

## **WHITE COUNTY BOARD OF COMMISSIONERS**

### **MINUTES OF THE COMBINED WORK SESSION & REGULAR MEETING HELD**

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

The White County Board of Commissioners held a combined Work Session and Regular Meeting on Monday, January 4, 2021 at 4:30 p.m. in the Board Room at the White County Administration Building. Present for the meeting were: Chairman Travis Turner, Commissioner Lyn Holcomb, Commissioner Craig Bryant, Finance Director Jodi Ligon, and County Clerk Shanda Murphy. Commission Terry Goodger, Commissioner Edwin Nix, and County Manager Jason Cobb attended the meeting by zoom.

Chairman Turner called the meeting to order.

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

Upon a motion made by Commissioner Bryant, seconded by Commissioner Holcomb there was a unanimous vote to adopt the minutes of the Regular Meeting held December 7, 2020 (including Executive Session Minutes) and the Called Meeting held December 15, 2020 (including Executive Session Minutes).

Mr. John Sell, Director of Community & Economic Development, presented the land use application filed by Michelle Guinn to request a conditional use permit to operate a short term vacation rental at 228 Spring Crest Road Cleveland, Georgia 30528 - Tax Map & Parcel 030C-066 on 0.918 acres. The present use was R-1, Residential Single Family District. Mr. Sell stated the Planning Commission held a Public Hearing on the application, at which there was one (1) person who spoke in opposition of the request. He stated the Planning Commission voted 3-1 to recommend approval of the application. He indicated the property had never been used as a short term rental previously and the subdivision covenants stated that "rental apartments" are allowed. Ms. Guinn confirmed the information presented and stated that she planned to utilize Airbnb for marketing of the rental property. She stated the property would not be rented when they were not at home and there was plenty of parking. The county's regulations for the operation of short term rentals was discussed and Ms. Guinn committed to becoming familiar with the regulations and abiding by those requirements. She stated the subdivision covenants had not been revised in 20+ years and they currently have a committee working on revising the covenants. Commissioner Bryant expressed his concern that when the covenants were developed, short term rentals were not specified as these type rentals did not exist many years ago and the covenants may be revised to restrict short term rentals. Commissioner Holcomb discussed a previous land use application which had been denied that had all the same variables – with short term rentals not being specifically allowed within the covenants. Commissioner Bryant said he had received several phone calls expressing opposition to the application. Chairman Turner expressed that he believed the covenants included an expanded definition of rental that should allow for short term rentals. Chairman Turner asked for a show of hands of those in support of the application – one (1) person raised their hand in support. He asked for a show of hands of those in opposition of the application – four (4) people raised their hands in opposition. Chairman Turner stated that individuals in opposition to land use requests needed to start attending the meetings in order to make their concerns known in the appropriate forum.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Holcomb there was a vote to deny the land use application filed by Michelle Guinn to request a conditional use permit to operate a

short term vacation rental at 228 Spring Crest Road Cleveland, Georgia 30528 based on the subdivision covenants not specifically allowing for short term rentals considering that when the covenants were written over 20 years ago – when rentals were mentioned it was not common for that to include a vacation type rental. Commissioner Goodger and Commissioner Nix approved the motion to deny. Chairman Turner opposed the motion noting the covenants do allow for rentals. The motion to deny the land use application passed by a 4-1 vote.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger there was a unanimous vote to re-appoint Commissioner Bryant as the vice-chair of the Board of Commissioners for the 2021 calendar year.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Holcomb there was a unanimous vote to ratify the 2021 county holiday schedule as presented.

Mr. Joel Witcher, IT Director, presented a proposed contract with Municode for county website design services. He reviewed the evaluation process of several companies that provide website design and how Municode was selected as the recommended vendor. He stated that the current website is hosted internally, which is not a secure practice, and the contract would provide for total redesign and hosting of a new county website. Mr. Witcher explained that county departments will be able to make revisions to the information on their department's section of the website and every change will not have to go through the IT Department. Chairman Turner stressed the importance of every department keeping their information up to date. Mr. Witcher stated that the initial setup and implementation cost would be \$16,500.00 and the annual hosting and maintenance cost would be \$4,000.00 per year (guaranteed for 3 years) – therefore the total cost for the first year would be \$20,500.00.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger there was a unanimous vote to approve a contract with Municode for website design and hosting services in the amount of \$20,500.00 – to be funded by SPLOST.

Ms. Jodi Ligon, Finance Director, presented the monthly financial status report (see attached).

During the County Manager comments portion of the agenda, the following items were discussed:

- With the expiration of the emergency sick pay provisions of the Families First Coronavirus Relief Act (FFCRA) on December 31, 2020 – the Board authorized the continuation of the maximum 80 hours paid sick leave for any employee as would have previously qualified under the FFCRA through the first quarter of 2021 – this was approved through a motion made by Commissioner Bryant, seconded by Commissioner Holcomb and a unanimous vote of approval by the Board;
- Mr. Cobb asked that the Board provide any feedback they had to him on the previously presented draft of the nuisance ordinance in order that we would know how the Board wanted to move forward on that issue – there was a consensus that this item would be placed on the January 25, 2021 Work Session agenda;
- Mr. Cobb asked that the Board provide any feedback they had to him on the previously discussed option of implementing a parking fee at Yonah Preserve Trails – there was a consensus that this item would be placed on the January 25, 2021 Work Session agenda;
- Chairman Turner asked that Mr. Cobb contact Mr. Nix on Red Road regarding his agreement to relocate his fence and for Mr. Cobb to bring an estimate back to the Board for proposed improvements to Red Road;

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- Re-striping of Town Creek Road was discussed, as the Board had received complaints on the fading of the current striping. Mr. Cobb confirmed that GDOT would be restriping this road later this year; and
- Chairman Turner noted that the Board’s annual dinner with the county’s state legislators may not be possible this year due to the COVID pandemic – however this would need to be evaluated further in the near future.

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

The minutes of the January 4, 2021 Work Session and Regular Meeting were approved as stated this 1<sup>st</sup> 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

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