



WHITE COUNTY BOARD OF COMMISSIONERS

WORK SESSION & CALLED MEETING

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

AGENDA

1. Call to order.
2. Consider adoption of a resolution (County Resolution No. 2023-11) urging the Governor and General Assembly of Georgia to continue efforts to reform and improve mental health services for the citizens of Georgia.

Land Use Items

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

3. Consider the land use application filed by Steven and Viktoriya Croskey to request a conditional use permit for 173 McConnell Court Helen, Georgia 30545. Tax map and parcel 042B-013. Total acreage is 1.19. The proposed use is to place in a short-term rental program and the present zoning is R-1 Residential Single-Family District.
4. Consider the land use application filed by Kylee Kopacka to request a conditional use permit for 1545 Pless Road Cleveland, Georgia 30528. Tax map and parcel 075-369. Total acreage is 2.31. The proposed use is to place in a short-term rental program and the present zoning is R-1 Residential Single-Family District.
5. Consider the land use application filed by Brady Betterton to request a conditional use permit for 1980 Kellum Valley Road Cleveland, Georgia 30528. Tax map and parcel 015-017. Total acreage is 1.65. The proposed use is to place in a short-term rental program and the present zoning is R-1 Residential Single-Family.
6. Consider the land use application filed by Kevin and Amy Kitching to request a conditional use permit for 85 Spring Crest Road Cleveland, Georgia 30528. Tax map and parcel 030D-061A. Total acreage is 4.66. The proposed use is to place in a short-term rental program and the present zoning is R-1 Residential Single-Family District.

New Business

7. Consider the Sheriff's Office request for the purchase of six (6) vehicles and equipment.

8. Consider adoption of a resolution (County Resolution No. 2023-12) approving a revised fee schedule for White County Environmental Health.
9. Consider the Road Department's request to purchase a slope mower.
10. Consider approval of a change order for the contract with Yunex LLC (awarded August 28, 2023) for addition of roadway striping for 11 county roads – in order to maximize the value of the Georgia Department of Transportation (GDOT) Safety Improvement Grant.
11. Consider approval of a Memorandum of Agreement with the Georgia Department of Transportation (GDOT) for the replacement of Roy Powers Road Bridge through the Local Bridge Replacement (LOCBR) Program.
12. Consider approval of a Memorandum of Agreement with the Georgia Department of Transportation (GDOT) for the replacement of Webster Lake Road Bridge through the Local Bridge Replacement (LOCBR) Program.
13. Consider approval of a resolution (County Resolution No. 2023-13) for surplus of vehicles and equipment from the Road Department.
14. Consider approval of a renovation project for Fire Stations 6 (Hwy 129 North) and 4 (Westmoreland Road) as relates to use for 24-hour shift personnel.
15. Ms. Jodi Ligon, Finance Director, to present the monthly financial status report.
16. Review of the agenda for the Monday, October 2, 2023 Regular Meeting.
17. Adjourn.

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

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

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

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

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

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

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

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

SO RESOLVED, this _____ day of _____, 2023.

_____ **COUNTY BOARD OF COMMISSIONERS**

By: _____
_____, Chairman

ATTEST: _____
_____, Clerk to the Commission



WHITE COUNTY

Board of Commissioners

Agenda Request Form

Item Title: Conditional Use Permit Request for STR for Steven Croskey, 173 McConnell Court, Helen

For Meeting Date: 9/25/2023

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 #20107
2. Public Hearing minutes of 8/28/2023
3. Regular Meeting minutes of 9/5/2023

Purpose:

Consider the application of Steven and Viktoriya Croskey to request a conditional use permit located at 173 McConnell Court, Helen, Georgia, 30545. Tax map and parcel 042B-013. Total acreage is 1.19. 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 in a subdivision for White County Land Company and Cleveland Land Company and contains 14 lots. Applicant supplied letters from 7 owners covering 9 lots or 64% of the owners. Alex Green of Blue Creek Cabins represented the applicant. Mr. Green explained that the maximum guests would be 6 people and 2 vehicles. The owners had rented the property for about 6 months before being made aware they were violation of county code. They stopped renting and paid back taxes, according to Mr. Green. The house was previously a personal vacation home. There are no other STRs in the subdivision, but there are several along Poplar Stump Road, which is the road that leads to McConnell Court. Blue Creek Cabins will manage the property and has established rules for vetting renters. The Planning Commission recommended approval of the application and the motion passed by a 5-1 vote.

Department Recommendation:

Planning Commission recommended approval by a 5-1 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>20107</u> |
| Public Hearing Date: <u>8/29/2023</u> | Commission District: <u>4</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: Owner Authorized Agent Lessee Option to Purchase

Printed Name(s): Steven + Viktoriya Croskey

Address: 2752 Via Baya Ln, Jacksonville, FL 32223

Phone Number: [REDACTED] Alternate Contact Number: _____

Email: [REDACTED]

Owner Information (if different from Applicant/Agent):

Name: _____ Phone #: _____

PROPERTY INFORMATION

Parcel ID: 042B 013 Total acreage being changed: 1.19

Address: 173 McConnell Ct, Helen, GA 30545

Directions to Property: Turn on Poplar Stamp Rd
Left on Myra Branch Rd
Left on McConnell Ct.
Cabin is on left before cul-de-sac

Current Use of Property: R1 Single family Home Type of Road Surface: Paved

Any prior redistricting requests for property: _____ If yes, provide redistricting application #: _____

SURROUNDING PROPERTY LAND USE CLASSIFICATION:

North: R1 South: R1 East: R1 West: R1

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>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? Yes No If so, please list number of lots: _____

Are there covenants? Yes No Is there an active homeowner's association? Yes No

Subdivision Name (if applicable): Not One

White County Land Co. + Cleveland Land Company

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 REDISTRICK INFORMATION

Building Area: _____ No. of Parking Spaces: _____

RESIDENTIAL REDISTRICK 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 | 042B 014 John & Carelyn Glover | 232 Pindell Ct, Lexington, KY 40515 |
| 2 | 042B 012 Barbara Boyd, Harry Van | 11 Fairfield Plaza, Avondale Estates, GA 30002 |
| 3 | 042B 006 Sharon Hall | 160 McConnell Ct, Helen, GA 30545 |
| 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: 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 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:

5/30/2023

**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:

5/30/2023

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 Croskey,
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):

Steven Croskey

Mailing Address: 2752 Via Baya Lane

Jacksonville, FL 32223

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):

Alexander Green Alford

Signature of Owner(s):

Date Signed:

[Signature]

5/30/2023

[Signature]

5/30/2023

PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 30 day of May, 2023 by Steven Croskey (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), Steven Cusky,
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: 042B 013 - 173 McConnell Ct, Helen GA 30545

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] [Initials]

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] [Initials]

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] [Initials]

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] [Initials]

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] [Initials]

SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 30 day of May, 2023 by Steven Cuskey (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)

(Name of Notary Typed, Stamped, or Printed)

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

APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, Steven Croskey (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.

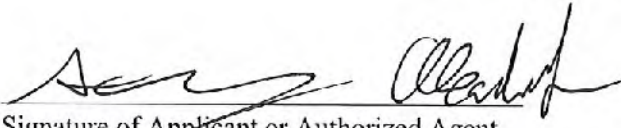
Senior Center, 1239 Helen Hwy, Cleveland **6:00pm**

Public Hearing Date (Planning Commission): 8/28/2023
 Regular Meeting Date (Planning Commission): TBA

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

Board of Commissioners Meeting Date: 9/25/2023

**Meeting dates are subject to change*


 Signature of Applicant or Authorized Agent

5/30/2023
 Date

| |
|---|
| <u>OFFICE USE ONLY</u> |
| Copy given to applicant: <u>11/23/23</u> (date) |
| Staff Initials: <u>MD</u> |
| Flag (circle): <u>Y</u> N |

emailed revised dates 7/28/23

| 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.</i> 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: |

Mercedes Dodd

From: Steven Croskey <[REDACTED]>
Sent: Tuesday, August 1, 2023 9:34 AM
To: Mercedes Dodd
Subject: Re: White County Land Use Application | Meeting Dates and Location Changes

[**EXTERNAL SENDER - PROCEED CAUTIOUSLY**]

Received, thank you Ma'am. Alex Green will be attending for me as my representative.

Sincerely,

Steven Croskey

On Fri, Jul 28, 2023 at 4:04 PM Mercedes Dodd <mDodd@whitecounty.net> wrote:

Hello,

The following land use meetings have been updated. Since you have a land use application on the agenda, your presence or that of a representative is required. Please respond back to this email as confirmation of receipt. If you have any questions, please contact our office at 706-865-6768.

| | |
|---|-------------------------|
| Senior Center, 1239 Helen Hwy, Cleveland | 6:00pm |
| Public Hearing Date (Planning Commission): | Monday, August 28, 2023 |

| | |
|---|----------------------------|
| Administration Building, 1235 Helen Hwy, Cleveland | 6:00pm |
| Regular Meeting Date (Planning Commission): | Tuesday, September 5, 2023 |

| | |
|---|----------------------------|
| Administration Building, 1235 Helen Hwy, Cleveland | 4:30pm |
| Board of Commissioners Meeting Date: | Monday, September 25, 2023 |

Thank you,

Mercedes Dodd

Planning Technician, White County Planning Dept.

Administrator, Development Authority
706-865-6768

1241 Helen Hwy, Suite 200
Cleveland, GA, 30528

mdodd@whitecounty.net



White County Planning Department,

We are pursuing a land use permit for our property at 173 McConnell Ct, Helen, GA 30545 to be a Short Term Rental with Blue Creek Cabins management program. The cabin has been newly updated and furnished to be a short term rental 4 bedrooms and 2 baths sleeping 8⁶ guests maximum. We trust Blue Creek cabins to maintain the highest rental guest standards and to vet out guests intentions to make sure they respect our area, the property, and our neighbors.

We plan to rent this out on their rental program and Blue Creek Cabins who has a 20+ year great reputation for cabin rentals and upholding the local ordinances and bylaws to take great care of the property and our guests.

Thank you for your consideration in our land use permit application for our rental cabin. We look forward to the subsequent meetings and approval of our property.

Sincerely,

Steve and Viktoriya Croskey

C/O

Alex Green

Property Manager

Blue Creek Cabins

706-809-2325

alex@bluecreekcabins.com



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: STEVEN CROSKEY C/O ALEX GREEN

PROPERTY ADDRESS: 173 MCCONNELL COURT
HELEN, GA 30545

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:

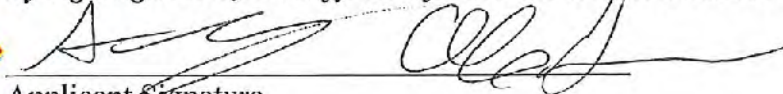
- that the permit on file is the correct permit for the property in question;
- that there is no evidence of system failure;
- that the septic system is appropriately sized for the current and proposed use;
- that there is adequate repair after the proposed addition;
- that there are no conditions that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

