

WHITE COUNTY PLANNING COMMISSION AGENDA
REGULAR SESSION

Monday, December 5th, 2022
6:00 pm

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

Those present were Larry Freeman, R.K. Ackerman, Charlie Thomas, Brad Ash, and John Yarbrough. Staff members present were Harry Barton 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 October 31st, 2022 and November 7th made by Mr. Ackerman and seconded by Mr. Yarbrough. Motion was unanimous.

Mr. Barton gave a summary of the proposed land use amendments. There was no discussion. Motion to recommend to approve all three proposed land use changes to the Board of Commissioners made by Mr. Freeman and seconded by Mr. Yarbrough. Motion was unanimous.

Application of Elaine Wiley to request a variance from Section 14-133(k) for structures over 400 square feet in an RV Park for a total of 789 square feet. Property is located at 74 Nomad Trail, Cleveland, GA, 30528. Lot 422 Yonah Mountain Campground. Tax map and parcel is 045E-063. The applicant, Elaine Wiley of 74 Nomad Trail, was present. Mr. Barton gave a summary of the application. Ms. Wiley stated the proposed structure is to cover the park model.

Motion to approve the variance for a total of 784 square feet made by Mr. Ackerman and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant to contact the building department for a building permit.

Application of Juliana Hampton to request a variance from Section 601 access. Property is located on Coyote Creek Road, Cleveland, GA, 30528. Tax map and parcel is 037D-008C. Total acreage is 1.50. The applicant, Juliana Hampton of 4692 Devincrest Lane in Buford, GA, was present. Mr. Barton gave a summary of the application. Ms. Hampton stated she is giving property to family.

Motion to approve the variance made by Mr. Freeman and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the applicant to contact his office to discuss a plat adjustment.

Application of Lloyd Wylie to request a variance from Section 601 access. Property is located at 5087 Duncan Bridge Road, Cleveland, GA, 30528. Tax map and parcel is 074-177A. Total acreage is 3.28. The applicant, Lloyd Wylie of 5087 Duncan Bridge Road, was present. Mr. Barton gave a summary of the application. Mr. Wylie stated the request is to give family access through his property.

Motion to approve the variance made by Mr. Ash and seconded by Mr. Ackerman. Motion was unanimous. Mr. Barton advised the applicant to contact the environmental health department for plat approval.

Application of Stacy McDowell-Black to request a variance from Section 601 access. Property is located at 1000 Joe Black Road, Sautee Nacoochee, GA, 30571. Tax map and parcel is 044D-004. Total acreage is 4.90.

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The applicants, Stacy McDowell-Black and Chris Black of 1000 Joe Black Road, were present. Mr. Barton gave a summary of the application. Ms. Black stated the request is to split the property between her children from her husband's estate and has no plans to sell it.

Motion to approve the variance made by Mr. Ash and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the applicant to contact the environmental health department for plat approval.

Application of Forest Graves, on behalf of Francis Gilstrap, to request a variance from Section 601 access. Property is located on Arthur Seabolt Road, Cleveland, GA, 30528. Tax map and parcel is 036-059. Total acreage is 2.309.

The applicant, Forest Graves of 59 Rocket Drive, was present. Mr. Barton gave a summary of the application. Mr. Graves explained he is purchasing the property and is requesting access to the second tract.

Motion to approve the variance made by Mr. Ash and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant to contact the environmental health department and road department for plat approval.

Application of Samuel Hayes to request a conditional use permit located at 422 Laurel Ridge Road in Sautee Nacoochee, Georgia, 30571. Tax map and parcel 059D-117. Total acreage is 1.00. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Samuel Hayes of 422 Laurel Ridge Road, was present. Mr. Barton gave a summary of the application. Mr. Hayes stated he rented the property in the past but is not currently after being notified by the county to apply for short-term rental. He said rental would have a maximum occupancy of 10 people with four bedrooms and three bathrooms total on seven levels.

Motion to recommend denial to the Board of Commissioners made by Mr. Ash and seconded by Mr. Yarbrough. Those opposed to the motion were Mr. Freeman and Mr. Ackerman. Chairman Thomas voted in favor of the motion to recommend denial. The motion was passed with a 3-2 majority. Mr. Barton advised the applicant they would be notified of the next meeting when that date is set.

Mr. Hayes asked why the application was recommended for denial. Mr. Ash stated there are too many short-term rentals and it will tilt the balance of the community to something other than what is supposed to be.

Mr. Hayes explained the home is well suited to be a short-term rental because of the different levels making it an odd layout for a regular home.

Chairman Thomas stated his feel is that it is not a good fit for the community and clarified to Mr. Hayes that this was a recommendation only; the Board of Commissioners would make the final decision. Mr. Hayes stated 45% of the community is short-term rental and Mr. Ash said a line has to be drawn somewhere. Mr. Hayes explained it helps the economy and brings jobs to various people. He asked if there was anything the board would recommend that he bring to the Board of Commissioners to help with approval, to which Chairman Thomas explained that he can present his case to the Commissioners and he was sure they would give a fair look.

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Application of Angus and Jackie Haig to request a conditional use permit located at 188 Gilleland Drive in Cleveland, Georgia, 30528. Tax map and parcel 018-042. Total acreage is 18.84. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicants, Angus and Jackie Haig of 188 Gilleland Drive, were present. Mr. Barton gave a summary of the application. The applicants did not have anything to add.

Motion to recommend approval to the Board of Commissioners with a condition that an addendum be in the contract that says the renter will be restricted from any motorized vehicles and firearms made by Mr. Ackerman. Chairman Thomas asked for clarification for motorized vehicles and the motion was changed to recreational vehicles. The amended motion was seconded by Mr. Freeman. The motion carried by a 3-1 majority, with Mr. Ash in opposition. Mr. Barton advised the applicant they would be notified of the next meeting when that date is set.

Application of Don Russell to request a conditional use permit located at 892 Yonah Lake Drive in Sautee Nacoochee, Georgia, 30571. Tax map and parcel 059B-187. Total acreage is 1.00. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Don Russell of 892 Yonah Lake Drive, was present. Mr. Barton gave a summary of the application. Mr. Russell stated he purchased this property because the covenants allow for short-term rentals. He said the maximum occupancy would be 8-10 people once the construction is complete.

Motion to recommend approval to the Board of Commissioners made by Mr. Yarbrough and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant they would be notified of the next meeting when that date is set.

Chairman Thomas asked if there was any citizen comment.

Mr. Hayes, for the application at 422 Laurel Ridge Road, asked the board how he would show that his home would be a good fit for the community as a short-term rental. Chairman Thomas explained it would be hard for him to advise what to say to the Board of Commissioners, but recommended presenting his case to the Commissioners and said they will give a fair hearing. Chairman Thomas told Mr. Hayes he could bring any documentation, such as photos, that he would like to present to the Commissioners to help present his case.

Gerald Hendrix of 68 Gilleland Drive explained that he could not be at the public hearing due to medical issues, but said he spoke with Mr. Haig about renters not using Gilleland Drive for access and that was his main concern. He said he adjoins the property and appreciates the condition of no four wheelers due to property value concern.

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