

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

Monday, February 24th, 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, Charlie Thomas, Linda Dixon, Brad Ash, and John Yarbrough.

Staff: Harry Barton 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 Patricia F. Rottenberg** to request a conditional use permit on Hester Road, Cleveland, Georgia, 30528. Tax map and parcel 007-087. Total acreage is 5.00. Proposed use is to place in "Short Term Rental" program. Present use is A-1 Agriculture Forestry District.

The landowner, Patricia F. Rottenberg of 260 Hester Rd, Dahlonega, GA, 30533, was present. Mr. Barton gave a summary of the application.

Chairman Thomas asked Mrs. Rottenberg to explain what she had in mind.

Mrs. Rottenberg stated that she lives directly across the street with plans to construct a two bedroom two bathroom home to use for vacation rentals. She said that currently, they have two vacation rentals in Lumpkin County, GA - one for four years, one for two years. She said that they lived in Florida, managing long distance, but then we moved up September of last year to be closer and more hands on. She stated that they have never had a problem in the four years and two years that they managed those two properties. Mrs. Rottenberg said that they are compliant and up to date on all of our tourism taxes. She said one is a studio and one is a three bed two bath and this one is a two bed two bath. Mrs. Rottenberg said there is no structure on this site currently and they have applied for the septic and well, the site has already been partially cleared when they bought it, occupancy plan is for maximum 4 guests, and they have short term rental insurance on other properties through CBIZ Inc. out of Alpharetta that will be carried to this one, and plan on onsite trash removal. She went on to say that the house rules that involve no parties, no smoking, no fireworks, and no loud music- the type of things that might disturb neighbors.

Chairman Thomas asked how far the closest neighbor is; Mrs. Rottenberg guessed around 800 feet from the proposed location.

Chairman Thomas asked how many acres; Mrs. Rottenberg said 5 acres.

Chairman Thomas asked if there was a structure on the property currently; Mrs. Rottenberg said no, they just live across the street.

Chairman Thomas asked what size the house will be; Mrs. Rottenberg said two bedroom, two bath, probably on the smaller side around 800 square feet.

Chairman Thomas asked about parking; Mrs. Rottenberg stated that there will not be a garage, so it will be open parking but the site was partially cleared when they purchased it, so there should be ample parking. Mrs. Rottenberg stated that she wouldn't think there would be more than three cars, but would expect one car most of the time.

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Mr. Barton stated that they will have to meet that condition before the permit can be issued and will have to meet what they can hold. Mr. Barton stated that she will have to meet the criteria of Section 702 and 703 of the County Code if approved by the Board of Commissioners. Mrs. Rottenberg asked if that could be open parking; Mr. Barton stated it's about the number of spaces available and right of way.

Mrs. Burke said she noticed that Mrs. Rottenberg lives at 260 Hester Road in Dahlonega, and was wondering if this property is Dahlonega; Mrs. Rottenberg stated that she hasn't gotten an address yet, but she believes it will be Cleveland.

Mr. Barton stated that he wasn't sure where the divide line is; Mrs. Rottenberg stated that the neighbor across the street has a Dahlonega address, so she is uncertain about what address will be issued.

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

Chairman Thomas asked if Mrs. Rottenberg had anything to add; Mrs. Rottenberg said she provides a list of rules to guests when they check in; they are used to the routine and have had excellent experiences. She said the only time they had a glitch was when renting to groomsmen. Mrs. Burke asked if she would be managing it herself; Mrs. Rottenberg said yes, she believes this would be ideal for them to really have hands on and no disturbance to the neighbors.

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

Chairman Thomas closed the hearing.

- ii. **Application of Herb Lanphear** to request a conditional use permit at 1224 Poplar Stump Road, Helen, Georgia, 30545. Tax map and parcel 041-024. Total acreage is 1.00, more or less. Proposed use is to place in "Short Term Rental" program. Present use is R-1 Residential Single-Family District.

The landowner, Herb Lanphear of 4320 Laurel Grove Trace in Suwanee, GA, was present.

Mr. Barton gave a summary of the application.

Mr. Lanphear stated that he has owned the adjacent property for several years and has been managed by Cabin Rentals of Helen. He said he expects the same policies and procedures for this property, as well. He stated that he has owned it for several years and finally renovated it and he believes it is up to the standards of the other home.

