

**WHITE COUNTY BOARD OF COMMISSIONERS**

**MINUTES OF THE WORK SESSION HELD**

**MONDAY, SEPTEMBER 24, 2018 AT 4:30 P.M.**

The White County Board of Commissioners held a Work Session on Monday, September 24, 2018 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, County Manager Michael Melton, Finance Director Jodi Ligon, and County Clerk Shanda Murphy. Commissioner Bryant was not in attendance initially, however when he joined the meeting is noted within the meeting minutes.

Upon presentation of proclamation to Ms. Vicki Daniel, representing the Enotah Anti-Drug Coalition, October was declared “Medicine Awareness Month in White County” and October 23-31 was declared “Red Ribbon Week in White County”.

A Public Hearing was held for the land use application filed by Mr. Jeremy McAfee to redistrict property located at 2779 Tesnatee Gap Valley Road Cleveland, Georgia 30528 from C-1 / Community Commercial to C-2 / Highway Business District with the total acreage to be affected being 7.10 acres on tax map / parcel # 032 004. Mr. John Sell, Director of Community & Economic Development presented the application stating that currently the property is classified as a non-conforming use due to the body shop which was operating on the property when land use was implemented. He indicated that Mr. McAfee was planning an expansion of his business on the property which necessitated his request for reclassification to a C-2 designation. Mr. Sell stated that the Planning Commission unanimously recommended approval of the land use reclassification request. Mr. McAfee presented his request, explaining that he planned to construct rental buildings and storage type facilities on the property. Chairman Turner opened the floor for any public comments in support of Mr. McAfee’s land use reclassification request – following three (3) calls for any comments in support, Chairman Turner closed the floor. Chairman Turner opened the floor for any comments in opposition to Mr. McAfee’s land use reclassification request – following three (3) calls for any comments in opposition Chairman Turner closed the floor. Chairman Turner confirmed that Mr. McAfee’s application would be considered for a vote at the October 1, 2018 Regular Meeting.

A Public Hearing was held for the land use application filed by Mr. Michael Clark to request a conditional use permit for a “Place of Worship” at 5058 Helen Hwy Sautee Nacoochee, Georgia 30571. The total acreage to be affected is 1.0 acres on tax map / parcel # 058C-097. The current land use classification is C-1 / Community Commercial District. Mr. John Sell presented the application stating that the Planning Commission had unanimously recommended approval of the conditional use permit; however since that meeting concerns with septic and parking had been brought up. He explained that the septic system was a shared system and there were concerns that there was not enough capacity for the church facility. Mr. Sell stated that Mr. Sean Sullivan with Environmental Health had calculated the capacity remaining on the system at 19 seats (95 gallon capacity remaining @ 5 gallons per seat). Mr. Sell also addressed the issue of limited parking. Mr. Sell stated that expansion of the septic system would require evaluation and

permitting through Environmental Health. Mr. Michael Clark presented his request explaining that currently the congregation is meeting in the library, community room, in homes, etc. – basically existing as a mobile church and he did not realize the proposed location was going to be so complicated. He stated that the proposed location was affordable, would be a temporary location, and was averaging about 15 people (9 vehicles) currently. He stated that he had evaluated the parking situation and spoke with the neighboring tenants. Mr. Clark provided additional documentation to the Board (see file) including a depiction of 19 parking spaces. Chairman Turner opened the floor for any public comments in support of Mr. Clark’s land use request for a conditional use permit – following three (3) calls for any comments in support Chairman Turner closed the floor. Chairman Turner opened the floor for any comments in opposition to Mr. Clark’s land use request for a conditional use permit.

Mr. John Haubenreich, 1498 Springside Point Dunwoody, Georgia: Mr. Haubenreich stated that he is an attorney representing Metro Brokers who owns the property adjacent to (5088 Helen Hwy) the subject property. He briefly discussed the recorded easements applicable to the properties and stated that Metro Brokers opposed the conditional use based on concerns with parking (including easement restrictions for access to the back portion of the property) and the shared septic capacity. He emphasized that Metro Brokers is not opposed to a church but to the location based on the stated concerns.

Following two (2) additional calls for any comments in opposition, Chairman Turner closed the floor.

Mr. Clark stated that if parking in the back property section was not accessible, the location would not be feasible for the church location.