4-14-93 2.1.0

Georgia Department of Human Resources
**APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
 FOR ON-SITE SEWAGE MANAGEMENT SYSTEM**

| | | | |
|---|--|---|---|
| 5. Division, Street or Road <i>Cleveland Road Co. # 5</i> | | Health District <i>02</i> | County <i>White</i> |
| Property Location (Address, Block, Lot, Directions to Property) <i>Scorpion Hollow to McComneil Court on left just before end</i> | | | |
| I hereby apply for a construction permit to install an onsite sewage management system and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Human Resources, Chapter 290-5-26. I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover. | | | |
| Signature (Owner or Applicant) <i>Wallace Wiggins</i> | | Date <i>1-31-92</i> | |
| Property Owner's Name <i>Wallace Wiggins</i> | | Phone No. [REDACTED] | |
| Owner's Address <i>P.O. Box 250 Carnesville 30521</i> | | | |
| Permit Applicant's Name | | Phone No. | |
| Applicant's Address | | | |
| Financial Assistance <input type="checkbox"/> FHA, <input type="checkbox"/> VA, <input type="checkbox"/> Farmers Home, <input type="checkbox"/> Conventional, Case Number _____ | | | |
| Type Facility (Residence, Church, Motel, Restaurant, Etc.) | | | No. of Bedrooms or No. of Gallons Per Day <i>3</i> |
| Water Supply <input type="checkbox"/> Public, <input type="checkbox"/> Community, <input checked="" type="checkbox"/> Individual | | Located Required Distances From Possible Pollution Source <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No | |
| Front <i>99.24</i> Ft., Rear <i>100.00</i> Ft., Right Side <i>440.49</i> Ft., Left Side <i>473.64</i> Ft., Square Ft./Acre <i>1.19</i> | | | |
| House Design <input checked="" type="checkbox"/> Ground Level, <input type="checkbox"/> Split Level, <input type="checkbox"/> With Basement | | Level of Plumbing Outlet <input type="checkbox"/> Ground Level, <input type="checkbox"/> Split Level, <input checked="" type="checkbox"/> Basement | |
| Soil Conditions (Absorption Field) Percolation Rate <i>30</i> Min./in.; Water Table Depth _____ Feet; Soil Type (Rock, Etc.) _____ | | | |
| Sewage Disposal <input checked="" type="checkbox"/> Septic Tank, <input type="checkbox"/> Aerobic Unit, <input type="checkbox"/> Pit Privy, <input type="checkbox"/> Construction Privy, <input type="checkbox"/> Other (Explain below) | | Total Capacity Septic Tank <i>1000</i> Gals., Dosing Tank _____ Gals., Grease Trap _____ Gals. | |
| Field Layout Method <input type="checkbox"/> Distribution Box, <input type="checkbox"/> Mound, <input checked="" type="checkbox"/> Serial Distribution, <input type="checkbox"/> Level Field, <input type="checkbox"/> Other (Explain below) | | Absorption Field Area Total Sq. Ft. _____; Total Linear Ft. <i>250</i> ; Trench Depth In. <i>30</i> Trench Width In. <i>36</i> | |
| If Distribution Box is Used No. of Lines _____; Length Each Line, Ft. _____ | | <i>135 - ft. in filter bed</i> | |
| Site Approved <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No | | BONDED CONTRACTOR TO CO-SIGN THIS PERMIT AND NOTIFY HEALTH DEPARTMENT WHEN CONSTRUCTION BEGINS. | |
| Special Conditions (Use reverse side for sketch & additional space if needed) ARE THERE ANY WELLS OR SPRINGS WITHIN 100 FEET OR STREAMS WITHIN 50 FEET <u> </u> YES <u> </u> NO <i>NO</i> | | | |
| RECEIPT NO. <u>3795</u> | | PERMIT | |
| A permit is hereby granted to install or construct the on-site sewage management system described above. This permit is not valid unless properly signed below, and expires twelve (12) months from date of issue. | | | |
| Issuance of a construction permit for an on-site sewage management system, and subsequent approval of same by representatives of the Georgia Department of Human Resources 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 representatives 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. | | | |
| Construction Permit Number <i>1901</i> | | Date of Issue <i>Wayne Bugant</i> | |
| Approved by (Health Department Representative) <i>Wayne Bugant</i> | | Title <i>C. P. SR.</i> | |

239

SUBDIVISION RECORD PLAT
MADE FOR

WHITE COUNTY LAND CO.

CLEVELAND LAND COMPANY

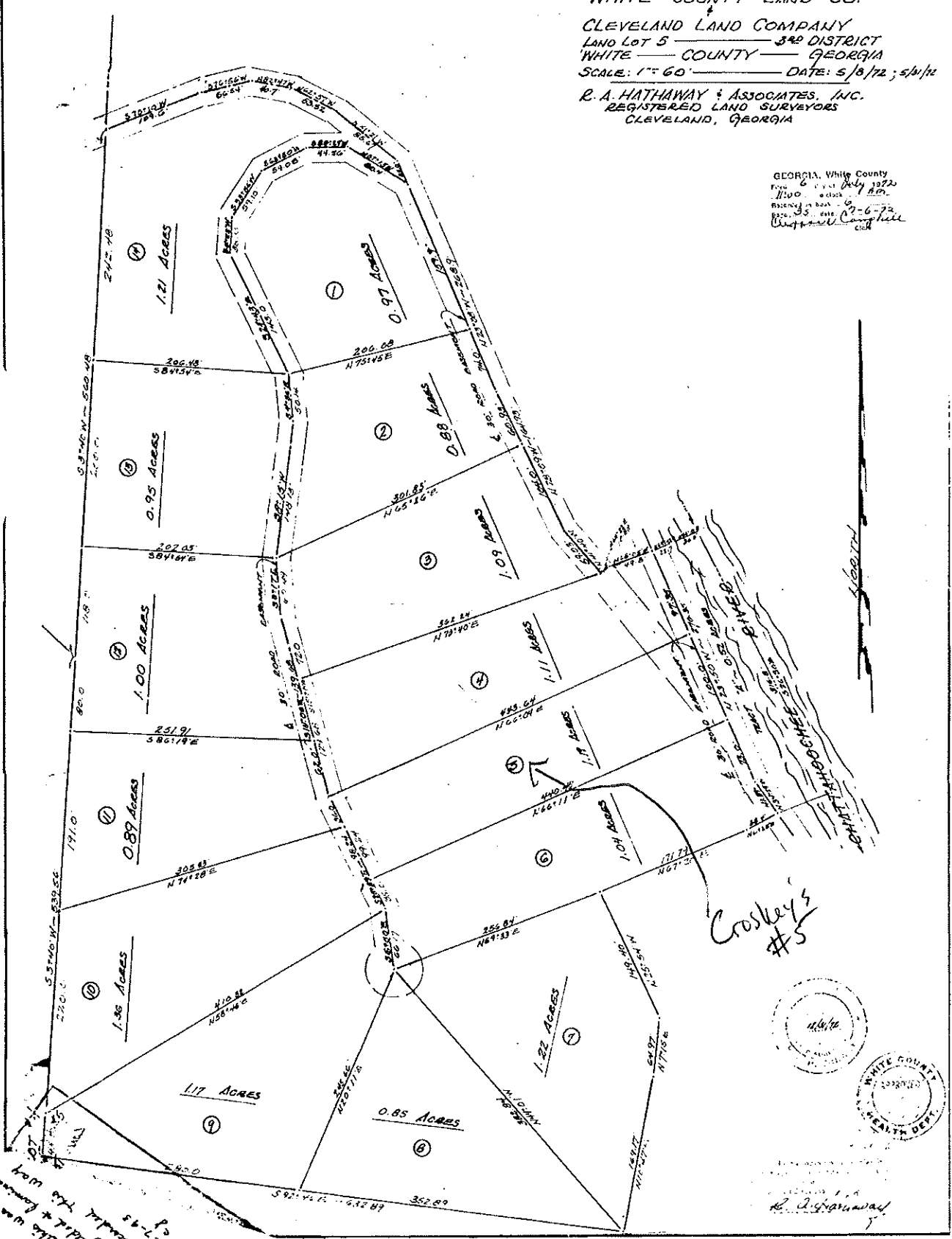
LAND LOT 5 3RD DISTRICT

WHITE COUNTY GEORGIA

SCALE: 1" = 60' DATE: 5/8/72; 5/11/72

R. A. HATHAWAY & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
CLEVELAND, GEORGIA

GEORGIA, White County
Book 25 Page 239
July 1972
R.A.H. & A.
5/8/72
5/11/72
R.A.H. & A.
5/8/72
5/11/72



1-7-75
Revised this plat
J.H. & R.
1-7-75

46/74

WHITE COUNTY
HEALTH DEPT.

R. A. Hathaway



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

CROSKEY STEVEN MATTHEWCROSKEY VIKTO

2752 VIA BAYA LN

JACKSONVILLE, FL 32223-7200

| | | | |
|-----------------|--------------|---------------|---|
| PAID DATE | | | 12/12/2022 |
| RECEIPT PRINTED | | | 5/10/2023 9:31:41 AM |
| CASH AMOUNT | CHECK AMOUNT | CHARGE AMOUNT | CHECK NUMBER(s) CHARGE APPROVAL CODE |
| \$0.00 | \$13.83 | \$0.00 | 194 |
| REFUND AMOUNT | | | \$0.00 |
| OVERPAY AMOUNT | | | \$0.00 |
| CHANGE AMOUNT | | | \$0.00 |
| REGISTER | | | 2 |
| CASHIER | | | |
| TOTAL PAID | | | \$13.83 |

| 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 | |
|---|---|--------------------------|-----------------------------------|--------------------------|-----------------------|----------------|-------------------------|--------|
| 2022-4068 FMV: 280150.00 042B 013 | LT5 LL5 LD5 173 MCCONNELL CT DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0 | 11/15/2022 \$2,658.85 | \$13.83 \$0.00 \$0.00 | \$2,658.85 | \$13.83 | \$13.83 | \$0.00 | |
| Paid By: CROSKEY STEVEN MATTHEWCROSKEY VIKTORIYA BONDARYK | | | | Overpayment Amount: 0.00 | | | | |
| Check Number: 194 | | | | | | | | |
| Transaction(s): 215552 - 215552 | | Total(s): | \$2,658.85 | \$13.83 | \$2,658.85 | \$13.83 | \$13.83 | \$0.00 |

173 McConnell Ct, Helen, GA

173 McConnell Ct

- Directions
- Save
- Nearby
- Send to phone
- Share

- 173 McConnell Ct, Helen, GA 30545
- P782-1818 Helen, Georgia
- Suggest an edit on 173 McConnell Ct
- Add a missing place
- Add your business
- Add a label

- Restaurants
- Hotels
- Things to do
- Transit
- Parking
- Pharmacies
- ATMs



LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Steve Crosskey. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 173 McConnell Ct, Helen, GA 30545

Parcel ID: 042B 013

Per White County Code of Ordinances Appendix C/Article VII/Section 702, I am required to have a signed majority of the homeowners in the subdivision for me to apply for this conditional use. Please complete the form below indicating that you approve of a conditional use for Short Term Rental at my property above.

I, Keith Bell Regina Bell (printed name), approve of short term rental at the property referenced above. My information is provided below.

I own the following properties in this subdivision:

| Lot # | Parcel ID | Address or Street name if no address |
|-------|-----------|--------------------------------------|
| 3 | 042B 015 | McConnell Ct |
| | | |
| | | |
| | | |
| | | |

Phone Number: [REDACTED]

Email Address: [REDACTED]

Signature: Keith Bell Regina Bell

Date Signed: 6-7-23

LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Steve Cooskey. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 173 McConnell Ct Helen GA 30545

Parcel ID: 042B 013

Per White County Code of Ordinances Appendix C/Article VII/Section 702, I am required to have a signed majority of the homeowners in the subdivision for me to apply for this conditional use. Please complete the form below indicating that you approve of a conditional use for Short Term Rental at my property above.

I, John T. Glover (printed name), approve of short term rental at the property referenced above. My information is provided below.

I own the following properties in this subdivision:

| Lot # | Parcel ID | Address or Street name if no address |
|-------|-----------|--------------------------------------|
| 4 | 042B 014 | McConnell Ct |
| | | |
| | | |
| | | |
| | | |
| | | |

Phone Number: [REDACTED]

Email Address: [REDACTED]

Signature: John T. Glover

Date Signed: 6/2/23

LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Steve Croskey. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 173 McConnell Ct, Helen, GA 30545

Parcel ID: D42 B 013

Per White County Code of Ordinances Appendix C/Article VII/Section 702, I am required to have a signed majority of the homeowners in the subdivision for me to apply for this conditional use. Please complete the form below indicating that you approve of a conditional use for Short Term Rental at my property above.

I, Barbara Boyd & Harry Vann (printed name), approve of short term rental at the property referenced above. My information is provided below.

