

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE WORK SESSION

HELD MONDAY, OCTOBER 28, 2019 AT 4:30 P.M.

The White County Board of Commissioners held a Work Session on Monday, October 28, 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, County Attorney Mary Jane Henneke, Finance Director Jodi Ligon, and County Clerk Shanda Murphy.

CALL WORK SESSION TO ORDER.

Chairman Turner called the Work Session to order.

DISCUSS THE LAND USE APPLICATION FILED BY LLOYD ALLISON TO REDISTRIBUTE PROPERTY LOCATED AT 172 LLOYDS HONEY FARM ROAD CLEVELAND, GA 30528 FROM R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT, TO A-1 AGRICULTURE FORESTRY DISTRICT. TOTAL ACREAGE TO BE CHANGED IS 18.00, MORE OR LESS ON TAX PARCEL 020-128.

Mr. John Sell, Director of Community & Economic Development, presented the application stating the owner was preparing to establish a farm winery, the Planning Commission had held a public hearing on the application, and had unanimously recommended approval of the application. Mr. Lane Williams spoke as a representative for the applicant and verified the information presented by Mr. Sell. There was a consensus that this item would be placed on the November 4, 2019 Regular Meeting consent agenda.

DISCUSS THE LAND USE APPLICATION FILED BY LARISSA NEILSON TO REQUEST A CONDITIONAL USE PERMIT AT 33 WINDCHASE LANE SAUTEE NACOOCHIEE, GA 30571. TOTAL ACREAGE IS 1.0 ACRES ON TAX PARCEL 069-007. THE PROPOSED USE IS TO PLACE IN A "SHORT TERM RENTAL" PROGRAM. PRESENT USE IS R-1 RESIDENTIAL, SINGLE-FAMILY DISTRICT.

Mr. Sell presented the application stating the application met the requirements of the short term rental ordinance (the homeowner's association had revised covenants to allow short term rentals), the Planning Commission had held a public hearing on the application, and had unanimously recommended approval of the application. There was a consensus that this item would be placed on the November 4, 2019 Regular Meeting consent agenda.

DISCUSS THE LAND USE APPLICATION FILED BY CLYDE FLEMING TO REQUEST A CONDITIONAL USE PERMIT AT 672 FOOTHILLS DRIVE CLEVELAND, GA 30528. TOTAL ACREAGE IS 2.77 ACRES ON TAX PARCEL 016-037. THE PROPOSED USE IS TO PLACE IN A "SHORT TERM RENTAL" PROGRAM. THE PRESENT USE IS R-1 RESIDENTIAL, SINGLE-FAMILY DISTRICT.

Mr. Sell presented the application stating the Planning Commission had held the public hearing on the application – at which there was some opposition to the request. He stated that ultimately the Planning Commission voted 4-1 to recommend the application for approval, with one member abstaining from the vote. Mr. Sell explained that the area of Mr. Fleming's property is not in a platted subdivision; therefore he would not be required to demonstrate that covenants allowed the short term rental – although access to his property is through a platted subdivision. He stated that the County Attorney had reviewed the application and provided an opinion to this effect. Commissioner Bryant asked Mr. Fleming why he had not obtained a business license and registered the property sooner. Mr. Fleming explained that he had been working with staff on this application since December 2018 and he had fell into the moratorium period which was instituted by the Board of

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Commissioners in January 2019 through June 2019. There was a consensus that this item would be placed on the November 4, 2019 Regular Meeting voting agenda.

DISCUSS THE LAND USE APPLICATION FILED BY DAVID AND MARGARET GUZINSKI TO REQUEST A CONDITIONAL USE PERMIT AT 601 LAUREL RIDGE ROAD CLEVELAND, GA 30528. TOTAL ACREAGE IS 1.0 ACRES ON TAX PARCEL 059D-097. THE PROPOSED USE IS TO PLACE IN A “SHORT TERM RENTAL” PROGRAM. THE PRESENT USE IS R-1 RESIDENTIAL, SINGLE-FAMILY DISTRICT.

Mr. Sell presented the application stating the Planning Commission had held a public hearing and unanimously recommended approval of the request. He explained that the property is not in a platted subdivision; therefore covenants were not an issue with this application and they have met all the other requirements of the ordinance. There was a consensus that this item would be placed on the November 4, 2019 Regular Meeting consent agenda.

