

WHITE COUNTY PLANNING COMMISSION AGENDA
REGULAR SESSION

Monday, November 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 September 25th, 2023 and October 2nd, 2023
- V. Variances
 - a. **Application of Sean Marsh** to request a variance from Section 30-165(I) Groundwater Protection Standards for minimum lot size. Property is located on Towering Oaks Drive, Cleveland, GA, 30528. Tax map and parcel is 045B-076. Total acreage is 1.08.
 - b. **Application of Debbie West** to request a variance from Section 601 Access. Property is located on Hauler Drive, Cleveland, GA, 30528. Tax map and parcel is 075-095. Total acreage is 1.00.
 - c. **Application of Judy Heath** to request a variance from Section 14-133(g) for setbacks in an RV Park. Property is located at 32 Yogi Bear Boulevard, Cleveland, GA, 30528. Lot 60 in Mountain Lakes Campground. Tax map and parcel is 031F-052.
 - d. **Application of Susan Walls** to request a variance from Section 601 Access. Property is located on Airport Road, Cleveland, GA, 30528. Tax map and parcel is 063-027D. Total acreage is 1.11.
 - e. **Application of Ella McCusker** to request a variance from Section 802 Lot Width and Size for a second dwelling. Property is located at 223 The Pines Road, Cleveland, GA, 30528. Tax map and parcel is 050-006. Total acreage is 4.73.
 - f. **Application of Stacy Sullens** to request a variance from Section 802 Lot Width and Size for a second dwelling. Property is located at 89 Poultry Road, Cleveland, GA, 30528. Tax map and parcel is 076-085. Total acreage is 72.60.
 - g. **Application of Carolyn Bralley, on behalf of Landsong Properties, LLC**, to request a variance from Section 601 Access. Property is located on Hobart Lane, Sautee Nacoochee, GA, 30571. Tax map and parcel is 070-017. Total acreage is 11.86.
 - h. **Application of Thomas McConnell** to request a variance from Section 601 Access. Property is located on McConnell Drive, Helen, GA, 30545. Tax map and parcel is 043-013. Total acreage is 204.85.
 - i. **Application of Local Homes LLC** to request a variance from Section 601 Access. Property is located at 678 Eagle Rock Road, Cleveland, GA, 30528. Tax map and parcel is 050C-002. Total acreage is 1.00.
 - j. **Application of James Cannon** to request a variance from Section 14-133(d)(1) RV Park lot size. Property is located at 160 Stag Leap Drive, Cleveland, GA, 30528. Lot 142 in Elkmont Campground. Tax map and parcel is 045D-202.
 - k. **Application of Carol Williams** to request a variance from Section 601 Access. Property is located on Secluded Pond Road, Cleveland, GA, 30528. Tax map and parcel is 003-014. Total acreage is 4.00.
 - l. **Application of Lori VanSickle** to request a variance from Section 601 Access for a mortgage variance. Property is located on Sunkist Drive, Cleveland, GA, 30528. Tax map and parcel is 022-103B. Total acreage is 1.87.

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- m. **Application of Steve and Kathy Schmidt** to request a variance from Section 601 Access. Property is located at 43 Thornblade Trail, Cleveland, GA, 30528. Tax map and parcel is 017-094B. Total acreage is 1.33.
- n. **Application of David Allen** to request a variance from Section 601 Access. Property is located on Goat Neck Road, Cleveland, GA, 30528. Tax map and parcel is 073-0156 & 073-157, Tracts 2 & 4. Total acreage is 5.31.
- o. **Application of Eddie Hood** to request a variance from Section 601 Access. Property is located on Surveyors Drive, Cleveland, GA, 30528. Tax map and parcel is 004-106. Total acreage is 24.09.

VI. Land Use

- 1. **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.
- 2. **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.
- 3. **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.
- 4. **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.
- 5. **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.
- 6. **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.
- 7. **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.
- 8. **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.
- 9. **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.
- 10. **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.

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

11. **Application of Jeff Nix, on behalf of Douglas Nix**, to redistrict property located at 0 Hwy. 115 East, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to C-2 Highway Business District. Tax map and parcel 047D-159. Total acreage is 7.42. Present zoning is R-1 Residential Single Family District.
12. **Application of Robert Edmonds** to request a conditional use permit located at 360 Miners Mountain Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 055D-024. Total acreage is 2.98. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.
13. **Application of Diane Robertson** to request a conditional use permit located at 1071 Myra Branch Road, Helen, Georgia, 30545. Tax map and parcel 042B-019. Total acreage is 0.70. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.
14. **Application of Paula Lembo and Loretta Martin** to redistrict property located at 2229 Highway 17, Sautee Nacoochee, Georgia, 30571 from C-1 Community Commercial District to R-1 Residential Single Family District and to request a conditional use permit. Tax map and parcel 071-070. Total acreage is 0.93. Proposed use is to place in “Short Term Rental” program. Present zoning is C-1 Community Commercial District.
15. **Application of Paula Lembo and Loretta Martin** to redistrict property located at 2227 Highway 17, Sautee Nacoochee, Georgia, 30571 from C-1 Community Commercial District to R-1 Residential Single Family District and to request a conditional use permit. Tax map and parcel 071-070. Total acreage is 0.93. Proposed use is to place in “Short Term Rental” program. Present zoning is C-1 Community Commercial District.
16. **Application of Jay Westmoreland** to request a conditional use permit located at 183 Patrick Lane, Helen, Georgia, 30545. Tax map and parcel 041-044. Total acreage is 3.01. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.
17. **Application of Georgianna “Emma” Stoica** to request a special use permit located at 4564 Highway 255 South, Cleveland, Georgia, 30528. Tax map and parcel 074-130. Total acreage is 5.29. Proposed use is for a personal care home/ group home. Present zoning is A-1 Agriculture Forestry District.

VII. Citizen Comment

VIII. Adjournment