

WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Monday, September 26th, 2022
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 Harry Barton, John Sell, and Mercedes Dodd.

Vice Chairman Yarbrough called the meeting to order. Mr. Ackerman gave the invocation. Motion to approve the agenda made by Ms. Burke and seconded by Mr. Ackerman. Motion was unanimous. Vice Chairman Yarbrough outlined the public hearing procedures.

Application of Giovanni Caban to redistrict property located on Tom Hunt Road in Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Single Family Residential District. Tax map and parcel 033D-164. Total acreage is 3.71. Present use is commercial.

The applicant, Giovanni Caban of PO Box 334 in Oakwood, GA, was present. Mr. Barton gave a summary of the application. Mr. Caban explained the purpose of the request is for a retirement home. Mr. Barton stated the property currently only has an accessory structure.

Vice Chairman Yarbrough asked if anyone would like to speak for this application, there was no response. He asked if anyone would like to speak against this application, there was no response. Mr. Caban did not have anything else to add. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on Monday, October 3rd.

Application of Joel and Patricia Phelps to request a conditional use permit at 534 Friedrick Road, Cleveland, Georgia, 30528. Tax map and parcel 060B-018. Total acreage is 3.30. Proposed use is to place in "Short Term Rental" program. Present use is residential single family.

The applicant, Patricia Phelps of 534 Friedrick Road, was present. Mr. Barton gave a summary of the application. Ms. Phelps stated the purpose for the request is to be able to visit her son at Piedmont College and to rent short-term when they are at home in Kansas. She explained the maximum occupancy would be eight people with parking in a lower garage with additional availability of three to four vehicles in an upper covered pull in. Mr. Barton stated the road is private and Ms. Phelps added that there is a road maintenance agreement. She stated the home was on a rental program previously, but the most recent owners used it for full time living. When asked who would manage the property, she said she would use a local management company.

Vice Chairman Yarbrough asked if anyone would like to speak for this application, there was no response. He asked if anyone would like to speak against this application, there was no response. Ms. Phelps did not have anything else to add. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on Monday, October 3rd.

Application of Elena Pongratz to redistrict property located at 170 Deer Valley Estates, Sautee Nacoochee, Georgia, 30571 from R-1 Single Family Residential District to R-3 Residential Seasonal District. Proposed use is to place in "Short Term Rental" program. Tax map and parcel 055D-035. Total acreage is 0.78. Present use is residential single family.

The applicant, Elena Pongratz of 14750 Glenecreek Way in Milton, GA, was present. Mr. Barton gave a summary of the application. Ms. Pongratz stated the property is part of a subdivision that was built with

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the intention of R-3 zoning, but was instead zoned R-1. She explained the maximum occupancy would be six people with parking for three to four vehicles and the property is on a private road. She said a rental company will manage the property, but she would visit the home two to three times a week to maintain it. She stated there are roughly 19 lots in the subdivision, but only about seven homes constructed currently.

Vice Chairman Yarbrough asked if anyone would like to speak for this application, there was no response. He asked if anyone would like to speak against this application, there was no response. Ms. Pongratz did not have anything else to add. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on Monday, October 3rd.

Application of Elena Pongratz to request a conditional use permit at 64 Eagles Nest Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-136. Total acreage is 1.10. Proposed use is to place in “Short Term Rental” program. Present use is residential single family.

The applicant, Elena Pongratz of 14750 Glencreek Way in Milton, GA, was present. Mr. Barton gave a summary of the application. Ms. Pongratz explained that this property is not part of a subdivision and the maximum occupancy would be six people with parking for four vehicles. She stated the road is private and there is a road maintenance agreement. She said there are other short-term rentals on the road based upon a Google search.

Vice Chairman Yarbrough asked if anyone would like to speak for this application, there was no response. He asked if anyone would like to speak against this application, there was no response. Ms. Pongratz did not have anything else to add. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on Monday, October 3rd.

Application of Susan Worley to redistrict property located on Helen Highway in Cleveland, Georgia, 30528 from C-2 Highway Business District to R-1 Single Family Residential District. Tax map and parcel 045B-043A. Total acreage is 3.10. Present use is commercial.

