

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE WORK SESSION & CALLED MEETING HELD

MONDAY, JANUARY 25, 2021 AT 4:30 P.M.

The White County Board of Commissioners held a Work Session & Called Meeting on Monday, January 25, 2021 at 4:30 p.m. in the Board Room at the White County Administration Building. Present for the meeting were: Chairman Travis Turner (attending via zoom), 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. He asked that Commissioner Bryant, as Vice Chair, lead the meeting.

Mr. John Sell, Director of Community & Economic Development, presented the land use application filed by Larry Freeman to redistrict property located at 9482 Duncan Bridge Road Cleveland, GA 30528 from R-1 (Residential Single Family District) and C-1 (Community Commercial District) to C-2 (Highway Business District). Total acreage is 6.63 on tax map & parcel 090-015. He stated that during the initial process of the implementation of land use, Mr. Freeman thought he had done everything necessary to have his property in this area zoned to C-2 (Highway Business), however during the process of one of his tenants applying for a business license it was discovered that this parcel had three (3) different zoning classifications – R-1, C-1, and C-2 – and Mr. Freeman is requesting that the entire parcel be classified as C-2. Mr. Sell advised that the Planning Commissioner held a public hearing on the application and they have recommended approval of the application. Mr. Freeman confirmed the information presented and stated this should get all of his properties along this area in the correct land use classification. Commissioner Bryant asked if there was any opposition to the application being presented – there was no opposition.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Holcomb there was a unanimous vote to approve the land use application filed by Larry Freeman to redistrict property located at 9482 Duncan Bridge Road Cleveland, GA 30528 from R-1 (Residential Single Family District) and C-1 (Community Commercial District) to C-2 (Highway Business District). Total acreage redistricted was 6.63 acres on tax map & parcel 090-015.

Mr. John Sell presented the land use application filed by Louise Christie to request a conditional use permit at 2039 Toll Gate Road Cleveland, GA 30528 – being 49.93 total acres on map and parcel 003-012. The proposed use was to place in a short term rental program and the present use is A-1 (Agricultural Forestry District). He stated that this property is not in a subdivision, the Planning Commission had held a public hearing on the application – with the only concern expressed being if multiple rental facilities would be constructed, which was not the intention of the owner – and the Planning Commission had recommended approval of the application. Benjamin Blackwelder represented the applicant and stated that he is the onsite property manager. He confirmed the property had not previously been a short term rental, the property had undergone extensive renovations, and the house would be rented to a maximum of 12 to 13 people within the same party at a time. Commissioner Bryant asked if there was any opposition to the application – there was no opposition.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger there was a unanimous vote to approve the land use application filed by Louise Christie to request a conditional use

permit at 2039 Toll Gate Road Cleveland, GA 30528 – being 49.93 total acres on map and parcel 003-012. The approved conditional use is to place in a short term rental program and the present use land use classification is A-1 (Agricultural Forestry District).

Mr. John Sell presented the land use application filed by Linda Key to request a conditional use permit at 65 Rose O’ Sharon Road Cleveland, GA 30528 – being 1.749 acres on map and parcel 055-070A. The proposed use was to place in short term rental program and the present use is R-1 (Residential Single Family District). He stated that the Planning Commission had held a public hearing on the application, during which one (1) neighboring property owner expressed a concern regarding parking issues and the property manager was able to meet with him and address his concerns. Mr. Sell explained that the subdivision covenants do state that vacation rentals are allowed. The Planning Commission did recommend approval of the application. Linda Key stated that the property had not previously been a short term rental and that she managed vacation rentals in many different counties and would be managing this property for the owner – Ted Halseth. Commissioner Bryant asked if there was any opposition to the application – there was no opposition.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger there was a unanimous vote to approve the land use application filed by Linda Key to request a conditional use permit at 65 Rose O’ Sharon Road Cleveland, GA 30528 – being 1.749 acres on map and parcel 055-070A. The approved conditional use is to place in short term rental program and the present use is R-1 (Residential Single Family District).

Mr. Sell presented the land use application filed by Linda Key to request a conditional use permit at 664 Monroe Ridge Road Cleveland, GA 30528 – being 1.0 acres on map and parcel 069-579. The proposed use was to place in short term rental program and the present use is R-1 (Residential Single Family District). He stated the subdivision does allow for vacation rentals, the Planning Commission held a public hearing on the application and recommended approval of the application. Ms. Key stated this property was previously a second home for owner Ted Halseth and there are several other vacation rentals in this neighborhood, so she believes this property will do very well as a short term rental. Commissioner Bryant asked if there was any opposition to the application - there was no opposition.

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a unanimous vote to approve the land use application filed by Linda Key for a conditional use permit at 664 Monroe Ridge Road Cleveland, GA 30528 – being 1.0 acres on map and parcel 069-579. The approved conditional use is to place in short term rental program and the present use is R-1 (Residential Single Family District).

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Nix there was a unanimous vote to table the land use application filed by Stephanie Silva to request a conditional use permit at 17 Deer Track Road Cleveland, GA 30528 - .91 acres on map and parcel 068-143 – with the proposed use being to place in a short term rental program and the present use being R-1 (Residential Single Family District) due to no representative being present on the applicant’s behalf.

The agenda for the Monday, February 1, 2021 Regular Meeting was reviewed and approved.

Commissioner Nix stated that he had read a news article regarding the large number of delinquent short term rental properties which the City of Helen had. He asked if White County had any of the same issues. Ms. Shanda Murphy reviewed the county’s procedure for addressing delinquent lodging tax

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accounts and advised this was not an issue for the county. There was discussion about possibly including an insert in the 2021 property assessments for properties in the unincorporated area of the county – advising of requirements for short term rentals – for any unregistered properties.

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

The minutes of the January 25, 2021 Work Session and Called Meeting were approved as stated this 1st day of February, 2021.

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