleveland GA 30528

Parcel ID: 020-0951A

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, Bradley Nelms (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
	<u>020 084</u>	<u>31 Lichen Way</u>

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: Bradley Nelms

Date Signed: 10-10-23



# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

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

Address: 2734 Town Creek Rd.

Parcel ID: 020/095 A

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, Benjamin Blackwelder (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
	020 073	132 tail race ln

Phone Number: [REDACTED]

Email Address: [REDACTED]

Signature: [Signature]

Date Signed: 9-30-2023

## LETTER REQUEST

TERM RENTAL

Hello,

My name is Mike  
a conditional use permit for Short

I am requesting

Address: 2734 Tailrace LnParcel ID: 020/095

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, Earl Blackwelder (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
		<u>tailrace Ln</u>

Phone Number: [REDACTED]

Email Address: \_\_\_\_\_

Signature: Earl BlackwelderDate Signed: 9-30-2023

## LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

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

Address: 2734 Town Creek Rd.

Parcel ID: 020/095 A

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, Melissa Sheppard (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
	<u>022/148</u>	<u>97 Whiskey Still Dr.</u>

Phone Number: [REDACTED] melissa sheppard

Email Address: [REDACTED]

Signature: Melissa Sheppard

Date Signed: 9-30-2023



# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

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

Address: 2734 Town Creek Rd.


Parcel ID: 020/095 A


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, BOB SANKS (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
	020 073	333 Whiskey Still Dr.

Phone Number: 

Email Address: 

Signature: Bob Sanks

Date Signed: 9-30-2023

## LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

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

Address: 2734 Town Creek Rd.

Parcel ID: 020/095 A

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, Brianna Klinge (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
	020 076	381 Whiskey Still Dr.

Phone Number: 

Email Address: 

Signature: B Klinge

Date Signed: 9-30-2023

## LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

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

Address: 2734 Town Creek Rd.

Parcel ID: 020/095 A

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, Daryl McBrat (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
	<u>020/061</u>	<u>410 Whiskey Still Dr.</u>

Phone Number: [REDACTED]

Email Address: \_\_\_\_\_

Signature: [Signature]

Date Signed: 9-30-2023



# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Mike & Heather Shramek. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 2734 Town Creek Rd. Cleveland GA 30528


Parcel ID: 020-095A

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, Mark Seabolt (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
	020 075	457 Whiskey Still Drive Cleveland GA 30528

Phone Number: 

Email Address: 

Signature: Mark Seabolt

Date Signed: 9-30-23

Mike

Heather

## LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Mike a Heather Shramek. I am requesting  
a conditional use permit for Short Term Rental for the following property:

Address: 2734 Town Creek Rd. Cleveland Ga 30528

Parcel ID: 020-095A

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, STEPHEN MOOSE (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
	020 068	Town Creek Rd.
	020 069	Town Creek Rd.
	020 071	Whiskey Still Rd.
	020 072	Whiskey Still Rd.

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: SS C. Moore

Date Signed: 10/6/23

# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Mike & Heather Shramek. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 2734 Town Creek Rd. Cleveland OH 44128

Parcel ID: 020-0951A

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, Tammy Cantrell (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
	020 065	116 ABIZ Helton Rd

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: Tammy Cantrell

Date Signed: 10/10/2023



# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Mike & Heather Shramek. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 2734 Town Creek Rd. Cleveland GA 30528

Parcel ID: 020-0951A

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, Greg Kott (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
	<u>020 086</u>	<u>34 Lichen Way</u>

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Date Signed: 10/11/2023

## LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

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

Address: 2734 Town Creek Rd.


Parcel ID: 020/095 A

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, George Langford (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
	020 085	75 Lichen Way Cleveland, GA.

Phone Number: 

Email Address: 

Signature: George Langford

Date Signed: 9-30-2023

# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Mike & Heather Shramek. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 2734 Town Creek Rd. Cleveland OH 44130

Parcel ID: 020-0951A

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, Howard & Jenny Stanley (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
	020 064	158 ABIB Helton Rd.

Phone Number: [REDACTED]

Email Address: [REDACTED]

Signature: [Signature]

Date Signed: 10-10-23

# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Mike & Heather Shramek. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 2734 Town Creek Rd. Cleveland GA 30528

Parcel ID: 020-0951A

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, Connie Jean Jones (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
	020066	34 ABB Helton Rd.

Phone Number: 

Email Address: \_\_\_\_\_

Signature: Connie J. Jones

Date Signed: Oct 10, 2023



# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Mike & Heather Shramek. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 2734 Town Creek Rd. Cleveland GA 30528

Parcel ID: 020-0951A

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, Michael Duckett (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
	020094	2802 Town Creek Rd

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: Michael Duckett

Date Signed: \_\_\_\_\_

# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Mike & Heather Shramek. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 2734 Town Creek Rd. Cleveland GA 30528

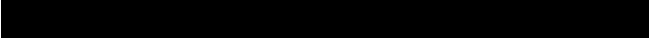
Parcel ID: 020-0951A

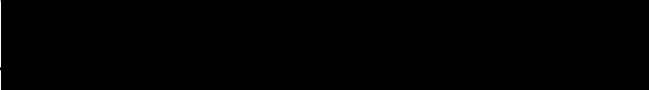
Per White County Code of Ordinances Appendix C/Article VII/Section 702, I am required to have a signed majority of the homeowners in the subdivision for me to apply for this conditional use. Please complete the form below indicating that you approve of a conditional use for Short Term Rental at my property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

I, Steve Morris (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
	020 063	198 ABB Helton Rd

Phone Number: 

Email Address: 

Signature: Steve Morris

Date Signed: 10/10/23

# LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Mike & Heather Shramek. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 2734 Town Creek Rd. Cleveland GA 30528

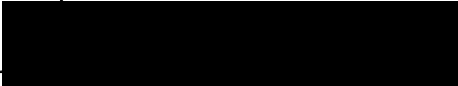
Parcel ID: 020-0951A

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, Lois M. NE (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
	020 059	
	020 058	
	020 057	
	020 056	

Phone Number: 

Email Address: \_\_\_\_\_

Signature: 

Date Signed: 10/11/23

**WHITE COUNTY PLANNING DEPARTMENT  
STAFF COMMENT**

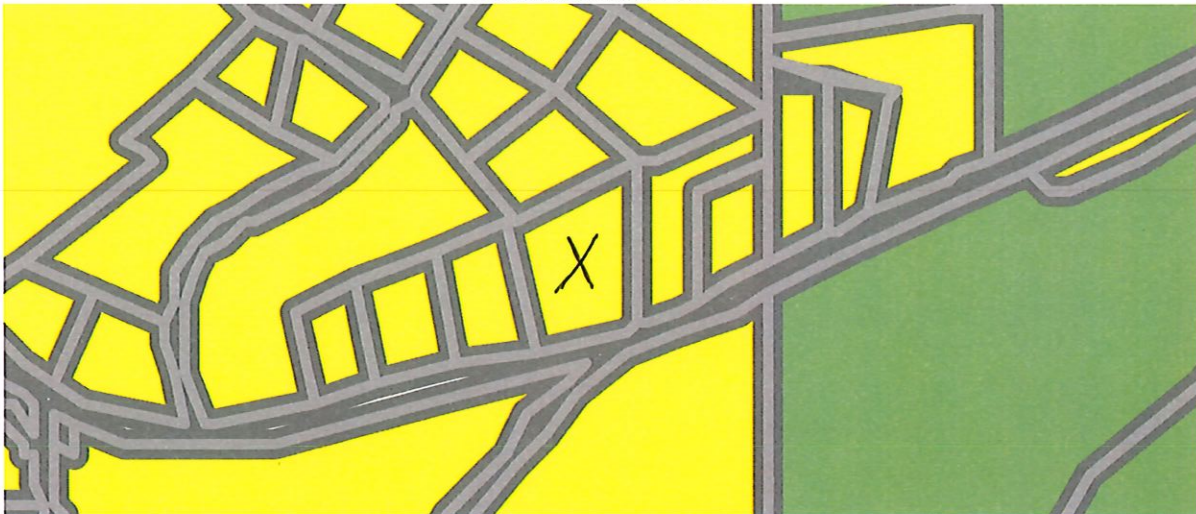
**MIKE AND HEATHER SHRAMEK**

- PROPERTY IS LOCATED AT 2734 TOWN CREEK 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 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 2.70.
- PROPERTY SUPPLIED BY WELL AND SEPTIC.

**EXISTING LAND USE**



**FUTURE LAND USE**





WHITE COUNTY PLANNING COMMISSION MINUTES  
PUBLIC HEARING: LAND USE REGULATION

Vice Chairman Yarbrough asked Mr. Warner if he had anything to add.

Mr. Warner said everyone has opinions and that he moved there to get away from the hustle and bustle in Flowery Branch also. He said he is not disputing that it is a neighborhood, they have relationships with each other and he loves where they live. He said he believes in freedom above all things and not above convenience. He explained that he could have a business on the property but there is a concern when it brings in other people, further explaining that he could have a long-term rental but prefers short-term to keep things simple. He reiterated that he has only rented to 52 people in two years and four months. He said he cannot control what other people do, but he can control what his family does and try to control those who come onto his property. He said he feels that his freedom is being eroded.

Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on December 4<sup>th</sup>.

**Application of Mike and Heather Shramek** to request a conditional use permit located at 2734 Town Creek Road, Cleveland, Georgia, 30528. Tax map and parcel 020-095A. Total acreage is 2.70. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family. The applicant, Mike Shramek of 2734 Town Creek Road, was present. Mr. Barton gave a summary of the application. Mr. Shramek explained the proposed short-term rental would have a maximum occupancy of three couples and two children with parking for ten vehicles, though they do not plan on that many. He said he received more letters than what was required and no one was opposed that he spoke to. He stated the property is accessed by a main road with nothing attached and is lined by woods. He stated the property has not been rented short-term, but he would like to rent it to supplement income so they can move to their other property ten minutes away. He said he has owned the property for ten years and has not yet decided on management, but may go with a rental company.

Vice Chairman Yarbrough 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.

James Rafac of 208 Whiskey Still Drive, vice president of the homeowner's association, expressed concerns on behalf of the association that were presented to him regarding what the property would be, parties, noise, disruption, and people running up the road. He said he is the closest neighbor and has no personal grievances against the owner.

Vice Chairman Yarbrough asked Mr. Shramek if he had anything to add.

Mr. Shramek said he believes there are personal matters involved with the opposition, but he does not believe the renters would be any louder than they are. He said he does not believe the board has anything to worry about and neither do the neighbors.

Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on December 4<sup>th</sup>.

WHITE COUNTY PLANNING COMMISSION MINUTES  
REGULAR SESSION

**Application of Mike and Heather Shramek** to request a conditional use permit located at 2734 Town Creek Road, Cleveland, Georgia, 30528. Tax map and parcel 020-095A. Total acreage is 2.70. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Mike Shramek of 2734 Town Creek Road, was present. Mr. Sell gave a summary of the application. Mr. Shramek explained the proposed short-term rental would have a maximum occupancy of six people. He said they run a small HVAC business in the community and will managed the rental themselves with the help from a broker for guidance. Mr. Shramek explained he is not an investor and the home was purchased for them to live in, but would like to help supplement income so they can move to their other property within 5 miles away. He detailed the rental policies, including an age minimum for the renters and no drones or shooting. He said of the 33 properties in Tailrage Subdivision, he received 22 with 6 others that would not sign but did not care about the short-term rental.

Motion to recommend approval to the Board of Commissioners made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.

**Application of Colin Morris** to request a conditional use permit located at 538 Highway 356, Helen, Georgia, 30545. Tax map and parcel 042B-045. Total acreage is 10.523. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Collin Morris of 538 Highway 356, was present. Mr. Sell gave a summary of the application. Mr. Morris had nothing to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Ms. Burke. Motion was unanimous. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.

Mr. Sell presented proposed amendments of the existing Official Code of White County. Work session and public hearing. He explained that estate subdivisions would have a separate definition, but does not have a provision that would exclude them from the subdivision map currently and explained the criteria for subdivisions to be placed on the map. Upon questions brought up by Chairman Thomas and Ms. Burke, discussed the appeal process for a subdivision to be removed from the map and discussed lot number requirements for a common development.

Mr. Freeman expressed concerns regarding subdivisions from the 60s and 70s that do not have covenants, to which Mr. Sell explained this board would only be making a recommendation on the land use portion of the proposed amendments, not the Chapter 16 amendments brought before the Board of Commissioners.

Mr. Ackerman said he is undecided and believes there will not be anything that is one hundred percent, but in his opinion, this streamlines the short-term rental process and takes care of the family estate issue. He stated he was concerned with not having hearings, but believed the explanation of the appeal process would provide the opportunity to appeal and speak to the Board of Commissioners.

