



WHITE COUNTY BOARD OF COMMISSIONERS
PUBLIC HEARING, WORK SESSION & CALLED MEETING

MONDAY, JULY 31, 2023 AT 4:30 P.M.

AGENDA

1. Call to Order.
2. Ms. Jodi Ligon, Finance Director, to make the presentation regarding the proposed 2023 millage rate.
3. Receive public comment regarding the proposed 2023 millage rate.
4. Consider adopting a resolution (County Resolution No. 2023-11) setting the 2023 Millage Rate for White County (County & School) thereby providing authorization for the chairman to execute:
 - PT 32.1 Form, Computation of Millage Rate Rollback - 2023;
 - PT 35 Form, County Millage Rate Certification for Tax Year 2023;
 - Certification of use of insurance premium tax in the unincorporated area of White County; and
 - Certification of Pending Appeals.
5. Consider the land use application filed by Oleksandr Fedoruk to redistrict property located at 648 Will Hambrick Road Cleveland, Georgia from A-1 Agriculture Forestry District to R-3 Residential Seasonal District. Tax map and parcel 077-059. Total acreage is 11.31. The proposed use is to place in a short-term rental program / rental cabin development.
6. Consider the land use application filed by Russell Chiodo to request a conditional use permit at 480 Brown Road Cleveland, Georgia. Tax map and parcel 022-142. Total acreage is 1.00. The proposed use is to place in a short-term rental program. Present zoning is R-1 Residential Single-Family District.
7. Consider the land use application filed by James & Loretta Chapman to request a conditional use permit at Valley View Drive Tract B Cleveland, Georgia. Tax map and parcel 003-039C. Total acreage is 2.37. The proposed use is to place in a short-term rental program. Present zoning is R-1 Residential Single-Family District.
8. Consider the land use application filed by John Carter, on behalf of A Lincoln LLC, to redistrict property located on Hulsey Mill Road Cleveland, Georgia from C-1 Community Commercial District to R-1 Residential Single-Family District. Tax map and parcel 064-058B. Total acreage is 1.01.
9. Consider the land use application filed by Stephen Kahle to request a conditional use permit at 2374 Dean Mountain Road Cleveland, Georgia. Tax map and parcel 087-006. Total acreage is 1.30. The proposed use is to place in a short-term rental program. Present zoning is R-1 Residential Single-Family District.
10. Georgia Department of Transportation (GDOT) to present an update on the Town Creek Road Bridge Replacement Project and provide information on a temporary detour necessary to complete the project.

11. Consider awarding the 2023 Local Maintenance & Improvement Grant (LMIG) Project to C.W. Matthews for improvements to Campground Road, Adair Mill Road, Satterfield Road, and Arthur Seabolt Road.
12. Consider approval of the Fiscal Year 2024 contract with The Legacy Link, Inc. for Nutrition Services at the White County Senior Center.
13. Consider granting of an easement to Habersham Electric Membership Cooperation (HEMC) at White County Fire Station #7 located on Hwy 356 Sautee Nacoochee, Georgia for the purpose of installing a spatial planar optical circuit (SPOC) for the fiber build out in the area
14. Consider approval for issuance of Request for Proposals (RFP's) for the following improvements to the Yonah Preserve Complex:
 - Shade structures in the ballfield bleacher areas,
 - Shade structure in the playground seating area,
 - Picnic tables and park benches, and
 - Concrete pads for the batting cages.
15. Consider approval of SPLOST funds for the purchase of election equipment to meet state law requirements.
16. Consider appointment to the White County Family Connection Board of Directors.
17. Consider designation of the county's voting delegate to the Association County Commissioners of Georgia (ACCG) Legislative Leadership Conference Business Session on October 12, 2023 in Jekyll Island.
18. Discuss and approve the agenda for the Monday, August 7, 2023 Regular Meeting Agenda.
19. Adjourn.



White County
Georgia

Tax Year 2023
Millage Rate

July 31, 2023

Millage Rate.....

- **Percentage figure applied to the value of your property to calculate your property tax liability. A “mill” equals one dollar of tax on every thousand dollars of taxable value. Tax dollars are used to fund the cost of governmental operations and services each year.**
- **The White County Assessors office determines the fair market value of property, which is then taxed 40% of the value.**
- **The Tax Commissioner takes the information, applies the millage set by the governing authority, then bills and collects the taxes.**

Millage Rate Recommendation

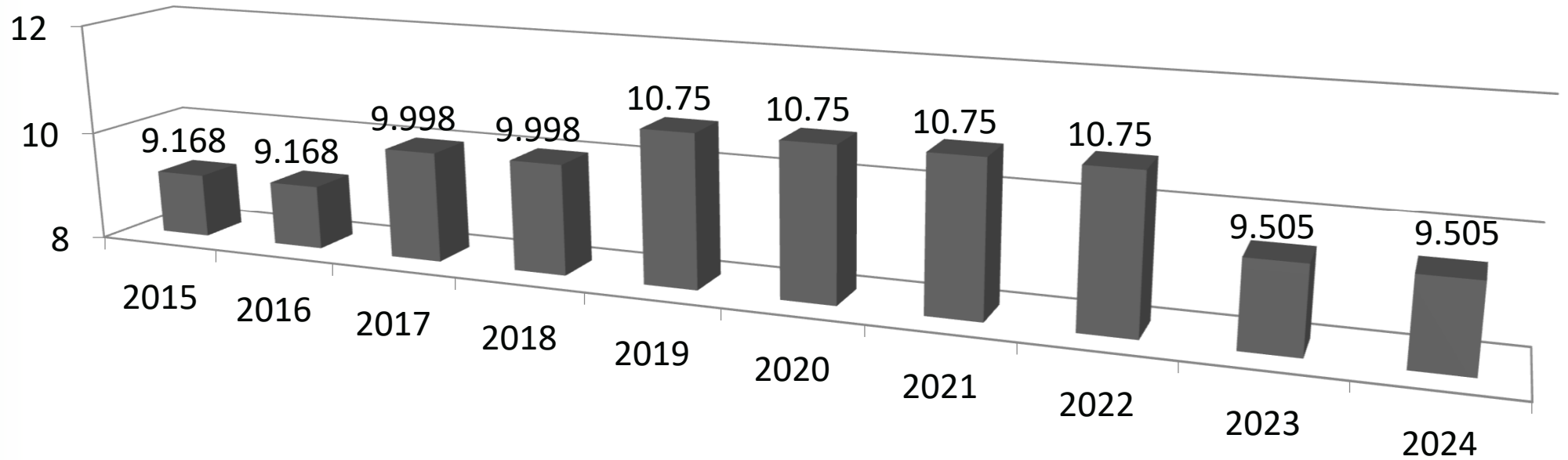
- **The Board of Commissioners has announced and advertised a millage rate of 9.505 for the tax year 2023. This remains the same rate as 2022.**
- **FY2024 approved budget totals \$27,983,509. The proposed millage rate of 9.505 will provide \$12,720,948 in property tax revenue.**

FY2024 Budget Major Increases:

- **EMS Ambulance Services Contract - \$250,000**
- **Four (4) Full-Time Firefighter Positions - \$202,128**
- **Health Insurance Premium Increase - \$363,180**
- **County Employee Pay Increase Up to 6% - \$875,000**
- **Liability Insurance Premium Increase - \$108,771**
- **Inflationary Costs**



White County Millage Rates 10 Year History on Fiscal Years County Portion Only





Taxes Levied as Proposed

| Component | Proposed Millage Rate | Net Digest | Collections |
|------------------------------------|-----------------------|----------------------------------|---------------|
| County - Board of Commissioners | 9.505 | \$ 1,338,342,760 | \$ 12,720,948 |
| School - Board of Education | 13.175 | \$ 1,394,596,819 | \$ 18,373,813 |
| Totals | 22.68 | *Difference due to exemptions | \$ 31,094,761 |



Impact on Average Homeowner County Portion Only Comparison

| Tax Year | 2022 | | 2023 | |
|----------------------|-----------|-----------|-----------|-----------|
| Home Value | \$200,000 | \$400,000 | \$228,000 | \$456,000 |
| 40% Assessed Value | \$80,000 | \$160,000 | \$91,200 | \$182,400 |
| Rate | 9.505 | 9.505 | 9.505 | 9.505 |
| Estimated County Tax | \$760 | \$1,520 | \$867 | \$1,734 |



Allocation of Tax Dollars Estimate

\$200,000 Home Value

40% value = \$80,000

| Year | 9.505 County | 13.175 School | 22.68 Total |
|------|-----------------|------------------|----------------|
| 2023 | \$760 | \$1,054 | \$1,814 |



\$1,000 Tax Bill Example

Based on 2023 Proposed County and School Millage Rate of 22.68

County – 9.505 / School – 13.175

County receives \$420.00 / School receives \$580.00

| Function | Expenditures | % of Proposed Budget | Tax Bill County Allocations |
|---------------------------|---------------------|----------------------|-----------------------------|
| State Agencies | \$84,460 | .30 | \$1.26 |
| Judicial | \$2,035,495 | 7.27 | \$30.53 |
| Culture/Recreation | \$1,696,277 | 6.06 | \$25.45 |
| Housing & Development | \$669,418 | 2.39 | \$10.04 |
| General Government | \$6,874,268 | 24.57 | \$103.19 |
| Health & Welfare | \$740,099 | 2.64 | \$11.09 |
| Public Safety | \$13,743,890 | 49.13 | \$206.35 |
| Public Works | \$2,139,602 | 7.64 | \$32.09 |
| Total Expenditures | \$27,983,509 | 100 % | \$420.00 |



July 13, 2023

White County News Ad

CURRENT 2023 TAX DIGEST AND 5-YEAR HISTORY OF LEVY VALUES

| | | COUNTYWIDE | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|------------------------|----------------------------------|--|--------------------|---------------------|----------------------|----------------------|----------------------|---------------------|
| Countywide Area | V A L U E | Real & Personal | 1,046,232,819 | 1,081,709,013 | 1,102,061,784 | 1,199,310,577 | 1,423,947,037 | 1,658,407,317 |
| | | Motor Vehicles | 23,926,300 | 21,093,910 | 18,948,140 | 16,501,110 | 15,931,740 | 16,082,360 |
| | | Mobile Homes | 5,920,836 | 6,853,588 | 6,941,592 | 7,352,128 | 8,016,392 | 9,258,948 |
| | | Timber-100% | 77,563 | 108,573 | 98,822 | 13,444 | 147,172 | 0 |
| | | Heavy Duty Equipment | 17,870 | 8,936 | 57,535 | 41,675 | 26,649 | 64,849 |
| | | Gross Digest | 1,076,175,388 | 1,109,774,020 | 1,128,107,873 | 1,223,218,934 | 1,448,068,990 | 1,683,813,474 |
| | | Less Exemptions | 164,458,894 | 166,633,017 | 166,867,482 | 196,120,884 | 272,986,276 | 345,470,714 |
| | NET DIGEST VALUE | 911,716,494 | 943,141,003 | 961,240,391 | 1,027,098,050 | 1,175,082,714 | 1,338,342,760 | |
| | R A T E | Gross Maintenance & Operation Millage | 0.013495 | 0.013584 | 0.013778 | 0.014155 | 0.012949 | 0.012861 |
| | | Less Rollback (Local Option Sales Tax) | 0.002745 | 0.002834 | 0.003028 | 0.003405 | 0.003444 | 0.003356 |
| | | NET M&O MILLAGE RATE | 0.010750 | 0.010750 | 0.010750 | 0.010750 | 0.009505 | 0.009505 |
| | TAX | TOTAL M&O TAXES LEVIED | \$9,800,952 | \$10,138,766 | \$10,333,334 | \$11,041,304 | \$11,169,161 | \$12,720,948 |
| | | Net Tax \$ Increase | 1,100,372 | 337,814 | 194,568 | 707,970 | 127,857 | 1,551,787 |
| | | Net Tax % Increase | 12.6471% | 3.4467% | 1.9191% | 6.8513% | 1.1580% | 13.8935% |



White County
Georgia

Questions or Comments

WHITE COUNTY BOARD OF COMMISSIONERS

RESOLUTION NO. 2023-11

A RESOLUTION SETTING THE YEAR 2023 MILLAGE RATE

WHEREAS, the White County Board of Commissioners is the taxing Authority of White County; and

WHEREAS, the digest for the taxable year 2023 has been established; and

WHEREAS, the White County Board of Commissioners has adopted a budget for the fiscal year beginning July 1, 2023, wherein there is included a portion of revenues to be derived from property taxes; and

WHEREAS, the White County Board of Education has approved an M&O millage rate for the taxable year 2023, along with no school bond millage rate;

NOW, THEREFORE, the White County Board of Commissioners hereby sets the taxable year 2023 millage rate for the incorporated and unincorporated areas as follows:

| | | |
|----------------------------|---|---------------------|
| County portion | - | 9.505; |
| State portion | - | .00; |
| School portion | - | 13.175; |
| School Bond portion | - | 0.0; and |
| Total | | <u>22.68</u> |

RESOLVED, this 31st day of July 2023.

WHITE COUNTY BOARD OF COMMISSIONERS

Travis C. Turner, Chairman

Attest:

Shanda Murphy, County Clerk

PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2023

COUNTY: **WHITE** TAXING JURISDICTION: **COUNTY**

ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW

| DESCRIPTION | 2022 DIGEST | REASSESSMENT OF EXISTING REAL PROP | OTHER CHANGES TO TAXABLE DIGEST | 2023 DIGEST |
|------------------|---------------|------------------------------------|---------------------------------|---------------|
| REAL | 1,369,205,778 | 49,676,685 | 178,040,356 | 1,596,922,819 |
| PERSONAL | 54,741,259 | | 6,743,239 | 61,484,498 |
| MOTOR VEHICLES | 15,931,740 | | 150,620 | 16,082,360 |
| MOBILE HOMES | 8,016,392 | | 1,242,556 | 9,258,948 |
| TIMBER -100% | 147,172 | | (147,172) | 0 |
| HEAVY DUTY EQUIP | 26,649 | | 38,200 | 64,849 |
| GROSS DIGEST | 1,448,068,990 | 49,676,685 | 186,067,799 | 1,683,813,474 |
| EXEMPTIONS | 272,986,276 | | 72,484,438 | 345,470,714 |
| NET DIGEST | 1,175,082,714 | 49,676,685 | 113,583,361 | 1,338,342,760 |
| | (PYD) | (RVA) | (NAG) | (CYD) |

2022 MILLAGE RATE: **9.505**

2023 MILLAGE RATE: **9.505**

CALCULATION OF ROLLBACK RATE

| DESCRIPTION | ABBREVIATION | AMOUNT | FORMULA |
|--|---------------------------|---------------|-----------------|
| 2022 Net Digest | PYD | 1,175,082,714 | |
| Net Value Added-Reassessment of Existing Real Property | RVA | 49,676,685 | |
| Other Net Changes to Taxable Digest | NAG | 113,583,361 | |
| 2023 Net Digest | CYD | 1,338,342,760 | (PYD+RVA+NAG) |
| 2022 Millage Rate | PYM | 9.505 | PYM |
| Millage Equivalent of Reassessed Value Added | ME | 0.353 | (RVA/CYD) * PYM |
| Rollback Millage Rate for 2023 | RR - ROLLBACK RATE | 9.152 | PYM - ME |

CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

| | | |
|--|--------------------------------|--------------|
| If the 2023 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c) (2) | Rollback Millage Rate | 9.152 |
| | 2023 Millage Rate | 9.505 |
| | Percentage Tax Increase | 3.86% |

CERTIFICATIONS

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

[Signature]

 Chairman, Board of Tax Assessors

7-12-23

 Date

I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

[Signature]

 Tax Collector or Tax Commissioner

07-11-2023

 Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2022 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2022 is _____

CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2022 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2022 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.

 Responsible Party Title Date

PENDING APPEALS - FOR PROPERTIES OTHER THAN PUBLIC UTILITIES FOR TAX YEAR 2023

COUNTY: WHITE

List those appeals, other than public utility appeals, pending at the time of digest submission. If there are appeals from other tax years that are still pending, these must also be listed and the tax year of the appeal shown in the appropriate column.

| DATE(S) CHANGE OF ASSESSMENT NOTICES MAILED >>>>>> | | | | | | | | | |
|--|---------------|--------------------|---------------------------------|-----------------------------|----------------------|--|--|--|--|
| TAXPAYER NAME | PARCEL ID NO. | TAX YEAR OF APPEAL | 40% ASSESSMENT BY TAX ASSESSORS | 40% TAXPAYER'S RETURN VALUE | 40% VALUE IN DISPUTE | | | | |
| SEABOLT RODNEY S | 004 105D | 2023 | 516110 | 375000 | 141,110 | | | | |
| MEHRAJ INC | 004E 017 | 2023 | 30260 | 30260 | 0 | | | | |
| PATTON TIMOTHY | 007 035 | 2023 | 59580 | 41729 | 17,851 | | | | |
| FERGUSON RICHARD R FERGUSON TERESA L | 016 039B | 2023 | 471790 | 431150 | 40,640 | | | | |
| BARRETT PHILLIS J | 016 059 | 2023 | 540020 | 314990 | 225,030 | | | | |
| GRUBB LORAIN E IVERSON SHANNON | 018 147 | 2023 | 582280 | 508000 | 74,280 | | | | |
| GUST DEBORAH | 018D 024 | 2023 | 106250 | 50916 | 55,334 | | | | |
| GASTIN RONALD W | 019 104 | 2023 | 655090 | 500000 | 155,090 | | | | |
| MCSWEENEY SHEILA TRUSTEE | 021 019A | 2023 | 1209600 | 1220000 | -10,400 | | | | |
| HASTINGS SHERRI PARKER DAVID ALAN | 021 019C | 2023 | 435370 | 380540 | 54,830 | | | | |
| DENARD RODNEY DENARD ANGELA | 021 077 | 2023 | 539770 | 300000 | 239,770 | | | | |
| LCF PROPERTIES LLC | 021 205 | 2023 | 34090 | 21000 | 13,090 | | | | |
| PINSON JAMES AND JOYCE TRUST | 021 238 | 2023 | 346550 | 314000 | 32,550 | | | | |
| ABERNATHY PEGGY | 029 009 | 2023 | 164180 | 100000 | 64,180 | | | | |
| PARTIN KODY PARTIN ADRYANNA | 030 045A | 2023 | 346500 | 304500 | 42,000 | | | | |
| SIMS GERALD | 030D 047 | 2023 | 239490 | 225790 | 13,700 | | | | |
| DOCKERY LYNDA RENAE | 030D 048 | 2023 | 32240 | 18000 | 14,240 | | | | |
| SIMS GERALD | 030D 053 | 2023 | 62770 | 21690 | 41,080 | | | | |
| GREEN AMANDA | 031 003 | 2023 | 572520 | 513000 | 59,520 | | | | |
| WILLIAMS JUSTIN DAVID | 031 087 | 2023 | 326560 | 308000 | 18,560 | | | | |
| LOCAL HOMES LLC C/O LOCAL HOMES LLC | 031 124G | 2023 | 217660 | 196600 | 21,060 | | | | |
| CLARKE WILLIAM R III CLARKE LINDA A | 031E 009 | 2023 | 157330 | 180000 | -22,670 | | | | |
| YANCEY HENRY YANCEY JAN | 031E 016 | 2023 | 149970 | 149970 | 0 | | | | |
| SOUTHFUND BROTHERS LLC | 032 181 | 2023 | 209500 | 104750 | 104,750 | | | | |
| DRAKE TIMOTHY L DRAKE DAYNA R | 033 035E | 2023 | 467020 | 250000 | 217,020 | | | | |
| PARDUE DENNIS | 033 067 | 2023 | 21120 | 7500 | 13,620 | | | | |
| PARDUE DENNIS | 033 068 | 2023 | 118990 | 40000 | 78,990 | | | | |
| D&B PROPERTIES CLEVELAND LLC | 033B 108 | 2023 | 328880 | 328880 | 0 | | | | |
| SWEENEY PAUL SWEENEY REBECCA T | 033D 151 | 2023 | 191820 | 170000 | 21,820 | | | | |
| BROWN MICHAEL EDWARD | 033E 006 | 2023 | 179940 | 157810 | 22,130 | | | | |
| CD MECHANICAL INC | 033E 030 | 2023 | 512530 | 342530 | 170,000 | | | | |

| TAXPAYER NAME | PARCEL ID NO. | TAX YEAR OF APPEAL | 40% ASSESSMENT BY TAX ASSESSORS | 40% TAXPAYER'S RETURN VALUE | 40% VALUE IN DISPUTE |
|---|---------------|--------------------|---------------------------------|-----------------------------|----------------------|
| CD MECHANICAL INC | 033E 031 | 2023 | 326100 | 211946 | 114,154 |
| CD MECHANICAL INC | 033E 032 | 2023 | 334830 | 216985 | 117,845 |
| BOWTIE PROPERTIES INC | 034A 058 | 2023 | 137560 | 125000 | 12,560 |
| HOLLIS DALTON 350 ASBURY MILL RD | 034A 072 | 2023 | 24240 | 12000 | 12,240 |
| LCF PROPERTIES LLC | 034C 039 | 2023 | 24670 | 17000 | 7,670 |
| HATFIELD ARCHIE E JR | 034D 026A | 2023 | 336430 | 270000 | 66,430 |
| HILL COREY HILL KATHRYN | 034D 081 | 2023 | 546570 | 435000 | 111,570 |
| WOOTEN JOSEPH | 042A 013 | 2023 | 203840 | 144500 | 59,340 |
| LORE WEALTH MANAGEMENT LLC | 042B 110 | 2023 | 29710 | 22290 | 7,420 |
| RUSSELL TODD GARMON | 044 007A | 2023 | 174890 | 170000 | 4,890 |
| CLEMEN MICHAEL JOSEPH CLEMEN JUDITH ANN | 044D 067N | 2023 | 769140 | 700000 | 69,140 |
| HATCHER JAMES EDWARD | 045A 014A | 2023 | 890220 | 585000 | 305,220 |
| THURMOND BARBARA | 046 011 | 2023 | 311890 | 177940 | 133,950 |
| KINSEY III J RIDLEY KINSEY ELIZABETH | 046 113 | 2023 | 778620 | 539000 | 239,620 |
| ADAMS TRACY G REV LIVING TRUST ADAMS SUSAN S | 046 126 | 2023 | 744580 | 656900 | 87,680 |
| PARDUE DENNIS R | 046C 096 | 2023 | 157600 | 40 | 157,560 |
| WINGO MALLORY SELF JASON E | 047D 043 | 2023 | 414360 | 350000 | 64,360 |
| GOOCH JERRY GOOCH MELINDA | 047D 150 | 2023 | 264940 | 230000 | 34,940 |
| FREEMAN ELISA | 047D 177 | 2023 | 442650 | 325000 | 117,650 |
| BOLING TEDI A BOLING DANA X | 048A 008B | 2023 | 182880 | 150000 | 32,880 |
| ALDI INC C/O RYAN LLC | 048A 025D | 2023 | 1914810 | 1955000 | -40,190 |
| THE TAX RELIEF GROUP | 048A 061A | 2023 | 952320 | 626970 | 325,350 |
| PREFERRED TAX SERVICE C/O PREFERRED TAX SERVICE | 048A 062 | 2023 | 982360 | 817360 | 165,000 |
| PREFERRED TAX SERVICE INC C/O PREFERRED TAX SERVICE | 048A 079C | 2023 | 1015750 | 868350 | 147,400 |
| SMITH DAVID FRANKLIN | 048B 053 | 2023 | 398970 | 225000 | 173,970 |
| LEWIN LISA WILLIAMS | 048B 057 | 2023 | 677190 | 475000 | 202,190 |
| BOWDEN DEIDRA ARROWOOD BRIAN J | 048C 118 | 2023 | 121470 | 78450 | 43,020 |
| COREY NILES B COREY MICHELLE | 049 094 | 2023 | 972640 | 600000 | 372,640 |
| SPONTAK KACEY | 049 163 | 2023 | 465000 | 425000 | 40,000 |
| THURMOND FAMILY PARTNERSHIP | 049A 021 | 2023 | 270880 | 195000 | 75,880 |
| CLEVELAND BLUFF LLC C/O CLEVELAND BLUFF LLC | 049A 067 | 2023 | 1856250 | 1250000 | 606,250 |
| CLEVELAND BLUFF LLC C/O CLEVELAND BLUFF LLC | 049A 068 | 2023 | 350200 | 125000 | 225,200 |
| CLEVELAND BLUFF LLC C/O CLEVELAND BLUFF LLC | 049A 069A | 2023 | 180000 | 40000 | 140,000 |
| COKER KARSON COKER CALAH | 050 337 | 2023 | 845160 | 725000 | 120,160 |
| MARTIN ERIC J | 050C 011E | 2023 | 40980 | 38420 | 2,560 |
| SMITH MELONY | 051 003E | 2023 | 28320 | 23120 | 5,200 |
| JUSTUS JULIE | 051 003K | 2023 | 28800 | 23200 | 5,600 |
| CALHOUN TIMOTHY SHANE CALHOUN SHARON ANGELETTE | 051 094 | 2023 | 546850 | 450000 | 96,850 |
| DAVIS PAUL | 051 108 | 2023 | 532590 | 495000 | 37,590 |
| FRANKS DAVID A FRANKS LAURA A | 051 167 | 2023 | 475000 | 475000 | 0 |
| LAND ASSET LLC | 051E 041 | 2023 | 24000 | 21000 | 3,000 |

| TAXPAYER NAME | PARCEL ID NO. | TAX YEAR OF APPEAL | 40% ASSESSMENT BY TAX ASSESSORS | 40% TAXPAYER'S RETURN VALUE | 40% VALUE IN DISPUTE |
|---|---------------|--------------------|---------------------------------|-----------------------------|----------------------|
| PETERSON WALTER L | 053 029 | 2023 | 48020 | 48020 | 0 |
| BAGLEY J TROY | 055D 082 | 2023 | 312420 | 312420 | 0 |
| POWELL'S PINE RIDGE LLC | 055D 103 | 2023 | 156210 | | 156,210 |
| WALLACE MATTHEW P | 055D 115 | 2023 | 126290 | | 14,290 |
| HUMMINGBIRD LODGE LLC | 056A 111 | 2023 | 316710 | 112000 | 66,493 |
| CHARLSON TY M CHARLSON TARA M | 056A 114 | 2023 | 288660 | 252000 | 36,660 |
| FREEMAN JAMES EARL ESTATE, FREEMAN JAMES E II, EXECUTOR | 056B 029 | 2023 | 31500 | 31500 | 0 |
| FREEMAN JAMES EARL ESTATE, FREEMAN JAMES E II, EXECUTOR | 056B 045 | 2023 | 30000 | 30000 | 0 |
| LIDMAN KERRI LIDMAN WAYNE | 056B 167 | 2023 | 21000 | 21000 | 0 |
| LIDMAN WAYNE LIDMAN KERRI | 056B 168 | 2023 | 365830 | 334697 | 31,133 |
| NACOOCHEE WINERY NACOOCHEE BEND | 057 002 | 2023 | 886010 | 808000 | 78,010 |
| NACOOCHEE VILLAGE L P | 057 061 | 2023 | 59460 | 31570 | 27,890 |
| NACOOCHEE BEND LLC | 057 062 | 2023 | 221880 | 158880 | 63,000 |
| ANNISON PATRICIA | 058C 034 | 2023 | 344740 | 160000 | 184,740 |
| FTOG LLC | 058C 035 | 2023 | 377610 | 275000 | 102,610 |
| MORALES MOISES XAVIER | 058C 114 | 2023 | 383980 | 300000 | 83,980 |
| BRAND STEVEN D | 058C 161 | 2023 | 144110 | 144110 | 0 |
| HOWARTH JAMES HOWARTH MELODY | 058D 077 | 2023 | 498780 | 498780 | 0 |
| FORD LAURIE E FORD DAVID S | 058D 105 | 2023 | 590960 | 500000 | 90,960 |
| MORALES MOISES XAVIER | 059 029 | 2023 | 60270 | 22000 | 38,270 |
| BROOKSHIRE ANTHONY CHIP BROOKSHIRE CHRISTY KINSEY | 059 090B | 2023 | 421340 | 350000 | 71,340 |
| HARTNETT TINA | 059D 028 | 2023 | 159850 | 140000 | 19,850 |
| ADAM & KATHY INC | 059D 133 | 2023 | 342920 | 310000 | 32,920 |
| MECKLEY BRYAN C MECKLEY DEBRA L | 060C 003 | 2023 | 887420 | 775000 | 112,420 |
| STEWART BRADLEY T HAYES TINA M | 060C 016 | 2023 | 664810 | 595000 | 69,810 |
| ALEXANDER SANDY MELINDA | 061 037 | 2023 | 528170 | 451900 | 76,270 |
| TILLER PATRICIA FOWLER | 061 043 | 2023 | 479890 | 323390 | 156,500 |
| MCDONALD CRAIG | 061 082 | 2023 | 66110 | 57580 | 8,530 |
| LAMB ZACKARY TAYLOR LAMB TASHA L | 061 226 | 2023 | 235950 | 180000 | 55,950 |
| HAP RICHARDSON HLR LAW LUKAS MICHELLE | 061 321 | 2023 | 779700 | 600000 | 179,700 |
| TEEMS RICHARD R TEEMS CYNTHIA L | 062 004 | 2023 | 371000 | 271000 | 100,000 |
| DEMING JONATHAN DEMING MELISSA | 062 191A | 2023 | 459620 | 358506 | 101,114 |
| CROWE J DAVID | 062 262 | 2023 | 709530 | 622380 | 87,150 |
| DORSEY DARRELL KEVIN | 062 282 | 2023 | 463580 | 300000 | 163,580 |
| GILES KARLEY GILES AUSTIN | 062 290 | 2023 | 645990 | 430000 | 215,990 |
| LAWRENCE JAMES G LAWRENCE HEATHER D | 062 405 | 2023 | 344520 | 290000 | 54,520 |
| DUNAHOO STEVEN W | 063 065 | 2023 | 362340 | 325000 | 37,340 |
| SAVAGE STEVE R | 063 096A | 2023 | 684720 | 400000 | 284,720 |
| JONATHAN HUBBARD | 063 107A | 2023 | 355100 | 280000 | 75,100 |
| JONES WILLIAM SCOTT JONES CHELSEY DANICA | 063 117 | 2023 | 396900 | 295000 | 101,900 |
| SPEER STEPHEN DOUGLAS ET AL | 065 011 | 2023 | 804690 | 685585 | 119,105 |

| TAXPAYER NAME | PARCEL ID NO. | TAX YEAR OF APPEAL | 40% ASSESSMENT BY TAX ASSESSORS | 40% TAXPAYER'S RETURN VALUE | 40% VALUE IN DISPUTE |
|---|---------------|--------------------|---------------------------------|-----------------------------|----------------------|
| SUMMER HISTORIC ACQUISITIONS | 065 134B | 2023 | 12890 | 11280 | 1,610 |
| KEMETER SUSAN A | 069 063 | 2023 | 314050 | 215500 | 98,550 |
| HADDEN ERNEST B JR | 069 132 | 2023 | 392470 | 285000 | 107,470 |
| MORRIS ROBERT H MORRIS NANCY H | 069 437 | 2023 | 436480 | 350000 | 86,480 |
| GOTTSCHANG JOHN C | 069 488 | 2023 | 1023450 | 780406 | 243,044 |
| CHARLES SCHWAB BANK | 069 529 | 2023 | 1101510 | 954910 | 146,600 |
| HOME DIGS LLC | 069 594 | 2023 | 308280 | | 308,280 |
| SANTERRE FAMILY TRUST | 070 031 | 2023 | 14000 | 14000 | 0 |
| SANTERRE FAMILY TRUST SANTERRE MINERVA TRUSTEE | 070 033 | 2023 | 183170 | 183170 | 0 |
| BACCHUS PRODUCTIONS, LLC | 071 005 | 2023 | 708830 | 573413 | 135,417 |
| 122 E WATER LLC | 071 005A | 2023 | 130350 | 57155 | 73,195 |
| REED RACHEL REED DUSTIN DWAIN | 071 108 | 2023 | 132790 | 68640 | 64,150 |
| BRENNAN-FULLER MACRAE M FULLER RYAN J | 072 094 | 2023 | 329390 | 299000 | 30,390 |
| ULBRICH PETER JOHN TRUST SUSAN ALLEN TRUSTEE | 072 277 | 2023 | 525630 | 420000 | 105,630 |
| KOZICKI KEITH KOZICKI LESLIE W | 072 296 | 2023 | 472420 | 423300 | 49,120 |
| RATCHEK KEITH | 073 229 | 2023 | 386100 | 324340 | 61,760 |
| BOWMAN JEFFREY M | 075 320 | 2023 | 307340 | 220000 | 87,340 |
| HODGE RYAN RICHARD HODGE JESSICA LYNN CROSLIN | 076 123B | 2023 | 696710 | 635000 | 61,710 |
| IRVIN E T & EURA BOND ESTATE C/O NORMA J IRVIN | 076 186 | 2023 | 138050 | 100000 | 38,050 |
| AYERS KIMBERLEY L | 076 332 | 2023 | 210370 | 17000 | 193,370 |
| GIBBY MICHAEL AND MARGIE TRUST | 078 025A | 2023 | 278390 | 125000 | 153,390 |
| GIBBY MICHAEL AND MARGIE TRUST | 078 025B | 2023 | 580170 | 290085 | 290,085 |
| GENTRY-TAYLOR FLYNN | 079 076 | 2023 | 357360 | 299500 | 57,860 |
| DAVIS ANDREW VINCENT DAVIS DEBBIE LAWSON | 086 003 | 2023 | 887680 | 750000 | 137,680 |
| COKER MARY VIRGINIA | 087 058A | 2023 | 63160 | 63160 | 0 |
| JAFFE MITCHEL C | 088 023 | 2023 | 630020 | 550000 | 80,020 |
| HOBSTER WEDGE LLC | 089 028 | 2023 | 322080 | 300000 | 22,080 |
| CATHEY MIKE CATHEY LAKETA | 089 060A | 2023 | 718050 | 641370 | 76,680 |
| LEONARD MARTHA ANN | 089 067 | 2023 | 130050 | 130050 | 0 |
| YALLS PROPERTIES LLC | 091 050AC4 | 2023 | 203420 | 172150 | 31,270 |
| DONALD THURMOND FAMILY PARTNERSHIP LP | C01B 005 | 2023 | 279800 | 195000 | 84,800 |
| WESTMORELAND KIMBERLY JEAN | C01B 123 | 2023 | 175430 | 150000 | 25,430 |
| LONG CHARLES A | C01F 031 | 2023 | 205450 | 176230 | 29,220 |
| RUSSELL ROBERT L RUSSELL KRISTA H | H03D 080 111 | 2023 | 114256 | 88000 | 26,256 |
| O'CONNOR & ASSOCIATES | H03D 082 | 2023 | 784470 | 651110 | 133,360 |
| HOLLOWAY MICHAEL | H04B 004 | 2023 | 31500 | 29000 | 2,500 |
| FREEMAN JAMES EARL ESTATE, FREEMAN JAMES E II, EXECUTOR | H04B 008 | 2023 | 21000 | 21000 | 0 |
| CARL WYNN | H04C 130 | 2023 | 1911080 | 1435000 | 476,080 |
| RACHI LUMINITA ADELA | H04C 132D | 2023 | 168060 | 137000 | 31,060 |
| O'CONNOR & ASSOCIATES | H04C 144 | 2023 | 1722770 | 1429899 | 292,871 |
| O'CONNOR & ASSOCIATES | H04C 151 | 2023 | 2482250 | 2060267 | 421,983 |

| TAXPAYER NAME | PARCEL ID NO. | TAX YEAR OF APPEAL | 40% ASSESSMENT BY TAX ASSESSORS | 40% TAXPAYER'S RETURN VALUE | 40% VALUE IN DISPUTE |
|---|---------------|--------------------|---------------------------------|-----------------------------|----------------------|
| FREEMAN JAMES EARL ESTATE, FREEMAN JAMES E II, EXECUTOR | H04D 080 | 2023 | 7500 | 7500 | 0 |
| FREEMAN JAMES EARL ESTATE, FREEMAN JAMES E II, EXECUTOR | H04D 143 | 2023 | 7500 | 7500 | 0 |
| FREEMAN JAMES EARL ESTATE, FREEMAN JAMES E II, EXECUTOR | H04D 144 | 2023 | 7500 | 7500 | 0 |
| VILLAGE CABIN LLC | H04F 015 | 2023 | 203470 | 173110 | 30,360 |
| TOTALS >>>>> | | | \$65,146,326 | \$51,329,156 | \$13,817,170 |

I hereby certify that all changes of assessment notices have been mailed out and all values in dispute are reflected in this list, including those that are still within the 45 day appeal period O.C.G.A. §48-5-306 and §48-5-311.

7-21-23
Date


Chairman, Board of Tax Assessors

I recognize that, pursuant to O.C.G.A. 48-5-304, the Revenue Commissioner shall not approve any digest of any county when the assessed value that is in dispute for any property or properties on appeal or in arbitration exceeds the maximum amount set by law for the same year.

Date

Chairman, Board of Commissioners

Date

Chairman, Board of Education or School Superintendent

<http://www.dor.ga.gov>



Board of Commissioners

Travis C. Turner, Chairman • Terry D. Goodger, District 1 • Lyn Holcomb, District 2 • Edwin Nix, District 3 • Craig Bryant, District 4

July 31, 2023

Georgia Department of Revenue
Local Government Services Division
4245 International Parkway, Suite A
Hapeville, Georgia 30354-3918

Re: 2023 Millage Rate for White County, Georgia / Insurance Premium Tax

White County has elected to use the Insurance Premium Tax as revenue for the General Fund; thereby funding services as may be provided by the county governing authority for the primary inhabitants of the unincorporated area of the county. Therefore, no rollback for these funds will apply to the 2023 millage for White County.

Sincerely,

Travis C. Turner
Chairman



WHITE COUNTY

Board of Commissioners

Agenda Request Form

Item Title: Request to redistrict property from A-1 to R-3 for Oleksandr Fedoruk, 648 Will Hambrick Road

For Meeting Date: 3/27/2023

Work Session **Regular Meeting** **Public Hearing**

Category (Select One): Land Use Application

Submitted By: John Sell

Attachments: Yes **If yes, please list each file name below:**

1. Application #19978
2. Public Hearing minutes of 6/26/2023
3. Regular Meeting minutes of 7/3/2023

Purpose:

Consider the application of Oleksandr Fedoruk to redistrict property located at 648 Will Hambrick Road, Cleveland, Georgia, 30528 from A-1 Agriculture Forestry District to R-3 Residential Seasonal District. Tax map and parcel 077-059. Total acreage is 11.31. Proposed use is to place in "Short Term Rental" program and rental cabin development. Present zoning is A-1 Agriculture Forestry District.

Background / Summary:

- Applicant is requesting a redistricting from A-1 to R-3 for a rental cabin development in the Short Term Rental program. Mr. Fedoruk explained the proposed rental cabins would be 400-500 square foot, one bedroom and one bathroom, with parking for each cabin as required. Mr. Barton explained the rental cabin development regulations and the minimum square footage requirements, adding that the development would not be a recorded plat and the cabins are not considered dwellings. Mr. Fedoruk stated this is the first phase, with a long-term plan to have a wedding venue that would accommodate 200-250 people. He said he was not aware of any neighbor concerns, that his father purchased the property over a year ago with the intentions of the rental cabins and wedding venue. There were five people who spoke against the application. Most of the opposition centered around traffic, impact to the agricultural properties, potential issues with renters to include trash and fireworks, and safety of children and animals. Jason Hogan reminded the applicant and commission that there is a lumber yard across the road with trucks coming in and out so it would not be quiet for a wedding venue. The Planning Commission recommended denial of the application by a unanimous vote, with John Yarbrough stating the reason for his second was that it did not fit into the community which was supported by the community's objection.

