

WHITE COUNTY PLANNING COMMISSION AGENDA  
REGULAR SESSION

Monday, August 1<sup>st</sup>, 2022  
6:00 pm

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

Those present were Larry Freeman, R.K. Ackerman, Charlie Thomas, Linda Dixon, and Brad Ash. Staff members present were Harry Barton, John Sell and Mercedes Dodd.

Chairman Thomas called the meeting to order. Mr. Ackerman gave the invocation. Chairman Thomas stated the agenda needed amending to add the Historic Overlay District voting action. Motion to amend the agenda to add the Historic Overlay to the agenda made by Ms. Dixon and seconded by Mr. Ash. Motion was unanimous.

Motion to approve the minutes of June 27<sup>th</sup>, 2022, June 28<sup>th</sup>, 2022, and July 5<sup>th</sup>, 2022 made by Ms. Dixon and seconded by Mr. Ackerman. Motion was unanimous.

**Application of David Adams** to request a variance from Section 14-133(k) for structures and buildings over 400 square feet in an RV Park for a total of 780 square feet. Property is located at 132 Rocky Lane, Cleveland, GA, 30528. Lot 144 D in Mountain Shadows Campground. Tax map and parcel is 031E-166. A representative, Scotty Scarbrough of 102 Oak View Trail in Cleveland, was present on behalf of the landowner. Mr. Barton gave a summary of the application.

Motion to approve the variance request for 780 square feet made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Mr. Barton advised the representative to have the applicant contact the building department for a building permit.

**Application of Ryan Holt**, to request a variance from Section 601 for access. Property is located 64 Ridge Haven Drive, Cleveland, GA, 30528. Total acres is 3.09. Tax map and parcel is 005-003.

The landowner, Ryan Holt of 64 Ridge Haven Drive, was present. Mr. Barton gave a summary of the application. When asked if the variance was for a family division, Mr. Holt said yes.

Motion to approve the variance made by Mr. Ash and seconded by Ms. Dixon. Motion was unanimous. Mr. Barton advised the applicant to bring him copies of both plats requiring his stamp to his office.

**Application of Carl Volle, on behalf of Park Place Rentals LLC**, to request a conditional use permit at 156 Clarice Lane in Sautee Nacoochee, Georgia, 30571. Tax map and parcel 069-618. Total acreage is 1.00. Proposed use is to place in “Short Term Rental” program. Present use is R-1 Residential Single Family District.

The landowner, Carl Volle of 4529 Mountclair Circle in Gainesville, GA, was present. Mr. Barton gave a summary of the application. Mr. Volle explained the proposed home is a new cabin in a subdivision with covenants that allow short-term rentals and has other existing short-term rentals in it.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Mr. Ackerman. Motion was unanimous. Mr. Barton advised the applicant of their next meeting on August 29<sup>th</sup>.

**Application of Dennis Elmore, on behalf of Megbelgus LLC**, to request a conditional use permit at Monroe Ridge Road in Sautee Nacoochee, Georgia, 30571. Tax map and parcel 069-635. Total acreage is 1.02. Proposed use is to place in “Short Term Rental” program. Present use is R-1 Residential Single Family District.

Application was tabled at the public hearing, no action was taken.

WHITE COUNTY PLANNING COMMISSION AGENDA  
REGULAR SESSION

**Application of Dustin Borth** to request a conditional use permit at 10 Caffus Abernathy Road in Helen, Georgia, 30545. Tax map and parcel 029-001C. Total acreage is 1.107. Proposed use is to place in “Short Term Rental” program. Present use is R-1 Residential Single Family District.

The landowner’s father, Scott Borth of 9740 NE 100th Street in Fort McCoy, FL, was present on behalf of the landowner. Mr. Borth stated the driveway is on the corner of Caffus Abernathy Road and Highway 75 Alternate, so renters travelling down the road should not be an issue. He said there were two dead trees removed, but do not plan to remove more. Regarding the driveway concern, he stated the cabin should not have more than two or three vehicles since there are only two bedrooms. Mr. Borth stated the primary use of the home would be for family vacations, but they wanted to share the cabin with others so they could experience the area as well.

Motion to recommend denial to the Board of Commissioners made by Mr. Ash and seconded by Ms. Dixon, with Mr. Freeman and Mr. Ackerman opposed. With a split vote on the motion, Chairman Thomas voted not to approve the application. The motion to recommend denial to the Board of Commissioners carried by a majority of 3-2. Mr. Barton advised the representative of the applicant’s next meeting on August 29<sup>th</sup>.