DISCUSS THE LAND USE APPLICATION FILED BY WINTON SWEATMAN TO REDISTRIBUTE PROPERTY LOCATED AT 4205 ASBURY MILL ROAD CLEVELAND, GA 30528 FROM: C-1 COMMUNITY COMMERCIAL DISTRICT, TO C-2 HIGHWAY BUSINESS DISTRICT. TOTAL ACREAGE TO BE CHANGED IS 3.00 +/- ON TAX PARCEL 022-080A.

Mr. Sell presented the application stating the Planning Commission had held a public hearing and unanimously recommended approval of the request. He explained that Mr. Sweatman had applied for a business license at this location and because his business is trailer sales – this would require redistricting to a C-2. There was a consensus that this item would be placed on the November 4, 2019 Regular Meeting consent agenda.

DISCUSS THE LAND USE APPLICATION FILED BY KEITH AND THERESA WILLIAMS TO REDISTRIBUTE PROPERTY LOCATED AT 74 WINDCHASE LANE SAUTEE NACOOCHIE, GA 30571 FROM R-2 MULTI-FAMILY DISTRICT TO R-1 SINGLE-FAMILY DISTRICT AND TO REQUEST A CONDITIONAL USE PERMIT. TOTAL ACREAGE TO BE CHANGED IS 1.00 ACRES ON TAX PARCEL 069-007C. THE PROPOSED USE IS TO PLACE IN A “SHORT TERM RENTAL” PROGRAM.

Mr. Sell presented the application stating the application met the requirements of the short term rental ordinance (the homeowner’s association had revised covenants to allow short term rentals), the Planning Commission had held a public hearing on the application, and had unanimously recommended approval of the application. There was a consensus that this item would be placed on the November 4, 2019 Regular Meeting consent agenda.

DISCUSS THE LAND USE APPLICATION FILED BY JOHN JOHNSON AND SHANNON LACAVA TO REQUEST A CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 6838 HWY 75 ALT. HELEN, GA 30545. TOTAL ACREAGE IS 1.0 ACRES ON TAX PARCEL 042C-049. THE PROPOSED USE IS TO PLACE IN A “SHORT TERM RENTAL” PROGRAM. PRESENT USE IS R-1 RESIDENTIAL, SINGLE-FAMILY DISTRICT.

Mr. Sell presented the application stating the application met the requirements of the short term rental ordinance. He noted that the property owners would be living onsite and renting a room of their home through Airbnb. Mr. John Johnson was present and confirmed the information. He stated that the maximum occupancy of the rental space would be four (4) people. There was a consensus that this item would be placed on the November 4, 2019 Regular Meeting consent agenda.

DISCUSS THE LAND USE APPLICATION FILED BY MIHAI MARIN TO REQUEST A CONDITIONAL USE PERMIT AT 164 CAROLINA SPRINGS ROAD SAUTEE NACOOCHEE, GA 30571. TOTAL ACREAGE IS 7.54 ACRES ON TAX MAP PARCEL 058C-111. THE PROPOSED USE IS TO OPERATE A WEDDING TOURISM / EVENT CENTER. PRESENT USE IS R-1 RESIDENTIAL, SINGLE-FAMILY DISTRICT.

The applicant had submitted a written request prior to the meeting for this item to be postponed until the November 25, 2019 Work Session in order to allow him additional time to submit a site plan for his project – as required by the Planning Commission. This item was postponed.

DISCUSS THE CITY OF CLEVELAND’S NOTICE OF INTENTION TO ANNEX 0.56 ACRES +/- LOCATED AT 1847 HIGHWAY 129 SOUTH CLEVELAND, GA – TAX PARCEL 048C-158, 048C-159, AND 048C-160.

Mr. Tom O’Bryant, Cleveland City Administrator, presented the notice to the Board. He explained that the property owner is having major issues with their septic system which is requiring him to spend a considerable amount of money on a routine basis to have the system pumped. The property owner wants to access the city sewer service. There was discussion regarding the city’s future plans for annexation and the Board’s concerns that the skipping of parcels along Hwy 129 South causes confusion for people. There was a consensus that this item would be placed on the November 4, 2019 voting agenda.

DISCUSS THE CITY OF HELEN’S NOTICE OF INTENTION TO ANNEX 4.554 ACRES +/- LOCATED AT 52 COMER CIRCLE (SOUTH MAIN STREET) HELEN, GA – TAX PARCEL H04D-073.

Mr. Melton presented the City of Helen’s annexation notice. There was no one from the City of Helen in attendance. The location of the property was reviewed. It was noted that there is a cemetery on the property. There was a consensus that the Board did to have an issue with the annexation however they requested that someone from Helen be present at the November 4, 2019 Regular Meeting – with this item being on the voting agenda.