I own the following properties in this subdivision:

| Lot # | Parcel ID | Address or Street name if no address |
|-------|-----------|--------------------------------------|
| 6 | 042B 012 | 191 McConnell Ct |
| | | |
| | | |
| | | |
| | | |
| | | |

Phone Number: [REDACTED]

Email Address: [REDACTED]

Signature: Barbara Boyd

Date Signed: June 13, 2023

LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Steve Croskey. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 173 McConnell Ct Helen, GA 30545

Parcel ID: 042B 013

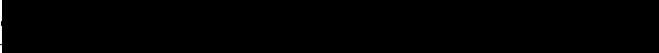
Per White County Code of Ordinances Appendix C/Article VII/Section 702, I am required to have a signed majority of the homeowners in the subdivision for me to apply for this conditional use. Please complete the form below indicating that you approve of a conditional use for Short Term Rental at my property above.

I, Gail Duffey (printed name), approve of short term rental at the property referenced above. My information is provided below.

I own the following properties in this subdivision:

| Lot # | Parcel ID | Address or Street name if no address |
|-------|-----------|--------------------------------------|
| 7 | 042B 008 | 207 McConnell Ct |
| | | |
| | | |
| | | |
| | | |
| | | |

Phone Number: 

Email Address: 

Signature: Gail L. Duffey

Date Signed: 6-5-2023

LETTER REQUEST FOR APPROVAL OF SIHORT TERM RENTAL

Hello,

My name is Steve Crosby. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 173 McConnell Ct, Helen CrA 30545

Parcel ID: 042B 013

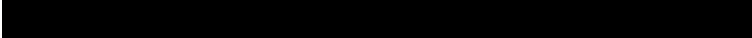
Per White County Code of Ordinances Appendix C/Article VII/Section 702, I am required to have a signed majority of the homeowners in the subdivision for me to apply for this conditional use. Please complete the form below indicating that you approve of a conditional use for Short Term Rental at my property above.

I, RAVINDRA KUMAR JONNAVITHULA (printed name), approve of short term rental at the property referenced above. My information is provided below.

I own the following properties in this subdivision:

| Lot # | Parcel ID | Address or Street name if no address |
|-------|-----------|--------------------------------------|
| 8 | 042B 007 | 220 McConnell Ct |
| | | |
| | | |
| | | |
| | | |
| | | |

Phone Number: 

Email Address: 

Signature: SKumar

Date Signed: 06/11/23

LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Steve Croskey. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 173 McConnell Ct Helen, GA 30545

Parcel ID: 042B 013

Per White County Code of Ordinances Appendix C/Article VII/Section 702, I am required to have a signed majority of the homeowners in the subdivision for me to apply for this conditional use. Please complete the form below indicating that you approve of a conditional use for Short Term Rental at my property above.

I, Sam Benator (printed name), approve of short term rental at the property referenced above. My information is provided below.

I own the following properties in this subdivision:

| Lot # | Parcel ID | Address or Street name if no address |
|-------|-----------|--------------------------------------|
| 910A | 042B 006 | 160 McConnell Ct |
| | | |
| | | |
| | | |
| | | |

Phone Number: [REDACTED]

Email Address: [REDACTED]

Signature: Sam Benator

Date Signed: 6-22-23

LETTER REQUEST FOR APPROVAL OF SHORT TERM RENTAL

Hello,

My name is Steve Crosley. I am requesting a conditional use permit for Short Term Rental for the following property:

Address: 173 McConnell Ct, Helen, GA 30545

Parcel ID: 042B 013

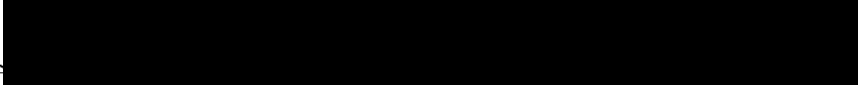
Per White County Code of Ordinances Appendix C/Article VII/Section 702, I am required to have a signed majority of the homeowners in the subdivision for me to apply for this conditional use. Please complete the form below indicating that you approve of a conditional use for Short Term Rental at my property above.

I, JUAN Rodriguez ISACONA (printed name), approve of short term rental at the property referenced above. My information is provided below.

I own the following properties in this subdivision:

| Lot # | Parcel ID | Address or Street name if no address |
|-------|-----------|--------------------------------------|
| 14 | 042B 004 | 54 McConnell Ct |
| | | |
| | | |
| | | |
| | | |
| | | |

Phone Number: 

Email Address: 

Signature: Juan Rodriguez

Date Signed: 6/2/23

**WHITE COUNTY PLANNING DEPARTMENT
STAFF COMMENT**

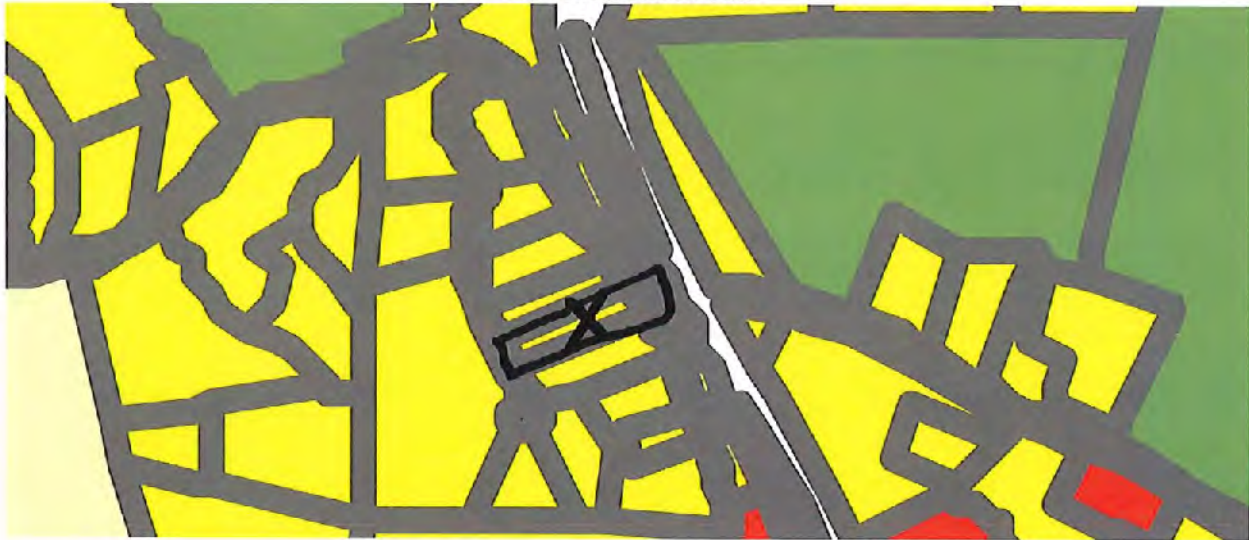
STEVEN & VIKTORIYA CROSKEY

- PROPERTY IS LOCATED AT 173 MCCONNELL CT IN HELEN. 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 1.19.
- PROPERTY SUPPLIED BY WELL AND SEPTIC.

EXISTING LAND USE



FUTURE LAND USE



WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Tuesday, September 5th, 2023
6:00 pm

White County Board of Commissioners Building
1235 Helen Hwy, Cleveland, Ga. 30528

Those present were Larry Freeman, R.K. Ackerman, Dona K. Burke, Charlie Thomas, Linda Dixon, 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. Motion to approve the minutes of July 31st, 2023 and August 7th, 2023 made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous.

Application of Peter Schmidt to request a variance from Section 802 Lot Width and Size for a second dwelling. Property is located at 520 Mount Pleasant Church Road, Cleveland, GA, 30528. Tax map and parcel is 017-177. Total acreage is 2.00.

The applicant, Peter Schmidt of 306 Carnation Place in Cleveland, was present. Mr. Barton gave a summary of the application. Mr. Schmidt explained that his brother moved into the storage building with the apartment on top two years ago and he was not aware of the variance or building permit requirements at the time. He said code enforcement notified him of non-compliance but that he is working on making it right. Mr. Barton explained that the dwelling would still need to meeting building code requirements.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant to contact the building department regarding a building permit.

Application of Royston Wilson and Debra Grizzle to request a variance from Section 802 Lot Width and Size for a third dwelling. Property is located at 1081 Kellum Valley Road, Cleveland, GA, 30528. Tax map and parcel is 015-014. Total acreage is 6.64.

The applicant, Royston Wilson of 1081 Kellum Valley Road, was present. Mr. Barton gave a summary of the application. Mr. Wilson explained that he wished to replace one of the existing mobile homes and move the existing to another part of the property for family. He said all dwellings are for family members.

Motion to approve the variance made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant to contact the building department regarding a building permit.

Application of Rebecca Johnakin to request a variance from Section 601 Access. Property is located at 5282 Highway 129 S, Cleveland, GA, 30528. Tax map and parcel is 050C-010. Total acreage is 1.75.

The applicant, Rebecca Johnakin of 5282 Highway 129 South, was present. Mr. Barton gave a summary of the application, adding that Tract II is the property that needs the variance. Ms. Johnakin explained she has been letting a business use part of her property for ten years and would like to split it so they can continue their business without having to displace them by selling the entire tract. She said there is a home and the business on the tract, but the home is not being used due to a water line break in December and costly repairs. She said she already has health approval to split the property and there are two septic tanks.

Motion to approve the variance made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant to contact his office regarding plat approval.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of Linda McFarland to request a variance from Section 14-133(K) for RV Park Square Footage for a total of 652 square feet. Property is located at 495 Hidden Valley Road, Cleveland, GA, 30528. Lot 193 in Paradise Valley Campground. Tax map and parcel is 005E-193.

A representative, David Pass for 495 Hidden Valley Drive, was present on behalf of the applicant. Mr. Barton gave a summary of the application. Mr. Pass confirmed the requested total square footage is 652 in order to add a storage shed.

Motion to approve the variance made by Ms. Burke and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the representative to contact the building department regarding a building permit.

Application of Donna Lindsey to request a variance from Section 14-133(K) for RV Park Square Footage for a total of 800 square feet. Property is located at 170 Yogi Bear Boulevard in Cleveland, GA, 30528. Lot 51 in Mountain Lakes. Tax map and parcel is 031F-057.

The applicant, Donna Lindsey of 170 Yogi Bear Boulevard, was present. Mr. Barton gave a summary of the application. Ms. Lindsey explained the request is for a renewal for the variance that was applied for two years ago, adding that she has to renew her building permit also. Said she has had difficulties finding a framer, as well as other issues she ran into during the construction process.

Motion to approve the variance made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant to contact the building department regarding the building permit.

Application of Danny Risener to request a variance from 14-133(K) for RV Park Square Footage for a total of 556 square feet. Property is located at 62 Rocky Lane in Cleveland, GA, 30528. Lot 157 in Mountain Lakes. Tax map and parcel is 031E-172.

A representative, Donna Lindsey of 170 Yogi Bear Boulevard, was present. Mr. Barton gave a summary of the application. Ms. Lindsey explained the request is to cover the porch.

Motion to approve the variance made by Mr. Ackerman and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the representative to contact the building department regarding building permit.

Application of Richard and Bobbette Marks to request a variance from 14-133(G) for RV Park Setbacks for building lines and 14-133(K) for RV Park Square Footage for a total of 776 square feet. Property is located at 1053 Mountain Shadows Drive in Cleveland, GA, 30528. Lot 94 in Mountain Lakes. Tax map and parcel is 031F-100.

The applicant, Bobbette Marks of 1053 Mountain Shadows Drive, was present. Mr. Barton gave a summary of the application. Ms. Marks explained the request is for a total of 778 square feet and a setback of 3 feet. She said she has already received approval from the adjoining landowner.

Motion to approve variance contingent upon receiving a letter of approval from the adjoining landowner made by Ms. Dixon and seconded by Ms. Burke. Motion unanimous. Mr. Barton advised the applicant to contact the building department regarding a building permit after receiving the letter.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of Steven and Viktoriya Croskey to request a conditional use permit located at 173 McConnell Court, Helen, Georgia, 30545. Tax map and parcel 042B-013. Total acreage is 1.19. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. A representative, Alex Green for 173 McConnell Court, was present. Mr. Barton gave a summary of the application. Mr. Green did not have anything to add. Chairman Thomas asked Mr. Barton if the code requires letters from homeowners or property owners, to which Mr. Barton said landowners. Mr. Sell explained the code said homeowners but it has been the interpretation of staff that letters be received from landowners since those without homes should have a say, as well.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and was seconded by Mr. Ackerman. Motion carried with a 5-1 majority, with Ms. Dixon being in opposition. Mr. Barton advised the applicant of the next meeting on September 25th.

