

WHITE COUNTY BOARD OF COMMISSIONERS

MINUTES OF THE WORK SESSION & CALLED MEETING HELD

MONDAY, APRIL 29, 2024 AT 4:30 P.M.

The White County Board of Commissioners held a Work Session and Called Meeting on Monday, April 29, 2024 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, Interim Finance Director Rose Kisaalita, and County Clerk Shanda Murphy.

Chairman Turner called the meeting to order. He introduced Ms. Rose Kisaalita as the new Interim Finance Director for White County. He also recognized Ms. Shanda Murphy as the recipient of the 2024 Georgia County Clerk of the Year, as was presented the past weekend at the annual ACCG Conference in Savannah, Georgia.

Chairman Turner read the following statement as was printed on the meeting agenda: “In reference to land use agenda item #2 – 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 item at the public hearing held at the Planning Commission Meeting on March 25, 2024. All information presented was then forwarded to the Board of Commissioners”.

Mr. John Sell, Director of Community & Economic Development, presented the land use application filed by SW West Cleveland LLC, on behalf of Dennis Brown, to redistrict property located at 0 Ed Lewis Road Cleveland, Georgia 30528 from R-1, Residential Single-Family District to C-1, Community Commercial District. Tax map and parcel 021-011A. Total acreage is 2.00. He stated the rezoning request was being made in order to build a Dollar General Plus store at the location for which the entrance would be off Ed Lewis Road, due to the access from Hwy 115 West not meeting Georgia Department of Transportation (GDOT) site distance requirements. He explained that the developer planned to pave Ed Lewis Road (currently a county dirt road) past the store entrance and widen the access. Mr. Sell stated the Planning Commission held a public hearing on the application, at which several citizens expressed their opposition to the rezoning based on safety concerns and preserving the character of the neighborhood. He summarized the opposing comments made at the public hearing and advised the Planning Commission recommended denial of the application due to commercial zoning not being conducive to the neighborhood and their desire to preserve the residential nature of the neighborhood. Mr. Charlie Stewart, SW West Cleveland, LLC represented the application, confirmed the information presented was accurate, and provided additional details on the plans for the store entrance off Ed Lewis Road.

Upon a motion made by Commissioner Nix, seconded by Commissioner Holcomb there was a unanimous vote to deny the land use application filed by SW West Cleveland LLC, on behalf of Dennis Brown, to redistrict property located at 0 Ed Lewis Road Cleveland, Georgia 30528 from R-1, Residential Single-Family District to C-1, Community Commercial District. Tax map and parcel 021-011A. Total acreage is 2.00. – based on the safety concerns of the access being off a narrow county dirt road, increased traffic in the residential area and the request not being appropriate for the residential character of the neighborhood.

Mr. Sell presented the appeal filed by Ms. Tamara Adelberg requesting the removal of 37 Thornblade Trail Cleveland, Georgia 30528 – tax map / parcel 017-084C, 1.16 acres – from the Short-Term Rental Subdivision Map. He explained that when the Thornblade subdivision was developed, the developer did not include this parcel as part of the subdivision and when staff was creating the STR Subdivision Map this parcel was referenced as part of the subdivision based on the level of detail which was used, however Ms. Adelberg has

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provided additional information which demonstrates the parcel meets the criteria to be excluded from the map. Ms. Adelberg confirmed the information presented.

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a unanimous vote to approve the appeal filed by Ms. Tamara Adelberg requesting the removal of 37 Thornblade Trail Cleveland, Georgia 30528 – tax map / parcel 017-084C, 1.16 acres – from the Short-Term Rental Subdivision Map.

Mr. Sell presented the appeal filed by Mr. Stephen Kramer requesting the addition of Wild Turkey Trail - as a portion of Tesnatee Ridge / Creek Estates – to the Short-Term Rental Subdivision Map. He stated this portion of the Tesnatee Ridge / Creek Estates subdivision had been overlooked in development of the STR Subdivision Map and upon review of the information presented by Mr. Kramer, the referenced property does meet the criteria to be included in this map. Mr. Mathue Joiner represented the appeal and stated the neighborhood had previously successfully opposed a short-term rental in the subdivision.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Bryant there was a unanimous vote to approve the appeal filed by Mr. Stephen Kramer requesting the addition of Wild Turkey Trail - as a portion of Tesnatee Ridge / Creek Estates – to the Short-Term Rental Subdivision Map.

