

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE COMBINED WORK SESSION & REGULAR MEETING HELD

MONDAY, JANUARY 6, 2020 AT 4:30 P.M.

The White County Board of Commissioners held a combined Work Session and Regular Meeting on Monday, January 6, 2020 at 4:30 p.m. in the Board Room at the White County Administration Building. Present for the meeting were: Chairman Travis Turner, Commissioner Terry Goodger, Commissioner Lyn Holcomb, Commissioner Edwin Nix, Commissioner Craig Bryant, County Manager Michael Melton, Finance Director Jodi Ligon, and County Clerk Shanda Murphy.

Chairman Turner called the meeting to order.

Following the Pledge of Allegiance, Pastor Keith Windmiller (Nacoochee United Methodist Church and The White County Ministerial Alliance) provided the invocation.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Goodger there was a unanimous vote to adopt the minutes of the Work Session & Regular Meeting held December 2, 2019 and the Called Meeting (including Executive Session Minutes) held December 17, 2019.

Judge Garrison Baker, Elections Superintendent, presented a request for voting equipment and supplies for the upcoming 2020 election cycle. The need for the additional equipment and supplies was directly related to the new voting machines being provided to the counties from the state. Judge Baker explained that there is up to \$15,000.00 available for reimbursement to the county for these expenses through the Helping American's Vote Act (HAVA) Grant.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger there was a unanimous vote to appropriate \$55,000.00 in SPLOST funds for the purchase of elections equipment / supplies and to approve submission for partial reimbursement through the HAVA Grant.

Mr. John Sell, Director of Community & Economic Development, presented the land use application filed by Mark Carriger requesting a conditional use permit at 520 Adair Mill Road Cleveland, GA 30528 (tax parcel 018-058 / 3.68 acres). The proposed conditional use request was for a wedding chapel / event facility with the present use of the property being R-1, Residential Single Family. Mr. Sell stated that the Planning Commission had held a public hearing on this application and had recommended the denial based on concerns regarding access. Mr. Carriger presented his request stating that he planned to construct a 20x40 chapel and a 20x40 event facility. He stated that although the property is currently accessed by a shared driveway, he would be developing a separate access. Chairman Turner asked for a show of hands for those in support and for those in opposition to the request. The Board questioned Mr. Carriger regarding the details of access and parking at the proposed facility.

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a unanimous vote to deny the land use application filed by Mark Carriger requesting a conditional use permit at 520 Adair Mill Road Cleveland, GA 30528 for a conditional use permit for a wedding chapel / event facility with the present use of the property being R-1, Residential Single Family.

Mr. Sell presented the land use application filed by Benjamin Goodman to request a conditional use permit at 177 Rabun Road Sautee Nacoochee, GA 30571 (tax parcel 071-002 / 4.61 acres). The proposed conditional use request was to place in a short term rental program with the present use being R-1, Residential / Single Family.

Mr. Sell stated that the Planning Commission had held a public hearing on this application and had recommended approval of the request. Mr. Goodman presented his request to the Board stating he had owned the property for about 13 months; he resides in the primary structure on the property and would like to utilize the secondary structure as a short term rental.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Holcomb there was a unanimous vote to approve the land use application filed by Benjamin Goodman for a conditional use permit at 177 Rabun Road Sautee Nacoochee, GA 30571 (tax parcel 071-002 / 4.61 acres). The approved conditional use was to place in a short term rental program with the present use being R-1, Residential / Single Family.

Mr. Sell presented the land use application filed by Sam Kondamudi to request a conditional use permit at 635 Yonah Mountain Road Cleveland, GA 30528 (tax parcel 059-081 / 1.01 acres). The proposed conditional use request was to place in a short term rental program with the present use being R-1, Residential / Single Family. Mr. Sell stated that this application was somewhat complicated because the property is located in a subdivision which is accessed through another subdivision. He stated that there was no homeowner's association and / or covenants to consider – only a road owner's association and Mr. Kondamudi had obtained the required signatures within the subdivision where his property is located – Yonah Peak. Mr. Sell stated that the majority of the properties in Yonah Peak are short term rentals. He stated the Planning Commission had held a public hearing (where there was opposition expressed) on this application and recommended approval of the request. Mr. Kondamudi presented his request to the Board and explained all the improvements he had made to the property in order to be able to rent the property. Commissioner Goodger questioned him about information submitted to the Board which showed evidence that Mr. Kondamudi had been utilizing the property as a short term rental without a business license / registration / paying lodging tax. Mr. Kondamudi stated that the only people who had stayed at the property were family members and his wife's business colleagues. He stated that he had not accepted any payment for this, not even a cleaning fee – however he needed people to use the property to make sure the repairs he had made to the septic system were working. Chairman Turner asked for a show of hands of those in support of the application and those in opposition to the application.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Bryant there was a vote to deny the land use application filed by Sam Kondamudi to request a conditional use permit at 635 Yonah Mountain Road Cleveland, GA 30528 (tax parcel 059-081 / 1.01 acres) with the proposed conditional use request being to place in a short term rental program with the present use being R-1, Residential / Single Family. Chairman Turner and Commissioner Nix voted in favor of the motion to deny the application and Commissioner Holcomb opposed the motion to deny. The motion to deny the application of Mr. Kondamudi passed by a 4-1 vote.

