

**WHITE COUNTY BOARD OF COMMISSIONERS**

**MINUTES OF THE WORK SESSION & CALLED MEETING HELD**

**MONDAY, SEPTEMBER 25, 2023 AT 4:30 P.M.**

The White County Board of Commissioners held a Work Session & Called Meeting on Monday, September 25, 2023 at 4:30 p.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.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger there was a unanimous vote to adopt County Resolution No. 2023-11 urging the Governor and General Assembly of Georgia to continue efforts to reform and improve mental health service for the citizens of Georgia.

**RESOLUTION URGING THE GOVERNOR AND GENERAL ASSEMBLY OF  
GEORGIA TO CONTINUE EFFORTS TO REFORM AND IMPROVE MENTAL  
HEALTH SERVICES FOR THE CITIZENS OF GEORGIA**

2023-11

**WHEREAS**, being the constitutional level of government closest to their constituents, Georgia counties are on the front lines of responding to mental health issues within the community as well as the development of mental health reform efforts; and

**WHEREAS**, the White County Board of Commissioners supports efforts designed to provide every citizen in need to have accessible, affordable, and adequate mental health services; and

**WHEREAS**, the White County Board of Commissioners is grateful for the efforts of Georgia's executive, legislative, and judicial branches in working towards mental health reform in recent years, such as the passage of HB 1013 (2022) and introduction of HB 520 (2023), Chief Justice Boggs's work on jail diversion initiatives, and Governor Kemp's commitment to expanding mental health resources in schools for children and young adults; and

**WHEREAS**, despite these prior steps and successes, the White County Board of Commissioners recognizes that there is still a tremendous amount of work for the citizens of White County and other citizens across Georgia to receive adequate healthcare for mental health and substance abuse disorders; and


**NOW, THEREFORE, BE IT RESOLVED** by the White County Board of Commissioners that White County government reaffirms its commitment to reforming and improving mental health services for its citizens and all citizens of the state of Georgia.


**BE IT FURTHER RESOLVED**, that the White County Board of Commissioners specifically urges the Governor and General Assembly to continue efforts in the 2024 Session of the Georgia General Assembly to enhance Georgia citizens' access to vital mental health services, including the provision of state budgetary funding for additional behavioral health crisis centers across the state, additional co-responder units, and other resources to assist those with mental health and substance abuse disorders.

**BE IT FURTHER RESOLVED**, that the Clerk to the Board of Commissioners is hereby directed to provide an executed copy of this Resolution to each member of the White County delegation to the Georgia Senate and Georgia House of Representatives and to the Association County Commissioners of Georgia.

**SO RESOLVED**, this 25th day of September, 2023.

White COUNTY BOARD OF COMMISSIONERS

By:   
Travis C. Turner, Chairman

ATTEST:   
Shanda Murphy, Clerk to the Commission

For those in attendance, Chairman Turner highlighted the short-term rental ordinance which was adopted by the Board of Commissioners in November 2022 and effective January 1, 2023. He explained that this ordinance included a “3 strikes rule” where upon report of an issue regarding a short-term rental such as a road blocked, loud noise, etc., the Sheriff’s Office would investigate and deal with any immediate issues and forward report to the Code Enforcement Officer. The Code Enforcement Officer would further investigate and address the issues with the owner - who could be issued a “strike” and the level of consequence for each strike were progressive all the way up to the owner having their host license revoked and not being allowed to operate the short-term rental for up to 12 months.

Chairman Turner explained the procedure for hearing the land use items and read the following statement which was included on the meeting agenda: “In reference to land use agenda items #3 - #6 – Georgia Zoning Procedures Law (O.C.G.A. 36-66-1, et seq.) requires a public hearing be advertised and held prior to any proposed zoning decision with a minimum of 10 minutes (per side) for both proponents and opponents to present data, evidence, and opinion. This requirement was met for the following items at the public hearing held at the Planning Commission Meeting on August 28, 2023. All information presented was then forwarded to the Board of Commissioners”.

Mr. Sell presented the land use application filed by Steven and Viktoriya Croskey to request a conditional use permit at 173 McConnell Court Helen, Georgia – tax map & parcel 042B-013 / 1.19 acres – with the proposed use being to place in a short-term rental program in current zoning of R-1, Residential Single-Family District. He stated that the property is located in a subdivision, the applicant did obtain the required signatures of support, there are no other short-term rentals in the subdivision - however there are several in the immediate area. Mr. Sell advised that this property had been rented on the short-term market previously, however when the owners received notice of the county’s requirements, they quickly came into the office in order to begin the process to come into compliance. The Planning Commission held the public hearing on the application and made a recommendation to approve the application. Mr. Alex Green of Blue Creek Cabin Rentals represented Steven and Viktoriya Croskey. He confirmed the information presented and stated that two (2) of the homes in the subdivision are long-term rentals and some are part-time residences, so the owners were glad that the rental management company would be coming in and out of the area.

