

WHITE COUNTY PLANNING COMMISSION MINUTES  
PUBLIC HEARING: LAND USE REGULATION

Monday, July 31<sup>st</sup>, 2023  
6:00 pm

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

Board members 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.

**Application of Michael Caudell** to request a conditional use permit located at 147 Sara Lane, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 055D-094. Total acreage is 0.927. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Michael Caudell of 315 Runway Circle, was present. Mr. Barton gave a summary of the application. Mr. Caudell explained the proposed short-term rental would have a maximum occupancy of eight people with parking for five to ten vehicles. He said the house had been a short-term rental previously and was under the impression it was grandfathered in when he purchased it in March, but learned it was not when he went to file for a business license so he blocked out all summer rentals. When asked where the nearest full time resident lives, he said the HOA president recently took his property out of short-term rental and now resides there full time. Mr. Caudell said he received a letter of support from the HOA president, as well, and said he plans to self-manage the rental.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Mr. Caudell did not have anything to add. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on August 7<sup>th</sup>.

**Application of Keith Nordan** to redistrict property located at 7525 Highway 129 N, Cleveland, Georgia, 30528 from A-1 Agriculture Forestry District to R-1 Single Family Residential District. Tax map and parcel 004-011. Total acreage is 7.23. Present zoning is A-1 Agriculture Forestry District.

The applicant, Keith Nordan of 7423 Highway 129 North, was present. Mr. Barton gave a summary of the application. Mr. Nordan explained that Camp Coleman wants to purchase five acres and his daughter will keep the remaining acreage. Mr. Barton explained that, due to this not being a family transfer and zoned Agriculture, it would need to be rezoned in order to split since it is less than ten acres.

Chairman Thomas asked if anyone would like to speak for the application.

Amy Smiler McFarland, Camp Director for URJ Camp Coleman at 201 Camp Coleman Drive, stated the camp is interested in purchasing this property to keep as a forestry buffer and to help with security of the camp.

Chairman Thomas asked if anyone would like to speak against the application, there was no response. Mr. Nordan did not have anything to add. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on August 7<sup>th</sup>.

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**Application of Jerry Fortenberry** to request a conditional use permit located at 578 Highway 356, Helen, Georgia, 30545. Tax map and parcel 042B-044. 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, Jerry Fortenberry of 2210 Village Pool Road in Quantico, VA, was present. Mr. Barton gave a summary of the application. Mr. Fortenberry explained the proposed short-term rental would have a maximum occupancy of four people in the two bedroom/one bathroom home with parking for four to five vehicles, but he plans to limit parking to two or three vehicles on the private driveway. He explained that he purchased the home in 2021 and recently found out about the tax licensing requirements. He said he is military and the short-term rental would provide his family with a place to stay while renting it to offset costs. Mr. Fortenberry said he plans to self-manage through AirBnB with his brother-in-law as the local contact 15 minutes away, that he has rented it since owning without issues, and outlined his rental policies. When asked if there are any neighbors, he said there is one across the street and they may be pursuing short-term rental as well. Mr. Ackerman asked him if he had any policies for firearms in place, to which Mr. Fortenberry said he would add to his rental policies that no firearms could be fired.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Mr. Fortenberry did not have anything to add. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on August 7<sup>th</sup>.

**Application of Judy and Scott Hancock** to request a conditional use permit located at 1304 Highway 17, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 071-009. Total acreage is 16.86. Proposed use is to place in “Short Term Rental” program. Present zoning is A-1 Agriculture Forestry District. The applicant, Judy Hancock of 1304 Highway 17, was present. Mr. Barton gave a summary of the application. Ms. Hancock said the short-term rental has a maximum occupancy of two people and outlined her rental policies. She explained the rental is an 1844 cabin where couples can come to enjoy the farm experience and unplug since there are not amenities like Wi-Fi or television, adding that her farm is open to the public and they has hosted tours. She said she has owned the cabin for 16 years, has been renting it short-term for two and a half years without issues or complaints from neighbors, and self-manages the rental through AirBnB. When asked if she was notified by the county for not being in compliance, Ms. Hancock said yes and that she was unaware of the permit or business license requirement. She said they live on the property and are very aware of what goes on with the guests.

Chairman Thomas asked if anyone would like to speak for the application.

Teressa Holtzclaw of 72 Greear Lane in Helen explained the cabin was previously a rustic cabin furniture store without heat and only the log framing. She said the Hancocks completely finished out the cabin and turned it into the perfect AirBnB to “unplug” without services like Wi-Fi or television. She explained it is separated from the neighborhood, has a pristine setting, and is near the river.

Tim Tinius of 1321 Highway 17 said he was not opposed, but wanted to know if this would allow the owners to have multiple cabins on the property. Mr. Tinius said he is for them doing this short-term rental but is against a rental cabin development. Chairman Thomas explained the applicants would have to come back for approval for anything else through the county.

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Scott Hancock of 1304 Highway 17 said they have no intentions for development and are limited on space for septic. He said he built the cabin wanting to do a country clinic, but learned that would be commercial with additional requirements and gave it to others that could use it. Mr. Hancock said they want to be good neighbors, which is why they have policies such as no more than two cars and no guests.

Chairman Thomas asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on August 7<sup>th</sup>.

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