Ms. Burke stated there is an issue with short-term rentals in the county, to which Mr. Sell stated there were 179 applications between June 2015 and July of this year, 15 of which would have been denied under current regulations and of those, 7 would be approved under the proposed regulations. He said the letters have caused a lot of confusion and some inconsistencies. Ms. Burke asked if hearings could be



# WHITE COUNTY

## *Board of Commissioners*

**Item Title:** Conditional Use Permit for Short Term Rental for Colin Morris, 538 Hwy. 356, Helen

**For Meeting Date:** 12/14/2023

**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. 20370
2. Public Hearing Minutes 11/28/2023
3. Regular Meeting Minutes 12/4/2023

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### **Purpose:**

Consider the application of Colin Morris to request a conditional use permit located at 538 Highway 356, Helen, Georgia, 30545. Tax map and parcel 042B-045. Total acreage is 10.523. 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 short-term rental is not part of a subdivision. Mr. Morris explained the STR would have a maximum occupancy of 6-8 people with plenty of parking at 10 acres. He just finished building the house in August as a retirement house but would like to rent it short-term until then. His wife will self-manage the property. The Planning Commission recommended approval 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>20370</u>
Public Hearing Date: <u>11/28/2023</u>	Commission District: <u>4</u>
Fees Assessed: <u>250</u>	Paid via: <input type="checkbox"/> cash <input type="checkbox"/> credit card <input type="checkbox"/> check# <u>221</u>

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>Colin Morris / 200 Stewart Drive - Alt. GA. 30342</u>
Address:	<u>538 Hwy 356 Helen, GA 30545</u>
Phone Number:	<u>[REDACTED]</u> Alternate Contact Number: <u>[REDACTED]</u>
Email:	<u>[REDACTED]</u>
Owner Information (if different from Applicant/Agent):	
Name:	Phone #:
PROPERTY INFORMATION	
Parcel ID: <u>042B-045</u>	Total acreage being changed: <u>10.52</u>
Address:	<u>538 Hwy 356 Helen GA. 30545</u>
Directions to Property: <u>Take Helen Hwy North (75) - go through Helen - take a right on Hwy 356 - go 1/4 mile and property is on Rt - gravel Drive / Creek - Blue gate</u>	
Current Use/Zoning of Property: <u>R1</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>R1-A1</u>	South: <u>R1</u> East: <u>A1</u> West: <u>R1-C1</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 checked="" type="checkbox"/> No	Is there an active homeowner's association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Subdivision Name (if applicable):	

Existing Utilities (check all that apply):		
<input type="checkbox"/> County or City Water	<input checked="" type="checkbox"/> Well	<input checked="" type="checkbox"/> Septic
<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Broadband
Proposed Utilities (check all that apply):		
<input type="checkbox"/> County or City Water	<input type="checkbox"/> Well	<input type="checkbox"/> Septic
<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Broadband
<b>COMMERCIAL AND INDUSTRIAL REDISTRICT INFORMATION</b>		
Building Area:	No. of Parking Spaces:	
<b>RESIDENTIAL REDISTRICT INFORMATION</b>		
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)?		
<input type="checkbox"/> Apartments	<input type="checkbox"/> Condominiums	<input type="checkbox"/> Townhomes
<input type="checkbox"/> Single Family		
<input type="checkbox"/> Rental Cabins	<input type="checkbox"/> Recreational Vehicle Park	
<input type="checkbox"/> 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> 042B-046	Joey Am Phillips Lewis	428 Hwy 356 - Helen 30545
<sup>2</sup> 042B-039	William P Ward SR.	457 Hwy 356 - Helen - 30545
<sup>3</sup> 042B-040	Key GA. Properties LLC	567 Hwy 356 - Helen 30545
<sup>4</sup> 042B-044	Jerry Lee Fortenberry	576 Hwy 356 - Helen 30545
<sup>5</sup> 042B-043	Robert Ferrell SR.	620 Hwy 356 - Helen 30545
<sup>6</sup> 041-043	State of GA.	not provided
<sup>7</sup> 042B-111A	North GA. MTW. Comm.	not provided

### 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:

9-28-23

### 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 14, 2023 *	Monday, July 31, 2023	Monday, August 7, 2023	Monday, August 28, 2023
Wednesday, July 12, 2023	Monday, August 28, 2023	TBA	Monday, September 25, 2023
Wednesday, August 9, 2023	Monday, September 25, 2023	Monday, October 2, 2023	Monday, October 30, 2023
Wednesday, September 13, 2023	Monday, October 30, 2023	Monday, November 6, 2023	Monday, November 27, 2023
Wednesday, October 11, 2023	Monday, November 27, 2023	Monday, December 4, 2023	TBA
Wednesday, November 8, 2023	TBA	TBA	Monday, January 29, 2024
Wednesday, December 13, 2023	Monday, January 29, 2024	Monday, February 5, 2024	Monday, February 26, 2024

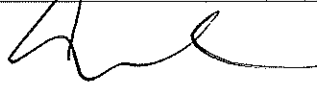
\*NEW DEADLINE DATES EFFECTIVE IN ORDER TO MEET ZPL UPDATES AS OF JULY 2023

Revision 1.10.2023 4.3.2023 5.23.2023

### 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:

9-28-23

### 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.

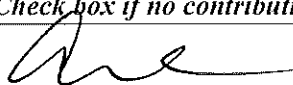
Amount \$:

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:

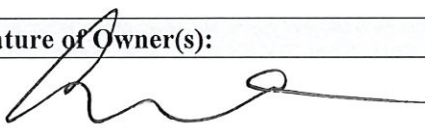
9-28-23



## 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), Colin Morris,  
hereby swear that I/we own the property for which this land use change application is being made.

Property Address and/or Parcel ID: <u>538 Hwy 356</u> <u>30545</u>	
<b>PROPERTY OWNER INFORMATION</b>	
Printed Name of Owner(s): <u>Colin Morris</u> <u>Carmen</u>	
Mailing Address: <u>200 Stewart Drive</u> <u>Atlanta GA</u> <u>30342</u>	
Phone Number:	[REDACTED]
Alternate Contact Number:	[REDACTED]
Email:	[REDACTED]
<p>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.</p>	
Printed Name of applicant or agent(s): <u>Colin Morris</u> <u>Carmen Morris</u>	
Signature of Owner(s): 	Date Signed: <u>10-2</u>

### ***PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT***

Sworn to (or affirmed) and subscribed before me this 2 day of October, 2023 by  
Colin Morris (name of signer(s)). The  
named signer(s) is/are personally known by me or produced the identification type of DL.

{Seal}

Mercedes Dodd

(Signature of Notary)

**Mercedes Dodd**  
**NOTARY PUBLIC**

**White County, GEORGIA**

**My Commission Expires 06/02/2026**

\_\_\_\_\_  
(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), Colin Morris,  
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: 538 Hwy 356 30545

### 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 2 day of October, 2023 by Colin Morris (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of Dr.

{Seal}

Mercedes Dodd

(Signature of Notary)

(Name of Notary Typed, Stamped, or Printed)

**Mercedes Dodd**  
**NOTARY PUBLIC**  
**White County, GEORGIA**  
**My Commission Expires 06/02/2026**



## APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, Colin Morris (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): Nov. 28, 23

Regular Meeting Date (Planning Commission): Dec. 4, 23

Administration Building, 1235 Helen Hwy, Cleveland

4:30pm

Board of Commissioners Meeting Date: TBD

*\*Meeting dates are subject to change*



Signature of Applicant or Authorized Agent

10-2-23

Date

### OFFICE USE ONLY

Copy given to applicant: 10/2/23 (date)

Staff Initials: JK

Flag (circle): Y N

\*\*\*\*\*

### **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:**

**Mercedes Dodd**

---

**From:** Colin Morris <[REDACTED]>  
**Sent:** Monday, October 2, 2023 2:25 PM  
**To:** Mercedes Dodd  
**Subject:** White County Zoning Letter of intent.

[ EXTERNAL SENDER - PROCEED CAUTIOUSLY ]

## White County Zoning letter of intent

To whom it may concern,

My name Colin Morris and I am submitting my application for short term rental for a house I recently built near Unicoi State Park. I have been coming to this area my entire life camping, climbing and enjoying all the amenities of White County. I was finally able to purchase some property and we built a very nice home that we would like to short term rent.

Our objective is to offer a very nice place to stay for short term rental. It is a 3 bedroom house that is off the road a good bit and will provide an excellent place for people to experience White county and surrounding areas. We will have a max of 8 guests in the house. We plan to vet our guests to ensure we are not renting to guests that might cause any disturbances or have negative guest reviews. We plan on having a full list of do's and don's manual before we start our rentals which we have not yet decided.

We are not going to be just another rental cabin, we look forward to creating an experience that our guests will share with others and come back to rent again.

Thank you,

CM  
[REDACTED]





## White County Environmental Health

Zachary Taylor, M.D., M.S., Acting 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

☐

Evaluation Applied For

☐

Appropriate Permit Applied For

☐

Appropriate Permit Issued to Applicant

☒

Evaluation, Permit Not Applied  
For At This Time

DATE: 09/26/2023

APPLICANT NAME: COLIN MORRIS

PROPERTY ADDRESS: 538 HWY 356  
HELEN, GA, 30545

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



Surveyor Edwin G. Davidson  
R.L.S. 2448  
Commission Expires 12/31/2012  
Phone (706) 754-7468

NOTE: THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLACK INK OVER THE STAMP.

In my opinion this plat is a correct representation of the land plotted and has been prepared in conformity with the standards and requirements of the Georgia Surveying and Mapping Act of 1997.

Surveyor *Edwin G. Davidson*

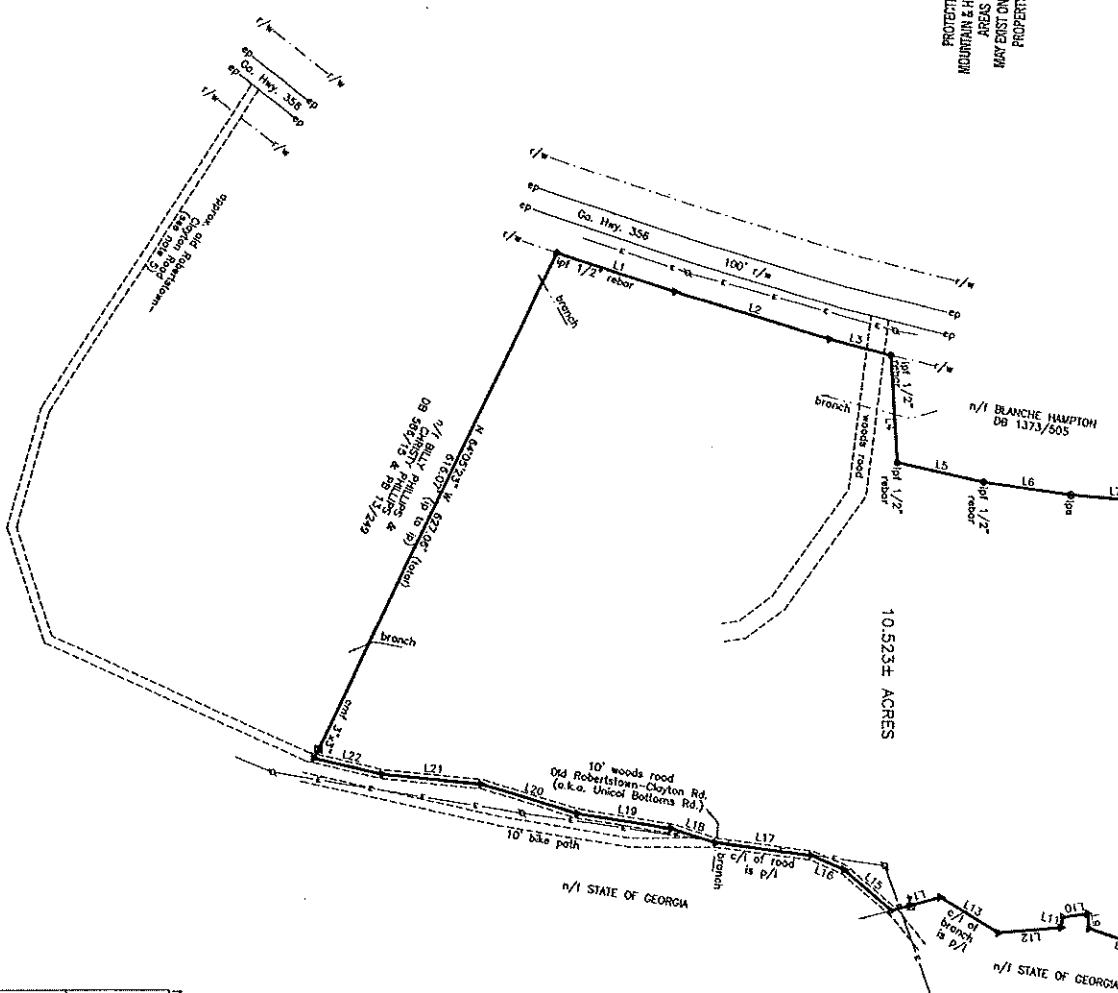
LINE	BEARING	DISTANCE
1	N 18°30'53" E	144.15
2	N 17°07'13" E	182.52
3	N 14°59'53" E	70.92
4	N 14°59'53" E	113.80
5	N 12°18'04" E	93.97
6	N 08°20'53" E	100.02
7	N 04°26'58" E	99.98
8	S 17°08'57" W	86.72
9	S 89°43'57" W	18.14
10	S 89°43'57" W	18.14
11	S 27°43'18" E	71.09
12	S 30°53'38" E	76.07
13	S 15°07'24" E	57.44
14	S 40°17'54" W	86.45
15	S 02°11'02" W	39.70
16	S 12°53'42" W	52.80
17	S 02°43'00" W	107.01
18	S 18°43'12" W	113.98
19	S 02°53'53" W	113.27
20	S 12°57'43" W	79.41