The applicant, Susan Worley of 209 Porter Street in Demorest, GA, was present. Mr. Barton gave a summary of the application. Ms. Worley explained she inherited the property and was unable to obtain a commercial driveway from Georgia Department of Transportation, so she decided to build a residential home to live in.

Vice Chairman Yarbrough asked if anyone would like to speak for this application, there was no response. He asked if anyone would like to speak against this application, there was no response. Ms. Worley did not have anything else to add. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on Monday, October 3rd.

Application of Jeffrey Powell to request a conditional use permit at 910 Ridge Road, Helen, Georgia, 30545. Tax map and parcel H03A-002. Total acreage is 4.97. Proposed use is to place in “Short Term Rental” program. Present use is residential single family.

A representative, Bridget Revell of 54 Marie Drive in Helen, was present on behalf of the applicant. Mr. Barton gave a summary of the application, adding that the property is not part of a subdivision. Ms. Revell owns Tanglewood Cabins, the rental management company for this property. She explained the

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maximum occupancy would be four with parking for twenty vehicles, but they would not have that many. Ms. Revell added there are several rentals on that road.

Curtis Revell of 54 Marie Drive in Helen, also with the management company, added that they live one mile away from this property and are constantly checking on their rental properties.

Vice Chairman Yarbrough asked if anyone would like to speak for this application, there was no response. He asked if anyone would like to speak against this application, there was no response. Ms. Revell did not have anything else to add. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on Monday, October 3rd.

Application of Robert Boman to request a conditional use permit on Lynch Mountain Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 083-012. Total acreage for Lot 1 is 1.40. Proposed use is to place in “Short Term Rental” program. Present use is residential single family.

The applicant, Robert Boman of 172 Woodbriar in Sautee Nacoochee, was present. Mr. Barton gave a summary of the application. Mr. Boman explained the house is under construction and would have a maximum occupancy of four. He said the access is off a county road and the driveway is gravel. He lives in Sky Lake and plans to self-manage the rental. Mr. Boman explained that he has three lots, two of which are requesting to be short-term rentals and the third would be a full time residence for his father.

Vice Chairman Yarbrough asked if anyone would like to speak for this application, there was no response. He asked if anyone would like to speak against this application, there was no response. Mr. Boman did not have anything else to add. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on Monday, October 3rd.

Application of Robert Boman to request a conditional use permit on Lynch Mountain Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 083-012. Total acreage for Lot 2 is 1.08. Proposed use is to place in “Short Term Rental” program. Present use is residential single family.

The applicant, Robert Boman of 172 Woodbriar in Sautee Nacoochee, was present. Mr. Barton gave a summary of the application. Mr. Boman explained the house is under construction and would have a maximum occupancy of four, mirroring the other property. He said this property would share a driveway with the other lot.

Vice Chairman Yarbrough asked if anyone would like to speak for this application, there was no response. He asked if anyone would like to speak against this application, there was no response. Mr. Boman did not have anything else to add. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on Monday, October 3rd.

Application of Doug and Nita Mays to request a conditional use permit at 1354 Duncan Bridge Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 058D-179. Total acreage is 1.19. Proposed use is to place in “Short Term Rental” program. Present use is residential single family.

The applicant, Doug Mays of 460 Corinth Church Road in Winder, GA, was present. Mr. Barton gave a summary of the application. Mr. Mays explained that he inherited the property and would like to do part time short-term rental so that he can rent the property when not in use by his family. He said the property

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is an out parcel of Yonah Lake Subdivision and abuts the lake. Mr. Mays explained the maximum occupancy would be six people with plenty of parking. He said he plans to self-manage the property in addition to his nine full time rentals he owns in Winder.

Vice Chairman Yarbrough asked if anyone would like to speak for this application, there was no response. He asked if anyone would like to speak against this application, there was no response. Mr. Mays did not have anything else to add. Vice Chairman Yarbrough closed the hearing. Mr. Barton advised the applicant of the next meeting on Monday, October 3rd.

There was no citizen comment.

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