

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Monday, October 2nd, 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, Linda Dixon, 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 were made to the agenda. Motion to approve the minutes of July 31st, 2023 and August 7th, 2023 made by Ms. Dixon and seconded by Mr. Ackerman. Motion was unanimous.

Application of Steve and Kathie Reeder to request a variance from Section 802 Lot Width and Size for a second dwelling. Property is located at 3125 Highway 255 North, Sautee Nacoochee, GA, 30528. Tax map and parcel is 083-045. Total acreage is 30.83.

The applicant, Steve Reeder of 3125 Highway 255 North, was present. Mr. Barton gave a summary of the application. Mr. Reeder explained the barndominium was built three years ago, which was the first dwelling, and now plans to build a second dwelling to move into. He said the barndominium would be for family to stay in and for extra space.

Motion to approve the variance made by Ms. Burke and seconded Ms. Dixon. Motion was unanimous. Mr. Barton advised the applicant to contact the building department regarding his building permit.

Application of Lori VanSickle to request a variance from Section 802 Lot Width and Size for a third dwelling. Property is located at 142 Sunkist Drive, Cleveland, GA, 30528. Tax map and parcel is 022-103B. Total acreage is 6.735.

The applicant, Lori VanSickle of 142 Sunkist Drive, was present. Mr. Barton gave a summary of the application. Ms. VanSickle explained that she purchased the land from family that lives on the property and that both existing dwellings house family members. She said she is requesting a third dwelling for her to live in with her mother so she can help take care of all family members and added that family owns much of the surrounding property.

Motion to approve the variance made by Mr. Ackerman and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton explained the applicant may have to come back for another variance depending on the mortgage company.

Application of Kelly Mills, on behalf of Cleveland Home Rentals, LLC, to redistrict property located on Highway 129 N, Cleveland, Georgia, 30528 from R-1 Single Family Residential District to A-1 Agriculture Forestry District. Tax map and parcel 016-081A. Total acreage is 10.16. Present zoning is R-1 Single Family Residential District.

The applicant, Kelly Mills of 457 Highway 255 South, was present. Mr. Barton gave a summary of the application. Ms. Mills said she wishes to rezone the property in order to sell it.

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 October 30th.

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Application of Eduardo Rodriguez to request a conditional use permit located at 1774 Joe Black Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 044D-019. Total acreage is 1.28. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant was not present. The application was tabled for the next Regular Meeting.

Application of Juan Rodriguez Isacura and Valeria Carpico to request a conditional use permit located at 54 McConnell Court, Helen, Georgia, 30545. Tax map and parcel 042B-004. Total acreage is 1.21. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

A representative, Alex Green of Blue Creek Cabin Rentals for 54 McConnell Court, was present. Mr. Barton gave a summary of the application. Mr. Green explained he will be managing the property. He stated the Board of Commissioners approved another property on McConnell Court last week. Mr. Green said this would be the second short-term rental, with the remainder being transient homes and half of the lots are undeveloped.

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 October 30th.

Application of Donald and Susan Gwaltney to request a conditional use permit located at 3588 Duncan Bridge Road, Cleveland, Georgia, 30528. Tax map and parcel 074-008B. Total acreage is 10.00. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicants, Donald and Susan Gwaltney of 242 Lacount Lane in Clarkesville, GA, was present. Mr. Barton gave a summary of the application. Ms. Gwaltney did not have anything to add.

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 October 30th.

Application of Jacob Gardner to request a conditional use permit located at 2325 Highway 115 West, Cleveland, Georgia, 30528. Tax map and parcel 034B-029. Total acreage is 3.00. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Jacob Gardner of 2325 Highway 115 West, was present. Mr. Barton gave a summary of the application. Mr. Gardner did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Ms. Dixon. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on October 30th.

Application of Salvador Aceves, on behalf of Solterra Holdings, LLC, to redistrict property located at 151 Clarice Lane, Sautee Nacoochee, Georgia, 30571 from R-1 Single Family Residential District to R-3 Residential Seasonal District. Proposed use is to place in “Short Term Rental” program. Tax map and parcel 069-607. Total acreage is 1.24. Present zoning is R-1 Single Family Residential District.

The applicant, Salvador Aceves for 151 Clarice Lane, was present. Mr. Barton gave a summary of the application. Mr. Aceves did not have anything to add.

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Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Ms. Dixon. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on October 30th.

Application of Salvador Aceves, on behalf of Solterra Holdings, LLC, to redistrict property located at 269 Clarice Lane, Sautee Nacoochee, Georgia, 30571 from R-1 Single Family Residential District to R-3 Residential Seasonal District. Proposed use is to place in “Short Term Rental” program. Tax map and parcel 069-610. Total acreage is 1.00. Present zoning is R-1 Single Family Residential District. The applicant, Salvador Aceves for 151 Clarice Lane, was present. Mr. Barton gave a summary of the application. Mr. Aceves 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 October 30th.

Application of Salvador Aceves, on behalf of Solterra Holdings, LLC, to redistrict property located at 150 Clarice Lane, Sautee Nacoochee, Georgia, 30571 from R-1 Single Family Residential District to R-3 Residential Seasonal District. Proposed use is to place in “Short Term Rental” program. Tax map and parcel 069-619. Total acreage is 1.00. Present zoning is R-1 Single Family Residential District. The applicant, Salvador Aceves for 151 Clarice Lane, was present. Mr. Barton gave a summary of the application. Mr. Aceves did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Ms. Dixon. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on October 30th.

There was no citizen comment.

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