State Plane Grid North  
(NAD 83/94) - Ga. West Zone

ABBREVIATIONS

- C/L - CENTERLINE
- DB - DEED BOOK
- FOUN - FOUND
- IRON PIN SET - IRON PIN SET
- IRON PIN SET - IRON PIN SET
- OPEN TOP PIPE - OPEN TOP PIPE
- PLC BOOK - PLC BOOK
- RIGHT OF WAY - RIGHT OF WAY

2012 APR 30 4:11:13  
3900 Lb  
DEAN'S PROPERTY



LEGEND

- These standard symbols will be found in the drawings.
- E—E— ELECTRIC
  - X—X— FENCE
  - T—T— TELEPHONE
  - P—P— UTILITY POLE
  - TELEPHONE BOX
  - IRON PIN SET
  - IRON PIN FOUND
  - CONCRETE MONUMENT FOUND
  - TREES
  - BRICK IN P/L

NOTES:

- The land plotted herein is subject to any easements, reservations, or restrictions that may exist either prior to or subsequent to this survey.
- All for one 1/2" rebar with plate cap. (CCA #599 inchend)
- For additional information refer to DB W/185, PB 28/132.
- For additional information refer to a plat of survey by Mark Turner, R.L.S., for Blanche A. Hampton dated 12/7/2005.
- Consult a Georgia licensed attorney for ingress/egress rights.

THIS PLAT IS FOR THE SOLE AND EXCLUSIVE USE OF THE PARTY NAMED IN THE TITLE BLOCK. ALL OTHERS USE AT THEIR OWN RISK.

BOUNDARY SURVEY FOR:  
**LITA BARNETTE**

DAVIDSON LAND SURVEYING, INC.  
E.G. (EDDIE) DAVIDSON, PLS  
328 BROOK STREET  
CLARESVILLE, GEORGIA 30033  
(706) 754-7468

GA #2386	SC #18127	NE PL-3748	TN # 1877	AL #20300
Land Lot: 6	District: 316	County: White	State: Georgia	Job No.: 13-022
Date: 3/13/2012	Scale: 1"=100'	Drawing No.: 13-022		



# OFFICIAL TAX RECEIPT

**White County Tax Commissioner**

**Cindy Cannon**

P. O. Box 970

Cleveland GA 30528

Phone 17068652225 - Fax 17062190078

Email: wctc@whitecounty.net

**OWNER**

MORRIS COLIN C

200 STEWART DRIVE

ATLANTA, GA 30342

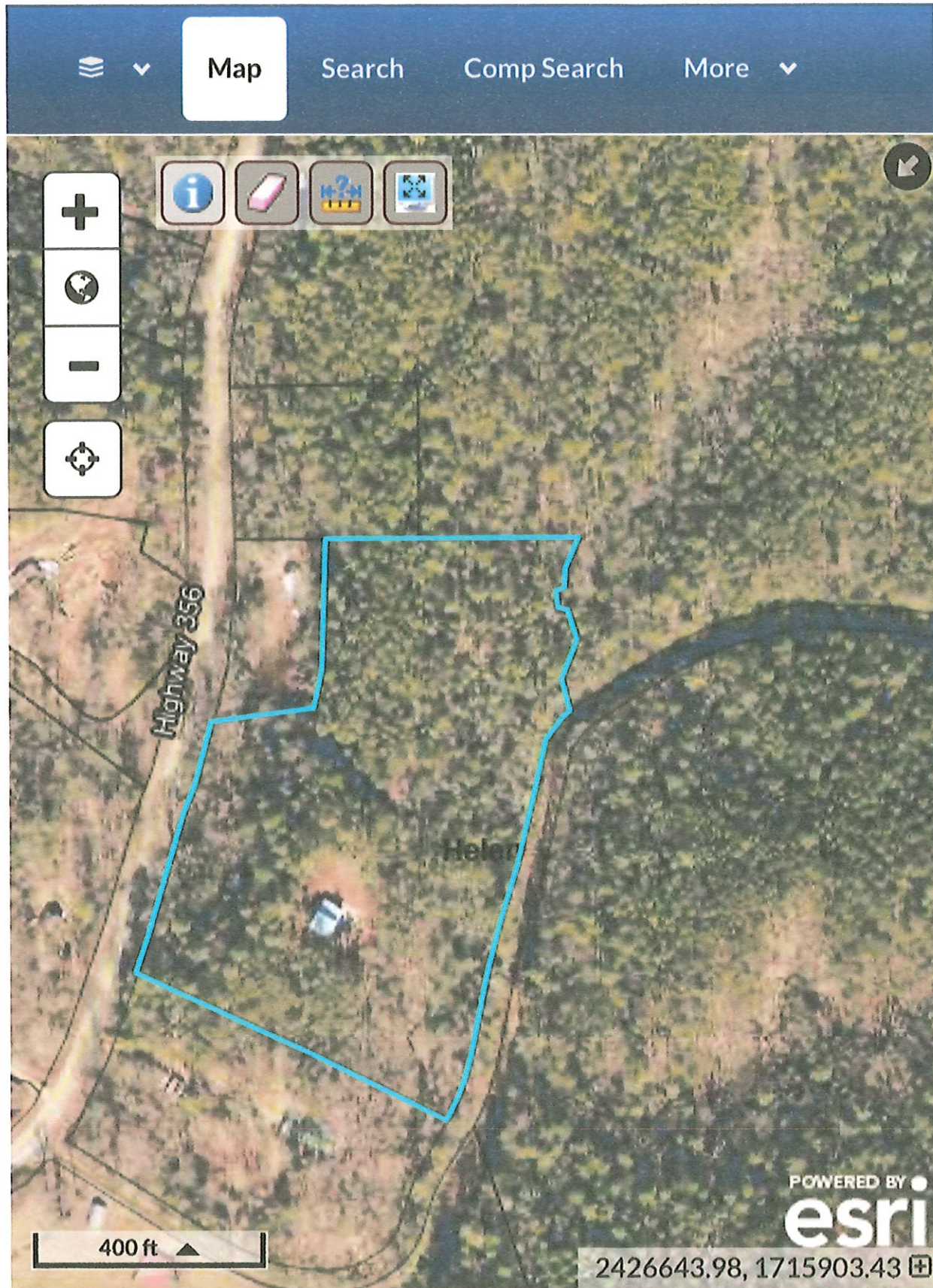
PAID DATE		9/12/2022	
RECEIPT PRINTED		10/2/2023 2:09:17 PM	
CASH AMOUNT	CHECK AMOUNT	CHARGE AMOUNT	CHECK NUMBER(s) CHARGE APPROVAL CODE
\$0.00	\$943.47	\$0.00	1142
REFUND AMOUNT		\$0.00	
OVERPAY AMOUNT		\$0.00	
CHANGE AMOUNT		\$0.00	
REGISTER		1	
CASHIER			
TOTAL PAID		\$943.47	

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	
2022-1172  FMV: 99410.00  042B 045	LL6 LD3  HWY 356  DISTRICT: 001  SERIAL NUMBER:  DECAL NUMBER: 0	11/15/2022    \$943.47	\$0.00  \$0.00  \$0.00	\$0.00	\$943.47	\$943.47	\$0.00	
Paid By: MORRIS COLIN C				Overpayment Amount: 0.00				
Check Number: 1142								
Transaction(s): 191190 - 191190		Total(s):	\$943.47	\$0.00	\$0.00	\$943.47	\$943.47	\$0.00





# White County, GA



WILDBLUME LLC

0 HWY 356

10.52 Acres Value \$126,240

View: [Report](#) | [Homestead Application](#)



**WHITE COUNTY PLANNING DEPARTMENT  
STAFF COMMENT**

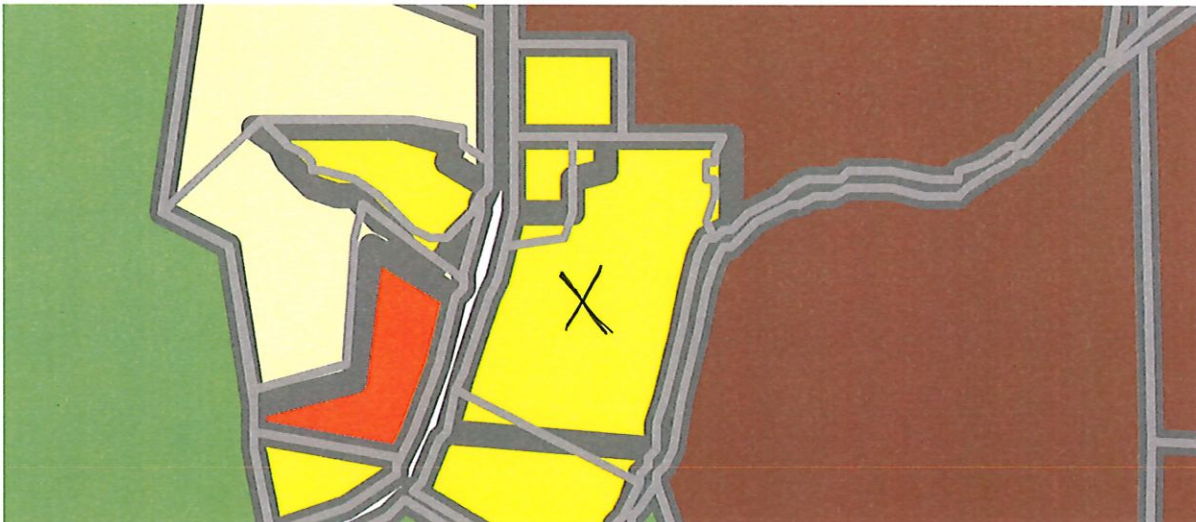
**COLIN MORRIS**

- PROPERTY IS LOCATED AT 538 HWY 356 IN HELEN. 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, AND WEST R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT; TO THE WEST R-3 RESIDENTIAL SEASON DISTRICT AND C-1 COMMUNITY COMMERCIAL DISTRICT; TO THE EAST PUBLIC LANDS.
- THE WHITE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP INDICATES SINGLE FAMILY RESIDENTIAL.
- TOTAL ACREAGE IS 10.523.
- PROPERTY SUPPLIED BY WELL AND SEPTIC.

**EXISTING LAND USE**



**FUTURE LAND USE**



WHITE COUNTY PLANNING COMMISSION MINUTES  
PUBLIC HEARING: LAND USE REGULATION

**Application of Colin Morris** to request a conditional use permit located at 538 Highway 356, Helen, Georgia, 30545. Tax map and parcel 042B-045. Total acreage is 10.523. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Colin Morris of 538 Highway 356, was present. Mr. Barton gave a summary of the application. Mr. Morris explained the proposed short-term rental would have a maximum occupancy of six to eight people and plenty of parking on the ten acres. He stated he just built the home, which received a Certificate of Occupancy in August, to retire to but would like to rent it out until then when they are not using it. He said his wife would manage the rental and he would be the local contact since he commutes from his other home to Lake Burton for his construction work. When asked if the home has been rented short-term, he said not yet.

Vice Chairman Yarbrough 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. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on December 4<sup>th</sup>.

A member of the audience asked what happens with the application that was not represented. Vice Chairman Yarbrough said the application defaulted and they would need to reapply to go through the application process. Mr. Sell explained they would not be able to reapply until after January 30<sup>th</sup> of 2024 when the moratorium is lifted. He said the application would be re-advertised, but if the property is rented short-term in the meantime, a complaint can be made to Code Enforcement.

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

WHITE COUNTY PLANNING COMMISSION MINUTES  
REGULAR SESSION

**Application of Mike and Heather Shramek** to request a conditional use permit located at 2734 Town Creek Road, Cleveland, Georgia, 30528. Tax map and parcel 020-095A. Total acreage is 2.70. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Mike Shramek of 2734 Town Creek Road, was present. Mr. Sell gave a summary of the application. Mr. Shramek explained the proposed short-term rental would have a maximum occupancy of six people. He said they run a small HVAC business in the community and will managed the rental themselves with the help from a broker for guidance. Mr. Shramek explained he is not an investor and the home was purchased for them to live in, but would like to help supplement income so they can move to their other property within 5 miles away. He detailed the rental policies, including an age minimum for the renters and no drones or shooting. He said of the 33 properties in Tailrage Subdivision, he received 22 with 6 others that would not sign but did not care about the short-term rental.

Motion to recommend approval to the Board of Commissioners made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.