Upon a motion made by Commissioner Goodger, seconded by Chairman Turner there was vote to approve the land use application filed by Steven and Viktoriya Croskey for a conditional use permit at 173 McConnell Court Helen, Georgia – tax map & parcel 042B-013 / 1.19 acres – with the approved use being to place in a short-term rental program in current zoning of R-1, Residential Single-Family District – based upon the applicant being able to demonstrate that lodging taxes were paid to the county during the time the property was previously operating as a short-term rental. Commissioner Holcomb voted in favor of the motion. Commissioner Nix and Commissioner Bryant opposed the motion. The motion passed by a 3-2 vote.

Mr. Sell presented the land use application filed by Kylee Kopacka to request a conditional use permit for 1545 Pless Road Cleveland, Georgia 30528 - tax map & parcel 075-369 / 2.31 acres – with the proposed use being to place in a short-term rental program with the current zoning of R-1 Residential Single-Family District. He stated that the property is not located in a subdivision and Ms. Kopacka began operating it as a short-term rental in 2018 and managed the property herself. The Planning Commission held the public hearing on the application and recommended approval. She did submit proof of lodging taxes being paid since 2018. Ms. Kopacka stated that the property was purchased as a foreclosure, she renovated it in 2017 and began operating as a short-term rental in 2018. She said she had never received any complaints about the renters in all those years. She was unaware of

the requirement to obtain a host license and business license until she received the notice in her property tax assessment.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Nix there was a unanimous vote to approve the land use application filed by Kylee Kopacka for a conditional use permit for 1545 Pless Road Cleveland, Georgia 30528 - tax map & parcel 075-369 / 2.31 acres – with the approved use being to place in a short-term rental program with the current zoning of R-1 Residential Single-Family District.

Mr. Sell presented the land use application filed by Brady Betterton to request a conditional use permit for 1980 Kellum Valley Road Cleveland, Georgia 30528 - tax map & parcel 015-017 / 1.65 acres - with the proposed use being to place in a short-term rental program in the present zoning of R-1 Residential Single-Family. He stated that the property is not located in a subdivision, he and his father built the small cabin years ago, this had been utilized as a long-term rental, and Mr. Betterton lives next door, it is bordered on the other two sides by national forest property, and he plans to self-manage the property. He advised that the Planning Commission held the public hearing on the application, there was considerable opposition to the application, a community petition was presented, and an anti-short-term rental task force had formed. Mr. Sell stated the reasons for the opposition included concerns about visitors being in the area where everyone knew one another, decline of property values, and negative effects on the heritage / historic character of Kellum Valley. The Planning Commission recommended approval of the application. Mr. Sell presented a petition of support which included signatures that Mr. Betterton had gathered throughout the county. Mr. Brady Better stated that with all the opposition, not one person had ever come to him personally with their concerns so they could be discussed. He said he had experience with managing properties, he would be living next door, the property sits 300' off the road, the property is not visible from any other property, and there is a short-term rental directly across the road from this property. He stated that this was a matter of personal property rights and being told what you can and cannot do with unrestricted property that you own. Commissioner Bryant asked Mr. Betterton how many of the people who signed his petition of support lived in the Kellum Valley community. Mr. Betterton stated that would depend on how he defined community, however he could not give him that number off hand. Commissioner Bryant stated that he asked that question because of all the letters of opposition the Board had received from residents of Kellum Valley. Mr. Betterton explained that those who signed his support petition were those who knew first hand how he managed his properties. Mr. Sell confirmed for Chairman Turner that a previous request for a short-term rental in Kellum Valley had been denied in July 2023 and he did not know of any additional applications for short-term rentals in Kellum Valley slated to come before the Board.

Upon a motion made by Commissioner Nix, seconded by Commissioner Holcomb there was a motion to deny the land use application filed by Brady Betterton to request a conditional use permit for 1980 Kellum Valley Road Cleveland, Georgia 30528 - tax map & parcel 015-017 / 1.65 acres - with the requested use being to place in a short-term rental program in the present zoning of R-1 Residential Single-Family. Commissioner Nix stated that his reason for a motion to deny was that Kellum Valley was not a tourist destination, he wanted to be consistent with his voting, and the request would not be consistent with the characteristics of the neighborhood and area. Commissioner Holcomb stated that his second was based on all the calls he received from those who live in the area who were opposed to the application. Commissioner Bryant and Chairman Turner voted in favor of the motion. Commissioner Goodger opposed the motion to deny. The motion to deny the application of Mr. Brady Betterton passed by a 4-1 vote.

Mr. Sell presented the land use application filed by Kevin and Amy Kitching to request a conditional use permit for 85 Spring Crest Road Cleveland, Georgia 30528 - tax map and parcel 030D-061A / 4.66 acres with the

