

WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Monday, October 30th, 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, 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. Mr. Barton explained the public hearing procedures.

Application of Pam Collins to request a conditional use permit located at 482 Monroe Ridge, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 069-584. 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, Pam Collins of 482 Monroe Ridge Road, was present. Mr. Barton gave a summary of the application. Ms. Collins explained the short-term rental, which she has owned and rented short-term for seventeen years, has a maximum occupancy of four adults and a child with parking for four vehicles. She said she has been renting the property out for short-term rental but was not aware the licensing requirements until she received county notification. She explained she rents through AirBnB, she is the local contact, and that she has had no problems or complaints since renting. When asked how far away the closest neighbor was, she said approximately 200 feet.

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. Ms. Collins did not have anything to add. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on November 6th.

Application of Daryll Lovell, on behalf of Generation Church of North Georgia, to request a conditional use permit located on Duncan Bridge Road, Cleveland, Georgia, 30528. Tax map and parcel 077-171. Total acreage is 3.39. Proposed use is for a place of worship. Present zoning is C-1 Community Commercial District.

The applicant, Daryl Lovell of 1973 Holiness Campground Rd in Cleveland, was present. Mr. Barton gave a summary of the application. Mr. Lovell explained Generation Church of North Georgia was established nine years ago and is currently located nearby. He said they are proposing two structures, one of which would be the main sanctuary and the second for the family hall. He stated this would provide a place of permanent worship for the church that would have a capacity of about 250 people and parking for at least 100 vehicles. Currently, he said, the average is 100-125 people per service but they are anticipating for growth.

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. Lovell did not have anything to add. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on November 6th.

Application of Susan Cabrera to request a conditional use permit located at 3377 Town Creek Road, Cleveland, Georgia, 30528. Tax map and parcel 020-015. Total acreage is 2.28. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

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The applicant, Susan Cabrera 3377 Town Creek Road, was present. Mr. Barton gave a summary of the application. Ms. Cabrera explained the short-term rental has a maximum occupancy of four people and plenty room for parking, though four vehicles is the most she has had. She explained the property was part of an estate that was divided into eight parcels, but she owns two lots and received letters from the neighbors on both sides of her property and one additional property owner. Ms. Cabrera stated that she has been renting the home and was not aware of regulations until she received a letter from the county, at which point she immediately paid the licensing fees but was already paying the hotel/motel taxes. She said she has not had any complaints in the time she has been renting the property short-term and plans to keep the front parcel as natural space. Ms. Cabrera said the emergency contact is the next-door neighbor who also manages the grounds.

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. Ms. Cabrera did not have anything to add. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on November 6th.

Application of April James to redistrict property located at 964 Rabun Road Sautee Nacoochee, Georgia, 30571 from R-1 Residential Single Family District and C-1 Community Commercial District to C-2 Highway Business District. Tax map and parcel 071-147A. Total acreage is 22.17. Present zoning is R-1 Residential Single Family District and C-1 Community Commercial District.

The applicant, April James of 1019 Preacher Campbell Road in Clarkesville, was present. Mr. Barton gave a summary of the application. Ms. James presented documentation to the board members and explained her business, Lucille's Mountain Top Inn, supports local businesses, roads, and provides employment. She said the requested zoning is to help lower insurance costs due to limited insurance options from being classified as an inn, so the change would allow her to be considered a boutique hotel. She explained that she is looking to preserve the environment by improving her septic location that would keep from needing a pump station. She said she plans one day to move the existing spa onto the new lot, as well, and that would allow her to gain one additional room since the spa is currently between two rooms. In total, she said there are 14 rooms currently. Ms. James stated that she believes the property was zoned incorrectly and is better suited for C-2 based on permitted items #33 "Health clubs and spas" and #36 "Hotels, motels and other lodging type inns" in the White County Code.

