

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Tuesday, January 2nd, 2024
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 members present were Tammy Carter, John Sell, and Mercedes Dodd.

Chairman Thomas called the meeting to order. Mr. Yarbrough gave the invocation.

Chairman Thomas asked for a motion to amend the agenda to add the approval of the minutes of November 20th, 2023 to the agenda. Motion to amend the agenda made by Ms. Burke and seconded by Mr. Ackerman. Motion was unanimous.

Motion to approve the minutes of October 30th, 2023, October 31st, 2023, November 6th, 2023, and November 20th, 2023 made by Ms. Burke and seconded by Ms. Dixon. Motion was unanimous.

Chairman Thomas explained that officers are elected during the first meeting of each year. He said the current officers are Mr. Thomas as Chairman, Mr. Yarbrough as Vice Chairman, and Mr. Freeman as Secretary. He opened the floor for nominations.

Motion to nominate Mr. Freeman as Secretary made by Ms. Burke and seconded by Mr. Ackerman. There were no other nominations. Motion was unanimous with Mr. Freeman abstaining from the vote as nominee.

Motion to nominate Mr. Yarbrough as Vice Chairman made by Mr. Ackerman and seconded by Ms. Burke. There were no other nominations. Motion was unanimous with Mr. Yarbrough abstaining from the vote as nominee.

Motion to nominate Mr. Thomas for Chairman made by Ms. Dixon and seconded by Ms. Burke. There were no other nominations. Motion was unanimous.

Application of Terry Gibson to request a variance from Section 601 Access for mortgage purposes. Property is located at 0 Arrow Lake Drive, Cleveland, GA, 30528. Tax map and parcel is 034A-089. Total acreage is 1.045.

The applicant, Terry Gibson of 0 Arrow Lake Drive, was present. Ms. Carter gave a summary of the application. Mr. Gibson did not have anything to add.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Yarbrough. Motion was unanimous. Ms. Carter advised the applicant to contact Environmental Health for plat approval.

Application of Keith Parker to request a variance from Section 802 Lot Width and Size for a second dwelling. Property is located at 9545 Duncan Bridge Road, Cleveland, GA, 30528. Tax map and parcel is 090-045. Total acreage is 20.07.

The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained the purpose for the variance is to help take care of his mother.

Motion to approve the variance made by Mr. Yarbrough and seconded by Ms. Dixon. Motion was unanimous.

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Application of Jay Bostwick to request a variance from Section 601 Access. Property is located at 0 Skitts Mountain Road, Cleveland, GA, 30528. Tax map and parcel is 065-125. Total acreage is 15.45. The applicant, Jay Bostwick of 1053 Abe Lincoln Way in Jefferson, GA, was present. Ms. Carter gave a summary of the application. Mr. Bostwick did not have anything to add.

Motion to approve the variance made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous. Ms. Carter advised the applicant to bring additional copies of their plat to the Planning Office for approval.

Application of Lauren Freeman to request a variance from Section 601 Access. Property is located at 0 Monroe Ridge Road, Sautee Nacoochee, GA, 30571. Tax map and parcel is 069-118A. Total acreage is 2.37 for Lots 2 & 3.

Mr. Larry Freeman recused from the vote due to the applicant being family.

The applicant, Lauren Freeman of 94 Shelter Cove Road in Cleveland, was present. Ms. Carter gave a summary of the application. Mr. Lauren Freeman explained the request is to split the parcel into three lots, one of which will have direct access off Monroe Ridge and the other two via easements.

Motion to approve the variance made by Mr. Ash and seconded by Ms. Burke. Motion was unanimous with one abstention. Ms. Carter advised the applicant to contact Environmental Health for plat approval.

Application of Gerald Sims to request a variance from Section 601 Access. Property is located at 0 Howard Road, Sautee Nacoochee, GA, 30571. Tax map and parcel is 031B-083. Total acreage is 2.46. The applicant, Gerald Sims of 3225 Albert Reid Road in Sautee Nacoochee, was present. Ms. Carter gave a summary of the application. Mr. Sims explained the request is to give property to family and that it will be supplied by well.

Motion to approve the variance made by Ms. Burke and seconded by Ms. Dixon. Motion was unanimous. Ms. Carter advised the applicant to contact Environmental Health for plat approval.

DISCUSSION TO TABLE OR CLOSE OUT APPLICATION FOR: Application of Dahai “Ocean” Zhang to request a conditional use permit located at 2414 Duncan Bridge Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 073-056. Total acreage is 1.32. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. Chairman Thomas explained that no action would be taken on the application due to representation not being present. He stated his recommendation would be to close out the application and for the applicant to reapply due to not being present at three meetings.

Motion to close out the application made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous.

Application of Tamara and Lawrence Adelberg to redistrict property located at 37 Thornblade Trail, Cleveland, Georgia, 30528 from to C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 017-094C. Total acreage is 1.16. Present zoning is C-1 Community Commercial District.

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The applicant, Lawrence Adelberg of 37 Thornblade Trail, was present. Ms. Carter gave a summary of the application. Mr. Adelberg explained they purchased the property in 2010 and were unaware that it had been zoned commercial until they put it on market.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Burke. Motion was unanimous. Ms. Carter advised the applicant of the next meeting on January 29th.

Application of David Fain to request a conditional use permit located at 220 Black Road, Cleveland, Georgia, 30528. Tax map and parcel 062-032. Total acreage is 23.32. Proposed use is a telecommunications tower. Present zoning is A-1 Agriculture Forestry District.

The applicant, David Fain of 372 Black Road, was present. Ms. Carter gave a summary of the application. Mr. Fain explained that the deeds for the parcels would be updated and the tract would be a total of 55 acres. He said the tower would be adjacent to the barn and that he controls the fall zone. He said the tower height will be 195 feet, with a distance of 200 feet to the closest adjacent property, and that he owns all structures within the fall zone.

Motion to recommend approval to the Board of Commissioners made by Mr. Ash and seconded by Ms. Dixon. Motion was unanimous. Ms. Carter advised the applicant of the next meeting on January 29th.

Chairman Thomas asked if there was any citizen comment.

Lilian Hall of 543 Leigh's Crossing in Cleveland expressed her opposition to the cell tower land use application and disappointment. She explained the people look to the Planning Board to protect them and she hopes they would vote based on what they would want. Ms. Hall said this is close to a subdivision and discussed alternative locations.

Jodi Woodall of 207 Mountain Meadows Road expressed her opposition to the cell tower land use application and asked questions to the board regarding dangers from the tower, if there are safe guards in place for a leak, if anyone benefitted financially from the proposed tower, and the location being in proximity to multiple other towers. Chairman Thomas said he is not an expert but there are federal guidelines that towers have to meet for safety, that he did not know if anyone benefitted financially, and that multiple calls are dropped in this particular area. Mr. Ash added that dropped calls have resulted in accidents in this area and that it is a dangerous place. Chairman Thomas explained the process for the next meeting with the Board of Commissioners for the final vote.

Chris Dorsey of 164 Mill Lane cited from the White County Code of Ordinances Section 1807 – Conditional Uses (2), explaining that opposition last week was overlooked by the board. He also cited Section 1815 – Standards of Review (15), adding this was not taken into consideration by the board.

Motion to adjourn made by Ms. Burke and seconded by Mr. Ackerman. Motion was unanimous.