

WHITE COUNTY PLANNING COMMISSION MINUTES  
REGULAR SESSION

Tuesday, January 3<sup>rd</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, Charlie Thomas, Brad Ash, and John Yarbrough. 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 November 28<sup>th</sup>, 2022 and December 5<sup>th</sup>, 2022 made by Ms. Burke and seconded by Mr. Yarbrough. Motion was unanimous.

Mr. Barton explained that officers are elected during the first meeting of each year. Mr. Barton said the current officers are Mr. Thomas as Chairman, Mr. Yarbrough as Vice Chairman, and Ms. Burke as Secretary. He opened the floor for nominations.

Motion to nominate Mr. Thomas for Chairman made by Ms. Burke and seconded by Mr. Ackerman. There were no other nominations. Motion was unanimously approved.

Motion to nominate Mr. Yarbrough as Vice Chairman made by Ms. Burke and seconded by Mr. Freeman. There were no other nominations. Motion was unanimously approved.

Motion made by Mr. Ackerman to elect Ms. Burke as Secretary. Ms. Burke asked that another board member be considered since she takes two months off from the Planning Commission.

Motion made by Mr. Ash to elect Mr. Freeman as Secretary and seconded by Ms. Burke. There were no other nominations. Motion was unanimously approved.

**Application of Barbara Scoggins** to request a variance from Section 14-133(k) for structures over 400 square feet in an RV Park for a total of 794 square feet. Property is located at 888 Mountain Shadows Drive, Cleveland, GA, 30528. Lot 119A Mountain Lakes Campground. Tax map and parcel is 031F-123. The applicant, Barbara Scoggins of 888 Mountain Shadows Drive, was present. Mr. Barton gave a summary of the application. Ms. Scoggins confirmed the request was for a total of 794 square feet.

Motion to approve the variance for a total of 794 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 Carolyn Blair** to request a variance from Section 802 for a second dwelling. Property is located at 11 Gerrells Road, Cleveland, GA, 30528. Tax map and parcel is 076-058. Total acreage is 2.43. The applicant, Carolyn Blair of 382 Worley Creek Road in Lakemont, GA, was present. Mr. Barton gave a summary of the application. Ms. Blair explained the second dwelling is not occupied and plans to move to the property in order to sell her current home.

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

**Application of Elena Pongratz** to request a conditional use permit located at 170 Deer Valley Estates in Sautee Nacoochee, Georgia, 30571. Tax map and parcel 055D-035. Total acreage is 0.71. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

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The applicant was not present. The application was tabled.

**Application of Russ Garmon, on behalf of Angelina Fricke**, to request a conditional use permit located at 712 Whippoorwill Lane in Sautee Nacoochee, Georgia, 30571. Tax map and parcel 044-007A. Total acreage is 1.22. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Russ Garmon for 712 Whippoorwill Lane, was present. Mr. Barton gave a summary of the application. Mr. Garmon explained that he owns the adjoining property and is in the process of purchasing this lot for the purpose of short-term rental.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Ackerman. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on January 30<sup>th</sup>, 2023.

**Application of Lamar Turner** to redistrict property located at 5322 Highway 129 North in Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Single Family Residential District. Tax map and parcel 017-092. Total acreage is 7.50. Present zoning is C-1 Community Commercial District. The applicant, Lamar Turner of 5322 Highway 129 North, was present. Mr. Barton gave a summary of the application. Mr. Turner stated he would like to build a second dwelling on the property for himself.

Motion to recommend approval to the Board of Commissioners made by Mr. Yarbrough and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on January 30<sup>th</sup>, 2023.

**Application of James Bennett** to request a conditional use permit located at 29 Loma Linda Drive in Cleveland, Georgia, 30528. Tax map and parcel 074-180. 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, James Bennett of 564 Grindle Bridge Road in Dahlonega, GA, was present. Mr. Barton gave a summary of the application. Mr. Bennett did not have anything to add.

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 January 30<sup>th</sup>, 2023.

**Application of Rudy Martinez** to request a conditional use permit located at 881 Mule Branch Road in Helen, Georgia, 30545. Tax map and parcel 053-036. Total acreage is 1.02. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Rudy Martinez of 881 Mule Branch Road, was present. Mr. Barton gave a summary of the application. Mr. Martinez did not have anything to add.

Motion to recommend denial to the Board of Commissioners by Ms. Burke based on public safety and condition of the road, as well as the statement in the covenants intending they be permanent. Mr. Ash seconded the motion. The motion was unanimous. Mr. Barton advised the applicant of the next meeting on January 30<sup>th</sup>, 2023.

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**Application of Douglas Whittington** to request a conditional use permit located at 980 Ridge Road in Helen, Georgia, 30571. Tax map and parcel H03A-001. 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, Douglas Whittington of 980 Ridge Road, was present. Mr. Barton gave a summary of the application. Mr. Whittington 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 January 30<sup>th</sup>, 2023.

There was no citizen comment.

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