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

Steve Smith of 145 Youngsmith Road in Cleveland, and contractor for Ms. James, explained that R-3 zoning does not have spa as a permitted use. He said the inn was built in 2001 and has been operating as such since then. He said C-1 would not allow the existing businesses, to which he referenced the White County Code Articles XIII and XIV for C-2 Highway Business District. He explained that the site plan shows moving the spa to newly adjoined land, which would be free standing at approximately 3000 square feet with a disturbed area of 25000 square feet at four percent of total land area. He said there are not architectural plans drawn yet for the structure so his numbers are approximate. He explained the existing spa is a few hundred square feet and the room to be added would be about 600 square feet. In reference to increased traffic, he said it should not be impacted because outside visitors are currently allowed to access the spa.

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Katherine Bopper of 3670 Poinciana Ave, Miami, Florida, said she has been a regular visitor of the inn for the last three years and as a writer, she gets inspiration from observing the mountain top. She said Ms. James runs a fabulous business and cares about the business, adding that Ms. James wants to keep charm and quaintness and not change anything.

Patty Apostolakos of 972 Sautee Woods Trail, Sautee Nacoochee, GA said she visits the inn when her friend stays there and the people who visit are precise, kind, not messy, no loud parties, and has everything catered to them which gives the inn a great reputation. Ms. Apostolakos said there needs to be a bigger spa because a lot of people and locals that go up there, but Ms. James does not want to cut down more trees than she has too.

Karen Thomas of 23 Autumn Lane, Cleveland, GA said she is the current president of the Georgia Mountain Lakes Realtor Association and recommends Lucille's Mountain Top to clients and has used the spa personally. She said she is appreciative of the setting and scenery, and it is an asset to the community for those looking for a place to stay or are new to the area. She said the association is in favor of the application.

Steve Smith read a letter from an immediate neighbor, Harold Burke of 401 and 479 Dormatory Hill Drive, Sautee Nacoochee, GA expressing support.

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

Michael Jones of 1591 Gold Valley Road, on behalf of Gold Valley, Summit homeowners association, said he is not questioning the zoning change but he anticipates something happening in near future that will impact the community and road bed. He said they have been experiencing a lot of traffic on Rabun Road and Bean Creek, and Rabun Road is not wide enough.

Lynn Donehoo of 1362 Gold Valley Road provided a petition to the board members. She said she moved here from South Carolina because of traffic. Ms. Donehoo said once the zoning is changed to commercial, then anyone else can use as ammunition against the community. She said the views are worth saving and once green space is gone, you cannot get it back. When asked if there has been an issue since she has moved there, she responded that there has not.

April Riley of 36 Blue Aster Place said she is directly across from business sign. She said C-1 and C-2 are not the only options because R-3 also allows for Bed and Breakfasts. She said her driveway is in constant repair because of people turning around in her driveway because of GPS issues. She said Ms. James does not need certification to be called a boutique hotel and asked why they want to add two septic areas if only adding one more small building. She said concerning insurance, there are more options that depend on if the fire department can get up there and said the driveway is very narrow and long. She expressed concerns of traffic for walking up and down the road and she understands about expansion and wanting to bring more tourists, but what about the people that live there.

Karen Berzsenyi of 71 Miners Mountain Road referenced an article in the newspaper that said the sole reason for the request was due to insurance. She said she reached out to her insurance contact who said no one looks at zoning when looking at insurance for businesses. She referenced Section 1300 of the White County Code for C-1 Community and read the purpose of the district, as well as the purpose for Section 1400 for C-2 Highway Business. She said the difference is regional versus community level and it relies

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on highway-oriented passengers by traffic. Ms. Berzsenyi said expressed concerns of the large acreage increase and referenced numbers for bed and breakfasts. She requested a condition be placed on the application.

Stephen Hamrick of 3055 Bean Creek expressed a concern for the precedence that will be set and expansion. He said he has no issue with what they are doing now.

