

# **WHITE COUNTY BOARD OF COMMISSIONERS**

## **MINUTES OF THE WORK SESSION HELD**

**MONDAY, OCTOBER 30, 2017 AT 4:30 P.M.**

The White County Board of Commissioners held a Work Session on Monday, October 30, 2017 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, Finance Director Vicki Mays, and County Clerk Shanda Murphy.

Chairman Turner called the Work Session to order.

Upon presentation of proclamation to the White County Retired Educator's Association, the Board of Commissioners proclaimed Sunday, November, 5, 2017 as "Retired Educator's Day" in White County.

Mr. John Sell, Director of Community & Economic Development, presented the land use application filed by Mr. Felix E. Love to request a Conditional Use Permit at 55 Mill Creek Trail Cleveland, GA 30528, Tax Map & Parcel # 018-11, total acreage 2.75, and proposed use is to place a single family residence in a "For Rent By Owner" Program. Present use is R1 Residential Single Family. Mr. Sell stated that the Planning Commission did not recommend approval for this application.

Mr. Felix Love addressed the Board of Commissioners concerning his land use application. He stated that he owns another residence in the Adair Mill subdivision and he had purchased the property being discussed as an investment to resale; however he had not been able to sale the property within the time frame he planned so he wanted to utilize the property at 55 Mill Creek Trail as a vacation rental until he could sale the property. He stated that he understood the opposition to his request – as when he served as President of the Adair Mill Property Owner's Association – he had addressed the issue of this not being allowed in the subdivision (covenants) with other property owners.

Chairman Turner opened the floor for comment from anyone in support of the land use application filed by Mr. Felix E. Love to request a Conditional Use Permit at 55 Mill Creek Trail. Following the announcement for any comments in support three (3) separate times – there were no comments issued in support and the floor was closed.

Chairman Turner opened the floor for comment from anyone is opposition to the land use application filed by Mr. Felix E. Love to request a Conditional Use Permit at 55 Mill Creek Trail.

Michelle Johnson, 431 Gold Flume Way Cleveland, GA – Ms. Johnson expressed her concerns of the issues that could arise with short term / vacation rental situations. She noted specific disturbance situations which had already arisen from the non-compliant renting that had already

taken place. She asked the Board to consider the precedence the decision they were considering would make for future situations.

Ms. Johnson submitted a letter written by property owner, Ms. Cindy Bailey of Mill Creek Trail stating her objections to the land use application being considered.

Carolyn Miller, 1167 Mill Creek Trail Cleveland, GA – Ms. Miller stated that she is the current President of the Adair Mill Property Owner’s Association. She said that the subdivision covenants only allow for single family / full time residential use, which reflects the current county zoning – and she encouraged the Board to uphold to regulations. She expressed concerns regarding vacation renters utilizing common areas within the subdivision, littering throughout the community streets, speeding traffic, and widows & widowers who would feel uncomfortable with short term renters coming in and out of the neighborhood. She stated that residents valued their peace, quiet, and security – which she hoped the Board would help to preserve. Ms. Miller stated that residents had advised the White County Planning Department of another resident in the Adair Mill subdivision who was also using their home for short term / vacation rentals.

Following the announcement for any comments in opposition three (3) separate times – there were no additional comments issued in opposition and the floor was closed.

Chairman Turner stated that the Board would be considering a decision on Mr. Felix Love’s Land Use Application at the November 6, 2017 Regular Meeting.

Mr. John Sell presented the land use application filed by Mr. Jason Chesser and Ms. Sonya Chesser to redistrict property located at 2836 Skills Mountain Road Cleveland, Georgia Tax Map & Parcel #065-097, total acreage 8.24 from C1 Community Commercial District to R1 Single Family Residential District. Present use is C1 Community Commercial. He stated that the Planning Commission had issued a favorable recommendation of the reclassification as requested.

Ms. Sonya Chesser addressed the Board of Commissioners and stated the original parcel was 10.00 + acres and they were going to divide the property into two (2) parcels – 8.24 acres for a single family residential use with the remaining acreage to remain classified as C1 Community Commercial. She did confirm that each of the two (2) parcels did have a separate water & septic supply.

Chairman Turner opened the floor for any comments in support of the land use application filed by the Mr. and Mrs. Chesser. Following three (3) opportunities for anyone in support of the application to comment – there were no comments in support of the application and the floor was closed.

Chairman Turner opened the floor for any comments in opposition of the land use application filed by the Mr. and Mrs. Chesser. Following three (3) opportunities for anyone in opposition of the application to comment – there were no comments in opposition of the application and the floor was closed.

Chairman Turner stated that the Board would be considering a decision on the Chesser's Land Use Application at the November 6, 2017 Regular Meeting.

Chairman Turner asked that each District Commissioner present the road resurfacing / road paving projects which were priority for their District for 2018. The following was submitted.

District 1 – Commissioner Goodger

- #1 - Old Blue Creek Road – to pave only if right of way can be obtained to correct narrow section just before Laceola entrance;
- #2 – Claude Sims Road – Directed staff work with City of Cleveland & Board of Education for cooperation – approximately 1600 feet would need to be reopened;
- #3 – Henry Nix Road;

District 2 – Commissioner Holcomb

- #1 – Sam Craven Road;
- #2 – Bonnie Pearl Lane (Resurface);
- #3 – Remainder of Asa Dorsey Road;

District 3 – Commissioner Nix

- #1 – Stanley Nix Road;
- #2 – Hawthorne Drive (Resurface);
- #3 – FM Road – Prep / Grading .3 miles;

District 4 – Commissioner Bryant

- #1 – Cedar Hollow (Resurface);
- #2 – Sautee Woods Trail (Resurface);
- #3 – Joe Franklin Road; and
- #4 – Dandy Lane – Paving to include the section past where the hotel developer (Marriott) will Pave up to the top of the hill.

