

White County Planning Commission
Public Hearing Minutes
January 2, 2019

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

Staff: John Sell and Harry Barton

- I. Call to Order: Chairman Thomas called meeting to order. Chairman Thomas welcomed Ms. Donna K. Burke to the board.
- II. 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.
- III. Public Hearing /Land Use Change/Planning Commission Recommendation
 - a. **Application of Jesse Darin Knaus** to redistrict property located at 252 Garland Bristol Road, Sautee Nacoochee, Ga. 30571 from C-1 Community Commercial District, to R-1 Residential, Single-Family District . Total acreage to be changed is 3.76. Tax parcel 071-075. Present use is C-1 Community Commercial District.

The property owner, Mr. Jesse Darin Knaus of 252 Garland Bristol Road, Sautee Nacoochee, Ga. 30571, was present.

Harry Barton said that this application is to redistrict from C-1 Community Commercial to R-1 Residential, Single-Family. Harry Barton said that the property is currently vacant.

Mr. Knaus said that his plan is to build a house on the property.

Ms. Dixon asked if there was an old red house there before?

Mr. Knaus said that he did know the color, but there was an old house there at one time.

Chairman Thomas asked if anyone would like to make a comment on this application? Chairman Thomas said, hearing none, this public hearing is closed

- b. **Application of Judith E. Tolhurst** to request a conditional use permit at 515 Tolhurst Road, Cleveland, Georgia 30528. Tax map and parcel 017-121. Total acres 4.50 Proposed use is to place in “For rent by Owner” program.

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

The property owner, Ms. Judith E. Tolhurst of 515 Tolhurst Road, Cleveland Ga. 30528, was present.

Harry Barton said that this application request is for a conditional use permit to place in “For rent by Owner” program. Harry Barton said that the property is in the R-1 district.

Ms. Tolhurst said that she has met with Environmental Health and has a letter from their office and will need to upgrade the septic permit. Mr. Tolhurst said that the structure is 1,200 square feet.

Chairman Thomas asked if the use of this structure will be for just rental?

Ms. Tolhurst said yes.

Mr. Ackerman asked if there will be any restriction on the property?

Ms. Tolhurst said yes, you can only have the capacity that the bedrooms allow and there cannot be more than eight people staying at one time.

Mr. Ackerman asked if they have a restriction on the number of cars?

Ms. Tolhurst said that she could do that.

Chairman Thomas asked what condition the road is in?

Ms. Tolhurst said that Tolhurst is a county road and the driveway is gravel and in good shape.

Ms. Tolhurst said that she owns forty-five acres adjoining this tract and the U. S. Forrest Service joins the North. Ms. Tolhurst said that she wants her guests to be respectful of the adjoining land owners.

Chairman Thomas asked if anyone would like to speak for or against the application?

Mr. Norman Stern of 839 Tolhurst Road, Cleveland Ga. 30528 said that they share a common property line and he does not want to see any hydrogen lights. Mr. Stern said that he would like to request that it be quiet after 10:30 pm until 7:30 am. Mr. Stern said that he would not like to see a lot of off-road vehicles .

Chairman Thomas asked Mr. Stern how close he lived to Ms. Tolhurst's house?

Mr. Stern said that you have to go over the ridge and about one half mile as a crow fly's

Ms. Burke asked if the car lights would shine into his home when they turn into the drive of Ms. Tolhurst ?

Mr. Stern said no and that they were going to be good neighbors .

Ms. Tolhurst said that she will not have any bright lights.

Mr. Ackerman asked Ms. Tolhurst if she is renting currently?

Ms. Tolhurst said she had a few renters before she was aware she had to get this permit.

Chairman Thomas asked Ms. Tolhurst if she has had any issue with her neighbors?

Ms. Tolhurst said no.

Chairman Thomas closed the public hearing.

IV. Citizens Comments- None

V. Adjournment - Motion made to adjourn by Ms. Dixon, seconded by Mr. Yarbrough . Motion was unanimously approved.