proposed use being to place in a short-term rental program with the present zoning of R-1 Residential Single-Family District. He stated that this property is not located in a subdivision and is recorded as an outparcel of the Spring Crest subdivision as are two (2) other parcels across Spring Crest Road. He advised that the property is accessed by a county road and there are several other short-term rentals in the immediate area. The Planning Commission held the public hearing, there was opposition at the public hearing, a petition was submitted by residents of the Spring Crest subdivision, and the Planning Commission made a recommendation to deny the application. Mr. Sell stated that the Kitching's planned to self-manage the property with a local cleaning person and a local real estate agent serving as the emergency contact person. He also stated that the owner of the property next door to the proposed short-term rental is in support of the application. Mr. Sell explained there is a stream buffer / watershed protection area running through the Kitching's property which prevents access from Alternate Hwy 75 and determined the homesite when it was constructed by a previous owner. He stated that when the home was built in 2017-2018, the property owner applied for and was granted access from Spring Crest Road (a county road). He confirmed for the Board that the property is not part of Spring Crest subdivision, the subdivision starts with the lot just past Kitching's property, and the subdivision covenants do not apply to the outparcels. Mr. Kevin Kitching stated that they began visiting White County about three (3) years ago, love all that the area has to offer, and began looking for a property purchase about three (3) years ago and just recently purchased this property. They are looking to rent the property when they are not utilizing it and hope to have the property for their future retirement. He stated that they did a lot of research and purchased the property understanding that it was not restricted and was located on a public road. He said they were also mentored on best practices (extra rental agreements, decibel monitoring, entry cameras, etc.) for operating a short-term rental, as this was a big investment for them. Mr. Kitching stated that in the Planning Commission meeting the subdivision signs on each side of the road were referred to as "gates", with one (1) of the two (2) signs being on their property and their research showed there was not legal reference to the signs being located there. Commissioner Bryant asked if notifying the Spring Crest Homeowners Association (HOA) that the sign should be moved in sixty (60) days was an example of being a good neighbor. Ms. Amy Kitching said that the referenced letter to the HOA stated they would be willing to discuss the sign with the HOA and that they really do not care about the sign, however following the Planning Commission meeting when this was identified as an obstacle to their application (and referred to as a gate) they wanted to address this in hopes of getting the approval and maybe the sign is better located at the actual beginning of the subdivision and not on their property. Commissioner Bryant stated that he receives many calls of complaints against short-term rentals every weekend. Chairman Turner asked staff how many short-term rental owners had received a second strike. Ms. Murphy and Mr. Sell confirmed that no one had been issued a first strike (or second strike). Mr. Sell stated that Code Enforcement had not received any complaints since the ordinance went into effect January 1, 2023. Mr. Sell confirmed that there was a short-term rental approved on one of the other outparcels (which accesses from Hwy 75 Alternate) in 2019.

Upon a motion made by Commissioner Goodger, seconded by Chairman Turner there was a vote to approve the land use application filed by Kevin and Amy Kitching to request a conditional use permit for 85 Spring Crest Road Cleveland, Georgia 30528 - tax map and parcel 030D-061A / 4.66 acres with the proposed use being to place in a short-term rental program and the present zoning is R-1 Residential Single-Family District. Commissioner Holcomb, Commissioner Nix, and Commissioner Bryant opposed the motion. The motion failed by a 2-3 vote.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Holcomb there was a motion to deny the land use application filed by Kevin and Amy Kitching to request a conditional use permit for 85 Spring Crest Road Cleveland, Georgia 30528 - tax map and parcel 030D-061A / 4.66 acres with the proposed use being to

place in a short-term rental program and the present zoning is R-1 Residential Single-Family District – based on the property being part of the subdivision. Commissioner Nix voted in favor of the motion to deny. Chairman Turner and Commissioner Goodger opposed the motion to deny. The motion to deny passed by a 3-2 vote.

Sheriff Rick Kelley presented a request for the purchase of six (6) patrol vehicles with associated equipment. The vehicles would be purchased from Jacky Jones Dodge in Cleveland, Ga in the amount of \$252,539.94 and the vehicles would be equipped by Fasten Products at the cost of \$85,452.00, and radios would cost \$5,880.00 – for a total expense of \$343,871.00. Sheriff Kelley stated that he planned to surplus several older, high mileage vehicles during the next month.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Goodger there was a unanimous vote to approve the Sheriff’s Office request for the purchase of six (6) vehicles and associated equipment in the amount of \$343,871.00 – to be funded through the 2020 SPLOST.

Mr. Sean Sullivan, Environmental Health Manager, presented a proposed, revised fee schedule for the Environmental Health Office. He explained that some new regulations had been adopted pertaining to body art, mobile food trucks, etc. and the last revision to the fee schedule was done in 2007. He advised that Habersham and Dawson counties had recently updated their fee schedules, so he used their new fees as a guide in establishing the revised schedule for White County. He confirmed that this fee schedule was adopted by the Board of Health in October 2023.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Bryant, there was a unanimous vote to adopt County Resolution No. 2023-12 approving the revised fee schedule for White County Environmental Health.

WHITE COUNTY BOARD OF COMMISSIONERS

RESOLUTION NO. 2023-12

A RESOLUTION

**WHEREAS**, White County has adopted the Health and Sanitation Regulations of the county Board of Health – Chapter 34 of the White County Code of Ordinances;


**AND WHEREAS**, there are fees associated with the Health and Sanitation Regulation which are reviewed from time to time;

**AND WHEREAS**, the White County Board of Health approved a revised fee schedule for the Environmental Health Division following a comprehensive review of that schedule which was previously adopted in 2007.

