**WHITE COUNTY BOARD OF COMMISSIONERS**

**MINUTES OF THE PUBLIC HEARING & CALLED MEETING HELD**

**THURSDAY, JULY 20, 2023 AT 8:30 A.M.**

The White County Board of Commissioners held a Public Hearing & Called Meeting on Thursday, July 20, 2023 at 8:30 a.m. in the Board Room at the Administration Building. Present for the meeting were: Chairman Travis Turner, Commissioner, Terry Goodger, Commissioner Lyn Holcomb, Commissioner Edwin Nix, Commissioner Craig Bryant, County Manager Billy Pittard, Finance Director Jodi Ligon, and County Clerk Shanda Murphy.

Chairman Turner called the meeting to order.

Ms. Jodi Ligon made a presentation regarding the proposed 2023 millage rate (see attached). This was the first of three public hearings required in order for the Board of Commissioners to maintain the current millage rate of 9.505 – which would be 0.353 mills (or 3.86%) over the rollback millage rate of 9.152 mills.

Following the presentation, Chairman Turner opened the floor for public comment on the proposed 2023 millage rate. There were no comments, the floor was closed, and the public hearing ended.

Mr. John Sell, Director of Community & Economic Development, presented the land use application filed by Jonathan Riviere to request a conditional use permit at 45 North Fern Cove Road Sautee Nacoochee, Georgia – tax map & parcel 068-179 / 1.0 acres – with the proposed use being to place in a short-term rental program within the present zoning of R-1, Residential Single-Family District. He advised the property is located in a subdivision with no covenants, the applicant had obtained the require signatures, the maximum occupancy would be six (6) guests, there are several other short-term rentals in the area, and the property would be self-managed with a local emergency contact. He stated the Planning Commission held a Public Hearing on the application – at which there were no comments concerning the application and the Planning Commission issued a recommendation to approve the application. Mr. Jonathan Riviere explained that this would be their second home and using this as a short-term rental would offset the expenses. He indicated they would utilize Airbnb and VRBO. Chairman Turner reenforced White County’s short-term rental rules to Mr. Riviere and other short-term rental applicants.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Holcomb there was a unanimous vote to approve the land use application filed by Jonathan Riviere for a conditional use permit at 45 North Fern Cove Road Sautee Nacoochee, Georgia – tax map & parcel 068-179 / 1.0 acres – with the approved use being to place in a short-term rental program within the present zoning of R-1, Residential Single-Family District.

Mr. Sell presented the land use application filed by Eric and Jeannie Seleen to request a conditional use permit at 172 Heavenly Ridge Road Sautee Nacoochee, Georgia – tax map & parcel 068-075 / 1.32 acres – with the proposed use being to place in a short-term rental program within the present zoning of R-1, Residential Single-family District. He stated that the property is not located in a subdivision, the maximum occupancy would be three (3) guests, the owners participate in maintenance of the private road, there are four (4) other short-term rentals on the road, and the property would be self-managed. The Planning Commission held a public hearing on the application and there were no comments concerning the application and the Planning Commission recommended approval of the application. Mr. Eric Sleene stated they are in the process of renovating the property and hope to have it ready for rental by August 2023. He confirmed that they will be utilizing Airbnb & VRBO.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Goodger there was a unanimous vote to approve the land use application filed by Eric and Jeannie Seleen for a conditional use permit at 172 Heavenly Ridge Road Sautee Nacoochee, Georgia – tax map & parcel 068-075 / 1.32 acres – with the approved use being to place in a short-term rental program within the present zoning of R-1, Residential Single-family District.

Mr. Sell presented the land use application filed by Jude Beckman to request a conditional use permit at 2609 Post Road Cleveland, Georgia – tax map & parcel 063-038A / 1.50 acres – with the proposed use being to place in a short-tern rental program within the current zoning of R-1, Residential Single-Family District. He stated that the property is not located in a subdivision, the maximum occupancy will be eight (8) guests, and the property will be self-managed. The Planning Commission held a public hearing on the application at which there were no comments and the Planning Commission recommended approval of the application. Mr. Beckman explained that he had over 10 years of experience with short-term rentals, and he planned to rent the home through Airbnb and VRBO, although he did plan to relocate to White County in the future.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger there was a unanimous vote to approve the land use application filed by Jude Beckman for a conditional use permit at 2609 Post Road Cleveland, Georgia – tax map & parcel 063-038A / 1.50 acres – with the approved use being to place in a short-tern rental program within the current zoning of R-1, Residential Single-Family District.

Commissioner Nix asked Mr. Canupp, Public Works Director, for the status of the traffic change which had previously been discussed on Westmoreland Road (removal of passing lane on the west side of Westmoreland Road). Mr. Canupp and Mr. Pittard advised that the data had been collected and evaluated. There was a consensus of the Board to move forward with this traffic change.

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

The minutes of the July 20, 2023 Public Hearing and Called Meeting were approved as stated this 7th day of August, 2023.

**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