

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE PUBLIC HEARING HELD

THURSDAY, FEBRUARY 19, 2015 AT 4:30 P.M.

The White County Board of Commissioners held a Public Hearing on Thursday, February 19, 2015 at 4:30 p.m. in the Board Room at the White County Administration Building. The purpose of the Public Hearing was to receive public input on the following: policies and procedures governing the call and conducting of public hearings for zoning and land use, the standards governing the exercise of zoning power and land use, and the adoption of the official land use ordinance and land use map. In attendance at the Public Hearing were Chairman Travis Turner, Commissioner Terry Goodger, Commissioner Lyn Holcomb, Commissioner Edwin Nix, Commissioner Craig Bryant, County Manager Michael Melton, County Attorney Bill House, and Jodi Ligon who filled in for County Clerk Shanda Murphy.

Chairman Turner reviewed the meeting agenda. Mr. Mike Melton, County Manager, was designated as the official timekeeper.

Chairman Turner reviewed the procedures applicable to the Public Hearing – including that each agenda item would be allowed a minimum of ten (10) minutes for each the “pro” and “con” sides and that each person would be allowed a minimum of three (3) minutes each. He asked that each speaker state their name and their address for the record.

Mr. Tom O’Bryant, Director of Community and Economic Development, provided a summary concerning the policies and procedures governing the calling and conducting of public hearings for zoning and land use (Section 1812 of the draft land use ordinance).

Chairman Turner opened the floor for pro comments related to the policies and procedures governing the calling and conducting of public hearings for zoning and land use (Section 1812 of the draft land use ordinance).

Mr. Sam Williams asked the Chairman to clarify that this portion of the meeting was only about policies and procedures, not specifically about the “pros” and “cons” of the actual land use ordinance. Chairman Turner verified this was correct.

Mr. Chad Knott – 233 Mossy Creek Pointe Cleveland, GA: Mr. Knott asked if the process of the Planning Director presenting the proposed application for a re-zoning would include verification of the required legal advertisement and postings prior to the public hearing taking place, specifically referencing Section 1812 (2) of the proposed land use ordinance. Mr. O’Bryant affirmed this this was a correct statement.

Mr. Peter Both – Nature’s Way Batesville, GA: Mr. Both asked if citizens would be allowed to defer their three (3) minutes to someone else. Chairman Turner reviewed the procedure of allowing a maximum of three (3) minutes per person with a minimum of ten (10) per side. He stated that he would address the issue if everyone desiring to speak had a chance to speak and time was remaining for the specific side.

Mr. Mike Melton advised the Chairman that the ten (10) minutes for the “pro” side for the policies and procedures governing the calling and conducting of public hearings for zoning and land use (Section 1812 of the draft land use ordinance) had expired.

Chairman Turner opened the floor for “con” comments related to the policies and procedures governing the calling and conducting of public hearings for zoning and land use (Section 1812 of the draft land use ordinance).

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Mr. Mike Melton advised the Chairman that the ten (10) minutes for the “con” side for the policies and procedures governing the calling and conducting of public hearings for zoning and land use (Section 1812 of the draft land use ordinance) had expired.

Mr. Tom O’Bryant, Director of Community and Economic Development, provided a summary concerning the standards governing the exercise of zoning and land use (Sections 1806 & 1815 of the draft land use ordinance).

Chairman Turner opened the floor for “pro” comments related to standards governing the exercise of zoning and land use (Sections 1806 & 1815 of the draft land use ordinance).

Mr. Mike Melton advised the Chairman that the ten (10) minutes for the “pro” side for the standards governing the exercise of zoning and land use (Sections 1086 & 1815 of the draft land use ordinance) had expired.

Chairman Turner opened the floor for “con” comments related to standards governing the exercise of zoning and land use (Sections 1806 & 1815 of the draft land use ordinance).

Mr. Peter Both, Nature’s Way Batesville, GA: Mr. Both stated he was speaking on behalf of Ms. Teresa Stancil who was not in attendance. He stated that he would be submitting a public comment statement on her behalf and a certificate of service for each member of the Board of Commissioners related to a remonstrance provided to each Commissioner earlier in the week. Mr. Both also stated that he was submitting a certificate of service for each member of the Board of Commissioners related to a remonstrance submitted on behalf of Ms. Rita Christine Rice. Mr. Both read a portion of the public comment statement submitted on behalf of Ms. Teresa Stancil. The statement from which Mr. Both read was made part of the official record of the meeting by being placed in the meeting file.

Ms. Barbara Gray, 2827 Adair Mill Road Cleveland, GA: Ms. Gray stated that she would be adding to the comments made prior for the remaining time allowed. She spoke her objections to the White County Land Use Plan in a prepared statement which was made part of the official record of the meeting by being placed in the meeting file.

