

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE WORK SESSION & CALLED MEETING HELD

MONDAY, OCTOBER 30, 2023 AT 4:30 P.M.

The White County Board of Commissioners held a Work Session & Called Meeting on Monday, October 30, 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.

Chairman Turner read the following statement: *In reference to land use agenda items #2 - #8 – 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 September 25, 2023. All information presented was then forwarded to the Board of Commissioners.*

Mr. John Sell, Director of Community & Economic Development, present the land use application filed by Kelly Mills, on behalf of Cleveland Home Rentals, LLC to redistrict property located on Highway 129 N. Cleveland, Georgia 30528 from R-1, Single-Family Residential District to A-1, Agriculture Forestry District. Tax map and parcel 016-081A. Total acreage is 10.16. He advised that Ms. Mills had owned the property for many years and the property is in agriculture conservation. He stated the Planning Commission held a public hearing on the application, there was no opposition to the application, and the Planning Commission recommended approval of the application. Ms. Kelly Mills informed the Board that she had always thought the property was zoned A-1, however in the process of preparing to sell the property she realized the zoning was R-1 and wanted to have this changed to increase marketability of the property.

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a unanimous vote to approve the land use application filed by Kelly Mills, on behalf of Cleveland Home Rentals, LLC to redistrict property located on Highway 129 N. Cleveland, Georgia 30528 from R-1, Single-Family Residential District to A-1, Agriculture Forestry District. Tax map and parcel 016-081A. Total acreage is 10.16.

Mr. Sell presented the land use application filed by Juan Rodriguez Isacusa and Valeria Carpico to request a conditional use permit at 54 McConnell Court Helen, Georgia 30545. Tax map and parcel 042B-004. Total acreage is 1.21. The proposed use is to place in a Short-Term Rental program. Present zoning is R-1, Residential Single-Family District. He stated the property is located in a subdivision without covenants, the required signatures were obtained, and Blue Creek Cabin Rentals would be managing the property. The Planning Commission held the public hearing on the application at which there was no opposition and there was a recommendation of approval. Mr. Isacusa stated he is from Atlanta and wanted to have a cabin in the mountains to enjoy, so he wanted to utilize this as a short-term rental to offset the expense.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Goodger there was a unanimous vote to approve the land use application filed by Juan Rodriguez Isacusa and Valeria Carpico for a conditional use permit at 54 McConnell Court Helen, Georgia 30545. Tax map and parcel 042B-004. Total acreage is 1.21. The approved use is to place in a Short-Term Rental program within the present zoning is R-1, Residential Single-Family District.

Mr. Sell presented the land use application filed by Donald and Susan Gwaltney to request a conditional use permit at 3588 Duncan Bridge Road Cleveland, Georgia 30528. Tax map and parcel 074-008B. Total acreage is 10.00. The proposed use is to place in a short-term rental program. Present zoning is R-1, Residential Single-Family District. He stated the property is not located in a subdivision, there are several other short-term rentals in the area, the property would be self-managed, and the Gwaltney's had prior experience operating short-term rentals. He advised the Planning Commission held a public hearing on the application, there was no opposition, and the Planning Commission recommended approval of the application. Ms. Gwaltney confirmed the information presented and stated they would be working with Evolve.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Holcomb there was a unanimous vote to approve the land use application filed by Donald and Susan Gwaltney for a conditional use permit at 3588 Duncan Bridge Road Cleveland, Georgia 30528. Tax map and parcel 074-008B. Total acreage is 10.00. The approved use is to place in a Short-Term Rental program within the present zoning is R-1, Residential Single-Family District.

Mr. Sell stated the land use application filed by Jacob Gardner to request a conditional use permit at 2325 Highway 115 West Cleveland, Georgia 30528. Tax map and parcel 034B-029. Total acreage is 3.00. The proposed use is to place in a short-term rental program. Present zoning is R-1, Residential Single-Family District – had been withdrawn and no action was taken.

