

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE WORK SESSION HELD

MONDAY, NOVEMBER 26, 2018 AT 4:30 P.M.

The White County Board of Commissioners held a Work Session on Monday, November 26, 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, Commissioner Craig Bryant, County Manager Michael Melton, Finance Director Jodi Ligon, and County Clerk Shanda Murphy.

Chairman Turner called the meeting to order and reviewed the administrative procedures for the land use public hearings.

A Public Hearing was conducted for the land use application filed by Mr. Gregory K. Dobson to request a conditional use permit at 58 Bonnie Pearl Lane Cleveland, Georgia 30528, Tax Map and Parcel 062-092, Total Acres 1.02. Proposed use is to place in "Air BNB Vacation Rental" Program. Present use is R1 Residential, Single-Family District.

Mr. John Sell, Director of Community & Economic Development presented the application – summarizing that the property is located in the Lothridge Estates Subdivision and the Dobson's had a basement apartment and would continue to live in their residence while renting the apartment for short terms. He stated that the Planning Commission recommended approval of the request with no stated conditions following their Public Hearing.

Mr. Gregory Dobson confirmed his application request to the Board and stated that he had presented his proposal to the homeowners association (HOA), who had approved his plans based on the covenants and that they would continue to reside in the home.

Chairman Turner opened the floor for public comments in support of Mr. Dobson's land use application.

Ms. Brandy McEntire, 20 Bonnie Pearl Lane Cleveland, GA, stated she is a next door neighbor to the Dobson's and she was in support of the application as presented.

Mr. Clay Christie, 220 Bonnie Pearl Lane Cleveland, GA, stated he is the Vice-President of the HOA and he was in full support of the application as presented.

Mr. James Collum, 53 Bonnie Pearl Lane Cleveland, GA, stated he is the neighbor directly across the street from the Dobson's and he had no issue with the application as presented.

Following a total of three (3) calls for any comments in support of the application – Chairman Turner opened the floor for any comments in opposition of Mr. Dobson's land use application.

Ms. Debora Palmer, 310 Bonnie Pearl Lane Cleveland, GA, stated that she not completely opposed to the application however she was concerned about possible issues this could cause like strange cars in the neighborhood and crime, however she was okay with it as long as it did not cause issues for the neighborhood.

Following a total of three (3) calls for any comments in opposition of the application – Chairman Turner closed the Public Hearing and stated that a vote would be taken on the application at the December 3, 2018 Regular Meeting.

A Public Hearing was conducted for the land use application filed by Mr. Daniel C. Flanders to redistrict property located at 261 J and J Drive, Sautee Nacoochee, Georgia 30571 from R2 Residential Multi-Family District to A1 Agriculture Forestry District. Total acreage to be changed is 30.24 Acres. Tax Parcel 068-101.

Mr. John Sell presented the application – summarizing that when Mr. Flanders purchased the property there were mobile homes on the property therefore it had been zoned R2 and the single-family residence on the property was classified as a non-confirming use when land use was adopted. He indicated that Mr. Flanders was seeking to expand the residence (non-conforming) and was required to request reclassification since a non-conforming use could not be expanded.

Mr. Sell stated that the Planning Commission recommended approval of the application following their Public Hearing.

Mr. Flanders restated his request and explained that he was seeking a reclassification to A1 as that classification provided him with the most flexibility for his future plans for the property.

Chairman Turner opened the floor for any comments in support of Mr. Flanders' land use application. Following three (3) calls for any comments in support and with their being no comments, Chairman Turner opened the floor for any comments in opposition of the application. Following three (3) calls and with their being no comments in opposition of the application – the Public Hearing was closed. – Chairman Turner closed the Public Hearing and stated that a vote would be taken on the application at the December 3, 2018 Regular Meeting.

Mr. Bryan Payne, Chief Appraiser with the White County Assessor's Office, explained that their department's budget for Fiscal Year 2019 had included \$17,500.00 for a business personal property audit. He stated they had been through a Request for Proposal (RFP) process and had received two (2) responses – from Tax Management and Traylor Business Services. He stated that the recommendation was to award the contract for the business personal property audit / verification services to Traylor Business Services in an amount not to exceed \$17,500.00. He explained the audit would be of businesses with inventory, machinery, and equipment – and would be assuring the accuracy of annual returns being filed for the past three (3) years.

Commissioner Bryant stated that he would continue to express his opposition to inventory tax; although he understood the principle and he knew we were missing out he did not believe this was a fair tax.

Mr. Payne stated that once Freeport was implemented – reported inventory went from \$2 million to \$6 million; therefore an audit of the exemptions being claimed would be important in order to assure that Freeport was being accurately applied. He also verified that most business accounts had a valuation of \$250,000.00 or less. Mr. Payne stated that standard procedure was to conduct these audits every three (3) years and the County had ever utilized an outside firm to do this type of audit – other than the cell tower audit done in 2014.

There was a consensus that this item would be placed on the voting agenda for the December 3, 2018 Regular Meeting.

Ms. Shanda Murphy presented a summary of the year-end board appointments for consideration.

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There was a consensus that this item would be placed on the voting agenda for the December 3, 2018 Regular Meeting.

Chairman Turner stated that as plans to form a Historic Preservation Committee had progressed he wanted to present a proposed composition of the committee for the Board's consideration including representatives from the Sautee Nacoochee Community Association, Georgia Department of Natural Resources, White County Historical Society, White County Planning Commission, Local Business Owner, Local Real Estate Broker, Ministerial Alliance / Faith Based, White County Staff Member, and a GMRC Regional Planner. He stated that if the Board was in agreement with the proposed composition, staff would move forward with developing a resolution for establishment of the committee to bring before the Board for approval. There was a consensus on the proposed composition.

The agenda for the December 3, 2018 Regular Meeting was reviewed and approved.

The meeting was adjourned.

The minutes of the November 26, 2018 Work Session were approved as stated by the White County Board of Commissioners.

December 3, 2018

s/Shanda Murphy
Shanda Murphy, County Clerk