Chairman Thomas asked what size the house is; Mr. Lanphear stated three bedrooms.

Chairman Thomas asked Mr. Lanphear if he has a limit that he likes to rent to; Mr. Lanphear said he likes to keep them at six people.

Mrs. Burke asked if there is adequate parking; Mr. Lanphear said yes.

Mr. Ackerman asked how long he has had the property; Mr. Lanphear said seven years.

Chairman Thomas asked if this is part of a subdivision; Mr. Barton said no.

Mrs. Burke recused herself due to owning adjacent property.

Chairman Thomas asked Mr. Lanphear if he would go through an agency; Mr. Lanphear stated he will use Cabin Rentals of Helen like the other, same utilities, same insurance, same everything.

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

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Chairman Thomas asked if Mr. Lanphear had anything to add; Mr. Lanphear stated that he would have a representative standing in for him at the next meeting.

Chairman Thomas asked if anyone was for or against.

Regina Berg of Cabin Rentals of Helen, 26 Carolina Springs Rd in Cleveland, took to the podium. Mrs. Berg stated that as far as decorating and how Mr. Lanphear has designed the home is very nice and high end. Mrs. Berg stated that she has managed the other property for seven years and she wanted to state that Mr. Lanphear did a very good job.

Mr. Barton asked Mr. Lanphear to post the 911 address for the property.

Chairman Thomas asked if anyone else would like to speak for or against; no response.

Chairman Thomas closed the hearing.

- iii. **Application of Robert Loomis** to request a conditional use permit at 952 Chattahoochee Acres Drive, Cleveland, Georgia 30528. Tax map and parcel 072-180. Total acreage 13.36. Proposed use is to place in "Short Term Rental" program. Present use is R-1 Residential Single-Family District.

The landowner, Robert Loomis of 860 Chattahoochee Acres Drive in Cleveland, was present.

Mr. Barton gave a summary of the application. Mr. Barton stated that there are two applications.

Mr. Loomis stated that he moved up here in the 1990's and purchased the property, which is very unique, and up here is like in God's country. Mr. Loomis stated that where he is, is just amazing and everyone that comes here loves it. He stated that when he looks at it in a nutshell, what he and his wife have done over the last 15 plus years, they've done nothing but be tremendously responsible, for the renters and for the land. He said he takes wood from dead trees and tries to use what is there and tries to promote tourism in the area. He said he had tremendous renters over the years and he thinks that's what we need to grow in White County. Mr. Loomis stated that what he's applying for is short term rental to continue what he's doing because they are doing it in such a great manner. He said they have very strict rental guidelines as far as what you can't do and they screen and limit the amount of people. Mr. Loomis stated that they haven't received any kind of complaints over the years. He said people respect the seclusion it offers and the whole experience and that it's been nothing more than a life blessing. Mr. Loomis said his wife has been amazing and handles everything, he does the outside. He said they love what they do, they love the county, they love the area. He said he loves the area and loves what he does and couldn't imagine not doing it.

Chairman Thomas asked how many short term rentals Mr. Loomis has; Mr. Loomis stated that he has the two here and one in Florida. He stated that his house and the two rentals are combined for tax purposes.

Chairman Thomas asked to clarify that Mr. Loomis lives in one dwelling plus has two others on the same property; Mr. Loomis stated they have one that they live in and they are a couple hundred yards from the first one.

Mr. Loomis said they are on about an acre and a half or two acres, with a combined five acres of seclusion. He said they are really hands on and really personable- someone there and that makes a difference.

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Chairman Thomas asked how long they have been doing rentals in White County; Mr. Loomis stated the one located at 1049 Chattahoochee Acres Drive started about 18 years ago, around 2001, and the one located at 952 Chattahoochee Acres Drive started about 15 years ago.

Chairman Thomas asked if the properties are right on the river; Mr. Loomis stated they are right on the river and if you ever go down the river, they have two green slides that go into the river.

Mr. Ash asked if he is at the end of Chattahoochee; Mr. Loomis said yes.

Mrs. Burke asked to clarify why the property is combined for tax purposes; Mr. Loomis said they are on separate lots, but the taxes are paid in one bundle; so yes, they are attached by that right, but separate by deed.

Mrs. Burke said the application said 13.36 acres, so she wasn't sure; Mr. Loomis stated that he believes that is just the two rentals, not his house.

