

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE REGULAR MEETING HELD

MONDAY, DECEMBER 7, 2020 AT 4:30 P.M.

The White County Board of Commissioners held a Regular Meeting on Monday, December 7, 2020 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 Edwin Nix, Commissioner Craig Bryant, County Manager Jason Cobb, Finance Director Jodi Ligon, and County Clerk Shanda Murphy. Commissioner Lyn Holcomb joined the meeting by conference call, due to possible COVID-19 issues.

Chairman Turner called the meeting to order.

Following the Pledge of Allegiance, Pastor Patrick Ballington of the Bridge Church and the White County Ministerial Alliance provided the invocation.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Goodger there was a unanimous vote to adopt the minutes of the Regular Meeting held November 2, 2020 (including Executive Session Minutes) and the Work Session / Called Meeting held November 30, 2020.

Mr. John Sell, Director of Community & Economic Development, presented the land use application filed by Chad Knott (on behalf of property owner Daniel Hutcheson) to request a conditional use permit at 213 Peppermint Drive Sautee Nacoochee, GA 30571. Total acreage is 1.30 acres on tax map and parcel 085-009. The proposed use is to place in a "Short Term Rental" Program. Mr. Sell stated the Planning Commission held a public hearing on the application in October and there was opposition to the application from neighbors, and ultimately in November the Planning Commission voted 4-1 to recommend approval of the land use application. He further explained that the property was reviewed as if it was not part of a subdivision and was evaluated as an individual lot, due to there never having been a subdivision plat recorded. Mr. Knott stated that the property would be managed by Cabin Rentals of Helen and would accommodate up to four (4) guests. He indicated that the covenants on record were recorded in 1983 – and in his legal opinion had expired and are deemed invalid by OCGA 44-5-60. He did note that, if considered, the covenants did state that rentals are allowed and did not limit that to short or long term. Commissioner Bryant questioned Mr. Knott regarding a land use matter he spoke against before the Board in May 2020, when it seemed he argued the same points as those in opposition to the request at 213 Peppermint Drive have stated. Mr. Knott advised that the previous matter had restrictive covenants which were still valid and the covenants did not contain language allowing rentals of any type. Chairman Turner asked for a show of hands for those in support or opposition to the land use request – one (1) person supported and several expressed opposition. Commissioner Nix stated that he was concerned with the amount of opposition to the request and that the property was not evaluated as a subdivision – as it appears to be a subdivision. Mr. Sell confirmed that the Planning Commission was provided all the same documentation as the Board of Commissioners. Commissioner Bryant expressed his concern that the Planning Commission was led to believe that the County Attorney's opinion expressed that the application "should" be approved. Mr. Sell clarified that the "should" in the information from the County Attorney was used to mean "if" not "must". Commissioner Nix stated that he sees vacation rentals as commercial business. Mr. Sell advised that there is no record of any other vacation rentals in this area. Chairman Turner noted the reasons he did not support the request as well.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Goodger there was a unanimous vote to deny the land use application filed by Chad Knott (on behalf of Daniel Hutcheson) to request a conditional use permit at 213 Peppermint Drive Sautee Nacoochee, GA 30571. Total acreage is 1.30 acres on tax map and parcel 085-009. The proposed use was to place in a "Short Term Rental" Program.

Ms. Barbara Overton, Director of Senior Services, presented a FY 2021 Addendum to the Legacy Link contract for funding services at the Senior Center. She explained the increase in funding will allow more meals to be served from the center, the purchase of some assistive technology, funds for wellness services, and would reduce the county contribution expense for senior services by \$15,107.00.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Nix there was a unanimous vote to approve addendum #1 of the FY 2021 Legacy Link contract.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Nix there was a unanimous vote to table the consideration of a Comprehensive Financial Policy until the next meeting in order to make some necessary revisions.

Ms. Jodi Ligon, Finance Director, presented the monthly Financial Status Report (see attached).

Mr. Cobb, during the County Manager Comments section, provided an update on road and bridge projects. He also asked that the Board send him any questions or comments they had on the nuisance ordinance which had been under consideration.

Ms. Murphy presented options to the Board for implementation of a vesting schedule on the improved employee retirement plan (effective 01/2021). Following discussion the Board approved a five (5) year scaled vesting schedule.

Chairman Turner opened the floor for public participation.

Mr. Mike Yarborough, expressed his appreciation to the Chairman for his recognition of the Boy Scout in attendance.

Sheriff Neal Walden expressed his appreciation to the Board and Staff for all the cooperation over the years.

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a unanimous vote to enter into Executive Session in order to discuss matters of personnel and litigation.

-See The Following Closed Meeting Affidavit-

Upon a motion made by Commissioner Bryant, seconded by Commissioner Nix there was a unanimous vote to exit Executive Session.

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

The minutes of the December 7, 2020 Regular Meeting are hereby approved as stated this 4th day of January, 2021.

WHITE COUNTY BOARD OF COMMISSIONERS

Travis C. Turner, Chairman

Terry D. Goodger, District 1

Lyn Holcomb, District 2

Edwin Nix, District 3

Craig Bryant, District 4

Shanda Murphy, County Clerk