**NOW THEREFORE**, the White County Board of Commissioners hereby adopts the following fee schedule for the White County Environmental Health Office:

**ADOPTED**, this 25<sup>th</sup> day of Sept., 2023.

WHITE COUNTY BOARD OF COMMISSIONERS

  
Travis C. Turner, Chairman

Attest: Shanda Murphy  
Shanda Murphy, County Clerk

September 25, 2023 – Work Session & Called Meeting Minutes (continued)

2023 White County Proposed Fee Adjustment			
	EFFECTIVE JAN/2007	EFFECTIVE JAN/2024	
Fee Description	Current Fee	Proposed Fee	County BOH Approved Ranges
Land Use:		Fee Increase/Change	Habersham 2023/Dawson 2023
		Remove Fee	
		New Fee	
<b>Septic Tank Permit - Residential</b>			
Based on Number of Bedrooms (1 to 2 Bedrooms)	\$300.00	\$300.00	\$200.00/\$325.00
Based on Number of Bedrooms (3 to 4 Bedrooms)	\$400.00	\$400.00	\$200.00/\$325.00
Based on Number of Bedrooms (5 or More Bedrooms)	\$500.00	\$500.00	\$200.00/\$425.00
Expired Residential Septic Permit Renewal Fee	same as per bedroom rate	same as per bedroom rate	
Residential Septic Tank Addition/Modification Permit	\$100.00	\$100.00	\$100.00/\$100.00
Residential Septic Repair Permit	\$100.00	\$100.00	\$75.00/\$100.00
<b>Commercial Septic Permit-Initial, Addition, or Modification:</b>			
0-1,000 gpd	\$350.00	\$350.00	\$350.00/\$325.00
1,001-3,000 gpd	\$450.00	\$450.00	\$450.00/\$425.00
3,001-6,000 gpd	\$650.00	\$650.00	\$550.00/\$425.00
6,001-10,000 gpd	\$850.00	\$850.00	\$700.00/\$425.00
Expired Commercial Septic Permit Renewal Fee	same as gpd rate	same as gpd rate	
<b>Commercial Septic Repair Permit:</b>			
0-1,000 gpd	\$175.00	\$175.00	\$150.00/\$150.00
1,001-3,000 gpd	\$225.00	\$225.00	\$150.00/\$150.00
3,001-6,000 gpd	\$325.00	\$325.00	\$150.00/\$150.00
6,001-10,000 gpd	\$425.00	\$425.00	\$150.00/\$150.00
Septic Permit Requiring Advanced/Aerobic Treatment System	\$500.00	\$500.00	\$300.00/----
Pump System w/o Aerobic Treatment (Plus Applicable Fee)	\$75.00	remove fee	\$100.00/----
Plat Stamp - Individual w/ 4 or less lots	\$25.00	\$50.00	\$100.00/\$75.00
Preliminary S/D Review Fee 10 Lots or Less	\$100.00	\$100.00	\$100.00/\$75.00 per lot
Preliminary S/D Review Fee 11-30 Lots	\$200.00	\$200.00	\$200.00/\$75.00 per lot
Preliminary S/D Review Fee 31-50 Lots	\$300.00	\$300.00	\$250.00/\$75.00 per lot
Preliminary S/D Review Fee 51 or More Lots	\$300 plus \$5 per lot	\$300 plus \$10 per lot	\$300+ \$10.00 per lot over 50/\$75.00 per lot
Final Approval S/D Per Lot	\$40.00	\$50.00 per lot	\$50.00 per lot/\$75.00 per lot
Site Prior to Purchase	\$60.00	\$75.00	\$75.00/\$125.00
Existing Septic System Evaluation	\$60.00	\$75.00	\$75.00/\$125.00
Installing Without a Permit and/or for Litigation (Plus Applicable Permit Fee)	\$500.00	\$500.00	-----/-----
Septic Tank Re-Inspection	\$75.00	\$75.00	\$150.00/\$75.00
Special Case Permit (for litigation)	\$300.00	remove fee	\$500.00/-----
Land Application - Domestic Sewage	\$750.00	remove fee	-----/-----
Port-a-John Permit	\$50.00	\$50.00	-----/\$75.00
Each Additional Toilet	-----	\$10.00	-----/\$10.00
Septage/Portable Pumper Truck Permit	\$75.00	\$100.00	\$125.00/\$100.00
Each additional truck	\$35.00	\$50.00	\$30.00/\$50.00

September 25, 2023 – Work Session & Called Meeting Minutes (continued)

