

**WHITE COUNTY BOARD OF COMMISSIONERS**

**MINUTES OF THE WORK SESSION & CALLED MEETING HELD**

**MONDAY, APRIL 22, 2019 AT 4:30 P.M.**

The White County Board of Commissioners held a combined Work Session & Called Meeting on Monday, April 22, 2019 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, Mr. Dean Dyer provided the invocation.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Nix there was a unanimous vote to adopt the minutes of the Called Meeting held March 21, 2019 and the Work Session & Called Meeting held March 25, 2019.

Mr. Kevin Hamby, SPLOST Manager, presented the monthly SPLOST status report (see attached).

Chairman Turner reviewed the required procedures for land use public hearings.

Mr. Harry Barton, Planning Director, presented the land use application filed by HG Acquisitions / Lakewood Land Company to redistrict property located at 1036 Duncan Bridge Road Sautee Nacoochee, GA 30571 from A-1 Agriculture Forestry District to R-1 Residential Single Family District – with a total of 179.0 acres included in the redistricting request for tax parcel 058D-031. Mr. Barton summarized the application stating that this would be for an approximate 100 lot residential development and stated that the Planning Commission held a public hearing on the application and issued a recommendation for approval of the request. Mr. Earl Sullivan represented HG Acquisitions / Lakewood Land Company and stated the development would be complete by late summer / early fall and they were currently working with the GDOT on the entrance. Mr. Sullivan confirmed that there would be a secondary entrance for emergency access as predicated by public safety during the plan review process.

Chairman Turner opened the floor for any public comments in support of the land use application filed by HG Acquisitions / Lakewood Land Company. Following three (3) calls for any comments in support and with there being none – the floor was closed.

Chairman Turner opened the floor for any public comments in opposition of the land use application filed by HG Acquisitions / Lakewood Land Company. Following three (3) calls for any comments in opposition and with there being none – the floor was closed.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Bryant there was a unanimous vote to approve the land use application filed by HG Acquisitions / Lakewood Land Company to redistrict property located at 1036 Duncan Bridge Road Sautee Nacoochee, GA 30571 from A-1 Agriculture Forestry District to R-1 Residential Single Family District – with a total of 179.0 acres included in the redistricting for tax parcel 058D-031 – contingent upon the installation of the emergency access as described.

Mr. Harry Barton presented the land use application filed by Mr. Gary Hoseman to redistrict property located at 4623 Hwy 254 Cleveland, GA 30528 from C-1 Community Commercial to A-1 Agriculture Forestry District – with a total of 8.28 acres included in the redistricting request for tax parcel 064-054 / 54A. Mr. Barton stated that the Planning Commission held a public hearing on the application and issued a recommendation for approval of the request. Mr. Hoseman stated that he currently resided in Hall County and is in the process of selling his residence and plans to build a primary residence at this location.

Chairman Turner opened the floor for any comments in support of the land use application filed by Mr. Gary Hoseman. Following three (3) calls for any comments in support and with there being none – the floor was closed.

Chairman Turner opened the floor for any comments in opposition of the land use application filed by Mr. Gary Hoseman. Following three (3) calls for any comments in opposition and with there being none – the floor was closed.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Nix there was a unanimous vote to approve the land use application filed by Mr. Gary Hoseman to redistrict property located at 4623 Hwy 254 Cleveland, GA 30528 from C-1 Community Commercial to A-1 Agriculture Forestry District – with a total of 8.28 acres included in the redistricting for tax parcel 064-054 / 54A.

Mr. Harry Barton presented the land use application filed by Ms. Kelli Withrow to redistrict property located at 2416 Westmoreland Road Cleveland, GA 30528 from R-1 Residential Single Family to R-3 Residential Seasonal District - with a total of .50 acres included in the redistricting request for tax parcel 049-76. Mr. Barton explained that this request is related to the access of a 5.0 acre tract which was recently approved for a residential seasonal district and would be combined with the tract for rental cabins to be constructed for the Meadows at Mossy Creek event venue. He stated that the Planning Commission had held a public hearing on the request and issued a recommendation to approve the application. Ms. Kelli Withrow confirmed the information regarding her application for redistricting.

Chairman Turner opened the floor for any comments in support of the land use application filed by Ms. Kelli Withrow. Following three (3) calls for any comments in support and with there being none – the floor was closed.

Chairman Turner opened the floor for any comments in opposition of the land use application filed by Ms. Kelli Withrow. Following three (3) calls for any comments in opposition and with there being none – the floor was closed.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger there was a unanimous vote to approve the land use application filed by Ms. Kelli Withrow to redistrict property located at 2416 Westmoreland Road Cleveland, GA 30528 from R-1 Residential Single Family to R-3 Residential Seasonal District - with a total of .50 acres included in the redistricting for tax parcel 049-76.

Ms. Barbara Overton, Director of Senior Services, presented an addendum (#3) for the FY 2019 Legacy Link Contract for funding of services provided by the White County Senior Center. She explained that this revision included the addition of the respite service to the center's programs, allocation of the funds associated with the respite services, and additional funds for the provision of meals on wheels.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Goodger there was a unanimous vote to approve the addendum #3 for the FY 2019 Legacy Link Contract.

Mr. Joe Gailey, Director of Parks & Recreation, presented a proposal from ACS for landscape services for the Yonah Preserve Ballfield Complex. He noted that following completion of the project - the initial 3 months of maintenance would be paid through the construction contract with Charles Black and this agreement would cover the maintenance of the fields for the following 9 months and would be paid through SPLOST. The amount of the proposal was \$68,842.45.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Holcomb there was a unanimous vote to approve the contract with ACS for maintenance of the athletic fields at Yonah Preserve for the 9 months period in the amount of \$68,842.45 - to be paid from SPLOST.

