

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

MINUTES

Monday, January 25<sup>th</sup>, 2021

White County Senior Center

6:00 pm

1239 Helen Hwy, Cleveland, Ga. 30528

Those present were Larry Freeman, Linda Dixon, Charlie Thomas, Brad Ash, 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

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 landowner, Anthony Greenway of 111 Jenny's Cove Road, was present. Mr. Barton gave a summary of the application. Mr. Greenway stated that he did not request for the property to be zoned C-1 and was not aware of the commercial zoning until about four months ago. He asked if there was any way to get a refund of rezoning fee since the commercial zoning was human error. Mr. Barton stated that the Board of Commissioners would decide whether a refund could be made. Mr. Greenway said he understood, he was advised to make mention of a refund at each meeting.

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

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

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

Chairman Thomas closed the hearing.

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 Verizon Wireless. Mr. Barton gave a summary of the application. Mr. Davidson stated that the monopole will be about 465 feet from the nearest property line and that there are no structures in the fall zone, which was leased per White County Code. Mr. Davidson explained that the proposed tower will be 190-foot tall with a 5-foot lightning rod and the tower will be designed to look like a tree to blend in to the surrounding wooded area. He said the tower will most likely have six antennas, with the possibility of adding T-Mobile and AT&T. When asked if there will be fencing around the pole, Mr. Davidson said yes and it will be an unmanned facility that will be checked on about once a month.

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

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

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

Chairman Thomas closed the hearing.

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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. Mr. Barton gave a summary of the application. Mr. Sims explained that the purpose is for dressing rooms for his tubing company. He stated that he wanted to provide more space for his customers to space out due to coronavirus.

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

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

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

Chairman Thomas closed the hearing.

4. **Application of Sandra Durick** to request a conditional use permit at 306 Scenic Drive, Sautee Nacoochee, Georgia, 30528. Tax map and parcel 059B-005. Total acreage 0.79. Proposed use is to place in "Short Term Rental" program. Present use is R-1 Residential Single-Family District.

The landowner was not present. The hearing was not held.

V. Citizens Comments: There were no citizen comments.

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