Stella Hatcher, maiden name Trammel, of 124 Modoc Drive in Cornelia, GA, said her family owns property on Rabun Road and she owns property along Blue Aster. She requested the board consider not changing for commercial use and that she understands trying to increase business, but as a community lover, she asks that they not approve it.

Chairman Thomas asked Ms. James if she had anything to add.

Mr. Smith said many of the concerns were due to a flyer for a 22-acre hotel development. He said there are codes and the mountain protection act, rules and regulations to prevent what people are imagining. He described the regulations for mountain protections, such as structures cannot be over 40 feet tall, slope and tree diameter restrictions. Regarding green space, he said green space is what makes Lucille's what it is. He said she purchased the additional land to protect the integrity and beauty of forest and it is his understanding that the former owner of Lucille's lobbied for the paving of Rabun Road and after a visit from Code Enforcement regarding dirt on the road. He said the zoning does not affect insurance since it is the definition. He referenced permitted uses for C-1 and said Lucille's use would keep it from being one of those.

Ms. James said their goal is to do what is right for the community and for Lucille's, and to keep it beautiful for the serenity of her guests.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on November 6th.

Application of Jim Patton to request a conditional use permit located at 24 Luke Road, Cleveland, Georgia, 30528. Tax map and parcel 061-146N. Total acreage is 1.50. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Jim Patton of 675 Mountain Meadows Road, was present. Mr. Barton gave a summary of the application. Mr. Patton explained the proposed short-term rental is still under construction, but would have a maximum occupancy of six people and adequate parking for six people. He said they have not decided if they will self-manage, but will probably go through an agency. When asked if he had experience with short-term rentals, he said no. Mr. Patton said the closest residence is roughly 300 feet away.

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. Patton did not have anything to add. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on November 6th.

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Application of Erik Perrine to request a conditional use permit located at 242 Eagles Nest Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-144A. 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, Erik Perrine of 242 Eagles Nest, was present. Mr. Barton gave a summary of the application. Mr. Perrine explained the proposed short-term rental would have a maximum occupancy of four people with parking for four vehicles. He said he does not have previous experience with short-term rentals and plans to utilize a management company. Additionally, he said his closest neighbor is about 200 feet away, which is also a short-term rental, and about two-thirds of the homes in the development are short-term rentals. He said he plans to stay at the home one weekend a month.

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. Perrine did not have anything to add. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on November 6th.

Application of Frank Liesen to request a conditional use permit located at 91 Small Pond Drive, Cleveland, Georgia, 30528. Tax map and parcel 060D-039. Total acreage is 5.09. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Frank Liesen of 89 Small Pond Drive, was present. Mr. Barton gave a summary of the application. Mr. Liesen explained the proposed short-term rental would have a maximum occupancy of four people in the cabin and six in the main house. He explained there are two homes on the property, the main house and a cabin. He said the purpose of the short-term rental is to fund the free stays for missionaries and pastors. Mr. Liesen stated his son would live in the cabin for at least two years, during which time he could manage the main house. He said another option would be for his family to live in one and rent out the other. He explained that he is unsure if he will advertise online, but there is a community for the missionaries to learn about the home.

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.

Stacy Brown of 248 Small Pond Drive said this is her third time at public hearing for Small Pond. She said she did not oppose one initially but wished she had after living next to one. She stated issues with screaming, yelling, people feeding livestock, petting animals, driving over water lines, blocking easements, renters not being able to find the home, and promises not kept from other applicants. She said the road cannot handle more short-term rentals.

Henrietta Kite of 60 Colley Lane said she adjoins the property and expressed concerns of trespassers. She said she currently feels safe in her home as a widow, but will not if this application passes. She said she does not think short-term rentals should be in these neighborhoods.

Linda Seabolt of 106 Small Pond Drive expressed concerns of road maintenance and ensuring renters are legitimate. She said this would make four short-term rentals on a private road and the county is giving them permission to use the private road. She added that the laws for short-term rentals need to be refined.