Chairman Turner confirmed that Mr. Clark’s application would be considered for a vote at the October 1, 2018 Regular Meeting.

A Public Hearing was held for the land use application filed by Mr. Jon Steven Neal to request a conditional use permit for placing the property at 253 Enota Drive Sautee Nacoochee, Georgia 30571 in a “For Rent By Owner” program, tax map / parcel # 070-108, total acreage affected 1.18 acres and current land use classification of R-1 / Residential Single Family District. Mr. Sell presented the application stating that Mr. Neal already owned a property in Enota Drive which is in a “For Rent By Owner” program as it was grandfathered due to its existence prior to the adoption of land use regulations by White County. Mr. Sell stated that the Planning Commission had unanimously recommended approval of the request. He also confirmed that the existing rental property is in compliance with business license and hotel / motel tax requirements. Mr. Neal (who resides in Albany, Georgia) explained that this property was an investment in White County and he personally managed the property and used VRBO. He noted that he had a very good relationship with the neighbors who all had his contact information in case there were ever any issues with renters. Chairman Turner opened the floor for any public comments in support of Mr. Neal’s land use request – following three (3) calls for any comments in support Chairman Turner closed the floor. Chairman Turner opened the floor for any comments in opposition to Mr. Neal’s land use request.

Ms. Debra Palmer, 310 Bonnie Pearl Lane Cleveland, Georgia 30528 – Ms. Palmer stated that she was not opposed to this specific request, however with the issue of unregistered vacation rentals being a common issue in the area, she wanted to know if the Board is considering establishing a specific classification for the vacation rentals as opposed to this being handled as conditional use. Mr. Melton explained that vacation rentals are a conditional use in an R-1 District; the conditional use stays with the property unless the specific use ceases for a period of 2 years, and that the owner would be responsible for obtaining a business license annually and paying lodging tax. Ms. Palmer stated that she hoped the Board would look further into the issue of vacation rentals in White County and developing some additional policies and procedures.

Following two (2) additional calls for any comments in opposition Chairman Turner closed the floor. Chairman Turner confirmed that Mr. Neal's application would be considered for a vote at the October 1, 2018 Regular Meeting.

*(Commissioner Bryant arrived at the meeting during the discussion regarding Mr. Neal's land use application.)*

Mr. Melton did express current measures being taken to insure compliance by vacation rentals to the extent possible with limited staff. There was a consensus that further discussion was needed on this subject.

Mr. John Erbele presented a request to the Board for their consideration in forming a study committee for the development of a countywide historic preservation protection plan and map overlay. He highlighted White County's unique set of tourism related assets and all that the history of White County adds to the tourism opportunities - emphasizing that growth and preservation can both happen successfully with proper guidance. The Board asked that staff bring committee member recommendations to the Board, as well as work with the Georgia Mountain Regional Commission (GMRC) relative to their available historic preservation resources. Chairman Turner stated that his vision was that the Planning Commission would ultimately be able to include established historic preservation criteria in their land use recommendations to the Board of Commissioners.

Mr. Melton presented a 2018 Tax Release Application filed by Howard & Annette Wadsworth for property located at 202 Clarice Lane Sautee Nacoochee, Georgia 30571. He explained that the house was a rental cabin and the house was a total loss due to a fire on May 20, 2018. It was noted that the rental cabin was previously being managed by Georgia Vacation Rentals and was in compliance with lodging tax regulations. A calculation of the proration was presented which reduced the tax due on the structure from \$1,713.28 to \$651.91. The request was placed on the consent agenda for the October 1, 2018 Regular Meeting.

Ms. Kathy Woods, with the Northeast Georgia Chapter of SORBA, presented a \$10,000.00 tourism product development grant from the Georgia Department of Economic Development for the Board's acceptance. It was stated that the grant funds along with \$35,000.00 in funds raised by SORBA would go toward completing 1.5 miles (of 7.5 miles) of the Phase 3 Yonah Preserve Trails – which would connect Phase 1 and Phase 2 trails. Ms. Woods stated the grant start date was September 12, 2018 and work had to be completed by June 21, 2019 (projected completion

is prior to yearend). Mr. Clark Neal confirmed to the Board that work had already begun on Phase 3 – as he explained that with the Board having approved the concept for Phases 1, 2, and 3 he thought that moving forward with construction was appropriate. Chairman Turner expressed that the county had to be made aware when work was taking place on county property. Mr. Neal apologized for his eagerness and stated that would not happen again. The request was placed on the consent agenda for the October 1, 2018 Regular Meeting.