Application of Kylee Kopacka to request a conditional use permit located at 1545 Pless Road, Cleveland, Georgia, 30528. Tax map and parcel 075-369. Total acreage is 2.31. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Kylee Kopacka of 1545 Pless Road, was present. Mr. Barton gave a summary of the application. Ms. Kopacka explained she submitted her hotel/motel taxes as proof of payment. She said she purchased the property in 2017 as a foreclosure.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Burke. Motion carried with a 5-1 majority, with Ms. Dixon being in opposition. Mr. Barton advised the applicant of the next meeting on September 25th.

Application of Brady Betterton to request a conditional use permit located at 1980 Kellum Valley Road, Cleveland, Georgia, 30528. Tax map and parcel 015-017. Total acreage is 1.65. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Brady Betterton of 1116 Kellum Valley Road, was present. Mr. Barton gave a summary of the application. Mr. Betterton said he wanted to address the questions from last week and explained that one of the opposed said they had been in their home for forty years but it was only two. He said that people were told when signing the petition that a short-term rental is like a hotel, but this is only a 700 square foot cabin and not visible from the road. Additionally, he said the person that spoke in opposition as the closest neighbor is the sixth closest and that he owns the closest property. He stated this property is across the street from an existing short-term rental and he is unaware of other short-term rentals in Kellum Valley, but it is not part of a subdivision.

Motion to recommend approval to the Board of Commissioners based on criteria given by the Board of Commissioners to go by and not finding anything that would not permit a short-term rental being there was made by Ms. Burke and seconded by Mr. Freeman. Motion carried with a 4-2 majority, with Mr. Ackerman and Ms. Dixon in opposition. Mr. Barton advised the applicant of the next meeting on September 25th.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of Kevin and Amy Kitching to request a conditional use permit located at 85 Spring Crest Road, Cleveland, Georgia, 30528. Tax map and parcel 030D-061A. Total acreage is 4.66. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicants, Kevin and Amy Kitching of 85 Spring Crest Road, were present. Mr. Barton gave a summary of the application. Mr. Kitching explained the home is a log cabin with a loft style second bedroom that was designed as a vacation home that they plan to rent when not using themselves. He said short-term rentals help the community by supporting local businesses. He said the closest opposition was a quarter of a mile away and the closest property owner, who would be impacted most, spoke in support of their application. When asked if the closest neighbor has any business interest in the property, Mr. Kitching said no. He said this home sits further back from the road than other properties in that area.

Motion to recommend denial to the Board of Commissioners made by Mr. Ackerman. Mr. Ackerman explained his reason for denial is that in order to access the property, you have to go 50 plus yards in the Springcrest subdivision, through the front of the gates and lighting that was paid for by people in Springcrest. He said he has a problem with the way it has been set up and a problem with neighbors in the area that are against it, but that he knows that it is not in subdivision but he has gone both ways and said Mr. Kitching has a right to go after this. He explained that he has a problem with the property not being a part of the subdivision, which is a problem from way back when, and that one individual outside of the subdivision uses all of that property on the way without a say from Springcrest Phases I, II, and III.

The motion was seconded by Ms. Burke based on the same reason. She said in Springcrest it states they cannot have short-term rental and to her, even though the deed does not state part of Springcrest, they are because they have to go through the entrance of that subdivision.

Motion carried with a 5-1 majority, with Mr. Freeman in opposition. Mr. Barton advised the applicant of the next meeting on September 25th.

There was no citizen comment.

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

WHITE COUNTY PLANNING COMMISSION AGENDA
PUBLIC HEARING: LAND USE REGULATION

Monday, August 28th, 2023
6:00 pm

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

Those present were Larry Freeman, R.K. Ackerman, Dona K. Burke, Charlie Thomas, Linda Dixon, 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. Mr. Barton explained the public hearing procedures.

Application of Steven and Viktoriya Croskey to request a conditional use permit located at 173 McConnell Court, Helen, Georgia, 30545. Tax map and parcel 042B-013. Total acreage is 1.19. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family. The applicant nor a representative were present at the time the hearing was called and was moved to the end of the agenda.

Application of Kylee Kopacka to request a conditional use permit located at 1545 Pless Road, Cleveland, Georgia, 30528. Tax map and parcel 075-369. Total acreage is 2.31. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family. The applicant, Kylee Kopacka of 1545 Pless Road, was present. Mr. Barton gave a summary of the application. Ms. Kopacka explained the short-term rental is a four bed, three bathroom home that has a maximum occupancy of eight people and four parking spaces. She said she purchased the property in 2017 and began renting in 2018 after she was told she did not need additional permits, but has been paying hotel/motel taxes since then. When asked if she had any complaints since she has been renting, she said not that she is aware of. Ms. Kopacka explained she self-manages the rental with her mother, along with a local contact that can visit the property if Ms. Kopacka is unable to. She said the closest neighbor is across the road.

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. Ms. Kopacka did not have anything to add. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on September 5th in the Board of Commissioners building.

Application of Brady Betterton to request a conditional use permit located at 1980 Kellum Valley Road, Cleveland, Georgia, 30528. Tax map and parcel 015-017. Total acreage is 1.65. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family. The applicant, Brady Betterton of 1116 Kellum Valley Road, was present. Mr. Barton gave a summary of the application. Mr. Betterton explained the proposed short-term term rental is a two bedroom, one bathroom home that has a maximum occupancy of four people. He said the property is currently a long-term rental and he owns the house next door that is about 350-400 feet away, adding that the house across the street is a short-term rental and the other side is national forest. Mr. Betterton stated that he has experience with long-term rentals and plans to self-manage while possibly utilizing a company for advertising and marketing. He explained that he has signatures of people throughout the county to show support and said that he is vested in the community.

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

Gerald Betterton of 2022 Toll Gate Road said he lives across from the existing nightly rental, explaining he is in favor of the application because there has never been any issues with the existing one and it is less

WHITE COUNTY PLANNING COMMISSION AGENDA
PUBLIC HEARING: LAND USE REGULATION

traffic than someone living there full time. He said there are signs in the neighborhood against it but he believes the “Bible tells us who our neighbor is”.

Chairman Thomas asked if anyone would like to speak against the application.

Trish Betterton of 1810 Kellum Valley provided a community petition to board members and expressed concerns about hotel uses, the inability to vet renters, the alteration to Kellum Valley if approved, the family and retirement based residents and impact to them, and what would happen if this property is sold to someone from out of state. She explained that the community has created an anti-short term task force and asked the board to respect the heritage of the valley.

JoAnn Winkler of 1316 Harkins Road said she is against anything that brings in rentals and wants to preserve Kellum Valley for residential families that have been there for years.

Steve Gruber of 224 Valley View Drive said they do need a turnstile of people going in and out of the valley. He expressed concerns of the impact of short-term rentals on tax revenue, disruptive visitors, property values, competition for the hotel industry and “hotelization”, and the reduction of affordable housing supply. He provided documentation of his research findings to the board.

Brenda Willis of 885 Kellum Valley Road said the valley is a historical area and that the people that live there are family. She said everyone has to go by the same rules and expressed concerns about partying, inability to vet renters, and an incident with children on a side-by-side speeding on the roads. She said she believes that Bear Paw Properties is not a short-term rental and only houses workers.

Shane Strickland of 844 Chestatee Drive said he is against the Spring Crest Drive application because of community. He said he has managed short-term rentals before and does not believe it is the right neighborhood for it.

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

Mr. Betterton said in reference to the opposition about following rules that he is unaware of any rules he may be breaking and asked for clarification. He said that most people have stayed in AirBnB’s and that when he stayed at the Toll Gate house, there were local children riding side-by-sides so it is not just the rentals. He confirmed that Bear Paw Properties is part of the short-term rental program on AirBnB.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on September 5th in the Board of Commissioners building.

Application of Kevin and Amy Kitching to request a conditional use permit located at 85 Spring Crest Road, Cleveland, Georgia, 30528. Tax map and parcel 030D-061A. Total acreage is 4.66. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicants, Kevin and Amy Kitching of 85 Spring Crest Road, were present. Mr. Barton gave a summary of the application. Mr. Kitching explained the proposed short-term rental is a two bedroom, two-bathroom home with a maximum occupancy of four people and two vehicles. He said he believed the home was built as a vacation home due to small closets and the second bedroom loft, but he believes the property was used as a personal vacation home. Mr. Kitching stated that they plan to retire there and stay throughout the year, so it is more than just making money. He explained that he has lived near short-term rentals and sees that the owners tend to take more pride in the property than landlords with long-term rentals do. When asked if the property is accessed through Spring Crest subdivision, he said yes. Mr. Kitching stated he plans to self-manage with the help of a company for services such as cleaning and trash, as well as his realtor that would be the main local contact that could be onsite in less than two

WHITE COUNTY PLANNING COMMISSION AGENDA
PUBLIC HEARING: LAND USE REGULATION

hours. He said their job is to make sure guests feel at home and they created a guide and binder for activities nearby. He said the closest neighbor is approximately 200-250 feet away.

Mrs. Kitching expressed her appreciation for the invocation at the start of the meeting and for acknowledging first responders since she is a veteran and worked in law enforcement. She said community is important and that is what drew them to this property.

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

James Larsh of 95 Spring Crest Road said he supports the application but wanted to know if the permit would stay with the property, to which Mr. Barton explained that new owners would need to apply for a business license. Mr. Larsh explained that if issues arise with the short-term rental, he can call the police but he has no say if there is a long-term rental so it is in his best interest that the property get approved. He said he knows the owners will take care of the property and keep it safe, adding that the subdivision has rules against short-term rentals that would protect the rest of the road.

Chairman Thomas asked if anyone would like to speak against the application.

Mark Holiday of 203 Spring Crest Road said he is on the homeowner's association board for Phase I of Spring Crest and explained they recently had their annual meeting where they gathered signatures. He presented the documentation to the board. He expressed concerns of the impact to the peace and quiet of White County, the noise, and that not all short-term rental owners do a good job with their properties, and self-management while out of state. He said he knows he can utilize local law enforcement and that there are short-term rental regulations in place, but it is a laborious process to follow.

Billy Johnson of 133 Slayton Gap Trail said he understands that a short-term rental variance is forever, that it goes with the land, and does not need to go back through this process and only the owner can relinquish that. Mr. Johnson said there are places fit for short-term rentals and does not think that full time residents should have the burden of monitoring renters. He expressed concerns of not knowing the renters and stated that the home is not located in the middle of the property but is next to another home. He said he has a list of signatures of those opposed and provided the documentation to the board.

Pamela Oakley of 381 Meadow Crest Drive said the property is not part of the subdivision but enjoys amenities that the subdivision paid for, such as lighting and the entrance signs. She expressed concerns of short-term rentals discouraging others from purchasing homes in this community, impact to property values, noise, trash, number of vehicles and parking, recreational vehicles, and quality of living. She said the Board of Commissioners have considered hundreds of short-term rentals over the years and have previously said they "did not feel the proposed use fit the characteristic of the neighborhood" as a reason for denial.

Mark Neilson of 124 Prospect Trail said that when he previously opposed a short-term rental in the area there were thirty short-term rentals within walking distance of his front door and now there are forty. He expressed concerns of littering, impact on the lives of residents, the requirement of calling 911 for issues, perceptions of renters about the area and wanting to shoot firearms, and the amount of short-term rentals in the area.

Chairman Thomas asked the Kitching's if they had anything else to add.

Mrs. Kitching said a new permit would need to be applied for with a new owner, to which Chairman Thomas clarified that the conditional use permit would stay with the property but any new owners would need to apply for a business license. She explained that most short-term rentals are self-managed, but they do have a local company that provides assistance. Additionally, she said they would require renters to sign rental agreement through DocuSign, which is not required through Airbnb, but is an extra step they wanted to take to help vet renters and to state county regulations. She said they will be able to have people removed easier from a short-term rental than a long-term rental and said in her seventeen years in

WHITE COUNTY PLANNING COMMISSION AGENDA
PUBLIC HEARING: LAND USE REGULATION

law enforcement, she never responded to a short-term rental but always had calls for long-term. Mr. and Mrs. Kitching stated that cameras will be on the property and their target renters are adults with a minimum age to rent being twenty-five. They plan to stay at the home part of the year, which would not be possible with a long-term rental, and they would be able to keep the property pristine and showcase it for short-term but would not have control over the maintenance for a long-term rental. Mrs. Kitching said they chose this property because it is not part of a subdivision and not in a party town so they and their renters could enjoy nature.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on September 5th in the Board of Commissioners building.