<b>Food Services:</b>			
Food Service Plan Review (All Business Models)	\$100.00	\$200.00	\$200.00/\$200.00
Food Service Permit - Initial	\$325.00	\$325.00	\$200.00/\$325.00
<b>Annual Inspection Fee Based on # of seats:</b>			
0-25 Seats	\$200.00	\$225.00	\$200.00/\$225.00
26-100 Seats	\$250.00	remove fee	
26-50 Seats	-----	\$250.00	\$225.00/\$250.00
51-100 Seats	-----	\$275.00	\$250.00/\$275.00
More Than 100 Seats	\$300.00	\$300.00	\$275.00/\$325.00
Mobile Unit/Mobile Base/Extended FS (each permit)	-----	\$300.00	\$175.00/\$225.00
Mobile Unit Permit (Each Additional Vehicle)	\$300.00	\$200.00	\$250.00/\$125.00
Mobile Unit Authorization Fee	-----	\$50.00	\$50.00/\$50.00
Authorized Mobile Unit Inspection Fee	-----	\$100.00	\$100.00/\$100.00
Food Service Re-Inspection	\$75.00	\$100.00	\$150.00/-----
Resubmittal of FS Plans for Review 3rd plus	\$75.00	\$75.00	-----/\$50.00
Food Service Site Prior to Purchase	\$60.00	\$75.00	\$75.00/\$125.00
Temporary For Profit Food Service Permit	\$40.00	\$50.00	\$50.00/\$50.00
Temporary Food Service Inspection Fee (Non-Profit)	-----	\$50.00	\$50.00/\$50.00
Food Service Class - Group (Maximum of 20 People)	\$100.00	remove fee	\$100.00/-----
Operating Without a Permit (Plus Applicable Permit Fee)	\$500.00	\$500.00	\$500.00/-----
<b>Tourist Accommodations:</b>			
Includes: Hotels, Motels, Cabins, RV Parks, Campgrounds			
Tourist Accommodation Plan Review	\$100.00	\$200.00	\$150.00/\$200.00
Tourist Accommodations - Initial Permit	\$275.00	\$275.00	\$200.00/\$275.00
<b>Annual Fee</b>			
5 or Less Rooms/Cabins/RV Sites	\$175.00	\$175.00	\$150.00/\$225.00
6-30 Rooms/Cabins/RV Sites	\$225.00	\$225.00	\$175.00/\$225.00
30(+) Rooms/Cabins/RV Sites	\$250.00	\$250.00	\$200.00/\$250.00
Tourist Accommodation Re-Inspection	\$75.00	\$100.00	\$150.00/-----
Resubmittal of TA plans for review 3rd plus	-----	\$75.00	-----/\$50.00
Operating Without a Permit (Plus Applicable Permit Fee)	\$500.00	\$500.00	\$500.00/-----
Site Prior to Purchase	\$60.00	\$75.00	\$75.00/\$125.00
<b>Public Swimming Pools/Spas/Recreational Waterparks</b>			
Pool/Waterpark/Spa Plan Review	\$100.00	\$200.00	\$250.00/\$200.00
Construction Permit with Inspections	\$100.00	remove fee	-----/-----
Operating Permit with Inspections (Pool Annual)	\$150.00	\$150.00	\$100.00/\$200.00
Operating Permit with Inspections (Spa Annual)	\$75.00	\$100.00	\$100.00/\$200.00
Each Additional Spa	\$35.00	\$50.00	\$25.00/\$100.00
Re-inspection Fee	\$35.00	\$100.00	\$150.00/\$75.00
Water Parks and Multi-Unit Establishments	\$150.00	remove fee	-----/-----
Each Additional Station (Pool, Spa, Slide, etc.)	\$25.00	remove fee	-----/-----
Re-Submittal of Plans 3rd plus	\$75.00	\$75.00	-----/\$50.00
Operating without a Permit (Plus Applicable Permit Fee)	\$300.00	\$500.00	\$500.00/-----

<b>Well permits /water samples</b>			
Well Permit	\$50.00	\$60.00	-----/-----
Well Permit Applied at Same Time as Septic	\$25.00	remove fee	
Installing Well Without Permit	\$500.00 to owner and driller	\$500.00 to owner and driller	-----/-----
Water Sample	\$50.00	\$50.00	\$50.00/\$50.00
**Includes One Re-Sample After Disinfection and Well Protection - No Charge			
<b>Body Art Facility:</b>			
Body Art Establishment Plan Review Fee	-----	\$200.00	\$200.00/\$200.00
Body Art Establishment Permit	\$150.00	\$200.00	\$200.00/\$200.00
Body Art Establishment Fee (Annual Inspection)	\$100.00	\$200.00	\$200.00/\$200.00
Body Art Technician Permit	\$25.00	remove fee	-----/-----
Body Art Technician (Annual Inspection)	\$25.00	remove fee	
Site Prior to Purchase	\$60.00	\$75.00	\$75.00/\$125.00
Re-submittal of BA Plans For Review 3rd Plus	-----	\$75.00	-----/\$50.00
Temporary Body Art Establishment Fee	-----	\$125.00	\$50.00/\$150.00
Temporary/Guest BA Technician Permit	-----	\$50.00	\$50.00/\$75.00
Body Art Technician Exam Fee	-----	\$50.00	\$50.00/-----
Body Art Facility Operating without a permit (Plus Applicable Permit Fee)	-----	\$500.00	\$500.00/-----
Re-inspection Fee	-----	\$100.00	\$150/-----
<b>Other</b>			
Environmental Record Search	\$15.00	Fee alignment with OCGA	
Any Facility Annual Fee Not Paid By The Deadline	Fee is Doubled	Fee is Doubled	

Mr. Derick Canupp, Director of Public Works, presented a request for the purchase of a John Deere 6110 tractor (\$116,180.68) and an Alamo slope mower (\$85,625.60) for the Road Department. He advised that the current frontline machine is a 2007 model with 11,817 hours – which is used on a year-round basis.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Holcomb there was a unanimous vote to approve the purchase of a John Deere 6110 tractor (\$116,180.68) and an Alamo slope mower (\$85,625.60) for the Road Department -total amount approved \$201,806.28 to be funded by the 2020 SPLOST and purchased under state contract pricing.