Mr. Sell presented the land use application filed by Salvador Aceves, on behalf of Solterra Holdings, LLC to redistrict property located at 151 Clarice Lane Sautee Nacoochee, Georgia 30571 from R-1, Single-Family Residential District to R-3, Residential Seasonal District. The proposed use is to place in a short-term rental program. Tax map and parcel 069- 607. Total acreage is 1.24. Present zoning is R-1, Single-Family Residential District. He stated the property is located in a subdivision which does allow short-term rentals in the covenants and Mr. Aceves owns five (5) lots in the subdivision. He advised the Planning Commission held a public hearing on the application, there was no opposition to the application, and the Planning Commission made a recommendation to approve the application. Mr. Salvador Aceves said he also has had a family home located within the subdivision since 2018, he plans to self-manage the property and have a local maintenance person. Commissioner Goodger and Commissioner Bryant asked why he chose to rezone to R-3 and not do R-1 with a conditional use permit for a short-term rental. Mr. Aceves stated that R-3 zoning fits the property, so in the interest of time he moved forward with it, however he may request R-1 with a conditional use on the other properties (not being considered at this time).

Upon a motion made by Commissioner Bryant, seconded by Commissioner Nix there was a unanimous vote to approve the land use application filed by Salvador Aceves, on behalf of Solterra Holdings, LLC to redistrict property located at 151 Clarice Lane Sautee Nacoochee, Georgia 30571 from R-1, Single-Family Residential District to R-3, Residential Seasonal District and place the property in a short-term rental program. Tax map and parcel 069- 607. Total acreage is 1.24.

Mr. Sell presented the land use application filed by Salvador Aceves, on behalf of Solterra Holdings, LLC to redistrict property located at 269 Clarice Lane Sautee Nacoochee, Georgia 30571 from R-1, Single-Family Residential District to R-3, Residential Seasonal District. The proposed use is to place in a short-term rental program. Tax map and parcel 069- 610. Total acreage is 1.00. Present zoning is R-1, Single-Family Residential District. He stated the property is located in a subdivision which does allow short-term rentals in the covenants and Mr. Aceves owns five (5) lots in the subdivision. He advised the Planning Commission held a public hearing on the application, there was no opposition to the application, and the Planning Commission made a

recommendation to approve the application. Mr. Salvador Aceves said he also has had a family home located within the subdivision since 2018, he plans to self-manage the property and have a local maintenance person.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Holcomb there was a unanimous vote to approve the land use application filed by Salvador Aceves, on behalf of Solterra Holdings, LLC to redistrict property located at 269 Clarice Lane Sautee Nacoochee, Georgia 30571 from R-1, Single-Family Residential District to R-3, Residential Seasonal District and place the property in a short-term rental program. Tax map and parcel 069- 610. Total acreage is 1.00.

Mr. Sell presented the land use application filed by Salvador Aceves, on behalf of Solterra Holdings, LLC to redistrict property located at 150 Clarice Lane Sautee Nacoochee, Georgia 30571 from R-1, Single-Family Residential District to R-3, Residential Seasonal District. The proposed use is to place in a short-term rental program. Tax map and parcel 069- 619. Total acreage is 1.00. Present zoning is R-1, Single- Family Residential District. He stated the property is located in a subdivision which does allow short-term rentals in the covenants and Mr. Aceves owns five (5) lots in the subdivision. He advised the Planning Commission held a public hearing on the application, there was no opposition to the application, and the Planning Commission made a recommendation to approve the application. Mr. Salvador Aceves said he also has had a family home located within the subdivision since 2018, he plans to self-manage the property and have a local maintenance person.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Nix there was a unanimous vote to approve the land use application filed by Salvador Aceves, on behalf of Solterra Holdings, LLC to redistrict property located at 150 Clarice Lane Sautee Nacoochee, Georgia 30571 from R-1, Single- Family Residential District to R-3, Residential Seasonal District and place the property in a short-term rental program. Tax map and parcel 069- 619. Total acreage is 1.00.

