

White County Planning Commission
Regular Session: MINUTES

Monday, February 1st, 2021
6:00 pm

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

Those present were Larry Freeman, Linda Dixon, Charlie Thomas, Brad Ash, and John Yarbrough.

Staff Present: 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 regular meeting.
- IV. Review and approval of minutes of December 28th, 2020 and January 4th, 2021: Motion made by Mr. Yarbrough to adopt the minutes of December 28th, 2020 and January 4th, 2021; seconded by Mrs. Dixon. Motion was unanimously approved.

V. Variance

a. **Gary Williams - Section 802 Second Dwelling**

Application of Gary Williams to request a variance for a second dwelling. Property is located on Paul Allen Road, Cleveland, GA, 30528. Tax map and parcel 069-457. Total acreage is 130.04.

A representative, Bill Loudermilk of PO Box 562 in Sautee Nacoochee, was present on behalf of the landowner. Ms. Dodd gave a summary of the application. Mr. Loudermilk stated that he is the contractor for the guest house. He explained that the owner has three children and would like a place for family to stay when they come to visit.

Motion to approve the variance as was made by Mr. Ash, seconded by Mr. Yarbrough. Motion was unanimous.

b. **Robert Thomas - Section 601 Access**

Application of Robert Thomas to request a variance for access. Property is located at 529 Albert Reid Road in Cleveland, GA, 30528. Tax map and parcel 032-107C. Total acreage is approximately 1.30.

The applicant, Robert Thomas of 324 Howard Road in Sautee Nacoochee, was present. Ms. Dodd gave a summary of the application. Mr. Thomas stated that his mother is giving him 1.30 acres for he and his wife to build a house.

Motion to approve the variance was made by Mrs. Dixon, seconded by Mr. Freeman. Motion was unanimous.

c. **David Helton - Section 601 Access**

Application of David Helton to request a variance for access. Property is located on Dock Dorsey Road in Cleveland, GA, 30528. Tax map and parcel 062-422. Total acreage is 1.00.

The applicant, Eric Bray of PO Box 423 in Sautee Nacoochee, was present on behalf of the landowner. Ms. Dodd gave a summary of the application. Mr. Bray explained that the landowner, who is his father-in-law, is giving him property to build his parents a house.

Motion to approve the variance as is was made by Mr. Ash, seconded by Mr. Yarbrough. Motion was unanimous.

d. **Roger London - Section 601 Access**

Application of Roger London to request a variance for access. Property is located on Barrett London Road in Cleveland, GA, 30528. Tax map and parcel 077-088 & 077-088A. Total acreage is 6.71.

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The applicant, Roger London of 865 Barrett Mill Road in Cleveland, was present. Ms. Dodd gave a summary of the application. Mr. London stated that this is a family division that was willed from his father to his brothers, Ronnie and Stan. Mr. London explained that the property has access to Barrett London Road and an old county road (Walnut Grove Road). He said he cut a sixty-foot strip off of Barrett London Road on the plat to access the tract furthest away so there would be legal access to a county road. He explained the owners may or may not decide to cut a driveway off of the old county road, which is why the variance was requested, but his advisement was to use Barrett London Road. Motion to approve the variance was made by Mrs. Dixon, seconded by Mr. Ash. Motion was unanimous.

VI. Land Use

1. **Application of Tony Greenway** to redistrict property located at 111 Jenny's Cove Road, Cleveland, GA, 30528 from C-1 Community Commercial District, to R-1 Residential, Single Family District. Total acreage is 10.01. Tax map and parcel 033-017. Present use is C-1 Community Commercial District.

The applicant was not present; the application was not acted on.

2. **Application of Verizon Wireless**, represented by Clark Davidson, to request a conditional use permit on Howard Road in Cleveland, GA, 30528. Tax map and parcel 030D-028B. Total acreage is 36.11. Proposed use is to add a new tower. Present use is A-1 Agriculture Forestry District.

The representative, Clark Davidson of 2538 Manor Walk in Decatur, Georgia, was present on behalf of the applicant. Ms. Dodd gave a summary of the application. When asked who wanted to add the branches to the tower to make it look more like a tree than a cell tower, Mr. Davidson stated that it was something the landowner wanted to do. Mr. Davidson explained that per county code, Verizon leased the fall zone of a circular radius of 195 feet in all directions and they will have a compound, as well. Motion was made by Mr. Freeman to recommend to the Board of Commissioners to grant the conditional use as requested, seconded by Mrs. Dixon. Motion was unanimous.

3. **Application of Terry Sims** to redistrict property located at 112 Poplar Stump Road, Helen, GA, 30545 from R-1 Single Family Residential to C-2 Highway Business District. Total acreage is 1.01. Tax map and parcel 042B-053. Present use is R-1 Residential Single Family.

The landowner, Terry Sims of 40 Timber Wolf Road in Helen, was present. Ms. Dodd gave a summary of the application. When asked if he had anything he would like to add, he said the application address should be 43 Poplar Stump Road, not 112 Poplar Stump Road.

Motion made by Mr. Freeman to recommend to the Board of Commissioners to approve the redistrict request from R-1 to C-2, seconded by Mrs. Dixon. Motion was unanimous.

VII. Citizens Comments: There were no citizen comments.

VIII. Adjournment: Motion to adjourn made by Mr. Yarbrough, seconded by Mrs. Dixon. Motion was unanimous.