Kevin Carbonneau of 248 Small Pond asked how someone could subdivide a property with letters required with the owner being the majority procured. He said many homes are impacted by the short-term

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rentals and expressed concerns of what happens if the applicant's intentions do not work out, additional traffic, strangers in the middle of the night knocking on neighbor's doors, property maintenance for full-time living versus short-term rentals, and the current three-strike rule for short-term rentals. He asked for clarification on the strikes and what constitutes a crime to be considered a strike.

Chairman Thomas asked Mr. Liesen if he had anything to add.

Teray Liesen, Mr. Liesen's wife, said they have not experienced complaints of knocking on doors or traffic. She said the missionary care was her idea from her experience of how it is difficult for missionaries to find places to stay. Ms. Liesen stated her family will be at the property for a number of years and are not building any new structures.

Mr. Liesen explained this is the first property on the left. He said he understands concerns for promises not kept by the vineyard and believes they should try to mitigate them. He said the short-term rentals would be limited on his property since it is only to finance the stay of missionaries. He stated he wants it to be a place of serenity, recovery, and strengthening.

Mr. Ackerman asked if he was okay with placing conditions on the property. Mr. Liesen said he is okay with placing conditions and added that he has a family of five, so there will be seven plus cars on the property when they are home but he will try to limit that. He said that since he works for Truett McConnell and his son is a student there, he does have gatherings at times at his home currently.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on November 6th.

Application of Frank Liesen to request a conditional use permit located at 89 Small Pond Drive, Cleveland, Georgia, 30528. Tax map and parcel 060D-039. Total acreage is 5.09. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Frank Liesen of 89 Small Pond Drive, was present. Mr. Barton gave a summary of the application. Mr. Liesen did not have anything to add. Chairman Thomas asked if there are plans for the other lots he owns, to which Mr. Liesen said not right now but it could be cabins for students to rent.

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.

Kevin Carbonneau of 248 Small Pond asked if a new driveway along the highway could be considered. He said they have a good relationship with the vineyard; the renters that are the issue because GPS takes them to the home and puts traffic on the private road that residents have to pay for.

Chairman Thomas asked Mr. Liesen if he had anything to add.

Mr. Liesen said building an extra driveway would require cutting trees and that he does pay toward road maintenance. He said to he expects more traffic when home than when not there because of their connection to Truett.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on November 6th.

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Application of Paige Hulsey, on behalf of Donald Weideman, to redistrict property located on Honeybrook Lane, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to R-3 Residential Seasonal District. Tax map and parcel 077-090. Total acreage is 5.00. Present zoning is R-1 Residential Single Family District.

The applicant, Paige Hulsey of 240 Honeybrook Lane, was present. Mr. Barton gave a summary of the application. Ms. Hulsey explained she has a tiny home on the property that she would like to rent out short-term and would like to add two more. Mr. Barton explained the Recreational Vehicle classification for tiny homes. Ms. Hulsey explained the closest neighbor is a good distance away and that she is particular about who she rents to. She said she has been renting out the current tiny home for about a year until she received a letter from the county but has not received any complaints from the adjoining neighbor. She said she has strict policies in place, that she has never had parties, she self-manages, she lives on the property and is the emergency contact, and rents to a lot of couples. She explained that her grandfather owns the 16-acre tract and will be cutting out 5 acres for the RV Park with access via easement off New Bridge Road and through the existing parcel. She said there have been issues with the current easement but has been talking with the adjoining neighbor about possibility getting another easement off the subdivision cul-de-sac.

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

Mary Myerscough of 23 Honeybrook Lane said her property is where the 20 to 25-foot easement runs through and is very close to her home. She expressed concerns of the RV Park bringing RV's and large vehicles, the types of activities such as ATV's and dirt bikes for that zoning, trespassing, traffic, and liability. She said she has had issues contacting the property owner and wanted to ensure that he is aware of the request.