Mr. Ash asked how large the rentals are; Mr. Loomis stated they are two bed/two bath, he doesn't have that answer but he can get it. Mr. Loomis stated that they recommend six people max, but do allow seven at times and have pull out couches.

Mr. Ash asked how much do they charge a night; Mr. Loomis said that is his wife's thing, but this time of year maybe \$175.

Mrs. Burke asked if he has been renting through a company all of these years or on their own; Mr. Loomis stated on their own through websites (VRBO, Homeaway), but his wife does all of the arrangements and they have people that do the cleaning. He said he does the exterior.

Chairman Thomas asked if the closest neighbor was a rental or full time residence; Mr. Loomis said full time residence.

Mr. Loomis said he had a meeting with the association and they said they are reviewing the covenants and will probably make adjustments, allowing people that are renting responsibly to keep renting. Mr. Loomis stated that they are allowed to continue to rent and he has a letter from them.

Chairman Thomas asked if he could provide the letter from the association; Mr. Loomis said yes.

Chairman Thomas asked how many homes are in the subdivision; Mr. Loomis said four.

Mr. Ash asked how many years they had been renting again; Mr. Loomis said nineteen years for the first and fourteen for the second one and that they've been responsible. He said his wife does the taxes and they follow all rules and regulations.

Chairman Thomas asked if they have been paying hotel/motel tax every year; Mr. Loomis said he wasn't sure.

Mrs. Burke asked if after all of these years, why is he coming in now to redistrict; Mr. Loomis stated that it is his understanding that there has been a change in the law requiring short term rentals to pay a tax.

Mr. Barton stated that the reason this came up is because of an application for a business license.

Chairman Thomas asked how he is not grandfathered; Mr. Barton stated it was because he did not have an occupational license.

Mr. Loomis stated they had no idea until it was brought to their attention and if there is a law, then they will abide by it.

Mr. Ackerman asked if there are covenants in the subdivision against rentals at this time; Mr. Loomis said yes.

Mr. Ackerman asked to clarify that changes are coming up; Mr. Loomis said possibly, there are some other rentals in the community that he's not involved with, so he can't speak for their situation.

Mrs. Burke asked if there are other rentals near him on the river; Mr. Loomis said yes.

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Mr. Barton stated that he's not sure if it is classified as a subdivision since the lots were done individually. He said this is a 1978 plat, he believes.

Chairman Thomas asked what the regulations say if they have covenants if it's not a subdivision; Mr. Barton stated that if it's not a subdivision, then it's not a subdivision.

Mrs. Burke stated that it is probably more of a road maintenance agreement and not covenants.

Mr. Loomis stated that it is a private road and they do have a road maintenance agreement.

Chairman Thomas asked Mr. Barton if as far as the county is concerned, this is not a subdivision;

Mr. Barton stated from the review he has from the application he has at this point.

Mr. Ash asked Mr. Barton if Mr. Loomis needs letters; Mr. Barton stated that if it's in the covenants then the covenants have to be changed regardless. If it's a subdivision and there are no covenants, then it's 50%. If there's not a subdivision, then it's straight up.

Chairman Thomas asked Mr. Barton to check on that before next Monday.

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

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

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

Chairman Thomas closed the hearing.

- iv. **Application of Robert Loomis** to request a conditional use permit at 1049 Chattahoochee Acres Drive, Cleveland, Georgia 30528. Tax map and parcel 072-180. Total acreage 13.36. Proposed use is to place in "Short Term Rental" program. Present use is R1 Residential, Single-Family District.

The landowner, Robert Loomis of 860 Chattahoochee Acres Drive in Cleveland, was present. Mr. Barton gave a summary of the application.

Chairman Thomas asked if this is the same situation as the last one; Mr. Loomis said yes, the same, it's a little bit down the road. He said same size, pretty much the same square footage.

Chairman Thomas asked if this is part of the protected river corridor; Mr. Barton said no.

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

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

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

Chairman Thomas closed the hearing.

- v. **Application of Bryan Lee** to redistrict property located at GA Hwy 115 East, Cleveland, GA, 30528 from: R-1 Residential, Single Family District, to C-2 Highway Business District. Tax map and parcel 062-120. Total acreage is 5.94. Present use is R-1 Residential Single Family District.

The applicants, Sharon and Bryan Lee of 993 Merck Road in Cleveland, were present.