Sheriff Neal Walden presented a proposal for architectural services from BCA-Studios for the renovation and design of the entrance, facade, and sally port of the White County Courthouse. The Sheriff encouraged the Board to think about any additional future plans for renovation and construction for the White County Courthouse in conjunction with the scope of work detailed within the proposal being presented – as he did not want work done in the near future to conflict with the courthouse renovation which was part of the 2020 SPLOST which has been approved.

The Board provided direction to Mr. Melton to contact BCA-Studios and discuss developing a comprehensive estimate for architectural services for both the Phase 1 (entrance, façade, and sally port) and Phase 2 (interior renovations & annex addition) – to be brought back to the Board for consideration.

Ms. Shanda Murphy presented a revised fee resolution associated with the White County Alcohol Ordinance. She stated the revisions were related to recent amendments made to the Alcohol Ordinance. She noted that the Alcohol Beverage Commission had reviewed the resolution and did not recommend any further changes to the fee schedule.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Holcomb there was a vote to adopt County Resolution 2019-08. Commissioner Nix and Chairman Turner voted in

favor of the motion – Commissioner Goodger opposed the motion. The motion passed by a 4-1 vote to adopt County Resolution 2019-08:

**WHITE COUNTY BOARD OF COMMISSIONERS**

**RESOLUTION NO. 2019-08**

**A RESOLUTION**

**WHEREAS**, White County has adopted an Alcoholic Beverage Ordinance that has fees associated with certain licenses, permits, etc.;

**NOW THEREFORE**, the White County Board of Commissioners hereby adopts the following amended fee schedule pertaining to the Alcoholic Beverage Ordinance:

**“Annual License For:**

❖ **Farm Wineries:**

**Primary Farm Winery Site - \$1,500.00**

**Plus:**

**To Sell Beer, Malt Beverage Or Wine  
In Unbroken Packages On The Farm  
Winery Premises At Retail And Not  
For Resale 1.00**

**Plus:**

**To Sell At Retail Beer, Malt Beverage  
Or Wine For Consumption On The Farm  
Winery Premises To Consumers 1.00**

**Plus:**

**Each ~~Additional~~ Tasting Room Location  
On The Primary Farm Winery Premises 100.00**

**Plus:**

**Each Additional Tasting Room Owned or Leased  
By The Licensed Entity And Which Is Located  
Off The Primary Farm Winery Premises 750.00**

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❖ **Retail Package Dealer: 800.00**

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❖	<b>Retail Consumption Dealer:</b>	
	<b>Beer &amp; Wine</b>	<b>1,200.00</b>
	<b>Distilled Spirits</b>	<b>2,500.00</b>
	<b><u>Plus:</u> Alcoholic Beverage Caterer For Off Premise Catering</b>	<b>100.00</b>
	<b>or</b>	
	<b><u>Plus:</u> Brewpub</b>	<b>600.00</b>

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❖	<b>Alcoholic Beverage Caterer (not retail licensed) Or Per Event</b>	<b>800.00 250.00</b>
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❖	<b>Wholesale Dealer:</b>	<b>800.00</b>
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❖	<b>Manufacturer</b>	<b>3,000.00</b>
	<b><u>PLUS</u> <del>On Premise Manufacturer Tasting Room</del></b>	<b><del>1,000.00</del></b>

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❖ **Temporary Special Event Permit**

(Per Event)

**Bona Fide Non-Profit Civic Organization 50.00 Per Event**

**Person, Firm, Corporation**

**150.00 Per Event**

*An application must be submitted for each event, however the \$150.00 application fee applies only to the organization's first event of the calendar year with the ordinance limiting to fifteen (15) events per organization per calendar year*

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**General Fees:**

❖ **Application Fee:**

**For Each License Applied For:**

**150.00**

**Plus :**

**Fingerprinting Fees Of:**

**50.00**

**To Be Paid To The White County  
Business Tax Office or other designated  
County Office For Each Required  
Applicant, Owner, Partner, Etc.**

❖	<b>Change of Managing Agent</b>	<b>100.00</b>
❖	<b>Change of Registered Agent</b>	<b>25.00</b>
❖	<b>Variance Review Fee</b>	<b>100.00</b>
❖	<b>Appeal</b>	<b>100.00”</b>

**ADOPTED**, this 22<sup>nd</sup> day of April, 2019.

**WHITE COUNTY BOARD OF COMMISSIONERS**

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

s/Terry D. Goodger (opposed)  
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 2019-08-

Ms. Jodi Ligon presented the monthly financial status report (see attached).

There was a consensus of the Board to provide direction to bid the resurfacing of Old Blue Creek Road and Shepherd Drive as an early fall project.

The Board discussed the status of several other road projects including Joe Franklin Road, Sam Craven Road, FM Road, Dandy lane, and Hwy 115 W (GDOT).

April 22, 2019 – Work Session & Called Meeting Minutes (continued)

Chairman Turner opened the floor for public participation – there were no comments and the floor was closed.

Following announcements and setting of the upcoming meeting schedule – upon a motion made by Commissioner Bryant, seconded by Commissioner Holcomb there was a unanimous vote to adjourn the meeting.

The minutes of the April 22, 2019 Work Session & Called Meeting are hereby approved as stated this 6th day of May, 2019.

**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