Mr. David Murphy, Director of Public Safety, expressed appreciation to SORBA for the outstanding job done in marking the trails and providing emergency access to the trails.

Mr. Kevin Hamby, SPLOST Manager, presented the monthly SPLOST status report (see attached).

Mr. John Sell presented responses received to the Request for Proposals (RFP) for the maintenance and operation of the White County Transfer Station. He stated that staff's recommendation was to renegotiate the current contract with Advanced Disposal based on their response and the revised contract included in the RFP. Mr. Melton stated that the other viable option would be to continue under the existing contract with Advanced Disposal; however that would limit the county's ability to insure corrections to the level of service being provided by Advanced Disposal. There was a consensus that this item would be placed on the voting agenda for the October 1, 2018 Regular Meeting.

Mr. Sell presented the bids received for the self-contained compactor for the White County Convenience Center. He stated that staff's recommendation was to award the bid to Waste Equip in the amount of \$22,371.76 – to be paid from the Solid Waste Fund. There was a consensus that this item would be placed in the consent agenda for the October 1, 2018 Regular Meeting.

Mr. David Murphy presented the responses received for the Request for Proposals (RFP) for replacement of the 911 Phone System. He stated that \$260,000.00 had been encumbered in the current SPLOST for this project. Following an extensive review of the responses, he indicated that staff's recommendation was to award the phone system bid from AT&T in the amount of \$163,517.00, to award the recorder upgrade to Quality Recording Solutions in the amount of \$28,781.00, and to switch to an off-site 911 database solution with AT&T in the amount of \$30,000.00 – for a total project cost of \$222,298.00. The technology available with the recommended system was discussed as well as other surrounding counties which had selected the same product. There was a consensus that this item would be placed on the voting agenda for the October 1, 2018 Regular Meeting.

Mr. Murphy requested that remaining encumbered SPLOST funds be used to purchase a quick response vehicle (QRV) for the White County Fire Department – in order to replace a high mileage vehicle currently in use. He stated that the contract price for a 2019 Ford F150 was \$28,664.00 and costs for equipping the vehicle would be paid from the department budget. There was a consensus that this item would be placed on the voting agenda for the October 1, 2018 Regular Meeting.

September 24, 2018 – Work Session Minutes (continued)

Ms. Murphy presented an application received for appointment to the White County Board of Health for the remainder of an unexpired six (6) year term to expire December 31, 2022 – previously held by Dr. Emmett Shotts. There was a consensus that the Board would like to interview the applicant – Ms. Linda Hubbard.

Mr. Melton presented a right of way agreement from the Georgia Department of Transportation (GDOT) for right of way needed (.73 acres total – identified as parcels 11/12 along the southern side of Hulsey Road) for Phase 3 of the Appalachian Parkway. He stated that the value assigned by GDOT to the property is \$5,000.00. There was a consensus that this item would be placed on the consent agenda for the October 1, 2018 Regular Meeting.

Commissioner Nix stated that Water Authority Staff had taken care of the needed design modifications to the intake structure at the Lake at Yonah Preserve in order to insure safety around the structure.

Various rules / ideas relating to boat use / fishing at Yonah Preserve were discussed (i.e. no boats over 16', electric motors only / no gas powered, no standup paddleboards, no minnows, cleaning out boat ramp area, construct boat ramp or gravel, where to put rules sign, emergency boat exclusions, etc.) There was a consensus that this item would be placed on the voting agenda for the October 1, 2018 Regular Meeting – with Mr. Melton bringing a proposed list of rules back to the Board based on discussions.

Mr. Melton presented the Fiscal Year 2018-2019 Enotah Indigent Defense Services Agreement. There was a consensus that this item would be placed on the consent agenda for the October 1, 2018 Regular Meeting.

The agenda for the October 1, 2018 Regular Meeting was reviewed.

The minutes of the September 24, 2018 Work Session were approved as stated by the White County Board of Commissioners.

October 1, 2018

s/Shanda Murphy

Shanda Murphy, County Clerk