Rex Myerscough of 23 Honeybrook Lane said the easement is 15 feet from their home. He said he has had issues getting in touch with the owner and with no trespassing signs. He expressed concerns with the unpermitted tiny home placed on the property without his permission and use of the road. He said there was a dispute regarding the fence and a new road that was put in, as well as pointed out the well put in for purposes of cattle and concerns about the proximity of the tiny home to the creek.

Katie Bass of 3886 New Bridge Road said there have already been two or three pads already cut out over the property line. She said she is not against short-term rentals but is against encroaching on neighbors with short-term rental. She said her mother-in-law's 28-acre property that adjoins this is vacant now but they plan to build on it and they do not want to see the tiny homes piled up along the property line.

Chairman Thomas asked Ms. Hulsey if she had anything to add.

Ms. Hulsey said the property is in trust and she is the trustee. She said she is aware of issues with property line and the grader came before the surveyor but the surveyor did show where property line was. She said the purpose of the grading was to level the ground for the tiny homes. When asked when she plans to get the easement issue settled, she said she was unsure because it is a money issue. She said the people opposed do not live there full-time and that she has been trying to resolve the issue with them since April.

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Ms. Hulsey stated that the adjoining property owner submitted a letter in support. She said a complaint had been submitted to the county regarding the new driveway, but it was determined the road had been there for a long time and she has since removed the gravel and stopped using it. She explained that she has no intentions for RV's to come and park, and suggested a condition be placed stated RV's could not be pulled onto the property. She added that she could have Mr. Weideman attend the next meeting.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on November 6th.

Application of Vincenu Visuti to redistrict property located at 16 Windy Acres Road, Cleveland, Georgia, 30528 from R-3 Residential Seasonal District to R-2 Residential Multi-Family District. Tax map and parcel 045B-057. Total acreage is 1.98. Present zoning is R-3 Residential Seasonal District. The applicant, Vincenu Visuti of 3447 Highway 255 North in Sautee Nacoochee, was present. Mr. Barton gave a summary of the application and explained that the application was not advertised with a conditional use permit for a boarding house, but can move forward with the rezone to R-2 with a separate application for the conditional use permit. Mr. Visuti said he understands the stigma around the inaccurate information that has been circulating around. He said he wants to help those with drug addiction and he will have policies such as strict admission, background checks, random drug screenings, therapy sessions, required employment, curfews, GPS tracking on phones via a sober living phone application, and other resources like financial planning and career building. He said this would be a sober living home where residents would have already complete rehabilitation or treatment elsewhere, so this would be for the transition period before going home. He explained the program would be for those with drug or alcohol abuse history only. Mr. Visuti stated the home would be male only and there are two owners, two live-in house managers, and an admissions officer. He said the length of stay would depend on the need of the residents, but statistically the success rate is one to two years. When asked how the residents will pay for their stay, he said they would through employment or a sponsor. He said they would be responsible for their own transportation, likely through ridesharing.

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

Cody Montgomery 5296 Warwoman Road in Clayton, GA said he is the owner of Levi's House in White County and a youth pastor. He explained there is a lot of stigma around people with drug addiction and alcoholism and that they are always career criminals, but that is not true. He explained drug addiction in the county and world has run ramped, but the problem is that it is hard for people that want to help to get care. He said there is nothing like what Mr. Visuti is proposing nearby. Mr. Montgomery said he moved to the Hickey House and is a youth pastor now, but he was not provided with the resources he needed when he got out. He stated there needs to be more after-care homes, not like Hickey House or Levi's House, which can provide additional resources.

Zoey Wadall of 109 Ber Weg in Helen said she is currently the onboarding and admissions officer for Sumo House. She explained that she has a medical background and an addiction background and sober living homes are needed for people to continue sobriety. She said programs like this open the door to help people learn new skills. She said Mr. Visuti is offering life skills that are necessary for sobriety in an environment where they will not have to worry about what their next step will be. She said he has rules

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that is far and above what is currently in the county and the other programs are just a check in/check out. She said the GPS is for accountability. Ms. Wadall said the overdose rate in North Georgia has increased in the last two years and will get worse unless programs are put in place.