Application of Steven and Viktoriya Croskey to request a conditional use permit located at 173 McConnell Court, Helen, Georgia, 30545. Tax map and parcel 042B-013. Total acreage is 1.19. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. A representative, Alex Green of Blue Creek Rentals, was present on behalf of the applicant. Mr. Barton gave a summary of the application. Mr. Green explained the short-term rental would have a maximum occupancy of six people and two vehicles. He said the home was rented for about six months before the owner found out he was in violation, then stopped renting and paid the back taxes. He said the home was not previously on the rental program but was used for a personal vacation home and there are no other short-term rentals in this neighborhood, but there is an application for one on the docket for next month. He explained he would manage the property and lives local in Sautee, adding that they vet their renters, require ID’s, enforce rules, and will have cameras on the property. When asked about the letters received from property owners, Mr. Green detailed there are seven signatures and two live there full time with the next-door neighbor being a full time resident and signer. He said there are nine developed homes and eleven lots that are primarily accessed by Poplar Stump Road.

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. Green did not have anything to add. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on September 5th in the Board of Commissioners building.

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



WHITE COUNTY

Board of Commissioners

Agenda Request Form

Item Title: Conditional Use Permit Request for STR for Kylee Kopacka

For Meeting Date: 9/25/2023

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 #20128
2. Public Hearing minutes of 8/28/2023
3. Regular Meeting minutes of 9/5/2023

Purpose:

Consider the application of Kylee Kopacka to request a conditional use permit located at 1545 Pless Road, Cleveland, Georgia, 30528. Tax map and parcel 075-369. Total acreage is 2.31. 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. Ms. Kopacka explained that the STR is a 4-bedroom, three-bathroom house with a maximum occupancy of 8 people and 4 four parking spaces. She purchased the home in 2017 and started renting in 2018 when she was told she did not need additional permits. She has been paying hotel/motel taxes and provided reports from Air B-n-B and VRBO. She self-manages the property with her mother and a local contact and has not had any complaints. The Planning Commission recommended approval of the application and the motion passed by a 5-1 vote.

Department Recommendation:

Planning Commission recommended approval by a 5-1 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>20128</u> |
| Public Hearing Date: <u>8/28/2023</u> | Commission District: <u>4</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>Kylee Janousek Kopacka</u> | |
| Address: <u>14115 Brittle Road Milton, GA 30004</u> | |
| Phone Number: [REDACTED] | Alternate Contact Number: _____ |
| Email: [REDACTED] | |

| Owner Information (if different from Applicant/Agent): | |
|--|----------------|
| Name: _____ | Phone #: _____ |

| PROPERTY INFORMATION | |
|---|--|
| Parcel ID: <u>075 369</u> | Total acreage being changed: <u>2.31</u> |
| Address: <u>1545 Pless Road Cleveland, GA 30528</u> | |
| Directions to Property: <u>Turn right onto Helen Hwy</u> <u>1.6 miles turn left onto W Kyle Street</u> <u>4.0 miles turn left onto Pless Rd</u> <u>1.5 miles the destination is on your left</u> | |
| Current Use/Zoning of Property: <u>R1</u> | Type of Road Surface: <u>gravel driveway</u> |
| Any prior redistricting requests for property: <input type="checkbox"/> 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: _____ | |
| 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 REDISTRICT INFORMATION

Building Area: _____ No. of Parking Spaces: _____

RESIDENTIAL REDISTRICT INFORMATION

No. of Lots: 1 Minimum Lot Size in acres: 2.31 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 | 075 370 Helton Roger Dale | PO Box 1883 Cleveland, GA 30528 |
| 2 | 075 378 Ridley Kickey David | 44 Pine Brooks Drive Cleveland, GA 30528 |
| 3 | 075 347 Campbell Todd Campbell Susan | PO Box 272 Cleveland, GA 30528 |
| 4 | 075 367 Majors Carol F | 2706 Coolemees Dr Raleigh, NC 27608 |
| 5 | 075 324 Allen Ricky P Autry Shelia A | 5843 Duncan Bridge Rd Cleveland, GA 30528 |
| 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.

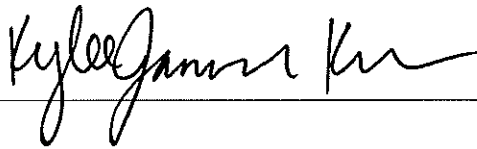
I understand that the Planning Department staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

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:

06/16/23

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 14, 2023 * | Monday, July 31, 2023 | Monday, August 7, 2023 | Monday, August 28, 2023 |
| Wednesday, July 12, 2023 | Monday, August 28, 2023 | TBA | Monday, September 25, 2023 |
| Wednesday, August 9, 2023 | Monday, September 25, 2023 | Monday, October 2, 2023 | Monday, October 30, 2023 |
| Wednesday, September 13, 2023 | Monday, October 30, 2023 | Monday, November 6, 2023 | Monday, November 27, 2023 |
| Wednesday, October 11, 2023 | Monday, November 27, 2023 | Monday, December 4, 2023 | TBA |
| Wednesday, November 8, 2023 | TBA | TBA | Monday, January 29, 2024 |
| Wednesday, December 13, 2023 | Monday, January 29, 2024 | Monday, February 5, 2024 | Monday, February 26, 2024 |

*NEW DEADLINE DATES EFFECTIVE IN ORDER TO MEET ZPL UPDATES AS OF JULY 2023

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.

N/A

Applicant Signature:

Date:

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANT'S 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:

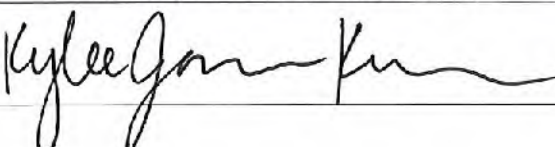
The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of this application for action for district re-classification, conditional use or special use permit.

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: 06/16/23

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), Kylee Janousek Kopacka, 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>Kylee Janousek Kopacka</u> |
| Mailing Address: | <u>1415 Brittle Road Milton, GA 30004</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>Kylee Janousek may be represented by Berise Janousek, William Janousek, or Ben Kopacka</u> |
| Signature of Owner(s): | Date Signed: |
| <u>Kylee Janousek Kopacka</u> | <u>07/05/2023</u> |

PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 5 day of July, 2023 by Kylee Kopacka (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of DL.

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

Mercedes Dodd (Signature of Notary)
 (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), Kylee Janourek Kopacka,
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): Kylee J Kopacka

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): Kylee J Kopacka

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): Kylee J Kopacka

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): Kylee J Kopacka

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): Kylee J Kopacka

SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 5 day of July, 2023 by Kylee Kopacka (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)

APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, Kylee Janousek Kopacka (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): 8/28/2023

Regular Meeting Date (Planning Commission): TBA

Administration Building, 1235 Helen Hwy, Cleveland

4:30pm

Board of Commissioners Meeting Date: 9/25/2023

**Meeting dates are subject to change*

Kylee J Kopacka
Signature of Applicant or Authorized Agent

07/05/2023
Date

| |
|---|
| <u>OFFICE USE ONLY</u> |
| Copy given to applicant: <u>7/5/23</u> (date) |
| Staff Initials: <u>(WP)</u> |
| Flag (circle): <u>(Y)</u> N |

Revised dates sent via email 7/28/23

| |
|--|
| <p>WITHDRAWAL</p> <p><i>Notice: This section only to be completed if application is being withdrawn.</i></p> |
| <p>PART II - OFFICIAL CODE/APPENDIX C - LAND USE REGULATIONS/ARTICLE XVIII. AMENDMENT, APPLICATION AND PROCEDURAL REQUIREMENTS</p> <p><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></p> |
| <p>I hereby withdraw application #:</p> |
| <p>Applicant Signature: _____ Date: _____</p> |

Mercedes Dodd

From: Mercedes Dodd
Sent: Friday, July 28, 2023 4:04 PM
Subject: White County Land Use Application | Meeting Dates and Location Changes

Hello,

The following land use meetings have been updated. Since you have a land use application on the agenda, your presence or that of a representative is required. Please respond back to this email as confirmation of receipt. If you have any questions, please contact our office at 706-865-6768.

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

Public Hearing Date (Planning Commission): Monday, August 28, 2023

Administration Building, 1235 Helen Hwy, Cleveland 6:00pm

Regular Meeting Date (Planning Commission): Tuesday, September 5, 2023

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

Board of Commissioners Meeting Date: Monday, September 25, 2023

Thank you,

Mercedes Dodd

Planning Technician, White County Planning Dept.
Administrator, Development Authority
706-865-6768
1241 Helen Hwy, Suite 200
Cleveland, GA, 30528
mdodd@whitecounty.net
whitecountydevelopment@whitecounty.net

Letter of Intent – 1545 Pless Road Cleveland, GA 30528

We intend to use 1545 Pless Road as a short-term rental. It is a four bedroom, three bathroom home with a rental occupancy of eight people. There is room for four parking spots on the gravel driveway in front of the house.

Kylee Janousek Kopacka
Kylee Janousek Kopacka

07/05/2023



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: 06/16/2023

APPLICANT NAME: KYLIE JANOUSEK KOPACKA

PROPERTY ADDRESS: 1545 PLESS 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.

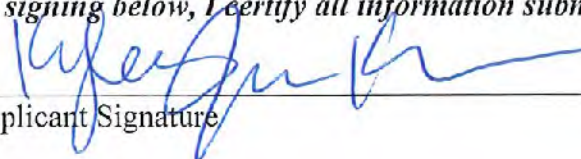
Please note that this is NOT an all-inclusive list. Based upon the information submitted and/or the outcome of the evaluation, it may be determined that a septic system needs additional capacity or upgrade. If so, the appropriate permit will need to be obtained and the work completed before an approval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

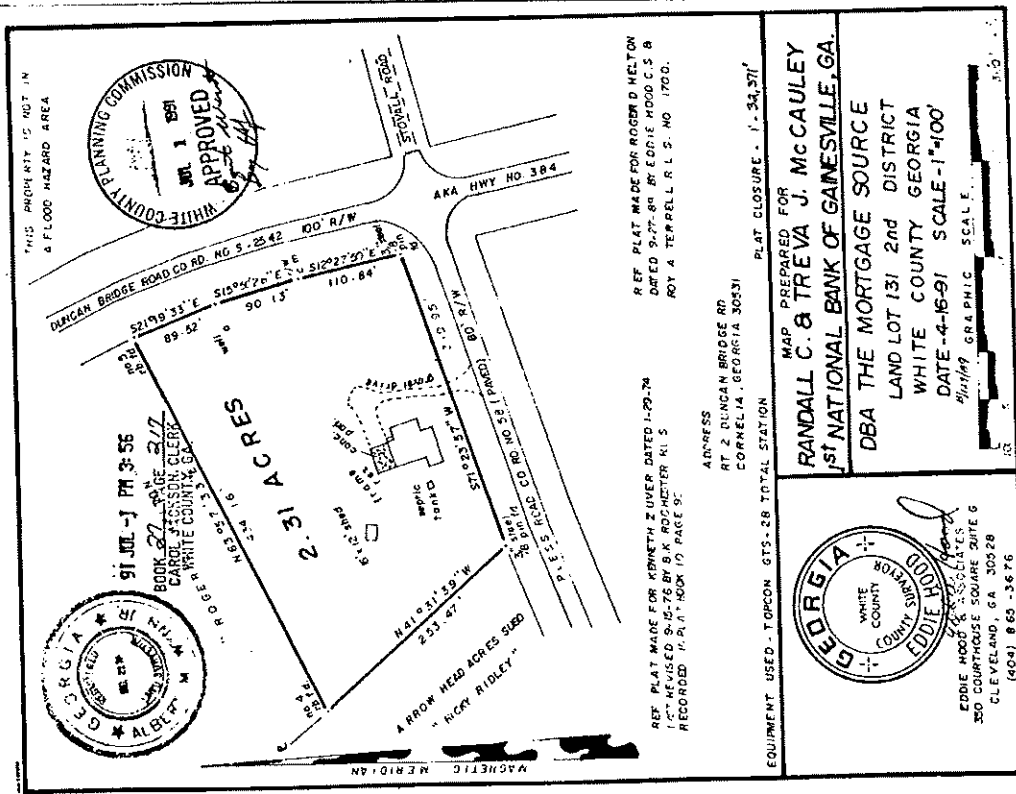
White County Environmental Health
District 2 Public Health

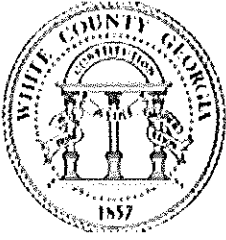
By signing below, I certify all information submitted is accurate and true to the best of my knowledge.