**Application of Colin Morris** to request a conditional use permit located at 538 Highway 356, Helen, Georgia, 30545. Tax map and parcel 042B-045. Total acreage is 10.523. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Collin Morris of 538 Highway 356, was present. Mr. Sell gave a summary of the application. Mr. Morris had nothing to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Ms. Burke. Motion was unanimous. Mr. Sell advised the applicant of the next meeting on December 14<sup>th</sup>, 2023.

Mr. Sell presented proposed amendments of the existing Official Code of White County. Work session and public hearing. He explained that estate subdivisions would have a separate definition, but does not have a provision that would exclude them from the subdivision map currently and explained the criteria for subdivisions to be placed on the map. Upon questions brought up by Chairman Thomas and Ms. Burke, discussed the appeal process for a subdivision to be removed from the map and discussed lot number requirements for a common development.

Mr. Freeman expressed concerns regarding subdivisions from the 60s and 70s that do not have covenants, to which Mr. Sell explained this board would only be making a recommendation on the land use portion of the proposed amendments, not the Chapter 16 amendments brought before the Board of Commissioners.

Mr. Ackerman said he is undecided and believes there will not be anything that is one hundred percent, but in his opinion, this streamlines the short-term rental process and takes care of the family estate issue. He stated he was concerned with not having hearings, but believed the explanation of the appeal process would provide the opportunity to appeal and speak to the Board of Commissioners.

Ms. Burke stated there is an issue with short-term rentals in the county, to which Mr. Sell stated there were 179 applications between June 2015 and July of this year, 15 of which would have been denied under current regulations and of those, 7 would be approved under the proposed regulations. He said the letters have caused a lot of confusion and some inconsistencies. Ms. Burke asked if hearings could be



# WHITE COUNTY

## *Board of Commissioners*

**Item Title:** Renovations - Fire Station 6 & 4

**For Meeting Date:** 12/4/2023

**Work Session** ☐ **Regular Meeting** ☒ **Public Hearing** ☐

**Category (Select One):** SPLOST Request

**Submitted By:** David Murphy

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

1. FY24 CIP Page Document
2. RFP Solicitation Package
3. Bid Reponses - 3 Vendors

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### **Purpose:**

To renovate existing Fire Stations 6 (Hwy 129N) & 4 (Westmoreland Rd) for current use with 24 hour personnel.

### **Background / Summary:**

- Original stations were built as volunteer fire stations.
- Stations now used to house 24 hour personnel - seven days a week.
- Planned expenditures in the FY24 CIP.
- Original CIP noted expense of \$175,000

### **Department Recommendation:**

Department recommends to renovate existing fire stations 6 & 4 for current use and needs of both fire and EMS departments. See Director's summary sheet.

### **Options:**

- Renovate only Station 6.
- Building and Grounds Maintenance Department considering in house labor, and hiring temporary employee for the project.
- Change in scopes, reducing some of the options at Station 4 with selected contractor.
- No renovations and/or rebid project for a third attempt.



**Budget Information:** Applicable ☒ Not Applicable ☐

**Budgeted:** Yes ☒ No ☐

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

- 

**County Manager Comments:**

-



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## Department Review and Summary

After the second solicitation of the RFP for Station Renovations for Station 6 on Hwy 129N and Station 4 on Westmoreland Rd, we received three bids:

1. HEC Construction, Winder GA
2. Dream Garage Builders, Gainesville GA
3. Kochis Construction, Cleveland GA

These proposals ranged from \$ 182,176.10, the highest, to \$ 81,216.74, the lowest. This equals a 55.42% difference, while the scope of work remained the same.

The two lowest bids do not have the Workers Compensation insurance. The Dream Garage Builders stated they would require subcontractors to provide proof of the WC insurance. Kochis Construction is less than three (3) employees, and other than Mr. Kochis are part-time.

Kochis did not attend the pre-bid meeting as scheduled, however, he did schedule another time with Chief LeFevre to review Station 4 on Westmoreland. Kochis Construction originally set the specifications for the project and already knew most of the scope as he at the time was a full-time firefighter, and since has returned to volunteer status.

By county financial policy, and as the Department Manager, I can only recommend the company meet the submission requirements, which in this case is HEC Construction, Winder GA.

Of course, the Board of Commissioners can choose other options and/or vendor at their discretion.

This project is listed in the CIP for FY2024 and was originally placed at a total of \$175,000 which included HVAC (already awarded at \$13K to A&A) and was also changed in scope to not add include new square footage to Station 6.

The department seeks guidance from the BOC considering the substantial difference in price and submission requirements.

FIRE STATION 4 & FIRE STATION 6

RENOVATIONS

PROJECT# 2023-WCFS-001-A

Bids/Quotes Received

Vendor:

HEC CONSTRUCTION	WINDER GA
DREAM GARAGE BUILDERS	GAINESVILLE GA
KOCHIS CONSTRUCTION LLC	CLEVELAND GA

White County Staff Present:

Mike LeFerre	
Bryce Barrett	
Mitch Anne	
Josh Ligon	



**WHITE COUNTY  
GEORGIA**

**White County Board of Commissioners**

*Project # 2023-WCFS-00-1-A*

**Submission Requirements**

Company Name:	HEC Construction		Dream Garage		Kochis Construction	
	Winder, Georgia		Gainesville, Georgia		Cleveland, Georgia	
<b>Submission Requirements</b>						
Attended Mandatory Pre-Bid Meeting	✓		✓		X	
Appendix A – Bidder's Certification	✓		✓		✓	
Appendix B – E-Verify	✓		✓		Completed Exempt Form	
Appendix C – Pricing Sheet	✓		✓		✓	
W-9	✓		✓		✓	
Certificate of Proof of Insurance	✓		✓		✓	
Insurance Type	Liability	Workers Comp.	Liability	Workers Comp.	Liability	Workers Comp.
	✓	✓	✓	X	✓	X
Information Sheets	N/A		N/A		N/A	
Signed Addendum	✓		✓		X	
Pricing	\$182,176.10		\$179,920.18		\$81,216.74	



# FIVE YEAR CIP FOR WHITE COUNTY

## FISCAL YEAR 2024:

Department	Capital Item Description	New or Replacement	Estimated Cost	Funding Source
<b>General Fund</b>				
Fire Services	QRV - F250 or Equivalent / Administrative Command Vehicles (1)	Replacement	\$ 80,000	SPLOST
Fire Services	Station Renovations - Station 4 & 6	Replacement	\$ 175,000	HVAC - \$13K
Fire Services	Thermal Imaging Camera - E3	Replacement	\$ 6,000	SPLOST
Fire Services	Extrication Equipment - E2 & E4	Replacement	\$ 80,000	SPLOST
Animal Services	Shor-Line Stainless Steel Cage Assembly	Replacement	\$ 12,000	GENERAL FUND
Emergency Management	EOC Upgrade with Functional Back-Up System	New	\$ 30,000	SPLOST
<b>Special Revenue Funds</b>				
Emergency 911	Console Desks	Replacement	\$ 125,000	RESTRICTED WIRELESS
Emergency 911	Facility Improvements (Flooring/Comestic)	Replacement	\$ 10,000	GENERAL FUND
<b>Grant Funds</b>				
Hazard Mitigation Grant Program	Generators, Fire Stations 2, 3, 4, 5, 6, 7	Replacement	\$ 112,334	GRANT FUND
Hazard Mitigation Grant Program	Generator, Animal Services	Replacement	\$ 20,653	GRANT FUND
Hazard Mitigation Grant Program	Generator, Daybreak Tower Site	Replacement	\$ 26,092	GRANT FUND
<b>Total Cost for FY2024:</b>			\$ 677,079.00	
<b>General Fund \$ 27,000</b>				
<b>SPLOST2020 \$ 371,000</b>				
<b>E911 Fund \$ 135,000</b>				
<b>Solid Waste \$ 0</b>				
<b>Grants \$ 159,079</b>				

This architectural floor plan depicts a building layout with various rooms and corridors. The plan includes a large central hall, several smaller rooms, and a staircase. Dimensions are provided for various sections and overall building measurements.

**Room Labels and Dimensions:**

- Room 1: 12' x 12'
- Room 2: 12' x 12'
- Room 3: 12' x 12'
- Room 4: 12' x 12'
- Room 5: 12' x 12'
- Room 6: 12' x 12'
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- Room 22: 12' x 12'
- Room 23: 12' x 12'
- Room 24: 12' x 12'
- Room 25: 12' x 12'
- Room 26: 12' x 12'
- Room 27: 12' x 12'
- Room 28: 12' x 12'
- Room 29: 12' x 12'
- Room 30: 12' x 12'
- Room 31: 12' x 12'
- Room 32: 12' x 12'
- Room 33: 12' x 12'
- Room 34: 12' x 12'
- Room 35: 12' x 12'
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- Room 93: 12' x 12'
- Room 94: 12' x 12'
- Room 95: 12' x 12'
- Room 96: 12' x 12'
- Room 97: 12' x 12'
- Room 98: 12' x 12'
- Room 99: 12' x 12'
- Room 100: 12' x 12'

**Overall Dimensions:**

- Overall Width: 12' x 12'
- Overall Length: 12' x 12'
- Overall Area: 12' x 12'

# QUOTE

## Kochis Construction LLC.

INVOICE # 2369  
DATE: 9/19/2023

Kevin Kochis  
370 Post Circle Road.  
Cleveland, Ga 30528  
[Kevin.kochis27@gmail.com](mailto:Kevin.kochis27@gmail.com)  
Kevin (706) 969-5783

EXPIRATION DATE: 10/19/2023

TO White County Public Safety

1241 Helen Hwy. Suite 100  
Cleveland, Ga 30523

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Kevin Kochis	White County Station 4	Labor due upon completion of projects	Labor due upon completion of projects

QTY	DESCRIPTION	UNIT PRICE	TOTAL
1	36" pre-hung 6-panel interior doors (six)		\$1,456.22
1	Framing package for all new walls, closets, shelving and doors, step up-grade and repairs to existing areas in need of repair		\$3,258.26
1	Sheetrock, screws, corner beads, mud and tape		\$1,184.49
1	Screws, nails, bolts, and all fasteners		\$492.89
1	Base molding to match and additional cove base and adhesive for new and existing walls		\$762.59
1	Electrical outlets, switches, stove and added lights and fixtures including wire, junction boxes, and breakers		\$1,648.22
1	775 sq' of flooring including all transitional strips and adhesive		\$2,493.50
1	Cabinets, kitchen sink, faucet, and counter tops		\$2,776.70
1	Bathroom vanity with faucet (Two)		\$660
1	Plumbing materials, drains, supply lines and valves		\$472.56



1	Silicone, weather stripping, glue, and caulk, for existing windows and doors		\$352.58
1	Vent fans and ducts for existing bathrooms and ice closets.		\$276.47
	Total Material Cost:		\$15,834.48
	Total Labor:		\$10,600
SUBTOTAL			
SALES TAX			
TOTAL			\$26,434.48

Quotation prepared by: Kevin Kochis 9/19/2023 Kevin Kochis \_\_\_\_\_

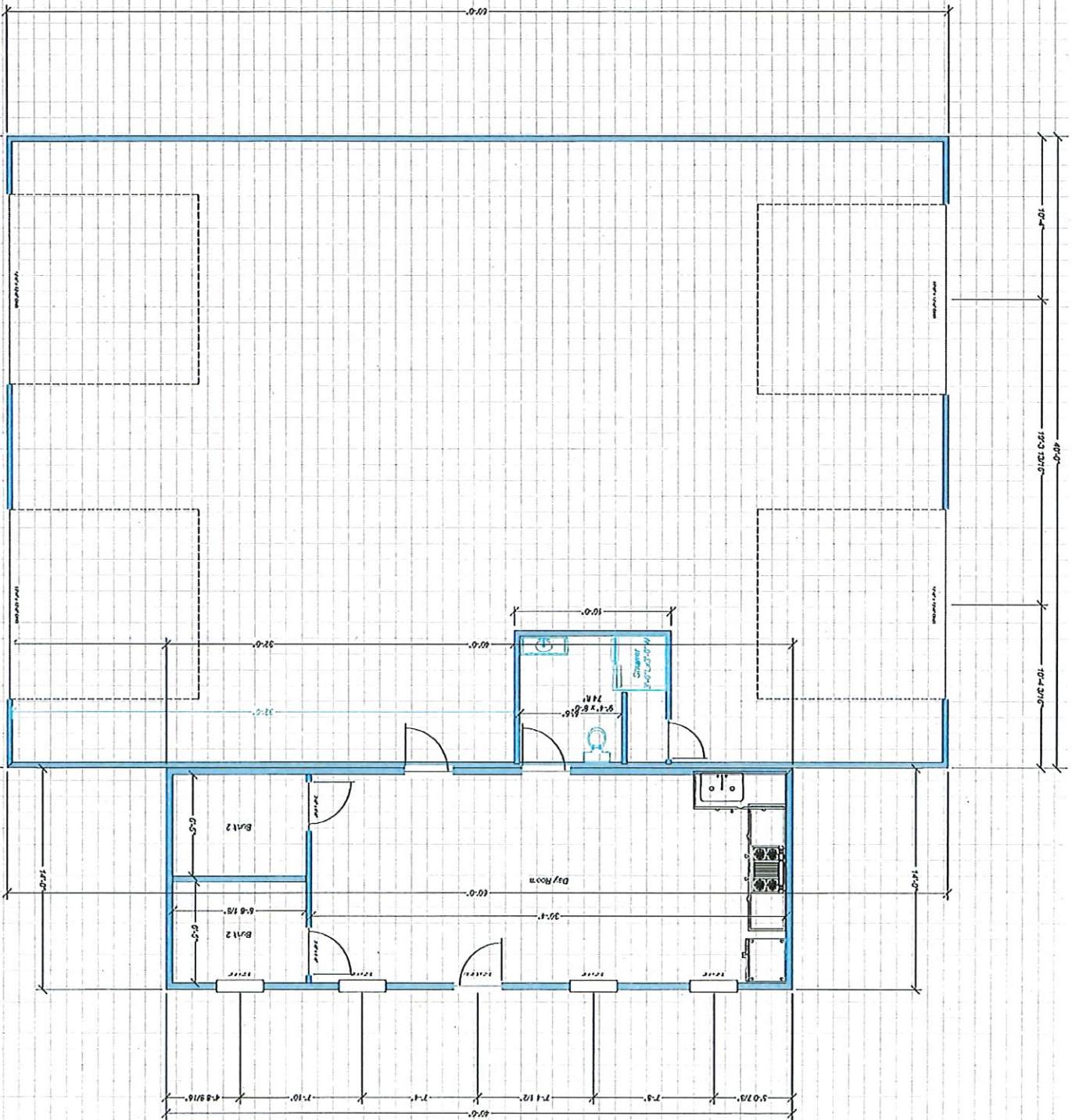
This is a quotation on the goods named, subject to the conditions noted below: Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To accept this quotation, sign here and return: \_\_\_\_\_