Mr. Barton gave a summary of the application. Mr. Barton stated that there are two applications.

Mrs. Lee stated that since there are two applications, she will speak in generality of the two. She said that she and her husband own two businesses, Precision Metal Buildings and America's Best Storage. She said their current business is located at 28 Lotheridge Road. Mrs. Lee stated that for the two pieces of properties, the closest piece of property to their business is about 650

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feet and there's one piece of property between it. She said Precision Metal Buildings was started in their home in the Leaf community back in 1992 and last year they did \$8.5 million in sales. She said they have completely exploded out of the mini storage office that they are working in and that's why the first priority is to build an office building on the property. She said they are a community builder, employ community residents, and all subcontractors are community people that live in the county. Mrs. Lee stated that they provided the steel and erected Cleveland Worship Center, Tantrum Brewery, the event hall for Mt. Yonah Winery, First Baptist Church in Helen, and are in the process of building Chattahoochee Baptist Church. She said they do business in the community they live in but are also licensed in Georgia, South Carolina, and North Carolina and they do business in those areas too. Mrs. Lee stated that their mini storage business evolved from their construction company, because they were doing a lot of mini storage facilities for other people and decided to build their own. She said they bought that piece of land, it was a foreclosed piece of property, and it just happened to work. She said as of today, they had two units available. Mrs. Lee stated that they were here a few weeks ago in the process to finish out the location at 28 Lotheridge Road and will have 650 units once finished, running 95 plus occupancy rate almost since they opened their doors. She said when they opened, it was when economy was up and down and when people were moving to downsize and needed storage, but on the upside, people were building. She stated that once they do this, they are built out so started looking for other property. Mrs. Lee stated that in the application packets, they put together a rendering of that and what it would look like. She said it was listed back in 2015, stayed on the market for 185 days, then was listed again in 2017 and has been there for two and half years as an R-1. She said in two and a half years it has not sold as R-1, so she doesn't believe that people that are looking in that area are looking for a residential piece of property. Mrs. Lee said they decided to make an offer for possible future growth since it is so close to their current property. She stated that in the site plan, it will show the 4,000 square-foot office building and may add future storage facilities if they need it. Mrs. Lee explained that if you leave their property and head east on 115, the next property is Industrial, and the two pieces they are looking at are beside that; continuing east, is it zoned R-1 and is Faith Lutheran Church- which is one of the properties that were missed and should be C-2 because it is a church. Mrs. Lee said across the street is C-2 and the back end is Residential. She printed a Google Map to show the natural wooded area in the residential section, stating that the houses are on the front side of the property, not the backside that would be adjoining them. Mrs. Lee explained that there is a natural landscape there already and that they changed the original site plan to move the retention pond to back to be a good neighbor, as well as having a landscape setback where the residential line is. She said they have lived in the Leaf community most of their lives, people in that area are their neighbors and they want to be good neighbors, so that's why they are trying to provide an architectural building that is pleasing to the eye.

Chairman Thomas asked if they have given any consideration to lighting; Mr. Lee stated that yes, that is always a concern with storage building because of lighting that stays on at night, but there are options they can do for that. Mr. Lee explained that they can do down lighting that broadcasts light straight down.

Chairman Thomas asked how many employees they have that would be coming to the office and do they come to the office every day or straight to the jobsite; Mrs. Lee stated that they allow their employees to take the trucks to their certain locations and pick them up, so it would just be the office employees there.

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Chairman Thomas asked how many office employees there are; Mr. Lee stated that once they get the new building, they will expand both businesses some, so there will be about eight to ten employees there.

Mrs. Burke asked if the office building would be near the road, not at the back of the property; Mrs. Lee said yes, that's another reason they changed the design, so that the retention pond would be at the back and they would not need to cut down on anything on the back.

Mrs. Burke asked how far away the storage buildings would be from another residence; Mr. Lee stated at least a thousand feet.

Chairman Thomas asked if they have received any complaints from neighbors to this point; Mrs. Lee stated not that she is aware of.

Chairman Thomas asked if anyone has approached them with concerns about the proposal; Mrs. Lee stated they have not been approached.

Mr. Ash stated that this is a service for the community; Mr. Lee stated they provide service for 600 people. Mrs. Burke stated that she has a storage building.

