**WHITE COUNTY BOARD OF COMMISSIONERS**

**MINUTES OF THE CALLED MEETING HELD**

**MONDAY, DECEMBER 11, 2023 AT 9:00 A.M.**

The White County Board of Commissioners held a Called Meeting on Monday, December 11, 2023 at 9:00 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.

Mr. John Sell, Director of Community & Economic Development, presented the land use application filed by Jonathan Curelar to request a conditional use permit at 7682 Highway 75 Alternate Helen, Georgia 30545. Tax map and parcel 042B-101. Total acreage is 1.04. The proposed use was to place in a short-term rental program and the present zoning is R-1 Residential Single-Family District. He stated the Planning Commission held a public hearing on the application and recommended the application be approved. He advised that the property is not located in a subdivision and Cabin Rentals of Helen would be managing the property. Mr. Curelar stated that his family would be utilizing the property and operating as a short-term rental when they are not using the property.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Goodger there was a unanimous vote to approve the land use application filed by Jonathan Curelar for a conditional use permit at 7682 Highway 75 Alternate Helen, Georgia 30545. Tax map and parcel 042B-101. Total acreage is 1.04. The approved use is to place in a short-term rental program and the present zoning is R-1 Residential Single-Family District.

Mr. Sell presented the land use application filed by Ella McCusker to request a conditional use permit at 223 The Pines Road Cleveland, Georgia 30528. Tax map and parcel 050-006. Total acreage is 4.73. The proposed use is to place in a short-term rental program and the present zoning is R-1 Residential Single-Family District. He stated the Planning Commission held a public hearing on the application and recommended the application be approved. He advised that the property is not located in a subdivision and was platted as an outparcel to The Pines subdivision. Ms. McCusker spoke about the characteristics of the subdivision and noted several undesirable properties guests will have to pass going to the short-term rental. She also assured the Board that there would be no parking on the street, as there is plenty of parking on her property.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger there was a vote to approve the land use application filed by Ella McCusker for a conditional use permit at 223 The Pines Road Cleveland, Georgia 30528. Tax map and parcel 050-006. Total acreage is 4.73. The approved use is to place in a short-term rental program. The present zoning is R-1 Residential Single-Family District. Commissioner Bryant and Chairman Turner voted in favor of the motion. Commissioner Nix opposed the motion. The motion to approve passed by a 4-1 vote.

Mr. Sell presented the land use application filed by James Hatcher, on behalf of Edward Hatcher, to request a conditional use permit at 99 Windy Acres Road Cleveland, Georgia 30528. Tax map and parcel 045B-023. Total acreage is 2.34. The proposed use is to place in short-term rental program and the present zoning is R-1, Residential Single-Family District. Chairman Turner stated that he would be abstaining from voting on this item because his daughter resides near this property. Mr. Sell stated the Planning Commission held a public hearing on the application and recommended the application be approved. He advised that the property is in The View subdivision and Mr. Hatcher owns four of the five lots in that subdivision and he will be renting this as one unit.

Mr. Hatcher said this property was one of the first short-term rentals in White County years ago and that he did not plan to operate as a short-term rental right away, however wanted to preserve his right to do so in the future.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Holcomb there was a vote to approve the land use application filed by James Hatcher, on behalf of Edward Hatcher, for a conditional use permit at 99 Windy Acres Road Cleveland, Georgia 30528. Tax map and parcel 045B-023. Total acreage is 2.34. The approved use is to place in a short-term rental program and the present zoning is R-1 Residential Single-Family District. Commissioner Nix and Commissioner Bryant voted in favor of the motion. Chairman Turner abstained. The motion to approve passed by a 4-0 vote.

Mr. Sell presented the land use application filed by Theresa Wilson to request a conditional use permit at 729 Monroe Ridge Road Sautee Nacoochee, Georgia 30571. Tax map and parcel 069-570. Total acreage is 1.06. The proposed use is to place in a short-term rental program and the present zoning is R-1 Residential Single-Family District. He stated the property is located in the High Crest Summitt Subdivision and the covenants do allow short-term rentals. The Planning Commission held a public hearing on the application and made a recommendation to approve the application. Ms. Sherry McCollum represented the application and said she   
  
would be managing the property. Commissioner Nix said that he wanted staff to verify that lodging taxes had been paid for the previous time rented.

Upon a motion made by Commissioner Nix, seconded by Commissioner Holcomb there was a vote to approve the land use application filed by Theresa Wilson for a conditional use permit at 729 Monroe Ridge Road Sautee Nacoochee, Georgia 30571. Tax map and parcel 069-570. Total acreage is 1.06. The approved use is to place in a short-term rental program and the present zoning is R-1 Residential Single-Family District. Commissioner Goodger and Chairman Turner voted in favor of the motion. Commissioner Bryant opposed the motion. The motion to approve passed by a 4-1 vote.