**THANK YOU FOR YOUR BUSINESS!**



STATION 6



# QUOTE

## Kochis Construction LLC.

Kevin Kochis  
370 Post Circle Road.  
Cleveland, Ga 30528  
[Kevin.kochis27@gmail.com](mailto:Kevin.kochis27@gmail.com)  
Kevin (706) 969-5783

INVOICE # 2362  
DATE: 9/19/2023

EXPIRATION DATE: 10/19/2023

TO White County Public Safety

1241 Helen Hwy. Suite 100  
Cleveland, Ga 30523

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Kevin Kochis	White County Station 6	Labor due upon completion of projects	Labor due upon completion of projects

QTY	DESCRIPTION	UNIT PRICE	TOTAL
1	Wood framing materials for walls and doors and shelves,		\$ 1,734.87
1	Sheetrock, screws, tape, and mud		\$ 284.49
6	6 panel pre-hung interior doors		\$ 933.44
1	775sq' (\$2.50 a square foot) flooring plus adhesive (glue) / Cove base and glue, plus 2 pieces of plywood for discrepancies in the existing floor.		\$ 3,756.34
1	30-inch bathroom vanity (sink and faucet included) and new toilet		\$ 330.00
1	Electrical (outlets and switch boxes, 12/2 wire, 6/3 wire and plug for stove)		\$ 815.74
1	Plumbing (kitchen sink, faucet, all supply lines, all shut-off valves, piping, fittings, clamps, and ice maker supplies, pee traps, etc....)		\$779.48
1	Nails, screws, and fasteners		\$208.28
1	Cabinets (Lower and upper) and countertop (Formica)		\$ 1,920.18
1	12 inch Vent fan and exterior vent for ice maker room		\$ 263.23



1	Silicone, weather stripping, glue, and caulk		\$ 122.23
	Total Material Cost:		\$ 11,148.28
	Total Labor:		\$ 8,600
SUBTOTAL			
SALES TAX			
TOTAL			\$ 19,748.28

Quotation prepared by: Kevin Kochis 9/19/2023 Kevin Kochis \_\_\_\_\_

This is a quotation on the goods named, subject to the conditions noted below: Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To accept this quotation, sign here and return: \_\_\_\_\_

THANK YOU FOR YOUR BUSINESS!

Previously Approved By BOC



A & A ELECTRIC, INC.  
GA LICENSE # CN5643  
3699 B. C. GRANT RD.  
CORNELIA, GA 30531  
706-778-7306

706-776-2507 FAX

1-800-537-0991

[gansley@aandaelectricinc.com](mailto:gansley@aandaelectricinc.com)

August 21, 2023

White County Fire Station #6,

A & A Electric is pleased to submit to you the following quote.

Install: 2.5-ton Lennox Heat Pump with 14.40 SEER/

(1) CBA25UH-030-230 (1) ECBA25-10, and (1) ML17XP1-030-230

Price ----- \$12,612.00

Warranty: One-year Labor warranty. The Compressor has a five-year limited warranty only, no labor.

Your may cancel this transaction without any penalty within Three Business Day's of the signed contract.

This price does not include any permits required.

The above price is valid for 90 days.

Payment: In full upon completion of each job.

Purchaser agrees to pay All Attorney's Fee and Court Cost if legal action is required for collection.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date of Acceptance

\_\_\_\_\_  
Greg Ansley



# Dream Garage Builders

6150 Old Still Run Road | Gainesville, Georgia 30506  
706-329-1830 | brian@onlygarages.com | www.onlygarages.com

## RECIPIENT:

### White County Fire Services

6449 U.S. 129  
Cleveland, Georgia 30528

## Quote #1

Sent on \_\_\_\_\_

**Total** **\$50,723.03**

Product/Service	Description	Qty.	Unit Price	Total
Station 6 Renovation	The following Line Items Pertain to renovation of Station 6 the specifications of the RFP and the Chief.			
Demo of Existing Kitchen	Cabinets shall be removed and disposed of. Plumbing, electrical connections shall remain. Cabinets to be emptied of all contents prior to start of renovation by Client	4.5	\$155.00	\$697.50
Demo 4 New Doorways and Trim	Demolition of existing walls shall be executed to create 3 new doorways and to remove existing doors to accommodate modifications of the floor plan. Existing Trim and Chair rail shall be removed per Command Staff Request	3.5	\$220.00	\$770.00
Bathroom Demo	Existing Sink and mirrors in bathroom shall be removed and disposed of. Toilet shall be removed in conjunction with flooring demo.	2	\$125.00	\$250.00
Flooring Demo	Professional machinery and technicians shall be employed to remove existing flooring thought the finished are inside the station to prepare for new floor plan and new flooring. Shall include scraping and chemical removal. 650sf  *** While it is unlikely, in the event diamond grinding is necessary, a change order shall be executed for the unforeseen labor necessary to grind down to raw concrete)	2.88	\$650.00	\$1,872.00
Propane Demolition	Licensed plumber shall disconnect and cap existing propane line inside the existing wall. Pipe shall remain intact for future use as needed by customer. Propane appliances shall be disposed of or left on site per preference of customer	4.25	\$210.00	\$892.50
Framing	Framers shall erect necessary walls to create 2 new bunk rooms per the specification. Framers shall frame for new door passing from day room to bathroom. Framers shall also frame small step outside of shower that moderates step distance down from shower to grade level. 19 Linear Feet	19	\$75.00	\$1,425.00

# Dream Garage Builders

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706-329-1830 | brian@onlygarages.com | www.onlygarages.com

Product/Service	Description	Qty.	Unit Price	Total
Electrical - Outlets and switches	<p>Licensed professional Electrician shall add outlets to walls of bunk rooms and shall add/move light and light switch for each bunk room. Electrician shall utilized existing switch locations when possible. Layout shall include wiring a high and low outlet for entertainment center on the designated wall.</p> <p>****Any modifications of cable, internet, ethernet, or any other system outside of the electrical system shall be either the responsibility of the customer, public works, or shall be added by change order.</p> <p>**** Price assumes that wall construction of interior walls are wood framed. If metal studs are present, a \$2000 contingency will be executed per code which dictates that romex is unacceptable and NM cable is required.</p>	12	\$160.00	\$1,920.00
Bathroom Light Addition	<p>Licensed Profession Electrician shall add 6" wafer light above existing shower and shall tie into existing wiring to electrify this light on the existing switch simultaneously with the other lights.</p>	2	\$215.00	\$430.00
Wire for Appliances	<p>Licensed Professional Electrician shall run 220v for addition of Electric Range. Wiring shall be via conduit on exterior of building entering brick wall on wall where stove shall be located. A dedicated microwave circuit shall also be run in the same fashion.</p> <p>*****This price is under the assumption that the panel load and wiring allows for use of the double breaker slot currently occupied by the mini split HVAC. In the event that HVAC contractor does not leave a 2 slot opening in the panel or changes the load/wiring of the circuit panel from current configuration, a Contingency of \$5000 shall be executed via change order to re-wire the circuit breaker box to accommodate the stove and microwave circuits.</p>	30	\$75.00	\$2,250.00
Kitchen Plumbing Prep	<p>Licensed Plumber shall prepare existing water and drain for new sink and cabinetry which shall include adding a water line for the refrigerator. Drain and water shall be relocated as necessary to accommodate new location of sink</p> <p>****Per request, the sink location shall remain in the same place as existing. This quote does not include movement or modification of the plumbing.</p>	7	\$210.00	\$1,470.00



# Dream Garage Builders

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706-329-1830 | brian@onlygarages.com | www.onlygarages.com

Product/Service	Description	Qty.	Unit Price	Total
Insulation and Drywall	All newly constructed walls shall be insulated with batts. Drywall will then be professionally hung and finished to all new and modified walls.  ****Existing Ceiling shall remain intact and unmodified	22	\$125.00	\$2,750.00
Interior Trim Work	All 3 new doors shall be trimmed and hung with hollow core 6 panel doors and trim consistent with existing. Contractor will make every effort to match existing trim if available. In the event trim is no longer available, closest available version will be installed. A hand rail shall also be added next to the shower for safety when stepping down from the shower.  Metal door from Station 4 shall be transplanted to doorway from bathroom to bay. Every attempt shall be made to salvage the existing door. If a new door is required, a Contingency of \$1200 shall be executed for purchase of a new metal commercial door.  Ceiling shall remain unmodified	3	\$828.94	\$2,486.82
Kitchen Cabinetry	New kitchen cabinets shall be professionally installed and set in L-shaped orientation as specified. Cabinet layout of ~24 linear feet of base and wall cabinets is attached and shall include cutouts for range, dishwasher, upper cabinet mounted microwave, and 32" refrigerator. Laminate style countertops similar to existing shall be installed with cabinetry.  Attached rendering is estimated lengths and measurements by cabinet designer for fit and function of the room. Final shall be determined at contract and when customer has supplied exact specs for appliances. Customer may modified cabinet layout if modification is consistent with cabinet providers pricing, capability, and availability or by change order in the event there is a cost change.	1	\$11,750.40	\$11,750.40
Interior Painting	All walls and trim shall be puttied, prepped, and painted. This shall include priming newly installed walls, doors, and trim and repainting all existing doors, walls, trim, interior face windows. 650 sf	1	\$3,960.00	\$3,960.00
Flooring	Professional Floor Provider shall install Shaw Contract Abide LVP – Color: Raw Umber Oak. Installation shall include necessary prep, glue, materials, and labor  650 sf	650	\$10.88	\$7,072.00

# Dream Garage Builders

6150 Old Still Run Road | Gainesville, Georgia 30506  
706-329-1830 | brian@onlygarages.com | www.onlygarages.com

Product/Service	Description	Qty.	Unit Price	Total
Cover Base	Johnsonite 4" Rubber Cove Base – Color: Dark Brown to be installed on all lower walls including materials, application material ie glue, and labor.	200	\$3.50	\$700.00
Bathroom Installation	Installation of one 36" vanity with mirror.  Includes Vanity, top, and sink.	1.5	\$770.50	\$1,155.75
Finish Plumbing	Licensed Professional Plumber shall connect vanity, Kitchen sink, Dishwasher, and Refrigerator for use. This shall include installation of faucets and drains.	5.75	\$210.00	\$1,207.50
Plumbing Fixtures	Steel double kitchen sink, Vanity Faucet, Kitchen Faucet	1	\$516.32	\$516.32
Finish Electrical	Licensed Professional Electrician shall Install 2 flat panel lights(one in each of the bunk rooms), 1 new vanity light, 1 wafer light over the shower, and install all switch plates for added and/or modified switches and outlets. Electrician shall also exchange vent fan for similar vent/light combo and shall transplant ceiling fan to replace existing ceiling light and shall install new 2x2 flat panel light in current fan location  *****All other lights shall remain as is and unmodified. If customer wishes to modify or add any lighting, change order may be requested by the customer on a cost plus 20% basis.	7	\$96.43	\$675.01
Electrical Fixtures	1 bathroom vent fan/light combo, 1 vanity light, 1 wafer light, 3 2'x2' flat panel ceiling lights	1	\$1,009.23	\$1,009.23
Appliance Installation	Appliances shall be installed per specifications. Customer agrees that appliances and any necessary wires/plugs/cords/vents/etc shall be delivered either inside the room to be installed or to the door nearest the room to be installed.  *****In the event that the vendor of the appliances offers installation with their deliver, Customer agrees to contact contractor and Contractor shall have the option of electing the vendor install their own appliances. In this case, the Contractor shall credit the customer for any installation cost not incurred by contractor. This credit shall be determined after all appliances have been deemed to be fully installed and up and running normally to full function.	6	\$99.00	\$594.00



# Dream Garage Builders

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706-329-1830 | brian@onlygarages.com | www.onlygarages.com

Product/Service	Description	Qty.	Unit Price	Total
Finishing, Cleaning, and Punch List	<p>Finishing shall include small items necessary for function such as installation of door knobs, etc</p> <p>Jobsite shall be left broom clean and shall dispose of all construction related trash. Contractor shall have 1 business day after all punch list items have been finished and accepted by the customer to removed Dumpster/dump trailer.</p> <p>Punch List shall be generated in conjunction with the customer. The Contractor will collate items that need to be adjusted or touched up and shall coordinate subcontractors/vendors to address all issues in all areas of work at one time.</p>	11	\$99.00	\$1,089.00
Dumpster/Dump Trailer	Onsite delivery and removal including one extra dump for 7 weeks.	7	\$540.00	\$3,780.00

**Total** **\$50,723.03**

This quote is valid for the next 30 days, after which values may be subject to change.