Mr. Canupp stated that the county had been awarded a Georgia Department of Transportation (GDOT) Highway Safety Grant in the amount of \$235,000.00 – for which a 30% local match was required with a total project value of \$305,500.00 – and a road sign contract had been previously awarded under the grant to Yunex Traffic, LLC in the amount of \$165,766.45. In order to maximize the value of the grant, Mr. Canupp was presenting a change order for the Yunex Traffic, LLC contract in the amount of \$139,152.30 for road stripping on 11 county roads - which would achieve a total project value of \$304,918.75 (\$235,000.00 grant funds and \$69,918.75 2020 SPLOST Funds).

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a unanimous vote to approve the change order for the contract with Yunex Traffic, LLC for addition of roadway striping for 11 county roads in the amount of \$139,152.30– in order to maximize the value of the Georgia Department of Transportation (GDOT) Safety Improvement Grant – with the final total project cost being \$304,918.75 (\$235,000.00 grant funds and \$69,918.75 2020 SPLOST Funds).

Mr. Canupp presented a memorandum of understanding (MOA) with the Georgia Department of Transportation (GDOT) for the replacement of Roy Powers Road Bridge through the Local Bridge Replacement (LOCBR) Program. He stated that with this bridge being a tier 1 bridge, the county local share would be \$50,000.00 and this would be incorporated into GDOT’s FY28 work schedule. He emphasized the value of this opportunity to participate in this program and the substantial cost savings this would be for this project to the county.

Upon a motion made by Commission Bryant, seconded by Commissioner Nix there was a unanimous vote to a memorandum of understanding (MOA) with the Georgia Department of Transportation (GDOT) for the replacement of Roy Powers Road Bridge through the Local Bridge Replacement (LOCBR) Program – with the county’s local share of \$50,000.00 being funded through 2020 SPLOST.

Mr. Canupp presented a memorandum of understanding (MOA) with the Georgia Department of Transportation (GDOT) for the replacement of Webster Lake Road Bridge through the Local Bridge Replacement (LOCBR) Program. He stated that with this bridge being a tier 2 bridge, the county local share would be \$75,000.00 and this would be incorporated into GDOT’s FY28 work schedule. He emphasized the value of this opportunity to participate in this program and the substantial cost savings this would be for this project to the county.

Upon a motion made by Commission Holcomb, seconded by Commissioner Nix there was a unanimous vote to a memorandum of understanding (MOA) with the Georgia Department of Transportation (GDOT) for the replacement of Webster Lake Road Bridge through the Local Bridge Replacement (LOCBR) Program – with the county’s local share of \$75,000.00 being funded through 2014 SPLOST.

Mr. Canupp presented a surplus resolution requesting the surplus of various vehicles and equipment which had reached the end of their useful life, with many being completely inoperable. He requested that funds from the



sell of any of these items be returned to the Road Department budget for the purchase of new supplies and equipment.

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger, there was a unanimous vote to approve County Resolution No. 2013-13 for the surplus of vehicles and equipment from the Road Department.

WHITE COUNTY BOARD OF COMMISSIONERS

RESOLUTION NO. 2023- 13

**TO DECLARE CERTAIN PROPERTY OWNED BY WHITE COUNTY TO BE SURPLUS PROPERTY; TO PROVIDE FOR THE DISPOSAL OF SAID PROPERTY BY ON-LINE AUCTION THROUGH GOVDEALS; TO PROVIDE FOR ADVERTISING OF SAID DISPOSITION OF SAID PROPERTY; AND TO AUTHORIZE A REPRESENTATIVE OF WHITE COUNTY TO EXECUTE ANY TITLE TRANSFERS AND BILLS OF SALE ON THE PROPERTY – WITH PROCEEDS FROM THE SURPLUS SALE TO BE DESIGNATED FOR THE SURPLUSING DEPARTMENTS OPERATIONAL NEEDS.**

WHEREAS, the Board of Commissioners of White County have determined that certain County-owned property is surplus; and

WHEREAS, the Board of Commissioners of White County desires to dispose of said property through the government on-line auction and to give public notice of said disposition;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of White County, Georgia, and it is hereby resolved by the authority of the same as follows:

-1-

The Board of Commissioners of White County hereby declares that the property described in Exhibit "A" attached hereto and incorporated herein by reference is surplus and shall be disposed of by the county by government on-line auction to the highest responsible bidder for each item – with proceeds of sale returning to the department of origin. All surplus personal property will be sold "as is" and must be removed from the county property by the successful bidder within ten (10) days from the award of the bid, except as otherwise provided in Exhibit "A."

-2-

The Board of Commissioners of White County reserves the right to refuse any and all bids on said property.

-3-

The County Manager is hereby authorized to execute any title transfers and bills of sale to the successful bidders on the personal property.

ADOPTED, this 25<sup>th</sup> day of Sept. 2023.

