

WHITE COUNTY PLANNING COMMISSION MINUTES  
REGULAR SESSION

Tuesday, September 6<sup>th</sup>, 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, 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. Yarbrough gave the invocation. No changes made to the agenda. Motion to approve the minutes of July 25<sup>th</sup>, 2022 and August 1<sup>st</sup>, 2022 made by Ms. Burke and seconded by Ms. Dixon. Motion was unanimous.

**Application of Michael White** 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 800 square feet. Property is located at 76 Hidden Valley Road, Cleveland, GA, 30528. Lot 59 in Paradise Valley Campground. Tax map and parcel is 005E-059. The applicant, Michael White of 76 Hidden Valley Road, was present. Mr. Barton gave a summary of the application. Mr. White explained his request is to add an awning the length of the park model with some overhang, adding that there is no roof over the park model. He showed pictures to the board members.

Motion to approve the variance for up to 800 square feet made by Mr. Ackerman and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant to contact the building department for a building permit.

**Application of Roxanne Clement** 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 520 square feet. Property is located at 25 Hillcrest Court, Cleveland, GA, 30528. Lot 85 in Paradise Valley Campground. Tax map and parcel is 005E-085.

The applicant, Roxanne Clement of 25 Hillcrest Court, was present. Mr. Barton gave a summary of the application. Ms. Clement explained the request is for a 120-square-foot shed with an existing cabin of 400 square feet.

Motion to approve the variance for a total of 520 square feet made by Ms. Dixon and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the applicant to contact the building department for a building permit.

**Application of Wayne Quarles** to request a variance from Section 601 for access for securing a mortgage. Property is located at 2601 Tollgate, Cleveland, GA, 30528. Tax map and parcel is 002-001. Total acreage is 11.00.

The applicant, Wayne Quarles of 1395 Smith Loop in Demorest, GA, was present. Mr. Barton gave a summary of the application. Mr. Quarles explained that the property is vacant and plans to keep it vacant.

Motion to approve the variance made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant that he would call them once he stamps the plats.

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**Application of Jay 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 552 square feet. Property is located at 80 Nob Hill Ridge, Cleveland, GA, 30528. Lot 26 in Mountain Lakes Campground. Tax map and parcel is 031E-010. The applicant, Jay Adams of 80 Nob Hill Ridge, was present. Mr. Barton gave a summary of the application. Mr. Adams showed pictures to the board members and explained he plans to extend a deck underneath another deck.

Motion to approve the variance for a total of 552 square feet made by Ms. Dixon and seconded by Mr. Ackerman. Motion was unanimous. Mr. Barton advised the applicant to contact the building department for a building permit.

**Application of Randy and Bonnie Abernathy** to request a variance from Section 601 for access. Property is located on Ferencz Drive, Cleveland, GA, 30528. Tax map and parcel is 031B-053. Total acreage is 3.89 for Tract 2.

The applicant, Bonnie Abernathy of 453 Hills Drive, was present. Mr. Barton gave a summary of the application. Ms. Abernathy stated she and her husband recently purchased the property.

Motion to approve the variance made by Mr. Ackerman and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant that he would call them once he stamps the plats.

**Application of Gary Haynes** to request a variance from Section 601 for access. Property is located on Magnolia Drive, Cleveland, GA, 30528. Total acreage is 0.845. Tax map and parcel is 073C-032. The applicant, Gary Haynes of 7730 Highway 115 W in Cleveland, was present. Mr. Barton gave a summary of the application. Mr. Haynes explained the purpose is to gain a better access to the upper lot that would be shorter and less steep.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant to take the plats to Environmental Health for sign off.

**Application of Patsy Sutton and Tammy Little** to request a variance from Section 802 lot size and width for a second dwelling. Property is located at 352 Ralph Vandiver Road, Sautee Nacoochee, GA, 30571. Tax map and parcel is 055D-104. Total acreage is 2.93.