Applicant Signature





Property Tax Payment Receipt

White County, GA
113 N. Brooks St.
Cleveland, Georgia 30528
Office: 706-865-2225

Year/Bill #: 2022-8847

Parcel/Map Type: 075 369-Real

Payment Type/Last 4 of CC: Visa-9487

Payment Method: WEB

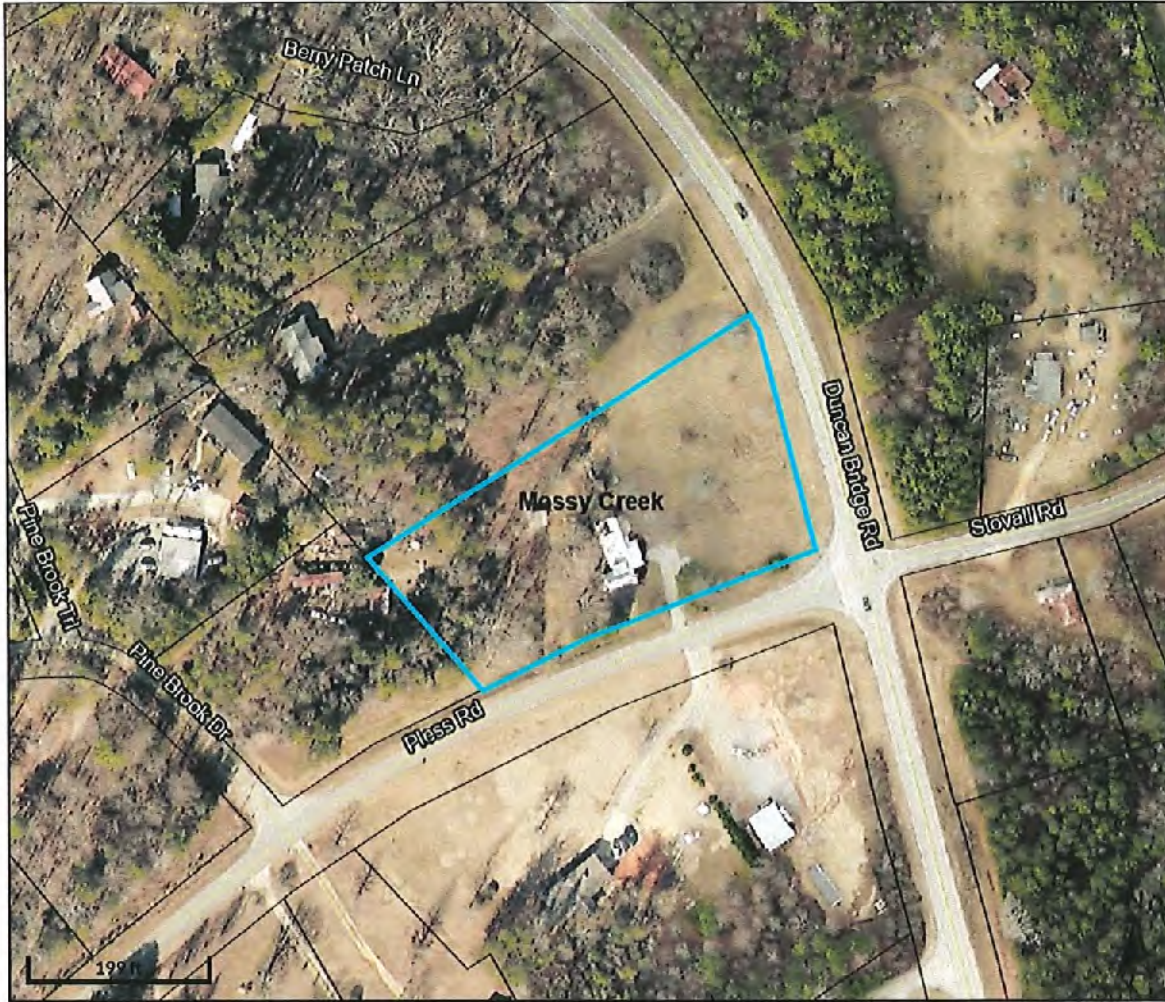
| | |
|-------------------------|-----------------------|
| Customer Name: | JANOUSEK KYLEE |
| Payor Name: | Kylee Kopacka |
| Billing Address: | 14115 Brittle Road |
| City/State/Zip: | Milton, GA 30004 |
| Phone #: | [REDACTED] |
| Email: | [REDACTED] |
| Payment Date: | 10/11/2022 3:44:25 PM |
| Payment Clerk: | |
| Confirmation #: | 21100210 |

Thank you for your payment. You will see two transactions on your card related to your payment:

- 1) Tax billed by White County, GA
- 2) Service Fee billed by GovernmentWindow

| | |
|----------------------------|-------------------|
| Tax Amount: | \$2,302.38 |
| Service Fee Amount: | \$63.32 |
| Total Paid: | \$2,365.70 |

-- CUSTOMER COPY --



Overview



Legend

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

| | | | | | |
|-----------------------|---|--------------|---------|---------------|----------------------|
| Parcel ID | 075 369 | Alternate ID | 5044816 | Owner Address | JANOUSEK KYLEE |
| Sec/Twp/Rng | n/a | Class | R | | 14115 BRITTLE RD |
| Property Address | 1545 PLESS RD | Acreage | 2.31 | | MILTON GA 30004-3506 |
| | 01 | | | | |
| District | 01 | | | | |
| Brief Tax Description | LL131 LD2 TR 12 | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 6/16/2023
 Last Data Uploaded: 6/16/2023 5:24:20 AM

**WHITE COUNTY PLANNING DEPARTMENT
STAFF COMMENT**

KYLEE KOPACKA

- PROPERTY IS LOCATED AT 1545 PLESS 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 2.31.
- PROPERTY SUPPLIED BY WELL AND SEPTIC.