**Application of Kendyl Brock Hunter, on behalf of Thad B. Rudd**, to request a conditional use permit at 540 Ascension Trail in Cleveland, Georgia, 30571. Tax map and parcel 005-006. Total acreage is 5.14. Proposed use is to place in “Short Term Rental” program. Present use is R-1 Residential Single Family District.

The applicant, Kendyl Hunter of 348 Ascension Trail, was present. Mr. Barton gave a summary of the application. Ms. Hunter did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant of their next meeting on August 29<sup>th</sup>.

**Application of Margaret Guzinski and Carl Heck** to request a conditional use permit at 349 Horton Creek Road, Helen, Georgia, 30545. Tax map and parcel H03A-007. Total acreage is 1.0. Proposed use is to place in “Short Term Rental” program. Present use is R-1 Residential Single Family District.

The applicant, Margaret Guzinski of 1187 Eggleston Drive in Deland, FL, was present. Mr. Barton gave a summary of the application. Ms. Guzinski did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Mr. Ackerman. Motion was unanimous. Mr. Barton advised the applicant of their next meeting on August 29<sup>th</sup>.

**Application of Dave Wagoner** to request a conditional use permit at 179 North Fern Cove Road in Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-161. Total acreage is 7.5. Proposed use is to place in “Short Term Rental” program. Present use is R-1 Residential Single Family District.

The landowner, Dave Wagoner of 84 Nonquit Hills Drive in Cleveland, was present. Mr. Barton gave a summary of the application. Mr. Wagoner stated the property was previously vacant.

Motion to recommend approval to the Board of Commissioners made by Mr. Ash and seconded by Ms. Dixon. Motion was unanimous. Mr. Barton advised the applicant of their next meeting on August 29<sup>th</sup>.

WHITE COUNTY PLANNING COMMISSION AGENDA  
REGULAR SESSION

**Application of Jessica McClary, on behalf of LJ Grizzard Properties LLC**, to request a conditional use permit at 3253 Hwy 75 Alternate in Cleveland, Georgia, 30528. Tax map and parcel 030D-061C. Total acreage is 1.58. Proposed use is to place in “Short Term Rental” program. Present use is R-1 Residential Single Family District.

The applicant, Jessica McClary of 193 Farnette Drive in Cleveland, was present. Mr. Barton gave a summary of the application. Ms. McClary stated they will be managing the rental themselves and have provided their phone numbers to all neighbors. She said they live across the street and are strict on their properties.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant of their next meeting on August 29<sup>th</sup>.

**Application of Regina Berg** to request a conditional use permit at 60 Smokerise Drive in Sautee Nacoochee, Georgia, 30571. Tax map and parcel 058C-033. Total acreage is 2.22. Proposed use is to place in “Short Term Rental” program. Present use is R-1 Residential Single Family District.

A representative, Adrian Locklear of 8 Sweetbirch Drive in Cleveland, was present. Mr. Barton gave a summary of the application. Mr. Locklear did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Mr. Barton advised the representative of the applicant’s next meeting on August 29<sup>th</sup>.

**Application of Daniel Carr** to redistrict property located at 2370 Westmoreland Road in Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Single Family Residential District. Tax map and parcel 049-075. Total acreage is 4.89. Present use is R-1 Single Family Residential.

A representative, Jeremiah Osterman of 29 Wheeler Ridge in Sautee Nacoochee, was present. Mr. Barton gave a summary of the application. Mr. Osterman said the use is currently residential.

Motion to recommend approval to the Board of Commissioners made by Mr. Ash and seconded by Ms. Dixon. Motion was unanimous. Mr. Barton advised the representative of the applicant’s next meeting on August 29<sup>th</sup>.

The board entered into discussion regarding the Historic Overlay District, expressing wishes to hear the opinion of the county attorney, with suggestions of verbiage clarification throughout the proposed ordinance. Ms. Dixon abstained from the discussion due to being part of the Historic Preservation Overlay Committee. Motion to table and send back to staff for recommended changes made by Mr. Ackerman and seconded by Mr. Freeman. Motion was unanimous with one abstention.

Chairman Thomas asked if there was any citizen comment.

William Huff of 3605 Town Creek Road in Cleveland stated the definition of a historic structure is that it was built prior to 1930 and have no additions made to it since then. He said the National Registry did not identify the homes on the map as historic structures. Additionally, he stated the one home listed with the National Registry was not listed on the map.

WHITE COUNTY PLANNING COMMISSION AGENDA  
REGULAR SESSION

Mark Nielson of 124 Prospect Trail in Cleveland stated that he became aware of short-term rentals in the county when their property owner's association was handed over to the owners. He said since then, short-term rentals are increasing and he would like to meet with the Planning Commission to discuss the increase of short-term rentals in relation to the growth of the county. He said the way the ordinance is set up allows them to "run rampant."

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