Mrs. Lee stated that the dynamics of self-storage has changed, that people use it instead of cluttering their homes.

Chairman Thomas asked if the units are climate control; Mr. Lee stated yes.

Mrs. Lee stated that it took many years to develop what they have now; Mr. Lee stated about sixteen years.

Chairman Thomas asked if they have someone there twenty four hours a day; Mr. Lee stated no, they are just open 8:30 to 4:00 Monday through Friday and from 9:00 to 12:00 on Saturdays.

Mr. Lee explained that the property is monitored with camera systems and they can monitor that wherever or whenever. He stated that people can access whenever, but it is through a gate system.

Chairman Thomas asked if there were any for or against.

Dana Patterson of 645 Warwick Road in Cleveland took to the podium. Mrs. Patterson stated that it is a great service that they [the Lee's] provide and they do everything top notch, that they are great neighbors. She said that they didn't have to update the site plan, but they rearranged it to make it more attractive. She also said that the down lighting and everything they talked about, they will do.

Chairman Thomas asked if she lived next to the property; Mrs. Patterson stated no, she just lives in that area and that she wanted to speak to support them.

Carol Chambers Crumley of 591 Dock Dorsey Road in Cleveland took to the podium. Mrs. Chambers Crumley stated that she is the neighbor down the road. She said it is very beautiful and they [the Lee's] make everything nice. Mrs. Chambers Crumley said that it is a service it is so nice to have a structure like that to look so beautiful when there are metal buildings going up in the county and they just look like metal buildings. She also stated that it is wonderful how they do the landscaping and the layout of the buildings is pleasing to the eye.

Taylor Hall of 76 Henry Street in Cleveland took to the podium. Mr. Hall stated that he is the listing agent and represents the person selling the property. He said that they have tried selling the property before as residential, but it just sat. When they decided to relist, that's when the Lee's approached him about it. He said that not only would it be a good service to the neighborhood, but it would help the person selling it.

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Mrs. Burke stated that there are two tracts to this; Mr. Hall stated that his is the 4.50 acre tract.

Blake Boggs of 22 Laurel Park Drive in Cleveland took to the podium. Mr. Boggs stated that he lives about a half of mile from their current storage unit facility. He said he represents the seller for the 5.00 acre tract and he has had it on the market for a while. Mr. Boggs stated that he believes road noise and things like that do impact a residential tract right on Hwy 115. He said based on what they are doing and based on what they have now, which they do have a very good looking facility that he has used personally, it fits in to him.

Tabitha Gonzalez of 3891 Highway 115 in Cleveland took to the podium. Mrs. Gonzalez stated that she lives directly across the street from the two tracts the Lee's are trying to purchase and she is for it. She said they have beautiful properties and it is a good thing for the community. She said they make everything pretty and she always hears how nice the property is they are at currently, so she is not opposed to the project.

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

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

Chairman Thomas asked if Mr. or Mrs. Lee had anything to add; they said no.

Chairman Thomas closed the hearing.

- vi. **Application of Bryan Lee** to redistrict property located at GA Hwy 115 East, Cleveland, GA, 30528 from: R-1 Residential, Single Family District, to C-2 Highway Business District. Tax map and parcel 062-121. Total acreage is 4.50. Present use is R-1 Residential Single Family District.

The applicants, Sharon and Bryan Lee of 993 Merck Road in Cleveland, were present.

Mr. Barton gave a summary of the application. Mr. Barton stated that this is for the adjoining tract of the previous application.

Mr. Barton asked the Lee's if this is for a continuation of the storage; Mr. Lee said yes.

Mrs. Lee said the property on 5.94 acres was listed and within a week the other property became available, so they put an offer on them both. Mrs. Lee stated that this tract adjoins the Industrial tract. Mrs. Lee stated that they have been in business for 28 years and they would just like the opportunity to do business in the community in which they live.

Mr. Lee stated that these properties will give them the ability to grow as big as they want to be, that they could build more storage buildings, another 700 or 800 units, and they can keep expanding. Mr. Lee stated that they could get them both zoned now so they can expand as they want to.

Mrs. Lee stated that they don't have a site plan because the purchase was spur of the moment and they just jumped on it. They can't envision what they will do at this point, but they are open to the board requiring that they stay within the scope as the other property or any stipulation they want to put on it.