Department Recommendation:

Planning Commission recommended denial by a unanimous vote.

Options:

- Uphold Planning Commission recommendation and deny the application
- Reverse Planning Commission recommendation and approve the application.
- Table the application for further review or to send back to Planning Commission

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

-

County Manager Comments:

-

WHITE COUNTY CHANGE OF LAND USE DISTRICT APPLICATION

| | |
|-------------------------------------|---|
| OFFICE USE ONLY | Land Use Application #: <u>19978</u> |
| Public Hearing Date: <u>6/26/23</u> | Commission District: <u>2</u> |
| Fees Assessed: <u>\$250</u> | Paid via: <input type="checkbox"/> cash <input checked="" type="checkbox"/> credit card <input type="checkbox"/> check# _____ |

| APPLICANT INFORMATION | |
|--|---|
| Status: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Lessee <input type="checkbox"/> Option to Purchase | |
| Printed Name(s): <u>Oleksandr Fedoruk</u> | |
| Address: <u>648 Will Hambrick Road Cleveland, GA 30528</u> | |
| Phone Number: [REDACTED] | Alternate Contact Number: _____ |
| Email: [REDACTED] | |
| Owner Information (if different from Applicant/Agent): | |
| Name: _____ | Phone #: _____ |
| PROPERTY INFORMATION | |
| Parcel ID: <u>077-059</u> | Total acreage being changed: <u>11.31 acres</u> |
| Address: <u>648 Will Hambrick Road Cleveland, GA 30528</u> | |
| Directions to Property: <u>648 Will Hambrick Road Cleveland, GA 30528</u> | |
| | |
| | |
| | |
| Current Use of Property: <u>A1</u> | Type of Road Surface: <u>Gravel</u> |
| Any prior redistricting requests for property: <u>no</u> If yes, provide redistricting application #: _____ | |
| SURROUNDING PROPERTY LAND USE CLASSIFICATION: | |
| North: <u>R-1</u> | South: <u>I-1/R-1</u> East: <u>R-1</u> West: <u>A-1/R-1</u> |
| REQUESTED ACTION AND DETAILS OF PROPOSED USE (check all that apply) | |
| Redistrict from district: <u>A-1</u> | Redistrict to district: <u>R-3</u> |
| Conditional Use - specify: <u>n/a</u> | |
| Special Use - specify: <u>n/a</u> | |
| Land Use Variance from Code Section: <u>n/a</u> | |
| Proposed use if not listed above: <u>Rental Cabin Development</u> | |
| Is this property part of a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, please list number of lots: <u>-</u> | |
| Are there covenants? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there an active homeowner's association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Subdivision Name (if applicable): <u>-</u> | |

Existing Utilities (check all that apply):
 County or City Water Well Septic Gas Electric Broadband

Proposed Utilities (check all that apply):
 ___ County or City Water ___ Well ___ Septic ___ Gas ___ Electric ___ Broadband

COMMERCIAL AND INDUSTRIAL REDISTRICKT INFORMATION

Building Area: _____ No. of Parking Spaces: _____

RESIDENTIAL REDISTRICKT INFORMATION

No. of Lots: ~~00~~ 11 Minimum Lot Size in acres: ~~0.1~~ 1 acre No. of Units: ~~00~~ 11

Minimum Heated Floor Area (ft²): n/a Density/Acre: n/a

Is an Amenity area proposed (specify if yes)? n/a

___ Apartments ___ Condominiums ___ Townhomes ___ Single Family

Rental Cabins ___ Recreational Vehicle Park ___ Other- Specify:

LIST OF ADJACENT PROPERTY OWNERS

It is the responsibility of the Applicant to provide a list of adjacent property owners that has property bordering your property or who has property directly across the street from your property (additional sheet may be included, if necessary).

| PARCEL | PROPERTY OWNER NAME | MAILING ADDRESS |
|--------------|---|-----------------------------|
| 1 076 253 | Lovell Garry Fay Lovell Teresa Carol | 530 Will Hambrick Rd |
| 2 076 208 | 689 Will Hambrick Road LLC | 783 Will Hambrick Rd |
| 3 077 061 | Cowart Marvin J Cowart Deena S | 1899 Holiness Campground Rd |
| 4 077 051 | Holbrook David E | 1818 Holiness Campground Rd |
| 5 077 050 | Hogan Tommie | 1594 Holiness Campground Rd |
| 6 077 048 | Hogan Thomas Wayne Hogan James Leroy | 1700 Holiness Campground Rd |
| 7 077 058 | Jones Doris Chloe Life Estate | 1637 Holiness Campground Rd |

Existing Utilities (check all that apply):
 County or City Water Well Septic Gas Electric Broadband

Proposed Utilities (check all that apply):
 County or City Water Well Septic Gas Electric Broadband

COMMERCIAL AND INDUSTRIAL REDISTRRICT INFORMATION

Building Area: _____ No. of Parking Spaces: _____

RESIDENTIAL REDISTRRICT INFORMATION

No. of Lots: ~~10~~ 11 Minimum Lot Size in acres: ~~0.25~~ 1 acre No. of Units: ~~10~~ 11

Minimum Heated Floor Area (ft²): n/a Density/Acre: n/a

Is an Amenity area proposed (specify if yes)? n/a

Apartments Condominiums Townhomes Single Family

Rental Cabins Recreational Vehicle Park Other- Specify: _____

LIST OF ADJACENT PROPERTY OWNERS

It is the responsibility of the Applicant to provide a list of adjacent property owners that has property bordering your property or who has property directly across the street from your property (additional sheet may be included, if necessary).

| PARCEL | PROPERTY OWNER NAME | MAILING ADDRESS |
|--------|---|-----------------------------|
| 1 | 077 056 Union Grove Congregational Holiness Church, GA corp | 1459 Holiness Campground Rd |
| 2 | 077 056A Union Grove Campground of the Congregational Holiness Church | 1459 Holiness Campground Rd |
| 3 | 076 251 Free Farms Homeplace LLC | 270 Will Hambrick Rd |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

APPLICANT CERTIFICATION


I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning Department staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I understand that I may seek legal advice if I am not familiar with the land use requirements and procedures.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioners hearings and that I am required to be present or to be represented by someone able to present all facts and answer all questions. I understand that failure to appear at a public hearing shall result in the postponement or denial of my application request. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from White County.

I hereby certify that I have read the above and that the above information, as well as the attached information, is true and correct.

Applicant Signature:  Date: 03/09/23

2023 DEADLINES AND MEETING DATES

| Submittal Date Planning Dept. Office 5:00 p.m. Deadline | Planning Commission Public Hearing 1239 Helen Hwy 6:00 p.m. | Planning Commission Regular Session 1239 Helen Hwy 6:00 p.m. | Board of Commissioners Work Session 1235 Helen Hwy 4:30 p.m. |
|---|---|--|--|
| Wednesday, January 4, 2023 | Monday, January 30, 2023 | Monday, February 6, 2023 | Monday, February 27, 2023 |
| Wednesday, February 1, 2023 | Monday, February 27, 2023 | Monday, March 6, 2023 | Monday, March 27, 2023 |
| Wednesday, March 1, 2023 | Monday, March 27, 2023 | Monday, April 3, 2023 | Monday, April 24, 2023 |
| Wednesday, March 29, 2023 | Monday, April 24, 2023 | Monday, May 1, 2023 | TBA |
| Wednesday, May 3, 2023 | TBA | Monday, June 5, 2023 | Monday, June 26, 2023 |
| Wednesday, May 31, 2023 | Monday, June 26, 2023 | Monday, July 3, 2023 | Monday, July 31, 2023 |
| Wednesday, June 28, 2023 | Monday, July 31, 2023 | Monday, August 7, 2023 | Monday, August 28, 2023 |
| Wednesday, August 2, 2023 | Monday, August 28, 2023 | TBA | Monday, September 25, 2023 |
| Wednesday, August 30, 2023 | Monday, September 25, 2023 | Monday, October 2, 2023 | Monday, October 30, 2023 |
| Wednesday, October 4, 2023 | Monday, October 30, 2023 | Monday, November 6, 2023 | Monday, November 27, 2023 |
| Wednesday, November 1, 2023 | Monday, November 27, 2023 | Monday, December 4, 2023 | TBA |
| Wednesday, November 29, 2023 | TBA | TBA | Monday, January 29, 2024 |
| Wednesday, January 3, 2024 | Monday, January 29, 2024 | Monday, February 5, 2024 | Monday, February 26, 2024 |

NOTICE OF AGRICULTURAL DISTRICT ADJACENCY

Future abutting developers in non-agricultural land use districts shall be provided with this "Notice of Agricultural Adjacency" prior to administrative action on either land use district, the issuance of a building or occupancy permit or approval of a subdivision of property. Prior to administrative action, the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing, adjacent to his/her use, which can produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent Agricultural District uses, the applicant agrees by executing this form to waive any objection to those effects and understands that his/her district change and/or permits or other approvals are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the Agricultural District constitute a nuisance against the local government and adjoining land owners whose property is located in an Agricultural District. This waiver shall be provided and made applicable for subsequent purchasers and owners or heirs of his/her property. This notice and acknowledgement shall be public record.

Applicant Signature:  Date: 03/09/23

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANTS AND REPRESENTATIVE(S) OF REQUESTED ACTION)**

Pursuant to O.C.G.A. Section 36-67 A-3.A, the disclosure of any campaign contributions aggregating \$250.00 or more to a local government official who will consider an application for re-classification or for a conditional use or special use permit is mandatory when an application or any representation of application for re-classification of district or for conditional use or special use permit has been made within two (2) years immediately preceding the filing of a request for reclassification or conditional use or special use permit by the same applicant and/or representative of said applicant. It shall be the duty of the applicant and/or any representatives of the applicant to file a disclosure with the governing authority of the respective local government to show the following:

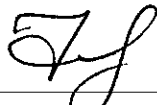
Name of local official(s) to whom campaign contribution was made:

The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of this application for action for district re-classification, conditional use or special use permit.

Amount \$: _____ Date: _____

Enumeration and description of each gift (when the total value of all gifts is \$250.00 or more) made to the local government official during the two (2) years immediately preceding the filing of this application. **Please attach additional sheets if needed.**

Check box if no contributions made

Applicant Signature:  Date: 03/09/23

PROPERTY OWNER AUTHORIZATION

To be completed if applicant is other than owner and/or to provide authorization for someone other than owner to represent the applicant at the required meetings.

I/WE (print), Oleksandr Fedoruk,
hereby swear that I/we own the property for which this land use change application is being made.

| |
|--|
| Property Address and/or Parcel ID: |
| PROPERTY OWNER INFORMATION |
| Printed Name of Owner(s): <u>Oleksandr Fedoruk</u> |
| Mailing Address: <u>648 Will Hambroek Road Cleveland, GA 30528</u> |
| Phone Number: [REDACTED] |
| Alternate Contact Number: |
| Email: [REDACTED] |
| I/we hereby authorize the person named below to act as the applicant or agent in the pursuit of the requested action on this property. I/we understand that any action granted and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The person named below is authorized to make this application. The person named below is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of the last action by the White County Board of Commissioners. |
| Printed Name of applicant or agent(s): <u>Mark Fedoruk</u> |
| Signature of Owner(s): <u>[Signature]</u> Date Signed: <u>03/09/23</u> |

PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 15 day of May, 2023 by Oleksandr Fedoruk (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of drivers license



[Signature] (Signature of Notary)
Katrina Lett (Name of Notary Typed, Stamped, or Printed)

SHORT TERM RENTAL CERTIFICATIONS

To be completed and notarized for any application where the proposed use is short term rental.

I/WE (print), Oleksandr Fedoruk,
hereby swear that I/we own/will own the property referenced below for which this land use change application is being made.

*Property Address and/or Parcel ID:

PROPERTY OWNER AUTHORIZATION ACKNOWLEDGEMENT OF GUESTS

I acknowledge to keep the total number of guests to that number which can safely stay in the premises and may be subject to the State of Georgia's fire safety code regulations.

Signature of Owner/Future Owner(s): [Signature]

PROPERTY OWNER AUTHORIZATION CERTIFIED BY OWNER OR THIRD PARTY INSPECTOR

I attest by owner or third party inspector that short term rentals meet applicable International Building Code, International Fire Code regulations and NFPA 101 Life Safety codes.

Signature of Owner/Future Owner(s): [Signature]

PROPERTY OWNER AUTHORIZATION CERTIFIED DEED RESTRICTION

I certify that there are no deed restriction and/or covenants on the property that prohibits the use of the property as a short-term rental.

Signature of Owner/Future Owner(s): [Signature]

PROPERTY OWNER AUTHORIZATION CERTIFIED SHORT-TERM RENTAL INSURANCE

I certify that the owner/future owner has commercial or specific short-term rental insurance for the property. If insurance *has not been obtained* at time of application, I certify that owner/future owner will obtain prior to renting if application approval is granted.

Signature of Owner/Future Owner(s): [Signature]

OFFICIAL CODE OF WHITE COUNTY APPENDIX C/ARTICLE VII – SHORT TERM RENTALS & BUSINESS LICENSES NOTIFICATION

I certify that I have been informed of and provided a copy of Appendix C/Article VII - Short Term Rentals. I certify that I have also been informed that I will need to contact the White County Business Tax Office (706-865-2235) to obtain the proper business licensing, host licensing, and subsequent tax information prior to operation of my short term rental.

Signature of Owner/Future Owner(s): [Signature]

SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 15 day of May, 2023 by Oleksandr Fedoruk (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of Driver's License

[Signature] (Signature of Notary)

Katrina Lett (Name of Notary Typed, Stamped, or Printed)



APPLICANT ACKNOWLEDGEMENT OF MEETING DATES


I, Oleksandr Fedoruk (print name) have been advised that I or someone to represent me must be in attendance when my application is before the White County Planning Commission and the White County Board of Commissioners or it will be tabled. I also acknowledge that I have been made aware of the below dates upon submission of my application.

Senior Center, 1239 Helen Hwy, Cleveland 6:00pm

Public Hearing Date (Planning Commission): 6/26/2023
 Regular Meeting Date (Planning Commission): July 3/2023

Administration Building, 1235 Helen Hwy, Cleveland 4:30pm

Board of Commissioners Meeting Date: ~~Aug 28/2023~~
July 31/2023
**Meeting dates are subject to change*


 Signature of Applicant or Authorized Agent

5/16/2023
 Date

| |
|---|
| <u>OFFICE USE ONLY</u> |
| Copy given to applicant: <u>5/16/2023</u> (date) |
| Staff Initials: <u>HL</u> |
| Flag (circle): <input checked="" type="radio"/> Y <input type="radio"/> N |

| |
|--|
| WITHDRAWAL |
| <i>Notice: This section only to be completed if application is being withdrawn.</i> |
| PART II - OFFICIAL CODE/APPENDIX C - LAND USE REGULATIONS/ARTICLE XVIII. AMENDMENT, APPLICATION AND PROCEDURAL REQUIREMENTS |
| <i>Section 1803. Withdrawal of amendment application. Any petition for an amendment to these regulations, official land use district map, conditional use approval, variance or special use permit may be withdrawn, at the discretion of the person or agency initiating such request, at any time prior to final action by the board of commissioners upon written notice to the planning director. Any required fees shall be forfeited</i> |
| I hereby withdraw application #: |
| Applicant Signature: _____ Date: _____ |

Letter of Intent

The following is the intent for the use of the property at 648 Will Hambrick Road:

The request for rezoning is due to the intended use of the property being for short term cabin rentals. We plan to build up to eleven 14' x 18' cabins on the property and offer them as short term rentals on websites such as AirB&B and Vrbo.

The proposed rental cabins will be constructed with eco-friendly materials and a simple design. They will be equipped with modern amenities such as kitchenettes, bathrooms, and outdoor seating areas. Additionally, the cabins will be professionally managed to ensure the highest level of guest satisfaction.

We are excited about the potential of this project and the positive impact it will have on the local economy. Thank you for your consideration, and we look forward to the next steps in this process.

Sincerely ,
Alex Fedoruk



Public Health
Prevent. Promote. Protect.

White County Environmental Health

Zachary Taylor, M.D., M.S., Health Director

1241 Helen Highway, Unit 210 • Cleveland, GA 30528

PH: 706-348-7698 • FAX: 706-348-1670 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

Evaluation Applied For

Appropriate Permit Applied For

Appropriate Permit Issued to Applicant

Evaluation, Permit Not Applied For At This Time

DATE: 05/03/2023

APPLICANT NAME: OLEKSANDR FEDORUK

PROPERTY ADDRESS: 648 WILL HAMBRICK RD
CLEVELAND, GA 30528

White County Planning Department:

In reference to a request for a change of zoning/land use or a building permit, application may need to be made for an existing system evaluation to determine:



- that the permit on file is the correct permit for the property in question;
- that there is no evidence of system failure;
- that the septic system is appropriately sized for the current and proposed use;
- that there is adequate repair after the proposed addition;
- that there are no conditions that could adversely affect the functionality of the system.

Please note that this is NOT an all-inclusive list. Based upon the information submitted and/or the outcome of the evaluation, it may be determined that a septic system needs additional capacity or upgrade. If so, the appropriate permit will need to be obtained and the work completed before an approval can be given.

If, based upon information submitted, no septic systems exist on the property, this zoning/land use change and/or building permit request should not affect the property with respect to septic use.

White County Environmental Health
District 2 Public Health

By signing below, I certify all information submitted is accurate and true to the best of my knowledge.

Applicant Signature



P.O. Box 3020
Cleveland, GA 30528-0052
Phone: 706-865-0788
Fax: 706-865-0329

March 8, 2023

VIA-EMAIL: [REDACTED]

RE: 648 Will Hambrick Road
Cleveland GA 30528
White County, Georgia

To Whom It May Concern,

Let this letter serve as notice that White County Water Authority has water available and at this time, connected to our water system at the above referenced service area.

Please call our office if you have any questions concerning the referenced service area. You can reach me at (706) 865-0788; Monday – Friday 8:00 a.m. – 4:30 p.m.

Thank you,

Edwin Nix
Executive Director
White County Water Authority

©2006 THOMAS R. PAUL LAND SURVEYING

eFiled & eRecorded
 DATE: 4/18/2023
 TIME: 8:42 AM
 PLAT BOOK: 02023
 PAGE: 00068
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 6925354841
 CLERK: Dena M. Adams
 White County, GA

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDING OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA, AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- ⊙ - TRAVERSE POINT
- CM - CONCRETE MONUMENT

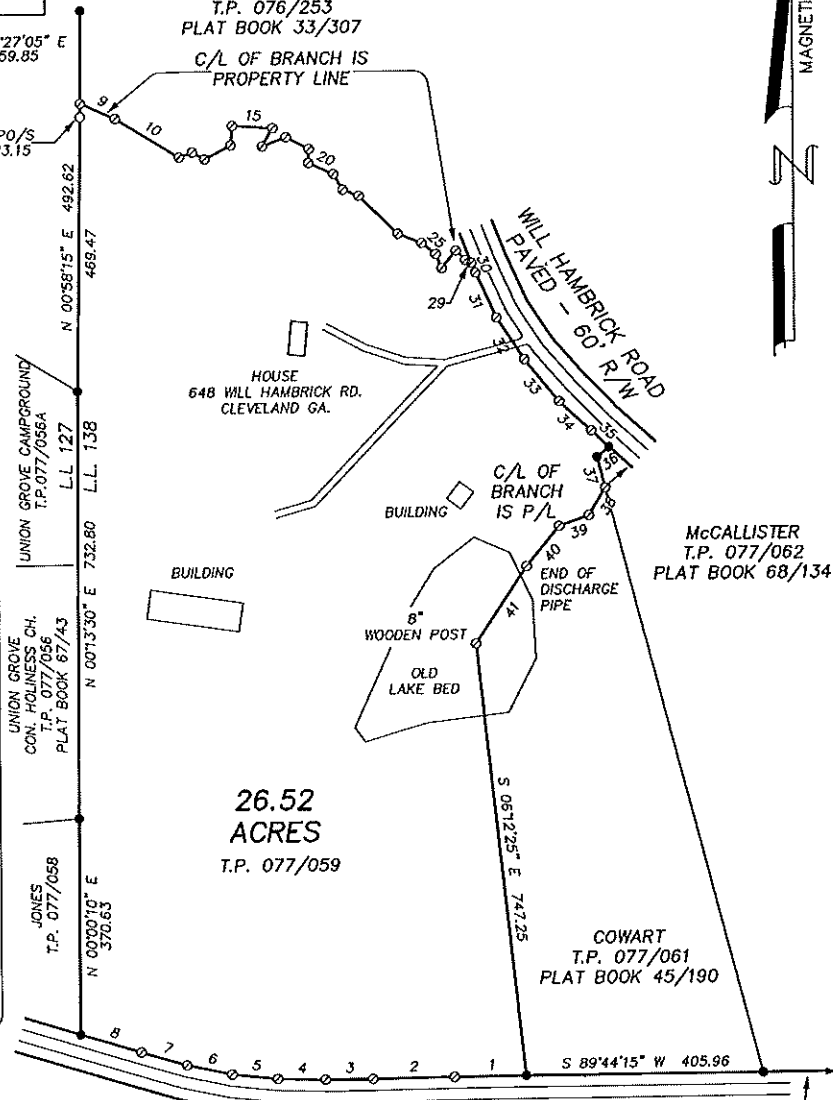
THOMAS R. PAUL, G.A.R.S.2474

LOVELL
 T.P. 076/253
 PLAT BOOK 33/307

FREE FARMS
 HOMEPLACE LLC
 T.P. 076/251
 PLAT BOOK 64/200

MAGNETIC NORTH

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| 1 | S 89°30'30" W | 123.54 |
| 2 | S 89°10'00" W | 140.07 |
| 3 | S 89°36'35" W | 82.12 |
| 4 | N 88°36'30" W | 81.77 |
| 5 | N 83°48'45" W | 79.45 |
| 6 | N 78°01'25" W | 79.42 |
| 7 | N 73°24'30" W | 81.66 |
| 8 | N 72°59'05" W | 108.79 |
| 9 | S 65°58'00" E | 65.22 |
| 10 | S 58°37'40" E | 128.67 |
| 11 | N 69°59'25" E | 23.91 |
| 12 | S 60°30'00" E | 24.29 |
| 13 | N 62°24'50" E | 51.24 |
| 14 | N 04°48'50" E | 33.29 |
| 15 | S 86°23'00" E | 70.07 |
| 16 | S 30°28'40" W | 36.02 |
| 17 | N 69°39'00" E | 43.64 |
| 18 | S 62°50'10" E | 44.38 |
| 19 | S 02°37'55" W | 23.97 |
| 20 | S 65°53'25" E | 46.72 |
| 21 | S 30°45'10" E | 31.58 |
| 22 | S 68°51'05" E | 29.95 |
| 23 | S 45°44'15" E | 92.98 |
| 24 | S 68°25'50" E | 44.22 |
| 25 | S 50°40'50" E | 30.06 |
| 26 | S 22°53'05" E | 26.49 |
| 27 | N 39°02'35" E | 38.67 |
| 28 | S 43°26'25" E | 23.25 |
| 29 | S 66°29'10" E | 11.79 |
| 30 | S 21°56'50" E | 17.77 |
| 31 | S 24°42'55" E | 84.93 |
| 32 | S 33°26'35" E | 86.35 |
| 33 | S 40°40'50" E | 85.34 |
| 34 | S 44°08'05" E | 82.14 |
| 35 | S 46°28'35" E | 41.52 |
| 36 | S 50°31'55" W | 26.26 |
| 37 | S 14°39'55" E | 54.50 |
| 38 | S 31°19'15" W | 55.15 |
| 39 | S 69°56'55" W | 54.07 |
| 40 | S 39°12'10" W | 88.48 |
| 41 | S 33°37'50" W | 158.50 |



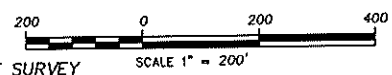
26.52
 ACRES
 T.P. 077/059

McCALLISTER
 T.P. 077/062
 PLAT BOOK 68/134

COWART
 T.P. 077/061
 PLAT BOOK 45/190

HOLINESS CAMPGROUND ROAD
 PAVED - 60' R/W

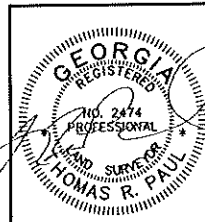
497.52' ALONG R/W
 TO R/W OF WILL HAMBRICK ROAD



I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS AND REQUIREMENTS OF LAW.

RETRACEMENT SURVEY

LAND LOT 138
 2nd LAND DIST.



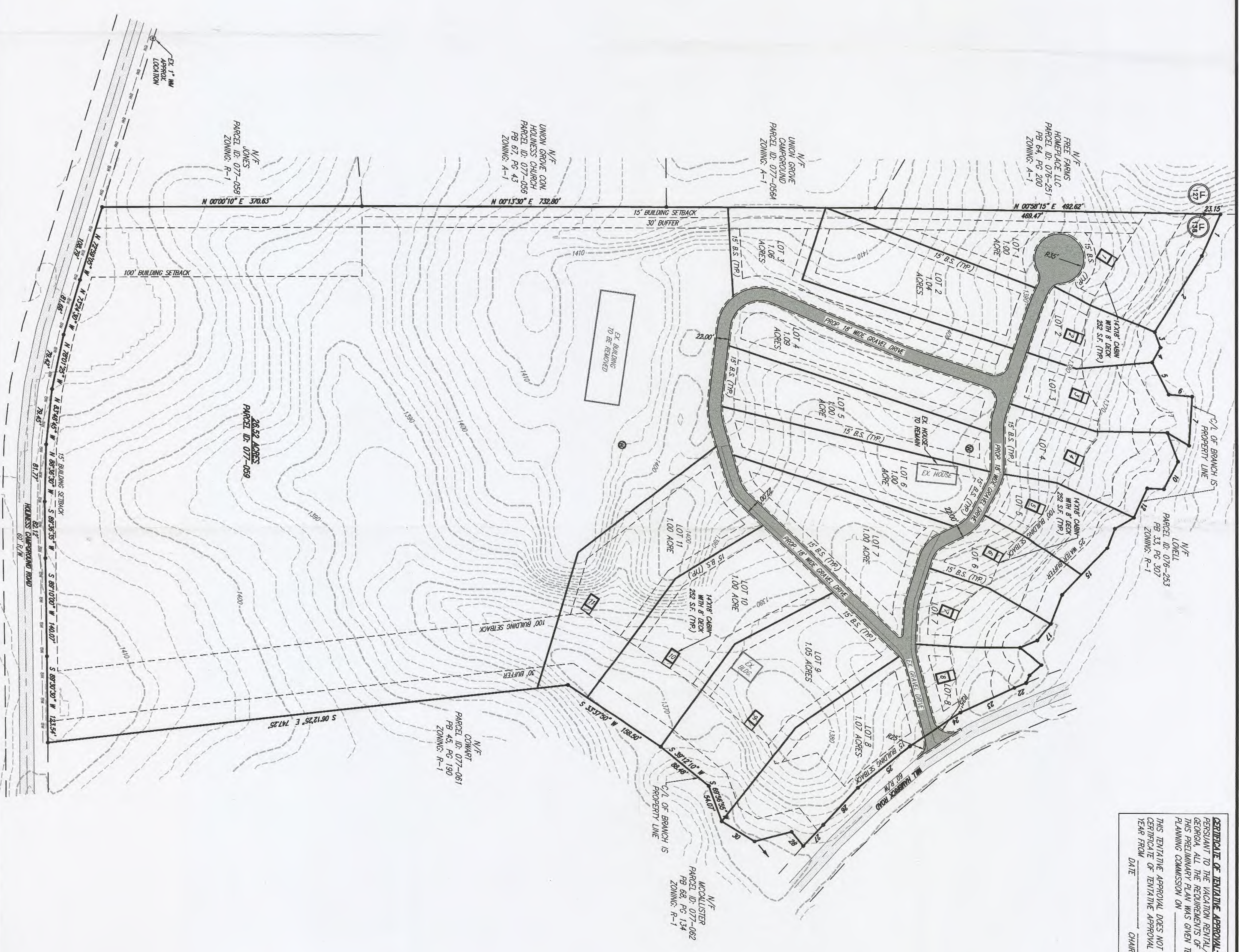
| | | | |
|---|----------------------|---------------------|-------------------------|
| SURVEY FOR: OLEKSANDR FEDORUK | | | |
| COUNTY: WHITE | STATE: GEORGIA | DATE: 03-06-22 | ADJUSTMENT: NONE |
| ENCLOSURE: TOPGUN | DIST. EQUIP.: TOPGUN | CLOSURE: 1'/30,000' | ANGLE CLOSURE: 2'/ANGLE |
| SURVEYED BY: THOMAS R. PAUL LAND SURVEYING P.O. BOX 196 LEXINGTON, GA. 30648 706-433-1037 | | | |



PROJECT DESCRIPTION:
 THIS 26.82 ACRE PROPERTY IS CURRENTLY MOSTLY OPEN WITH A RESIDENCE, STORAGE BUILDING, AND A CHICKEN HAY. THE PROPOSED DEVELOPMENT CONSISTS OF 11 CABINS WITH GRAVEL PARKING AND DRIVEWAY.
 TOTAL AREA = 26.82 ACRES
 BOUNDARY INFORMATION FROM SURVEY FOR OLEKSANDR FEDORUK BY THOMAS R. PAUL LAND SURVEYING, DATED 3/9/22.
 THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM WHITE COUNTY GIS AND IS NOT GUARANTEED AS CORRECT BY DAVIDS ENGINEERING & SURVEYING, LLC AND/OR THE PROFESSIONAL WHO HAS STAMPED THIS DRAWING. CONTOUR INTERVAL = 2' (NAD1983).
 UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVE GROUND MARKS FOUND BY DAVIDS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.
 NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 1331102200, DATED 1/5/2018.

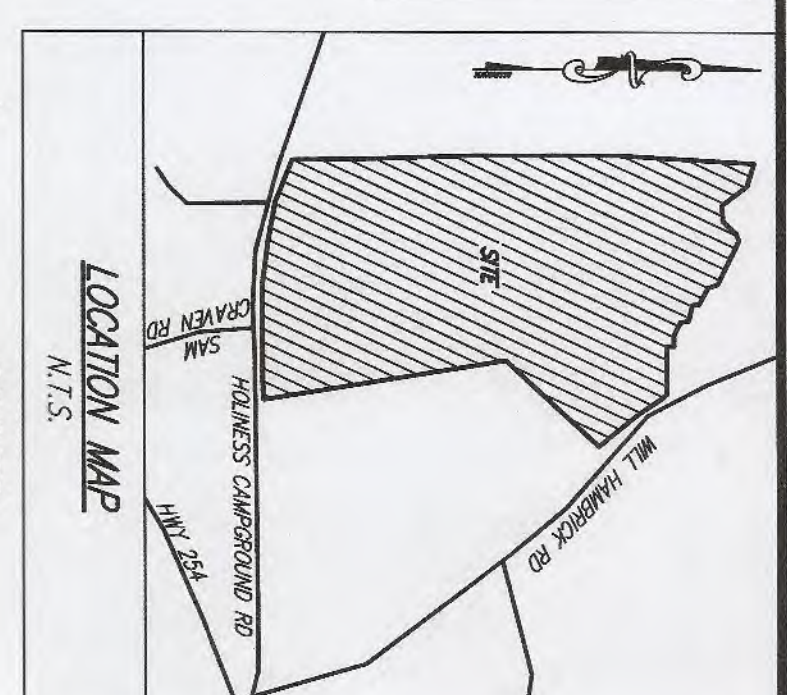
- GENERAL NOTES:**
- 1) ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH WHITE COUNTY, GEORGIA REQUIREMENTS.
 - 2) ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY VIOLATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
 - 3) CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
 - 4) ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
 - 5) MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
 - 6) THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISUAL INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
 - 7) IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
 - 8) TOILET FACILITIES SHALL BE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
 - 9) NO MATERIAL CAN BE BURIED ON-SITE WITHOUT WRITTEN APPROVAL OF WHITE COUNTY. REMOVED DEBRIS TO BE TAKEN TO AN EPO APPROVED DESTINATION.
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SITE DEVELOPMENT DATA:
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 PROPOSED ZONING: R3 - RENTAL CABINS
 PROPOSED CABINS: 11
 MINIMUM LOT SIZE/CABIN: 1.00 ACRE
 MINIMUM FRONT SETBACK: 15 FEET
 MINIMUM SIDE SETBACK: 15 FEET
 MINIMUM REAR SETBACK: 15 FEET
 WATER: WHITE COUNTY WATER AUTHORITY
 SEWER: ON-SITE SEPTIC



CERTIFICATE OF TENTATIVE APPROVAL:
 PURSUANT TO THE VACATION RENTAL/TOURIST CABIN REGULATIONS OF WHITE COUNTY, GEORGIA, ALL THE REQUIREMENTS OF TENTATIVE APPROVAL HAVING BEEN FULFILLED, THIS PRELIMINARY PLAN WAS GIVEN TENTATIVE APPROVAL BY THE WHITE COUNTY PLANNING COMMISSION ON 3/20/23.
 THIS TENTATIVE APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE FINAL PLAN. THIS CERTIFICATE OF TENTATIVE APPROVAL SHALL EXPIRE AND BE NULL AND VOID ONE YEAR FROM DATE.
 CHARMMAN, WHITE COUNTY PLANNING COMMISSION

MAGNETIC NORTH
 OWNER
 OLEKSANDR FEDORUK
 648 WILL HAMBRICK ROAD
 CLEVELAND, GA 30528
 OWNER/DEVELOPER
 OLEKSANDR FEDORUK
 648 WILL HAMBRICK ROAD
 CLEVELAND, GA 30528
 (404) 578-7622
 24-HOUR CONTACT
 OLEKSANDR FEDORUK
 (404) 578-7622
 alexfedoruk79@gmail.com



GRAPHIC SCALE
 1" = 80 FT.
 0 20 40 60 80
 (IN FEET)
 1 inch = 80 ft.

GEORGIA811
 www.Georgia811.com

IF ANY CORRECTIONS, DISCREPANCIES, OR ANY OTHER MATTERS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONTRACTOR'S DISCREPANCIES OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

REZONING EXHIBIT
 648 WILL HAMBRICK ROAD
 EVENT VENUE
 LAND LOT 13B
 2nd DISTRICT
 WHITE COUNTY, GEORGIA

| REVISION | DATE | DESCRIPTION |
|----------|---------|-------------------|
| 1 | 3/20/23 | INITIAL SUBMITTAL |

DESIGNER: DAVIDS ENGINEERING & SURVEYING
 25 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVIS@DESIGNERS.COM

PROJECT NO.: 2022-334
SHEET NO.: 1 of 1

DRAWN BY: RBB
CHECKED BY: JMD
LAND LOT: 13B
DISTRICT: 2ND
SECTION: -
CITY: -
COUNTY: WHITE
DATE: 3/20/2023



OFFICIAL TAX RECEIPT

White County Tax Commissioner

Cindy Cannon

113 North Brooks Street

Cleveland GA 30528

Phone 17068652225 - Fax 17062190078

Email: wctc@whitecounty.net

OWNER

FEDORUK OLEKSANDR

648 WILL HAMBRICK ROAD

CLEVELAND, GA 30528

| | | | |
|-----------------|--------------|---------------|---|
| PAID DATE | | | 11/2/2022 |
| RECEIPT PRINTED | | | 5/3/2023 11:06:26 AM |
| CASH AMOUNT | CHECK AMOUNT | CHARGE AMOUNT | CHECK NUMBER(s) CHARGE APPROVAL CODE |
| \$0.00 | \$0.00 | \$0.00 | |
| REFUND AMOUNT | | | \$0.00 |
| OVERPAY AMOUNT | | | \$0.00 |
| CHANGE AMOUNT | | | \$0.00 |
| REGISTER | | | 10 |
| CASHIER | | | |
| TOTAL PAID | | | \$1,263.47 |

| Tax Year- Bill Number FMV Property ID | Property Description Property Address District Serial Number Decal Number | Due Date Original Due | Interest Penalty Other Fees | Previous Paid Amount | Current Amount Due | Amount Paid | Tax Bill New Balance |
|--|---|--------------------------|-----------------------------------|--------------------------|-----------------------|----------------|-------------------------|
| 2022-1820 FMV: 302850.00 077 059 | LL127&138 LD2 648 WILL HAMBRICK RD DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0 | 11/15/2022 \$1,263.47 | \$0.00 \$0.00 \$0.00 | \$0.00 | \$1,263.47 | \$0.00 | \$0.00 |
| Paid By: CORELOGIC for bill_no 1820 | | | | Overpayment Amount: 0.00 | | | |
| Transaction(s): 10176 - 10176 | | Total(s): | \$1,263.47 | \$0.00 | \$0.00 | \$1,263.47 | \$1,263.47 |
| | | | | | | \$0.00 | \$0.00 |



Owner Address FEDORUK OLEKSANDR
648 WILL HAMBRICK ROAD
CLEVELAND GA 30528

Alternate ID 5044245
Class A
Acres 26.73

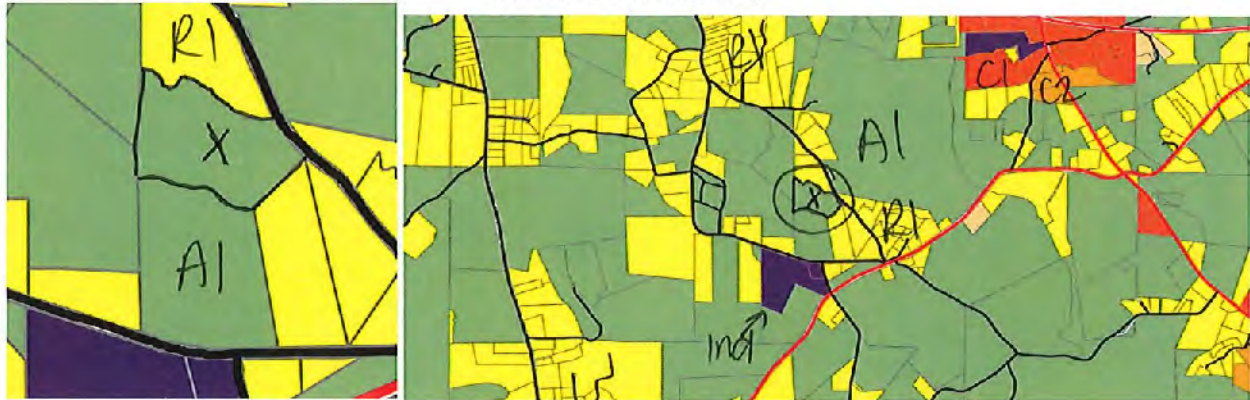
077059
vRng n/a
/ Address 648 WILL HAMBRICK RD
01

**WHITE COUNTY PLANNING DEPARTMENT
STAFF COMMENT**

OLEKSANDR FEDORUK

- PROPERTY IS LOCATED AT 648 WILL HAMBRICK ROAD IN CLEVELAND. IT IS IN THE A-1 AGRICULTURE FORESTRY DISTRICT.
- APPLICATION REQUEST TO CONSIDER REDISTRICTING FROM A-1 AGRICULTURE FORESTRY DISTRICT TO R-3 RESIDENTIAL SEASONAL DISTRICT.
- PROPERTY ADJOINS TO THE NORTH AND EAST R-1 RESIDENTIAL SINGLE FAMILY DISTRICT; TO THE SOUTH AND WEST A-1 AGRICULTURE FORESTRY DISTRICT.
- THE WHITE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP INDICATES AGRICULTURE FORESTRY.
- TOTAL ACREAGE IS 11.31.
- PROPERTY IS SUPPLIED BY WC WATER AUTHORITY, WELL, AND SEPTIC.