Mr. Sell presented the land use application filed by Charles Carlino and Anna Bonet-Carlino to request a conditional use permit at 235 Clarice Lane Sautee Nacoochee, Georgia 30571. Tax map and parcel 069-609. Total acreage is 1.00. The proposed use is to place in a short-term rental program and the present zoning is R-1 Residential Single-Family District. He stated the Planning Commission held a public hearing on the application and made a recommendation to approve the application. The property is located in the High Crest Summit subdivision, where covenants allow short-term rentals. Mr. Carlino said he is finishing up construction on the property and will be using a local management company.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Nix there was a unanimous vote to approve the land use application filed by Charles Carlino and Anna Bonet-Carlino for a conditional use permit at 235 Clarice Lane Sautee Nacoochee, Georgia 30571. Tax map and parcel 069-609. Total acreage is 1.00. The approved use is to place in a short-term rental program and the present zoning is R-1 Residential Single-Family District.

Mr. Sell presented the land use application filed by Charles Carlino and Anna Bonet-Carlino to request a conditional use permit at 303 Clarice Lane Sautee Nacoochee, Georgia 30571. Tax map and parcel 069-611. Total acreage is 1.02. The proposed use is to place in a short-term rental program and the present zoning is R-1 Residential Single-Family District. He stated the Planning Commission held a public hearing on the application and made a recommendation to approve the application. The property is located in the High Crest Summit   
  
  
subdivision, where covenants allow short-term rentals. Mr. Carlino said he is finishing up construction on the property and will be using a local management company.

Upon a motion made by Commissioner Bryant seconded by Commissioner Nix there was a unanimous vote to approve the land use application filed by Charles Carlino and Anna Bonet-Carlino for a conditional use permit at 303 Clarice Lane Sautee Nacoochee, Georgia 30571. Tax map and parcel 069-611. Total acreage is 1.02. The approved use is to place in a short-term rental program and the present zoning is R-1 Residential Single-Family District.

Mr. Sell presented the land use application filed by Mary Ellen Rand to request a conditional use permit at 2400 Lynch Mountain Road Sautee Nacoochee, Georgia 30571. Tax map and parcel 083-008A. Total acreage is 24.667. The proposed use is to place in a short-term rental program and the present zoning is A-1 Agricultural Forestry District. He stated the Planning Commission held a public hearing on the application and recommended approval of the application. He said the property is not located in a subdivision and the family owns the surrounding property. Mr. Erick Seleene represented the application and stated that the property had been operated as a short-term rental for about two years with no issues at all. He said he would be managing the property and reservations would be made through VRBO.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Holcomb there was a vote to approve the land use application filed by Mary Ellen Rand for a conditional use permit at 2400 Lynch Mountain Road Sautee Nacoochee, Georgia 30571. Tax map and parcel 083-008A. Total acreage is 24.667. The approved use is to place in a short-term rental program and the present zoning is A-1 Agricultural Forestry District – pending verification that past lodging taxes have been remitted. Commissioner Nix and Chairman Turner voted in favor of the motion. Commissioner Bryant opposed the motion. The motion to approve passed by a 4-1 vote.

Mr. Sell presented the land use application filed by The Rental-Mart LLC (Dana and David Mullins) to request a conditional use permit at 7680 Highway 75 Alternate Helen, Georgia, 30545. Tax map and parcel 042A-032A. Total acreage is 1.44. The proposed use is to place in short-term rental program and the present zoning is R-1, Residential Single-Family District. He stated the Planning Commission held a public hearing on the application and recommended approval of the application. He said the property is not located in a subdivision, neighboring properties are short-term rentals, and the property would be self-managed. Mr. Mullins said she had been operating the property as a short-term rental since 2020 and was not aware of the county’s requirements until   
recently, although she said she does have high ratings online. She also advised that Adrian Locklear will be the local contact person.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Nix there was a vote to approve land use application filed by The Rental-Mart LLC (Dana and David Mullins) for a conditional use permit at 7680 Highway 75 Alternate Helen, Georgia, 30545. Tax map and parcel 042A-032A. Total acreage is 1.44. The approved use being to place in short-term rental program and present zoning is R-1 Residential Single-Family District - pending verification that past lodging taxes had been collected. Commissioner Goodger and Chairman Turner voted in favor of the motion. Commissioner Bryant opposed the motion. The motion to approve passed by a 4-1 vote.