Mrs. Burke asked if this would be more for the metal business or the storage; Mr. Lee stated probably more for the storage than the metal, that everything is done off site for the construction business and that the office building is really all they need for it. Mr. Lee mentioned that once you take out the creek buffers, there is only about three acres. He said by having them together, it will allow them to expand to where they need to be.

Chairman Thomas asked if it is a trout stream; Mr. Lee stated that it is not.

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Chairman Thomas asked if anyone was for or against; no response.
Chairman Thomas asked if there are any questions from the board; no response.
Chairman Thomas asked if Mr. or Mrs. Lee had anything to add; they said no.
Chairman Thomas closed the hearing.

- vii. **Application of Verizon Wireless, represented by Clark Davidson**, to request a conditional use permit at 291 West Farm Road, Cleveland, GA, 30528. Tax map and parcel 046-043C. Total acreage is 71.65. Proposed use is to place antennas on existing tower. Present use is C-2 Highway Business District.

The applicant, Clark Davison of 3060 Mercer University Drive in Atlanta, GA, was present to represent Verizon Wireless.
Mr. Davidson stated that Verizon Wireless is looking to install six antennas on an existing tower.

Mrs. Burke recused herself due to family relations.

Mr. Davidson stated that it is a 160-foot pole and Verizon would be installing at the 140-foot mark, so the height of the tower would not change. He said any equipment would go in the already fenced in area, so there will not be any additional area added to the compound.

Mr. Barton gave a summary of the application.
Chairman Thomas asked Mr. Barton about the fall zone; Mr. Barton stated that this tower does not have the fall zone because it is a non-conforming tower.
Chairman Thomas asked if there are residences around the tower; Mr. Barton said no.
Chairman Thomas asked what mile per hour winds the tower can withstand; Mr. Davidson stated that he didn't know that information off hand, but it is included in the Structural Analysis Report that was submitted with the application.
Chairman Thomas asked how long the tower has been there; Mr. Davidson said he was not sure, probably 15 years.
Mr. Barton stated that the cell tower ordinance was introduced around 2005, so it has to be at least that long.
Mr. Yarbrough asked if this will have 5G capabilities; Mr. Davidson stated he does not believe it will be for 5G, just to expand Verizon's coverage.
Mr. Barton stated that when he said non-conforming, he meant for the tower code. He said that a conditional use permit will need to be issued before they can move forward with the code portion of it.

Chairman Thomas asked if there are any questions from the board; no response.
Chairman Thomas asked if anyone was for or against; no response.
Chairman Thomas asked if Mr. Davidson had anything to add; he said no.
Chairman Thomas closed the hearing.

- viii. **Application of Carol Chambers Crumley** to request a conditional use permit at 591 Dock Dorsey Road, Cleveland, Georgia 30528. Tax map and parcel 062-079. Total acreage 2.23. Proposed use is to place in "Short Term Rental" program. Present use is R-1 Residential Single-Family District.

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The landowner, Carol Chambers Crumley of 591 Dock Dorsey Road, was present.
Mr. Barton gave a summary of the application.

Mrs. Chambers Crumley stated that she has a wedding venue and vineyard, it's her house they live in now but will set it up for short term rental to rent out with the venue, then on the day they aren't used for weddings, they will open it to the public through probably VRBO. She stated that they used to have a short term rental that they did for five years.

Chairman Thomas asked how many they plan to rent to; Mrs. Chambers Crumley said six to eight people.

Chairman Thomas asked if there was adequate parking; Mrs. Chambers Crumley said yes, they have over sixty acres.

Mrs. Burke asked if they would live in the house also; Mrs. Chambers Crumley stated no, they will live with her parents. She stated that they own the surrounding property and they may build on the two acres next to it.

Chairman Thomas asked if anyone has expressed any concerns to her; Mrs. Chambers Crumley said not that she has heard. She stated that she owns all adjoining property around it, aside from the tract across the road and she believes that is just land.

Mr. Freeman asked if this is the same property that her winery is at; Mrs. Chambers Crumley said yes, it's about 150 feet from where the winery is at. She said they are primarily doing it for the wedding venue and will boost that business up by about 30 percent for onsite lodging according to research, and for the other wedding venues around. She said lot of times you don't want the wedding parties leaving.

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

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

Chairman Thomas asked if Mrs. Chambers Crumley had anything to add; she said no.

Chairman Thomas closed the hearing.