EXISTING LAND USE



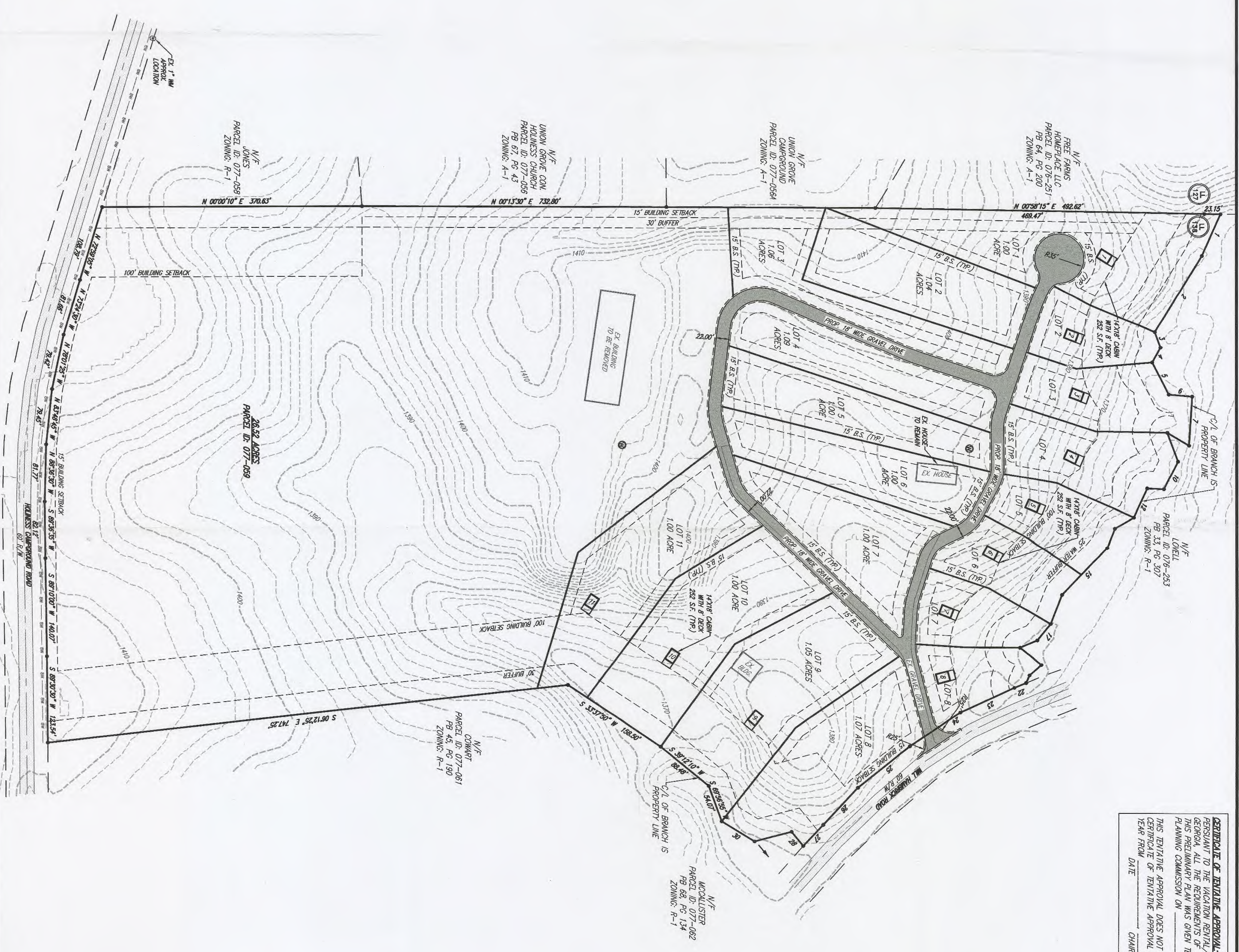
FUTURE LAND USE



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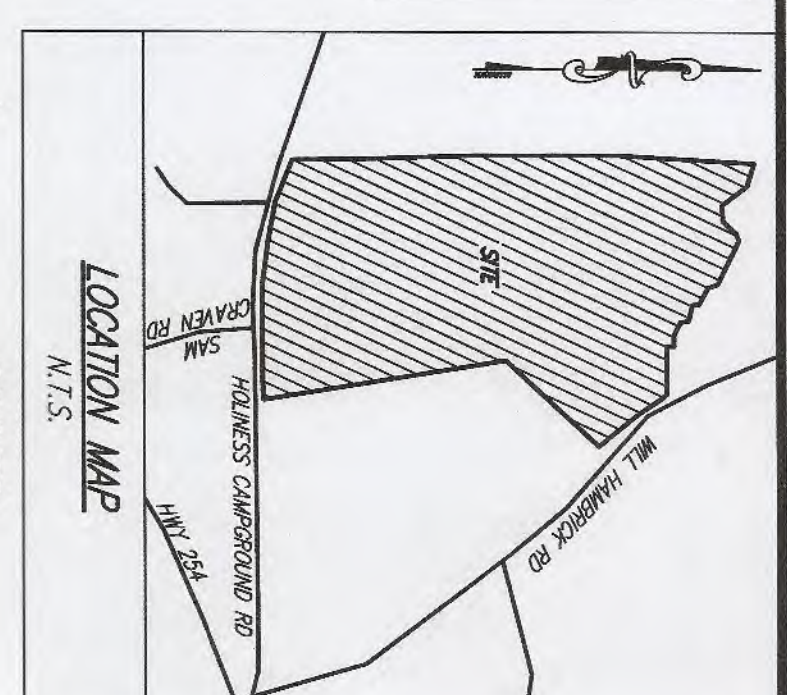
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 - 22) ALL PERMANENT STAMPING AND SIGNAGE CONSTRUCTION SHALL BE FURNISHED, INSTALLED AND MAINTAINED BY THE CONTRACTOR.
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 CHARMMAN, WHITE COUNTY PLANNING COMMISSION

MAGNETIC NORTH
 OWNER
 OLEKSANDR FEDORUK
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 CLEVELAND, GA 30528
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 OLEKSANDR FEDORUK
 648 WILL HAMBRICK ROAD
 CLEVELAND, GA 30528
 (404) 578-7622
 24-HOUR CONTACT
 OLEKSANDR FEDORUK
 (404) 578-7622
 alexfedoruk79@gmail.com



GRAPHIC SCALE
 1" = 80 FT.
 0 20 40 60 80
 (IN FEET)
 1 inch = 80 ft.

GEORGIA811
 www.Georgia811.com

IF ANY CORRECTIONS, DISCREPANCIES, OR ANY OTHER MATTERS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONTRACTOR'S DISCREPANCIES OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

REZONING EXHIBIT
 648 WILL HAMBRICK ROAD
 EVENT VENUE
 LAND LOT 13B
 2nd DISTRICT
 WHITE COUNTY, GEORGIA

| REVISION | DATE | DESCRIPTION |
|----------|---------|-------------------|
| 1 | 3/20/23 | INITIAL SUBMITTAL |

DESIGNER: DAVIDS ENGINEERING & SURVEYING
 25 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVIS@DAVIDSENRS.COM

PROJECT NO.: 2022-334
SHEET NO.: 1 of 1
DATE: 3/20/2023
COUNTY: WHITE
DISTRICT: 2ND
SECTION: -
LAND LOT: 13B
CHECKED BY: JMD
DRAWN BY: RBB

WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Monday, June 26th, 2023
6:00 pm

White County Senior Center
1239 Helen Hwy, Cleveland, Ga. 30528

Board members present were Larry Freeman, R.K. Ackerman, Dona K. Burke, Charlie Thomas, Brad Ash, and John Yarbrough. Staff members present were Harry Barton, John Sell, and Mercedes Dodd.

Chairman Thomas called the meeting to order. Mr. Yarbrough gave the invocation. No changes made to the agenda.

Application of Oleksandr Fedoruk to redistrict property located at 648 Will Hambrick Road, Cleveland, Georgia, 30528 from A-1 Agriculture Forestry District to R-3 Residential Seasonal District. Tax map and parcel 077-059. Total acreage is 11.31. Proposed use is to place in “Short Term Rental” program and rental cabin development. Present zoning is A-1 Agriculture Forestry District.

A representative, Mark Fedoruk of 648 Will Hambrick Road, was present on behalf of the applicant. Mr. Barton gave a summary of the application. Mr. Fedoruk explained the proposed rental cabins would be 400-500 square foot, one bedroom and one bathroom, with parking for each cabin as required. Mr. Barton explained the rental cabin development regulations and the minimum square footage requirements, adding that the development would not be a recorded plat and the cabins are not considered dwellings. Mr. Fedoruk stated this is the first phase, with a long-term plan to have a wedding venue that would accommodate 200-250 people. He said he was not aware of any neighbor concerns, that his father purchased the property over a year ago with the intentions of the rental cabins and wedding venue.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application.

Darryl Lovell of 1973 Holiness Campground Road expressed concerns of the long-term effect of short-term rentals in the county, traffic increases on Holiness Campground Road, the addition of a wedding venue when there is already a campground on the road and multiple other wedding venues throughout the county, the impact on the agricultural properties, and potential issues with renters. He said there has already been a dramatic increase in traffic and fatalities in the county and short-term rentals are not a benefit.

Melanie Lovell Partin of 480 Will Hambrick Road expressed concerns of the influx in traffic, noise, not knowing the renters, impact on the agricultural properties and livestock such as possible fireworks from the venue, safety of the children along the road, terrible access, and trash. She said it is not a commercial road.

Perry Stevens of 605 Will Hambrick Road expressed concerns with the new driveway and previous issues with lack of sight distance, security, transient traffic, and volume of traffic. He said the road is residential and agricultural, so it this is not in the spirit of the current land uses. Mr. Stevens stated he does not want to tell people how to use their land, but this affects the neighbors and these uses should be confined to certain areas.

WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Deena Cowart of 1899 Holiness Campground Road explained this is a farming community. She expressed concerns of safety for children and livestock, adding that there have already been issues that have affected the livestock, as well as noise, strangers, and traffic.

Jason Hogan of 1987 Highway 254, as well as owns multiple other properties in this area. He stated he owns the lumberyard, an agricultural use, across from this property that has trucks running and is not quiet for a wedding venue. He said he does not like to tell people how to use their land, but wanted to remind them that the lumberyard is there.

Chairman Thomas asked Mr. Fedoruk if he had anything to add.

Mr. Fedoruk stated it is not their intent to hurt the county, neighbors or community and that he will pass the concerns along to his father. He said they did not consider the influx of traffic, but the cabins will be surrounded by trees and be private. He said his family lives in Cumming, Georgia, and do not have management planned out but it will be family run.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on July 3rd.

Application of Jonathan and Madison Riviere to request a conditional use permit located at 45 North Fern Cove Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-179. Total acreage is 1.00. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Jonathan Riviere of 45 N Fern Cove, was present. Mr. Barton gave a summary of the application. He explained the proposed short-term rental would have a maximum occupancy of six with parking for up to five vehicles, though he does not anticipate that many vehicles. Mr. Riviere explained he has met with the neighbors and there are other short-term rentals nearby. He said he lives in Canton, Georgia, and plans to self-manage with the newly constructed home having features such as noise detectors and smoke detectors in place. He will have a local handyman and a neighbor contact in case of emergency.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Mr. Riviere did not have anything to add.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on July 3rd.

Application of Russell Chiodo to request a conditional use permit located at 480 Brown Road, Cleveland, Georgia, 30528. Tax map and parcel 022-142. Total acreage is 1.00. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Russell Chiodo of 480 Brown Road, was present. Mr. Barton gave a summary of the application. Mr. Chiodo explained the proposed short-term rental would have a maximum occupancy of six people with parking for seven to eight vehicles on a private road. Mr. Chiodo stated that he and his wife are full-time RV’ers and plan to self-manage, but they have a neighbor that will do maintenance and in-laws close by as emergency contacts. He said he has previously rented the home short-term and was unaware of the licensing requirements, but he has not had any problems with the neighbors. He said there

WHITE COUNTY PLANNING COMMISSION AGENDA
REGULAR SESSION

Motion to approve the variance made by Mr. Freeman and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the application to contact his office to discuss the PRC process.

Request for Preliminary Plat Renewal by James Allison for Big Oak Subdivision on Holiness Campground Road. Tax map and parcel is 077-043. Total acreage is 37.00.

The applicant, James Allison of 175 Eagle Ridge Trail, was present. Mr. Barton gave a summary of the request, adding that a Land Disturbing Activity Permit has already been issued and there have been no changes made to the plat. Mr. Allison explained the reason for the renewal request is due to high infrastructure costs. When asked if he would start development in the next year, Mr. Allison said he was not sure.

Motion to approve the request made by Mr. Ackerman and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant that the renewal is good for 12 months.

Application of Jude M. Beckman to request a conditional use permit located at 2609 Post Road, Cleveland, Georgia, 30528. Tax map and parcel 063-038A. Total acreage is 1.50. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Jude Beckman of 4810 Spout Springs Road in Buford, Georgia, was present. Mr. Barton gave a summary of the application. Mr. Beckman explained the intention was to move to this property, but his father had health issues so that has stalled him and he would like to rent it in the meantime. He said he lives thirty minutes away and would be the emergency contact.

Motion to recommend approval to the Board of Commissioners made by Mr. Freeman and seconded by Mr. Ackerman. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31st.

Application of Oleksandr Fedoruk to redistrict property located at 648 Will Hambrick Road, Cleveland, Georgia, 30528 from A-1 Agriculture Forestry District to R-3 Residential Seasonal District. Tax map and parcel 077-059. Total acreage is 11.31. Proposed use is to place in "Short Term Rental" program and rental cabin development. Present zoning is A-1 Agriculture Forestry District.

A representative, Mark Fedoruk of 648 Will Hambrick Road, was present. Mr. Barton gave a summary of the application. Mr. Fedoruk explained that he listened to the meeting recording and was able to capture three main concerns during the public hearing. The first concern was noise, to which he said the property is secluded and the cabins would be built along a wooded area. The second concern was traffic, so he said guests would have their own drive up and only one vehicle per cabin. He explained he did not expect too much traffic because he does not expect the cabins to be rented all of the time and that his family would generate more traffic with their vehicles. He stated the third concern was safety, so he said they plan to keep the rental as safe as possible by utilizing a light up driveway and cameras. Mr. Fedoruk stated that when his family is not available, they have friends nearby that could be. He stated the long-term vision is a wedding venue and plans to rent the cabins in conjunction with the venue.

Motion to recommend denial to the Board of Commissioners made by Mr. Ash and seconded by Mr. Yarbrough. Motion was unanimous. Chairman Thomas asked Mr. Ash if he had a reason for recommending denial, to which Mr. Ash said not at this point. Mr. Yarbrough said the reason for

WHITE COUNTY PLANNING COMMISSION AGENDA
REGULAR SESSION

seconding the motion was because the use of the property does not fit into the community and the community's objection to it makes it even more non-fitting for the location.
Mr. Barton advised the applicant of the next meeting on July 31st.

Application of Jonathan and Madison Riviere to request a conditional use permit located at 45 North Fern Cove Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-179. Total acreage is 1.00. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Jonathan Riviere of 45 N Fern Cove, was present. Mr. Barton gave a summary of the application. Mr. Riviere did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31st.

Application of Russell Chiodo to request a conditional use permit located at 480 Brown Road, Cleveland, Georgia, 30528. Tax map and parcel 022-142. Total acreage is 1.00. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Russell Chiodo of 480 Brown Road, was present. Mr. Barton gave a summary of the application. Mr. Chiodo did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31st.

Application of Eric and Jeannie Seleen to request a conditional use permit located at 142 Heavenly Ridge Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-075. Total acreage is 1.32. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Eric Seleen of 142 Heavenly Ridge Road, was present. Mr. Barton gave a summary of the application. Mr. Seleen did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31st.

Application of Loretta and James Chapman to request a conditional use permit located on Valley View Drive, Tract B, Cleveland, Georgia, 30528. Tax map and parcel 003-039C. Total acreage is 2.37. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Mr. Chapman of 8935 Bay Lane in Gainesville, GA, was present. Mr. Barton gave a summary of the application. Mr. Chapman explained that he does not have access to Valley View Drive due to no recorded easement and is prepared to access from Harkins Road, to which he showed the board members his proposed access. He stated the access would be one mile off Highway 129 on a paved road, past a wedding venue, event center, and three RV pads as well as across from an orchard that has events. He said the property is over the one-acre requirement, not part of a subdivision, and does not have covenants. Mr. Chapman explained he thinks neighbors should be able to do as they see fit with their



WHITE COUNTY

Board of Commissioners

Agenda Request Form

Item Title: Conditional Use Permit for Short Term Rental for Russell Chiodo, 480 Brown Road

For Meeting Date: 7/31/2023

Work Session **Regular Meeting** **Public Hearing**

Category (Select One): Land Use Application

Submitted By: John Sell

Attachments: Yes **If yes, please list each file name below:**

1. Application #20017
2. Public Hearing minutes of 6/26/2023
3. Regular Meeting minutes of 7/3/2023

Purpose:

Consider the application of Russell Chiodo to request a conditional use permit located at 480 Brown Road, Cleveland, Georgia, 30528. Tax map and parcel 022-142. Total acreage is 1.00. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

Background / Summary:

- Applicant is requesting a conditional use permit for short term rental. The property is not in a subdivision. Mr. Chiodo explained the proposed short-term rental would have a maximum occupancy of six people with parking for seven to eight vehicles on a private road. Mr. Chiodo stated that he and his wife are full-time RV'ers and plan to self-manage, but they have a neighbor that will do maintenance and in-laws close by as emergency contacts. He said he has previously rented the home short-term and was unaware of the licensing requirements, but he has not had any problems with the neighbors. He said there are no other short-term rentals nearby that he is aware of and the closest residence is about 200 yards away. The Planning Commission recommended approval of the application and the motion passed by unanimous vote.

Department Recommendation:

Planning Commission recommended approval by unanimous vote.

Options:

- Uphold Planning Commission recommendation and approve the application
- Reverse Planning Commission recommendation and deny the application.
- Table the application for further review or to send back to Planning Commission

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

-

County Manager Comments:

-

WHITE COUNTY CHANGE OF LAND USE DISTRICT APPLICATION

| | |
|-------------------------------------|---|
| OFFICE USE ONLY | Land Use Application #: <u>20017</u> |
| Public Hearing Date: <u>6/26/23</u> | Commission District: <u>3</u> |
| Fees Assessed: <u>\$250</u> | Paid via: <input type="checkbox"/> cash <input checked="" type="checkbox"/> credit card <input type="checkbox"/> check# _____ |

| APPLICANT INFORMATION | |
|--|---|
| Status: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Lessee <input type="checkbox"/> Option to Purchase | |
| Printed Name(s): <u>Russell Chiodo</u> | |
| Address: <u>5840 Red bug Lake Rd., #2021, Winter, Springs, FL 32708</u> | |
| Phone Number: <u>[REDACTED]</u> | Alternate Contact Number: <u>[REDACTED]</u> |
| Email: <u>[REDACTED]</u> | |
| Owner Information (if different from Applicant/Agent): | |
| Name: _____ | Phone #: _____ |
| PROPERTY INFORMATION | |
| Parcel ID: <u>022 142</u> | Total acreage being changed: <u>1 acre</u> |
| Address: <u>480 Brown Rd., Cleveland, GA 30528</u> | |
| Directions to Property: <u>Highway 115 W. Left on Brown Road, approximately 1 mile on the right. Just After crossing Creek.</u> | |
| | |
| | |
| Current Use/Zoning of Property: <u>R1</u> | Type of Road Surface: <u>Stone & Dirt</u> |
| Any prior redistricting requests for property: <u>No</u> If yes, provide redistricting application #: _____ | |
| SURROUNDING PROPERTY LAND USE CLASSIFICATION: | |
| North: <u>R1</u> | South: <u>R1</u> East: <u>R1</u> West: <u>R1</u> |
| REQUESTED ACTION AND DETAILS OF PROPOSED USE (check all that apply) | |
| <input type="checkbox"/> | Redistrict from district: _____ Redistrict to district: _____ |
| <input checked="" type="checkbox"/> | Conditional Use - specify: <u>STR</u> |
| <input type="checkbox"/> | Special Use - specify: _____ |
| <input type="checkbox"/> | Land Use Variance from Code Section: _____ |
| Proposed use if not listed above: <u>STR and vacation home.</u> | |
| Is this property part of a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, please list number of lots: _____ | |
| Are there covenants? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there an active homeowner's association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Subdivision Name (if applicable): <u>NA</u> | |

X

Existing Utilities (check all that apply):

County or City Water Well Septic Gas Electric Broadband

Proposed Utilities (check all that apply):

County or City Water Well Septic Gas Electric Broadband

COMMERCIAL AND INDUSTRIAL REDISTRICKT INFORMATION

Building Area: _____ No. of Parking Spaces: _____

RESIDENTIAL REDISTRICKT INFORMATION

No. of Lots: 1 Minimum Lot Size in acres: 1 acre No. of Units: 1

Minimum Heated Floor Area (ft²): 1830 Density/Acre: 1 acre

Is an Amenity area proposed (specify if yes)?

Apartments Condominiums Townhomes Single Family

Rental Cabins Recreational Vehicle Park Other- Specify: _____

LIST OF ADJACENT PROPERTY OWNERS

It is the responsibility of the Applicant to provide a list of adjacent property owners that has property bordering your property or who has property directly across the street from your property (additional sheet may be included, if necessary).

| PARCEL | PROPERTY OWNER NAME | MAILING ADDRESS |
|--------|-------------------------------------|--|
| 1 | 022 139 John and Lynn Rogers | 139 Lumpkin View Dr, Cleveland, GA 30528 |
| 2 | 022 080 Susan Winkler | 7287 Hwy 11SW, Cleveland, GA 30528 |
| 3 | 022 145 Brian S Wallace | 113 Crest View Dr, Cleveland, GA 30528 |
| 4 | 022 143 Ted and Nancy Youngblood | 143 Lumpkin View, Cleveland, GA 30528 |
| 5 | | |
| 6 | | |
| 7 | | |

APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners meeting agendas.

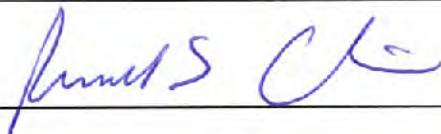
I understand that the Planning Department staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I understand that I may seek legal advice if I am not familiar with the land use requirements and procedures.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioners meetings and that I am required to be present or to be represented by someone able to present all facts and answer all questions. I understand that failure to appear at a meeting shall result in the postponement or denial of my application request. I further understand that it is my responsibility to be aware of relevant meeting dates and times regardless of notification from White County.

I hereby certify that I have read the above and that the above information, as well as the attached information, is true and correct.

Applicant Signature:



Date:

5/18/2023

2023 DEADLINES AND MEETING DATES

| Submittal Date Planning Dept. Office 5:00 p.m. Deadline | Planning Commission Public Hearing 1239 Helen Hwy 6:00 p.m. | Planning Commission Regular Session 1239 Helen Hwy 6:00 p.m. | Board of Commissioners Work Session 1235 Helen Hwy 4:30 p.m. |
|---|---|--|--|
| Wednesday, January 4, 2023 | Monday, January 30, 2023 | Monday, February 6, 2023 | Monday, <u>February 27, 2023</u> |
| Wednesday, February 1, 2023 | Monday, February 27, 2023 | Monday, March 6, 2023 | Monday, March 27, 2023 |
| Wednesday, March 1, 2023 | Monday, March 27, 2023 | Monday, April 3, 2023 | Monday, April 24, 2023 |
| Wednesday, March 29, 2023 | Monday, April 24, 2023 | Monday, May 1, 2023 | TBA |
| Wednesday, May 3, 2023 | TBA | Monday, June 5, 2023 | Monday, June 26, 2023 |
| Wednesday, May 31, 2023 | Monday, June 26, 2023 | Monday, July 3, 2023 | Monday, July 31, 2023 |
| Wednesday, June 28, 2023 | Monday, July 31, 2023 | Monday, August 7, 2023 | Monday, August 28, 2023 |
| Wednesday, August 2, 2023 | Monday, August 28, 2023 | TBA | Monday, September 25, 2023 |
| Wednesday, August 30, 2023 | Monday, September 25, 2023 | Monday, October 2, 2023 | Monday, October 30, 2023 |
| Wednesday, October 4, 2023 | Monday, October 30, 2023 | Monday, November 6, 2023 | Monday, November 27, 2023 |
| Wednesday, November 1, 2023 | Monday, November 27, 2023 | Monday, December 4, 2023 | TBA |
| Wednesday, November 29, 2023 | TBA | TBA | Monday, January 29, 2024 |
| Wednesday, January 3, 2024 | Monday, January 29, 2024 | Monday, February 5, 2024 | Monday, February 26, 2024 |

NOTICE OF AGRICULTURAL DISTRICT ADJACENCY

Future abutting developers in non-agricultural land use districts shall be provided with this "Notice of Agricultural Adjacency" prior to administrative action on either land use district, the issuance of a building or occupancy permit or approval of a subdivision of property. Prior to administrative action, the applicant shall be required to sign this wavier which indicates that the applicant understands that a use is ongoing, adjacent to his/her use, which can produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent Agricultural District uses, the applicant agrees by executing this form to waive any objection to those effects and understands that his/her district change and/or permits or other approvals are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the Agricultural District constitute a nuisance against the local government and adjoining land owners whose property is located in an Agricultural District. This wavier shall be provided and made applicable for subsequent purchasers and owners or heirs of his/her property. This notice and acknowledgement shall be public record.

Applicant Signature:

Date:

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANTS AND REPRESENTATIVE(S) OF REQUESTED ACTION)**

Pursuant to O.C.G.A. Section 36-67 A-3.A, the disclosure of any campaign contributions aggregating \$250.00 or more to a local government official who will consider an application for re-classification or for a conditional use or special use permit is mandatory when an application or any representation of application for re-classification of district or for conditional use or special use permit has been made within two (2) years immediately preceding the filing of a request for reclassification or conditional use or special use permit by the same applicant and/or representative of said applicant. It shall be the duty of the applicant and/or any representatives of the applicant to file a disclosure with the governing authority of the respective local government to show the following:

Name of local official(s) to whom campaign contribution was made: None

The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of this application for action for district re-classification, conditional use or special use permit.

Amount \$: Na Date:

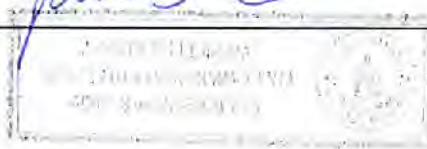
Enumeration and description of each gift (when the total value of all gifts is \$250.00 or more) made to the local government official during the two (2) years immediately preceding the filing of this application. **Please attach additional sheets if needed.**

Na

Check box if no contributions made

Applicant Signature:

Date: 5/18/2023



PROPERTY OWNER AUTHORIZATION

To be completed by the property owner to certify ownership of subject property and to provide authorization for other person(s) to represent the owner on their behalf.

I/WE (print), Russell Chiodo

hereby swear that I/we own the property for which this land use change application is being made.

Property Address and/or Parcel ID: 022 142, 480 Brown Rd., Cleveland, GA 30528

PROPERTY OWNER INFORMATION

Printed Name of Owner(s):
Russell Chiodo

Mailing Address: 5840 red bug Lake Rd., #2021, Winter, Springs, FL 32708

Phone Number: [REDACTED]

Alternate Contact Number: [REDACTED]

Email: [REDACTED]

I/we hereby authorize the person named below to act as the applicant or agent in the pursuit of the requested action on this property. I/we understand that any action granted and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The person named below is authorized to make this application. The person named below is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of the last action by the White County Board of Commissioners.

Printed Name of applicant or agent(s): Russell S. Chiodo

| Signature of Owner(s): | Date Signed: |
|-------------------------|------------------|
| <u>Russell S Chiodo</u> | <u>5/18/2023</u> |

PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 18 day of May, 20 23 by Russell Chiodo (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of Driver's License.

[Signature]
(Signature of Notary)

{Seal}

Marielle La Rosa
(Name of Notary Typed, Stamped, or Printed)



SHORT TERM RENTAL CERTIFICATIONS

To be completed and notarized for any application where the proposed use is short term rental.

I/WE (print), Russell S Chiodo, hereby swear that I/we own/will own the property referenced below for which this land use change application is being made.

*Property Address and/or Parcel ID:

PROPERTY OWNER AUTHORIZATION ACKNOWLEDGEMENT OF GUESTS

I acknowledge to keep the total number of guests to that number which can safely stay in the premises and may be subject to the State of Georgia's fire safety code regulations.

Signature of Owner/Future Owner(s): [Signature]

PROPERTY OWNER AUTHORIZATION CERTIFIED BY OWNER OR THIRD PARTY INSPECTOR

I attest by owner or third party inspector that short term rentals meet applicable International Building Code, International Fire Code regulations and NFPA 101 Life Safety codes.

Signature of Owner/Future Owner(s): [Signature]

PROPERTY OWNER AUTHORIZATION CERTIFIED DEED RESTRICTION

I certify that there are no deed restriction and/or covenants on the property that prohibits the use of the property as a short-term rental.

Signature of Owner/Future Owner(s): [Signature]

PROPERTY OWNER AUTHORIZATION CERTIFIED SHORT-TERM RENTAL INSURANCE

I certify that the owner/future owner has commercial or specific short-term rental insurance for the property. If insurance *has not been obtained* at time of application, I certify that owner/future owner will obtain prior to renting if application approval is granted.

Signature of Owner/Future Owner(s): [Signature]

OFFICIAL CODE OF WHITE COUNTY APPENDIX C/ARTICLE VII - SHORT TERM RENTALS & BUSINESS LICENSES NOTIFICATION

I certify that I have been informed of and provided a copy of Appendix C/Article VII - Short Term Rentals. I certify that I have also been informed that I will need to contact the White County Business Tax Office (706-865-2235) to obtain the proper business licensing, host licensing, and subsequent tax information prior to operation of my short-term rental.

Signature of Owner/Future Owner(s): [Signature]

SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 18 day of May, 2023 by Russell Chiodo (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of Driver's License.

[Signature]
(Signature of Notary)

{Seal}

Marielle La Rosa
(Name of Notary Typed, Stamped, or Printed)



APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, Russey Chido (print name) have been advised that I or someone to represent me must be in attendance when my application is before the White County Planning Commission and the White County Board of Commissioners or it will be tabled. I also acknowledge that I have been made aware of the below dates upon submission of my application.

Senior Center, 1239 Helen Hwy, Cleveland 6:00pm

Public Hearing Date (Planning Commission): 6/24/2023

Regular Meeting Date (Planning Commission): 7/3/2023

Administration Building, 1235 Helen Hwy, Cleveland 4:30pm

Board of Commissioners Meeting Date: 7/31/2023

**Meeting dates are subject to change*

[Signature]
Signature of Applicant or Authorized Agent

5/18/2023
Date

| |
|---|
| <u>OFFICE USE ONLY</u> |
| Copy given to applicant: <u>5/24/23</u> (date) |
| Staff Initials: <u>[Signature]</u> |
| Flag (circle): Y <input checked="" type="radio"/> N |

| |
|--|
| WITHDRAWAL |
| <i>Notice: This section only to be completed if application is being withdrawn.</i> |
| PART II - OFFICIAL CODE/APPENDIX C - LAND USE REGULATIONS/ARTICLE XVIII. AMENDMENT, APPLICATION AND PROCEDURAL REQUIREMENTS |
| <i>Section 1803. Withdrawal of amendment application. Any petition for an amendment to these regulations, official land use district map, conditional use approval, variance or special use permit may be withdrawn, at the discretion of the person or agency initiating such request, at any time prior to final action by the board of commissioners upon written notice to the planning director. Any required fees shall be forfeited</i> |
| I hereby withdraw application #: |
| Applicant Signature: _____ Date: _____ |

Dear White County,

I am writing to express my intention to utilize the property located at 480 Brown Rd, Cleveland, GA for short-term rental purposes. As such, I would like to submit this Letter of Intent to formally request a change in land use for the aforementioned property.

My plan is to have a maximum of 6 guests accommodated in the home. I believe this will be a great opportunity to provide a comfortable and convenient stay for those seeking short-term accommodation in the area.

Thank you for your attention to this matter. I look forward to hearing from you soon.

Sincerely,
Russell Chiodo



Public Health
Prevent. Promote. Protect.

White County Environmental Health

Zachary Taylor, M.D., M.S., Health Director

1241 Helen Highway, Unit 210 • Cleveland, GA 30528

PH: 706-348-7698 • FAX: 706-348-1670 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

- | | | | |
|-------------------------------------|--|--------------------------|---|
| <input checked="" type="checkbox"/> | Evaluation Applied For | <input type="checkbox"/> | Appropriate Permit Applied For |
| <input type="checkbox"/> | Appropriate Permit Issued to Applicant | <input type="checkbox"/> | Evaluation, Permit Not Applied For At This Time |

DATE: 05/17/2023

APPLICANT NAME: RUSSELL CHIODO

PROPERTY ADDRESS: 480 BROWN ROAD
CLEVELAND, GA 30528

White County Planning Department:

In reference to a request for a change of zoning/land use or a building permit, application may need to be made for an existing system evaluation to determine:

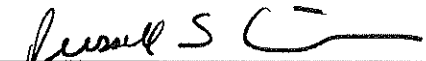
- that the permit on file is the correct permit for the property in question;
- that there is no evidence of system failure;
- that the septic system is appropriately sized for the current and proposed use;
- that there is adequate repair after the proposed addition;
- that there are no conditions that could adversely affect the functionality of the system.

Please note that this is NOT an all-inclusive list. Based upon the information submitted and/or the outcome of the evaluation, it may be determined that a septic system needs additional capacity or upgrade. If so, the appropriate permit will need to be obtained and the work completed before an approval can be given.

If, based upon information submitted, no septic systems exist on the property, this zoning/land use change and/or building permit request should not affect the property with respect to septic use.

White County Environmental Health
District 2 Public Health

By signing below, I certify all information submitted is accurate and true to the best of my knowledge.

➔ 
Applicant Signature



Official Tax Receipt
White County, GA
113 N. Brooks St.
Cleveland, 30528
--Online Receipt--

Phone: 706-865-2225

| Trans No | Map Code | Property ID & District Description | Original Due | Interest & Penalty | Amount Due | Amount Paid | Transaction Balance |
|----------------|----------|------------------------------------|-------------------|---------------------------|---------------|-------------------|---------------------|
| 2022-3316 | 022 142 | LL45 LD1 | \$1,958.61 | \$0.00 Fees: \$0.00 | \$0.00 | \$1,958.61 | \$0.00 |
| Totals: | | | \$1,958.61 | \$0.00 | \$0.00 | \$1,958.61 | \$0.00 |

Paid Date: 11/02/2022

Charge Amount: \$1,958.61

CHIDO RUSSELL S CHIDO KRISTINA M
5840 RED BUG LAKE RD # 2021
WINTER SPGS, FL 32708-5011



Scan this code with your mobile phone to view this bill

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White County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessor the next certified taxroll.

**WHITE COUNTY PLANNING DEPARTMENT
STAFF COMMENT**

RUSSELL CHIDO

- PROPERTY IS LOCATED AT 480 BROWN ROAD IN CLEVELAND. IT IS IN THE R-1 SINGLE FAMILY RESIDENTIAL DISTRICT AND WILL REQUIRE A CONDITIONAL USE PERMIT FROM THE WHITE COUNTY BOARD OF COMMISSIONERS TO PLACE THE PROPERTY IN THE SHORT TERM RENTAL PROGRAM.
- PROPERTY ADJOINS TO THE NORTH, SOUTH, EAST, AND WEST R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT.
- THE WHITE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP INDICATES SINGLE FAMILY RESIDENTIAL.
- TOTAL ACREAGE IS 1.00.
- PROPERTY SUPPLIED BY WELL AND SEPTIC.



WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Deena Cowart of 1899 Holiness Campground Road explained this is a farming community. She expressed concerns of safety for children and livestock, adding that there have already been issues that have affected the livestock, as well as noise, strangers, and traffic.

Jason Hogan of 1987 Highway 254, as well as owns multiple other properties in this area. He stated he owns the lumberyard, an agricultural use, across from this property that has trucks running and is not quiet for a wedding venue. He said he does not like to tell people how to use their land, but wanted to remind them that the lumberyard is there.

Chairman Thomas asked Mr. Fedoruk if he had anything to add.

Mr. Fedoruk stated it is not their intent to hurt the county, neighbors or community and that he will pass the concerns along to his father. He said they did not consider the influx of traffic, but the cabins will be surrounded by trees and be private. He said his family lives in Cumming, Georgia, and do not have management planned out but it will be family run.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on July 3rd.

Application of Jonathan and Madison Riviere to request a conditional use permit located at 45 North Fern Cove Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-179. Total acreage is 1.00. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Jonathan Riviere of 45 N Fern Cove, was present. Mr. Barton gave a summary of the application. He explained the proposed short-term rental would have a maximum occupancy of six with parking for up to five vehicles, though he does not anticipate that many vehicles. Mr. Riviere explained he has met with the neighbors and there are other short-term rentals nearby. He said he lives in Canton, Georgia, and plans to self-manage with the newly constructed home having features such as noise detectors and smoke detectors in place. He will have a local handyman and a neighbor contact in case of emergency.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Mr. Riviere did not have anything to add.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on July 3rd.

Application of Russell Chiodo to request a conditional use permit located at 480 Brown Road, Cleveland, Georgia, 30528. Tax map and parcel 022-142. Total acreage is 1.00. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Russell Chiodo of 480 Brown Road, was present. Mr. Barton gave a summary of the application. Mr. Chiodo explained the proposed short-term rental would have a maximum occupancy of six people with parking for seven to eight vehicles on a private road. Mr. Chiodo stated that he and his wife are full-time RV’ers and plan to self-manage, but they have a neighbor that will do maintenance and in-laws close by as emergency contacts. He said he has previously rented the home short-term and was unaware of the licensing requirements, but he has not had any problems with the neighbors. He said there

WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

are no other short-term rentals nearby that he is aware of and the closest residence is about 200 yards away.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application.

Ed Lee Day of 24 Crest View Drive asked if this zoning change would alter his zoning, to which Mr. Barton said no. Mr. Day said that this property is secluded and will not disturb anything.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on July 3rd.

Application of Eric and Jeannie Seleen to request a conditional use permit located at 142 Heavenly Ridge Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-075. Total acreage is 1.32. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Eric Seleen of 142 Heavenly Ridge, was present. Mr. Barton gave a summary of the application. Mr. Seleen explained the proposed short-term rental would have a maximum occupancy of three people and three vehicles on a private road that consists of asphalt, concrete, and gravel that he helps to maintain. Mr. Seleen stated he purchased the home in May and it was a short-term rental at one point, but the previous owner did not rent it. He said there are four other properties on the road and they are all short-term rentals. Mr. Seleen said his full time residence is in Habersham County.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application.

Helen Fincher Hardman of 993 Merck Road said she is not against this proposal. She stated that twenty years ago, she was involved with the historic preservation through the state and said new homes should have a historic look rather than contemporary.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on July 3rd.

Application of Loretta and James Chapman to request a conditional use permit located on Valley View Drive, Tract B, Cleveland, Georgia, 30528. Tax map and parcel 003-039C. Total acreage is 2.37. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, James Chapman of 8935 Bay Lane in Gainesville, GA, was present. Mr. Barton gave a summary of the application. Mr. Chapman explained the proposed short-term rental would have a maximum occupancy of eight people and six vehicles. He said the vacant property is on a private gravel road that he is willing to help maintain and there are homes on both sides of this lot. He explained his intentions are to construct a 3000 square home with four bedrooms and three bathrooms that they plan to retire to. Mr. Chapman stated he has a rental management company and works in real estate.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application.