Mr. Sell presented the land use application filed by KAI WO LLC (Xin Lin) to request a conditional use permit at 585 Caldwell Drive Cleveland, Georgia 30528. Tax map and parcel 049-093. Total acreage is 22.93. The proposed use is to place in a short-term rental program and the present zoning is A-1, Agricultural Forestry District. He advised the Planning Commission held a public hearing on the application, there was opposition to   
  
the application, and the Planning Commission recommended denial of the application. He said the property is located in the Ollie Dorsey Estate Subdivision, there are no covenants, and Ms. Lin had obtained letters of   
  
support from over 50% of the property owners, she had been renting since 12/2022, she does have a local contact, and she was willing to contribute $500.00 per year for road maintenance – but did not know who to pay. Mr. Sell stated that one of the property owners asked to rescind their letter at the public hearing, however the letters were required in the initial application phase and not at the time of the public hearing. Ms. Lin confirmed the information submitted.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Nix there was a unanimous vote to deny the land use application filed by KAI WO LLC (Xin Lin) to request a conditional use permit at 585 Caldwell Drive Cleveland, Georgia 30528. Tax map and parcel 049-093. Total acreage is 22.93. The proposed use was to place in a short-term rental program and the present zoning is A-1 Agricultural Forestry District. Commissioner Holcomb stated the reason for the motion to deny was the issue with the one letter being rescinded and this being on a private road.   
   
Mr. Sell presented the land use application filed by Johnny and Charli Fain to redistrict property located at 44 Twilight Dell Road Sautee Nacoochee, Georgia 30571 from C-1 Community Commercial District to R-3 Residential Seasonal District. Tax map and parcel 055-030. Total acreage is 0.86. The proposed use is to place in short-term rental program and the present zoning is C-1 Community Commercial District. Mr. Sell stated the property is located in Tanglewood, which was developed as a rental cabin development many years ago. He said there are many other short-term rentals surrounding this property and the owners had been operating this as a short-term rental for 8 to 10 years. The Planning Commission held a public hearing on the application and recommended approval of the application. Ms. Fain confirmed the information presented and said she rents through VRBO, and self manages 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 Johnny and Charli Fain to redistrict property located at 44 Twilight Dell Road Sautee Nacoochee, Georgia 30571 from C-1 Community Commercial District to R-3 Residential Seasonal District. Tax map and parcel 055-030. Total acreage is 0.86. The approved use is to place in short-term rental program with rezoning to R-3, Residential Seasonal District.

Mr. Derick Canupp, Assistant County Manager & Public Works Director, presented proposals received for roll-off containers and a compactor for the Transfer Station & Convenience Center, which would be needed due to the county taking over operations of the Transfer Station from Waste Management effective January 1, 2024. He stated the low bidder was Fleet Genius and recommended the approval of a contract for the purchase of five (5) roll-off containers / compactor in the amount of $49,391.00 to be funded through the Solid Waste Fund.

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a unanimous vote to approve the purchase of five (5) roll-off containers / compactor from Fleet Genius in the amount of $49,391.00 to be funded with Solid Waste Funds.

Mr. Canupp presented the proposals received for the contracted services related to the operation of the Transfer Station beginning January 1, 2024. The service contracts to be awarded were: (1) Pushing & Loading, (2) Tractor Trailer Hauling, (3) Roll-Off Hauling, and (4) Landfill Disposal. Mr. Canupp presented the low bid received for each contract. He stated that the county would be operating the scale house, and this set up would   
  
save the county & citizens money, as well as give the county more control over the operations, which would improve the facility and the level of service provided.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Nix there was a unanimous vote to award the following contracts for service for the Transfer Station Operations beginning January 1, 2024:   
(1) Pushing & Loading – Mark Robinson Hauling $5,825.00 per week,   
(2) Tractor Trailer Hauling – GFL $20.70 / ton,   
(3) Roll-Off Hauling – Green Waves $295 Compactors, $295 Recycle Containers, $50 20 CY Containers and   
(4) Landfill Disposal – GFL $21.50 / ton.

Ms. Shanda Murphy presented the 2024 Worker’s Compensation Insurance Renewal from ACCG-GSIWCF. She stated the renewal cost was $243,019.00 – a 7.08% decrease from 2023.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Bryant there was a unanimous vote to approve the 2024 Worker’s Compensation Insurance Renewal from ACCG-GSIWCF at the cost of $243,019.00.

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

The minutes of the December 11, 2023 Called Meeting were approved as stated this 8th day of January, 2024.

**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