- ix. **Application of Lisa Parker** to request a conditional use permit at 768 Tolhurst Road, Cleveland, Georgia, 30528. Tax map and parcel 017-125. Total acreage is 17.15. Proposed use is to place in "Short Term Rental" program. Present use is A-1 Agriculture Forestry District.

The landowner, Lisa Parker of 586 Tolhurst Road, was present.

Mr. Barton gave a summary of the application.

Mrs. Parker stated that she and her husband own property next door and have lived there for over 30 years and had a great opportunity to own this property. She stated that it is a three bed, two bath with a maximum occupancy of six people.

Chairman Thomas asked if she has never done short term rental before; Mrs. Parker stated that she has not, but Mitch Lathem with Foxfire Reality will be property management and he has other short term rentals in the county.

Chairman Thomas asked if she will be managing the property herself or if she will be going through a rental agency; Mrs. Parker stated that Mitch will be managing it.

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

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

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

Chairman Thomas closed the hearing.

- x. **Application of Chad Knott** to redistrict property located at 26 Carolina Springs Road, Sautee Nacoochee, GA, 30571 from: C-1 Community Commercial District to C-2 Highway Business District, and requesting a conditional use permit for Agri-tourism Event Facility. Tax map and parcel 058C-049A. Total acreage is 1.70. Present use is C-1 Community Commercial.

The applicant, Chad Knott of 233 Mossy Creek Point in Cleveland, was present. Mr. Knott stated that he represents the landowner, Regina Berg, the owner of Berg Inc.

Mr. Knott stated that Ms. Berg is returning the property back to how it was operated in the 2004-2006 era and gave a brief history of the property. Mr. Knott stated that Ms. Berg intends to operate Cabin Rentals of Helen out of the facility, not to rent it as accommodations, but for the purpose of managing her business. He stated that she will handle her laundering services through there, as far as maids and people that take care of the properties. He said she has renovated her larger rooms to make it an event facility for smaller, more intimate events. He continued on to state that as a contingency and part of renting the event facility, those guests can stay overnight, and that there are four separate bedrooms available with bathrooms. Mr. Knott stated that it was previously zoned Commercial, but there is not a distinct line item that this use fits in, which is why the application is to rezone to C-2 with a conditional use permit for Agri-Tourism.

The landowner, Regina Berg of 26 Carolina Springs Road, joined Mr. Knott at the podium.

Mrs. Burke asked if this is a two story building; Ms. Berg said yes, she has the laundry facility on one end, maintenance on the other end, two offices for her employees, a media room for corporate groups, a meeting room, a dining hall, commercial kitchen, and she can seat up to fifty people.

Mrs. Burke asked if she would be serving food there; Ms. Berg said it would be catered, that it is a prep kitchen only. She said the upstairs has the four bedrooms and four bathrooms and that she put sixty thousand dollars into the renovation.

Chairman Thomas asked if a grease trap was needed for the kitchen; Ms. Berg stated it was not need for a prep kitchen, but there is one there. Mr. Knott stated that it was fully permitted through the Health Department as a kitchen from the previous catering service.

Ms. Berg stated that everything has been inspected, it has two septic systems that she could use for up to 75 people, but she wanted to keep it minimal around 50.

Ms. Berg stated that the reason she is doing this is because they have strict policies about parking at the cabins, so if they decide to have a family reunion or a corporate group, they can all meet at the facility and they would feed them.

Mrs. Burke asked how many cars the facility would accommodate; Ms. Berg said enough for fifty people, maybe 25 cars. Mr. Knott stated 25-35 vehicles.

Ms. Berg stated that she has an enclosed back porch area and everything has been inspected and is up to code.

Chairman Thomas asked if the county improved the road recently; Ms. Berg stated yes, it is paved now. Mr. Knott stated that they received all the permits they need and it was very close from an engineering standpoint.

Chairman Thomas asked if all of the erosion problems had been taken care of; Ms. Berg said yes.

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Mr. Knott stated that she is returning it to be used very similar to how it was used fifteen years ago.

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

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

Chairman Thomas asked if Mr. Knott or Ms. Berg had anything to add; they said no.

Chairman Thomas closed the hearing.

V. Citizens Comments- None.

VI. Adjournment- Mrs. Burke made a motion to adjourn; seconded by Mr. Yarbrough.