# Dream Garage Builders

6150 Old Still Run Road | Gainesville, Georgia 30506  
706-329-1830 | brian@onlygarages.com | www.onlygarages.com

## RECIPIENT:

### White County Fire Services

1650 Westmoreland Road  
Cleveland, Georgia 30528

## Quote #2

Sent on \_\_\_\_\_

**Total**

**\$92,615.60**

Product/Service	Description	Qty.	Unit Price	Total
Station 4 Renovation Fire Side - Downstairs	The following Line Items Pertain to renovation of Station 4 the specifications of the RFP and the Chief.			
Demo of Existing Kitchen	Cabinets shall be removed and disposed of. Plumbing, electrical connections shall remain.  ****Cabinets to be emptied of all contents prior to start of renovation by Client	6.5	\$155.00	\$1,007.50
Demo 5 New Doorways; kitchen wall; Bay walls	Demolition of existing walls shall be executed to create 5 new doorways and to remove existing doors to accommodate modifications of the floor plan. Short wall and pantry next to cabinets will be removed to accommodate new cabinetry/fridge.  Bay walls will be demoed appropriately for framing and finishing of new day room.  2 metal doors between bay and kitchen and bay and bathroom shall be removed for reuse.	7.5	\$220.00	\$1,650.00
Bathroom Demo	Existing Sink in both bathrooms shall be removed and disposed of. Toilet shall be removed in conjunction with flooring demo.	5	\$125.00	\$625.00
Flooring Demo	Professional machinery and technicians shall be employed to remove existing flooring thought the finished are inside the station to prepare for new floor plan and new flooring. Shall include scraping and chemical removal. 640 sf  *** While it is unlikely, in the event diamond grinding is necessary, a change order shall be executed for the unforeseen labor necessary to grind down to raw concrete)  *****If the concrete where the new day room will be framed has drains or significant issues requiring extreme levels of demo or prep, change order shall be executed in order to provide for quality and long lasting finished product.	740	\$2.88	\$2,131.20
Framing- Bunks	Framers shall erect necessary walls to create 3 new bunk rooms per the specification. 28 Linear Feet	26.2	\$75.00	\$1,965.00



# Dream Garage Builders

6150 Old Still Run Road | Gainesville, Georgia 30506  
706-329-1830 | brian@onlygarages.com | www.onlygarages.com

Product/Service	Description	Qty.	Unit Price	Total
Framing- Day Room	<p>Framers shall erect and enclose a ~450 sf new day room in the existing bay area as drawn on the specs. Newly enclosed day room shall be incorporated with enclosure of existing large walkthrough between bays. 10 feet from existing back wall shall be decked to provide for access to garage door opener. Ceiling joists and decking shall be up to code for uninhabited, non-storage code (dead load 10)</p> <p>Exterior of new wall facing bay door shall be sheathed in OSB per the Chief's request.</p>	450	\$19.01244	\$8,555.60
Electrical - Bunk rooms Outlets and switches	<p>Licensed professional Electrician shall add outlets to walls of bunk rooms and shall add light and light switch for each bunk room. Electrician shall utilized existing switch locations when possible. Layout shall include wiring a high and low outlet for entertainment center on the designated wall.</p> <p>****Any modifications of cable, internet, ethernet, or any other system outside of the electrical system shall be either the responsibility of the customer, public works, or shall be added by change order.</p> <p>**** Price assumes that wall construction of interior walls are wood framed. If metal studs are present, a \$2000 contingency will be executed per code which dictates that romex is unacceptable and wiring would be required to be NM cable.</p>	13	\$215.00	\$2,795.00
Electrical -Day room	<p>Licensed Profession Electrician shall wire day room to code including new outlets, switches for lights at door entrances, 6 wafer lights in the ceiling and shall relocated the exit signs, garage door opener, and smoke detector from bay ceiling to inside day room ceiling.</p>	540	\$8.00	\$4,320.00
Wire for Appliances	<p>Licensed Professional Electrician shall run 220v for addition of Electric Range to be located on common wall between kitchen and new day room (as defined in rendering). A dedicated microwave circuit shall also be run for above range microwave. Both runs shall be encased in conduit when in unfinished areas, and enclosed behind drywall in finished areas whenever possible. Both shall originated at sub panel in bunk room.</p> <p>*****If wiring or loads have been altered between bid visit and start of job, estimate shall be obtain and change order executed for required changes.</p>	30	\$75.00	\$2,250.00

# Dream Garage Builders

6150 Old Still Run Road | Gainesville, Georgia 30506  
706-329-1830 | brian@onlygarages.com | www.onlygarages.com

Product/Service	Description	Qty.	Unit Price	Total
HVAC Addition	<p>HVAC Contractor shall add output registers to 1 bunk room, and 2 registers and one return to new Day room.</p> <p>*****No modification to system shall be included. If system is undersized or unable to handle new load, estimate for bringing system up to spec shall be obtained and change order executed.</p>	4	\$750.00	\$3,000.00
Kitchen Plumbing Prep	<p>Licensed Plumber shall prepare existing water and drain for new sink and cabinetry which shall include adding a water line for the refrigerator.</p> <p>****Per request, the sink location shall remain in the same place as existing. This quote does not include movement or modification of the plumbing.</p>	4	\$210.00	\$840.00
Insulation and Drywall	<p>All newly constructed walls be insulated with batts. Drywall will then be professionally hung and finished to all new and modified walls.</p> <p>****Existing Ceiling shall remain intact and unmodified</p>	75	\$125.00	\$9,375.00
Interior Trim Work	<p>All 4 new doors shall be trimmed and hung with hollow core 6 panel doors and trim consistent with existing. One doorway will be cased. Contractor will make every effort to match existing trim if available. In the event trim is no longer available, closest available version will be installed.</p> <p>****Existing Ceiling shall remain intact and unmodified</p>	4.5	\$828.94	\$3,730.23
Exterior doors	<p>One steel door with steel casement/trim shall be installed between new day room and existing bay area. A residential style, 6 panel exterior door shall be installed in the new dayroom facing the existing bay door and in the doorway from new day room to bathroom.</p> <p>*****Contractor will attempt to repurpose existing steel commercial door to day room to bay pass through door. In the event that the door is not salvageable, a \$1200 contingency shall be executed to purchase a new door</p>	3	\$1,254.25	\$3,762.75



# Dream Garage Builders

6150 Old Still Run Road | Gainesville, Georgia 30506  
706-329-1830 | brian@onlygarages.com | www.onlygarages.com

Product/Service	Description	Qty.	Unit Price	Total
Kitchen Cabinetry	<p>New kitchen cabinets shall be professionally installed and set in L-shaped orientation as specified. Cabinet layout is attached and shall include cutouts for range, dishwasher, upper cabinet mounted microwave, and 32" refrigerator. Laminate style countertops similar to existing shall be installed with cabinetry.</p> <p>See attached rendering. Rendering is estimated lengths and measurements by cabinet designer for fit and function of the room. Final shall be determined at contract and when customer has supplied exact specs for appliances. Customer may modify cabinet layout if modification is consistent with cabinet providers pricing, capability, and availability or by change order in the event there is a cost change.</p>	1	\$9,622.00	\$9,622.00
Interior Painting	All walls and trim shall be puttied, prepped, and painted. This shall include priming newly installed walls, doors, and trim and repainting all existing doors, walls, trim, interior face windows. Paint in the bay area shall be limited to priming the newly framed and finished wall that encloses existing bathroom door.	1.85	\$3,660.00	\$6,771.00
Flooring	Professional Floor Provider shall install Shaw Contract Abide LVP - Color: Raw Umber Oak. Installation shall include necessary prep, level, glue, materials, and labor. 1326 sf	1326	\$10.88	\$14,426.88
Cove Base	Johnsonite 4" Rubber Cove Base - Color: Dark Brown to be installed on all lower walls including materials, application material ie glue, and labor.	442.1	\$3.50	\$1,547.35
Bathroom Installation	<p>Installation of 2- 36" vanities with mirrors</p> <p>Includes Vanity, top, and sink.</p>	3	\$770.50	\$2,311.50
Finish Plumbing	Licensed Professional Plumber shall connect vanity, Kitchen sink, Dishwasher, and Refrigerator for use. This shall include installation of faucets and drains.	7.75	\$210.00	\$1,627.50
Plumbing Fixtures	Steel double kitchen sink, 2- Vanity Faucet, Kitchen Faucet	1	\$636.32	\$636.32
Finish Electrical	<p>Licensed Professional Electrician shall install 7 flat panel 2x2 lights (one in each bunk room and 4 in kitchen), 2 new vanity lights, 6 wafer lights in day room, and install all switch plates for added and/or modified switches and outlets.</p> <p>*****All other lights shall remain as is and unmodified. If customer wishes to modify or add any lighting, change order may be requested by the customer on a cost plus 20% basis.</p>	19	\$96.43	\$1,832.17

# Dream Garage Builders

6150 Old Still Run Road | Gainesville, Georgia 30506  
706-329-1830 | brian@onlygarages.com | www.onlygarages.com

Product/Service	Description	Qty.	Unit Price	Total
Electrical Fixtures	7 flat panel 2x2, 2 vanity light, 6 wafer lights	2	\$640.80	\$1,281.60
Appliance Installation	<p>Appliances shall be installed per specifications. Customer agrees that appliances and any necessary wires/plugs/cords/vents/etc shall be delivered either inside the room to be installed or to the door nearest the room to be installed.</p> <p>*****In the event that the vendor of the appliances offers installation with their deliver, Customer agrees to contact contractor and Contractor shall have the option of electing the vendor install their own appliances. In this case, the Contractor shall credit the customer for any installation cost not incurred by contractor. This credit shall be determined after all appliances have been deemed to be fully installed and up and running normally to full function.</p>	6	\$99.00	\$594.00
Finishing, Cleaning, and Punch List	<p>Finishing shall include small items necessary for function such as installation of door knobs, etc</p> <p>Jobsite shall be left broom clean and shall dispose of all construction related trash. Contractor shall have 1 business day after all punch list items have been finished and accepted by the customer to removed Dumpster/dump trailer.</p> <p>Punch List shall be generated in conjunction with the customer. The Contractor will collate items that need to be adjusted or touched up and shall coordinate subcontractors/vendors to address all issues in all areas of work at one time.</p>	22	\$99.00	\$2,178.00
Dumpster/Dump Trailer	Onsite delivery and removal including one extra dump for 7 weeks.	7	\$540.00	\$3,780.00

Total

\$92,615.60

This quote is valid for the next 30 days, after which values may be subject to change.



