

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

MINUTES

Monday, July 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, 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

- i. **Application of Priscilla Pearson** to redistrict property located at 333 Skywood Lane, Cleveland, Georgia, 30528 from R-1 Residential Single Family to R-3 Residential Seasonal District. Tax map and parcel 060C-051 and 060C-017A. Total acreage is 2.00. Proposed use is to place in "Short Term Rental" program. Present use is R-1 Residential Single-Family District.

The landowner or any representatives were not present. Chairman Thomas stated that the hearing could not be conducted without Mrs. Pearson being present.

- ii. **Application of William Cull** to request a conditional use permit at 107 Farmette Drive, Cleveland, Georgia, 30528. Tax map and parcel 030-052. Total acreage is 2.67. Proposed use is to place in "Short Term Rental" program. Present use is R-1 Residential Single-Family District.

The landowner, William Cull of 186 Farmette Drive in Cleveland, was present.

Mr. Barton gave a summary of the application.

Chairman Thomas asked if this property is in a subdivision; Mr. Cull said yes, Mountain Laurel Farmette.

Mrs. Burke asked if this property has ever been on the rental program; Mr. Cull said not with a company.

Mrs. Burke asked if it was with an individual; Mr. Cull said yes.

Mrs. Burke asked Mr. Cull if he put it on the program himself or if it was the previous owners; Mr. Cull said he did.

Mrs. Burke asked for how long; Mr. Cull said three years.

Mr. Ackerman asked Mr. Cull if he would continue renting it himself; Mr. Cull said yes, he has never had a complaint.

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

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

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

Chairman Thomas closed the hearing.

- iii. **Application of William Cull** to request a conditional use permit at 50 Snowdrift Place, Cleveland, Georgia, 30528. Tax map and parcel 030D-018. Total acreage is 1.65. Proposed use is to place in "Short Term Rental" program. Present use is R-1 Residential Single-Family District.

The landowner, William Cull of 186 Farmette Drive in Cleveland, was present.

Mr. Barton gave a summary of the application.

Chairman Thomas asked Mr. Cull if he owns this property also; Mr. Cull said yes.

Chairman Thomas asked if Mr. Cull manages this property himself; Mr. Cull said yes, there have been zero complaints.

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Mr. Ackerman asked if Mr. Cull lives at one of these properties; Mr. Cull said he lives in between them, so whatever happens with them directly impacts him.

Mr. Freeman asked how many cabins in that area are on the rental program; Mr. Cull said probably three are not and that it is busy up there on the weekends.

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

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

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

Chairman Thomas closed the hearing.

- iv. **Application of Alexander Jenkins** to request a conditional use permit at 7932 Hwy 75 Alt, Helen, Georgia, 30545. Tax map and parcel 042B-054. Total acreage is 0.60. Proposed use is to place in "Short Term Rental" program. Present use is R-1 Residential Single-Family District.

The applicant, Alexander Jenkins, was present.

Mr. Barton gave a summary of the application. Mr. Barton stated that this parcel is a lot of record.

Mr. Jenkins stated that he does not currently own the property, that he has a contract on it. Mr. Jenkins explained that it has never been on the rental program before, but it is right on the highway near Cool River Tubing and should not bother anyone else.

Mrs. Burke asked if this is the little house on the left that has the gate; Mr. Jenkins said yes, it is hard to see from the road because of the trees.

Mr. Barton stated that there is not a posted 911 address and that it will need to be posted.

Mrs. Burke asked to clarify that Mr. Jenkins has not purchased the property yet; Mr. Jenkins said not yet.

Mr. Ackerman asked to clarify that this is not in a subdivision; Mr. Barton said no it is not.

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

Chairman Thomas asked if there was any for or against.

Charles Barnes of 54 Haven Drive in Helen approached the podium.

Mr. Barnes stated that he owns the property next door to this one. Mr. Barnes asked what exactly short term rental means.

Mr. Barton explained that it is vacation type rental that is typically overnight to a week, most are overnight or a few nights. He said a month is considered long term.

Mr. Barnes stated that was all he wanted to know and exited the podium.

Chairman Thomas asked if there was anyone else that would like to make a comment; no response.

Chairman Thomas asked Mr. Jenkins if he had anything else he would like to add; he said no.

Chairman Thomas closed the hearing.

- V. Citizens Comments: Mrs. Susan Farill, 330 Skywood Lane, asked staff about the process going forward for the application of Priscilla Pearson since she did not show up at the meeting. Mr. Barton explained that she would be moved to the next public hearing cycle, that a new notice must be advertised and posted and that letters notifying the neighbors would be sent again.

- VI. Adjournment: Motion to adjourn made by Mrs. Burke; seconded by Mr. Ackerman. Motion was unanimous.