WHITE COUNTY PLANNING COMMISSION AGENDA
REGULAR SESSION

seconding the motion was because the use of the property does not fit into the community and the community's objection to it makes it even more non-fitting for the location.

Mr. Barton advised the applicant of the next meeting on July 31st.

Application of Jonathan and Madison Riviere to request a conditional use permit located at 45 North Fern Cove Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-179. Total acreage is 1.00. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Jonathan Riviere of 45 N Fern Cove, was present. Mr. Barton gave a summary of the application. Mr. Riviere did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31st.

Application of Russell Chiodo to request a conditional use permit located at 480 Brown Road, Cleveland, Georgia, 30528. Tax map and parcel 022-142. Total acreage is 1.00. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Russell Chiodo of 480 Brown Road, was present. Mr. Barton gave a summary of the application. Mr. Chiodo did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31st.

Application of Eric and Jeannie Seleen to request a conditional use permit located at 142 Heavenly Ridge Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-075. Total acreage is 1.32. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Eric Seleen of 142 Heavenly Ridge Road, was present. Mr. Barton gave a summary of the application. Mr. Seleen did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31st.

Application of Loretta and James Chapman to request a conditional use permit located on Valley View Drive, Tract B, Cleveland, Georgia, 30528. Tax map and parcel 003-039C. Total acreage is 2.37. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Mr. Chapman of 8935 Bay Lane in Gainesville, GA, was present. Mr. Barton gave a summary of the application. Mr. Chapman explained that he does not have access to Valley View Drive due to no recorded easement and is prepared to access from Harkins Road, to which he showed the board members his proposed access. He stated the access would be one mile off Highway 129 on a paved road, past a wedding venue, event center, and three RV pads as well as across from an orchard that has events. He said the property is over the one-acre requirement, not part of a subdivision, and does not have covenants. Mr. Chapman explained he thinks neighbors should be able to do as they see fit with their



WHITE COUNTY

Board of Commissioners

Agenda Request Form

Item Title: Conditional Use Permit for Short Term Rental for James and Loretta Chapman, Valley View Drive, Cleveland

For Meeting Date: 7/31/2023

Work Session **Regular Meeting** **Public Hearing**

Category (Select One): Land Use Application

Submitted By: John Sell

Attachments: Yes **If yes, please list each file name below:**

1. Application #20023
2. Public Hearing minutes of 6/26/2023
3. Regular Meeting minutes of 7/3/2023

Purpose:

Consider the application of Loretta and James Chapman to request a conditional use permit located on Valley View Drive, Tract B, Cleveland, Georgia, 30528. Tax map and parcel 003-039C. Total acreage is 2.37. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

Background / Summary:

- Applicant is requesting a conditional use permit for short term rental. The property is not in a subdivision. Mr. Chapman explained the proposed short-term rental would have a maximum occupancy of eight people and six vehicles. He said the vacant property is on a private gravel road that he is willing to help maintain and there are homes on both sides of this lot. He explained his intentions are to construct a 3000 square home with four bedrooms and three bathrooms that they plan to retire to. Mr. Chapman stated he has a rental management company and works in real estate. There were 5 people who spoke in opposition including Brady Betterton who presented a petition with at least 30 signatures opposing the application. Other including Nadine Wardenga expressed concerns about traffic, safety and the peacefulness of the valley and its residents. Nancy Dorsey had concerns about the access to the property off of Valley View because she owns both sides of the private road and has not granted access. Mr. Chapman responded that he would access off of Harkins Road instead of Valley View. He also stated that the property meets the one-acre requirement, is not part of a subdivision and there are no covenants. He also said you pass a wedding venue, event center and three RV pads to get to the property. There is one STR off of Tollgate Road at the end of Harkins and Kellum Valley Roads. The Planning Commission recommended denial of the application based on the residents not wanting it there and it impacts them according to Ms. Burke who seconded Mr. Ash's motion. The motion to deny the application passed by a 3-2 vote.

Department Recommendation:

Planning Commission recommended denial by a 3-2 vote.

Options:

- Uphold Planning Commission recommendation and deny the application
- Reverse Planning Commission recommendation and approve the application.
- Table the application for further review or to send back to Planning Commission

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

-

County Manager Comments:

-

WHITE COUNTY CHANGE OF LAND USE DISTRICT APPLICATION

| | |
|---------------------------------------|---|
| OFFICE USE ONLY | Land Use Application #: <u>20023</u> |
| Public Hearing Date: <u>6/26/2023</u> | Commission District: <u>3</u> |
| Fees Assessed: <u>\$250</u> | Paid via: <input type="checkbox"/> cash <input type="checkbox"/> credit card <input checked="" type="checkbox"/> check# <u>2020</u> |

| APPLICANT INFORMATION | |
|--|---|
| Status: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Lessee <input type="checkbox"/> Option to Purchase | |
| Printed Name(s): <u>Loretta and James Chapman</u> | |
| Address: <u>8935 Bay Lane, Gainesville GA 30506</u> | |
| Phone Number: [REDACTED] | Alternate Contact Number: [REDACTED] |
| Email: [REDACTED] | |
| Owner Information (if different from Applicant/Agent): | |
| Name: | Phone #: |
| PROPERTY INFORMATION | |
| Parcel ID: <u>003-039 B</u> | Total acreage being changed: <u>2.37</u> |
| Address: <u>124 Valley View Dr. Tract B</u> | |
| Directions to Property: | |
| <u>From Downtown Cleveland: 129 N to Rt on Kellum Valley Dr Rd, Lt on FM Road, Lt on Harkins, Rt. on Valley View Dr.</u> | |
| Current Use/Zoning of Property: <u>R-1</u> | Type of Road Surface: <u>gravel</u> |
| Any prior redistricting requests for property: <input type="checkbox"/> If yes, provide redistricting application #: _____ | |
| SURROUNDING PROPERTY LAND USE CLASSIFICATION: | |
| North: <u>R-1</u> | South: <u>R-1</u> East: <u>R-1</u> West: <u>R-1</u> |
| REQUESTED ACTION AND DETAILS OF PROPOSED USE (check all that apply) | |
| Redistrict from district: | Redistrict to district: |
| <input checked="" type="checkbox"/> Conditional Use - specify: <u>Short term Rental</u> | |
| <input type="checkbox"/> Special Use - specify: | |
| <input type="checkbox"/> Land Use Variance from Code Section: | |
| Proposed use if not listed above: | |
| Is this property part of a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, please list number of lots: | |
| Are there covenants? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there an active homeowner's association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Subdivision Name (if applicable): | |

Existing Utilities (check all that apply):
 County or City Water Well Septic Gas Electric Broadband

Proposed Utilities (check all that apply):
 County or City Water Well Septic Gas Electric Broadband

COMMERCIAL AND INDUSTRIAL REDISTRICKT INFORMATION

Building Area: _____ No. of Parking Spaces: _____

RESIDENTIAL REDISTRICKT INFORMATION

No. of Lots: 1 Minimum Lot Size in acres: _____ No. of Units: _____

Minimum Heated Floor Area (ft²): appx. 2700 SF Density/Acre: _____

Is an Amenity area proposed (specify if yes)? _____

Apartments Condominiums Townhomes Single Family

Rental Cabins Recreational Vehicle Park Other- Specify: _____

LIST OF ADJACENT PROPERTY OWNERS

It is the responsibility of the Applicant to provide a list of adjacent property owners that has property bordering your property or who has property directly across the street from your property (additional sheet may be included, if necessary).

| PARCEL | PROPERTY OWNER NAME | MAILING ADDRESS |
|--------|--|---|
| 1 | <u>003-039C Buford Development LLC</u> | <u>PO Box 1328 Cleveland, GA 30528</u> |
| 2 | <u>003-025 Realty Sandra JT Trust Sandy Turner</u> | <u>1828 Macland Rd Marietta GA 30064</u> |
| 3 | <u>003-027 Nancy Dorsey Judy Turner</u> | <u>48 Stover Rd. Cleveland, GA 30528</u> |
| 4 | <u>003-039 Wayne Winkler</u> | <u>26 Paris Drive Cleveland, GA 30528</u> |
| 5 | <u>003-048 thomas & nadine Wardenga</u> | <u>174 Old Clarksville Hwy. Cleveland, GA 30528</u> |
| 6 | _____ | _____ |
| 7 | _____ | _____ |

APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners meeting agendas.

I understand that the Planning Department staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I understand that I may seek legal advice if I am not familiar with the land use requirements and procedures.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioners meetings and that I am required to be present or to be represented by someone able to present all facts and answer all questions. I understand that failure to appear at a meeting shall result in the postponement or denial of my application request. I further understand that it is my responsibility to be aware of relevant meeting dates and times regardless of notification from White County.

I hereby certify that I have read the above and that the above information, as well as the attached information, is true and correct.

Applicant Signature: *Louetta Chapme* Date: *5/28/23*

2023 DEADLINES AND MEETING DATES

| Submittal Date Planning Dept. Office 5:00 p.m. Deadline | Planning Commission Public Hearing 1239 Helen Hwy 6:00 p.m. | Planning Commission Regular Session 1239 Helen Hwy 6:00 p.m. | Board of Commissioners Work Session 1235 Helen Hwy 4:30 p.m. |
|---|---|--|--|
| Wednesday, January 4, 2023 | Monday, January 30, 2023 | Monday, February 6, 2023 | Monday, February 27, 2023 |
| Wednesday, February 1, 2023 | Monday, February 27, 2023 | Monday, March 6, 2023 | Monday, March 27, 2023 |
| Wednesday, March 1, 2023 | Monday, March 27, 2023 | Monday, April 3, 2023 | Monday, April 24, 2023 |
| Wednesday, March 29, 2023 | Monday, April 24, 2023 | Monday, May 1, 2023 | TBA |
| Wednesday, May 3, 2023 | TBA | Monday, June 5, 2023 | Monday, June 26, 2023 |
| Wednesday, May 31, 2023 * | Monday, June 26, 2023 | Monday, July 3, 2023 | Monday, July 31, 2023 |
| Wednesday, June 28, 2023 | Monday, July 31, 2023 | Monday, August 7, 2023 | Monday, August 28, 2023 |
| Wednesday, August 2, 2023 * | Monday, August 28, 2023 | TBA | Monday, September 25, 2023 |
| Wednesday, August 30, 2023 * | Monday, September 25, 2023 | Monday, October 2, 2023 | Monday, October 30, 2023 |
| Wednesday, October 4, 2023 | Monday, October 30, 2023 | Monday, November 6, 2023 | Monday, November 27, 2023 |
| Wednesday, November 1, 2023 | Monday, November 27, 2023 | Monday, December 4, 2023 | TBA |
| Wednesday, November 29, 2023 | TBA | TBA | Monday, January 29, 2024 |
| Wednesday, January 3, 2024 | Monday, January 29, 2024 | Monday, February 5, 2024 | Monday, February 26, 2024 |

NOTICE OF AGRICULTURAL DISTRICT ADJACENCY

Future abutting developers in non-agricultural land use districts shall be provided with this "Notice of Agricultural Adjacency" prior to administrative action on either land use district, the issuance of a building or occupancy permit or approval of a subdivision of property. Prior to administrative action, the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing, adjacent to his/her use, which can produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent Agricultural District uses, the applicant agrees by executing this form to waive any objection to those effects and understands that his/her district change and/or permits or other approvals are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the Agricultural District constitute a nuisance against the local government and adjoining land owners whose property is located in an Agricultural District. This waiver shall be provided and made applicable for subsequent purchasers and owners or heirs of his/her property. This notice and acknowledgement shall be public record.

Applicant Signature:

Jonathan Chap

Date:

5/28/23

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANTS AND REPRESENTATIVE(S) OF REQUESTED ACTION)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the disclosure of any campaign contributions aggregating \$250.00 or more to a local government official who will consider an application for re-classification or for a conditional use or special use permit is mandatory when an application or any representation of application for re-classification of district or for conditional use or special use permit has been made within two (2) years immediately preceding the filing of a request for reclassification or conditional use or special use permit by the same applicant and/or representative of said applicant. It shall be the duty of the applicant and/or any representatives of the applicant to file a disclosure with the governing authority of the respective local government to show the following:

Name of local official(s) to whom campaign contribution was made:

n/a

The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of this application for action for district re-classification, conditional use or special use permit.

Amount \$:

Date:

Enumeration and description of each gift (when the total value of all gifts is \$250.00 or more) made to the local government official during the two (2) years immediately preceding the filing of this application. **Please attach additional sheets if needed.**

Check box if no contributions made

Applicant Signature:

Jonathan Chap

Date:

5/28/23

PROPERTY OWNER AUTHORIZATION

To be completed by the property owner to certify ownership of subject property and to provide authorization for other person(s) to represent the owner on their behalf.

I/WE (print), Loretta Chapman,
hereby swear that I/we own the property for which this land use change application is being made.

| | |
|--|--|
| Property Address and/or Parcel ID: | |
| PROPERTY OWNER INFORMATION | |
| Printed Name of Owner(s): | <u>Loretta Chapman & James Chapman</u> |
| Mailing Address: | <u>8935 Bay Lane Gainesville, GA 30506</u> |
| Phone Number: | [REDACTED] |
| Alternate Contact Number: | [REDACTED] |
| Email: | [REDACTED] |
| I/we hereby authorize the person named below to act as the applicant or agent in the pursuit of the requested action on this property. I/we understand that any action granted and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The person named below is authorized to make this application. The person named below is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of the last action by the White County Board of Commissioners. | |
| Printed Name of applicant or agent(s): | |
| Signature of Owner(s): | Date Signed: |
| <u>Loretta Chapman</u> | <u>5/30/23</u> |

PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 30 day of May, 2023 by Loretta Chapman (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of DL.

Mercedes Dodd
(Signature of Notary)

{Seal}

**Mercedes Dodd
NOTARY PUBLIC
White County, GEORGIA
My Commission Expires 06/02/2026**

(Name of Notary Typed, Stamped, or Printed)

SHORT TERM RENTAL CERTIFICATIONS

To be completed and notarized for any application where the proposed use is short term rental.

I/WE (print), Loretta Chapman, hereby swear that I/we own/will own the property referenced below for which this land use change application is being made.

*Property Address and/or Parcel ID:

PROPERTY OWNER AUTHORIZATION ACKNOWLEDGEMENT OF GUESTS

I acknowledge to keep the total number of guests to that number which can safely stay in the premises and may be subject to the State of Georgia's fire safety code regulations.

Signature of Owner/Future Owner(s): Loretta Chapman

PROPERTY OWNER AUTHORIZATION CERTIFIED BY OWNER OR THIRD PARTY INSPECTOR

I attest by owner or third party inspector that short term rentals meet applicable International Building Code, International Fire Code regulations and NFPA 101 Life Safety codes.

Signature of Owner/Future Owner(s): Loretta Chapman

PROPERTY OWNER AUTHORIZATION CERTIFIED DEED RESTRICTION

I certify that there are no deed restriction and/or covenants on the property that prohibits the use of the property as a short-term rental.

Signature of Owner/Future Owner(s): Loretta Chapman

PROPERTY OWNER AUTHORIZATION CERTIFIED SHORT-TERM RENTAL INSURANCE

I certify that the owner/future owner has commercial or specific short-term rental insurance for the property. If insurance *has not been obtained* at time of application, I certify that owner/future owner will obtain prior to renting if application approval is granted.

Signature of Owner/Future Owner(s): Loretta Chapman

OFFICIAL CODE OF WHITE COUNTY APPENDIX C/ARTICLE VII - SHORT TERM RENTALS & BUSINESS LICENSES NOTIFICATION

I certify that I have been informed of and provided a copy of Appendix C/Article VII - Short Term Rentals. I certify that I have also been informed that I will need to contact the White County Business Tax Office (706-865-2235) to obtain the proper business licensing, host licensing, and subsequent tax information prior to operation of my short-term rental.

Signature of Owner/Future Owner(s): Loretta Chapman

SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 30 day of May, 2023 by Loretta Chapman (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of DL.

Mercedes Dodd
(Signature of Notary)

{Se Mercedes Dodd
NOTARY PUBLIC
White County, GEORGIA
My Commission Expires 06/02/2026

(Name of Notary Typed, Stamped, or Printed)

APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, Loretta Chapman (print name) have been advised that I or someone to represent me must be in attendance when my application is before the White County Planning Commission and the White County Board of Commissioners or it will be tabled. I also acknowledge that I have been made aware of the below dates upon submission of my application.

Senior Center, 1239 Helen Hwy, Cleveland

6:00pm

Public Hearing Date (Planning Commission): 6/26/2023

Regular Meeting Date (Planning Commission): 7/3/2023

Administration Building, 1235 Helen Hwy, Cleveland

4:30pm

Board of Commissioners Meeting Date: 7/31/2023

**Meeting dates are subject to change*

Loretta Chapman

Signature of Applicant or Authorized Agent

5/30/23

Date

OFFICE USE ONLY

Copy given to applicant: 5/30/23 (date)

Staff Initials: MD

Flag (circle): Y N

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

PART II - OFFICIAL CODE/APPENDIX C - LAND USE REGULATIONS/ARTICLE XVIII. AMENDMENT, APPLICATION AND PROCEDURAL REQUIREMENTS

Section 1803. Withdrawal of amendment application. Any petition for an amendment to these regulations, official land use district map, conditional use approval, variance or special use permit may be withdrawn, at the discretion of the person or agency initiating such request, at any time prior to final action by the board of commissioners upon written notice to the planning director. Any required fees shall be forfeited

I hereby withdraw application #:

Applicant Signature:

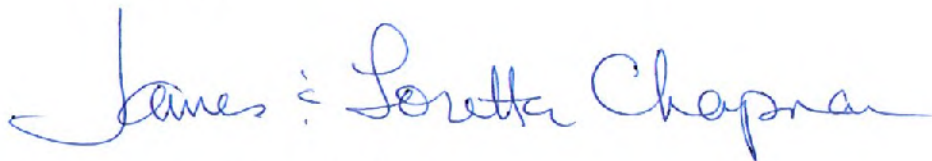
Date:

May 23, 2023

To Whom it may Concern:

Please consider our application for a conditional use permit for short term rental on our property at 124 Valley View Rd, Tract B, Cleveland, GA. We would love to build a 4 bedroom/3 bath home on the property and use it as a short term rental. We feel like the immediate area close to the property could benefit from this type of use, considering the nearby wedding venues, vineyards and hiking opportunities.

Sincerely,

A handwritten signature in blue ink that reads "James & Loretta Chapman". The signature is written in a cursive style with a large initial 'J' and 'L'.

James and Loretta Chapman



Public Health
Prevent. Promote. Protect.

White County Environmental Health

Zachary Taylor, M.D., M.S., Health Director

1241 Helen Highway, Unit 210 • Cleveland, GA 30528

PH: 706-348-7698 • FAX: 706-348-1670 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

Evaluation Applied For

Appropriate Permit Applied For

Appropriate Permit Issued to Applicant

Evaluation, Permit Not Applied For At This Time

DATE: 05/30/2023

APPLICANT NAME: JAMIE & LORI CHAPMAN

PROPERTY ADDRESS: VALLEY VIEW DR
CLEVELAND, GA 30528

White County Planning Department:

In reference to a request for a change of zoning/land use or a building permit, application may need to be made for an existing system evaluation to determine:

- that the permit on file is the correct permit for the property in question;
- that there is no evidence of system failure;
- that the septic system is appropriately sized for the current and proposed use;
- that there is adequate repair after the proposed addition;
- that there are no conditions that could adversely affect the functionality of the system.

Please note that this is NOT an all-inclusive list. Based upon the information submitted and/or the outcome of the evaluation, it may be determined that a septic system needs additional capacity or upgrade. If so, the appropriate permit will need to be obtained and the work completed before an approval can be given.

If, based upon information submitted, no septic systems exist on the property, this zoning/land use change and/or building permit request should not affect the property with respect to septic use.

White County Environmental Health
District 2 Public Health

By signing below, I certify all information submitted is accurate and true to the best of my knowledge.

→ Loretta L Chapman
Applicant Signature



Georgia Department of Public Health Construction Permit and Site Approval For On-Site Sewage Management System

| | | | |
|---|--|---|---|
| COUNTY: White | SUBDIVISION: | LOT NUMBER: TRACT B | BLOCK: |
| PROPERTY ADDRESS: VALLEY VIEW DR CLEVELAND, GA 30528 | | DIRECTIONS: | |
| I hereby receive this construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1 and this permit. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system. | | | |
| PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: | | | DATE COMPLETED APPLICATION RECEIVED: 05/01/2023 |
| PROPERTY OWNER'S NAME: JAMIE & LORI CHAPMAN | PHONE NUMBER: [REDACTED] | PROPERTY OWNER'S ADDRESS: 8935 BAY LN GAINESVILLE, GA 30506 | |
| AUTHORIZED AGENT'S NAME: ANDREW MARTIN | PHONE NUMBER: [REDACTED] | RELATIONSHIP TO OWNER: [REDACTED] | |
| Section A - General Information | | | |
| CAN REQUIRED SETBACKS BE MET: YES | TYPE OF STRUCTURE: Single-Family Residence | | SOIL SERIES: |
| DRINKING WATER SUPPLY: Private | WELL ON THE SITE: YES | WATER USAGE BY: Bedroom Numbers | PERCOLATION RATE / HYDRAULIC LOADING RATE: |
| SYSTEM TYPE: New | NO. OF BEDROOMS / GPD: 4 | | RESTRICTIVE SOIL HORIZON DEPTH (inches): |
| LOT SIZE (SQ FT/Acres): 2.37 | LEVEL OF PLUMBING OUTLET: Basement | SOIL TEST PERFORMED BY: | |
| Section B - Primary / Pretreatment | | | |
| PRETREATMENT: Septic Tank | GARBAGE DISPOSAL: NO | SEPTIC TANK CAPACITY (gallons): 1000 | MIN. ATU CAPACITY (gallons): 0 |
| | | DOSING TANK CAPACITY (gallons): | GREASE TRAP CAPACITY (gallons): |
| Section C - Secondary Treatment | | | |
| ABSORPTION FIELD DESIGN: Serial | | NUMBER OF TRENCHES: | TOTAL ABSORPTION FIELD LINEAR FT REQUIRED: |
| | | DISTANCE B/W TRENCHES: | |
| ABSORPTION FIELD PRODUCT: Conventional 12x36 gravel & pipe | | DEPTH OF TRENCHES (range in inches): - | TOTAL ABSORPTION FIELD SQ FT REQUIRED: |
| <p>Issued permits expire twelve (12) months from approval date and are not valid unless signed below by authorized representative of the Georgia Department of Public Health or County Board of Health.</p> <p>Any grading, filling, or other landscaping after issuance of a permit may render permit void. Failure to follow site plan may render permit void. Any grading, filling, or other landscaping after final inspection by county health department, which adversely affects the function of the on-site sewage management system, may render approval void. Installation contractor is responsible for ensuring all required setbacks are met.</p> <p>Issuance of a construction permit for an on-site sewage management system and subsequent approval of same by representative of the Georgia Department of Public Health or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representative(s) do not, by any action taken in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system.</p> | | | |
| INSPECTOR & INSPECTOR TITLE: Sean Sullivan | INSPECTOR SIGNATURE: | DATE: 05/01/2023 | CONSTRUCTION PERMIT #: OSC15402009 |
| | | | STATUS: Pending |

*5-12-23 left msg for no well site was seen - Andrew Martin
5-15-23 "*

PROPOSED LAYOUT

APPLICATION FOR CONSTRUCTION PERMIT &
INSPECTION FORM FOR ON-SITE SEWAGE
MANAGEMENT SYSTEM

PERMIT NUMBER: OSC15402009
Property Address: VALLEY VIEW DR
Owner's Name: JAMIE & LORI CHAPMAN
Builder/Company: ANDREW MARTIN
Water Supply: PRIVATE-NEW
Bedrooms: 4
Gallons per Day:
Plumbing Level: BASEMENT
Garbage Disposal: NO

WHITE COUNTY ENVIRONMENTAL HEALTH
1241 HELEN HWY, UNIT 210
CLEVELAND, GA 30528 ♦ (706) 348-7698

Type of Permit: NEW
Type of Facility: RESIDENTIAL
Subdivision:
Lot/Phase #: TRACT B
Lot Size: 2.37
Perc Rate: 60
Soil Type: Hayesville

Directions to Property:

65° = 291'

Type System:
Conventional:

Linear Ft. 448' Trench Width (in): 36" Trench Depth (in): 30"-45"

Septic Tank Size: 1000 Gallons Pump Tank: _____ Gallons Grease Trap: _____ Gallons

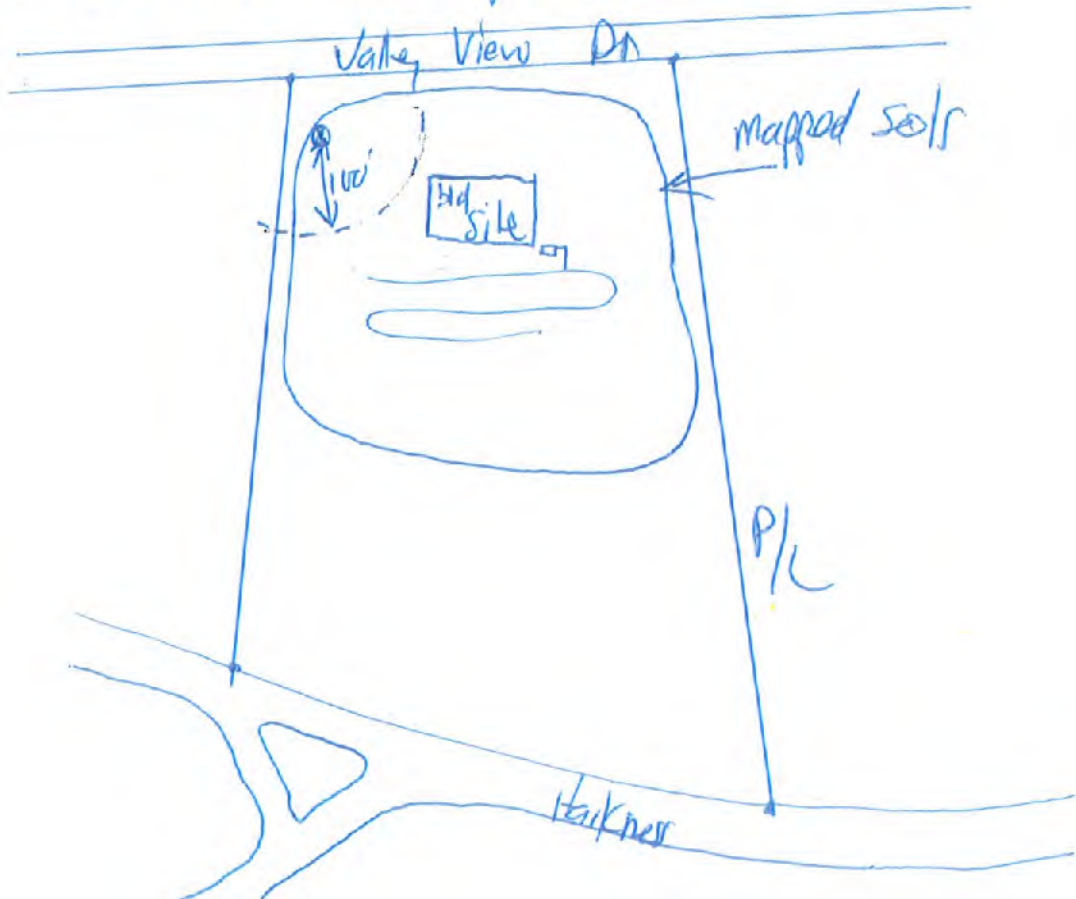
Distance Septic Tank from Well/Well Site: 100' Distance Drain Line from Well/Well Site: 100'

Comments: * Keep septic tank and drainline as high as possible to allow for maximum gravity repair/add-on.

Proposed Site Approved By: _____

Date: 5/22/2023

* No well site stated @ the time this permit was issued



White County Environmental Health

1241 Helen Hwy, Unit 210, Cleveland, GA 30528 Phone: (706) 348-7698 Fax: (706) 348-1670

Water Supply Installation/Repair Application (Well Permit)

Fill out the information between the RED LINES ONLY and SIGN ON YELLOW HIGHLIGHTED LINE below.

PLEASE NOTE: THIS PERMIT IS VOID IF WELL IS NOT PLACED AT LOCATION NOTED BELOW. ANY CHANGE IN WELL LOCATION MUST BE APPROVED IN WRITING FROM THE ENVIRONMENTAL HEALTH DEPARTMENT. EFFECTIVE 01/01/07, IN ADDITION TO THE WELL PERMIT FEE OF \$50.00, THERE WILL BE A \$500.00 FINE TO WELL DRILLER & PROPERTY OWNER (EACH) FOR ANY WELL INSTALLED WITHOUT AN ISSUED PERMIT.

PERMIT #: 4/24/13 WWS-154-000 585 (this # assigned by EH office)

★ WELL SITE MUST BE STAKEED ON PROPERTY. ★ DATE WHEN SITE STAKEED: 4/21/13

DATE OF APPLICATION: _____

PROPERTY ADDRESS: Tract B of 124 Valley View Dr. Cleveland GA 30528

SUBDIVISION NAME/LOT # (if applicable) _____

PROPERTY OWNER NAME, ADDRESS:

Jamie and Lori Chapman 8935 Bay Lane Gainesville
GA 30606

PHONE NUMBER:

DIRECTIONS TO PROPERTY: attached to back

REASON FOR NEW WELL: New house build

WELL CONTRACTOR (IF KNOWN): _____

(INFORMATION BELOW THIS LINE TO BE COMPLETED BY EH INSPECTOR)

SOURCE OF SUPPLY: WELL: Drilled Bored _____ Spring _____ Other _____

Location: Distance from Septic Tank > 50 feet, Drain Field > 100 feet, Other Sources of Pollution > 100 feet.

Water Supply Construction: Diameter 6" inches. Type Casing: Schedule 40 PVC.

Protective Covering: Sanitary Seal XXX, Concrete Slab XXX, Other: _____

Cement Grout: 10 Feet. Protective Apron: Width: 2' in all directions from the well casing. Thickness: 4 Inches

Owner Responsibility: Protection, Chlorination, Bacteriological Examination Contractor Responsibility: Location, Construction

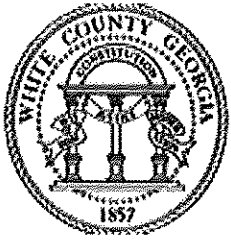
X See attached site plan

[Signature]
OWNER/CONTRACTOR/APPLICANT

[Signature]
ENVIRONMENTAL HEALTH REPRESENTATIVE
Approved for Beginning Construction

DATE ISSUED: 5-22-2013

NOTE: This system should be disinfected after completion of installation. A water test can be done by the Environmental Health Dept for a fee of \$50.00 to determine if bacteria are present.



Official Tax Receipt
White County, GA
113 N. Brooks St.
Cleveland, 30528
--Online Receipt--

Phone: 706-865-2225

| Trans No | Map Code | Property ID & District Description | Original Due | Interest & Penalty | Amount Due | Amount Paid | Transaction Balance |
|----------------|----------|------------------------------------|-------------------|---------------------------|---------------|-------------------|---------------------|
| 2022-2425 | 003 039C | LL65 LD4 TR A,B | \$2,571.06 | \$0.00 Fees: \$0.00 | \$0.00 | \$2,571.06 | \$0.00 |
| Totals: | | | \$2,571.06 | \$0.00 | \$0.00 | \$2,571.06 | \$0.00 |

Paid Date: 11/02/2022

Charge Amount: \$2,571.06

BUFORD DEVELOPMENT LLC
P O BOX 1328
CLEVELAND, GA 30528



Scan this code with your mobile phone to view this bill

Tract B, Valley View Rd.



Legend
📍 124 Vly Vw Dr

Google Earth

700 ft



**WHITE COUNTY PLANNING DEPARTMENT
STAFF COMMENT**

LORETTA AND JAMES CHAPMAN

- PROPERTY IS LOCATED AT TRACT B VALLEY VIEW DRIVE IN CLEVELAND. IT IS IN THE R-1 SINGLE FAMILY RESIDENTIAL DISTRICT AND WILL REQUIRE A CONDITIONAL USE PERMIT FROM THE WHITE COUNTY BOARD OF COMMISSIONERS TO PLACE THE PROPERTY IN THE SHORT TERM RENTAL PROGRAM.
- PROPERTY ADJOINS TO THE NORTH, SOUTH, EAST, AND WEST R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT.
- THE WHITE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP INDICATES SINGLE FAMILY RESIDENTIAL.
- TOTAL ACREAGE IS 2.37.
- PROPERTY SUPPLIED BY WELL AND SEPTIC.

EXISTING LAND USE



FUTURE LAND USE



Mercedes Dodd

From: Harry Barton
Sent: Tuesday, June 27, 2023 4:58 PM
To: John Sell; Mercedes Dodd
Subject: FW: STR/James Chapman

fyi

From: Nancy Dorsey [REDACTED]
Sent: Tuesday, June 27, 2023 3:39 PM
To: Harry Barton <hbarton@WhiteCounty.net>
Subject: STR/James Chapman

[EXTERNAL SENDER - PROCEED CAUTIOUSLY]

At last night's planning meeting, I spoke in opposition to the request for STR for James Chapman. Mr Chapman stated he wanted to build his retirement home on this vacant property, however he had his surveyor divide the lot. Please review the surrounding property and you will find that Mr Chapman does not have an easement to access his property from Valley View Drive. I have spoken to Garry Garrett (seller) and he says he has not given easement from his or his sons (Chad Garrett) property. Valley View Drive is a private road, not county maintained. The property owners pay to maintain the road. I did ask the question last night, but nobody answered it.

[Sent from Yahoo Mail on Android](#)

Petition

Stop Rezoning of Short Term Rental Program in Kellum Valley

This is a petition to stop the zoning change to the property known as 124 Valley View Drive. Under the Parcel ID 003-039

| Printed Name | Signature | Address | Date |
|-----------------------------------|------------------------------|------------------------|---------|
| Shane Betterton | <i>Shane Betterton</i> | 1810 Kellum Valley Rd | 6/11/23 |
| Shayla Brown | <i>Shayla Brown</i> | 347 Antioch Church Rd | 6/11/23 |
| Brenda Willis | <i>Brenda Willis</i> | 885 Kellum Valley Rd | 6/11/23 |
| DAVID WILLIS | <i>David Willis</i> | 885 Kellum Valley Rd | 6/11/23 |
| Kenny Barber | <i>Kenny Barber</i> | 57 FM Road | 6/11/23 |
| Jeanne Barber | <i>Jeanne Barber</i> | 57 FM Road | 6/11/23 |
| <i>Alex Delah</i> | ALEX BELCHER | 74 FM Road | 6/11/23 |
| Maria B. Belcher | <i>Maria Belcher</i> | 74 FM Road | 6/11/23 |
| Barry Feralin | <i>Barry Feralin</i> | 1622 Harkins Rd | 6/11/21 |
| Ann Wheeler | <i>Ann Wheeler</i> | 1402 Harkins Rd | 6/11/21 |
| Bob Wheeler | <i>Bob Wheeler</i> | 1402 Harkins Rd | 6/11/21 |
| Skip Hogberg | <i>Skip Hogberg</i> | 1819 Kellum Valley Rd | 6/11/23 |
| Randy Douglas Postell | <i>Randy Douglas Postell</i> | 427 Antioch Church Rd | 6/11/23 |
| BONNIE Vaughan VAUGHAN | <i>Bonnie Vaughan</i> | 1410 Kellum Valley Rd | 6-11 |
| BARBARA Postell | <i>Barbara Postell</i> | 427 Antioch Ch Rd | 6/11/23 |
| Stacey Seabolt | <i>Stacey Seabolt</i> | 1651 Kellum Valley Rd. | 6/11/23 |
| Daniel West Moreland | <i>Daniel West Moreland</i> | 1294 Kellum Valley Rd. | 6/11/23 |

WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

are no other short-term rentals nearby that he is aware of and the closest residence is about 200 yards away.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application.

Ed Lee Day of 24 Crest View Drive asked if this zoning change would alter his zoning, to which Mr. Barton said no. Mr. Day said that this property is secluded and will not disturb anything.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on July 3rd.

Application of Eric and Jeannie Seleen to request a conditional use permit located at 142 Heavenly Ridge Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-075. Total acreage is 1.32. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Eric Seleen of 142 Heavenly Ridge, was present. Mr. Barton gave a summary of the application. Mr. Seleen explained the proposed short-term rental would have a maximum occupancy of three people and three vehicles on a private road that consists of asphalt, concrete, and gravel that he helps to maintain. Mr. Seleen stated he purchased the home in May and it was a short-term rental at one point, but the previous owner did not rent it. He said there are four other properties on the road and they are all short-term rentals. Mr. Seleen said his full time residence is in Habersham County.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application.

Helen Fincher Hardman of 993 Merck Road said she is not against this proposal. She stated that twenty years ago, she was involved with the historic preservation through the state and said new homes should have a historic look rather than contemporary.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on July 3rd.

Application of Loretta and James Chapman to request a conditional use permit located on Valley View Drive, Tract B, Cleveland, Georgia, 30528. Tax map and parcel 003-039C. Total acreage is 2.37. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, James Chapman of 8935 Bay Lane in Gainesville, GA, was present. Mr. Barton gave a summary of the application. Mr. Chapman explained the proposed short-term rental would have a maximum occupancy of eight people and six vehicles. He said the vacant property is on a private gravel road that he is willing to help maintain and there are homes on both sides of this lot. He explained his intentions are to construct a 3000 square home with four bedrooms and three bathrooms that they plan to retire to. Mr. Chapman stated he has a rental management company and works in real estate.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application.

WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Brady Betterton of 347 Antioch Church Road expressed concerns of the effect of short-term rentals based on experience living in California, as well as concerns of the owners not living there full time. He said he loves Kellum Valley because it is beautiful and quiet. He presented a petition to the board and said he obtained at least 30 signatures from people that go by this property every day.

Steve Groober of 224 Valley View Drive expressed concerns of people he does not know exploring the roads and staying there. He said he plans to retire here to get out of the congestion in Suwanee.

Brenda Willis of 885 Kellum Valley Road expressed concerns of traffic, people running stop signs and speeding, and the pigtail driveway. She said she moved here to be away from short-term rentals and it is a beautiful area, so she does not want short-term rentals.

Nadine Wardenga of 996 Harkins Road expressed concerns of potential abuse to the orchard and chapel that she built in honor of her son. She explained she would like to see the Valley stay the way it is after she and the neighbors invested their livelihoods in their homes and properties. She said that neighbors are family and she does not want outsiders that will not be living there.

Nancy Dorsey of 48 Stover Road said she owns three properties on Valley View Drive. She asked where the driveway would be located because she owns both sides of Valley View Drive and pointed out that the zoning notice had a different address on it. She said neighbors are friends and wants to keep the community the same. She asked the board to be mindful of what the citizens are asking.

Chairman Thomas asked Mr. Chapman if he had anything to add.

Mr. Chapman explained that he loves Kellum Valley, which is why he wants to move there. He said it would be a high end short-term rental and this would be a way for him to build a home to retire to. He explained they would use the home for family and pointed out that there is a wedding venue nearby, as well as a short-term rental at the end of Harkins Road. He said he is not wanting to have multiple rentals. He said the address is not issued yet because the home is not constructed, adding that it was a split from another property and borders Harkins Road. He stated that he does not intend to destroy the area and they plan to be neighbors eventually.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on July 3rd.

Application of John Carter, on behalf of A Lincoln LLC, to redistrict property located on Hulsey Mill Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family. Tax map and parcel 064-058B. Total acreage is 1.01. Present zoning is C-1 Community Commercial District.