DISCUSS TRUETT MCCONNELL UNIVERSITY’S REQUEST FOR REVENUE BOND ISSUANCE THROUGH THE WHITE COUNTY DEVELOPMENT AUTHORITY.

Mr. Jason Graffagnino, VP of Finance & Operations / Chief Financial Officer for Truett McConnell University, presented a request to the Board for the White County Development Authority to facilitate a revenue bond issuance for the University. He stated the maximum bond issue requested is \$25 million. He explained a large portion of this would allow the refinance of existing debt at a lower interest rate. He noted that in addition to the refinance – the bond issue would finance the acquisition of two (2) real estate parcels, fund needed improvements to the University’s water system, and fund a debt service reserve fund.

Chairman Turner noted that Bond Counsel Tread Syfan had prepared a written opinion that this bond issue would not create obligation for the County or the Authority – as the university would be the collateral for the transaction.

There was a consensus that a resolution to authorize this transaction would be placed on the November 4, 2019 Regular Meeting consent agenda.

DISCUSS FUTURE OPTIONS FOR THE ADMINISTRATION OF ELECTIONS FOR WHITE COUNTY.

Chairman Turner stated that with the upcoming retirement of Probate Judge Garrison Baker as of January 2021- the county needs to look at how elections will be administered. He noted that Judge Baker had very effectively served as the Elections Superintendent for many years; however the next Probate Judge cannot be required to continue this and it is not feasible to wait until that position is filled to begin the necessary steps to establish a Board of Elections with an Elections Manager. He noted that White County is only one of a very few number of Georgia counties that has not already made this transition which does requires state legislation.

There was a consensus of the Board that this issue did need to be addressed with 2020 legislation being sent to the Georgia General Assembly. Mr. Melton and Ms. Murphy were directed to work with Ms. Henneke to prepare a recommendation to Board on this matter. There was also brief discussion about the new voting machines being implemented and possibly consolidating polling locations.

DISCUSS A SURPLUS RESOLUTION FOR WHITE COUNTY PUBLIC SAFETY – FOR DISPOSAL OF OBSOLETE EQUIPMENT.

Mr. David Murphy, Director of Public Safety, presented a proposed surplus resolution for a 1995 Ford Mini Pumper and a 2000 Blue Bird Bus – both of which are not being utilized by the departments. He asked that the funds from the surplus be designated for the future purchase of equipment for the Fire Department and EMA.

DISCUSS BIDS RECEIVED FOR TWO (2) CERTIFICATES OF DEPOSIT (CD’S) CURRENTLY HELD AT UNITED COMMUNITY BANK.

Ms. Jodi Ligon, Finance Director, presented the bids received. There was a consensus that approval of both CD’s remaining at United Community for a 12-month term at 1.25% interest would be placed on the November 4, 2019 Regular Meeting consent agenda.

DISCUSS FISCAL YEAR 2018-2019 BUDGET AMENDMENTS.

Ms. Ligon stated that the final budget amendments are being prepared by the auditors and she will also be presenting a resolution to establish the fund for restricting telephone commissions revenue as well. There was a consensus that this item would be placed on the November 4, 2019 Regular Meeting voting agenda.

DISCUSS THE FOLLOWING BOARD APPOINTMENTS:

- BOARD OF ASSESSORS: ONE (1) APPOINTMENT FOR A THREE (3) YEAR TERM TO EXPIRE DECEMBER 31, 2022;
- BUILDING AUTHORITY: THREE APPOINTMENTS – ONE (1) FOR A ONE (1) YEAR TERM TO EXPIRE DECEMBER 31, 2020 AND TWO (2) FOR A TWO (2) YEAR TERM TO EXPIRE DECEMBER 31, 2021;
- PLANNING COMMISSION: TWO (2) APPOINTMENTS FOR A THREE (3) YEAR TERM TO EXPIRE DECEMBER 31, 2022; AND
- PARKS & RECREATION ADVISORY BOARD: SEVEN (7) APPOINTMENTS FOR A THREE (3) YEAR TERM TO EXPIRE DECEMBER 31, 2022.

There was a consensus that this item would be placed on the November 4, 2019 Regular Meeting voting agenda.

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REVIEW THE NOVEMBER 4, 2019 REGULAR MEETING AGENDA.

The agenda was reviewed and approved.

The minutes of the October 28, 2019 were approved by the White County Board of Commissioners as stated.

November 4, 2019

s/Shanda Murphy

Shanda Murphy, County Clerk