Ellen Schlossberg of 96 Mockingbird Lane said she is the bookstore owner down the road. She explained that one of the neighbors came around with the petition against a halfway house and referenced criminals and rapists so she signed. Two days later, she said more petitioners came by with the same petition but was unsure if it would be for criminals or not, so she contacted Mr. Visuti who then directed her to the website and explained his proposal. She wondered how many people filled out the petition under false pretenses. She said she thinks it is a great project and makes sense to her. She said she is not concerned as female business owner that works alone a lot to have this nearby.

Chairman Thomas asked if anyone would like to speak against the application

Gary Fox of 170 Terrys Place said there are two subdivisions impacted. He expressed concerns with the proximity of the school bus stop, safety of people walking down the road, and the hours of surveillance since the house managers will not be up 24 hours a day. He said the applicant can say it is not a halfway house, but they are only halfway to recovery if they are just out of rehab. He said there is a time and place and that place should be more rural and away from children.

Morris Biggers of 8 E J Biggers Road said this is a prime part of White County and thinks there are other places it could be. He said he knows they do good work but they do not need it in this community because they have a nice community and campground nearby. He said that according to paper, the proposal is quite different than what applicant explained. He said this is a small area to have it and it is in a residential section.

Kelly Connor of 204 Windy Acres Road expressed concerns of spot zoning in an R-1 residential neighborhood, the proximity to the school bus stop, safety of teenage girls and women with children that walk down the road, what the septic is sized for, and difficulty of the road entrance. She asked why parole officers were referenced if the residents are not criminals and questioned why the website was up if the application had not been approved. Ms. Connor said there are 34 halfway houses in a 30-mile radius.

Steve Dubois of 61 Lazy Drive, owner of Yonah Mountain Campground, said people from Black Bear have trespassed onto his property and he has had to call the police to pick them up. He expressed concerns of rules and how do they know if the rules will be followed years down the road, the negative impact to the area, proximity to a playground, room for parking 15 vehicles, a lot of foot traffic and what can happen next. He said this should be more in a commercial setting than residential.

John Ford of 210 Towering Oaks said he is a believer in grace and mercy and that he has empathy for people with those needs, as well as agrees that there should be services to meet those needs. He said he previously served as a sentinel probate officer and had seen the effects addiction has had on lives. He agrees with the sentiments but believes the place is not on the doorstep of residential neighborhood and that there are places better suited. He said there are too many unknowns and uncertainties.

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Chairman Thomas asked Mr. Visuti if he had anything to add.

Vincenu Visuti said he did take down website after being contacted by the county but has not been taking applications. He said the website was up because of the detailed information and integrated application, so he had it turned back on today for the hearing. He said he has the support of Senator Bo Hatchett. In reference to the parole officers, he said most drugs are illegal which is why parole officer can be involved but that does not mean a violent background. He said there are many people voluntarily needing help. He said he understands not wanting in your backyard, but where do they go. Mr. Visuti emphasized that his project is a sober living home for after care, not a halfway house. He said it is more of a three quarter house, the last leg- since they have already completed sobriety somewhere else. He explained that he is trying to fulfill something that does not exist here and other places only offer a completion certificate. When asked if the organization was a non-profit, he said no. When asked if the residents could leave their phone at the home and therefore not be subject to GPS tracking, Mr. Visuti ensured they would know where they would be because they would be required to check in constantly. Mr. Visuti said the property is already R-3 for short-term rental, so there will not be increased traffic, especially since a lot of the residents will likely use rideshare.

Motion to adjourn made by Ms. Dixon and seconded by Mr. Ash. Motion was unanimous.