

WHITE COUNTY PLANNING COMMISSION AGENDA
REGULAR SESSION

Monday, December 4th, 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 October 30th, 2023, October 31st, 2023 and November 6th, 2023
- V. Variances
 - a. **Application of Craig Lascomb** to request a variance from Section 802 Lot Width and Size for a second dwelling. Property is located at 124 Singing Tree Lane, Cleveland, GA, 30528. Tax map and parcel is 006-042D. Total acreage is 5.54.
 - b. **Application of Blakely Colt Stovall** to request a variance from Section 601 Access. Property is located at 1149 Black Road, Cleveland, GA, 30528. Tax map and parcel is 062-046. Total acreage is 1.08.
 - c. **Application of Lonnie Furry** to request a variance from Section 601 Access. Property is located at 97 Lewis Drive, Cleveland, GA, 30528. Tax map and parcel is 073C-078. Total acreage is 3.64.
 - d. **Application of Olmstead Properties LLC** to request a variance from Section 601 Access. Property is located at 0 York Cemetery Road, Sautee Nacoochee, GA, 30571. Tax map and parcel is 069-008. Total acreage is 8.50.
 - e. **Application of Elizabeth Irvin** to request a variance from Section 14-133(d)(1) RV Park lot size. Property is located at 315 Stag Leap Drive, Cleveland, GA, 30528. Lot 2 Elkmont Resort. Tax map and parcel is 045D-062.
 - f. **Application of Michael Shults** to request a variance from Section 601 Access. Property is located at 2425 Highway 75 South, Cleveland, GA, 30528. Tax map and parcel is 049-067. Total acreage is 3.50.
 - g. **Application of Tina Arrowood** to request a variance from Section 601 Access. Property is located at 0 Pleasant Drive, Cleveland, GA, 30528. Tax map and parcel is 049A-060. Total acreage is 30.46.
 - h. **Application of Nicole and Anthony Tucker** to request a variance from Section 601 Access for mortgage purposes. Property is located at 0 Tesnatee Gap Valley Road, Cleveland, GA, 30528. Tax map and parcel is 032-061. Total acreage is 17.17.
 - i. **Application of Mason Olah** to request a variance from Section 601 Access. Property is located at 0 Wanderway Drive, Cleveland, GA, 30528. Tax map and parcel is 061-188. Total acreage is 3.09.
- VI. Land Use
 1. **Application of Jonathan Curelar** to request a conditional use permit located at 7682 Highway 75 Alternate, Helen, Georgia, 30545. Tax map and parcel 042B-101. Total acreage is 1.04. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.
 2. **Application of Ella McCusker** to request a conditional use permit located at 223 The Pines Road, Cleveland, Georgia, 30528. Tax map and parcel 050-006. Total acreage is 4.73. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

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3. **Application of James Hatcher, on behalf of Edward Hatcher**, to request a conditional use permit located at 99 Windy Acres Road, Cleveland, Georgia, 30528. Tax map and parcel 045B-023. Total acreage is 2.34. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.
4. **Application of Theresa Wilson** to request a conditional use permit located at 729 Monroe Ridge Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 069-570. Total acreage is 1.06. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.
5. **Application of Charles Carlino and Anna Bonet-Carlino** to request a conditional use permit located at 235 Clarice Lane, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 069-609. Total acreage is 1.00. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.
6. **Application of Charles Carlino and Anna Bonet-Carlino** to request a conditional use permit located at 303 Clarice Lane, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 069-611. Total acreage is 1.02. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.
7. **Application of Mary Ellen Rand** to request a conditional use permit located at 2400 Lynch Mountain Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 083-008A. Total acreage is 24.667. Proposed use is to place in “Short Term Rental” program. Present zoning is A-1 Agricultural Forestry District.
8. **Application of The Rental-Mart LLC (Dana and David Mullins)** to request a conditional use permit located at 7680 Highway 75 Alternate, Helen, Georgia, 30545. Tax map and parcel 042A-032A. Total acreage is 1.44. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.
9. **Application of KAI WO LLC (Xin Lin)** to request a conditional use permit located at 585 Caldwell Drive, Cleveland, Georgia, 30528. Tax map and parcel 049-093. Total acreage is 22.93. Proposed use is to place in “Short Term Rental” program. Present zoning is A-1 Agricultural Forestry District.
10. **Application of Johnny and Charli Fain** to request to redistrict property located at 44 Twilight Dell Road, Sautee Nacoochee, Georgia, 30571 from C-1 Community Commercial District to R-3 Residential Season District. Tax map and parcel 055-030. Total acreage is 0.86. Proposed use is to place in “Short Term Rental” program. Present zoning is C-1 Community Commercial District.
11. **Application of SBC Properties LLC (Shawn Hammond)** to request a conditional use permit located at 83 Elrod Road, Helen, Georgia, 30545. Tax map and parcel 042B-088. Total acreage is ±1.260. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.
12. **Application of Quentin Carr, on behalf of Neal and Sally Berry**, to request a conditional use permit located at 176 Laurel Ridge Road, Cleveland, Georgia, 30528. Tax map and parcel 073C-067C. Total acreage is 2.50. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.
13. **Application of Jennifer Whaley** to request a conditional use permit located at 233 Ralph Vandiver Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 055-085. Total acreage is 8.30. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

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14. **Application of Steven and Kathy Schmidt, on behalf of Ukani Group Inc.**, to request to redistrict property located at 43 Thornblade Trail, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Single Family District and a conditional use permit. Tax map and parcel 017-094B. Total acreage is 1.33. Proposed use is to place in “Short Term Rental” program. Present zoning is C-1 Community Commercial District.
 15. **Application of Jeremy and Nora Warner** to request a conditional use permit located at 0 Deer Trail, Cleveland, Georgia, 30528. Tax map and parcel 022-024. Total acreage is 1.85. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.
 16. **Application of Mike and Heather Shramek** to request a conditional use permit located at 2734 Town Creek Road, Cleveland, Georgia, 30528. Tax map and parcel 020-095A. Total acreage is 2.70. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.
 17. **Application of Colin Morris** to request a conditional use permit located at 538 Highway 356, Helen, Georgia, 30545. Tax map and parcel 042B-045. Total acreage is 10.523. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.
- VII. Consider amendments of the existing Official Code of White County
- VIII. Citizen Comment
- IX. Adjournment