

White County Planning Commission
Public Hearing: White County Land Use Regulation
MINUTES

Monday, December 28th, 2020

White County Senior Center

6:00 pm

1239 Helen Hwy, Cleveland, Ga. 30528

Those present were Larry Freeman, R.K. Ackerman, Dona K. Burke, Charlie Thomas, Brad Ash, and John Yarbrough.

Staff present: Harry Barton, John Sell, and Mercedes Dodd.

- I. Call to Order: Chairman Thomas called the meeting to order.
- II. Invocation: Mr. Yarbrough gave the invocation.
- III. Review of Agenda: Chairman Thomas asked if there were any changes to the agenda. Chairman Thomas said there were no changes to the agenda. Chairman Thomas opened the public hearing.
- IV. Land Use

1. **Application of Larry Freeman** to redistrict property located at 9482 Duncan Bridge Road, Cleveland, GA, 30528 from R-1 Residential Single Family and C-1 Community Commercial to C-2 Highway Business District. Total acreage is 6.63. Tax map and parcel 090-015. Present use is R-1 Residential Single Family, C-1 Community Commercial, and C-2 Highway Business District.

Mr. Freeman recused himself from this hearing.

The landowner, Larry Freeman of 987 River Road in Cleveland, was present. Mr. Barton gave a summary of the application. Mr. Freeman stated that he submitted a letter request in 2015 to get the zoning on his property corrected. He said it was brought to his attention after a business license application was submitted that the change was never made, so he wants the zoning to be updated.

Chairman Thomas asked if the board has any other questions; no response.

Chairman Thomas asked if there was any for or against; no response.

Chairman Thomas asked Mr. Freeman if he had anything to add; he said no.

Chairman Thomas closed the hearing.

2. **Application of Louise Christie** to request a conditional use permit at 2039 Toll Gate Road, Cleveland, Georgia, 30528. Tax map and parcel 003-012. Total acreage is 49.93. Proposed use is to place in "Short Term Rental" program. Present use is A-1 Agriculture Forestry District.

A representative, Benjamin Blackwelder, was present on behalf of the landowner. Mr. Barton gave a summary of the application. Mr. Blackwelder explained that he will manage the property and that this is a second residence that will have roughly ten rentals per year. He stated that the main residence will be rented out. Mr. Blackwelder said that there is an eight person maximum and parking for four vehicles with a minimum rental of seven nights. When asked if there are any other rentals nearby, Mr. Blackwelder stated that the closest neighbor is a long term rental.

Chairman Thomas asked if the board has any other questions; no response.

Chairman Thomas asked if there was any for or against; no response.

Chairman Thomas asked Mr. Blackwelder if he had anything to add; he said no.

Chairman Thomas closed the hearing.

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3. **Application of Tony Greenway** to redistrict property located at 111 Jenny’s Cove Road, Cleveland, GA, 30528 from C-2 Highway Business District, to R-1 Residential, Single Family District. Total acreage is 10.01. Tax map and parcel 033-017. Present use is C-2 Highway Business District. The applicant was not present. Chairman Thomas postponed this hearing.

4. **Application of Linda Key** to request a conditional use permit at 65 Rose O’Sharon Road, Cleveland, Georgia, 30528. Tax map and parcel 055-070A. Total acreage is 1.749. Proposed use is to place in “Short Term Rental” program. Present use is R-1 Residential Single-Family District. The applicant, Linda Key of 65 Rose O’Sharon Road, was present. Mr. Barton gave a summary of the application. Ms. Key explained that she has experience renting properties. She explained that this property was a rental previously, managed by Cedar Creek, and she is not aware of any issues while it was rented. When asked the name of her company, Ms. Key stated that she does not have one, it is just her. She said there will be a limit of three vehicles. Chairman Thomas asked if the board has any other questions; no response. Chairman Thomas asked if there was any for or against. Tommy Boyette of 751 Miners Mountain Road in Cleveland approached the podium. Mr. Boyette stated that he is against this application. He explained that the Homeowner’s Association prevents three vehicles and that he maintains the roads. He stated that there was an issue on the property regarding multiple vehicles and trash left out recently while it was being rented. Chairman Thomas asked if there was any other for or against; no response. Chairman Thomas asked Ms. Key if she had anything she would like to add. Ms. Key stated that she was not aware of any issues. She explained that the neighborhood has her contact information and did not notify her of any issues. When asked if she has rented this property, Ms. Key stated that she has let friends and family stay there. Chairman Thomas closed the hearing.

5. **Application of Linda Key** to request a conditional use permit at 664 Monroe Ridge Road, Cleveland, Georgia, 30528. Tax map and parcel 069-579. Total acreage is 1.00. Proposed use is to place in “Short Term Rental” program. Present use is R-1 Residential Single-Family District. The applicant, Linda Key of 664 Monroe Ridge Road, was present. Mr. Barton gave a summary of the application. Ms. Key stated that this property had been rented previously through Blue Ridge Rental and that it was a second home after that. She stated that she is not aware of any issues with renters. Chairman Thomas asked if the board has any other questions; no response. Chairman Thomas asked if there was any for or against; no response. Chairman Thomas asked Ms. Key if she had anything to add; she said no. Chairman Thomas closed the hearing.

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6. **Application of Stephanie Silva** to request a conditional use permit at 17 Deer Track Road, Cleveland, Georgia, 30528. Tax map and parcel 068-143. Total acreage is 0.91. Proposed use is to place in "Short Term Rental" program. Present use is R-1 Residential Single-Family District. A representative, David Beverly of 6399 Flat Rock Drive in Flowery Branch, GA, was present on behalf of the landowner. Mr. Barton gave a summary of the application. Mr. Beverly explained that he will be managing the property through Georgia Vacation Rentals. He stated that this property has not been on the rental program before. Mr. Beverly explained that the occupancy will be two to four people and room for two vehicles.

Chairman Thomas asked if the board has any other questions; no response.

Chairman Thomas asked if there was any for or against; no response.

Chairman Thomas asked Mr. Beverly if he had anything to add; he said no.

Chairman Thomas closed the hearing.

V. Citizens Comments: There were no citizen comments.

VI. Adjournment: Motion to adjourn made by Mrs. Burke, seconded by Mr. Ash. Motion was unanimously approved.