The applicant, John Carter of 3432 Cleveland Highway in Gainesville, GA, was present. Mr. Barton gave a summary of the application. Mr. Carter said he purchased the property three years ago, with three lots total. He said the intention is to place a home for resale on this tract, which he has already done for the other two tracts. Mr. Barton explained the zoning was classified C-1 through the tax assessor's file because of the grocery store.

WHITE COUNTY PLANNING COMMISSION AGENDA
REGULAR SESSION

seconding the motion was because the use of the property does not fit into the community and the community's objection to it makes it even more non-fitting for the location.

Mr. Barton advised the applicant of the next meeting on July 31st.

Application of Jonathan and Madison Riviere to request a conditional use permit located at 45 North Fern Cove Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-179. Total acreage is 1.00. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Jonathan Riviere of 45 N Fern Cove, was present. Mr. Barton gave a summary of the application. Mr. Riviere did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31st.

Application of Russell Chiodo to request a conditional use permit located at 480 Brown Road, Cleveland, Georgia, 30528. Tax map and parcel 022-142. Total acreage is 1.00. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Russell Chiodo of 480 Brown Road, was present. Mr. Barton gave a summary of the application. Mr. Chiodo did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31st.

Application of Eric and Jeannie Seleen to request a conditional use permit located at 142 Heavenly Ridge Road, Sautee Nacoochee, Georgia, 30571. Tax map and parcel 068-075. Total acreage is 1.32. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Eric Seleen of 142 Heavenly Ridge Road, was present. Mr. Barton gave a summary of the application. Mr. Seleen did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Freeman. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31st.

Application of Loretta and James Chapman to request a conditional use permit located on Valley View Drive, Tract B, Cleveland, Georgia, 30528. Tax map and parcel 003-039C. Total acreage is 2.37. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Mr. Chapman of 8935 Bay Lane in Gainesville, GA, was present. Mr. Barton gave a summary of the application. Mr. Chapman explained that he does not have access to Valley View Drive due to no recorded easement and is prepared to access from Harkins Road, to which he showed the board members his proposed access. He stated the access would be one mile off Highway 129 on a paved road, past a wedding venue, event center, and three RV pads as well as across from an orchard that has events. He said the property is over the one-acre requirement, not part of a subdivision, and does not have covenants. Mr. Chapman explained he thinks neighbors should be able to do as they see fit with their

WHITE COUNTY PLANNING COMMISSION AGENDA
REGULAR SESSION

property within the laws. He plans to move to the property eventually but will use it for enjoyment in the meantime. When asked when he would move there full-time, he said after they retire or possibly as part-time residents before then. He said that most of the objections he heard from the neighbors was they do not want change or outsiders, but he said what they are trying to do is minimal. He added that, based on his research, AirBnB has a 60% occupancy rate in White County and long-term rentals may have more of an impact.

Motion to recommend denial to the Board of Commissioners made by Mr. Ash. The motion was seconded by Ms. Burke based on the residents that show they do not want it there and it impacts them. Motion carried by majority of 3-2, with Mr. Freeman and Mr. Yarbrough opposed. Mr. Barton advised the applicant of the next meeting on July 31st.

Application of John Carter, on behalf of A Lincoln LLC, to redistrict property located on Hulsey Mill Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family. Tax map and parcel 064-058B. Total acreage is 1.01. Present zoning is C-1 Community Commercial District.

The applicant, John Carter of 3432 Cleveland Highway in Gainesville, Georgia, was present. Mr. Barton gave a summary of the application. Mr. Carter explained that he originally purchased three lots, two of which he has already placed homes on for resale, and is requesting this lot be rezoned for the same purpose. He said he did not have any opposition at the public hearing.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31st.

Application of Stephen Kahle to request a conditional use permit located at 2374 Dean Mountain Road, Cleveland, Georgia, 30528. Tax map and parcel 087-006. Total acreage is 1.30. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Stephen Kahle of 2374 Dean Mountain Road, was present. Mr. Barton gave a summary of the application. Mr. Kahle did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31st.

Chairman Thomas asked if there was any citizen comment.

Brenda Willis of 885 Kellum Valley Road thanked the board for their recommendations.

There was no other citizen comment.

Motion to adjourn made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous.



WHITE COUNTY

Board of Commissioners

Agenda Request Form

Item Title: Redistricting Request from C-1 to R-1 for John Carter, Hulsey Mill Road, Cleveland

For Meeting Date: 7/31/2023

Work Session **Regular Meeting** **Public Hearing**

Category (Select One): Land Use Application

Submitted By: John Sell

Attachments: Yes **If yes, please list each file name below:**

1. Application #20029
2. Public Hearing minutes of 6/26/2023
3. Regular Meeting minutes of 7/3/2023

Purpose:

Consider the application of John Carter, on behalf of A Lincoln LLC, to redistrict property located on Hulsey Mill Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family. Tax map and parcel 064-058B. Total acreage is 1.01. Present zoning is C-1 Community Commercial District.

Background / Summary:

- Applicant is requesting to redistrict property from C-1 to R-1 for the purpose of building a house. Mr. Carter said he purchased the property three years ago, with three lots total. He said the intention is to place a home for resale on this tract, which he has already done for the other two tracts. Mr. Barton explained the zoning was classified C-1 through the tax assessor's file because of the grocery store. The Planning Commission recommended approval of the application and the motion passed by unanimous vote.

Department Recommendation:

Planning Commission recommended approval by unanimous vote.

Options:

- Uphold Planning Commission recommendation and approve the application
- Reverse Planning Commission recommendation and deny the application.

- Table the application for further review or to send back to Planning Commission

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

-

County Manager Comments:

-

WHITE COUNTY CHANGE OF LAND USE DISTRICT APPLICATION

| | |
|---------------------------------------|--|
| OFFICE USE ONLY | Land Use Application #: <u>20029</u> |
| Public Hearing Date: <u>6/26/2023</u> | Commission District: <u>2</u> |
| Fees Assessed: <u>\$250</u> | Paid via: <input type="checkbox"/> cash <input type="checkbox"/> credit card <input checked="" type="checkbox"/> check# <u>10660</u> |

| APPLICANT INFORMATION | |
|---|---|
| Status: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Lessee <input type="checkbox"/> Option to Purchase | |
| Printed Name(s): <u>John Carter / A Lincoln LLC</u> | |
| Address: <u>P.O. Box 252, Clermont GA 30527</u> | |
| Phone Number: [REDACTED] | Alternate Contact Number: |
| Email: [REDACTED] | |
| OWNER INFORMATION (if different from Applicant/Agent): | |
| Name: | Phone #: |
| PROPERTY INFORMATION | |
| Parcel ID: 064-0587 <u>064-0588</u> | Total acreage being changed: <u>1</u> |
| Address: <u>0 Hulsey Mill Cleuda GA 30528</u> | |
| Directions to Property: <u>Corner of Hulsey Mill - Hwy 254</u> | |
| Current Use of Property: County <u>C-1</u> Type of Road Surface: <u>County Paved</u> | |
| Any prior redistricting requests for property: <u>NO</u> If yes, provide redistricting application #: _____ | |
| SURROUNDING PROPERTY LAND USE CLASSIFICATION: | |
| North: <u>C-1</u> | South: <u>A-1</u> East: <u>C-1</u> West: <u>C-1</u> |
| REQUESTED ACTION AND DETAILS OF PROPOSED USE (check all that apply) | |
| Redistrict from district: <u>C-1</u> | Redistrict to district: <u>R-1</u> |
| Conditional Use - specify: | |
| Special Use - specify: | |
| Land Use Variance from Code Section: | |
| Proposed use if not listed above: | |
| Is this property part of a subdivision? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, please list number of lots: <u>1</u> |
| Are there covenants? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Is there an active homeowner's association? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Subdivision Name (if applicable): | |

Existing Utilities (check all that apply):
 County or City Water Well Septic Gas Electric Broadband

Proposed Utilities (check all that apply):
 County or City Water Well Septic Gas Electric Broadband

COMMERCIAL AND INDUSTRIAL REDISTRICT INFORMATION

Building Area: _____ No. of Parking Spaces: _____

RESIDENTIAL REDISTRICT INFORMATION

No. of Lots: 1 Minimum Lot Size in acres: 1.00 No. of Units: 1

Minimum Heated Floor Area (ft²): _____ Density/Acre: _____

Is an Amenity area proposed (specify if yes)?
 Apartments Condominiums Townhomes Single Family
 Rental Cabins Recreational Vehicle Park Other- Specify: _____

LIST OF ADJACENT PROPERTY OWNERS

It is the responsibility of the Applicant to provide a list of adjacent property owners that has property bordering your property or who has property directly across the street from your property (additional sheet may be included, if necessary).

| PARCEL | PROPERTY OWNER NAME | MAILING ADDRESS |
|--------|-----------------------------------|---|
| 1 | <u>064 059 Dorsey Benny</u> | <u>48 White Tail Ridge Rd Jasper GA 30143-0000</u> |
| 2 | <u>064 057 Stelton Tony</u> | <u>4874 Hug 254, Cleveland GA. 30528-0000</u> |
| 3 | <u>064 030 Crumley Richard</u> | <u>5930 Hug 254 Cleveland GA. 30528-0000</u> |
| 4 | <u>064 076 Townley Jacqueline</u> | <u>747 Ray Palmer Rd. Cleveland GA. 30528-6444</u> |
| 5 | _____ | _____ |
| 6 | _____ | _____ |
| 7 | _____ | _____ |

APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

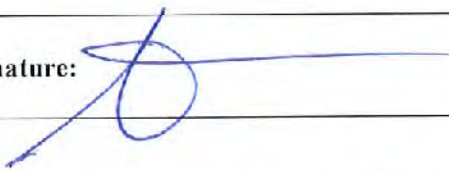
I understand that the Planning Department staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I understand that I may seek legal advice if I am not familiar with the land use requirements and procedures.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioners hearings and that I am required to be present or to be represented by someone able to present all facts and answer all questions. I understand that failure to appear at a public hearing shall result in the postponement or denial of my application request. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from White County.

I hereby certify that I have read the above and that the above information, as well as the attached information, is true and correct.

Applicant Signature:



Date:

5-2-23

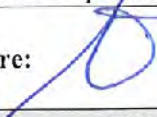
2023 DEADLINES AND MEETING DATES

| Submittal Date Planning Dept. Office 5:00 p.m. Deadline | Planning Commission Public Hearing 1239 Helen Hwy 6:00 p.m. | Planning Commission Regular Session 1239 Helen Hwy 6:00 p.m. | Board of Commissioners Work Session 1235 Helen Hwy 4:30 p.m. |
|---|---|--|--|
| Wednesday, January 4, 2023 | Monday, January 30, 2023 | Monday, February 6, 2023 | Monday, February 27, 2023 |
| Wednesday, February 1, 2023 | Monday, February 27, 2023 | Monday, March 6, 2023 | Monday, March 27, 2023 |
| Wednesday, March 1, 2023 | Monday, March 27, 2023 | Monday, April 3, 2023 | Monday, April 24, 2023 |
| Wednesday, March 29, 2023 | Monday, April 24, 2023 | Monday, May 1, 2023 | TBA |
| Wednesday, May 3, 2023 | TBA | Monday, June 5, 2023 | Monday, June 26, 2023 |
| Wednesday, May 31, 2023 | Monday, June 26, 2023 | Monday, July 3, 2023 | Monday, July 31, 2023 |
| Wednesday, June 28, 2023 | Monday, July 31, 2023 | Monday, August 7, 2023 | Monday, August 28, 2023 |
| Wednesday, August 2, 2023 | Monday, August 28, 2023 | TBA | Monday, September 25, 2023 |
| Wednesday, August 30, 2023 | Monday, September 25, 2023 | Monday, October 2, 2023 | Monday, October 30, 2023 |
| Wednesday, October 4, 2023 | Monday, October 30, 2023 | Monday, November 6, 2023 | Monday, November 27, 2023 |
| Wednesday, November 1, 2023 | Monday, November 27, 2023 | Monday, December 4, 2023 | TBA |
| Wednesday, November 29, 2023 | TBA | TBA | Monday, January 29, 2024 |
| Wednesday, January 3, 2024 | Monday, January 29, 2024 | Monday, February 5, 2024 | Monday, February 26, 2024 |

NOTICE OF AGRICULTURAL DISTRICT ADJACENCY

Future abutting developers in non-agricultural land use districts shall be provided with this "Notice of Agricultural Adjacency" prior to administrative action on either land use district, the issuance of a building or occupancy permit or approval of a subdivision of property. Prior to administrative action, the applicant shall be required to sign this wavier which indicates that the applicant understands that a use is ongoing, adjacent to his/her use, which can produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent Agricultural District uses, the applicant agrees by executing this form to waive any objection to those effects and understands that his/her district change and/or permits or other approvals are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the Agricultural District constitute a nuisance against the local government and adjoining land owners whose property is located in an Agricultural District. This wavier shall be provided and made applicable for subsequent purchasers and owners or heirs of his/her property. This notice and acknowledgement shall be public record.

Applicant Signature:



Date: 5-2-23

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANTS AND REPRESENTATIVE(S) OF REQUESTED ACTION)**

Pursuant to O.C.G.A. Section 36-67 A-3.A, the disclosure of any campaign contributions aggregating \$250.00 or more to a local government official who will consider an application for re-classification or for a conditional use or special use permit is mandatory when an application or any representation of application for re-classification of district or for conditional use or special use permit has been made within two (2) years immediately preceding the filing of a request for reclassification or conditional use or special use permit by the same applicant and/or representative of said applicant. It shall be the duty of the applicant and/or any representatives of the applicant to file a disclosure with the governing authority of the respective local government to show the following:

Name of local official(s) to whom campaign contribution was made:

N/A

The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of this application for action for district re-classification, conditional use or special use permit.

Amount \$:

N/A

Date:

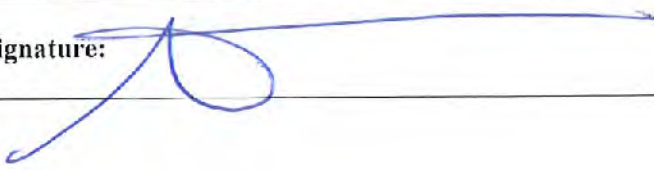
5-2-23

Enumeration and description of each gift (when the total value of all gifts is \$250.00 or more) made to the local government official during the two (2) years immediately preceding the filing of this application. **Please attach additional sheets if needed.**

N/A

Check box if no contributions made

Applicant Signature:



Date:

5-2-23

PROPERTY OWNER AUTHORIZATION

To be completed if applicant is other than owner and/or to provide authorization for someone other than owner to represent the applicant at the required meetings.

I/WE (print), John Carter / A Lincoln LLC,
hereby swear that I/we own the property for which this land use change application is being made.

Property Address and/or Parcel ID: 0 Hulsey Mill Rd.

PROPERTY OWNER INFORMATION

Printed Name of Owner(s): John Carter / A Lincoln LLC

Mailing Address: PO Box 252
Clermont GA. 30527

Phone Number: [REDACTED]

Alternate Contact Number: [REDACTED]

Email: [REDACTED]

I/we hereby authorize the person named below to act as the applicant or agent in the pursuit of the requested action on this property. I/we understand that any action granted and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The person named below is authorized to make this application. The person named below is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of the last action by the White County Board of Commissioners.

Printed Name of applicant or agent(s): John Carter

Signature of Owner(s): [Signature] Date Signed: 5-22-23

PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 9th day of May, 2023 by John Carter (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of FL DV.

{Seal}



[Signature] (Signature of Notary)

Anna Thompson (Name of Notary Typed, Stamped, or Printed)

SHORT TERM RENTAL CERTIFICATIONS

To be completed and notarized for any application where the proposed use is short term rental.

I/WE (print), _____,
hereby swear that I/we own/will own the property referenced below for which this land use change application is
being made.

***Property Address and/or Parcel ID:**

PROPERTY OWNER AUTHORIZATION ACKNOWLEDGEMENT OF GUESTS

I acknowledge to keep the total number of guests to that number which can safely stay in the premises and may be subject to the State of Georgia's fire safety code regulations.

Signature of Owner/Future Owner(s):

PROPERTY OWNER AUTHORIZATION CERTIFIED BY OWNER OR THIRD PARTY INSPECTOR

I attest by owner or third party inspector that short term rentals meet applicable International Building Code, International Fire Code regulations and NFPA 101 Life Safety codes.

Signature of Owner/Future Owner(s):

PROPERTY OWNER AUTHORIZATION CERTIFIED DEED RESTRICTION

I certify that there are no deed restriction and/or covenants on the property that prohibits the use of the property as a short-term rental.

Signature of Owner/Future Owner(s):

PROPERTY OWNER AUTHORIZATION CERTIFIED SHORT-TERM RENTAL INSURANCE

I certify that the owner/future owner has commercial or specific short-term rental insurance for the property. If insurance *has not been obtained* at time of application, I certify that owner/future owner will obtain prior to renting if application approval is granted.

Signature of Owner/Future Owner(s):

OFFICIAL CODE OF WHITE COUNTY APPENDIX C/ARTICLE VII – SHORT TERM RENTALS & BUSINESS LICENSES NOTIFICATION

I certify that I have been informed of and provided a copy of Appendix C/Article VII - Short Term Rentals. I certify that I have also been informed that I will need to contact the White County Business Tax Office (706-865-2235) to obtain the proper business licensing, host licensing, and subsequent tax information prior to operation of my short term rental.

Signature of Owner/Future Owner(s):

SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20____ by _____ (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of _____.

{Seal}

(Signature of Notary)

(Name of Notary Typed, Stamped, or Printed)

APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, John Carter (print name) have been advised that I or someone to represent me must be in attendance when my application is before the White County Planning Commission and the White County Board of Commissioners or it will be tabled. I also acknowledge that I have been made aware of the below dates upon submission of my application.

Senior Center, 1239 Helen Hwy, Cleveland 6:00pm

Public Hearing Date (Planning Commission): 6/26/2023

Regular Meeting Date (Planning Commission): 7/3/2023

Administration Building, 1235 Helen Hwy, Cleveland 4:30pm

Board of Commissioners Meeting Date: 7/31/2023

**Meeting dates are subject to change*

[Signature]
Signature of Applicant or Authorized Agent

5.31.23
Date

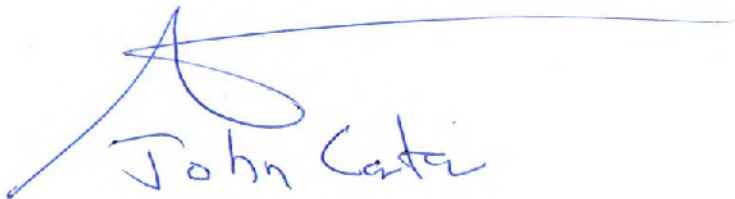
OFFICE USE ONLY
Copy given to applicant: 5/31/23 (date)
Staff Initials: [initials]
Flag (circle): (Y) N

WITHDRAWAL
Notice: This section only to be completed if application is being withdrawn.
PART II - OFFICIAL CODE/APPENDIX C - LAND USE REGULATIONS/ARTICLE XVIII. AMENDMENT, APPLICATION AND PROCEDURAL REQUIREMENTS
Section 1803. Withdrawal of amendment application. Any petition for an amendment to these regulations, official land use district map, conditional use approval, variance or special use permit may be withdrawn, at the discretion of the person or agency initiating such request, at any time prior to final action by the board of commissioners upon written notice to the planning director. Any required fees shall be forfeited
I hereby withdraw application #:
Applicant Signature: _____ Date: _____

John Carter / ALmedn LLC.
PO Box 252
Clermont GA. 30527.

5-11-23

My intent for tax parcel 064 058B
is to rezone from C1 to R1 for
purpose of a new dwelling.


John Carter



Public Health
Prevent. Promote. Protect.

White County Environmental Health

Zachary Taylor, M.D., M.S., Health Director

1241 Helen Highway, Unit 210 • Cleveland, GA 30528

PH: 706-348-7698 • FAX: 706-348-1670 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

- | | | | |
|--------------------------|---|-------------------------------------|--|
| <input type="checkbox"/> | Evaluation Applied For | <input type="checkbox"/> | Appropriate Permit Applied For |
| <input type="checkbox"/> | Appropriate Permit Issued to Applicant | <input checked="" type="checkbox"/> | Evaluation, Permit Not Applied For At This Time |

DATE: 05/11/2023

APPLICANT NAME: JOHN CARTER/A LINCOLN LLC

PROPERTY ADDRESS: 064 058B (VACANT LAND)
CLEVELAND, GA 30528

White County Planning Department:

In reference to a request for a change of zoning/land use or a building permit, application may need to be made for an existing system evaluation to determine:

- that the permit on file is the correct permit for the property in question;
- that there is no evidence of system failure;
- that the septic system is appropriately sized for the current and proposed use;
- that there is adequate repair after the proposed addition;
- that there are no conditions that could adversely affect the functionality of the system.

Please note that this is NOT an all-inclusive list. Based upon the information submitted and/or the outcome of the evaluation, it may be determined that a septic system needs additional capacity or upgrade. If so, the appropriate permit will need to be obtained and the work completed before an approval can be given.

If, based upon information submitted, no septic systems exist on the property, this zoning/land use change and/or building permit request should not affect the property with respect to septic use.

White County Environmental Health
District 2 Public Health

By signing below, I certify all information submitted is accurate and true to the best of my knowledge.



Applicant Signature

2022 Property Tax Statement

Cindy Cannon

White County Tax Commissioner

113 North Brooks Street

Cleveland, GA 30528

Phone 1 (706) 865-2225 - Fax 1 (706) 219-0078

wctc@whitecounty.net

| BILL NO. | PRINTED | LAST PAYMENT MADE ON | PAYMENT GOOD THROUGH | DUE DATE | TOTAL DUE |
|----------|------------|----------------------|----------------------|------------|-----------|
| 2022-45 | 05/11/2023 | 10/31/2022 | 05/11/2023 | 11/15/2022 | 0.00 |
| PID | | | LOCATION | | |
| 064 058 | | | 79 HULSEY MILL RD | | |

MAKE CHECK OR MONEY ORDER PAYABLE TO:

White County Tax Commissioner

This is your 2022 Ad Valorem Property Tax Statement. This bill must be paid in full by November 15, 2022 in order to avoid interest and penalty charges. Interest and penalties are governed by Georgia Code. If payment is made after the due date, please call the office for the current amount due. State law requires all bills be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the new owner and notify our office. Please note that your Tax Commissioner is responsible for billing and collections and is not responsible for the property value on your bill or the millage rate. Thank you for the privilege of serving you as your Tax Commissioner. Cindy Cannon



A LINCOLN LLC
PO BOX 252
CLERMONT, GA 30527

RETURN THIS PORTION WITH PAYMENT (Interest will be added per month if not paid by due date)



2022

Property Tax Statement

Cindy Cannon

White County Tax Commissioner

113 North Brooks Street

Cleveland, GA 30528

Phone 1 (706) 865-2225 - Fax 1 (706) 219-0078

Email: wctc@whitecounty.net

| | |
|-------------------|---------------------------------|
| PROPERTY OWNER(S) | A LINCOLN LLC |
| PID | 064 058 REAL |
| DESCRIPTION | LL99&100 LD2 |
| LOCATION | 79 HULSEY MILL RD |
| BILL NUMBER | 2022-45 |
| DISTRICT | 001 WHITE COUNTY UNINCORPORATED |
| PRINTED ON | 05/11/2023 |

| BUILDING VALUE | LAND VALUE | ACRES/LOTS | TOTAL FAIR MARKET VALUE | DUE DATE | BILLING DATE | PAYMENT GOOD THROUGH | EXEMPTIONS |
|----------------|------------|------------|-------------------------|------------|--------------|----------------------|------------|
| 0.00 | 44,310.00 | 3.0000 | 44,310.00 | 11/15/2022 | | 05/11/2023 | |

FIRST NOTICE

| ENTITY | ADJUSTED FAIR MARKET VALUE | NET ASSESSMENT | EXEMPTIONS | TAXABLE VALUE | MILLAGE RATE | GROSS TAX | CREDIT TAX AMT | NET TAX AMT |
|--------------------|----------------------------|----------------|------------|---------------|----------------|---------------|----------------|---------------|
| COUNTY M&O | 44,310.00 | 17,724.00 | | 17,724.00 | 12.9490 | 229.51 | | 168.47 |
| SALES TAX ROLLBACK | | | | 17,724.00 | -3.4440 | | -61.04 | |
| SCHOOL M&O | 44,310.00 | 17,724.00 | | 17,724.00 | 14.2220 | 252.07 | | 252.07 |
| TOTALS | | | | | 23.7270 | 481.58 | -61.04 | 420.54 |

Lot was previously taxed as part of 3 Acre parcel. As of January 1, 2023, This lot was taxed separately.

Each resident of White County is eligible for a Homestead Exemption on the property they own and occupy as their permanent residence on January 1st of the taxable year. Homestead Exemption applications are accepted year round by the White County Assessors office however, your application must be made before April 1st to apply to the taxable year. All tax returns are filed with the White County Assessors office between January 1st and April 1st of the taxable year. For questions about your Homestead Exemption or filing a tax return, you may reach the Assessors office at (706) 865-5328. Thanks



| | |
|--------------------|-------------|
| CURRENT DUE | 420.54 |
| + PENALTY | 0.00 |
| + INTEREST | 0.00 |
| + OTHER FEES | 0.00 |
| PREVIOUS PAYMENTS | 420.54 |
| + BACK TAXES | 0.00 |
| = Total Due | 0.00 |



Official Tax Receipt
White County, GA
113 N. Brooks St.
Cleveland, 30528
--Online Receipt--

Phone: 706-865-2225

| Trans No | Map Code | Property ID & District Description | Original Due | Interest & Penalty | Amount Due | Amount Paid | Transaction Balance |
|----------------|----------|------------------------------------|-----------------|---------------------------|---------------|-----------------|---------------------|
| 2022-45 | 064 058 | LL99&100 LD2 | \$420.54 | \$0.00 Fees: \$0.00 | \$0.00 | \$420.54 | \$0.00 |
| Totals: | | | \$420.54 | \$0.00 | \$0.00 | \$420.54 | \$0.00 |

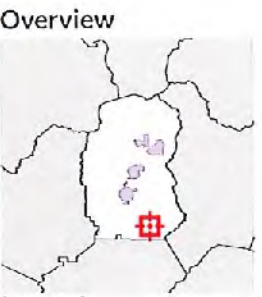
Paid Date: 10/31/2022

Charge Amount: \$420.54

A LINCOLN LLC
PO BOX 252
CLERMONT, GA 30527



Scan this code with your mobile phone to view this bill



- Legend**
- Parcels
 - Roads
 - Railroads
 - Lakes
 - Streams and Rivers
 - City Labels

| | | | | | |
|-----------------------|---|--------------|---------|---------------|-------------------|
| Parcel ID | 064 058B | Alternate ID | 5105519 | Owner Address | A LINCOLN LLC |
| Sec/Twp/Rng | n/a | Class | R | | PO BOX 252 |
| Property Address | HULSEY MILL RD | Acreeage | 1.01 | | CLERMONT GA 30527 |
| | 01 | | | | |
| District | 01 | | | | |
| Brief Tax Description | LL99 100 LD2 TR1 PB55-186 | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 5/11/2023
 Last Data Uploaded: 5/11/2023 5:27:01 AM

Developed by Schneider
 GEOSPATIAL



Online Appeal

Would you like to submit an appeal to the Board of Assessors? [Click Here](#) for more information.

Appeal to Board of Assessors

Homestead Application

Apply for Homestead Exemption

Summary

Parcel Number 064058B
 Location Address HULSEY MILL RD
 Legal Description LL99 100 LD2 TR1 PB55-186
 (Note: Not to be used on legal documents)
 Property Class R-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 BookPage 55 186
 Tax District 01-County
 Millage Rate 23.727
 Acres 1.01
 Neighborhood COUNTY LINE

[View Map](#)

Owners

Current Owner
 A LINCOLN LLC
 PO BOX 252
 CLERMONT, GA 30527

Area Sales Report

Sale date range:

From:

05/11/2020

To:

05/11/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

Valuation

| | |
|---------------------|----------|
| | 2023 |
| Previous Value | \$0 |
| Land Value | \$50,500 |
| + Building Value | \$0 |
| + Accessory Value | \$0 |
| = Fair Market Value | \$50,500 |

WHITE COUNTY PLANNING DEPARTMENT

STAFF COMMENT

JOHN CARTER/ A LINCOLN LLC

- PROPERTY IS LOCATED ON HULSEY MILL RD IN CLEVELAND. APPLICATION REQUEST TO CONSIDER REDISTRICTING FROM C-1 COMMUNITY COMMERCIAL DISTRICT TO R-1 RESIDENTIAL SINGLE FAMILY DISTRICT.
- PROPERTY ADJOINS TO THE NORTH, EAST, AND WEST C-1 COMMUNITY COMMERCIAL DISTRICT; TO THE SOUTH A-1 AGRICULTURE FORESTRY DISTRICT.
- THE WHITE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP INDICATES COMMUNITY COMMERCIAL DISTRICT.
- TOTAL ACREAGE IS 1.01.
- PROPERTY WILL BE SUPPLIED BY WELL AND SEPTIC.

EXISTING LAND USE



FUTURE LAND USE



WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Brady Betterton of 347 Antioch Church Road expressed concerns of the effect of short-term rentals based on experience living in California, as well as concerns of the owners not living there full time. He said he loves Kellum Valley because it is beautiful and quiet. He presented a petition to the board and said he obtained at least 30 signatures from people that go by this property every day.

Steve Groober of 224 Valley View Drive expressed concerns of people he does not know exploring the roads and staying there. He said he plans to retire here to get out of the congestion in Suwanee.

Brenda Willis of 885 Kellum Valley Road expressed concerns of traffic, people running stop signs and speeding, and the pigtail driveway. She said she moved here to be away from short-term rentals and it is a beautiful area, so she does not want short-term rentals.

Nadine Wardenga of 996 Harkins Road expressed concerns of potential abuse to the orchard and chapel that she built in honor of her son. She explained she would like to see the Valley stay the way it is after she and the neighbors invested their livelihoods in their homes and properties. She said that neighbors are family and she does not want outsiders that will not be living there.

Nancy Dorsey of 48 Stover Road said she owns three properties on Valley View Drive. She asked where the driveway would be located because she owns both sides of Valley View Drive and pointed out that the zoning notice had a different address on it. She said neighbors are friends and wants to keep the community the same. She asked the board to be mindful of what the citizens are asking.

Chairman Thomas asked Mr. Chapman if he had anything to add.

Mr. Chapman explained that he loves Kellum Valley, which is why he wants to move there. He said it would be a high end short-term rental and this would be a way for him to build a home to retire to. He explained they would use the home for family and pointed out that there is a wedding venue nearby, as well as a short-term rental at the end of Harkins Road. He said he is not wanting to have multiple rentals. He said the address is not issued yet because the home is not constructed, adding that it was a split from another property and borders Harkins Road. He stated that he does not intend to destroy the area and they plan to be neighbors eventually.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on July 3rd.

Application of John Carter, on behalf of A Lincoln LLC, to redistrict property located on Hulsey Mill Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family. Tax map and parcel 064-058B. Total acreage is 1.01. Present zoning is C-1 Community Commercial District.

The applicant, John Carter of 3432 Cleveland Highway in Gainesville, GA, was present. Mr. Barton gave a summary of the application. Mr. Carter said he purchased the property three years ago, with three lots total. He said the intention is to place a home for resale on this tract, which he has already done for the other two tracts. Mr. Barton explained the zoning was classified C-1 through the tax assessor's file because of the grocery store.

WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Mr. Carter did not have anything to add.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on July 3rd.

Application of Stephen Kahle to request a conditional use permit located at 2374 Dean Mountain Road, Cleveland, Georgia, 30528. Tax map and parcel 087-006. Total acreage is 1.30. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Stephen Kahle of 2374 Dean Mountain Road, was present. Mr. Barton gave a summary of the application. Mr. Kahle explained the proposed short-term rental would have a maximum occupancy of six to eight with parking for four to six vehicles. He said he purchased the home in 1996, it has been his primary residence, and has never been rented short-term. He explained the closest neighbors are 50 yards away, roughly 70-80% of the properties on the road are short-term rentals, and he plans to use a local management company.

Chairman Thomas asked if anyone would like to speak for the application,

Adrian Locklear of 104B Fireside Road in Cleveland explained the property is not part of a subdivision and there are no covenants. He stated there are 25 houses, 70-80% of which are short-term rental. He said the property would be managed by Cabin Rentals of Helen and outlined the company’s management and rental policies, including noise, pets, and property maintenance. He said Cabin Rentals of Helen would be the emergency contact.

Chairman Thomas asked if anyone would like to speak against the application, there was no response.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on July 3rd.

Motion to adjourn made by Ms. Burke and seconded by Mr. Yarbrough. Motion was unanimous.

WHITE COUNTY PLANNING COMMISSION AGENDA
REGULAR SESSION

property within the laws. He plans to move to the property eventually but will use it for enjoyment in the meantime. When asked when he would move there full-time, he said after they retire or possibly as part-time residents before then. He said that most of the objections he heard from the neighbors was they do not want change or outsiders, but he said what they are trying to do is minimal. He added that, based on his research, AirBnB has a 60% occupancy rate in White County and long-term rentals may have more of an impact.

Motion to recommend denial to the Board of Commissioners made by Mr. Ash. The motion was seconded by Ms. Burke based on the residents that show they do not want it there and it impacts them. Motion carried by majority of 3-2, with Mr. Freeman and Mr. Yarbrough opposed. Mr. Barton advised the applicant of the next meeting on July 31st.

Application of John Carter, on behalf of A Lincoln LLC, to redistrict property located on Hulsey Mill Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family. Tax map and parcel 064-058B. Total acreage is 1.01. Present zoning is C-1 Community Commercial District.

The applicant, John Carter of 3432 Cleveland Highway in Gainesville, Georgia, was present. Mr. Barton gave a summary of the application. Mr. Carter explained that he originally purchased three lots, two of which he has already placed homes on for resale, and is requesting this lot be rezoned for the same purpose. He said he did not have any opposition at the public hearing.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31st.

Application of Stephen Kahle to request a conditional use permit located at 2374 Dean Mountain Road, Cleveland, Georgia, 30528. Tax map and parcel 087-006. Total acreage is 1.30. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Stephen Kahle of 2374 Dean Mountain Road, was present. Mr. Barton gave a summary of the application. Mr. Kahle did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31st.

Chairman Thomas asked if there was any citizen comment.

Brenda Willis of 885 Kellum Valley Road thanked the board for their recommendations.

There was no other citizen comment.

Motion to adjourn made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous.



WHITE COUNTY

Board of Commissioners

Agenda Request Form

Item Title: Conditional Use Permit for Short Term Rental for Stephen Kahle, 2374 Dean Mountain Road, Cleveland

For Meeting Date: 7/31/2023

Work Session **Regular Meeting** **Public Hearing**

Category (Select One): Land Use Application

Submitted By: John Sell

Attachments: Yes **If yes, please list each file name below:**

1. Application #20030
2. Public Hearing minutes of 6/26/2023
3. Regular Meeting minutes of 7/3/2023

Purpose:

Consider the application of Stephen Kahle to request a conditional use permit located at 2374 Dean Mountain Road, Cleveland, Georgia, 30528. Tax map and parcel 087-006. Total acreage is 1.30. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

Background / Summary:

- Applicant is requesting a conditional use permit for short term rental. The property is not in a subdivision. Mr. Kahle explained the proposed short-term rental would have a maximum occupancy of six to eight with parking for four to six vehicles. He said he purchased the home in 1996, it has been his primary residence, and has never been rented short-term. He explained the closest neighbors are 50 yards away, roughly 70-80% of the properties on the road are short-term rentals, and he plans to use a local management company. Adrian Locklear spoke in favor of the application and stated that Cabin Rentals of Helen would be managing the property. No one spoke in opposition. The Planning Commission recommended approval of the application and the motion passed by unanimous vote.

Department Recommendation:

Planning Commission recommended approval by unanimous vote.

Options:

- Uphold Planning Commission recommendation and approve the application
- Reverse Planning Commission recommendation and deny the application.
- Table the application for further review or to send back to Planning Commission

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

-

County Manager Comments:

-

WHITE COUNTY CHANGE OF LAND USE DISTRICT APPLICATION

| | |
|---------------------------------------|---|
| OFFICE USE ONLY | Land Use Application #: <u>20030</u> |
| Public Hearing Date: <u>6/26/2023</u> | Commission District: <u>4</u> |
| Fees Assessed: <u>\$250</u> | Paid via: <input type="checkbox"/> cash <input type="checkbox"/> credit card <input checked="" type="checkbox"/> check# <u>1087</u> |

| APPLICANT INFORMATION | |
|--|--|
| Status: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Lessee <input type="checkbox"/> Option to Purchase | |
| Printed Name(s): <u>STEPHEN KAHLE</u> | |
| Address: <u>1705 HWY 129 S, CLEVELAND, GA 30528</u> | |
| Phone Number: [REDACTED] | Alternate Contact Number: [REDACTED] |
| Email: [REDACTED] | |
| Owner Information (if different from Applicant/Agent): | |
| Name: | Phone #: |
| PROPERTY INFORMATION | |
| Parcel ID: <u>087 006</u> | Total acreage being changed: <u>1.3</u> |
| Address: <u>2374 DEAN MOUNTAIN ROAD, CLEVELAND, GA 30528</u> | |
| Directions to Property: <u>Head S on GA-75 S toward W. Farm Rd; Turn left onto N Main St; Turn left onto GA-115 NE Kytte St; Turn left onto Pless Rd; Turn Rt onto GA-384 S; Turn left onto Dean Mt Rd; 2374 Dean Mt Rd, Cleveland, GA 30528</u> | |
| Current Use of Property: <u>R1 RESIDENTIAL</u> | Type of Road Surface: <u>Gravel</u> |
| Any prior redistricting requests for property: <u>NO</u> If yes, provide redistricting application #: _____ | |
| SURROUNDING PROPERTY LAND USE CLASSIFICATION: | |
| North: <u>R/R1</u> | South: <u>R1</u> East: <u>R1</u> West: <u>R1</u> |
| REQUESTED ACTION AND DETAILS OF PROPOSED USE (check all that apply) | |
| <input checked="" type="checkbox"/> Redistrict from district: | Redistrict to district: |
| <input checked="" type="checkbox"/> Conditional Use - specify: <u>SHORT TERM RENTAL</u> | |
| <input type="checkbox"/> Special Use - specify: | |
| <input type="checkbox"/> Land Use Variance from Code Section: | |
| Proposed use if not listed above: <u>SHORT TERM RENTAL</u> | |
| Is this property part of a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, please list number of lots: | |
| Are there covenants? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there an active homeowner's association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Subdivision Name (if applicable): | |

Existing Utilities (check all that apply):
 County or City Water Well Septic Gas Electric Broadband

Proposed Utilities (check all that apply):
 County or City Water Well Septic Gas Electric Broadband

COMMERCIAL AND INDUSTRIAL REDISTRICKT INFORMATION

Building Area: _____ No. of Parking Spaces: _____

RESIDENTIAL REDISTRICKT INFORMATION

No. of Lots: _____ Minimum Lot Size in acres: _____ No. of Units: _____

Minimum Heated Floor Area (ft²): _____ Density/Acre: _____

Is an Amenity area proposed (specify if yes)?