EXISTING LAND USE



FUTURE LAND USE



| Date | Type | Confirmation | Start Date | Nights | Guest | Listing | Details | Reference | Currency | Amount | Paid Out | Host Fee | Cleaning Fee | Gross Earning | Occupancy Taxes |
|------------|-------------|--------------|------------|--------|-------------------|---------------------|-------------------|-----------|----------|---------|----------|----------|--------------|---------------|-----------------|
| 12/18/2022 | Reservation | HMJF98M4H | 12/17/2022 | | 4 Polly Day | The Urban Farmhouse | Minutes to Wineri | USD | | 1503.5 | | 46.5 | 150 | 1550 | 252.5 |
| 12/3/2022 | Reservation | HMFK2PRWR | 12/2/2022 | | 2 Jennifer Blou | The Urban Farmhouse | Minutes to Wineri | USD | | 834.2 | | 25.8 | 150 | 860 | 139 |
| 11/5/2022 | Reservation | HMRHEATM3 | 11/4/2022 | | 2 Parklinda Jon | The Urban Farmhouse | Minutes to Wineri | USD | | 1018.5 | | 31.5 | 150 | 1050 | 167.5 |
| 10/28/2022 | Reservation | HMN8APAXZ | 10/27/2022 | | 3 Brandi Byne | The Urban Farmhouse | Minutes to Wineri | USD | | 1358 | | 42 | 150 | 1400 | 225 |
| 10/22/2022 | Reservation | HM3MDXZQE | 10/21/2022 | | 2 Shannon Tool | The Urban Farmhouse | Minutes to Wineri | USD | | 1018.5 | | 31.5 | 150 | 1050 | 73.5 |
| 10/9/2022 | Reservation | HM2KZ4EKT | 10/8/2022 | | 2 Robert Foutai | The Urban Farmhouse | Minutes to Wineri | USD | | 921.5 | | 28.5 | 150 | 950 | 152.5 |
| 10/7/2022 | Reservation | HMT5HAD8CI | 10/6/2022 | | 2 Kimberly Jett | The Urban Farmhouse | Minutes to Wineri | USD | | 921.5 | | 28.5 | 150 | 950 | 152.5 |
| 9/25/2022 | Reservation | HMYTXTRR25 | 9/24/2022 | | 2 Linet Rabelo | The Urban Farmhouse | Minutes to Wineri | USD | | 921.5 | | 28.5 | 150 | 950 | 152.5 |
| 9/2/2022 | Reservation | HMNEJ3DPXS | 9/1/2022 | | 2 Theresea Tipt | The Urban Farmhouse | Minutes to Wineri | USD | | 945.75 | | 29.25 | 150 | 975 | 156.25 |
| 8/26/2022 | Reservation | HMSCBC9SYC | 8/25/2022 | | 3 Parish Hattub | The Urban Farmhouse | Minutes to Wineri | USD | | 1164 | | 36 | 150 | 1200 | 195 |
| 7/30/2022 | Reservation | HMTWRJYBPf | 7/29/2022 | | 2 Cameron Gall | The Urban Farmhouse | Minutes to Wineri | USD | | 824.5 | | 25.5 | 150 | 850 | 137.5 |
| 7/23/2022 | Reservation | HM3KBMECJf | 7/22/2022 | | 2 Lindsey Chas | The Urban Farmhouse | Minutes to Wineri | USD | | 844.87 | | 26.13 | 150 | 871 | 140.65 |
| 7/17/2022 | Reservation | HMK8SM55Xi | 7/16/2022 | | 2 Evelyn Jackso | The Urban Farmhouse | Minutes to Wineri | USD | | 824.5 | | 25.5 | 150 | 850 | 137.5 |
| 7/9/2022 | Reservation | HMZ9NXKYM | 7/8/2022 | | 2 Taylor Seth | The Urban Farmhouse | Minutes to Wineri | USD | | 829.35 | | 25.65 | 150 | 855 | 138.25 |
| 7/1/2022 | Reservation | HMMC9Z95X | 6/30/2022 | | 4 Monique Has | The Urban Farmhouse | Minutes to Wineri | USD | | 1867.25 | | 57.75 | 150 | 1925 | 308.75 |
| 6/29/2022 | Reservation | HM9S3PWKSI | 6/28/2022 | | 2 Jenn Rudisill | The Urban Farmhouse | Minutes to Wineri | USD | | 824.5 | | 25.5 | 150 | 850 | 137.5 |
| 6/25/2022 | Reservation | HMJ9DJDtB | 6/24/2022 | | 2 Chelsea Murç | The Urban Farmhouse | Minutes to Wineri | USD | | 1018.5 | | 31.5 | 150 | 1050 | 167.5 |
| 5/21/2022 | Reservation | HMYKYAYMFI | 5/20/2022 | | 2 Bahara Jame | The Urban Farmhouse | Minutes to Wineri | USD | | 1018.5 | | 31.5 | 150 | 1050 | 167.5 |
| 5/13/2022 | Reservation | HMCN48FNA | 5/12/2022 | | 3 Frances Hold | The Urban Farmhouse | Minutes to Wineri | USD | | 1399.71 | | 43.29 | 150 | 1443 | 101.01 |
| 3/26/2022 | Reservation | HM9E9RMH5 | 3/25/2022 | | 2 Lawrence Mc | The Urban Farmhouse | Minutes to Wineri | USD | | 1018.5 | | 31.5 | 150 | 1050 | 167.5 |
| 3/19/2022 | Reservation | HMATWR2D4 | 3/18/2022 | | 2 Jenna Heffing | The Urban Farmhouse | Minutes to Wineri | USD | | 983.58 | | 30.42 | 150 | 1014 | 70.98 |
| 3/11/2022 | Reservation | HM4PEW844 | 3/10/2022 | | 2 Gayle Ashwor | The Urban Farmhouse | Minutes to Wineri | USD | | 921.5 | | 28.5 | 150 | 950 | 152.5 |
| 3/5/2022 | Reservation | HM2SMH8TX | 3/4/2022 | | 2 Ramona Jack | The Urban Farmhouse | Minutes to Wineri | USD | | 1018.5 | | 31.5 | 150 | 1050 | 167.5 |
| 2/25/2022 | Reservation | HM2N29JYCC | 2/24/2022 | | 2 Lisa Morris | The Urban Farmhouse | Minutes to Wineri | USD | | 824.5 | | 25.5 | 150 | 850 | 137.5 |
| 2/19/2022 | Reservation | HM9JWYJNE | 2/18/2022 | | 3 Denise Kanee | The Urban Farmhouse | Minutes to Wineri | USD | | 1164 | | 36 | 150 | 1200 | 195 |
| 2/12/2022 | Reservation | HM33ADQ9R | 2/11/2022 | | 2 Tara Rusch | The Urban Farmhouse | Minutes to Wineri | USD | | 824.5 | | 25.5 | 150 | 850 | 137.5 |
| 2/4/2022 | Reservation | HMSYMF249 | 2/3/2022 | | 3 Samantha Cr | The Urban Farmhouse | Minutes to Wineri | USD | | 1164 | | 36 | 150 | 1200 | 195 |
| 12/27/2021 | Reservation | HMJRDYHW3 | 12/26/2021 | | 7 Gessica Jusin | The Urban Farmhouse | Minutes to Wineri | USD | | 2454.1 | | 75.9 | 150 | 2530 | 414.5 |
| 12/17/2021 | Reservation | HM9KQQTkV | 12/16/2021 | | 3 Brandyn Reag | The Urban Farmhouse | Minutes to Wineri | USD | | 1164 | | 36 | 150 | 1200 | 195 |
| 12/10/2021 | Reservation | HMQW4HFC | 12/9/2021 | | 3 Carol Duncan | The Urban Farmhouse | Minutes to Wineri | USD | | 1356.06 | | 41.94 | 150 | 1398 | 97.86 |
| 12/4/2021 | Reservation | HMBRT55Q8J | 12/3/2021 | | 2 Devin Ittner | The Urban Farmhouse | Minutes to Wineri | USD | | 824.5 | | 25.5 | 150 | 850 | 137.5 |
| 11/23/2021 | Reservation | HMSYXMDHV | 11/22/2021 | | 3 Brandon Prat | The Urban Farmhouse | Minutes to Wineri | USD | | 1164 | | 36 | 150 | 1200 | 195 |
| 11/19/2021 | Reservation | HMHQDMQM | 11/18/2021 | | 3 Jim And Mela | The Urban Farmhouse | Minutes to Wineri | USD | | 1315.32 | | 40.68 | 150 | 1356 | 218.4 |
| 11/5/2021 | Reservation | HMC4WD58Z | 11/4/2021 | | 2 Meagan Wolf | The Urban Farmhouse | Minutes to Wineri | USD | | 880.76 | | 27.24 | 150 | 908 | 63.56 |
| 10/23/2021 | Reservation | HMSSSMSCSJ | 10/22/2021 | | 2 Janine Christi | The Urban Farmhouse | Minutes to Wineri | USD | | 866.21 | | 26.79 | 150 | 893 | 62.51 |
| 10/16/2021 | Reservation | HM2PYCJEJA | 10/15/2021 | | 2 Briana Smith | The Urban Farmhouse | Minutes to Wineri | USD | | 824.5 | | 25.5 | 150 | 850 | 59.5 |
| 10/7/2021 | Reservation | HMASMDM9l | 10/6/2021 | | 2 Bryn Wasson | The Urban Farmhouse | Minutes to Wineri | USD | | 827.41 | | 25.59 | 150 | 853 | 59.71 |
| 10/2/2021 | Reservation | HMN4RBKND | 10/1/2021 | | 2 Adam Ogburr | The Urban Farmhouse | Minutes to Wineri | USD | | 824.5 | | 25.5 | 150 | 850 | 137.5 |
| 9/19/2021 | Reservation | HMBRCAKZM | 9/18/2021 | | 2 Tina Finn - Ta | The Urban Farmhouse | Minutes to Wineri | USD | | 848.75 | | 26.25 | 150 | 875 | 61.25 |
| 9/10/2021 | Reservation | HMMT3ESW5 | 9/9/2021 | | 3 Russi Reynol | The Urban Farmhouse | Minutes to Wineri | USD | | 1212.5 | | 37.5 | 150 | 1250 | 87.5 |
| 9/4/2021 | Reservation | HMJ5SJ4CKD | 9/3/2021 | | 3 Kristin Shipley | The Urban Farmhouse | Minutes to Wineri | USD | | 1236.75 | | 38.25 | 150 | 1275 | 89.25 |
| 8/28/2021 | Reservation | HMAZE8HR2 | 8/27/2021 | | 2 Kitty Dunlap | The Urban Farmhouse | Minutes to Wineri | USD | | 824.5 | | 25.5 | 150 | 850 | 59.5 |
| 7/31/2021 | Reservation | HMQWZYW3 | 7/30/2021 | | 2 Karen Trotter | The Urban Farmhouse | Minutes to Wineri | USD | | 824.5 | | 25.5 | 150 | 850 | 59.5 |
| 7/24/2021 | Reservation | HMSFHYBZZB | 7/23/2021 | | 2 Katie Skoczen | The Urban Farmhouse | Minutes to Wineri | USD | | 831.29 | | 25.71 | 150 | 857 | 59.99 |
| 7/10/2021 | Reservation | HMDABQXYX | 7/9/2021 | | 3 Mary Law | The Urban Farmhouse | Minutes to Wineri | USD | | 1188.25 | | 36.75 | 150 | 1225 | 85.75 |
| 6/25/2021 | Reservation | HMAFC45HTI | 6/24/2021 | | 3 Codee Boyce | The Urban Farmhouse | Minutes to Wineri | USD | | 1164 | | 36 | 161.73 | 1200 | 84 |
| 6/21/2021 | Reservation | HMHDBZJZW | 6/20/2021 | | 2 Molly Amber | The Urban Farmhouse | Minutes to Wineri | USD | | 824.5 | | 25.5 | 150 | 850 | 59.5 |
| 6/19/2021 | Reservation | HMYY2KPFfR2 | 6/18/2021 | | 2 Maggie Jones | The Urban Farmhouse | Minutes to Wineri | USD | | 849.72 | | 26.28 | 150 | 876 | 61.32 |
| 6/4/2021 | Reservation | HMW22D3XJ' | 6/3/2021 | | 3 Connie Yates | The Urban Farmhouse | Minutes to Wineri | USD | | 1164 | | 36 | 150 | 1200 | 84 |