The applicant, Tammy Little of 352 Ralph Vandiver Road, was present. Mr. Barton gave a summary of the application. Ms. Little explained that she is requesting a second dwelling in order to care for her mother.

Motion to approve the variance made by Mr. Yarbrough and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant to contact the building department for a building permit.

**Application of Niles Corey** to request a variance from Section 802 lot size and width for a second dwelling. Property is located at 409 Caldwell Drive, Cleveland, GA, 30528. Tax map and parcel is 049-094. Total acreage is 22.94.

The applicant, Niles Corey of 409 Caldwell Drive, was present. Mr. Barton gave a summary of the application. Mr. Corey explained that he is requesting a second dwelling in order to care for his mother.

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Motion to approve the variance made by Ms. Burke and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the applicant to contact the building department for a building permit.

**Application of Jimmy Daniel** to request a variance from Section 601 for access. Property is located on Town Creek Road, Cleveland, GA, 30528. Total acreage is 4.53. Tax map and parcel is 034A-093A. The applicant, Jimmy Daniel of 1906 Highway 115 East, was present. Mr. Barton gave a summary of the application. Mr. Daniel explained the request is to be able to access his home from Town Creek Road. When asked if the access would be through someone else's property, he said yes.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Ackerman. Motion was unanimous. Mr. Barton advised the applicant that he would call them once he stamps the plats.

**Application of Larry and Gloria McKinzie** to redistrict property located 25 Piedmont Drive in Cleveland, Georgia, 30528 from A-1 Agriculture Forestry District to R-1 Single Family Residential District. Tax map and parcel 078-106C. Total acreage is 1.00. Present use is agricultural. The applicant, Gloria McKinzie of 25 Piedmont Drive, was present. Mr. Barton gave a summary of the application. Ms. McKinzie stated they would like to split one acre with a house to sell.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on September 26<sup>th</sup>, 2022.

**Application of Brandon Little** to request a conditional use permit at 222 Whisperwood Way in Cleveland, Georgia, 30528. Tax map and parcel 075-084. Total acreage is 1.88. Proposed use is to place in "Short Term Rental" program. Present use is residential single family. A representative, Jessica Little of 222 Whisperwood Way and wife of the applicant, was present. Mr. Barton gave a summary of the application. Mrs. Little explained that she spoke to the two neighbors that were opposed at the Public Hearing to address their concerns. She stated they will have a disclaimer on the rental to be mindful of the road and to implement quiet hours from 7pm to 7am, in addition to the other policies through AirBnB. She said she felt that the concerns were addressed and exchanged phone numbers with the neighbors.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on September 26<sup>th</sup>, 2022.

**Application of Jerry and Beth Harper** to redistrict property located at 80 Windchase Lane in Sautee Nacoochee, Georgia, 30571 from R-2 Residential Multi-Family District to R-1 Residential Single Family District and to request a conditional use permit. Tax map and parcel 069-007B. Total acreage is 1.00. Proposed use is to place in "Short Term Rental" program. Present use is residential single family. The applicant, Jerry Harper of 132 Spring Lake Circle in Brunswick, GA, was present. Mr. Barton gave a summary of the application. Mr. Harper explained that he purchased the home and would like to use for short-term rental to supplement income after being approached by friends and family with interest in

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renting it. He said two out of five of the homes in the subdivision are short-term rentals, the area has been quiet, and he is not aware of complaints for the current rentals. He said the access road, York Cemetery Road, is in good condition and well maintained. He stated he only plans to rent eight to ten weeks out of the year.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on September 26<sup>th</sup>, 2022.

**Application of Jennifer Kyle, on behalf of Willis Stallings**, to request a conditional use permit at 334 N Fern Cove in Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-171. Total acreage is 1.13. Proposed use is to place in “Short Term Rental” program. Present use is residential single family. The applicant, Jennifer Kyle of 5191 Laurel Lodge Road, was present. Mr. Barton gave a summary of the application. Ms. Kyle stated she is Mr. Stallings’ realtor and let the board know that he now plans to self-manage the property. She said there are other short-term rentals in the area.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on September 26<sup>th</sup>, 2022.