Apartments Condominiums Townhomes Single Family

Rental Cabins Recreational Vehicle Park Other- Specify: _____

LIST OF ADJACENT PROPERTY OWNERS

It is the responsibility of the Applicant to provide a list of adjacent property owners that has property bordering your property or who has property directly across the street from your property (additional sheet may be included, if necessary).

| PARCEL | PROPERTY OWNER NAME | MAILING ADDRESS |
|--------|---|--|
| 1 | 088088 DAVID V PALMER | 2362 DEAN MOUNTAIN ROAD CLEVELAND, GA 30528 |
| 2 | 087003 JUSTIN W PITTMAN BROOKE N PITTMAN | 2446 DEAN MOUNTAIN ROAD CLEVELAND, GA 30528 |
| 3 | 087004 ANGELO M TRUOCOLO REBECCA E TRUOCOLO | 461 AMYS FORD TRAIL CLEVELAND, GA 30528 |
| 4 | 087007 AUBREY T VILLINES, JR JOHN C VILLINES | AMYS FORD TRAIL CLEVELAND, GA 30528 |
| 5 | | |
| 6 | | |
| 7 | | |

APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning Department staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I understand that I may seek legal advice if I am not familiar with the land use requirements and procedures.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioners hearings and that I am required to be present or to be represented by someone able to present all facts and answer all questions. I understand that failure to appear at a public hearing shall result in the postponement or denial of my application request. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from White County.

I hereby certify that I have read the above and that the above information, as well as the attached information, is true and correct.

Applicant Signature:  **Date:** 5/30/2023

2023 DEADLINES AND MEETING DATES

| Submittal Date Planning Dept. Office 5:00 p.m. Deadline | Planning Commission Public Hearing 1239 Helen Hwy 6:00 p.m. | Planning Commission Regular Session 1239 Helen Hwy 6:00 p.m. | Board of Commissioners Work Session 1235 Helen Hwy 4:30 p.m. |
|---|---|--|--|
| Wednesday, January 4, 2023 | Monday, January 30, 2023 | Monday, February 6, 2023 | Monday, February 27, 2023 |
| Wednesday, February 1, 2023 | Monday, February 27, 2023 | Monday, March 6, 2023 | Monday, March 27, 2023 |
| Wednesday, March 1, 2023 | Monday, March 27, 2023 | Monday, April 3, 2023 | Monday, April 24, 2023 |
| Wednesday, March 29, 2023 | Monday, April 24, 2023 | Monday, May 1, 2023 | TBA |
| Wednesday, May 3, 2023 | TBA | Monday, June 5, 2023 | Monday, June 26, 2023 |
| Wednesday, May 31, 2023 | Monday, June 26, 2023 | Monday, July 3, 2023 | Monday, July 31, 2023 |
| Wednesday, June 28, 2023 | Monday, July 31, 2023 | Monday, August 7, 2023 | Monday, August 28, 2023 |
| Wednesday, August 2, 2023 | Monday, August 28, 2023 | TBA | Monday, September 25, 2023 |
| Wednesday, August 30, 2023 | Monday, September 25, 2023 | Monday, October 2, 2023 | Monday, October 30, 2023 |
| Wednesday, October 4, 2023 | Monday, October 30, 2023 | Monday, November 6, 2023 | Monday, November 27, 2023 |
| Wednesday, November 1, 2023 | Monday, November 27, 2023 | Monday, December 4, 2023 | TBA |
| Wednesday, November 29, 2023 | TBA | TBA | Monday, January 29, 2024 |
| Wednesday, January 3, 2024 | Monday, January 29, 2024 | Monday, February 5, 2024 | Monday, February 26, 2024 |

NOTICE OF AGRICULTURAL DISTRICT ADJACENCY

Future abutting developers in non-agricultural land use districts shall be provided with this "Notice of Agricultural Adjacency" prior to administrative action on either land use district, the issuance of a building or occupancy permit or approval of a subdivision of property. Prior to administrative action, the applicant shall be required to sign this wavier which indicates that the applicant understands that a use is ongoing, adjacent to his/her use, which can produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent Agricultural District uses, the applicant agrees by executing this form to waive any objection to those effects and understands that his/her district change and/or permits or other approvals are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the Agricultural District constitute a nuisance against the local government and adjoining land owners whose property is located in an Agricultural District. This wavier shall be provided and made applicable for subsequent purchasers and owners or heirs of his/her property. This notice and acknowledgement shall be public record.

Applicant Signature:

Date:

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANTS AND REPRESENTATIVE(S) OF REQUESTED ACTION)**

Pursuant to O.C.G.A. Section 36-67 A-3.A, the disclosure of any campaign contributions aggregating \$250.00 or more to a local government official who will consider an application for re-classification or for a conditional use or special use permit is mandatory when an application or any representation of application for re-classification of district or for conditional use or special use permit has been made within two (2) years immediately preceding the filing of a request for reclassification or conditional use or special use permit by the same applicant and/or representative of said applicant. It shall be the duty of the applicant and/or any representatives of the applicant to file a disclosure with the governing authority of the respective local government to show the following:

Name of local official(s) to whom campaign contribution was made:

The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of this application for action for district re-classification, conditional use or special use permit.

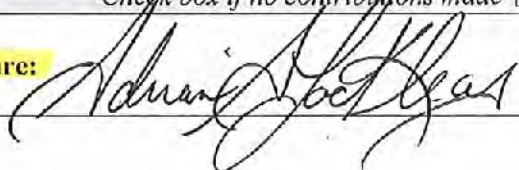
Amount \$:

Date:

Enumeration and description of each gift (when the total value of all gifts is \$250.00 or more) made to the local government official during the two (2) years immediately preceding the filing of this application. **Please attach additional sheets if needed.**

Check box if no contributions made

Applicant Signature:



Date:

5/30/23

PROPERTY OWNER AUTHORIZATION

To be completed if applicant is other than owner and/or to provide authorization for someone other than owner to represent the applicant at the required meetings.

I/WE (print), STEVEN KAHLE,
hereby swear that I/we own the property for which this land use change application is being made.

Property Address and/or Parcel ID: 2374 DEAN MOUNTAIN RD, CLEVELAND, GA 30528, # 087 006

PROPERTY OWNER INFORMATION

Printed Name of Owner(s):

STEVEN KAHLE

Mailing Address:

1705 HWY 129 S

CLEVELAND, GA 30528

Phone Number:

[REDACTED]

Alternate Contact Number:

[REDACTED]

Email:

[REDACTED]

I/we hereby authorize the person named below to act as the applicant or agent in the pursuit of the requested action on this property. I/we understand that any action granted and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The person named below is authorized to make this application. The person named below is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of the last action by the White County Board of Commissioners.

Printed Name of applicant or agent(s):

ADRIAN A. LOCKLEAR

Signature of Owner(s):

Date Signed: 5/30/23

[Handwritten Signature]

PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 30th day of May, 2023 by Steven Kahle (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of Drivers License.

{Seal}



[Handwritten Signature]

(Signature of Notary)

Tammy Sensow

(Name of Notary Typed, Stamped, or Printed)

SHORT TERM RENTAL CERTIFICATIONS

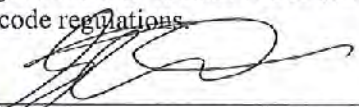
To be completed and notarized for any application where the proposed use is short term rental.

I/WE (print), STEVEN KAHLE,
hereby swear that I/we own/will own the property referenced below for which this land use change application is being made.

*Property Address and/or Parcel ID: 2374 DEAN MOUNTAIN ROAD, CLEVELAND, GA 30528, #087 006

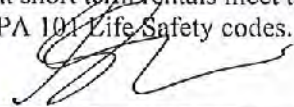
PROPERTY OWNER AUTHORIZATION ACKNOWLEDGEMENT OF GUESTS

I acknowledge to keep the total number of guests to that number which can safely stay in the premises and may be subject to the State of Georgia's fire safety code regulations.

Signature of Owner/Future Owner(s): 

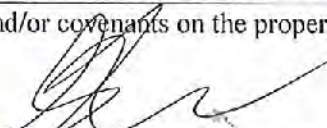
PROPERTY OWNER AUTHORIZATION CERTIFIED BY OWNER OR THIRD PARTY INSPECTOR

I attest by owner or third party inspector that short term rentals meet applicable International Building Code, International Fire Code regulations and NFPA 101 Life Safety codes.

Signature of Owner/Future Owner(s): 

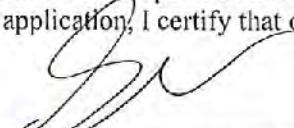
PROPERTY OWNER AUTHORIZATION CERTIFIED DEED RESTRICTION

I certify that there are no deed restriction and/or covenants on the property that prohibits the use of the property as a short-term rental.

Signature of Owner/Future Owner(s): 

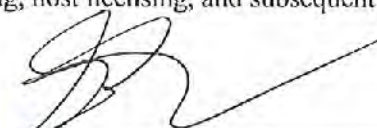
PROPERTY OWNER AUTHORIZATION CERTIFIED SHORT-TERM RENTAL INSURANCE

I certify that the owner/future owner has commercial or specific short-term rental insurance for the property. If insurance *has not been obtained* at time of application, I certify that owner/future owner will obtain prior to renting if application approval is granted.

Signature of Owner/Future Owner(s): 

OFFICIAL CODE OF WHITE COUNTY APPENDIX C/ARTICLE VII – SHORT TERM RENTALS & BUSINESS LICENSES NOTIFICATION

I certify that I have been informed of and provided a copy of Appendix C/Article VII - Short Term Rentals. I certify that I have also been informed that I will need to contact the White County Business Tax Office (706-865-2235) to obtain the proper business licensing, host licensing, and subsequent tax information prior to operation of my short term rental.

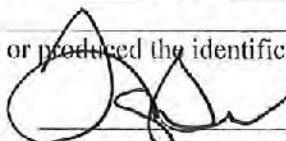
Signature of Owner/Future Owner(s): 

SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 30th day of May, 2023 by Steven Kahle (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of Driver's License.

{Seal}





(Signature of Notary)

Tammy Sensow

(Name of Notary Typed, Stamped, or Printed)

APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, STEPHEN KAHLE (print name) have been advised that I or someone to represent me must be in attendance when my application is before the White County Planning Commission and the White County Board of Commissioners or it will be tabled. I also acknowledge that I have been made aware of the below dates upon submission of my application.

Senior Center, 1239 Helen Hwy, Cleveland **6:00pm**

Public Hearing Date (Planning Commission): 6/26/2023

Regular Meeting Date (Planning Commission): 7/3/2023

Administration Building, 1235 Helen Hwy, Cleveland **4:30pm**

Board of Commissioners Meeting Date: 7/31/2023

**Meeting dates are subject to change*

Stephen Kahle
Signature of Applicant or Authorized Agent

23 May 2023
Date

| |
|---|
| <u>OFFICE USE ONLY</u> |
| Copy given to applicant: <u>via email</u> (date) |
| Staff Initials: <u>MD</u> |
| Flag (circle): Y <input checked="" type="radio"/> N |

| WITHDRAWAL | |
|--|-------|
| <i>Notice: This section only to be completed if application is being withdrawn.</i> | |
| PART II - OFFICIAL CODE/APPENDIX C - LAND USE REGULATIONS/ARTICLE XVIII. AMENDMENT, APPLICATION AND PROCEDURAL REQUIREMENTS | |
| <i>Section 1803. Withdrawal of amendment application. Any petition for an amendment to these regulations, official land use district map, conditional use approval, variance or special use permit may be withdrawn, at the discretion of the person or agency initiating such request, at any time prior to final action by the board of commissioners upon written notice to the planning director. Any required fees shall be forfeited</i> | |
| I hereby withdraw application #: | |
| Applicant Signature: | Date: |

Stephen Kahle
1705 Hwy 129 S
Cleveland, GA 30528

5/23/2023

To Whom It May Concern:

I wish for my home, located at 2374 Dean Mountain Road, Cleveland, GA 30528, to be considered for conditional use for Short Term Rentals.

I have asked Cabin Rentals of Helen to manage the property for me. They will be responsible for reporting and paying county and state sales taxes each month.

My guest count would depend on the septic report. I would like to have 4-6 guests at a time.

Thank you,

A handwritten signature in black ink, appearing to be 'SK', with a long horizontal flourish extending to the right.

Stephen Kahle



Public Health
Prevent. Promote. Protect.

White County Environmental Health

Zachary Taylor, M.D., M.S., Health Director

1241 Helen Highway, Unit 210 • Cleveland, GA 30528

PH: 706-348-7698 • FAX: 706-348-1670 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

Evaluation Applied For

Appropriate Permit Applied For

Appropriate Permit Issued to Applicant

Evaluation, Permit Not Applied For At This Time

DATE: 05/30/2023

APPLICANT NAME: ADRIAN A LOCKLEAR

PROPERTY ADDRESS: 2374 DEAN MOUNTAIN RD
CLEVELAND, GA 30528

White County Planning Department:

In reference to a request for a change of zoning/land use or a building permit, application may need to be made for an existing system evaluation to determine:


- that the permit on file is the correct permit for the property in question;
- that there is no evidence of system failure;
- that the septic system is appropriately sized for the current and proposed use;
- that there is adequate repair after the proposed addition;
- that there are no conditions that could adversely affect the functionality of the system.

Please note that this is NOT an all-inclusive list. Based upon the information submitted and/or the outcome of the evaluation, it may be determined that a septic system needs additional capacity or upgrade. If so, the appropriate permit will need to be obtained and the work completed before an approval can be given.

If, based upon information submitted, no septic systems exist on the property, this zoning/land use change and/or building permit request should not affect the property with respect to septic use.

White County Environmental Health
District 2 Public Health

By signing below, I certify all information submitted is accurate and true to the best of my knowledge.


Applicant Signature

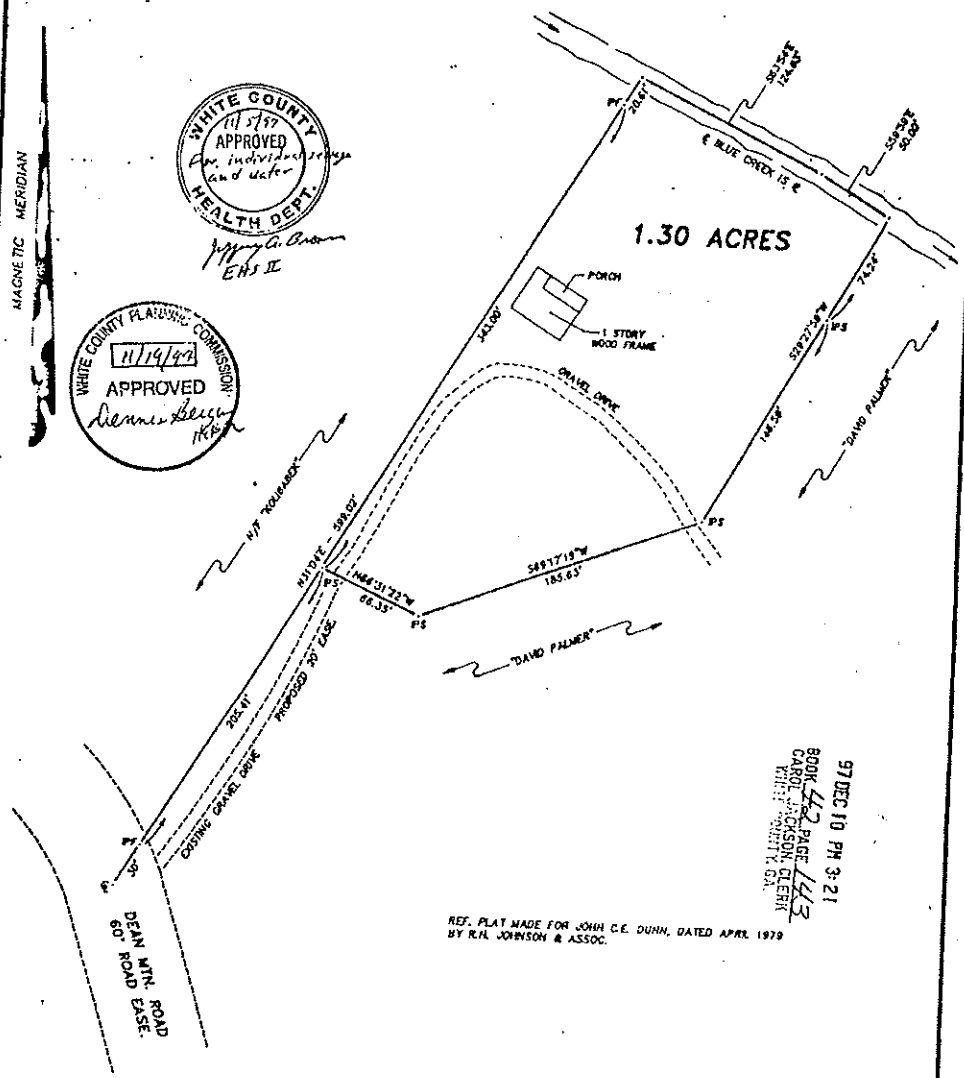
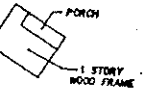
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN _____ FEET AND AN ANGULAR ERROR OF _____ PER ANGLE POINT, AND WAS ADJUSTED USING _____ RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN _____ FEET.
EQUIPMENT USED - TOPCON GTS-28 TOTAL STATION

MAGNETIC MERIDIAN



1.30 ACRES



97 DEC 10 PM 3:21
BOOK 442 PAGE 143
CAROL JOHNSON, CLERK
WHITE COUNTY, GA.

REF. PLAT MADE FOR JOHN C.E. DUHN, DATED APRIL 1979 BY R.H. JOHNSON & ASSOC.

JOB NO. 97-343

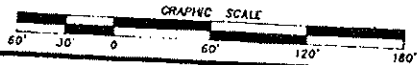
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA.



MAP PREPARED FOR
**STEPHEN DANIEL KAHLE
AND
KELLY MARIE KAHLE**

LAND LOT 157 — 2nd DISTRICT
WHITE COUNTY, GEORGIA
DATE: 10-29-97 — SCALE: 1" = 60'
B/156/40

EDDIE HOOD & ASSOCIATES
8 COURTHOUSE SQUARE
CLEVELAND, GA. 30528
PHONE: (706) 865-3878
FAX: (706) 865-7303





OFFICIAL TAX RECEIPT

White County Tax Commissioner

Cindy Cannon

113 North Brooks Street

Cleveland GA 30528

Phone 17068652225 - Fax 17062190078

Email: wctc@whitecounty.net

OWNER

KAHLE STEPHEN DKAHLE KELLY M

1705 HWY 129 S

CLEVELAND, GA 30528

| | | | |
|-----------------|--------------|---------------|---|
| PAID DATE | | | 11/2/2022 |
| RECEIPT PRINTED | | | 5/25/2023 10:58:05 AM |
| CASH AMOUNT | CHECK AMOUNT | CHARGE AMOUNT | CHECK NUMBER(S) CHARGE APPROVAL CODE |
| \$0.00 | \$0.00 | \$0.00 | |
| REFUND AMOUNT | | | \$0.00 |
| OVERPAY AMOUNT | | | \$0.00 |
| CHANGE AMOUNT | | | \$0.00 |
| REGISTER | | | 10 |
| CASHIER | | | |
| TOTAL PAID | | | \$2,337.78 |

| Tax Year- Bill Number FMV Property ID | Property Description Property Address District Serial Number Decal Number | Due Date Original Due | Interest Penalty Other Fees | Previous Paid Amount | Current Amount Due | Amount Paid | Tax Bill New Balance |
|--|--|--------------------------|-----------------------------------|-------------------------|-----------------------|----------------|-------------------------|
| 2022-9352 FMV: 251320.00 087 006 | LL 167 LD 2 2374 DEAN MOUNTAIN RD DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0 | 11/15/2022 \$2,337.78 | \$0.00 \$0.00 \$0.00 | \$0.00 | \$2,337.78 | \$0.00 | \$0.00 |

Paid By: CORELOGIC for bill_no 9352

Overpayment Amount: 0.00

| | | | | | | | |
|-------------------------------|-----------|------------|--------|--------|------------|------------|--------|
| Transaction(s): 10326 - 10326 | Total(s): | \$2,337.78 | \$0.00 | \$0.00 | \$2,337.78 | \$2,337.78 | \$0.00 |
|-------------------------------|-----------|------------|--------|--------|------------|------------|--------|

2022 Property Tax Statement

Cindy Cannon

White County Tax Commissioner

113 North Brooks Street

Cleveland, GA 30528

Phone 1 (706) 865-2225 - Fax 1 (706) 219-0078

wctc@whitecounty.net

| BILL NO. | PRINTED | LAST PAYMENT MADE ON | PAYMENT GOOD THROUGH | DUE DATE | TOTAL DUE |
|-----------|------------|-----------------------|----------------------|------------|-----------|
| 2022-9352 | 05/25/2023 | 11/02/2022 | 05/25/2023 | 11/15/2022 | 0.00 |
| PID | | LOCATION | | | |
| 087 006 | | 2374 DEAN MOUNTAIN RD | | | |

MAKE CHECK OR MONEY ORDER PAYABLE TO:

White County Tax Commissioner

This is your 2022 Ad Valorem Property Tax Statement. This bill must be paid in full by November 15, 2022 in order to avoid interest and penalty charges. Interest and penalties are governed by Georgia Code. If payment is made after the due date, please call the office for the current amount due. State law requires all bills be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the new owner and notify our office. Please note that your Tax Commissioner is responsible for billing and collections and is not responsible for the property value on your bill or the millage rate. Thank you for the privilege of serving you as your Tax Commissioner. Cindy Cannon



KAHLE STEPHEN D KAHLE KELLY M
1705 HWY 129 S
CLEVELAND, GA 30528

RETURN THIS PORTION WITH PAYMENT (Interest will be added per month if not paid by due date)



2022

Property Tax Statement

Cindy Cannon

White County Tax Commissioner

113 North Brooks Street

Cleveland, GA 30528

Phone 1 (706) 865-2225 - Fax 1 (706) 219-0078

Email: wctc@whitecounty.net

PROPERTY OWNER(S) KAHLE STEPHEN D KAHLE KELLY M
PID 087 006 REAL
DESCRIPTION LL 157 LD 2
LOCATION 2374 DEAN MOUNTAIN RD
BILL NUMBER 2022-9352
DISTRICT 001 WHITE COUNTY UNINCORPORATED
PRINTED ON 05/25/2023

| BUILDING VALUE | LAND VALUE | ACRES/LOTS | TOTAL FAIR MARKET VALUE | DUE DATE | BILLING DATE | PAYMENT GOOD THROUGH | EXEMPTIONS |
|----------------|------------|------------|-------------------------|------------|--------------|----------------------|------------|
| 232,850.00 | 18,470.00 | 1.3000 | 251,320.00 | 11/15/2022 | | 05/25/2023 | S1 |

FIRST NOTICE

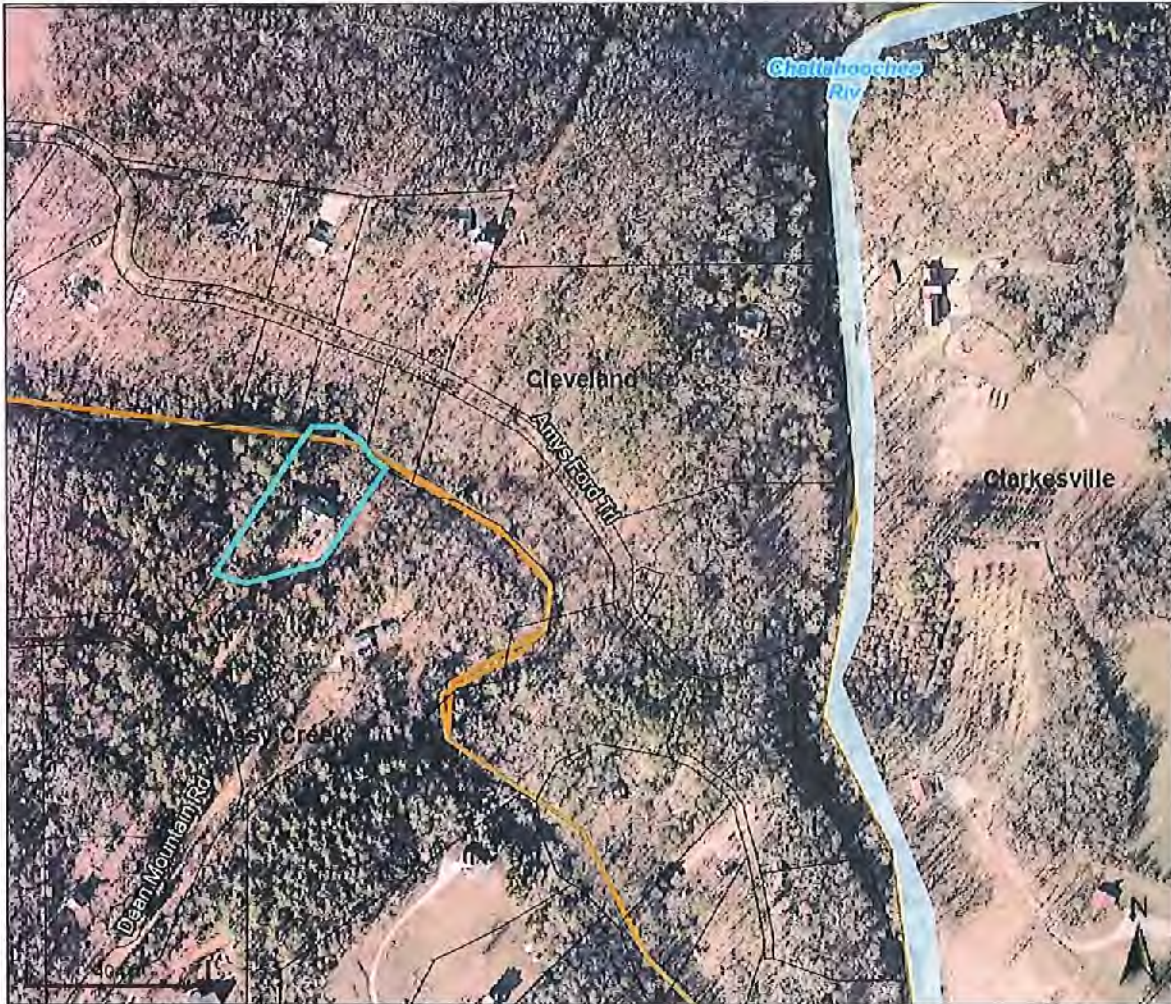
| ENTITY | ADJUSTED FAIR MARKET VALUE | NET ASSESSMENT | EXEMPTIONS | TAXABLE VALUE | MILLAGE RATE | GROSS TAX | CREDIT TAX AMT | NET TAX AMT |
|--------------------|----------------------------|----------------|------------|---------------|----------------|-----------------|----------------|-----------------|
| COUNTY M&O | 251,320.00 | 100,528.00 | 2,000.00 | 98,528.00 | 12.9490 | 1,275.84 | | 936.51 |
| SALES TAX ROLLBACK | | | | 98,528.00 | -3.4440 | | -339.33 | |
| SCHOOL M&O | 251,320.00 | 100,528.00 | 2,000.00 | 98,528.00 | 14.2220 | 1,401.27 | | 1,401.27 |
| TOTALS | | | | | 23.7270 | 2,677.11 | -339.33 | 2,337.78 |

If your mortgage company pays your bill, please forward a copy of this bill to them.

Each resident of White County is eligible for a Homestead Exemption on the property they own and occupy as their permanent residence on January 1st of the taxable year. Homestead Exemption applications are accepted year round by the White County Assessors office however, your application must be made before April 1st to apply to the taxable year. All tax returns are filed with the White County Assessors-office between January 1st and April 1st of the taxable year. For questions about your Homestead Exemption or filing a tax return, you may reach the Assessors office at (706) 865-5328. Thanks



| | |
|--------------------|-------------|
| CURRENT DUE | 2337.78 |
| + PENALTY | 0.00 |
| + INTEREST | 0.00 |
| + OTHER FEES | 0.00 |
| PREVIOUS PAYMENTS | 2337.78 |
| + BACK TAXES | 0.00 |
| = Total Due | 0.00 |



Overview



Legend

-  Parcels
-  Roads
-  Railroads
-  Lakes
-  Streams and Rivers
-  City Labels

Parcel ID 087 006
Sec/Twp/Rng n/a
Property Address 2374 DEAN MOUNTAIN RD
01

Alternate ID 5045109
Class R
Acreage 1.3

Owner Address KAHLE STEPHEN D
KAHLE KFLLY M
1705 HWY 129 S
CLEVELAND GA 30528-0000

District 01
Brief Tax Description LL 157 LD 2

(Note: Not to be used on legal documents)

Date created: 5/22/2023
Last Data Uploaded: 5/22/2023 5:19:54 AM

Developed by  Schneider
GEO SPATIAL

**WHITE COUNTY PLANNING DEPARTMENT
STAFF COMMENT**

STEPHEN KAIILE

- PROPERTY IS LOCATED AT 2374 DEAN MOUNTAIN RD IN CLEVELAND. IT IS IN THE R-1 SINGLE FAMILY RESIDENTIAL DISTRICT AND WILL REQUIRE A CONDITIONAL USE PERMIT FROM THE WHITE COUNTY BOARD OF COMMISSIONERS TO PLACE THE PROPERTY IN THE SHORT TERM RENTAL PROGRAM.
- PROPERTY ADJOINS TO THE NORTH, SOUTH, EAST, AND WEST R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT.
- THE WHITE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP INDICATES SINGLE FAMILY RESIDENTIAL.
- TOTAL ACREAGE IS 1.30.
- PROPERTY SUPPLIED BY WELL AND SEPTIC.



WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Mr. Carter did not have anything to add.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on July 3rd.

Application of Stephen Kahle to request a conditional use permit located at 2374 Dean Mountain Road, Cleveland, Georgia, 30528. Tax map and parcel 087-006. Total acreage is 1.30. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicant, Stephen Kahle of 2374 Dean Mountain Road, was present. Mr. Barton gave a summary of the application. Mr. Kahle explained the proposed short-term rental would have a maximum occupancy of six to eight with parking for four to six vehicles. He said he purchased the home in 1996, it has been his primary residence, and has never been rented short-term. He explained the closest neighbors are 50 yards away, roughly 70-80% of the properties on the road are short-term rentals, and he plans to use a local management company.

Chairman Thomas asked if anyone would like to speak for the application,

Adrian Locklear of 104B Fireside Road in Cleveland explained the property is not part of a subdivision and there are no covenants. He stated there are 25 houses, 70-80% of which are short-term rental. He said the property would be managed by Cabin Rentals of Helen and outlined the company’s management and rental policies, including noise, pets, and property maintenance. He said Cabin Rentals of Helen would be the emergency contact.

Chairman Thomas asked if anyone would like to speak against the application, there was no response.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on July 3rd.

Motion to adjourn made by Ms. Burke and seconded by Mr. Yarbrough. Motion was unanimous.

WHITE COUNTY PLANNING COMMISSION AGENDA
REGULAR SESSION

property within the laws. He plans to move to the property eventually but will use it for enjoyment in the meantime. When asked when he would move there full-time, he said after they retire or possibly as part-time residents before then. He said that most of the objections he heard from the neighbors was they do not want change or outsiders, but he said what they are trying to do is minimal. He added that, based on his research, AirBnB has a 60% occupancy rate in White County and long-term rentals may have more of an impact.

Motion to recommend denial to the Board of Commissioners made by Mr. Ash. The motion was seconded by Ms. Burke based on the residents that show they do not want it there and it impacts them. Motion carried by majority of 3-2, with Mr. Freeman and Mr. Yarbrough opposed. Mr. Barton advised the applicant of the next meeting on July 31st.

Application of John Carter, on behalf of A Lincoln LLC, to redistrict property located on Hulsey Mill Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family. Tax map and parcel 064-058B. Total acreage is 1.01. Present zoning is C-1 Community Commercial District.

The applicant, John Carter of 3432 Cleveland Highway in Gainesville, Georgia, was present. Mr. Barton gave a summary of the application. Mr. Carter explained that he originally purchased three lots, two of which he has already placed homes on for resale, and is requesting this lot be rezoned for the same purpose. He said he did not have any opposition at the public hearing.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31st.

Application of Stephen Kahle to request a conditional use permit located at 2374 Dean Mountain Road, Cleveland, Georgia, 30528. Tax map and parcel 087-006. Total acreage is 1.30. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicant, Stephen Kahle of 2374 Dean Mountain Road, was present. Mr. Barton gave a summary of the application. Mr. Kahle did not have anything to add.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant of the next meeting on July 31st.

Chairman Thomas asked if there was any citizen comment.

Brenda Willis of 885 Kellum Valley Road thanked the board for their recommendations.

There was no other citizen comment.

Motion to adjourn made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous.



WHITE COUNTY

Board of Commissioners

Item Title:

GDOT Presentation - Town Creek Bridge Update & Proposed Detour

For Meeting Date: 7/31/2023

Work Session **Regular Meeting** **Public Hearing**

Category (Select One): Presentation / Proclamation

Submitted By: Derick Canupp

Attachments: Yes If yes, please list each file name below:

1. _____
2. _____
3. _____

Purpose:

The purpose of this presentation is to receive an update on the Town Creek Bridge replacement project as well have a discussion on a temporary detour for making tie-ins of new road and existing road.

Background / Summary:

-

Department Recommendation:

Options:

-

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

-

County Manager Comments:

- Recommend the temporary detour that will allow the project to be completed much quicker and with much less expense.
- The detour will be a long route but I would suggest the aggravation associated with the long detour for a short period of time will outweigh the less aggravation for a much longer period of time.



WHITE COUNTY

Board of Commissioners

Item Title:

LMIG 2023 Contract Award

For Meeting Date: 7/31/2023

Work Session **Regular Meeting** **Public Hearing**

Category (Select One): Contract / IGA

Submitted By: Derick Canupp

Attachments: Yes **If yes, please list each file name below:**

1. Bid Tabulation
2. Change Order No. 1
3. Change Order No. 1 Exhibits
4. _____

Purpose:

The purpose of this agenda item is to seek approval of a contract award to C.W. Matthews for the 2023 LMIG project.

Background / Summary:

- The LMIG 2023 project was advertised and bids were received on June 15, 2023. The low bidder is C.W. Matthews Contracting Company
- The total base bid was \$2,174,175.00, which within 5% of the estimated value of the project.
- After bidding, it was determined that local funding would need to be reduced.
- Staff have negotiated with the low bidder to reduce quantities using bid unit costs.
- The reductions are reflected in Change Order No. 1
- The revised contract value is \$1,221,808.00 and includes resurfacing Campground Rd., Patching Adair Mill Rd., and Patching & Overlaying Satterfield Rd., and Author Seabolt Rd.
- LMIG Grant Amount: \$454,373.44
- SPLOST: \$767,434.56
-

Department Recommendation:

Staff recommend approving contract and change order No. 1

Options:

- Approve Contract and Change Order No. 1
- Do not approve and readvertise
- Commission defined alternative

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

- Project would be funded using 2020SPLOST

County Manager Comments:

- CIP anticipates these project with SPLOST ans the Funding source.
- Recommend a motion to approve the projects as presented with funding from LMIG and SPLOST. also as presented.