Mr. Sell presented the appeal filed by Mr. John and Ms. Angela Kelley requesting the removal of 734 Wooten Road – tax map / parcel 051A-026, 25.19 acres – from the Short-Term Rental Subdivision Map. He stated the Kelley's are in the process of selling this property and a potential buyer inquired about the eligibility to operate a short-term rental at this location and with the property having been part of the Mt. Scenic Estates subdivision platted in 1967 this would not be permitted and the Kelley's wanted to appeal this. He explained that originally the subdivision was made up of 146 lots and over time lots had been combined as is the case with the Kelley's property which was lots 98, 99, and 100 on the 1967 plat and these were later combined in 1996 as a 25.19-acre parcel. Mr. Sell recommended that in order to preserve the integrity of the STR Subdivision Map and not set a precedent for removal, he recommended the appeal be denied based on the approved criteria for the definition of a subdivision being four (4) or more lots of common development platted together based on the 1967 plat. Mr. and Ms. Kelley stated they had never been aware that their property was part of a subdivision, there are no covenants, there is not a homeowner's association, and they maintain their portion of the road. They also provided the Commissioners with a handout showing pictures of surrounding properties – stating that all the information they were presenting showed there is no evidence their property is part of a subdivision.

There was a motion made by Commissioner Holcomb to approve the appeal filed by Mr. John and Ms. Amanda Kelley requesting the removal of 734 Wooten Road – tax map / parcel 051A-026, 25.19 acres – from the Short-Term Rental Subdivision Map. The motion died for lack of a second.

Upon a motion made by Commissioner Nix, seconded by Commissioner Goodger there was a vote to deny the appeal filed by Mr. John and Ms. Amanda Kelley requesting the removal of 734 Wooten Road – tax map / parcel 051A-026, 25.19 acres – from the Short-Term Rental Subdivision Map based on the adopted criteria for the property to be included as a subdivision on the STR Subdivision Map based on the 1967 plat of Mt. Scenic Estates. Chairman Turner and Commissioner Bryant voted in favor of the motion. Commissioner Holcomb opposed the motion. The motion to deny the appeal to be removed from the STR Subdivision Map passed by a 4-1 vote.

Mr. Joel Witcher, IT Director, presented a contract with Auvik US, Inc for cloud-based network monitoring services in the amount of \$9,874.00. He stated the service would be billed annually on a per network switch

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basis and would automate the network mapping process, which would be a much more efficient process. Mr. Witcher also stated this was a budgeted expense.

Upon a motion made by Commissioner Nix, seconded by Commissioner Bryant there was a unanimous vote to approve a contract with Auvik US, Inc. for cloud-based network monitoring services in the amount of \$9,874.00 to be paid through the General Fund Network Department Budget.

Mr. Derick Canupp, Director of Public Works, presented a Change Order #1 for the Pittman Construction, Inc. contract in order to extend the scope of the contract to include the 2024 Local Road Assistance (LRA) Grant projects –patching of Pless Road, Lothridge Road, and Asa Dorsey Road – bringing the contract total to \$1,724,972.35 (\$649,933.50 increase) with funding as follows: \$476,005.35 (LMIG), \$589,521.38 (LRA) and \$659,445.62 (SPLOST). He advised that with the addition of the Local Maintenance Assistance (LRA) grant, the most cost-effective option was to add this additional work to the recently approved contract with Pittman Construction, Inc.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Nix there was a unanimous vote to approve Change Order #1 for the Pittman Construction, Inc. contract in order to extend the scope of the contract to include the 2024 Local Road Assistance (LRA) Grant projects –patching of Pless Road, Lothridge Road, and Asa Dorsey Road – bringing the contract total to \$1,724,972.35 (\$649,933.50 increase) with funding as follows: \$476,005.35 (LMIG), \$589,521.38 (LRA) and \$659,445.62 (SPLOST).

Mr. Canupp presented the bids received for the reconstruction of the parking area at Fire Station No. 4 (Westmoreland Road). He stated the pavement around the fire station was in very poor condition and would require complete reconstruction. He recommended the project be awarded to the low bidder MHB Paving in the amount of \$196,482.65 with SPLOST as the recommended funding source.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Nix, there was a unanimous vote to table this item.

Mr. Canupp presented a surplus resolution for three (3) county vehicles, which were no longer of use for the county, to be sold by online auction.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Goodger there was a unanimous vote to adopt County Resolution No. 2024-08:

WHITE COUNTY BOARD OF COMMISSIONERS

RESOLUTION NO. 2024-08

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. 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 29th day of April 2024.

WHITE COUNTY BOARD OF COMMISSIONERS

Travis C. Turner, Chairman


ATTEST:

Shanda Murphy, County Clerk

EXHIBIT A

Item	VIN
1977 GMC 6500 Water Truck	TCE667V578522
1995 Ford Van	1FBJS31H5SHA75161
2013 Dodge Charger	2C3CDXAT4DH670627

-End of County Resolution No. 2024-08-

The agenda for the May 6, 2024 Regular Meeting was reviewed.

Upon a motion made by Commissioner Goodger, seconded by Commissioner Bryant, there was a unanimous vote to enter into Executive Session in order to discuss matter of personnel and real estate.

-See The Following Closed Meeting Affidavit-

Upon a motion made by Commissioner Nix, seconded by Commission Goodger there was a unanimous vote to exit Executive Session.

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

The minutes of the April 29, 2024 Work Session & Called Meeting were hereby approved as stated this 6th day of May, 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