

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE CALLED MEETING HELD

TUESDAY, FEBRUARY 12, 2019 AT 8:00 A.M.

The White County Board of Commissioners held a Called Meeting on Tuesday, February 12, 2019 at 8:00 a.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.

Mr. Dave Cangemi, Director of Public Works, presented revised bids for the paving of Joe Franklin Road and Sam Craven Road. He noted that originally, in January 2018, Stratton & Sons Construction was the low bidder for both projects – however since the bids had expired he was presenting revised bids. He noted that the revised bid for Joe Franklin Road had increased \$10,846.70 (from \$71,997.00 to \$82,843.70) and the bid for Sam Craven Road had increased \$27,361.55 (from \$181,777.00 to \$209,138.55). He stated that he needed to know if the Board wanted to approve the revised contract amounts or if the Board wanted the projects rebid. The Board asked if Mr. Cangemi was certain the projects would be able to be completed spring 2019 by Stratton & Sons. He indicated that the projects could be completed and he had emphasized to the sub-contractors (Crumley Creek on Joe Franklin and Nelson Grading on Sam Craven) the importance of them completing the preparation work on the timeline established.

Upon a motion made by Commissioner Nix, seconded by Commissioner Holcomb there was a unanimous vote to approve the contract modifications with Stratton & Sons Construction for an increase of \$38,208.25 - Joe Franklin Road (from \$71,997.00 to \$82,843.70) and Sam Craven Road (from \$181,777.00 to \$209,138.55) – with SPLOST funds to be designated for the increased cost.

As the Board was considering establishing policies for short term rentals in the unincorporated area of White County, Chairman Turner presented some options for discussion: 1) Leave short term vacation rentals in Land Use as a conditional use (with the development of additional criteria to guide the Planning Commission with submitting a recommendation to the Board) and having only one (1) public hearing held by the Planning Commission – instead of requiring two (2) public hearings , 2) Take short term vacation rentals out of the Land Use Ordinance and develop a stand-alone policy, or 3) only allow short term vacation rentals in the R3 (seasonal) land use classification.

Commissioner Nix stated that he was leaning toward looking at taking short term vacation rentals out of land use and developing a stand-alone policy, however he did not think these should be allowed in subdivisions unless the restrictive covenants specifically allowed for this. He stated the Board should develop criteria. Commissioner Bryant spoke about concerns regarding insurance. Commissioner Goodger stated that if criteria were developed the Board could still hear these requests for the first year. He indicated that a stand-alone ordinance should be based on the issuance of an individual permit for each property; fees for each permit issued, and require the listing of a local agent. Concerns regarding sufficient staffing to administer an inspection / permit ordinance was discussed.

Chairman Turner polled the Board and there was a consensus that the Board wanted to further explore the direction of developing a stand-alone ordinance to establish criteria (outside of land use) for short term vacation rentals to be allowed in the unincorporated area of White County – and through that ordinance requiring that each property be permitted on an annual basis if they meet the established criteria. It was clarified the

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permitting criteria would not apply to multi-unit properties such as hotels, motels, bed and breakfast, lodges, etc.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Bryant there was a unanimous vote to direct staff to draft a stand-alone ordinance to establish criteria (outside of land use) for short term vacation rentals to be permitted in the unincorporated area of White County – with the Board of Commissioners having the final say on whether a short term rental permit is approved for a new property or not and those currently registered with the county as a short term rental being grandfathered.

Mr. Melton stated that a draft would be presented at the February 25, 2019 Work Session. He also stated that the current 90-day moratorium on conditional use permits for short term vacation rentals outside the R-3 land use district would expire April 8, 2019.

Staff was also directed, that following the drafting of the short term rental ordinance, to begin looking at drafting a revision to the Land Use Ordinance to address eliminating the requirement for the 2nd advertised public hearing by the Board of Commissioners (with the Planning Commission continuing to conduct the mandated, advertised public hearing). It was stated that the Board would want to continue to receive public comment prior to making their final action on land use matters – although it would not be at an advertised public hearing.

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

The minutes of the February 12, 2019 Called Meeting are hereby approved as stated this 4th day of March, 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