**Application of Erica Clement** to request a conditional use permit at 557 Yonah Mountain Road in Cleveland, Georgia, 30528. Tax map and parcel 059-079. Total acreage is 1.39. Proposed use is to place in “Short Term Rental” program. Present use is residential single family. The applicant, Erica Clement of 557 Yonah Mountain Road, was present. Mr. Barton gave a summary of the application. Ms. Clement stated that she has received additional support from other homeowners on Yonah Mountain Road, but stated that she is part of Yonah Peak Subdivision. She stated she will self-manage the property and there will be rules about garbage. When asked about the gate code, she said the code does change but feels that the code being given out by the full time residents to locals is a higher concern. Ms. Clement stated that she contributes \$350 a year to the road maintenance.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on September 26<sup>th</sup>, 2022.

**Application of Jeff Edrington** to request a conditional use permit at 1173 River Road in Cleveland, Georgia, 30528. Tax map and parcel 089-030. Total acreage to be changed for Lot 2 is 1.049. Proposed use is to place in “Short Term Rental” program. Present use is vacant. The applicant, Jeff Edrington of 1173 River Road, was present. Mr. Barton gave a summary of the application. Mr. Edrington did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on September 26<sup>th</sup>, 2022.

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**Application of Jeff Edrington** to request a conditional use permit at 1173 River Road in Cleveland, Georgia, 30528. Tax map and parcel 089-030. Total acreage to be changed for Lot 3 is 1.167. Proposed use is to place in “Short Term Rental” program. Present use is vacant.

The applicant, Jeff Edrington of 1173 River Road, was present. Mr. Barton gave a summary of the application. Mr. Edrington stated that he lives on lot one full time and three of the four lots would be short-term rental. He said there would be adequate circular parking.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on September 26<sup>th</sup>, 2022.

**Application of Jeff Edrington** to request a conditional use permit at 1173 River Road in Cleveland, Georgia, 30528. Tax map and parcel 089-030. Total acreage to be changed for Lot 4 is 1.698. Proposed use is to place in “Short Term Rental” program. Present use is residential single family.

The applicant, Jeff Edrington of 1173 River Road, was present. Mr. Barton gave a summary of the application. Mr. Edrington stated this home received the Certificate of Occupancy last week. He said lot two went through Environmental Health and lot three has been applied for.

Motion to recommend approval to the Board of Commissioners made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on September 26<sup>th</sup>, 2022.

**Application of Don and Marta Turley** to request a conditional use permit at 61 Meadow Brook Lane in Sautee Nacoochee, Georgia, 30571. Tax map and parcel 071-132. Total acreage is 4.70. Proposed use is to place in “Short Term Rental” program. Present use is residential single family.

A representative, Adrian Locklear of 8 Sweet Birch Lane in Cleveland, was present. Mr. Barton gave a summary of the application. Mr. Locklear stated the road is gravel up to the property, then becomes paved. He said the owners live full time about 80 yards from the property and will have a rental management company for the rental.

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 applicant of the next meeting on September 26<sup>th</sup>, 2022.

**Application of Robert F. Repke Jr., on behalf of Rhoda M. Repke Estate**, to request a conditional use permit at 744 Skylake Road in Sautee Nacoochee, Georgia, 30571. Tax map and parcel 069-442. Total acreage is 2.74. Proposed use is to place in “Short Term Rental” program. Present use is residential single family.

The applicant, Robert Repke 4167 Cumberland Point Circle in Gainesville, was present. Mr. Barton gave a summary of the application. Mr. Repke stated the road is paved and the house is setback from the road. He said he addressed the concerns with the gentlemen from Sky Lake last week. He said that renters would be informed that Sky Lake is private and gated. He said he would have a local management company handle the rental that can mitigate concerns.

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Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on September 26<sup>th</sup>, 2022.

There was no citizen comment.

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