EXHIBIT "A" - Change Order No. 1 Details
 Project No.: CP340-084-010-011-274-160-061 (2023)
 Change Order No. 1
 6.36 Miles Milling, Leveling, & Resurfacing

| Original Bid Quantities and Prices | | | | | | Change Order Revised Quantities and Prices | | | | | |
|------------------------------------|--|-------|-----------------------|---------------------|-----------------|--|--------------------|---------------------|-----------------------------|---------------------------------|--|
| Item | Description | Units | Original Bid Quantity | Original Unit Price | Original Amount | Change Order Quantity | Change Order Price | Change Order Amount | Change Order Cost Reduction | Change Order Quantity Reduction | |
| 150-1000 | Traffic Control | LS | 1 | \$ 381,915.45 | \$ 381,915.45 | 1 | \$ 234,978.68 | \$ 234,978.68 | \$ 146,936.77 | \$ - | |
| 402-1802 | Recyc. Asph. Conc. Patching, Incl. Bitum Matl. and H Lime | TN | 5,906 | \$ 141.50 | \$ 835,699.00 | 4,052 | \$ 141.50 | \$ 573,358.00 | \$ 262,341.00 | 1,854.00 | |
| 402-1812 | Recyc. Asph. Conc. Leveling, Incl. Bitum Matl. and H Lime, Tp. 1 | TN | 1,282 | \$ 134.16 | \$ 171,993.12 | 477 | \$ 134.16 | \$ 63,994.32 | \$ 107,998.80 | 805.00 | |
| 402-3103 | Recyc. Asph. Conc. 9.5 Superpave, Tp. 2, GP 2 Only, Bitum Matl. And H Lime | TN | 6,091 | \$ 113.87 | \$ 693,582.17 | 2,700 | \$ 113.87 | \$ 307,449.00 | \$ 386,133.17 | 3,391.00 | |
| 413-1000 | Bituminous Tack Coat (AC Only) | GL | 10,943 | \$ 2.82 | \$ 30,859.26 | 6,200 | \$ 2.82 | \$ 17,484.00 | \$ 13,375.26 | 4,743.00 | |
| 652-2501 | Solid Traffic Stripe, 5" White | LM | 24.36 | \$ 1,150.00 | \$ 28,014.00 | 10.28 | \$ 1,150.00 | \$ 11,822.00 | \$ 16,192.00 | 14.08 | |
| 652-2502 | Solid Traffic Stripe, 5" Yellow | LM | 24.36 | \$ 1,150.00 | \$ 28,014.00 | 10.28 | \$ 1,150.00 | \$ 11,822.00 | \$ 16,192.00 | 14.08 | |
| 653-1704 | Thermoplastic Solid Traffic Stripe, 24" White | LF | 172 | \$ 9.00 | \$ 1,548.00 | 100.00 | \$ 9.00 | \$ 900.00 | \$ 648.00 | 72.00 | |
| 653-0220 | Thermoplastic Marking Type 2 | EA | 1 | \$ 150.00 | \$ 150.00 | 0 | \$ 150.00 | \$ - | \$ 150.00 | 1.00 | |
| 653-0240 | Thermoplastic Marking Type 4 | EA | 1 | \$ 150.00 | \$ 150.00 | 0 | \$ 150.00 | \$ - | \$ 150.00 | 1.00 | |
| 429-1000 | Thermoplastic Rumble Strips | EA | 3 | \$ 750.00 | \$ 2,250.00 | 0 | \$ 750.00 | \$ - | \$ 2,250.00 | 3.00 | |
| Total | | | | | \$ 2,174,175.00 | | | \$ 1,221,808.00 | \$ 952,367.00 | | |

EXHIBIT "B" - Quantities and costs estimated for each road

Project No.: CP340-084-010-011-274-160-061 (2023)

Change Order No. 1

6.36 Miles Milling, Leveling, & Resurfacing

Campground Rd. (0.51 Mi) - Level & Overlay

| Item | Description | Units | Quantity | Unit Price | Amount |
|--------------|--|-------|----------|---------------|----------------------|
| 150-1000 | Traffic Control | LS | 8.02% | \$ 234,978.68 | \$ 18,842.63 |
| 402-1802 | Recyc. Asph. Conc. Patching, Incl. Bitum Matl. and H Lime | TN | 0 | \$ 141.50 | \$ - |
| 402-1812 | Recyc. Asph. Conc. Leveling, Incl. Bitum Matl. and H Lime, Tp. 1 | TN | 152 | \$ 134.16 | \$ 20,392.32 |
| 402-3103 | Recyc. Asph. Conc. 9.5 Superpave, Tp. 2, GP 2 Only, Bitum Matl. And H Lime | TN | 504 | \$ 113.87 | \$ 57,390.48 |
| 413-1000 | Bituminous Tack Coat (AC Only) | GL | 578 | \$ 2.82 | \$ 1,629.96 |
| 652-2501 | Solid Traffic Stripe, 5" White | LM | 1.02 | \$ 1,150.00 | \$ 1,173.00 |
| 652-2502 | Solid Traffic Stripe, 5" Yellow | LM | 1.02 | \$ 1,150.00 | \$ 1,173.00 |
| 653-1704 | Thermoplastic Solid Traffic Stripe, 24" White | LF | 16 | \$ 9.00 | \$ 144.00 |
| Total | | | | | \$ 100,745.39 |

Adair Mill Rd. (3.25 Mi.) - Mill, Patch, & Restripe

| Item | Description | Units | Quantity | Unit Price | Amount |
|--------------|--|-------|----------|---------------|----------------------|
| 150-1000 | Traffic Control | LS | 51.10% | \$ 234,978.68 | \$ 120,075.58 |
| 402-1802 | Recyc. Asph. Conc. Patching, Incl. Bitum Matl. and H Lime | TN | 1,926 | \$ 141.50 | \$ 272,529.00 |
| 402-1812 | Recyc. Asph. Conc. Leveling, Incl. Bitum Matl. and H Lime, Tp. 1 | TN | 0 | \$ 134.16 | \$ - |
| 402-3103 | Recyc. Asph. Conc. 9.5 Superpave, Tp. 2, GP 2 Only, Bitum Matl. And H Lime | TN | 0 | \$ 113.87 | \$ - |
| 413-1000 | Bituminous Tack Coat (AC Only) | GL | 1,750 | \$ 2.82 | \$ 4,935.00 |
| 652-2501 | Solid Traffic Stripe, 5" White | LM | 6.50 | \$ 1,150.00 | \$ 7,475.00 |
| 652-2502 | Solid Traffic Stripe, 5" Yellow | LM | 6.5 | \$ 1,150.00 | \$ 7,475.00 |
| 653-1704 | Thermoplastic Solid Traffic Stripe, 24" White | LF | 36 | \$ 9.00 | \$ 324.00 |
| Total | | | | | \$ 412,813.58 |

Satterfield Rd. (1.22 Mi) - Patch & Overlay

| Item | Description | Units | Quantity | Unit Price | Amount |
|--------------|--|-------|----------|---------------|----------------------|
| 150-1000 | Traffic Control | LS | 19.18% | \$ 234,978.68 | \$ 45,074.53 |
| 402-1802 | Recyc. Asph. Conc. Patching, Incl. Bitum Matl. and H Lime | TN | 619 | \$ 141.50 | \$ 87,588.50 |
| 402-1812 | Recyc. Asph. Conc. Leveling, Incl. Bitum Matl. and H Lime, Tp. 1 | TN | 0 | \$ 134.16 | \$ - |
| 402-3103 | Recyc. Asph. Conc. 9.5 Superpave, Tp. 2, GP 2 Only, Bitum Matl. And H Lime | TN | 1,080 | \$ 113.87 | \$ 122,979.60 |
| 413-1000 | Bituminous Tack Coat (AC Only) | GL | 1,481 | \$ 2.82 | \$ 4,176.42 |
| 652-2501 | Solid Traffic Stripe, 5" White | LM | 0.00 | \$ 1,150.00 | \$ - |
| 652-2502 | Solid Traffic Stripe, 5" Yellow | LM | 0 | \$ 1,150.00 | \$ - |
| 653-1704 | Thermoplastic Solid Traffic Stripe, 24" White | LF | 24 | \$ 9.00 | \$ 216.00 |
| Total | | | | | \$ 260,035.05 |

Author Seabolt Rd. (1.38 Mi) - Patch, Level, & Overlay

| Item | Description | Units | Quantity | Unit Price | Amount |
|--------------|--|-------|----------|---------------|----------------------|
| 150-1000 | Traffic Control | LS | 21.70% | \$ 234,978.68 | \$ 50,985.94 |
| 402-1802 | Recyc. Asph. Conc. Patching, Incl. Bitum Matl. and H Lime | TN | 1,507 | \$ 141.50 | \$ 213,240.50 |
| 402-1812 | Recyc. Asph. Conc. Leveling, Incl. Bitum Matl. and H Lime, Tp. 1 | TN | 325 | \$ 134.16 | \$ 43,602.00 |
| 402-3103 | Recyc. Asph. Conc. 9.5 Superpave, Tp. 2, GP 2 Only, Bitum Matl. And H Lime | TN | 1,116 | \$ 113.87 | \$ 127,078.92 |
| 413-1000 | Bituminous Tack Coat (AC Only) | GL | 2,391 | \$ 2.82 | \$ 6,742.62 |
| 652-2501 | Solid Traffic Stripe, 5" White | LM | 2.76 | \$ 1,150.00 | \$ 3,174.00 |
| 652-2502 | Solid Traffic Stripe, 5" Yellow | LM | 2.76 | \$ 1,150.00 | \$ 3,174.00 |
| 653-1704 | Thermoplastic Solid Traffic Stripe, 24" White | LF | \$ 24.00 | \$ 9.00 | \$ 216.00 |
| Total | | | | | \$ 448,213.98 |

EXHIBIT "C" - Revised Bid Tabulation

Project No.: CP340-084-010-011-274-160-061 (2023)

Change Order No. 1

6.36 Miles Milling, Leveling, & Resurfacing

C.W. Matthews Contracting Company

| Item | Description | Units | Quantity | Unit Price | Amount |
|--------------|--|--------------|-----------------|-------------------|------------------------|
| 150-1000 | Traffic Control | LS | 1 | \$ 234,978.68 | \$ 234,978.68 |
| 402-1802 | Recyc. Asph. Conc. Patching, Incl. Bitum Matl. and H Lime | TN | 4,052 | \$ 141.50 | \$ 573,358.00 |
| 402-1812 | Recyc. Asph. Conc. Leveling, Incl. Bitum Matl. and H Lime, Tp. 1 | TN | 477 | \$ 134.16 | \$ 63,994.32 |
| 402-3103 | Recyc. Asph. Conc. 9.5 Superpave, Tp. 2, GP 2 Only, Bitum Matl. And H Lime | TN | 2,700 | \$ 113.87 | \$ 307,449.00 |
| 413-1000 | Bituminous Tack Coat (AC Only) | GL | 6,200 | \$ 2.82 | \$ 17,484.00 |
| 652-2501 | Solid Traffic Stripe, 5" White | LM | 10.28 | \$ 1,150.00 | \$ 11,822.00 |
| 652-2502 | Solid Traffic Stripe, 5" Yellow | LM | 10.28 | \$ 1,150.00 | \$ 11,822.00 |
| 653-1704 | Thermoplastic Solid Traffic Stripe, 24" White | LF | 100 | \$ 9.00 | \$ 900.00 |
| Total | | | | | \$ 1,221,808.00 |

Bid Tabulation
 Project No.: CP340-084-010-011-274-160-061 (2023)
 Bid Opening: Thursday, June 15, 2023 at 9:00 AM EST
 Project Description: Paving various county roads - 13.40 Miles

C.W. Matthews Contracting Company

| Item | Description | Units | Quantity | Unit Price | Amount |
|--------------|--|-------|----------|---------------|------------------------|
| 150-1000 | Traffic Control | LS | 1 | \$ 381,915.45 | \$ 381,915.45 |
| 402-1802 | Recyc. Asph. Conc. Patching, Incl. Bitum Matl. and H Lime | TN | 5,906 | \$ 141.50 | \$ 835,699.00 |
| 402-1812 | Recyc. Asph. Conc. Leveling, Incl. Bitum Matl. and H Lime, Tp. 1 | TN | 1,282 | \$ 134.16 | \$ 171,993.12 |
| 402-3103 | Recyc. Asph. Conc. 9.5 Superpave, Tp. 2, GP 2 Only, Bitum Matl. And H Lime | TN | 6,091 | \$ 113.87 | \$ 693,582.17 |
| 413-1000 | Bituminous Tack Coat (AC Only) | GL | 10,943 | \$ 2.82 | \$ 30,859.26 |
| 652-2501 | Solid Traffic Stripe, 5" White | LM | 24.36 | \$ 1,150.00 | \$ 28,014.00 |
| 652-2502 | Solid Traffic Stripe, 5" Yellow | LM | 24.36 | \$ 1,150.00 | \$ 28,014.00 |
| 653-1704 | Thermoplastic Solid Traffic Stripe, 24" White | LF | 172 | \$ 9.00 | \$ 1,548.00 |
| 653-0220 | Thermoplastic Marking Type 2 | EA | 1 | \$ 150.00 | \$ 150.00 |
| 653-0240 | Thermoplastic Marking Type 4 | EA | 1 | \$ 150.00 | \$ 150.00 |
| 429-1000 | Thermoplastic Rumble Strips | EA | 3 | \$ 750.00 | \$ 2,250.00 |
| Total | | | | | \$ 2,174,175.00 |

Georgia Paving Inc.

| Item | Description | Units | Quantity | Unit Price | Amount |
|--------------|--|-------|----------|--------------|------------------------|
| 150-1000 | Traffic Control | LS | 1 | \$ 89,839.56 | \$ 89,839.56 |
| 402-1802 | Recyc. Asph. Conc. Patching, Incl. Bitum Matl. and H Lime | TN | 5,906 | \$ 153.18 | \$ 904,681.08 |
| 402-1812 | Recyc. Asph. Conc. Leveling, Incl. Bitum Matl. and H Lime, Tp. 1 | TN | 1,282 | \$ 149.33 | \$ 191,441.06 |
| 402-3103 | Recyc. Asph. Conc. 9.5 Superpave, Tp. 2, GP 2 Only, Bitum Matl. And H Lime | TN | 6,091 | \$ 145.79 | \$ 888,006.89 |
| 413-1000 | Bituminous Tack Coat (AC Only) | GL | 10,943 | \$ 7.10 | \$ 77,695.30 |
| 652-2501 | Solid Traffic Stripe, 5" White | LM | 24.36 | \$ 1,483.50 | \$ 36,138.06 |
| 652-2502 | Solid Traffic Stripe, 5" Yellow | LM | 24.36 | \$ 1,483.50 | \$ 36,138.06 |
| 653-1704 | Thermoplastic Solid Traffic Stripe, 24" White | LF | 172 | \$ 11.61 | \$ 1,996.92 |
| 653-0220 | Thermoplastic Marking Type 2 | EA | 1 | \$ 387.00 | \$ 387.00 |
| 653-0240 | Thermoplastic Marking Type 4 | EA | 1 | \$ 387.00 | \$ 387.00 |
| 429-1000 | Thermoplastic Rumble Strips | EA | 3 | \$ 967.50 | \$ 2,902.50 |
| Total | | | | | \$ 2,229,613.43 |

Pittman Construction Company

| Item | Description | Units | Quantity | Unit Price | Amount |
|--------------|--|-------|----------|---------------|------------------------|
| 150-1000 | Traffic Control | LS | 1 | \$ 119,745.00 | \$ 119,745.00 |
| 402-1802 | Recyc. Asph. Conc. Patching, Incl. Bitum Matl. and H Lime | TN | 5,906 | \$ 201.40 | \$ 1,189,468.40 |
| 402-1812 | Recyc. Asph. Conc. Leveling, Incl. Bitum Matl. and H Lime, Tp. 1 | TN | 1,282 | \$ 144.95 | \$ 185,825.90 |
| 402-3103 | Recyc. Asph. Conc. 9.5 Superpave, Tp. 2, GP 2 Only, Bitum Matl. And H Lime | TN | 6,091 | \$ 131.10 | \$ 798,530.10 |
| 413-1000 | Bituminous Tack Coat (AC Only) | GL | 10,943 | \$ 4.00 | \$ 43,772.00 |
| 652-2501 | Solid Traffic Stripe, 5" White | LM | 24.36 | \$ 1,150.00 | \$ 28,014.00 |
| 652-2502 | Solid Traffic Stripe, 5" Yellow | LM | 24.36 | \$ 1,150.00 | \$ 28,014.00 |
| 653-1704 | Thermoplastic Solid Traffic Stripe, 24" White | LF | 172 | \$ 9.00 | \$ 1,548.00 |
| 653-0220 | Thermoplastic Marking Type 2 | EA | 1 | \$ 150.00 | \$ 150.00 |
| 653-0240 | Thermoplastic Marking Type 4 | EA | 1 | \$ 150.00 | \$ 150.00 |
| 429-1000 | Thermoplastic Rumble Strips | EA | 3 | \$ 750.00 | \$ 2,250.00 |
| Total | | | | | \$ 2,397,467.40 |

Allied Paving Contractors, Inc.

| Item | Description | Units | Quantity | Unit Price | Amount |
|--------------|--|-------|----------|---------------|------------------------|
| 150-1000 | Traffic Control | LS | 1 | \$ 115,000.00 | \$ 115,000.00 |
| 402-1802 | Recyc. Asph. Conc. Patching, Incl. Bitum Matl. and H Lime | TN | 5,906 | \$ 180.00 | \$ 1,063,080.00 |
| 402-1812 | Recyc. Asph. Conc. Leveling, Incl. Bitum Matl. and H Lime, Tp. 1 | TN | 1,282 | \$ 165.00 | \$ 211,530.00 |
| 402-3103 | Recyc. Asph. Conc. 9.5 Superpave, Tp. 2, GP 2 Only, Bitum Matl. And H Lime | TN | 6,091 | \$ 150.00 | \$ 913,650.00 |
| 413-1000 | Bituminous Tack Coat (AC Only) | GL | 10,943 | \$ 4.50 | \$ 49,243.50 |
| 652-2501 | Solid Traffic Stripe, 5" White | LM | 24.36 | \$ 1,850.00 | \$ 45,066.00 |
| 652-2502 | Solid Traffic Stripe, 5" Yellow | LM | 24.36 | \$ 1,850.00 | \$ 45,066.00 |
| 653-1704 | Thermoplastic Solid Traffic Stripe, 24" White | LF | 172 | \$ 16.50 | \$ 2,838.00 |
| 653-0220 | Thermoplastic Marking Type 2 | EA | 1 | \$ 350.00 | \$ 350.00 |
| 653-0240 | Thermoplastic Marking Type 4 | EA | 1 | \$ 350.00 | \$ 350.00 |
| 429-1000 | Thermoplastic Rumble Strips | EA | 3 | \$ 1,250.00 | \$ 3,750.00 |
| Total | | | | | \$ 2,449,923.50 |



CHANGE ORDER NO. ONE (1)

PROJECT DESCRIPTION: Patching, leveling and resurfacing various county roads

DATE: July 21, 2023

PROJECT NO. CP340-084-010-011-274-160-061

CONTRACTOR: C.W. Matthews Contracting Company

You are directed to make the following changes in the Contract Documents in accordance with Exhibit “A”. Quantities and costs related to each road are indicated as Exhibit “B”. Revised overall bid tabulation for change order is included as Exhibit “C”

- Reduce Item 150-1000 to a lump sum value of \$234,978.68
- Reduce Item 402-1802 to 4,052 tons at original bid price
- Reduce Item 402-1812 to 477 tons at original bid price
- Reduce Item 402-3103 to 2,700 tons at original bid price
- Reduce Item 413-1000 to 6,200 gallons at original bid price
- Reduce Item 652-2501 to 10.28 linear miles at original bid price
- Reduce Item 652-2502 to 10.28 linear miles at original bid price
- Reduce Item 653-1704 to 100 linear feet at original bid price
- Remove Item 653-0220 in its entirety
- Remove Item 653-0240 in its entirety
- Remove Item 429-1000 in its entirety

CHANGE IN CONTRACT PRICE:

Original Contract Price: \$2,174,175.00

Net change from previous Change Orders: \$0.00

Net Increase (Decrease) of this Change Order: (\$952,367.00)

Contract price with all approved Change Orders: \$1,221,808.00

CHANGE IN CONTRACT TIME:

Contract completion will remain 90 Days from Notice to Proceed

Accepted:

By: _____
Contractor (Authorized Signature)

Date: _____

Approved:

By: _____
(Board of Commission Chairman)

Date: _____



WHITE COUNTY

Board of Commissioners

Item Title: FY2024 Legacy Link Contract

For Meeting Date: 7/31/2023

Work Session **Regular Meeting** **Public Hearing**

Category (Select One): Contract / IGA

Submitted By: Barbara Overton, Senior Center Director

Attachments: Yes **If yes, please list each file name below:**

1. FY2024 Legacy Link Contract
2. FY2024 LL Contract Supporting Documentation
3. _____

Purpose:

Requesting approval of the FY2024 Legacy Link contract for services provided by the Senior Center.

Background / Summary:

- Services provided by the Senior Center outlined in this contract include: Home Delivered Meals, Congregate Meals, Trips for congregate clients, and congregate on-site activities.
- The Senior Center FY2024 budget includes services outlined in this contact.

Department Recommendation:

Approval

Options:

-

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

- Funding for this request is included in the FY2024 Senior Center General Fund budget

County Manager Comments:

- Recommend the motion to approve the Legacy Link contract as budgeted and presented.

Legacy Link Contract FY2024
Supporting Documentation as 7/1/2023

The FY2023 Legacy Link contract includes the following services:

- 12,000 Congregate Meals
- 35,000 Home Delivered Meals
- Transportation for congregate members (to/from the Senior Center, local appointments, shopping, trips, etc)
- Alzheimer Respite Program
- Wellness Services for Clients, including: Lifestyle Management, Nutrition Education, Physical Activities and Awareness/Prevention Services

Compensation from Legacy Link (Federal and State Grant Funds) to White County for services provided:

- Nutrition site operations: \$88,872
- Congregate Meal Cost: \$24,782
- Home Delivered Meal Cost: \$65,356
- Alzheimer Respite Program operations: \$8,941
- Wellness Services: \$7,881

White County to provide the following matching funds:

- Nutrition site operations: \$7,601
- Congregate Meals: \$29,762
- Home Delivered Meals: \$102,862
- Wellness Services: \$875
- Transportation services: \$2,108

White County to provide non-match resources for operations and cost of Senior Center services included in contract: \$210,992 (up from \$180,619 last year)

Increases in County costs in FY2024 contract are the result of increased food costs (approx. .60 per meal).

Parties: The Legacy Link, Inc.
P.O. Box 1480
4080 Mundy Mill Road
Oakwood, Georgia 30566
Phone No: 770-538-2650

White County Commission
1235 Helen Hwy
Cleveland, Georgia 30528
Phone No: 706-865-2235

Subject: Nutrition Program

Term: July 1, 2023 to June 30, 2024

AGREEMENT

THIS AGREEMENT entered into this First day of July, 2023 between THE LEGACY LINK, INC., hereinafter referred to as the "Legacy", and the WHITE COUNTY COMMISSION, hereinafter referred to as the "Contractor".

W I T N E S S E T H:

WHEREAS, the Legacy has entered into an Agreement with the Department of Human Services of the State of Georgia for the purpose of carrying out a component of the Legacy Link, Inc., Area Agency on Aging Plan; and

WHEREAS, this component of said Area Plan on Aging is the provision of Nutrition and Nutrition Screening services to the elderly; and

WHEREAS, this component of said Area Plan also includes the provision of Alzheimer Respite to the elderly; and

WHEREAS, this component of said Area Plan also includes the provision of Wellness services to elderly persons; and

WHEREAS, this component of said Area Plan also includes the provision of Transportation services to the elderly; and

WHEREAS, the Legacy and the Contractor desire to enter into an Agreement to provide the aforementioned Nutrition, Nutrition Screening, Wellness, Transportation and Alzheimer Respite in White County;

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties hereto do hereby agree as follows;

1. Term. The term of this Agreement shall be from

July 1, 2023 to 12:00 Midnight, Eastern Daylight Time, June 30, 2024.

2. Description of Services. The Contractor shall, in a satisfactory and proper manner as determined by the Legacy, perform the services described below with preference given to low income minority and rural elderly.

(a) Operation of one (1) nutrition program site to be located in White County;

(b) Operation of the nutrition site includes serving one meal a day, five days a week (250 days per year) as specified in the Grant Application incorporated herein, for a total of 11,800 units of congregate nutrition services to 170 elderly persons, 34,900 units of home-delivered nutrition services to 160 elderly persons, providing client assessment for services, nutrition education and any other activities which seem necessary to educate and inform the elderly of services in the community and/or to bring independence and dignity into their lives.

(c) Provide Alzheimer Respite Services for elderly persons in White County as described in the Legacy Link, Inc., Area Agency Plan for the period July 1, 2023 to June 30, 2024. Services must be performed as provided in Section "D" of Title III of the Older Americans Act of 1965 as amended. A total of 800 units of Alzheimer Respite services to (6) residents in White County. Days and hours of operation will be every Thursday of each month from 1:00 p.m. to 5:00 p.m.

(d) Provide Wellness services for elderly persons in White County as described in the Legacy Link, Inc., Area Agency Plan for the period July 1, 2023 to June 30, 2024. Services must be performed as provided in Section "D" of Title III of the Older Americans Act of 1965 as amended. A total of 132 units of Lifestyle Management services to 4,656 persons; a total of 24 units of Nutrition Education services to 1,272 persons; a total of 120 units of Physical Activity services to 1,404 persons; a total of 12 units of Program Awareness/Prevention services to 72 persons in White County.

(e) Provide Transportation services for elderly persons in White

County as described in the Legacy Link, Inc., Area Agency Plan for the period July 1, 2023 to June 30, 2024. Services must be performed as provided in Section "D" of Title III of the Older Americans Act of 1965 as amended. A total of 7,000 units of Transportation services to 68 persons.

3. Supervision and Administration. The intent of the parties being that all funds provided hereunder to the Contractor be utilized for the provision of services, the Contractor shall be responsible for all administrative support incurred in the provision of the above-mentioned services and shall provide supervision and administration necessary for the provision of said services, and shall provide all costs of administrative support, supervision and administration in not less than the dollar amount specified in The Legacy Link Area Agency on Aging plan and continuation proposal for July 1, 2023 to June 30, 2024.

4. Reports.

(a) A financial report containing a statement of all expenditures for the preceding month, a statement of cumulative expenditures under the Agreement to date, and a statement of all unexpended funds on hand shall be submitted by the Contractor to the Legacy by the fifth business day of the following month commencing with a report for the month of July, 2023.

(b) A program report describing services rendered pursuant to this Agreement during the preceding month shall be submitted by the Contractor to the Legacy on or before the fifth business day of the following month commencing with a report for the month of July, 2023.

(c) All reports shall be prepared on such forms and in such a manner as shall be prescribed by the Legacy.

(d) The Legacy reserves the right to refuse to accept or honor any report not timely filed.

5. Compensation.

(a) Subject to the timely filing of the reports described in

paragraph four (4), and subject to payment by the Department of Human Services to the Legacy of the appropriate funds, the Legacy shall, on or before the twenty fifth day of each month commencing with the month of August, 2023, reimburse the Contractor for actual expenditures made pursuant to the Agreement for each preceding month based on the aforementioned financial report.

(b) The total compensation paid by the Legacy to the Contractor for nutrition site operation pursuant to this Agreement shall not exceed Eighty Eight Thousand Four Hundred Eighty-Nine Dollars (\$88,489.00).

(c) The Legacy agrees to provide federal and state funds for congregate meals in the amount of Twenty-Four Thousand Eight Hundred Seventy Two Dollars (\$24,872.00) and federal and state funds for home-delivered meals in the amount of Sixty Five Thousand Three Hundred Fifty Six Dollars (\$65,356.00).

(d) The total compensation paid by the Legacy to the Contractor for Alzheimer Respite services pursuant to this agreement shall not exceed Eight Thousand Nine Hundred Forty-One Dollars (\$8,941.00)

(e) The total compensation paid by the Legacy to the Contractor for Wellness services pursuant to this agreement shall not exceed Seven Thousand Eight Hundred Eighty-One Dollars (\$7,881.00)

(f) The total compensation paid by the Legacy to the Contractor for Transportation services pursuant to this Agreement shall not exceed Seventeen Thousand Six Hundred Twenty Six Dollars (\$17,626.00).

6. Non-Federal Funds.

(a) As a condition of this Agreement, the Contractor agrees to insure non-federal funds in the amount of Seven Thousand Six Hundred One Dollars (\$7,601.00) will be available for nutrition site operations, Eight Hundred Seventy Five Dollars (\$875.00) for Wellness and Two Thousand One Hundred Eight Dollars (\$2,108.00) for Transportation Services.

(b) The Contractor further agrees to insure local cash based on actual cost per meal and available federal and state funds for

11,800 congregate and 34,900 home-delivered meals.

The minimum cash requirement for the term of the Agreement being Twenty Nine Thousand Seven Hundred Sixty Two Dollars (\$29,762.00) for congregate meals and One Hundred Two Thousand Eight Hundred Sixty Two Dollars (\$102,862.00) for home-delivered meals.

The Contractor shall provide the necessary non-match local resources required for the provision of the services listed in Paragraph two (2) of this contract, this amount being Two Hundred Twenty One Thousand Two Hundred Fifty One Dollars (\$218,815.00).

(c) Any donations collected during the term of this Agreement which are in excess of the local cash requirement must be used by the Contractor to expand services under this Agreement.

7. Unexpended Funds. Upon expiration or termination of this Agreement for any reason, all unexpended funds held by the Contractor shall revert immediately to the Legacy.

8. Right to Withhold Payment. The Legacy reserves the right to withhold contract payments under this Agreement if it appears to the Legacy that the Contractor is failing to substantially comply with the quality of service or the specified completion schedule of its duties required under this agreement, and/or to require further proof of reimbursable expenses prior to payment thereof, and/or require improvement at the discretion of the Legacy in the programmatic performance of service delivery.

9. Collection of Audit Exceptions. The Contractor agrees that the Legacy may withhold net payments equal to the amount which has been identified by an audit notwithstanding the fact that such audit exception is made against a prior or current contract or subcontract. The Contractor may also repay the Legacy for the total exception by check.

10. Compliance with Laws and Regulations; Incorporation of Documents and Laws. The contracts and other documents, and the

federal and state laws, regulations, guidelines, opinions, and standards listed below, as now or hereafter amended, are hereby incorporated into and made a part of this Agreement by reference. The Contractor shall comply with all of the foregoing in undertaking all of the obligations and duties assumed by it under this Agreement. The Contractor further assumes responsibility for full compliance with such laws, regulations, guidelines, opinions, and standards and agrees to fully reimburse the Legacy for any loss of funds or other resources resulting from noncompliance on the part of the Contractor, its agents, servants, or employees. The following documents are incorporated into, and made a part of, this Agreement by reference thereto:

(a) The Legacy Link, Inc., Area Agency on Aging Plan for July 1, 2023 to June 30, 2024.

(b) Agreement between the Legacy and the Georgia Department of Human Services to implement applicable

provisions of the Older Americans Act of 1965, as amended.

(c) Georgia Office of Aging Title III Manual of Policies and Procedures

(d) 45 CFR - Part 74 Administration of Grants;

(e) Official Code of Georgia Annotated Sections 45-10-20 through 45-10-28 (Conflict of Interest);

(f) 45 CFR - Part 80 Civil Rights;

(g) 45 CFR - Part 92;

(h) Office of Management and Budget, Circular A-102;

(i) The "Single Audit Act of 1984" (PL 98-502);

(j) Reimbursement of travel expenses under this Agreement must not exceed rates in Statewide Travel Regulations.

(k) Section 1352 of PL 101-12 Prohibitions and Requirements Related to lobbying);

(l) Opinions of the Attorney General of Georgia;

(m) All other applicable federal, state and local laws, ordinances, resolutions and regulations.

11. Purchasing. All of the Contractor's purchases of supplies,

equipment or services under this Agreement must be accomplished in accordance with 45 CFR - Part 74 Administration of Grants.

12. Maintenance of Records. The Contractor shall maintain such records and accounts, including property, personnel, and financial reports as deemed necessary by the Legacy to assure a proper accounting of all program funds, including both federal and nonfederal matching funds expended to enable the Legacy to comply with all federal and state financial accountability requirements. Contractor record retention requirements are seven years from submission of final expenditure report. If any litigation, claims or audit is started before the expiration of seven years, the records shall be retained until all litigations, claims or audit findings involving the records have been resolved. These records shall be retained in a manner and for the period specified in 45 CFR - Part 74 Administration of Grants.

(a) At any time during normal business hours and as often as the Legacy may deem necessary, there shall be made available to the Legacy all of the Contractor's records with respect to all matters covered by this Agreement, and the Contractor will permit the Legacy or its designated representative to audit, examine and make excerpts from invoices, materials, payrolls, records of personnel, conditions of employment and other data relating to matters covered by this Agreement.

13. Property. A property inventory record, including source of funds for acquisition, date of acquisition, cost of acquisition, description, model and serial numbers, shall be maintained accurately by the Contractor in such form and manner as shall be specified by the Legacy on all non-expendable items of personal property acquired in whole or in part with funds disbursed pursuant to this Agreement. The Contractor shall report the acquisition of any property to the Legacy on Department of Human Services Form #5111. This report shall be made within 30 days of acquisition. Upon termination of this Agreement, an inventory report will be submitted to the Legacy for

determination by the Legacy as to disposition of the personal property. The Contractor shall be responsible for reporting to the Legacy the loss, damage, theft or destruction of any property and for replacing and repairing such items.

14. Intangible Property, Inventions, Patents and Copyrights. The Contractor agrees that if patentable items, patent rights, processes, or inventions are produced in the course of work funded by this contract, to report such facts in writing promptly and fully to the Legacy. The Federal agency and the Georgia Department of Human Services shall determine whether protection on the invention or discovery shall be sought. The Federal agency and the Georgia Department of Human Services will also determine how the rights under any patent issued thereon, shall be allocated and administered in order to protect the public interest consistent with Public Law 96-517, OMB Circular A-124 as printed in 47 FR 7556.

15. Non-discrimination in Employment or Services.

(a) The Contractor agrees that it shall not discriminate against any persons in the provision of any services or in any terms or conditions of employment on the basis of political affiliation, race, color, religion, national origin, sex, age or handicap and will comply with all applicable Federal and State laws, rules, regulations and guidelines prohibiting discrimination.

(b) The Contractor shall adopt and implement an acceptable Affirmative Action Plan and shall furnish to the Legacy a copy of such plan.

(c) The Contractor further agrees that where the Legacy is bound to compliance in any matter related to this Contract the Contractor will comply and will take such measures as the Legacy or the above laws, rules, guidelines and regulations indicate as being required to assure compliance.

(d) It is expressly understood that upon receipt of evidence of any such discrimination, the Legacy shall have the right to immediately terminate this Agreement.

(e) The Contractor agrees to comply with all applicable provisions of the Americans with Disabilities Act (ADA) and any relevant federal and state laws, rules and regulations regarding employment practices toward individuals with disabilities and the availability/accessibility of programs, activities or services for clients with disabilities. The Contractor agrees to require any subcontractor performing services funded through this contract to comply with all provisions of the federal and state laws, rules, regulations and policies described in this paragraph.

16. Workers' Compensation Insurance. The Contractor warrants to the Legacy that adequate workers' compensation insurance in the amount and form required by Georgia law is maintained on all employees of the Contractor. Upon the request of the Legacy, the Contractor shall furnish to the Legacy a certificate of insurance verifying the existence of the aforementioned insurance.

17. Criminal Records Investigations: The Contractor agrees that, for the filling of positions or classes of positions having direct care responsibilities for services rendered under this contract, applicants selected for such positions shall undergo a criminal record history investigation which shall include a fingerprint record check pursuant to the provisions of Code Section 49-2-14 of the Official Code of Georgia Annotated. The Contractor will provide the forms which will include the required date from the applicant. The Contractor agrees to obtain the required information (which will include two proper sets of fingerprints on each applicant) and transmit said fingerprints directly to the Georgia Crime Information Center together with the fee as required by said center for a determination made pursuant to Code Section 49-2-14 of the Official Code of Georgia Annotated or any other relevant statutes or regulations. After receiving the information from the Georgia Crime Information Center or any other appropriate source, the Legacy will review any derogatory information and, if the crime is one which is prohibited by duly published criteria within the Georgia Department

of Human Services, the Contractor will be informed and the individual so identified will not be employed for the purpose of providing services under this contract.

18. Confidentiality of Individual Information. The Contractor agrees to abide by all state and federal laws, rules and regulations and policies of the Georgia Department of Human Services respecting confidentiality of individuals' records. The Contractor further agrees not to divulge any information concerning any individual to any unauthorized person without the written consent of the individual client or responsible parent or guardian.

19. AIDS Policy. The contractor agrees not to discriminate against any client who may have AIDS or be infected with Human Immunodeficiency Virus (HIV). The Contractor is encouraged to provide or cause to be provided appropriate AIDS training to it's' employees and to seek AIDS technical advice and assistance from appropriate health department office. The Contractor further agrees to refer clients requesting additional AIDS related services or information to the appropriate county health department.

20. Publicity. Any publicity given to the program or services provided herein including, but not limited to, notices, information, pamphlets, press releases, research, reports, signs and similar public notices prepared by or for the Contractor shall identify the Legacy Link, Inc. as a sponsoring agency. The Contractor shall not identify the Georgia Department of Human Services as a sponsoring agency without prior approval. The Contractor shall not display the Georgia Department of Human Services name or logo in any manner without prior written authorization of the Commissioner.

21. Evaluation. The Legacy shall be allowed to carry out such monitoring and evaluation activities of the programs of the Contractor as is determined necessary by the Legacy.

22. Consultant/Study Contract. The Contractor agrees not to release any information, findings, recommendations or other material developed or utilized during or as a result of this contract until the information has been provided to the Legacy and ultimately to the Georgia Department of Human Services. Any research, study, review or analysis of clients served must be reviewed and approved by the Legacy and the Georgia Department of Human Services.

23. Subcontracts. The Contractor shall not subcontract any portion of this Agreement without the express written consent of the Legacy. In the event of any subcontract, the Contractor shall incorporate into and require its subcontractor to comply with all of the provisions of this Agreement, and the Contractor shall remain primarily liable to the Legacy for all duties, obligations and responsibilities assumed by the Contractor under this Agreement and shall not be relieved of any such duties, obligations or responsibilities.

24. Status of Parties as Independent Contractors. Nothing contained in this Agreement shall be construed to constitute the Contractor or any of its employees, servants, agents or subcontractors as a partner, employee, servant or agent of the Legacy, nor shall either party to this Agreement have any authority to bind the other in any respect, it being intended that each shall remain an independent contractor. The Legacy is interested only in the results to be achieved and shall have no control over the actual conduct of the work to be performed.

25. Indemnification. The Contractor shall assume all liability and risks for all damages and injuries to persons or property which shall or may arise or accrue out of the conduct of any activity relating to the performance of this Agreement by the Contractors, its officials, employees, agents, or servants and shall indemnify and save harmless the Legacy from any and all liability, actions, causes of action, suits, damages, attorneys' fees and costs which may arise

or accrue out of the conduct of any activity relating to the performance of this Agreement by the Contractor, its official, employees, agents, or servants.

26. Waiver of Immunity. For the purpose of any cause of action that may arise or accrue out of the performance of this Agreement and which may be vested in the Legacy, the Contractor waives any governmental or other immunity which it may possess.

27. Conflict of Interest. The Contractor shall comply with the provisions of the Official Code of Georgia Annotated, Section 45-10-20 through 45-10-29, as amended, and O.C.G.A. §§ 45-10-40 and 45-10-41 which prohibit and regulate certain transactions between certain State officials, employees and the State of Georgia, have not been violated and will not be violated in any respect.

28. Debarment. In accordance with Executive Order 12549, Debarment and Suspension, as implemented at 2 CFR Part 180, 2 CFR Part 376, and 45 CFR § 75.213, Contractor certifies by signing the Annex titled Certification Regarding Debarment, Suspension, Ineligibility And Voluntary Exclusion Lower Tier Covered Transaction that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this Contract by any Federal department or agency. Contractor further agrees that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion -- Lower Tier Covered Transaction," without modification, in all lower tier transactions and in all solicitations for lower tier covered transactions.

29. Termination. This Agreement may be terminated by either party upon thirty (30) days prior written notice to the other party. The Contractor shall be compensated for all services satisfactorily rendered prior to and including the date of termination.

30. Termination Due to Non-Availability of Funds.

Notwithstanding any other provision of this Agreement, in the event that any of the funds to be made available to the Legacy by the appropriate federal, state and local sources for carrying out the functions to which this Agreement relates do not become available or in the event the sum of all obligations of the Legacy incurred under this Agreement entered into as of the date of this Agreement become unavailable for disbursement then this Agreement shall immediately terminate without further obligation to the Legacy as of that moment.

31. Entire Agreement; Modification.

(a) This writing contains the entire Agreement of the parties, and no representations are made or relied upon by either party other than those expressly set forth.

(b) No modification, amendment, waiver, termination or discharge hereof shall be binding upon either party unless executed in writing by the parties.

32. Execution in Duplicates. This Agreement is executed in duplicate, and each of the duplicates shall be deemed to be an original and shall have the same force and effect as if it alone had been executed by the parties.

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WHITE COUNTY

Board of Commissioners

Item Title: HEMC Easement Approval - Fiber SPOC

For Meeting Date: 7/31/2023

Work Session **Regular Meeting** **Public Hearing**

Category (Select One): Other

Submitted By: David L. Murphy, Jr. // Presented By Billy Pittard

Attachments: Yes **If yes, please list each file name below:**

1. FS7 HEMC WhiteCounty FiberServiceAgreement
2. HEMC Easement Request FS7 WhiteCo
3. _____

Purpose:

HEMC is requesting an easement at FS#7 located on Hwy 356 Sautee for the purpose of installing a fiber SPOC in the fiber build out in the area.

Background / Summary:

- HEMC fiber build out for the GA 356 area in progress.
- HEMC needs a 8X8 (approximate) section of property beside driveway to install a fiber box (SPOC).
- HEMC in return will install fiber at FS#7 free of charge, replacing existing low-speed Windstream.
- White County supports fiber build through the county to service our constituents.

Department Recommendation:

Director Murphy has reviewed the proposal and supports the easement approval by the BOC, and will coordinate with HEMC on project installation and installation into FS#7.

Options:

- N/A

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

-

County Manager Comments:

- This SPOC is necessary for the expansion of the fiber optic network. There is no cost associated with this request. HEMC has agreed to connect FS7 to the fiber optic service for free as a concession for allowing the SPOC at that location. Monthly internet cost will not be affected.
- Recommend to allow the placement of the SPOC at FS7

HABERSHAM ELECTRIC MEMBERSHIP CORPORATION
6135 State Hwy 115 West, Clarkesville, GA 30523

EASEMENT

STATE OF GEORGIA

TAX PARCEL # 069-025

White COUNTY

WORK ORDER # 206894

Received of Habersham Electric Membership Corporation hereinafter called the Cooperative, for a good and valuable considerations receipt whereof is hereby acknowledged of which the undersigned, (Name/s): White County GA
whose mailing address is 59 South Main St Ste A Cleveland GA 30528-0000

do hereby grant and convey to said Cooperative, its successors an assigns, the right, privilege and easement to go in, upon, along, under, and across that certain tract of land containing approximately .005 acres in area, owned by the undersigned in Land Lot 15, Number _____, of the 6th District, Section of White County, State of Georgia, said lands being bounded as follows ("Premises"):
On the North by lands of: 055-090, On the South by lands of: 055-090,
On the East by lands of: GDOT Hwy 356, On the West by lands of: 055-090

With personnel and equipment, together with the right to construct, operate, and maintain continuously upon and under said Premises, its equipment and facilities for transmitting electric current and other such utilities including but not limited to telecommunication, computer, broadband, optical fiber, with poles, wires, transformers, service pedestals, and other necessary apparatus, fixtures, equipment and appliances, including the right to stretch communication wires on said poles, or under said Premises with necessary appliances; with the right to permit the attachment of the wires, equipment and appliances of any other company, or person, to said poles; together with the right at all times to enter upon said Premises for the purpose of inspecting said lines, making repairs, renewals, alterations, modifications, additions and extensions thereon, thereunder, thereto, or therefrom; together with the right to cut away and keep clear of said overhead or underground lines, transformers, fixtures, equipment and appliances, all trees, brush, vegetation and other obstructions, natural or man-made that may now or hereafter in any way interfere or be likely to interfere with the proper operation of said overhead or underground lines, transformers, fixtures, equipment and appliances; or that is located within 15 feet of center line of said line; also the right of ingress and egress over said Premises to and from said lines from a public road as reasonably necessary. Any merchantable timber cut on said land by or for said Cooperative shall remain the property of the owner of said timber.

The undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

For location of the lines described herein please refer to Cooperative inventory maps at Habersham EMC headquarters building on Highway 115 West of Clarkesville. Said Cooperative shall not be liable for, or bound by any statement, agreement or understanding not herein expressed.

IN WITNESS WHEREOF, the said (landowner/s) undersigned has (have) hereunto set his/her (their) hand and seal.

This 13th day of July, 2023, Signed, sealed, and delivered in the presence of:

Witness _____ (Seal)

Print Name

Notary Public (Seal) _____ (Seal)

Print Name

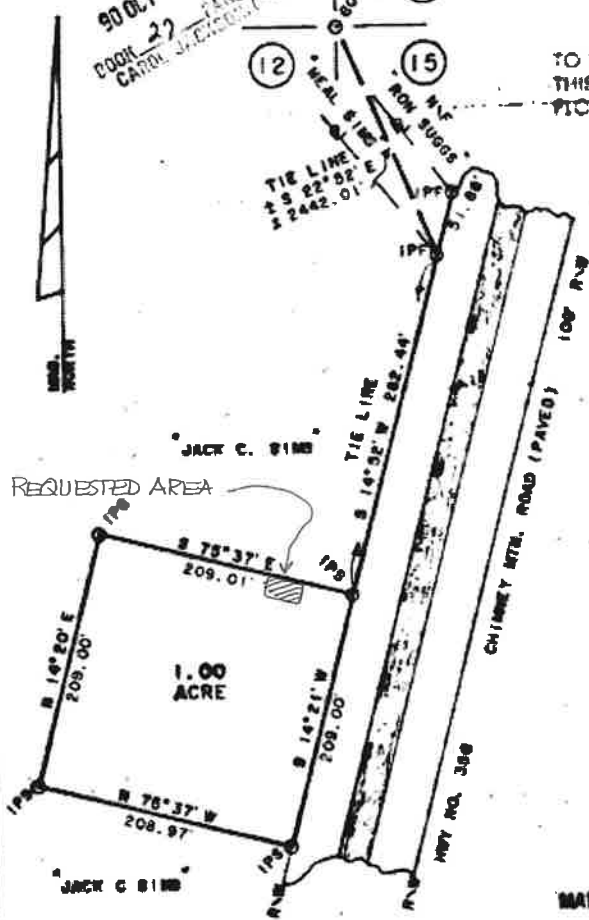
My Commission Expires: _____

90 OCT -8 AM 5:21
 BOOK 27 PAGE 100
 CAROL JACKSON

BOVY COR LLC
 (11) (12) (15) (16)

EQUIPMENT USED: TOPCON GTS 2B TOTAL STATION
 PLAT CLOSURE 1" IN 39,000'

TO WHOM IT MAY CONCERN
 THIS PROPERTY IS NOT IN A
 FLOOD HAZARD AREA

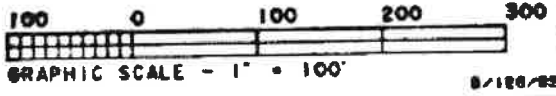


WHITE COUNTY
 10/5/19
 APPROVED
 Fire Department
 Health Dept.
 Mitchell Beyer
 ENV. 370-11

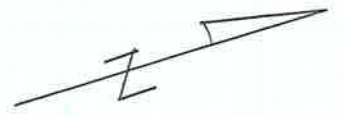
WHITE COUNTY PLANNING COMMISSION
 MAY 23 1990
 APPROVED
 [Signature]

WHITE COUNTY SURVEYORS
 EDDIE HOOD
 Eddie Hood

MAP PREPARED FOR
 WHITE COUNTY FIRE DEPARTMENT
 LAND LOT 15 ——— 6th DISTRICT
 WHITE COUNTY ——— GEORGIA
 SCALE 1" = 100' ——— 5-24-90



8/18/82



FORD FAMILY PROPERTIES LLC

055-090

WHITE COUNTY
FIRE STATION
4149 HWY 356

LAND LOT 15 6TH DISTRICT

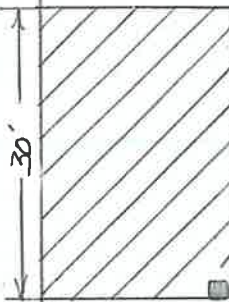
PROPERTY
LINE

ASPHALT
DRIVEWAY

EASEMENT AREA
REQUESTED

EXISTING HEMC PEDESTAL

EXISTING HEMC POLE

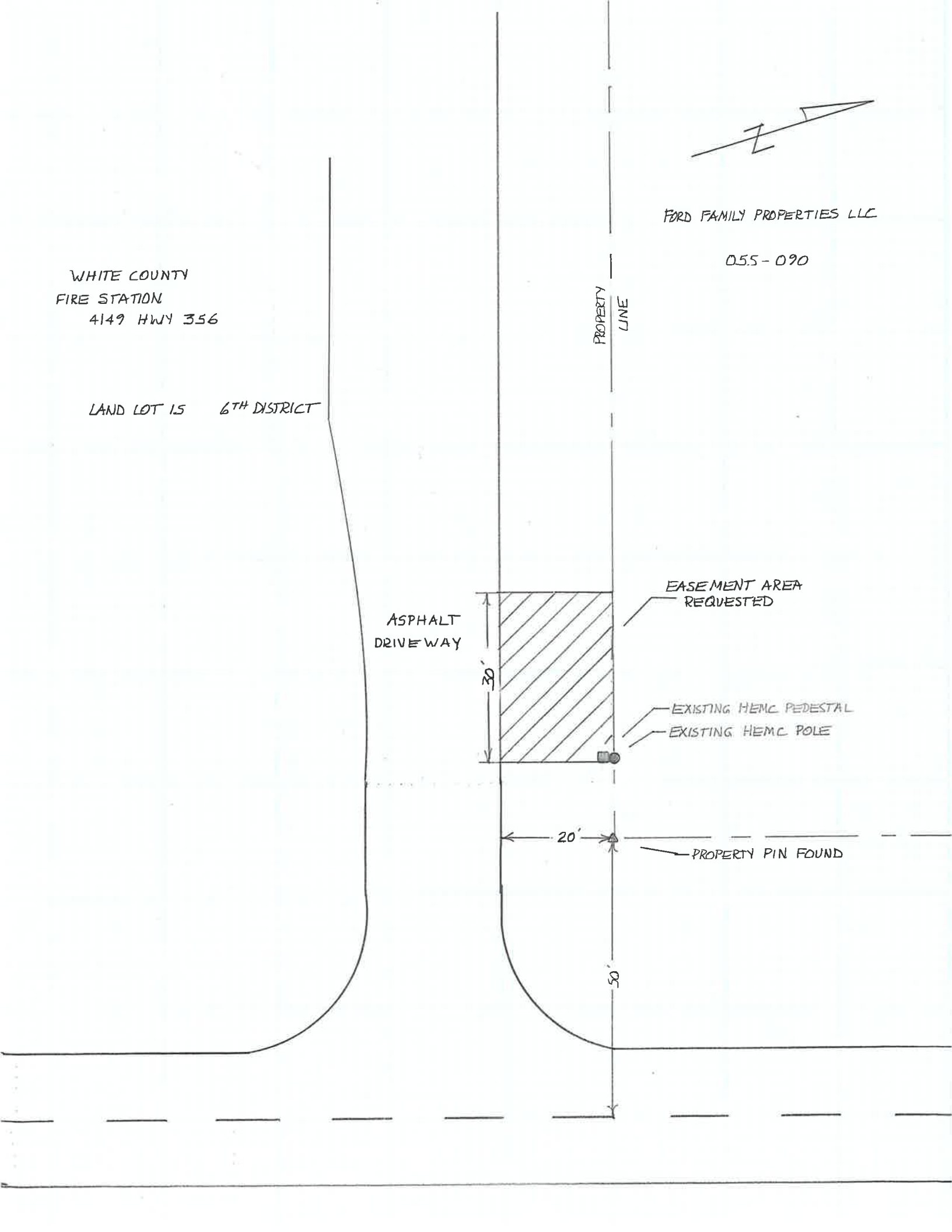


30'

20'

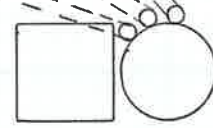
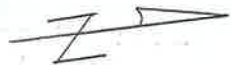
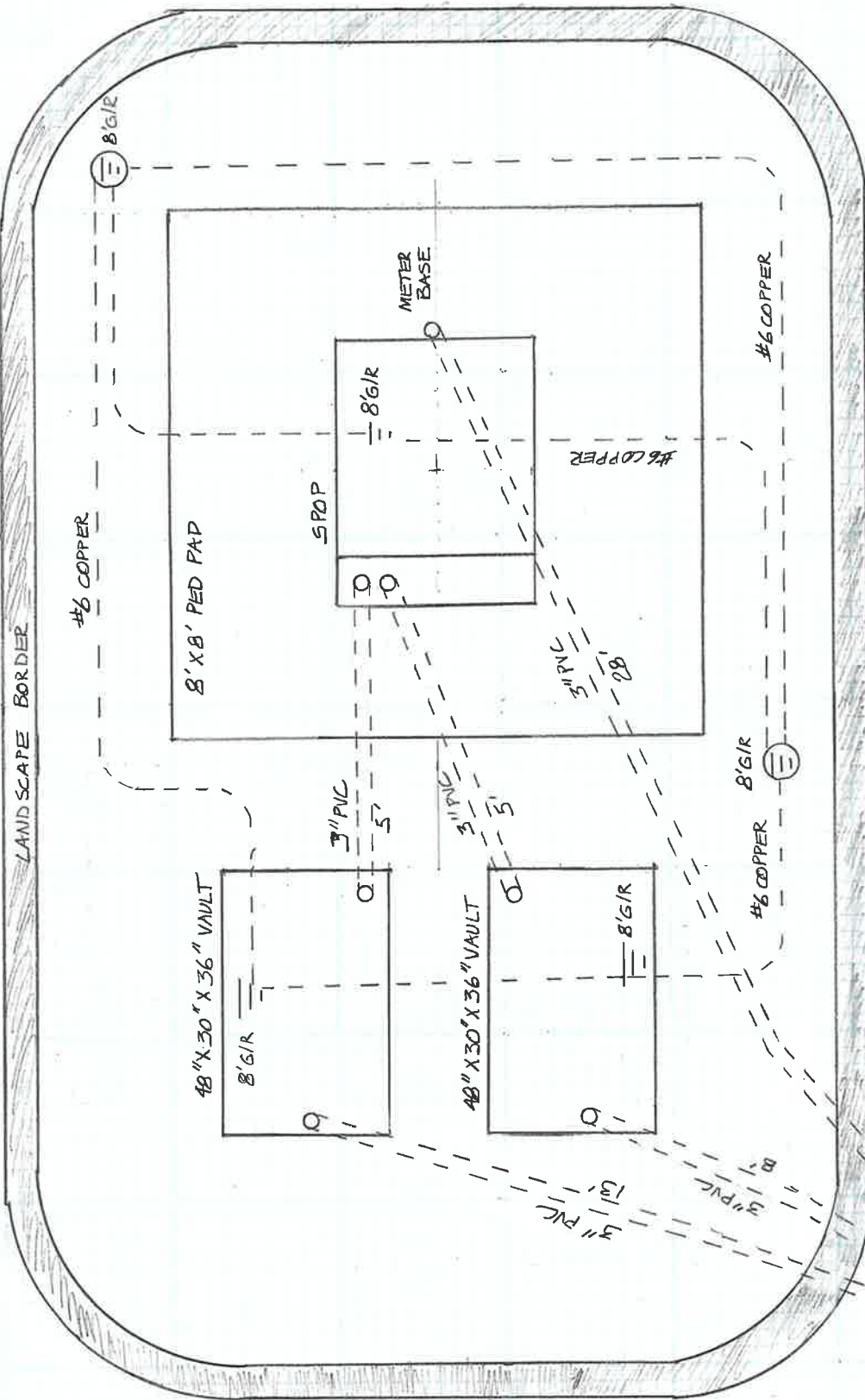
PROPERTY PIN FOUND

50'





DRIVE WAY



15'6"
TO
PROPERTY PIN

HEMIC POLE 049495

206894 NORTH HELEN RD
SPOP CONSTRUCTION DETAIL



Small Business
Fiber Internet
Service Agreement

Contact Information (Please Print)

HEMC Member: [X] Yes! Account # 29048008 [] No EIN #

Business/Company Name: White Co Commissioners

Billing Address: 1235 Helen Hwy

City: Cleveland State: Ga Zip Code: 30528

Telephone: Physical Address: 4149 Ga-356 Sautee / Fire Station#7

Email Address (Used for sending and receiving account information):

Technical Contact: Phone: Email:

Small Business Internet Service Plan Information

- 100 Mbps \$98.95/month includes up to 100 Mb per second up/downstream
250 Mbps \$128.95/month includes up to 250 Mb per second up/downstream
1 Gig \$157.95/month includes up to 1 Gb per second up/downstream
Static IP Address for \$25.00/month

Length of Term: 3 year(s)
Accounting Adjustment: 3 year contract / FREE install for permission to set SPOP on property

Notes: This will be at White County Fire Station #7 (Chimney Mtn) / waiving install fees for allowing us to set up SPOP on the property

n/a (initial) Contribution in aid: Customer agrees to pay \$0 for 0 month(s) in addition to the charge for Internet Service in order to cover the cost of constructing fiber to their facility. COMPLETE THIS ITEM ONLY IF YOU ARE PAYING FOR CONSTRUCTION OR INSTALLATION TO YOUR LOCATION.

Agreement Information

By applying for Trailwave Internet Service(s), the Customer is requesting fiber delivered Internet service(s) at the data rate selected in the agreement above. The monthly rate will be billed by Habersham EMC. Customers using shared bandwidth Internet service(s) must be aware that service is not designed for use with any type of streaming service. Customer using streaming services is aware that available bandwidth for data use will be greatly diminished and HEMC is not liable for performance problems resulting from streaming service. Customer agrees that continuous service cannot be guaranteed, and that critical communications may require redundant equipment and paths that are not included in this agreement. In exchange for the commitment of both parties, Trailwave/Habersham EMC and the Customer agree to the following terms and conditions:

Installation: Pending Engineering department approval, Trailwave/Habersham EMC will be responsible for installation of fiber service up to the CPE (Customer Premise Equipment). Trailwave/Habersham EMC do not provide support service for Customer's LAN (Local Area Network). Customer understands some LAN configuration may be required to support Internet service. Such configuration shall be the sole responsibility of the Customer. Customer also understands they are responsible for wiring from CPE to Customer's LAN.

Note: In the case of installation procedures that exceed regular standard service, the Customer will be charged at the current hourly rate. Additional installation charges may include, but are not limited to, inside wiring, LAN and WAN (Wide Area Network) configurations, etc. Customer grants Habersham EMC the right to construct, dig, operate, access and maintain fiber-optic lines and associated pedestals, or other apparatus necessary for such installations. The undersigned does not convey any land, but merely grants an easement for such fiber-optic facilities. The benefits and considerations of such fiber-optic installations shall inure to any successors and/or assignees of Habersham EMC or the consumer. Additional charges will apply for installation beyond a reasonable distance as determined by HEMC or designated installer.

Equipment: Trailwave/Habersham EMC will install the necessary CPE to provide Internet services. Should the Customer modify the CPE to the extent service is interrupted and, at the request of Customer, it becomes necessary for Trailwave/Habersham EMC to restore service because of Customer modifications, Customer will incur an hourly rate for service restoration. All CPE remains the property of Trailwave. Should the Customer terminate this Agreement for any reason, any outstanding Internet service unpaid balance including cancellation charges be paid in full at time of termination. Should Trailwave/Habersham EMC retain an attorney to enforce any breach of this Agreement, reasonable costs and attorney fees will be paid by Customer. At the expiration of the term of this Agreement, the agreement shall automatically renew in 1 month increments at the customer's existing monthly recurring rate unless Trailwave/Habersham EMC or Customer provides written notice of non-renewal 30 days prior to such expiration.

Customer Name: Customer Signature: Date:
(Print) (Sign)



WHITE COUNTY

Board of Commissioners

Item Title: Yonah Preserve Sports Complex Amenities Capital Improvement

For Meeting Date: 7/31/2023

Work Session **Regular Meeting** **Public Hearing**

Category (Select One): Other

Submitted By: Kimberly L. McEntire

Attachments: Yes **If yes, please list each file name below:**

1. Information on bleacher shades
2. Photo of current batting cage floors
3. _____

Purpose:

This is a capital improvement project specified in the 2024 budget. This is a planned project to add new amenities to YP Sports Complex and replace some outdated picnic tables, etc. I would like the Board's permission to issue an RFP for shade structures around the bleacher areas at YP and a shade structure at the playground in the parent seating area, an RFP for picnic tables and park benches, and an RFP for concrete pads for the batting cages.

Background / Summary:

- Parents, grandparents, and spectators have been requesting shade structures at YP Sports Complex for several years. There are currently no shaded areas around the ball fields or seating areas at the playground.
- We have about 4 picnic tables at YP Sports Complex. Those are more than 20 years old. We currently have no park benches at YPSC and really need to add these amenities, not only for our patrons but for those who visit the park for travel ball tournaments, as well.
- The batting cages are in desperate need of concrete flooring. They are completely inoperable after rain.

Department Recommendation:

We will be doing a community restoration project with NOK this fall in order to try and get grass to grow in the bald areas outside of the fences around the batting cages and other areas. Our goal is to get YP Sports Complex in top condition. Along with that goal, we need to be able to provide shaded areas for parents, grandparents, and spectators at YPSC. I have received feedback from a large number of citizens, as well as travel tournament participants that this is something they would really like to see. As we continue to grow in community participation and travel ball participation, we need to make sure we continue to provide an excellent experience at YPSC. I recommend the approval to issue RFPs for these 3 important items. It is my desire to utilize SPLOST funds for these capital improvement items.

Options:

- Allow RFPs to be issued
- Deny RFPs to be issued

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

-

County Manager Comments:

- These items are included in the 2024 CIP with 2020 SPLOST identified as a funding source.
- Recommend a motion to allow RFP's to be issued.



GameTime
 c/o Dominica Recreation Products, Inc.
 P.O. Box 520700
 Longwood, FL 32752-0700
 800-432-0162 * 407-331-0101
 Fax: 407-331-4720
www.playdrp.com

09/22/2022
 Quote #
 104255-01-02

Bleacher Shades

Payment Terms: Governmental Purchase Order.

Purchases in excess of \$1,000.00 to be supported by your written purchase order made out to GameTime.

Net 30 days subject to approval by GameTime Credit Manager. A completed Credit Application and Bank Reference Authorization, must be received with the order. The decision on credit is the sole discretion of GameTime/PlayCore. A 1.5% per month finance charge will be imposed on all past due accounts.

Multiple Invoices: Invoices will be generated upon services rendered. When equipment ships it will be invoiced separately from installation and/or other services. Terms are Net 30 for each individual invoice.

This Quotation is subject to policies in the current GameTime Park and Playground Catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment.

Pricing: Firm for 60 days from date of quotation.

Shipment: F.O.B. factory, order shall ship within 60 days after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, and receipt of payment.

Taxes: State and local taxes will be added at time of invoicing, if not already included, unless a tax exempt certificate is provided at the time of order entry.

Exclusions: Unless specifically discussed, this quotation excludes all sitework and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; security of equipment (on site and at night); equipment assembly and installation; safety surfacing; borders; drainage; signed/sealed drawings; or permits.

Installation Terms: Shall be by a Certified Installer. The installer is an independent installer and not part of PlayCore, GameTime, nor Dominica Recreation Products. If playground equipment, installer will be NPSI and Factory Trained and Certified. Unless otherwise noted, installation is based on a standard installation consistent with GameTime installation sheets and in suitable soil with a sub-base that will allow proper playground installation. Drainage is not part of our scope of work unless otherwise noted. Customer shall be responsible for scheduling and coordination with the installer. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall also provide a staging and construction area. Installer not responsible for sod replacement or damage to access path and staging area. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor or material costs. Customer will be billed hourly or per job directly by the installer for any additional costs that were not previously included.

SHADE TERMS :

- Winds greater than 90 mph, require the removal of the shade fabric to prevent damage.
- Quote does not include any provisions for lighting protection.
- Lead time for Shade is about 6 weeks AFTER approval of permits (if required).
- Installer not responsible for site conditions. For Large Shades holes may be upwards of 8' deep or wide, if additional drilling or digging is needed due to rock, coral, utilities, or other unknown items; additional charges may be applied to order.
- Standard installation requires access for large machinery, possibly including a crane, and a staging area. Installer not responsible for sod damage or sidewalk repair on access path and staging area, unless otherwise noted.
- Standard installation is for earth formed footers. Soil testing is not included.

Acceptance of quotation:

Accepted By (printed): _____

P.O. No: _____

Signature: _____

Date: _____

Title: _____

Phone: _____

E-Mail: _____

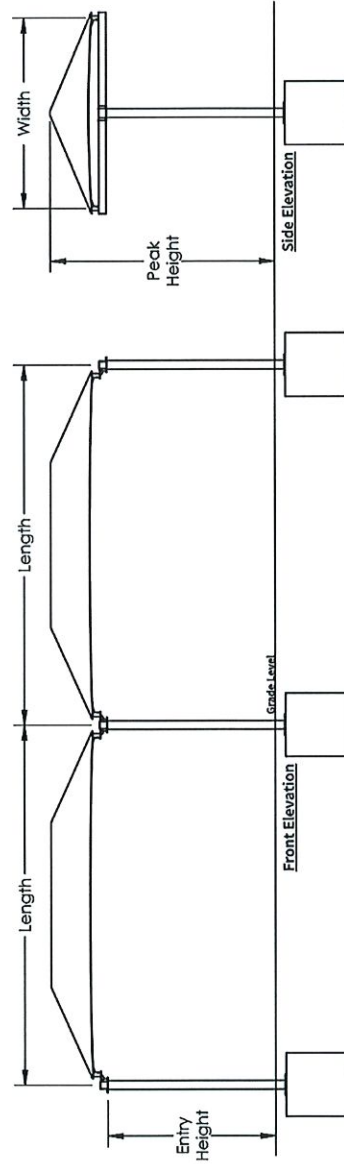
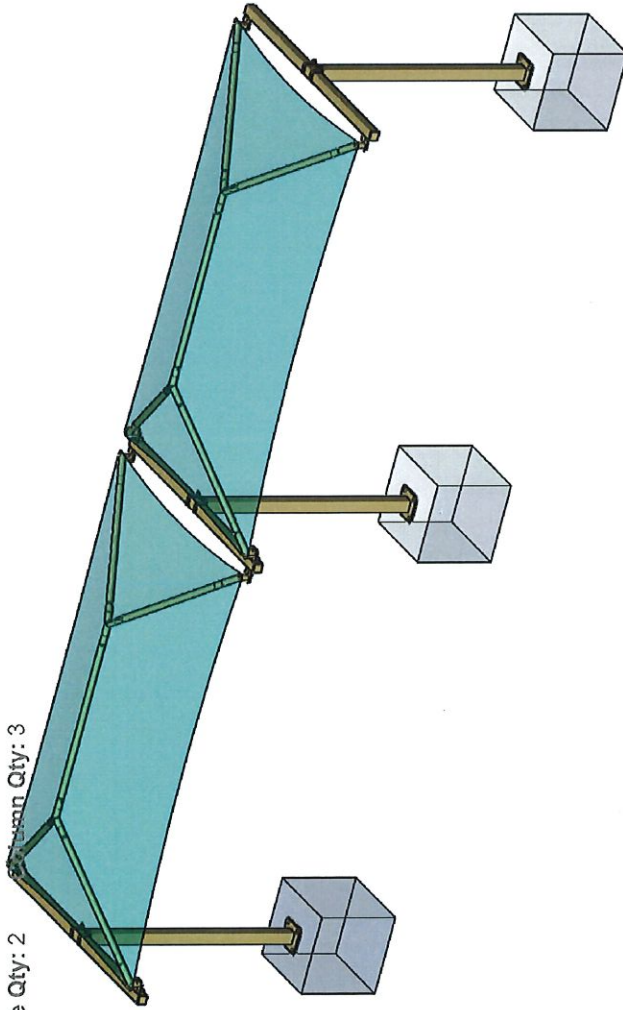
Purchase Amount: **\$99,322.66**



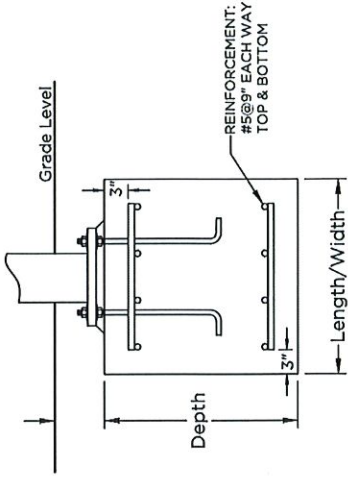
Tee Cantilever Hip Shade

| | | | | | |
|---------------|-------|---------------|------------|--------------|------------|
| Length | 16 | Width | 8 | Entry Height | 10 |
| Peak Height | 11.62 | Elbow | Glide | Column Mount | Base Plate |
| Column Size | 5007 | Rafter Size | 2.5011 | Ridge Size | 2.5011 |
| Column Length | 10.5 | Rafter Length | 5.68734365 | Ridge Length | 8.5873873 |

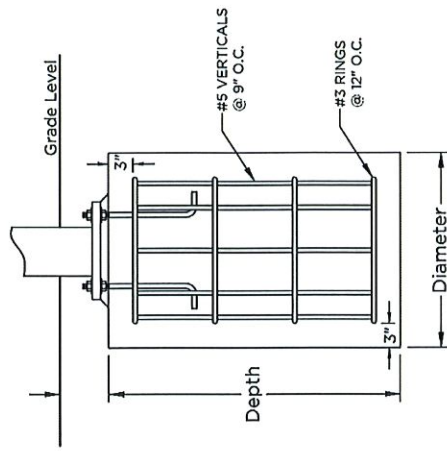
Dome Qty: 2
Column Qty: 3



| Square Footing | | |
|-----------------------|-------|---|
| Column Length & Width | Depth | |
| Single Cap | 2.1 | 3 |
| Double Cap | 2.31 | 3 |



| Auger Footing | | |
|---------------|------------------|------------------|
| Diameter | Single Cap Depth | Double Cap Depth |
| 1'-6" | 3.36 | 3.71 |
| 2'-0" | Out of range | Out of range |
| 2'-6" | Out of range | Out of range |
| 3'-0" | Out of range | Out of range |



These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.

SHADE STYLE
Tee Cantilever Hip Shade

SHADE SIZE
16 X 8

QUOTE

SHADE
BY SUPERIOR RECREATIONAL PRODUCTS

FEATURES AND BENEFITS

TRADITIONAL FABRIC

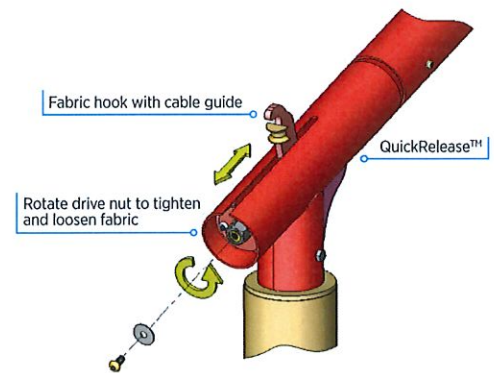
- Made from 80% water repellent, UV stabilized high density polyethylene fabric that prevents fading from the sun
- Raschel-knitted to prevent fraying and shades 34' and larger receive Kevlar[®] reinforced corners
- Blocks up to 99% of harmful UV rays, depending upon color
- Fabric breathes allowing hot air to rise and escape, thus creating a cooler environment
- Available fabric to meet California State Fire Marshal requirements, NFPA 701 and ASTM E84

STEEL FRAMES

- Coated with durable powder coat, which carries a 5-year limited warranty
- Engineered to withstand wind speeds of up to 150 mph with fabric removed
- All structural tubing complies with ASTM standards
- Our finished product includes 6 mils of powder coat, with 3 being zinc-rich primer and 3 being durable powdercoat
- Our powder coat is backed by 5,000 hours of testing per ASTM Method B117

QUICK RELEASE

With our quick release mechanism, installation and removal of your fabric is completed with the use of a wrench or cordless drill that has an appropriate sized socket. Not only does our quick release make updating fabric easier, it allows you to easily remove fabric for severe weather. Additionally, metal-on-metal wear is minimized with our fabric hook connection.



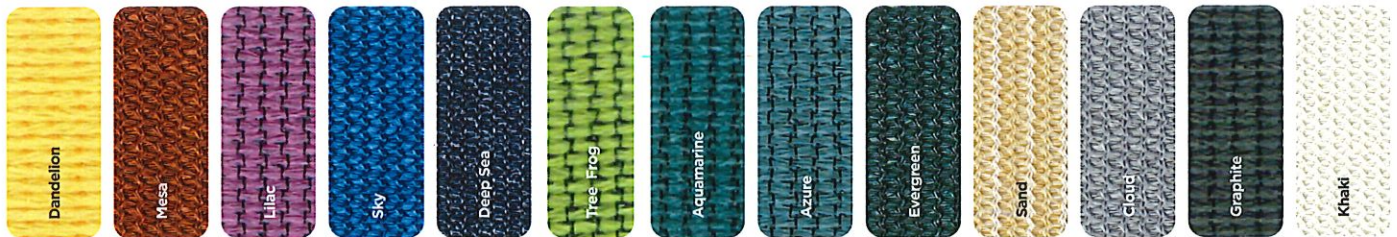
SUPERDURABLE POWDER COAT

Our durable powder coat is one of the best in the industry. After removing all surface rust and oil, our steel frames are coated with an Epoxy TGIC Power Coating Zinc-Rich Primer. After the primer application, GT Shade applies durable Polyester TGIC powder coating.

COLOR OPTIONS

FABRIC | TRADITIONAL SHADE

This selection of fabric colors are fire retardant and pass the NFPA 701 and ASTM E84 tests. All fabric colors, with the exception of Turquoise, are California Fire Marshal certified, which is the highest standard for flame resistance. Our traditional shade fabric is backed by a 10-year limited warranty.



FRAMES | STEEL FRAME

Our durable powder coat is backed by a 5-year limited warranty.



Yonah Preserve Sports Complex Improvements

| Qty | Description |
|------------|---------------------------------------|
| 8 | Double T-cantilever shade 16'x8'x10' |
| 1 | Hanging cantilever shade 20'x20'x8' |
| 9 | Installation by a certified installer |
| 26 | Shade footers |

8 shade structures to be installed over areas where spectators are seated at YP Sports Complex.

1 shade structure is to be installed over parent seating area at YP playground.

| Qty | Description |
|------------|--|
| 5 | 46" round 3-seat picnic tables, perforated punch steel, thermoplastic coating, dark blue |
| 5 | 8' rectangular picnic tables, 1 end accessible, perforated punch steel, thermoplastic coating, dark blue |
| 10 | 6' park bench with back, portable, perforated punch, thermoplastic, dark blue |

Picnic tables to be placed at YP Sports Complex, replacing tables that are 20+ years-old. There are currently no park benches at YP, except one at the playground. This will be an added amenity for parents, grandparents, and others.

| Qty | Description |
|------------|--|
| 2 | 62'x18' concrete batting cage pads |
| 2 | 62'x18' artificial turf covering for pads |
| 1 | Installation of the concrete batting cage pads and artificial turf |





WHITE COUNTY

Board of Commissioners

Item Title:

Election Equipment Purchase

For Meeting Date: 7/31/2023

Work Session **Regular Meeting** **Public Hearing**

Category (Select One): SPLOST Request

Submitted By: Jody Davis

Attachments: Yes **If yes, please list each file name below:**

1. Election SLOST Slide
2. Dominion Quote
3. Election Source Quote
- 4.

Purpose:

The purpose of this agenda item is to seek approval to purchase election equipment to meet state law of having 1 BMD/Printer combination per 250 registered voters in each precinct or fraction thereof.

Background / Summary:

- Under OCGA 21-2-367(b)(1) In each precinct in which optical scanning voting systems are used in a state-wide general election, the county election superintendent shall provide at least one voting booth or enclosure for each 250 electors therein, or fraction thereof. (a) Voting booth for the purpose of this paragraph shall refer to voting machine whereby elector to can cast ballot.

Department Recommendation:

Staff recommend purchasing the additional equipment to achieve compliance with state law

Options:

- Do not approve
-

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

- SPLOST funding is available

County Manager Comments:

- Recommend the purchase of these voting machines as budgeted



| From Election Source: | | | |
|-------------------------------|---|-------------|--------------------|
| Steel Security Carts | 2 | \$ 1,855.00 | \$3,710.00 |
| Estimated Shipping | | | \$646.74 |
| Total Election Source: | | | \$4,356.74 |
| From APC: | | | |
| Battery UPS | 7 | \$ 425.00 | \$2,975.00 |
| Estimated Shipping | | | \$82.40 |
| Total APC: | | | \$3,057.40 |
| From Dominion Voting: | | | |
| BMD/Printers | 7 | \$ 3,500.00 | \$24,500.00 |
| BMD Transport Bag | 7 | \$ 94.60 | \$662.20 |
| Printer Transport Bag | 7 | \$ 108.90 | \$762.30 |
| ICX Licensing Fee | 7 | \$ 150.00 | \$1,050.00 |
| Estimated Shipping | | | \$1,800.00 |
| Total Dominion Voting: | | | \$28,774.50 |
| GRAND TOTAL: | | | \$36,188.64 |



July 21, 2023

White County, GA

Q00010172

Prepared by:
Beau Roberts
beau.roberts@dominionvoting.com

Budgetary Quote

| Product/Service | Description | Qty | Unit Price | Extension |
|--|--|-----|------------|--------------------|
| In-Person Voting: Polling Location Hardware | | | | |
| | ImageCast X Prime BMD Kit (501/aluminum) | 7 | \$3,500.00 | \$24,500.00 |
| Sub-Total | | | | \$24,500.00 |
| Accessories | | | | |
| | ImageCast X Prime Transport Bag With Wheels - Georgia | 7 | \$94.60 | \$662.20 |
| | Bag - BMD Printer Transport - M501dn | 7 | \$108.90 | \$762.30 |
| Sub-Total | | | | \$1,424.50 |
| Estimated Shipping | | | | |
| | Shipping (estimated) | 1 | \$1,800.00 | \$1,800.00 |
| Sub-Total | | | | \$1,800.00 |

Total Purchase Sub-Total **\$27,724.50**

Year 1 Purchase Total **\$27,724.50**

| | | | | |
|------------------------|--|---|----------|-------------------|
| Annual Licenses | | | | |
| | ImageCast X Annual Firmware License - Prime | 7 | \$150.00 | \$1,050.00 |
| Sub-Total | | | | \$1,050.00 |

| | | | | |
|--------------------------|---|---|-----|------------|
| Annual Warranties | | | | |
| | ImageCast X Annual Hardware Warranty - Prime | 7 | \$0 | \$0 |
| Sub-Total | | | | \$0 |

Annual Fees **\$1,050.00**

Terms and Conditions

This quote is valid for 90 days and subject to change for scope and configuration updates.
All Shipping costs to be invoiced separately to customer and not to exceed the cost reflected in this quote.
All pricing is subject to standard terms and conditions.
Annual warranties are optional. Consumable items are available for return 30 days from delivery.

Signatures

| Customer Name (printed) | Title | Signature | Date (MM/DD/YYYY) |
|-------------------------|-------|-----------|-------------------|
| | | | |
| | | | |



4615 Danvers DR SE
Grand Raids, MI 49512

Quote

| | |
|-----------|---------|
| Date | Quote # |
| 7/17/2023 | 712 |

Phone 888-742-8037

| |
|--|
| Name / Address |
| White County Elections & Reistration Imogene Palmer 1241 Helen Hwy Suite 210- A Cleveland, GA 30528 |

| |
|--|
| Ship To |
| White County Imogene Palmer 1241 Helen Hwy Suite 210- A Cleveland, GA 30528 |

| |
|-----|
| Rep |
| SA |

| |
|--------|
| County |
| |

| Item | Description | Qty | Cost | Total |
|-----------------|---|-----|----------|----------|
| CT-603066 | Steel Security Cart. 57" x 30" x 66" with wire mesh sides and top with one adjustable shelf with 250lb weight capacity, full locking doors and 8" casters two swiveling and two fixed and pull handle on side. Weighs 260 lbs | 2 | 1,855.00 | 3,710.00 |
| Freight Charges | ESTIMATED Customers Shipping & Handling Charges - 2 Pallets | | 646.74 | 646.74 |
| | ***If you require a liftgate and inside delivery the freight will be \$846.74*** | | | |

By signing you accept the terms of this quote. This quote is valid for 90 days. Shipping and handling prices are estimated and subject to change. Unless otherwise quoted freight is FOB Grand Rapids, MI. Taxes may also be additional dependent upon your state.

Total **\$4,356.74**

Signature



Large Steel Security Cart

\$1,855.00 USD

IMPORTANT! - Due to very specific shipping needs and costs please call us at **888.742.8037** if you are interested in this product.

If after hours please use the form on the contact us page via the link below.

[CONTACT US](#)

SKU: CT-603066

Description

Steel Security Cart. Cart. 57" Length x 30" Width x 65.5" Height with wire mesh sides and top with one adjustable shelf, full locking doors and 8" casters two swiveling and two fixed and pull handle on side. Item CT-603066

Shanda Murphy

From: Travis Turner
Sent: Monday, July 24, 2023 9:18 AM
To: Kimberly McEntire; Billy Pittard; Shanda Murphy
Subject: FW: Board Member for Family Connection

Billy & Shanda,

I will be recommending Kim for the White County Family Connection board appointment. She already has great insight to Family Connection having also served on the Banks County Family Connection Board in the past and combined with she has a tremendous opportunity to see needs in our community from her department that many of us might not see on a daily basis.

If this needs to be officially ratified in a BOC meeting, let's get this on the next upcoming meeting.

Kim,

Thank you for the willingness to serve and as you do, please share with Billy and I anything that you believe we need to put our resources behind, etc.

Travis C. Turner
Chairman
White County Board of Commissioners
1235 Helen Hwy
Cleveland, Ga 30528
706-865-2235



MEMORANDUM

To: County Chairmen, Sole Commissioners and CEOs
Mayors of Consolidated Governments
c/o County Clerks, Managers or Administrators

From: Dave Wills, Executive Director

Date: 7/12/2023

Subject: Legislative Leadership Conference Business Session – Official

This is the official call for the business session at the ACCG Legislative Leadership Conference scheduled for Thursday, October 12th at the Jekyll Island Convention Center in Glynn County. The purpose of this session is to consider policies to be adopted by the membership and other business that may come before the body. Each county may appoint a voting delegate (*commissioner or county staff*) to cast its county's vote on matters coming before the business session.

In order for ACCG staff to conduct the voting process as smoothly as possible, we need the name of your county's delegate before the conference convenes. Credentials pickup will be announced once the conference agenda is finalized.

Please complete and return this page no later than Friday, August 25th. Send it to Tottianna Davis at tdavis@accg.org as a scanned email attachment or fax it to (678) 626-9642 to the attention of Tottianna Davis. Your prompt attention to this matter is greatly appreciated.

**2023 LEGISLATIVE LEADERSHIP CONFERENCE
VOTING DELEGATE**

Name

Title

County