# Dream Garage Builders

6150 Old Still Run Road | Gainesville, Georgia 30506  
706-329-1830 | brian@onlygarages.com | www.onlygarages.com

## RECIPIENT:

### White County Fire Services

1650 Westmoreland Road  
Cleveland, Georgia 30528

## Quote #3

Sent on \_\_\_\_\_

**Total** **\$21,273.83**

Product/Service	Description	Qty.	Unit Price	Total
Station 4 Renovation - Fire Side Upstairs	The following Line Items Pertain to renovation of Station 4 per the specifications of the RFP and the Chief.			
Demo 1 New Doorways	Demolition of existing walls shall be executed to create 1 new doorways and to accommodate modifications of the floor plan.	2	\$220.00	\$440.00
Flooring Demo	Professional machinery and technicians shall be employed to remove existing carpet thought the finished are inside the station to prepare for new floor plan and new flooring. Shall include scraping and chemical removal as needed. 650sf	677	\$1.44	\$974.88
Framing	Framers shall erect necessary walls to create 2 new bunk rooms per the specification. 12 Linear Feet	12	\$75.00	\$900.00
HVAC Addition	HVAC Contractor shall add 1 output register to each of the new bunkrooms  *****No modification to system shall be included. If system is undersized or unable to handle new load, estimate for bringing system up to spec shall be obtained and change order executed	2	\$750.00	\$1,500.00
Electrical - Outlets and switches	Licensed professional Electrician shall add outlets to walls of bunk rooms and shall add light and light switch for each bunk room. Electrician shall utilize existing switch locations when possible.  **** Price assumes that wall construction of interior walls are wood framed. If metal studs are present, a \$1000 contingency will be executed per code which dictates that romex is unacceptable and NM cable is required.  ****Any modifications of cable, internet, ethernet, or any other system outside of the electrical system shall be either the responsibility of the customer, public works, or shall be added by change order.	13	\$160.00	\$2,080.00
Insulation and Drywall	All newly constructed walls will be insulated with batt insulation. Drywall will then be professionally hung and finished to all new and modified walls.	18	\$125.00	\$2,250.00

# Dream Garage Builders

6150 Old Still Run Road | Gainesville, Georgia 30506  
706-329-1830 | brian@onlygarages.com | www.onlygarages.com

Product/Service	Description	Qty.	Unit Price	Total
Interior Trim Work	All 1 new door shall be trimmed and hung with hollow core 6 panel doors and trim consistent with existing. Contractor will make every effort to match existing trim if available. In the event trim is no longer available, closest available version will be installed.	1	\$828.94	\$828.94
Interior Painting	All walls and trim shall be puttied, prepped, and painted. This shall include priming newly installed walls, doors, and trim and repainting all existing doors, walls, trim, interior face windows. 650 sf	0.75	\$3,660.00	\$2,745.00
Flooring	Professional Floor Provider shall install Shaw Contract Abide LVP - Color: Raw Umber Oak. Installation shall include necessary prep, glue, materials, and labor  650 sf	650	\$10.88	\$7,072.00
Cove Base Installation	Johnsonite 4" Rubber Cove Base - Color: Dark Brown to be installed on all lower walls including materials, application material ie glue, and labor.	216.67	\$3.49998	\$758.34
Finish Electrical	Licensed Professional Electrician exchange 6-2x4' drop ceiling lights for 8- 2x2' LED drop ceiling lights (one in each bunk room and 6 in classroom and install all switch plates for added and/or modified switches and outlets.  ***** All other lights shall remain as is and unmodified. If customer wishes to modify or add any lighting, change order may be requested by the customer on a cost plus 20% basis.	9	\$96.43	\$867.87
Electrical Fixtures	8- 2'x2' Drop ceiling fitment LED Troffer Lights	1	\$460.80	\$460.80
Finishing, Cleaning, and Punch List	Finishing shall include small items necessary for function such as installation of door knobs, fill in drop ceiling tiles, etc.  Jobsite shall be left broom clean and shall dispose of all construction related trash. Contractor shall have 1 business day after all punch list items have been finished and accepted by the customer to removed Dumpster/dump trailer.  Punch List shall be generated in conjunction with the customer. The Contractor will collate items that need to be adjusted or touched up and shall coordinate subcontractors/vendors to address all issues in all areas of work at one time.	4	\$99.00	\$396.00



# Dream Garage Builders

6150 Old Still Run Road | Gainesville, Georgia 30506  
706-329-1830 | brian@onlygarages.com | www.onlygarages.com

Product/Service	Description	Qty.	Unit Price	Total
Dumpster/Dump Trailer	Onsite delivery and removal including one extra dump for 7 weeks.  *****Shared cost between different sections of renovations on station 4. Contractor reserves the right to extend the fee on a weekly basis if the customer elects to execute the work over a longer period than the 45 days specified in the RFP.	0	\$540.00	\$0.00

**Total** **\$21,273.83**

This quote is valid for the next 30 days, after which values may be subject to change.

# Dream Garage Builders

6150 Old Still Run Road | Gainesville, Georgia 30506  
706-329-1830 | brian@onlygarages.com | www.onlygarages.com

## RECIPIENT:

### White County Fire Services

1650 Westmoreland Road  
Cleveland, Georgia 30528

## Quote #4

Sent on \_\_\_\_\_

**Total** **\$15,307.72**

Product/Service	Description	Qty.	Unit Price	Total
Station 4 Renovation- EMS Side	The following Line Items Pertain to renovation of Station 4 per the specifications of the RFP and the Chief.			
Demo 3 New Doorways and ceiling	Demolition of damage ceiling, crown molding, and any other needed items to clear for framing of new bunkrooms. May include sections of ceiling for HVAC movement .	2	\$220.00	\$440.00
Framing	Framers shall erect necessary walls to create 2 new bunk rooms per the specification. 17 Linear Feet	13.6	\$75.00	\$1,020.00
Electrical - Outlets and switches	Licensed professional Electrician shall add outlets to walls of bunk rooms and shall add light and light switch for each bunk room, as well as for the hallway. Electrician shall utilized existing switch locations when possible.  **** Price assumes that wall construction of interior walls are wood framed. If metal studs are present, a \$800 contingency will be executed per code which dictates that romex is unacceptable and NM cable is required.	5	\$215.00	\$1,075.00
HVAC Drop to New Bunks	HVAC contractor shall run output register to each of the newly created bunk rooms.	2	\$750.00	\$1,500.00
Insulation and Drywall	Insulation shall be installed and drywall will then be professionally hung and finished to all new and modified walls in new bunk rooms and new hall. Ceiling shall be repair to match existing as close as possible.	28	\$125.00	\$3,500.00
Interior Trim Work	2 new doors shall be trimmed and hung with hollow core 6 panel doors and trim consistent with existing. New baseboard will be hung on all walls in bunk rooms and new hallway Contractor will make every effort to match existing trim if available. In the event trim is no longer available, closest available version will be installed.	4.75	\$828.94105	\$3,937.47

# Dream Garage Builders

6150 Old Still Run Road | Gainesville, Georgia 30506  
706-329-1830 | brian@onlygarages.com | www.onlygarages.com

Product/Service	Description	Qty.	Unit Price	Total
Interior Painting	All walls and trim shall be puttied, prepped, and painted. This shall include priming newly installed walls, doors, and trim and repainting all existing doors, ceiling, walls, trim, interior face windows. Paint in the bay area shall be limited to priming the newly framed and finished wall that encloses existing bathroom door. 650 sf	0.7	\$3,660.00	\$2,562.00
Finish Electrical	Licensed Professional Electrician shall install 2 flat panel 2x2' lights (one in each of the bunk rooms), 2 wafer light in the hallway, and install all switch plates for added and/or modified switches and outlets.  *****All other lights shall remain as is and unmodified. If customer wishes to modify or add any lighting, change order may be requested by the customer on a cost plus 20% basis.	3	\$215.00	\$645.00
Electrical Fixtures	2- 2x2' flat panel lights, 2 wafer lights	1	\$331.25	\$331.25
Finishing, Cleaning, and Punch List	Finishing shall include small items necessary for function such as installation of door knobs, etc  Jobsite shall be left broom clean and shall dispose of all construction related trash. Contractor shall have 1 business day after all punch list items have been finished and accepted by the customer to removed Dumpster/dump trailer.  Punch List shall be generated in conjunction with the customer. The Contractor will collate items that need to be adjusted or touched up and shall coordinate subcontractors/vendors to address all issues in all areas of work at one time.	3	\$99.00	\$297.00
Dumpster/Dump Trailer	Onsite delivery and removal including one extra dump for 7 weeks.  *****Shared cost between different sections of renovations on station 4. Contractor reserves the right to extend the fee on a weekly basis if the customer elects to execute the work over a longer period than the 45 days specified in the RFP.	0	\$540.00	\$0.00

# Dream Garage Builders

6150 Old Still Run Road | Gainesville, Georgia 30506  
706-329-1830 | brian@onlygarages.com | www.onlygarages.com

Total	<b>\$15,307.72</b>
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This quote is valid for the next 30 days, after which values may be subject to change.





HEC Construction Solutions  
Winder, GA, 30680

White Co Fire Station #4  
& #6 Renovations  
Bid #2023-WCFS-001-A  
White County Fire  
Services Station 4  
1650 Westmoreland  
Road

11/28/2023

10/13/2023

Bid Item Breakout

## Bid Item Totals

Description	Total Estimate	Job
Fire Station #4	\$125,134.31	68.69%
Fire Station #6	\$57,041.79	31.31%
<b>Total Estimate</b>	<b>\$182,176.10</b>	<b>100.00%</b>

### Change Order Process

HEC Construction Solutions will notify the owner's representative if any changes arrive that will alter the above Scope of Work and contract amount. All changes will be submitted and processed on a Change Order Form with a description of work and cost of the change to be approved by owner's representative and HEC Construction representative in writing.

### Warranty Information

HEC Construction Solutions pledges to its customers that all material, workmanship, and/or building improvements provided for in the course of their renovation and/or building projects will be free of defects, will be of a specified quality, and will perform properly for a period of one year from the day of commencement of use, substantial completion of the project, or a date of notice of completion of the project, whichever is the first to occur. HEC Construction Solutions will assign and deliver to owner all guarantees, warranties, and quality instructions of all subcontractors, equipment manufacturers, and material suppliers that are applicable to the project. HEC Construction Solutions, within 3 days of the first knowledge of any defect or failure to operate properly, is to be notified in writing by the owner or their agents. HEC Construction Solutions shall be given first opportunity to promptly repair, replace, and/or correct item found to be defective, or that fails to function properly, at no cost to the owner within a reasonable period. This warranty does not apply to any construction work that has been subjected to an accident, misuse, and abuse, nor to any construction work that has been modified, altered, defaced, and/or had repairs made/attempted by others. Please see Limitations below.

### Limitations

HEC Construction Solutions, under no circumstances is to be liable by virtue of this warranty or otherwise for damage to any person or property whatsoever for any special, indirect, secondary, or consequential damage of any nature however arising out of the use or inability to use because of the construction defect. HEC Construction Solutions is not liable for repair conditions caused by chemical or sedimentary build up, misuse or abuse, failure to clean or maintain as specified by the equipment manufacturer, missing parts, structural changes, fire, freezing, electrical failure or surge, water damage, lightning, mud, earthquake, soil movement, soil sediment, storms, accidents, pest damage, or acts of nature. HEC Construction Solutions is not liable for repairs related to; The adequacy or capacity of appliances, components, materials, and systems inside or outside of the building; Improper installation not performed by HEC Construction Solutions; Design failure or previous repair of appliances, components, and systems; Problems or failures caused by a manufacturer's defect; Or problems caused by alterations or modifications of appliances, components, or systems. HEC Construction Solutions will not perform normal or routine maintenance, and we will not pay for failures that result from the Contract/Warranty holder's failure to perform normal or routine maintenance. HEC Construction Solutions will not repair or replace any manufacturer covered systems or appliances if they are inoperable because of any condition not covered by our warranty. HEC Construction Solutions is not responsible for upgrade or additional costs or expenses that may be required to meet current building or zoning code requirements or correct existing code violations.

### Scheduling the Work

HEC Construction Solutions will start the work within 10-14 business days of acceptance of this proposal by contract execution and/or issue of P.O. number and construction schedule generated.

### Clarifications

HEC Construction Solutions has not been made aware by reports nor have we tested for known hazardous materials that require environmental specialized abatement, and therefore are not included in this proposed document. Should anything become suspect and apparent at job start-up we will work closely with the owner's representative to solve requirements and present necessary time and monetary change orders if any to handle this change in scope. This proposal and price is valid for 30 days from the date contained herein. We appreciate the business opportunity and look forward to serving your company!

### Client Acceptance

Client Signature: \_\_\_\_\_

Date Signed: \_\_\_\_\_

Client Name: \_\_\_\_\_

# QUOTE

## Kochis Construction LLC.

INVOICE # 2368  
DATE: 11/26/2023

Kevin Kochis  
370 Post Circle Road.  
Cleveland, Ga 30528  
[Kevin.kochis27@gmail.com](mailto:Kevin.kochis27@gmail.com)  
Kevin (706) 969-5783

EXPIRATION DATE: 12/26/2023

TO White County Public Safety

1241 Helen Hwy. Suite 100  
Cleveland, Ga 30523

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Kevin Kochis	White County Station 6	In accordance with bid packet	In accordance with bit packet

QTY	DESCRIPTION	UNIT PRICE	TOTAL
1	Wood framing materials for walls and doors and shelves,		\$ 2,234.87
1	Sheetrock, screws, tape, and mud		\$ 784.49
6	6 panel pre-hung interior doors		\$ 1,133.44
1	775sq' (\$3.50 a square foot) flooring plus adhesive (glue) / Cove base and glue, plus 2 pieces of plywood for discrepancies in the existing floor.		\$ 4,756.34
1	30-inch bathroom vanity (sink and faucet included) and new toilet		\$ 530.00
1	Electrical (outlets and switch boxes, 12/2 wire, 6/3 wire and plug for stove)		\$ 1,415.74
1	Plumbing (kitchen sink, faucet, all supply lines, all shut-off valves, piping, fittings, clamps, and ice maker supplies, pee traps, etc....)		\$979.48
1	Nails, screws, and fasteners		\$408.28
1	Cabinets (Lower and upper) and countertop (Formica), and all other necessary components		\$ 4,820.18
1	12-inch Vent fan and exterior vent for ice maker room		\$ 463.23



1	Silicone, weather stripping, glue, and caulk		\$ 322.23
	Total Material Cost:		\$ 17,848.28
	Total Labor:		\$ 11,500
SUBTOTAL			
SALES TAX			
TOTAL			\$ 29,348.28

Quotation prepared by: Kevin Kochis

11/26/2023

Kevin Kochis

*Kevin Kochis*

This is a quotation on the goods named, subject to the conditions noted below: Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To accept this quotation, sign here and return: \_\_\_\_\_

THANK YOU FOR YOUR BUSINESS!