Mr. Sell presented the land use application filed by Bryan Lee to redistrict property located at 28 Lothridge Road Cleveland, GA 30528 (tax parcel 062-095 / 6.38 acres) from C-1, Community Commercial District to C-2, Highway Business District. He explained that the property had been designated a non-conforming use within the C-1 District when land use was implemented and now that Mr. Lee was wanting to expand his storage business he would be required to rezone the property. He stated that the Planning Commission had held a public hearing on the request and recommended approval of the request. Mr. Lee presented his application to the Board stating that he is requesting to expand his existing business.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Holcomb there was a unanimous vote to approve the land use application filed by Bryan Lee to redistrict property located at 28 Lothridge Road Cleveland, GA 30528 (tax parcel 062-095 / 6.38 acres) from C-1, Community Commercial District to C-2, Highway Business District.

January 6, 2020 – Work Session & Regular Meeting Minutes (continued)

Mr. David Murphy, Director of Public Safety, presented a Statewide Mutual Aid Agreement which is renewed every three (3) years. He stated that renewal of this agreement would allow White County to request mutual aid in the event of disaster or emergency from any other participating county through March 2024.

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a unanimous vote to approve renewal of the Statewide Mutual Aid Agreement.

Ms. Shanda Murphy, County Clerk, presented a proposed resolution (County Resolution No. 2020-01) setting the qualifying fees for the county offices to be filled in the upcoming 2020 primary or election.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Goodger there was a unanimous vote to adopt County Resolution 2020-01 as follows:

**WHITE COUNTY BOARD OF COMMISSIONERS
RESOLUTION NO. 2020- 01**

WHEREAS, the White County Board of Commissioners, as the governing authority of White County, is required by the Official Code of Georgia Annotated Section 21-2-131, to fix and publish a qualifying fee for each county office to be filled in the upcoming primary or election;

AND WHEREAS, the White County Board of Commissioners is required, no later than February 1 of 2020 to fix and publish such fees;

NOW, THEREFORE, the qualifying fees for the following county offices to be filled in the upcoming 2020 primary or election are hereby set as follows:

- 1) Clerk of Superior Court –\$1,591.05;
- 2) Sheriff – \$1,943.28;
- 3) Probate Judge – \$1,591.05;
- 4) Tax Commissioner – \$1,591.05;
- 5) Chief Magistrate Judge - \$1,591.05;
- 6) Board of Commissioners, Chair \$432.00;
- 7) Board of Commissioners, District 1 - \$360.00;
- 8) Board of Commissioners, District 4- \$360.00;
- 9) Board of Education, Chair - \$148.50;
- 10) Board of Education, District 1 - \$121.50;
- 11) Board of Education, District 3 - \$148.50;
- 12) Coroner – \$226.00; and
- 13) County Surveyor - \$25.00

The Clerk of the Board of Commissioners is hereby directed to forward a copy of this Resolution to the Superintendent of Elections of White County.

ADOPTED, this 6th day of January, 2020.

WHITE COUNTY BOARD OF COMMISSIONERS

s/Travis C. Turner
Travis C. Turner, Chairman

s/Terry D. Goodger
Terry D. Goodger, District 1

s/Lyn Holcomb
Lyn Holcomb, District 2

s/Edwin Nix
Edwin Nix, District 3

s/Craig Bryant
Craig Bryant, District 4

Attest:

s/Shanda Murphy
Shanda Murphy, County Clerk

-End of County Resolution 2020-01-

Chairman Turner presented a proposal for architectural / engineering services with Brewster & Crocker Associates for the Yonah Preserve Football Field Concession and Press Box Project.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger there was a unanimous vote to table this item. Chairman Turner urged the Board to make this item a priority in the near future.

Ms. Jodi Ligon, Finance Director, presented the monthly Financial Status Report (see attached).

During County Manager Comments, Mr. Melton provided the following information:

- The relocation of the Department of Family & Children’s Services (DFACS) offices remains on target as the end of January;
- Colwell Construction, the contractor who paved F-M Road, will be correcting some issues with the paving and the County is still holding retainage for the project; and
- We have received the 2020 Bryne JAG Grant for the Appalachian Drug Enforcement Office (ARDEO) which White County administers for the task force. The amount of the grant is \$500,000.00 – as requested. The Chairman would need to execute the grant acceptance documents.

Commissioner Bryant asked that minutes of the Board of Commissioners meetings be sent to the Planning Commission.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Nix there was a unanimous vote to enter into Executive Session in order to discuss matters of personnel.

-See The Following Closed Meeting Affidavit-

January 6, 2020 – Work Session & Regular Meeting Minutes (continued)

Upon a motion made by Commissioner Nix, seconded by Commissioner Bryant there was a unanimous vote to exit Executive Session.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Holcomb there was a unanimous vote to adjourn the meeting.

The minutes of the January 6, 2020 Work Session & Regular Meeting are hereby approved as stated this 3rd day of February, 2020.

WHITE COUNTY BOARD OF COMMISSIONERS

s/Travis C. Turner

Travis C. Turner, Chairman

s/Terry D. Goodger

Terry D. Goodger, District 1

s/Lyn Holcomb

Lyn Holcomb, District 2

s/Edwin Nix

Edwin Nix, District 3

s/Craig Bryant

Craig Bryant, District 4

s/Shanda Murphy

Shanda Murphy, County Clerk