

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

Monday, January 27th, 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, Linda Dixon, Brad Ash, and John Yarbrough.

Staff: 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

- i. **Application of Brian Alexander** to redistrict property located at 177 Marvin Miles Road in Cleveland, GA, 30528 from A-1 Agriculture Forestry District, to R-1 Residential Single Family District. Tax map and parcel 051-043. Total acreage is 18.58. Present use is A-1 Agriculture Forestry District.

The applicant, Brian Alexander of 377 Pine Hill Drive, Cleveland, GA, 30528, was present. A representative, Alan Boggs of 20 Leadpole Mountain Lane in Cleveland, GA, 30528, was also present.

Mr. Barton gave a summary of the application.

Mr. Boggs stated that when they had first looked at the property, they had discovered it was zoned A-1. He said the best way to market the property is to rezone to R-1 and that they had plenty of road frontage, 75 feet, to please the road department.

Mrs. Dixon asked if they owned all of the property; Mr. Boggs said yes.

Chairman Thomas asked if there are any questions from the board; No response.

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

Chairman Thomas asked if anyone was for or against; No response.

Chairman Thomas closed the hearing.

- ii. **Application of Dana Patterson** to request a conditional use permit on Ridge Road Helen, Ga. 30545. Tax map and parcel 042B- 056. Total acreage is 1.04. Proposed use is to place in "Short Term Rental" program.

Present use is R-1 Residential, Single-Family District.

The landowner, Dana Patterson of 645 Warwick Rd, Cleveland, GA, 30528, was present.

Mrs. Burke recused herself.

Mr. Barton gave a summary of the application. Mr. Barton mentioned that the GIS department is working on correcting the address for this property. Mr. Barton clarified that the property is not part of a subdivision.

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Mrs. Patterson stated that the property has been in her family for almost 60 years. She said that years ago, her grandmother had a redwood-sided house that was half the size of a mobile home in the same spot that she rented out for short term rentals to honeymoon couples. Mrs. Patterson stated that when she got married, they moved the small house and put a double-wide there and lived there until they bought a bigger house in Cleveland. She said that they kept the property because she knew they want to build their retirement home on it since she grew up there. She said that storm damage a year and a half ago caused them to tear down the double-wide and build back on the property, which is about 10 years sooner than they plan to retire. Mrs. Patterson said they want to rent short term rather than full time so they can also enjoy the property.

Chairman Thomas asked Mrs. Patterson if she has done short term rental before; Mrs. Patterson said no, they always had full-time renters there. She said short-term renters cause less wear and tear and it will free it up to enjoy the property themselves.

Chairman Thomas asked if she would go through an agency to handle it; Mrs. Patterson said they are going to try to do it themselves since they are local and live here. She said it's not going to be an actual business; it will just help offset the expense.

Chairman Thomas asked who the closest neighbor would be; Mrs. Patterson said her aunt still owns the property on Ridge Road, and then you have the Wilson's house. She said she just sold them her family home and they knew what she was going to do before they bought it since the old house was looking bad from the storm damage. She said they are excited.

Mr. Ackerman asked if she has already started building; Mrs. Patterson said yes.

Chairman Thomas asked if there are any questions from the board; No response.

Chairman Thomas asked if Mrs. Patterson had anything to add; Mrs. Patterson said no.

Chairman Thomas asked if anyone was for or against; No response.

Chairman Thomas closed the hearing.

V. Citizens Comments: None.

Adjournment: Motion made by Mrs. Dixon to adjourn; Seconded by Mrs. Burke. Motion was unanimously approved.