WHITE COUNTY BOARD OF COMMISSIONERS

  
Travis C. Turner, Chairman

ATTEST:

  
Shanda Murphy, County Clerk

September 25, 2023 – Work Session & Called Meeting Minutes (continued)

Unit No.	Item Description	Year	Make	Model	Serial No.	Notes
N/A	Pressure Washer	?	Colman Ultima	?	?	Junk
1305	4-Door Truck	1993	Ford	Superduty	2FDLF47MXPCA91837	Traded for 2012 F-350 from Animal Control
1010	1/2 Ton Truck	1997	Ford	F-150	1FTDF1828VNC96844	Junk
3502	Hydro Seeder	1980	FINN	T-150	35?	Junk
N/A	Tractor Sweep	?	?	?	?	Junk
N/A	Trailer (Hey)	1973	Manon	Trailer	22342	Junk
N/A	Trash Trailer	N/A	N/A	N/A	N/A	Junk
1103	Van	1987	GMC	?	1GBFP22JH3839002	Junk
N/A	Tack Storage Tank	?	Dura Patch	?	?	Junk
N/A	Old Pumper Tank	?	?	?	?	Junk

Mr. David Murphy, Director of Public Safety, presented a proposal for the renovation of Fire Stations 6 (Hwy 129 North) and 4 (Westmoreland Road) as related to use for 24-hour shift personnel. He stated that these stations were built in the 1990's for volunteers, however the needs at these stations have dramatically changed with the hiring of full-time (male and female) firefighters over the past few years. Very minor renovations had been made to accommodate the paid staff and now more significant renovations were needed for adequate sleeping quarters, restroom facilities, and station 6 needs central heating and air. Drawings were presented to detail the proposed renovations.

Upon a motion made by Commissioner Nix, seconded by Commissioner Holcomb, there was a unanimous vote to approve obtaining bids for the proposal as presented, with the bid results / contract being brought back to the board of approval.

Ms. Jodi Ligon, Finance Director, presented the monthly financial status report (see attached).

Commissioner Nix stated that the Board had been inundated with land use applications for short-term rentals and he suggested the Board consider a 120-day moratorium effective October 2, 2023 on any new short-term rental land use applications in order to give the Planning Commission the opportunity to clear the applications currently clogging the system and for the Board to get an accurate count on the number of short-term rentals operating in the county. He stated that once this occurred, maybe the Board would have a better way to regulate this industry of short-term rentals. There was a consensus that any land use applications for short-term rentals turned into the Planning Department by October 2, 2023 would be allowed to continue through the current process.

Ms. Murphy shared the following information:

- The Business Tax Office has issued 464 host licenses, representing 513 properties.
- 69 properties have been identified as non-complaint by the Host Compliance Software – of those 36 are in the process of coming into compliance.
- Host Compliance has 128 short-term rental listings identified that have not yet been matched with a map & parcel number.

September 25, 2023 – Work Session & Called Meeting Minutes (continued)

- Based on all data available, the estimated number of short-term rentals (not including bed & breakfasts, hotels, motels, campgrounds, RV Parks, lodges, etc. – as per the short-term rental ordinance) – is 661.

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a unanimous vote to implement a 120-day moratorium effective October 2, 2023 on any new short-term rental land use applications.

Chairman Turner asked that Ms. Murphy begin sending a weekly short-term rental report to the Board.

The agenda for the October 2, 2023 Regular Meeting was reviewed.

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

The minutes of the September 25, 2023 Work Session & Called Meeting were approved as stated this 2<sup>nd</sup> day of October, 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



**White County**  
Georgia

**August 2023**

Pre-Audit

**Monthly Financial Report**

**September 25, 2023**



# General Fund Revenues & Expenditures

**FY2024 Approved Budget = \$27,983,509**

## August - Pre-Audit

**Revenues - \$ 915,660**

**Expenditures - \$ 2,381,015**

## YTD

**Revenues - \$ 1,522,663 (5%)**

**Expenditures - \$ 4,733,506 (17%)**

**2 months of 12 = 17%**



# FY2020 – 2024 Alcohol Taxes & Fees

**FY2024 Budget = \$156,840      5% Rec'd**

Description	FY2020	FY2021	FY2022	FY2023 Pre-Audit	FY2024 Pre-Audit
License Fees	\$45,435	\$42,258	\$42,412	\$ 49,596	\$ 100
Excise Tax	\$86,457	\$102,169	\$98,094	\$ 100,078	\$ 7,806
<b>Total Alcohol Fees &amp; Taxes</b>	<b>\$131,892</b>	<b>\$144,427</b>	<b>\$140,506</b>	<b>\$ 149,674</b>	<b>\$ 7,906</b>



# FY2020 – 2024 TAVT (Title Ad Valorem Tax)

**FY2024 Budget = \$1,900,000      19% Rec'd**

Month	FY2020	FY2021	FY2022	FY2023 Pre-Audit	FY2024 Pre-Audit
JUL	\$136,306	\$153,972	\$160,887	\$161,796	\$180,825
AUG	\$144,099	\$152,696	\$166,466	\$182,277	\$182,031
SEP	\$135,669	\$131,587	\$175,054	\$169,663	
OCT	\$117,060	\$130,468	\$149,876	\$133,911	
NOV	\$109,057	\$110,052	\$141,044	\$163,468	
DEC	\$116,593	\$144,212	\$178,495	\$146,906	
JAN	\$145,633	\$135,662	\$122,128	\$164,670	
FEB	\$113,050	\$150,507	\$160,983	\$158,073	
MAR	\$135,855	\$187,822	\$188,453	\$208,550	
APR	\$77,925	\$185,809	\$156,077	\$151,766	
MAY	\$113,550	\$179,239	\$167,551	\$155,830	
JUN	\$134,243	\$155,585	\$188,531	\$173,528	
<b>TOTALS</b>	<b>\$1,479,040</b>	<b>\$1,817,611</b>	<b>\$1,955,545</b>	<b>\$1,970,438</b>	<b>\$362,856</b>