# QUOTE

## Kochis Construction LLC.

INVOICE # 2369  
DATE: 11/26/2023

Kevin Kochis  
370 Post Circle Road.  
Cleveland, Ga 30528  
[Kevin.kochis27@gmail.com](mailto:Kevin.kochis27@gmail.com)  
Kevin (706) 969-5783

EXPIRATION DATE: 12/26/2023

TO White County Public Safety

1241 Helen Hwy. Suite 100  
Cleveland, Ga 30523

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Kevin Kochis	White County Station 4	In accordance with bid packet	In accordance with bid packet

QTY	DESCRIPTION	UNIT PRICE	TOTAL
1	36" pre-hung 6-panel interior doors		\$ 1,468.22
1	Framing package for all new walls, closets, new day room, shelving and doors, step up-grades and repairs to existing areas in need of repair		\$6,351.60
1	Sheetrock, screws, corner beads, mud and tape for all areas.		\$2,143.32
1	1325sq' (\$3.50 a square foot) flooring plus adhesive (glue) / Cove base and glue, transition strips and leveler		\$4,937.50
1	Insulation for all new walls and dayroom		\$1,574.28
1	Electrical including all materials needed for all renovated and new areas		\$3,848.22
1	Base molding as specified in bid packet for all renovated areas and new areas		\$1,162.59
1	Nails, screws, and fasteners for all work needed to be performed.		\$992.89
1	Cabinets (Lower and upper) and countertop (Formica), kitchen sink, plumbing materials and supply lines		\$5,176.70



1	Bathroom vanities, faucets, toilets, plumbing materials, drains and supply lines, wax rings, vent fans etc...		\$2,460.56
1	Silicone, weather stripping, glue, and caulk for existing doors and windows not being replaced.		\$552.58
	Dump fees for station 4 and station 6		\$1,200
	Total Material Cost:		\$31,868.46
	Total Labor:		\$20,000
SUBTOTAL			
SALES TAX			
TOTAL			\$51,868.46

Quotation prepared by: Kevin Kochis

11/26/2023

Kevin Kochis

*Kevin Kochis*

This is a quotation on the goods named, subject to the conditions noted below: Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To accept this quotation, sign here and return: \_\_\_\_\_

**THANK YOU FOR YOUR BUSINESS!**



# WHITE COUNTY

## *Board of Commissioners*

**Item Title:** YP Sports Complex Batting Cage Concrete Pads

**For Meeting Date:** 12/14/2023

**Work Session** ☒ **Regular Meeting** ☐ **Public Hearing** ☐

**Category (Select One):** SPLOST Request

**Submitted By:** Kim McEntire

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

1. Bid results
2. Batting cages as of now
- 3.

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### **Purpose:**

This was the final Parks & Recreation CIP project outlined in the FY24 Budget. This request aims to add much-needed concrete pads for the YP Sports Complex batting cages. The cages are currently unusable after rain. Both recreation teams and travel tournament teams use these batting cages.

### **Background / Summary:**

- The batting cages are in desperate need of concrete flooring. They are completely inoperable after rain.

### **Department Recommendation:**

I recommend adding concrete pads for the YP Sports Complex batting cages for the benefit of both recreation teams as well as travel tournament teams.

### **Options:**

- Accept the quote of \$21,154 from HEC Construction to be funded from SPLOST 2020.
- Reject the project.

**Budget Information:** Applicable ☒ Not Applicable ☐

**Budgeted:** Yes ☐ No ☒

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

- This project was included in the FY2024 Capital Improvement Plan with SPLOST as the recommended funding source.

**County Manager Comments:**

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Miri

## INSTALLATION OF BATTING CAGE PADS

**PROJECT# 2023-PR11032023SPORTS**

## **SUBMISSION REQUIREMENTS**

	HFC	Complete Site	Washburn Contract	Riley Contract		
Submission Requirements:						
Completed Bidder's Certification - Appendix A	✓	✓	✓	✓		
Completed E-Verify - Appendix B	✓	✓	✓	✓		
Completed Pricing Sheet - Appendix C	✓	✓	✓	✓		
Completed W-9	✓	✓	✓	✓		
Information Sheets, etc	✓	✓	✓	✓		
Signed Addendum	✓	✓	✓	✓		
Proof of Insurance	✓	✓	✓	✓		
<b>PRICING:</b>						
Two(2) 62'x18' Concrete Batting Cage Pads	\$21,154.00	\$19,350	\$48,000.00	\$28,500.00		
Additional Fees, Delivery, etc (if applicable)						





**Appendix C**  
**Installation of Batting Cage Pads**  
**Project# 2023-PR11032023**  
**Pricing Sheet**

Product	Qty	Price Each	Total
Two (2) 62' x 18' concrete batting cage pads	2	\$10,577.00	\$21,154.00
Additional Fees, Delivery, etc (if applicable)			0
	Total Bid: \$21,154.00		
Expected Completion Time Frame:	14 Business Days		

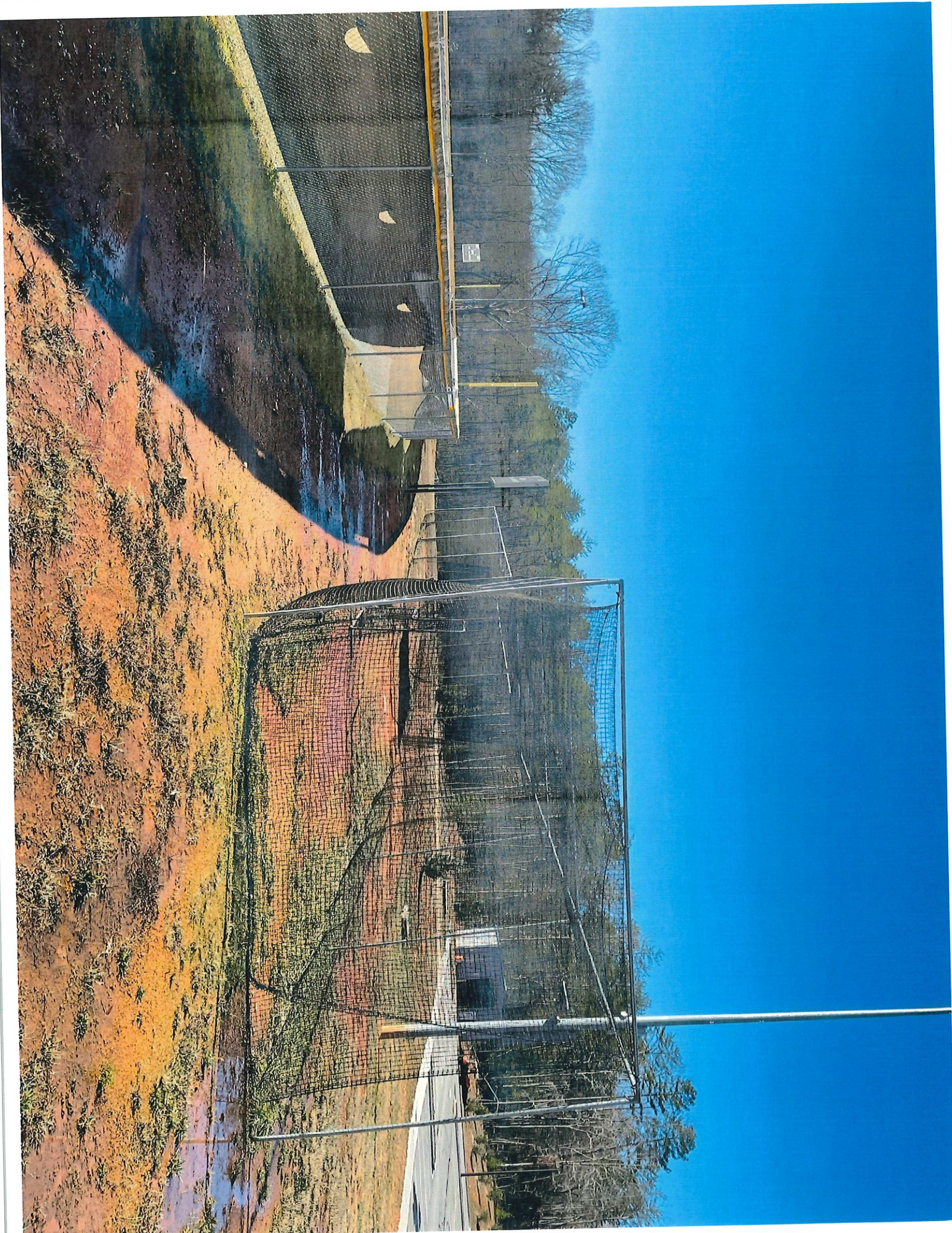
Name of Company: HEC Construction Solutions LLC

Address of Company: 270 Ryan Rd, Winder, GA 30680

Printed Name and Title of Person Authorized to Sign Pricing Sheet:  
Leslie Rye, Administrative Officer

Signature: Leslie Rye Date: 12/4/2023









# WHITE COUNTY

## *Board of Commissioners*

**Item Title:** DFACS Board Appt

**For Meeting Date:** 12/14/2023

**Work Session** ☐ **Regular Meeting** ☒ **Public Hearing** ☐

**Category (Select One):** Board Appointment

**Submitted By:** Shanda Murphy

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

1. Notice of Board Vacancy
2. Kimberly Parham Application - Referred by Commissioner Goodger
3. \_\_\_\_\_

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**Purpose:**

To fulfill a Board vacancy on the DFACS Board - left by the resignation of Anna Robertson

**Background / Summary:**

- Anna Robertson resigned from the DFACS Board in November 2023.
- We posted the Notice of Board Vacancy
- Kimberly Parham submitted an application - referred by Commissioner Goodger

**Department Recommendation:**

Appoint Kimberly Parham to the DFACS Board to fulfill the remainder of a 5 year term to expire 06/30/2028.

**Options:**

- Appoint
- Not Appoint & continue advertising
- 

**Budget Information:** Applicable ☐ Not Applicable ☒

**Budgeted:** Yes ☐ No ☐

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

- 

**County Manager Comments:**

-





### **Public Notice – Board Opportunity**

The White County Board of Commissioners will be accepting applications for the following board appointment through November 30, 2023. If you are a resident of White County and are interested in serving on the following board – you may obtain an application for board appointment at the White County Board of Commissioners Office, 1235 Helen Hwy Cleveland, GA 30528 (706)-865-2235 or at [www.whitecountygga.gov/county-clerk](http://www.whitecountygga.gov/county-clerk).

**White County Department of Family & Childrens Services Board:** The appointee (1) must be able to attend meetings at the White County DFACS Office the second Tuesday of each month at 1:00 p.m. This appointment will be to fulfill the remainder of a five (5) year term to expire June 30, 2028.



### **Application for Appointment to Board, Authority or Commission**

Applicant's Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: [REDACTED] \_\_\_\_\_

Email Address: [REDACTED] \_\_\_\_\_

Name of Board, Authority or Commission which you are applying for appointment to:

\_\_\_\_\_

Are you at least 21 Years of Age? Yes or No

Are you a resident of White County? Yes or No

Have you ever been convicted of a felony? Yes or No

Do you owe any delinquent tax to White County? Yes or No

Do you have a high school diploma or its equivalent? Yes or No

Are you willing to attend training relative to the responsibilities of the Board  
Membership, as provided by White County? Yes or No

Do you meet all requirements prescribed by law as to the particular Board, Authority, or  
Commission for which you are applying? Yes or No

**Educational Background**

School	Name and Location	Degree Earned	Completed
High School			9 10 11 12
Technical School			1 2 3 4
College			1 2 3 4
Graduate School			1 2 3 4

Please summarize any prior experience you possess which would be applicable to the appointment you are requesting:

Please summarize why you wish to serve in the appointment you are requesting:

**Please attach a resume detailing work experience, qualifications, etc. In lieu of a resume, please complete the following form.**

Company Name: \_\_\_\_\_

Employment Dates: From \_\_\_\_\_ to \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

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Employment Dates: From \_\_\_\_\_ to \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

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Employment Dates: From \_\_\_\_\_ to \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

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Describe any specialized training, skills, areas of expertise, and extra-curricular activities.

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**Return To: White County Board of Commissioner's Office**  
**1235 Helen Hwy.**  
**Cleveland, GA 30528**