

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE WORK SESSION & CALLED MEETING

HELD MONDAY, OCTOBER 26, 2020 AT 4:30 P.M.

The White County Board of Commissioners held a combined Work Session and Called Meeting on Monday, October 26, 2020 at 4:30 pm 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 Jason Cobb, Finance Director Jodi Ligon, and County Clerk Shanda Murphy.

Chairman Turner called the meeting to order.

Upon presentation of proclamation to the White County Retired Educators Association, Sunday, November 1, 2020 was declared “Retired Educators Day in White County”.

Mr. John Sell, Director of Community & Economic Development, presented the land use application filed by Caitlin Payne to request a conditional use permit for a short term rental at 379 Howell Mill Drive Sautee Nacoochee, Georgia 30571 – map / parcel 069-594, 1.22 acres – with the present use of R-1, Residential Single Family. Mr. Sell stated that the Planning Commission had held a public hearing on the application, at which there was no opposition. He indicated that covenants were recorded for the subdivision, however not enforced and there was no homeowner’s association established. Mr. Sell presented that Ms. Payne had obtained a letter of support from nine (9) of the thirteen (13) property owner’s in the subdivision and there are three (3) other short term rentals being operated in the subdivision already. Ms. Payne stated that they had purchased the property about three (3) weeks ago and are working on some renovations. She stated this was purchased as a second home for her family and the rental will offset the expense of the mortgage. She also indicated that she is a realtor, has managed several other rental properties, and is aware of the county’s policies on the operation of short term rentals. Chairman Turner asked for a show of hands for anyone in support and for anyone in opposition to the application – there were no hands raised.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Goodger there was a unanimous vote to approve the land use application filed by Caitlin Payne for a conditional use permit for a short term rental at 379 Howell Mill Drive Sautee Nacoochee, Georgia 30571 – map / parcel 069-594, 1.22 acres – with the present use of R-1, Residential Single Family.

Mr. John Sell presented the proposed, revised, draft version of a nuisance ordinance for the unincorporated area of White County. Commissioner Bryant stated that he was concerned about how junk cars would be differentiated from antique, classic cars – there was a lengthy discussion on this item. It was stated that any violation of the ordinance would have to constitute a nuisance and much of the details would have to be evaluated on a case by case basis. Mr. Cobb stressed that the spirit of the ordinance is definitely to mitigate any circumstances that qualify as a nuisance and certainly not to fine folks and to take them to court. Commissioner Holcomb stated that it is the Board’s duty to address issues of health, safety, and welfare in the county and we do not currently have an ordinance in place to do that. Mr. Sell stated that junkyards are specifically defined in the land use ordinance and are allowed in industrial districts. There was a consensus of the Board that they wanted to continue developing and reviewing the draft ordinance; however they do not want to cause an overreach by the government. It was decided that the draft ordinance would be further discussed in 30 days.

Mr. John Sell presented a proposed, draft “Broadband Ready” ordinance. He explained that this is a requirement of the Department of Community Affairs (DCA) for the county comprehensive planning process in order to be eligible for grant funding for broadband projects. He indicated that this establishes a designated point of contact

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for broadband projects and outlines the requirements of the application process. There were a few revisions discussed and there was a consensus that this item would be placed on the November 2, 2020 Regular Meeting agenda.

Mr. David Murphy, Public Safety Director, presented a request for SPLOST funding to purchase fifteen (15) sets of structural firefighting (turn-out) gear. He presented three (3) quotes received and recommended the low bid purchase at \$2,046.00 per set (adjusted to \$2,100.00 per set to account for larger chest sizes and boots) from Southeast Apparatus. He stated the total purchase would not exceed \$33,000.00 – and could be partially funded with \$20,402.00 remaining from the previous encumbrance for the 911 project.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Holcomb there was a unanimous vote to approve the purchase of structural firefighting gear from Southeast Apparatus in an amount not to exceed \$33,000.00 – to be funded by SPLOST.

Mr. Trent Hillsman, Special Agent in Charge of the Appalachian Regional Drug Enforcement Office (ARDEO), presented an application for the 2020 Edward Byrne Memorial Justice Assistance Grant (JAG) – for funding of the task force for which White County serves as the fiscal agent. He stated the grant amount being applied for is the maximum \$500,000.00.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Holcomb there was a unanimous vote to approve the application for the 2020 Edward Byrne Memorial Justice Assistance Grant (JAG) – for funding of the task force for which White County serves as the fiscal agent.

Mr. Cobb and Mr. Kevin Hamby, SPLOST Manager, present the proposed project for submission for the 2021 GDOT / LMIG (Georgia Department of Transportation / Local Maintenance and Improvement Grant). The recommended project is to resurface (through full depth reclamation) 2.5 miles of Post Road from Old Hwy 75 South to Tom Teague Road. Mr. Hamby stated that the estimate for the project is \$707,092.85 – with LMIG in the amount of \$404,605.73 and the remaining \$302,487.12 to be funded through SPLOST. There was discussion regarding the portion of Post Road (Tom Teague to Hwy 254) recently resurfaced with the FDR process and some ride quality issues. Mr. Hamby stated that Southern Geo Tech (county's inspector) is working with the contractor – Allied Paving – to get the issues corrected. He stated that retainage is still being withheld and the contractor is committed to making the needed corrections. The Board stressed the 2021 LMIG project needed to be completed in Spring 2021 and not wait until Fall.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger there was a unanimous vote to approve submitting the resurfacing (through full depth reclamation) 2.5 miles of Post Road from Old Hwy 75 South to Tom Teague Road for the 2021 LMIG project.

The agenda for the Monday, November 2, 2020 Regular Meeting was reviewed and approved.

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

The minutes of the October 26, 2020 Work Session & Called Meeting are approved as stated, this 2nd day of November, 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