# FY2020 – 2024 Local Option Sales Tax

**FY2024 Budget = \$4,550,000      20% Rec'd**

Month	FY2020	FY2021	FY2022	FY2023 Pre-Audit	FY2024 Pre-Audit
JUL	\$262,785	\$297,868	\$373,325	\$406,727	\$414,648
AUG	\$286,083	\$312,028	\$400,728	\$432,997	\$476,329
SEP	\$254,983	\$536,860	\$353,260	\$370,726	
OCT	\$256,146	\$303,063	\$333,517	\$382,268	
NOV	\$268,171	\$327,889	\$371,966	\$434,395	
DEC	\$255,898	\$302,201	\$367,858	\$383,378	
JAN	\$266,878	\$332,728	\$379,436	\$417,954	
FEB	\$229,921	\$271,627	\$305,170	\$325,798	
MAR	\$210,195	\$259,792	\$304,125	\$319,169	
APR	\$228,103	\$320,464	\$363,527	\$367,135	
MAY	\$213,733	\$319,636	\$359,678	\$368,755	
JUN	\$268,557	\$342,165	\$369,094	\$386,787	
<b>TOTAL</b>	<b>\$3,001,453</b>	<b>\$3,926,321</b>	<b>\$4,281,684</b>	<b>\$4,596,089</b>	<b>\$890,977</b>





# FY2020 – 2024 Hotel / Motel Tax

**FY2024 Budget - \$2,375,000 17% Rec'd**

Month	FY2020	FY2021	FY2022	FY2023 Pre-Audit	FY2024 Pre-Audit
JUL	\$104,588	\$120,932	\$176,808	\$176,867	\$195,798
AUG	\$125,026	\$176,030	\$267,524	\$222,704	\$210,129
SEP	\$83,767	\$124,013	\$190,448	\$161,576	
OCT	\$95,041	\$160,567	\$183,901	\$172,494	
NOV	\$123,552	\$174,828	\$188,515	\$247,179	
DEC	\$99,301	\$170,745	\$230,510	\$190,034	
JAN	\$98,634	\$148,085	\$176,886	\$165,397	
FEB	\$59,018	\$98,423	\$126,946	\$131,564	
MAR	\$50,630	\$105,446	\$117,928	\$114,009	
APR	\$46,562	\$131,277	\$171,026	\$122,786	
MAY	\$17,970	\$135,444	\$123,877	\$154,619	
JUN	\$72,217	\$156,170	\$171,676	\$148,020	
<b>TOTAL</b>	<b>\$976,306</b>	<b>\$1,701,960</b>	<b>\$2,126,045</b>	<b>\$2,007,249</b>	<b>\$405,927</b>



# Separate Funds FY2024 Budget to Actual

## August 2023 - Pre-Audit

Fund	Total Budget	Cost to Gen Fund	Revenues YTD	Expenditures YTD	% Spent
Solid Waste	\$180,420	\$0	\$16,671	\$50,839	28%
E-911	\$1,372,999	\$750,000	\$187,533	\$233,067	17%
ARDEO	\$909,595	\$0	\$156,371	\$80,600	9%
Enotah Judicial	\$1,397,714	\$326,481	\$329,370	\$100,813	7%



# 2020 SPLOST

**Start Date: December 2020**

**End Date: November 2026**

**August 2023 is 33rd month of 72**

**Receipts = \$ 789,168**

**1% County Administration Fee = \$ 7,892**

**Cleveland & Helen portions = \$ 156,255 each**

**County portion = \$ 468,766**

**Earmarked Debt Service Funds = \$ 65,000**

**Project Fund Account = \$ 403,766**



# SPLOST2020 Receipts

**Calendar Year History - Total To Date \$19,862,246**

MONTH	2020	2021	2022	2023	2024	2025	2026
JAN	-	\$554,546	\$632,394	\$702,001			
FEB	-	\$452,713	\$508,617	\$542,956			
MAR	-	\$432,988	\$506,875	\$532,035			
APR	-	\$534,107	\$605,877	\$622,417			
MAY	-	\$532,726	\$599,464	\$604,603			
JUN	-	\$570,279	\$615,157	\$644,907			
JUL	-	\$622,210	\$677,879	\$691,119			
AUG	-	\$667,881	\$721,663	\$789,168			
SEP	-	\$588,768	\$617,383				
OCT	-	\$555,862	\$630,001				
NOV	-	\$619,945	\$723,945				
DEC	\$503,663	\$613,097	\$645,000				-
<b>TOTAL</b>	<b>\$503,663</b>	<b>\$6,745,122</b>	<b>\$7,484,255</b>	<b>\$5,129,206</b>			



**White County**  
Georgia

# **QUESTIONS & COMMENTS**