

WHITE COUNTY PLANNING COMMISSION AGENDA
REGULAR SESSION

Monday, February 6th, 2023
6:00 pm

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

- I. Call to Order
- II. Invocation
- III. Review of Agenda
- IV. Review and approval of minutes of December 27th, 2022 and January 3rd, 2023
- V. Road Acceptance
 - a. **Request from Larrydan Builders, LLC** for Preliminary Road Acceptance for Hunts Ridge Subdivision. Subdivision is located on Claude Sims Road, Cleveland, GA, 30528. Tax map and parcel is 033B-001. Total acreage is 54.77.
- VI. Variances
 - b. **Application of Connie Davidson** to request a variance from Section 601 for access. Property is located at 1223 Town Creek Road, Cleveland, GA, 30528. Tax map and parcel is 034A-003. Total acreage is 2.59.
 - c. **Application of David Fain, on behalf of Ron and Margarette Wiley**, to request a variance from Section 14-214(11)b. Telecommunications Towers Lot Size and Setbacks for setback. Property is located at 1133 Signal Pole Road, Cleveland, GA, 30528. Tax map and parcel is 065-126. Total acreage is 113.
 - d. **Application of Lamar Turner** to request a variance from Section 802 for a second dwelling. Property is located at 5322 Highway 129 North, Cleveland, GA, 30528. Tax map and parcel is 017-192. Total acreage is 7.50.
 - e. **Application of Mark Turner, on behalf of Charles Carlino**, to request a variance from Section 601 for access. Properties are located on Clarice Lane, Sautee Nacoochee, GA, 30528. Tax map and parcels are 069-620 and 069-621. Total acreage is 2.00.
- VII. Land Use
 1. **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.
 2. **Application of Christopher Jones** to redistrict property located at 86 Acorn Trail, Cleveland, Georgia, 30528 from R-1 Residential Single Family to R-3 Residential Seasonal District. Tax map and parcel 060C-062. Total acreage is 0.45. Proposed use is to place in “Short Term Rental” program. Present use is R-1 Residential Single-Family District.
 3. **Application of Jessica McClary** to request a conditional use permit located at 3282 Highway 75 Alternate, Cleveland, Georgia, 30528. Tax map and parcel 030D-025. Total acreage is 3.62. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.
 4. **Application of Jessica McClary** to request a conditional use permit located at 3284 Highway 75 Alternate, Cleveland, Georgia, 30528. Tax map and parcel 030D-025. Total acreage is 3.62. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.
 5. **Application of Stuart Fincher** to request a conditional use permit located at 284 Duncan Bridge Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 058C-

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102A. Total acreage is 1.37. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

6. **Application of Stuart Fincher** to request a conditional use permit located at 286 Duncan Bridge Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 058C-

102A. Total acreage is 1.37. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

7. **Application of Yonah Mountain Vineyard LLC** to request a conditional use permit located at 250 Small Pond Drive, Cleveland, Georgia, 30528. Tax map and parcel 060D-042B. Total acreage is 0.98. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

8. **Application of Yonah Mountain Vineyard LLC** to request a conditional use permit located at 1717 Hwy 255 South, Cleveland, Georgia, 30528. Tax map and parcel 060D-062. Total acreage is 181.52. Proposed use is to place in “Short Term Rental” program. Present zoning is A-1 Agriculture Forestry District.

9. **Application of David Fain, on behalf of Ron and Margarette Wiley**, to request a conditional use permit located at 1133 Signal Pole Road, Cleveland, Georgia, 30528. Tax map and parcel 065-126. Total acreage is 113. Proposed use is to place a Telecommunication Tower. Present zoning is A-1 Agriculture Forestry District.

VIII. Citizen Comment

IX. Adjournment