Chief Deputy Gus Sesam presented a request for the surplus of ten (10) vehicles - seven (7) operational vehicles and three (3) vehicles that had been used for parts. He requested that proceeds from the sale of these vehicles return to the Sheriff's Office for the purchase of other equipment.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Goodger there was a unanimous vote to adopt County Resolution 2023-16, approving the surplus of ten (10) vehicles assigned to the Sheriff's Office.

WHITE COUNTY BOARD OF COMMISSIONERS

RESOLUTION NO. 2023-16

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

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 30th day of October 2023.

WHITE COUNTY BOARD OF COMMISSIONERS

s/Travis C. Turner

Travis C. Turner, Chairman

ATTEST:

s/Shanda Murphy

Shanda Murphy, County Clerk

EXHIBIT A

White County Sheriff's Office Vehicle Surplus Request

The White County Sheriff's Office is requesting to surplus the below listed vehicles:

	<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>VIN</u>	<u>Mileage</u>
1.	2014	Dodge	Charger	6400	152,788
2.	2013	Dodge	Charger	0626	? (parts)
3.	2011	Dodge	Charger	2348	123,500
4.	2013	Ford	Taurus	2453	243,541
5.	2013	Ford	Taurus	2681	178,399
6.	2013	Ford	Taurus	2682	251,196
7.	2013	Ford	Taurus	3303	? (parts)
8.	2013	Ford	Taurus	1970	? (parts)
9.	2016	Ford	Explorer	9148	154,941
10.	2013	Ford	Explorer	0892	144,119

Mr. Trent Hillsman, GBI Special Agent in Charge of the Appalachian Regional Drug Enforcement Office (ARDEO), presented a request for approval of the 2023 Bryne Memorial Justice Assistance Grant (JAG) application by ARDEO – for which White County serves as the fiscal agent. In discussing the grant, Special Agent Hillsman stated that the drug overdose rate in the area is still alarming, however the task force has made some cases against significant dealers in the area. He also informed the Board that although fentanyl is a growing concern, meth is still the major issue for the area. Mr. Hillsman stated that ARDEO is once again applying for the maximum grant award of \$500,000.00. Chairman Turner asked if there were other grants funds available from difference sources. Mr. Hillsman stated that he did not know about the availability of other funds or if there were restrictions with the JAG that would prohibit the receipt of other funds. It was highlighted that White County does provide a facility for the inter-agency task force to operate from, however the operations of ARDEO are self-sustaining through the JAG and funds from seized assets.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Holcomb there was a unanimous vote to approve the 2023 Edward Byrne Memorial Justice Assistance Grant (JAG) application submission by the Appalachian Regional Drug Enforcement Office – for which White County serves as the fiscal agent.

Ms. Kimberly McEntire, Director of Parks & Recreation, presented proposals received for various projects – which were all highly requested improvements from both program participants and tournament participants. For the concrete pads at the batting cages, she advised that two (2) formal proposals were received but rejected due to the high cost. She stated that an informal bid was received that was much lower. Following discussion there was a consensus of the Board that the project be rebid.

Ms. McEntire presented the proposals received for the new benches and picnic tables and recommended the project be awarded to the low bidder – Global Industries for 10 picnic tables and 10 benches in the amount of \$13,811.95.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger, there was a unanimous vote to award the bid for 10 picnic tables and 10 benches to Global Industries in the amount of \$13,811.95 – to be funded by SPLOST.

Ms. McEntire presented the proposals received for shade structures for the bleacher and playground areas at Yonah Preserve. She stated that she was unable to make contact with the references for the low bidder – Shade America (\$79,610.00), so she recommended awarding the project to Bliss Products (\$110,297.00). Following discussion there was a consensus that this item should be discussed at the next meeting in order to give Ms. McEntire time to reach out to the references again.