Mr. Mike Melton advised the Chairman that the ten (10) minutes for the “con” side for the standards governing the exercise of zoning and land use (Sections 1086 & 1815 of the draft land use ordinance) had expired.

The meeting was briefly adjourned for a break and reconvened.

Mr. Tom O’Bryant, Director of Community and Economic Development, provided a summary concerning the adoption of the official land use ordinance and land use map. He reviewed the districts contained in the draft land use plan as well as the uses permitted within each district. The districts within the draft land use ordinance were: Agriculture Forest (A), Residential, Single Family, (R-1), Residential Multi-family (R-2), Seasonal Residential (R-3), Community Commercial (C-1), Highway Business District (C-2), Industrial (I), and Planned Development District (PD). He also stated that the land use map was developed based on the current assessment type used by the White County Assessor’s Office.

Chairman Turner opened the floor for “pro” comments related to the adoption of the official land use ordinance and land use map.

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Mr. Ted Doll, 150 Hemlock Lane Sautee GA: Mr. Doll commended the Board of Commissioner’s for their diligent work in developing the draft land use plan. He stated that he felt it important to protect the open lands, agricultural properties, and historical locations throughout the County. He stated that he hoped the Board of Commissioners would adopt the land use ordinance.

Mr. Alex Stovall, 1531 Hwy 254 Sautee, GA: Mr. Stovall stated that he was in support of the land use ordinance. He expressed his value of the natural beauty and historical sites within the County and expressed that a comprehensive land use plan would be a means of protecting these valuable resources in the case of growth through guiding the future growth of the County. He stated that continuing to be without these type regulations would be a gamble for the County. He said the voters had spoken in support of this and the Commissioner’s leadership was now needed in order to put the regulations in place.

Mr. Chad Knott, 233 Mossy Creek Point Cleveland, GA: Mr. Knott asked for clarification on section 402 of the draft ordinance in relation to approved, plated, lots of records which are less than 1 acre. He also asked for clarification of regulations pertaining to businesses such as wedding venues, wineries, zoos, golf courses, tourist farms etc. which are ancillary to underlying primary business. Mr. Knott stated he could not find definitions for agri-tourism or heritage tourism within the draft ordinance. Chairman Turner stated that these issues would be researched and clarified.

Mr. Sam Williams, 3385 Hwy 17 Sautee, GA: Mr. Williams expressed his appreciation to the Board of Commissioners for putting the issue of land use before the voters of White County. He noted that there was opposition to Mountain Protection when it was adopted; however it has turned out to be a very beneficial regulation for protection the mountains of our County. He emphasized that the regulations as adopted would be amended and changed from time to time as needed. He expressed his support for land use regulations in White County.

Mr. David Fain, 372 Black Road Cleveland, GA: Mr. Fain expressed his support for land use regulation in White County. He stated that in his industry he dealt with the zoning process in every county he worked in. He stated that he was in favor of land use because of the protection it provides for his properties located in the County.

Mr. Steve Dubois, 3678 Helen Hwy Cleveland, GA: Mr. Dubois expressed his support for land use regulations in White County in order to protect properties and encourage guided growth that will let those investing in White County know their property is protected. He expressed his appreciation to the Board of Commissioners and County Staff for their extensive work on the proposed land use ordinance.

Mr. Chad Knott, 233 Mossy Creek Point Cleveland, GA: Mr. Knott stated he supported land use regulations in White County as a taxpayer and the voters made their support of this clear as well. He expressed that land use regulations would improve the quality of property in White County. Mr. Knott indicated he was excited to see how land use in White County would come to fruition since the voters in White County spoke in favor of this.

Chairman Turner opened the floor for “con” comments related to the adoption of the official land use ordinance and land use map.

Ms. Fio Weaver, Adair Mill Road: Ms. Weaver expressed her love for White County, but stated she was concerned about the government’s encroachment – particularly the Federal government and the financial industry.

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Chairman Turner stated the Board of Commissioners had taken the process of developing a land use ordinance very seriously and wanted to promote good, quality growth in White County while protecting the characteristics of the County that we all love. He noted the staff and Board would be reviewing the comments made during this meeting and would be moving forward with the process of finalizing the ordinance to be considered for adoption.

Mr. Bill Owen, 28 Neverpoint Lane Cleveland, GA: Mr. Owens expressed his support for land use regulations in White County and encouraged the Board to move forward with adopting land use regulations for White County as quickly as possible.

Chairman Turner closed the floor for public comment and advised that the staff would be looking at the issues for clarification which were brought forth and the Board would be moving forward in the near future in considering a land use ordinance and land use map for adoption.

The Public Hearing of Thursday, February 19, 2015 was adjourned.

The minutes of the Public Hearing held Thursday, February 19, 2015 are hereby approved as stated this 2nd day of March, 2015.

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