

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

Monday, November 30th, 2020
6:00 pm

White County Senior Center
1239 Helen Hwy, Cleveland, Ga. 30528

Those present were Larry Freeman, R.K. Ackerman, Dona K. Burke, Linda Dixon, and John Yarbrough.
Staff present: Harry Barton and Mercedes Dodd.

- I. Call to Order: Vice Chairman Dixon called the meeting to order.
- II. Invocation: Mr. Yarbrough gave the invocation.
- III. Review of Agenda: No changes were made to the agenda.
- IV. Land Use

- i. **Application of Michelle Gunnin** to request a conditional use permit at 228 Spring Crest Road, Cleveland, Georgia, 30528. Tax map and parcel 030C-066. Total acreage is 0.918. Proposed use is to place in "Short Term Rental" program. Present use is R-1 Residential Single-Family District.

The landowner, Michelle Gunnin of 228 Spring Crest Road, was present. Mr. Barton gave a summary of the application. Mrs. Gunnin explained that she is in a subdivision that has covenants, but the covenants allow for vacation rentals. She cited from the covenants that each lot owner may rent a single residential apartment unit so long as said unit is a part of the primary residence or a part of the garage serving said primary residence. Mrs. Gunnin stated that she only plans to rent out the basement a few nights a month for up to six people and not when they are away. When she asked if there are any other rentals in the subdivision, she said no. She detailed that there is a private entrance and room for up to six cars plus the garage. Mrs. Gunnin stated that they will be managing the property themselves and are looking for another source of income since her sons moved out.

Vice Chairman Dixon asked if the board had any other questions; no response.

Vice Chairman Dixon asked if there was any for or against.

Pamela and Edward Oakle of 381 Meadow Crest Drive in Cleveland approached the podium. Mrs. Oakle stated that she believes the Gunnins are well intentioned, but they lived in Florida for 25 years and saw the adverse effects of short term rentals. She explained her concerns of noise, increased trash, unsafe driving, theft, Covid-19, illegal substances, ATV's and trailers brought in by renters, and decreased property values and said that revenue from tax would not outweigh these risks.

Vice Chairman Dixon asked if there was any other for or against; no response.

Vice Chairman Dixon asked if Mrs. Gunnin had anything she would like to add. Mrs. Gunnin stated that she does not want those issues either and that she has the power to refuse renters. She explained that she has been on the HOA board for three years and wants to maintain the neighborhood. Mrs. Gunnin said that she has detailed what will and will not be allowed at her rental through the rental website.

Vice Chairman Dixon closed the hearing.

- V. Citizens Comments: There were no citizen comments.

- VI. Adjournment: Motion to adjourn made by Mr. Ackerman, seconded by Mr. Freeman. Motion was unanimous.