Mr. Derick Canupp, Director of Public Works, presented a proposal from Southern Geotechnical Consultants (SGC), LLC for project inspection and materials testing services related to the construction of the new Yonah Preserve Recreation Facility – in the amount of \$37,570.00. It was stated that SCG had provided the same services on other county building projects.

Upon a motion made by Commissioner Nix, seconded by Commissioner Holcomb there was a unanimous vote to approve the proposal from Southern Geotechnical Consultants (SGC), LLC for project inspection and materials testing services related to the construction of the new Yonah Preserve Recreation Facility – in the amount of \$37,570.00 – to be funded by SPLOST.

October 30, 2023 – Work Session & Called Meeting Minutes (continued)

Ms. Jodi Ligon presented Fiscal Year 2022-2023 Year-End Budget Amendments. She advised that these were adjusting entries provided following the audit for project related line items within various departments.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Nix, there was a unanimous vote to adopt County Resolution No. 2023-17 approving the Fiscal Year 2022-2023 Year-end Budget Amendments.

WHITE COUNTY BOARD OF COMMISSIONERS

RESOLUTION NO. 2023-17

A RESOLUTION

WHEREAS, there is a need to amend White County's Budget for the Fiscal Year 2022/2023 with the attached year-end budget amendments;

NOW, THEREFORE, the Budget of White County is hereby amended to allow the changes as set out on the attached.

RESOLVED, this 30th 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

Attest:

s/Shanda Murphy

Shanda Murphy, County Clerk

October 30, 2023 – Work Session & Called Meeting Minutes (continued)

Final Budget Amendment - Fiscal year ended June 30, 2023

Department	Amended Budget	Actual	Final Budget	Final Amendment	Variance
General Fund					
Taxes	19,771,037	20,562,649	19,927,367	156,330	635,282
Revenues / Other Financing Sources	19,771,037	20,562,649	19,927,367	156,330	635,282
Park and Recreation	1,429,670	1,585,991	1,586,000	156,330	9
Expenditures / Other Financing Uses	1,429,670	1,585,991	1,586,000	156,330	9
General Fund Total	18,341,367	18,976,658	18,341,367	-	635,273
Hotel/Motel Tax Fund					
Taxes	2,374,000	2,042,338	2,564,000	190,000	(521,662)
Revenues / Other Financing Sources	2,374,000	2,042,338	2,564,000	190,000	(521,662)
Culture and Recreation	-	189,698	190,000	190,000	302
Expenditures / Other Financing Uses	-	189,698	190,000	190,000	302
Hotel/Motel Tax Fund Total	2,374,000	1,852,640	2,374,000	-	(521,964)
Opioid Settlement Fund					
Fines, fees and forfeitures	-	119,082	3,000	3,000	116,082
Revenues / Other Financing Sources	-	119,082	3,000	3,000	116,082
Public Safety	-	2,375	3,000	3,000	625
Expenditures / Other Financing Uses	-	2,375	3,000	3,000	625
Opioid Settlement Fund Total	-	116,707	-	-	115,457
Grants Fund					
Intergovernmental	25,500	112,835	26,500	1,000	86,335
Revenues / Other Financing Sources	25,500	112,835	26,500	1,000	86,335
Public Works	12,000	12,716	13,000	1,000	284
Expenditures / Other Financing Uses	12,000	12,716	13,000	1,000	284
Grants Fund Total	13,500	100,119	13,500	-	86,051

The agenda for the Monday, November 6, 2023 Regular Meeting was reviewed.

Chairman Turner announced that the groundbreaking for the Yonah Preserve Recreation Facility would be held November 6, 2023 - with the time being announced in the near future.

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

October 30, 2023 – Work Session & Called Meeting Minutes (continued)

The minutes of the October 30, 2023 Work Session & Called Meeting were approved as stated this 6th day of November, 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