Mr. Joe Gailey, Director of Parks & Recreation, presented his request to renew the current concessionaire contract with Complete Comfort, Inc. (Mr. Dennis Wiley) for a two (2) year period to expire November 2019. Mr. Gailey stated that although revenue generated from the agreement had been minimal – the county was not purchasing concessions and paying employees to operate the concession. There was a consensus that this item would be placed on the November 6, 2017 Regular Meeting Consent Agenda.

Mr. David Murphy, Director of Public Safety, presented the contracts which had been bid and awarded under the local emergency declaration related to Hurricane Irma. He stated that the Debris Removal / Disposal Contract was awarded to Southern Disaster Recovery, LLC and the Debris Staging Area Agreement was made with CWC10, LLC. He noted that debris collection was approximately three-fifths (3/5) complete and that White County would be responsible for 15% of the associated cost, FEMA (Federal Emergency Management Agency) would pay 75%, and GEMA (Georgia Emergency Management Agency) would pay 10%. He also noted that EPD (Environmental Protection Division) had approved burning at the staging area, which should significantly reduce costs related to disposal that would have included chipping and haul away.

There was a consensus that this item would be placed on the November 6, 2017 Regular Meeting Consent Agenda.

Mr. John Sell presented a proposed amendment to the White County Flood Plain Management Ordinance in order to update the referenced date within the ordinance to reflect the updated flood insurance study and flood insurance rate maps which will be effective January 5, 2018. Mr. Sell did explain that more properties are coming out of designated floodplains compared to the number of properties going into the designation. There was a consensus that this item would be placed on the November 6, 2017 Regular Meeting Consent Agenda.

Upcoming year-end board appointments for the Board of Assessors, Building Authority, and Library Board were discussed. Following discussion there was a consensus that the reappointment of Mr. Warren Glover (for a three (3) year term to expire December 31, 2020) to the Board of Assessors and the appointment of Ms. Susan D 'Abate to the White County Library Board (for a four (4) year term to expire December 31, 2021) would be placed on the November 6, 2017 Regular Meeting Consent Agenda. The Board directed for the three (3) appointments to the Building Authority be placed on the November 6, 2017 Regular Meeting Voting Agenda.

Mr. Dave Cangemi, Director of Public Works, presented a request for the purchase of a 2017 Kubota Tractor at the state contract price of \$41,200.00 with the trade in (-\$6,000.00) of a 2004 New Holland Tractor – net cost of \$35,200.00. He noted that one of the older tractors had recently been damaged in an accident and would have to be replaced. He stated that the tractor being proposed for trade-in had 4,583 hours on it. Ms. Shanda Murphy explained that the County was still awaiting a settlement for the 1981 Ford Tractor and Bush Hog which was recently totaled. Mr. Cangemi stated that the Road Department needed a better line of tractors in order to complete the work they do – with the current fleet being aged and repair costs increasing significantly.

In addition, Mr. Cangemi presented a request to bid out a 2017 or 2018 crew truck in order to replace one which was recently totaled in an accident. He stated that we have received a \$10,157.24 settlement for the vehicle and we expected to receive another \$2,500.00 following subrogation of the claim.

Mr. Cangemi also presented a request to bid out a heavy dump truck – a 2018 Mack or 2018 Freightliner. He stated that this vehicle was needed as a result of the motor blowing up in the 1994 Ford Dump Truck.

There was discussion regarding trade-in options and the benefit of retaining the 2004 tractor and instead replacing an older model tractor.

Following discussion there was a consensus for the two (2) trucks to be placed out for bid and for the requested tractor purchase to be placed on the November 6, 2017 Regular Meeting Voting Agenda.

Commissioner Goodger suggested that the Board have staff research fees associated with land use application charged in surrounding counties – as White County currently did not charge fees

October 30, 2017 – Work Session Minutes (continued)

for changes in land use classifications. There was a consensus to direct staff in that manner, as well as to have staff to bring information on minimum square footage requirements established in surrounding communities for the November Work Session.

The Board asked for an update on the progress of the design and bid documents for the Yonah Preserve Project. Mr. Melton stated that he was awaiting an update from Mr. John Stover with Carter & Sloope. Chairman Turner emphasized the Board's desire to award the project prior to the Christmas Holidays.

Commissioner Holcomb asked that options for LED lighting in the Parks & Recreation Gym be researched.

Commissioner Nix announced that he would be meeting with Ms. Emily Dunn, DOT Board Member, the following day regarding concerns related to by-pass construction damage to local roads (Virgil Hunt Road, Shepherd Drive, etc.) and concerns related to the speed limit at the traffic light intersections along the by-pass.

There was a consensus that the November 27, 2017 Work Session would also be advertised as a Called Meeting.

The agenda for the November 6, 2017 Regular Meeting was reviewed and approved.

The minutes of the October 30, 2017 Work Session were approved as stated by the White County Board of Commissioners.

November 6, 2017

s/Shanda Murphy

Shanda Murphy, County Clerk