| | | | | | | | | | | | |
|------------|-------------|------------|------------|------------------|---------------------------------------|-----|---------|-------|--------|------|--------|
| 5/29/2021 | Reservation | HMD5DE8AFI | 5/28/2021 | 2 Hannah Crom | The Urban Farmhouse Minutes to Wineri | USD | 824.5 | 25.5 | 150 | 850 | 59.5 |
| 5/29/2021 | Reservation | HMJ2WFAQYD | 5/28/2021 | 6 Kelly Murdoc | Entire Home in Milton, GA | USD | 1309.5 | 40.5 | 150 | 1350 | 104.63 |
| 5/19/2021 | Reservation | HMCDJ8RDKF | 5/18/2021 | 9 Marco Orbez | Entire Home in Milton, GA | USD | 1891.5 | 58.5 | 150 | 1950 | 151.13 |
| 5/15/2021 | Reservation | HMMYQZYXV | 5/14/2021 | 2 Merry Swan | The Urban Farmhouse Minutes to Wineri | USD | 727.5 | 22.5 | 150 | 750 | 52.5 |
| 5/8/2021 | Reservation | HMB3QC4YN | 5/7/2021 | 2 Caitlin Samp | The Urban Farmhouse Minutes to Wineri | USD | 824.5 | 25.5 | 150 | 850 | 59.5 |
| 5/4/2021 | Reservation | HMRB3MEKS | 5/3/2021 | 3 Candace Keys | The Urban Farmhouse Minutes to Wineri | USD | 1062.15 | 32.85 | 150 | 1095 | 76.65 |
| 4/30/2021 | Reservation | HMKKMDR3E | 4/29/2021 | 3 Rick Sherman | The Urban Farmhouse Minutes to Wineri | USD | 1164 | 36 | 150 | 1200 | 84 |
| 4/26/2021 | Reservation | HM8T5S8WH | 4/25/2021 | 17 Mandy Shuck | Entire Home in Milton, GA | USD | 3443.5 | 106.5 | 150 | 3550 | 275.13 |
| 4/25/2021 | Reservation | HMT2EWEP4 | 4/24/2021 | 2 Lauren Fant | The Urban Farmhouse Minutes to Wineri | USD | 824.5 | 25.5 | 150 | 850 | 59.5 |
| 4/17/2021 | Reservation | HMHBAZWJ4 | 4/16/2021 | 2 Dagmar Sand | The Urban Farmhouse Minutes to Wineri | USD | 824.5 | 25.5 | 150 | 850 | 59.5 |
| 4/3/2021 | Reservation | HMZFER5ZB | 4/2/2021 | 4 Jack Londere | The Urban Farmhouse Minutes to Wineri | USD | 1503.5 | 46.5 | 150 | 1550 | 108.5 |
| 3/27/2021 | Reservation | HM44YBEDCF | 3/26/2021 | 2 Kristin Barnhi | The Urban Farmhouse Minutes to Wineri | USD | 824.5 | 25.5 | 150 | 850 | 59.5 |
| 3/20/2021 | Reservation | HM9ECNDBM | 3/19/2021 | 2 Brian Bobzier | The Urban Farmhouse Minutes to Wineri | USD | 824.5 | 25.5 | 150 | 850 | 59.5 |
| 2/27/2021 | Reservation | HMXPPMABB | 2/26/2021 | 2 Tara Rusch | The Urban Farmhouse Minutes to Wineri | USD | 824.5 | 25.5 | 150 | 850 | 59.5 |
| 2/14/2021 | Reservation | HMM2DYFBN | 2/13/2021 | 2 Melissa Raine | The Urban Farmhouse Minutes to Wineri | USD | 824.5 | 25.5 | 150 | 850 | 59.5 |
| 2/6/2021 | Reservation | HMR89ETNEE | 2/5/2021 | 2 Michaela Ran | The Urban Farmhouse Minutes to Wineri | USD | 824.5 | 25.5 | 150 | 850 | 59.5 |
| 1/29/2021 | Reservation | HMF5M2K8Q | 1/28/2021 | 2 Jeremiah The | The Urban Farmhouse Minutes to Wineri | USD | 824.5 | 25.5 | 150 | 850 | 59.5 |
| 1/16/2021 | Reservation | HMDMEX299 | 1/15/2021 | 2 Aubrey Sanks | The Urban Farmhouse Minutes to Wineri | USD | 824.5 | 25.5 | 150 | 850 | 59.5 |
| 1/2/2021 | Reservation | HMFJDQZ8ZC | 1/1/2021 | 2 Rachael Welc | The Urban Farmhouse Minutes to Wineri | USD | 824.5 | 25.5 | 150 | 850 | 59.5 |
| 12/27/2020 | Reservation | HMZMBHA3K | 12/26/2020 | 7 Ana Carolina | Entire Home in Milton, GA | USD | 2522 | 78 | 150 | 2600 | 201.5 |
| 12/24/2020 | Reservation | HMJEADDEXN | 12/23/2020 | 4 John Ellis | The Urban Farmhouse Minutes to Wineri | USD | 1540.36 | 47.64 | 150 | 1588 | 111.16 |
| 12/19/2020 | Reservation | HMMJRN44Z | 12/18/2020 | 2 Sharen Phinn | The Urban Farmhouse Minutes to Wineri | USD | 727.5 | 22.5 | 150 | 750 | 52.5 |
| 12/5/2020 | Reservation | HMWXD28P3 | 12/4/2020 | 2 William Lee | Entire Home in Milton, GA | USD | 533.5 | 16.5 | 150 | 550 | 42.63 |
| 11/28/2020 | Reservation | HMAJMYXMF | 11/27/2020 | 2 Elizabeth Kell | The Urban Farmhouse Minutes to Wineri | USD | 776 | 24 | 150 | 800 | 56 |
| 11/26/2020 | Reservation | HMA8HZXWR | 11/25/2020 | 4 Christina Schi | Entire Home in Milton, GA | USD | 1503.5 | 46.5 | 150 | 1550 | 120.13 |
| 11/20/2020 | Reservation | HM98PPBPF4 | 11/19/2020 | 5 Cathleen Nov | The Urban Farmhouse Minutes to Wineri | USD | 1794.5 | 55.5 | 150 | 1850 | 129.5 |
| 11/7/2020 | Reservation | HMAAN4EM8 | 11/6/2020 | 2 Ginger Griffit | The Urban Farmhouse Minutes to Wineri | USD | 776 | 24 | 109.09 | 800 | 56 |
| 10/22/2020 | Reservation | HM4BW4228 | 10/21/2020 | 3 Amanda Mar | The Urban Farmhouse Minutes to Wineri | USD | 1018.5 | 31.5 | 150 | 1050 | 73.5 |
| 10/16/2020 | Reservation | HMAJXP5ERC | 10/15/2020 | 3 Erin Martin | The Urban Farmhouse Minutes to Wineri | USD | 1061.18 | 32.82 | 206.68 | 1094 | 76.58 |
| 10/8/2020 | Reservation | HMA48AM9H | 10/7/2020 | 9 Justin Parkhu | Entire Home in Milton, GA | USD | 1891.5 | 58.5 | 150 | 1950 | 151.13 |
| 10/3/2020 | Reservation | HM2Q2NYZN | 10/2/2020 | 2 Robin Haney | The Urban Farmhouse Minutes to Wineri | USD | 824.5 | 25.5 | 150 | 850 | 59.5 |
| 10/3/2020 | Reservation | HMFZJMF2JB | 10/2/2020 | 3 Tessa Rachor | Entire Home in Milton, GA | USD | 727.5 | 22.5 | 150 | 750 | 58.13 |
| 9/27/2020 | Reservation | HM5JCT9TCF | 9/26/2020 | 2 Matt Miller | The Urban Farmhouse Minutes to Wineri | USD | 824.5 | 25.5 | 150 | 850 | 59.5 |
| 9/18/2020 | Reservation | HMD58A3KX | 9/17/2020 | 2 Glenn McGuf | The Urban Farmhouse Minutes to Wineri | USD | 734.29 | 22.71 | 150 | 757 | 52.99 |
| 9/5/2020 | Reservation | HMAAQMNQ | 9/4/2020 | 2 Rachel Harrin | The Urban Farmhouse Minutes to Wineri | USD | 873 | 27 | 150 | 900 | 63 |
| 8/23/2020 | Reservation | HMX54SH83 | 8/22/2020 | 17 Julie Knowlto | Entire Home in Milton, GA | USD | 3443.5 | 106.5 | 150 | 3550 | 275.13 |
| 7/25/2020 | Reservation | HM8MTMNQ | 7/24/2020 | 2 Bailey Pinkert | The Urban Farmhouse Minutes to Wineri | USD | 727.5 | 22.5 | 150 | 750 | 52.5 |
| 7/15/2020 | Reservation | HMD4MWYA | 7/14/2020 | 3 Vicki Hendrix | The Urban Farmhouse Minutes to Wineri | USD | 1164 | 36 | 150 | 1200 | 84 |
| 7/10/2020 | Reservation | HMESDKSYSF | 7/9/2020 | 4 Michele Olsei | The Urban Farmhouse Minutes to Wineri | USD | 1503.5 | 46.5 | 150 | 1550 | 108.5 |
| 7/5/2020 | Reservation | HMAPQQ8N8 | 7/4/2020 | 2 Ginger Knowl | The Urban Farmhouse Minutes to Wineri | USD | 873 | 27 | 150 | 900 | 63 |
| 6/29/2020 | Reservation | HM9JTM3YHI | 6/28/2020 | 6 Maria Yazji | The Urban Farmhouse Minutes to Wineri | USD | 2206.75 | 68.25 | 150 | 2275 | 159.25 |
| 6/27/2020 | Reservation | HMWQF2A8C | 6/26/2020 | 8 Kayla Kesler | Entire Home in Milton, GA | USD | 1455 | 45 | 0 | 1500 | 116.25 |
| 6/27/2020 | Reservation | HMXJ53FWDI | 6/26/2020 | 2 Lauren Wood | The Urban Farmhouse Minutes to Wineri | USD | 824.5 | 25.5 | 150 | 850 | 59.5 |
| 6/19/2020 | Reservation | HMNN4SKKDI | 6/18/2020 | 3 Hunter Bagwi | The Urban Farmhouse Minutes to Wineri | USD | 1172.73 | 36.27 | 150 | 1209 | 84.63 |
| 6/13/2020 | Reservation | HM8HP5SWH | 6/12/2020 | 2 Erica Lloyd | The Urban Farmhouse Minutes to Wineri | USD | 834.2 | 25.8 | 150 | 860 | 60.2 |
| 6/6/2020 | Reservation | HMRZHF4F3K | 6/5/2020 | 2 Emma Smith | The Urban Farmhouse Minutes to Wineri | USD | 727.5 | 22.5 | 150 | 750 | 52.5 |
| 3/13/2020 | Reservation | HMAAQEN8F | 3/12/2020 | 3 Donna Mathi | The Urban Farmhouse Minutes to Wineri | USD | 1075.73 | 33.27 | 150 | 1109 | 77.63 |
| 3/6/2020 | Reservation | HMAAWCFR4 | 3/5/2020 | 3 Jacki Suckow | The Urban Farmhouse Minutes to Wineri | USD | 1018.5 | 31.5 | 150 | 1050 | 73.5 |
| 2/22/2020 | Reservation | HMAPDD2Q4 | 2/21/2020 | 2 Lizzie Keegan | The Urban Farmhouse Minutes to Wineri | USD | 727.5 | 22.5 | 150 | 750 | 52.5 |
| 2/16/2020 | Reservation | HMAAPA4PJF | 2/15/2020 | 2 Matthew Tob | The Urban Farmhouse Minutes to Wineri | USD | 731.38 | 22.62 | 150 | 754 | 52.78 |

| | | | | | | | | | | | |
|------------|---------------|-------------|------------|-------------------|---|-----|---------|-------|--------|------|--------|
| 2/8/2020 | Reservation | HMARTF8CR2 | 2/7/2020 | 2 Donna Brasw | The Urban Farmhouse Minutes to Wineri | USD | 727.5 | 22.5 | 150 | 750 | 52.5 |
| 1/24/2020 | Reservation | HMA8ZYP4H | 1/23/2020 | 3 Kelly Merritt | The Urban Farmhouse Minutes to Wineri | USD | 727.5 | 22.5 | 150 | 750 | 52.5 |
| 1/18/2020 | Reservation | HMAAQ5MX: | 1/17/2020 | 2 Yasmeen Bac | The Urban Farmhouse Minutes to Wineri | USD | 733.32 | 22.68 | 150 | 756 | 52.92 |
| 11/30/2019 | Reservation | HMAPKSWRT | 11/29/2019 | 2 Marisa Szabo | The Urban Farmhouse Minutes to Wineri | USD | 764.36 | 23.64 | 150 | 788 | 55.16 |
| 11/27/2019 | Reservation | HMAC9B9E9J | 11/26/2019 | 3 Nichola Gerla | The Urban Farmhouse Minutes to Wineri | USD | 1050.51 | 32.49 | 150 | 1083 | 75.81 |
| 11/8/2019 | Reservation | HMFWR4PBH | 11/7/2019 | 4 Lauren Powel | The Urban Farmhouse Minutes to Wineri | USD | 1390.98 | 43.02 | 150 | 1434 | 100.38 |
| 10/31/2019 | Reservation | HMAFDCN5M | 10/30/2019 | 4 Eric Clouse | The Urban Farmhouse Minutes to Wineri | USD | 1351.21 | 41.79 | 150 | 1393 | 97.51 |
| 10/19/2019 | Reservation | HMAH3RNDP | 10/18/2019 | 2 Jon Carlos L: | The Urban Farmhouse Minutes to Wineri | USD | 768.24 | 23.76 | 150 | 792 | 55.44 |
| 10/12/2019 | Reservation | HMARPCY45: | 10/11/2019 | 2 Jenilee Stoics | The Urban Farmhouse Minutes to Wineri | USD | 727.5 | 22.5 | 150 | 750 | 52.5 |
| 10/5/2019 | Reservation | HMEH9KNHP: | 10/4/2019 | 2 Denise Brasw | The Urban Farmhouse Minutes to Wineri | USD | 767.27 | 23.73 | 150 | 791 | 55.37 |
| 10/4/2019 | Reservation | HMA85RA58: | 10/3/2019 | 4 Stacey Reiser | Entire Home in Milton, GA | USD | 921.5 | 28.5 | 150 | 950 | 66.5 |
| 9/28/2019 | Reservation | HMFHXNJCQ: | 9/27/2019 | 2 Jantzen Knigh | The Urban Farmhouse Minutes to Wineri | USD | 766.3 | 23.7 | 150 | 790 | 55.3 |
| 9/15/2019 | Reservation | HMAP3A9JM: | 9/14/2019 | 2 Stacy Povian | The Urban Farmhouse Minutes to Wineri | USD | 727.5 | 22.5 | 150 | 750 | 52.5 |
| 9/7/2019 | Reservation | HMWKJHHPR | 9/6/2019 | 2 Jon Johnson | The Urban Farmhouse Minutes to Wineri | USD | 758.54 | 23.46 | 150 | 782 | 54.74 |
| 9/1/2019 | Reservation | HMANBHMM: | 8/31/2019 | 2 Kelsey Gagno | The Urban Farmhouse Minutes to Wineri | USD | 824.5 | 25.5 | 150 | 850 | 59.5 |
| 8/23/2019 | Reservation | HMAKFDMZ9 | 8/22/2019 | 2 Regan Crawfc | The Urban Farmhouse Minutes to Wineri | USD | 727.5 | 22.5 | 150 | 750 | 52.5 |
| 8/10/2019 | Reservation | HMAKEKJ5NZ | 8/9/2019 | 2 Janina Van Le | The Urban Farmhouse Minutes to Wineri | USD | 727.5 | 22.5 | 150 | 750 | 52.5 |
| 8/3/2019 | Reservation | HMAAX8WW: | 8/2/2019 | 3 Derek Fannin | The Urban Farmhouse Minutes to Wineri | USD | 1018.5 | 31.5 | 150 | 1050 | 73.5 |
| 7/26/2019 | Reservation | HMAPPPNWK | 7/25/2019 | 3 Kimberly Iferc | The Urban Farmhouse Minutes to Wineri | USD | 1018.5 | 31.5 | 150 | 1050 | 73.5 |
| 7/20/2019 | Reservation | HMK9EHPNV: | 7/19/2019 | 2 Kyle Mauldin | The Urban Farmhouse Minutes to Wineri | USD | 754.66 | 23.34 | 150 | 778 | 54.46 |
| 7/13/2019 | Reservation | HMARJY8AS8 | 7/12/2019 | 2 Denise Yaun | The Urban Farmhouse Minutes to Wineri | USD | 730.41 | 22.59 | 150 | 753 | 52.71 |
| 7/8/2019 | Reservation | HMA8K5B4KI | 7/7/2019 | 5 Michelle Dapj | Entire Home in Milton, GA | USD | 1115.5 | 34.5 | 150 | 1150 | 80.5 |
| 7/4/2019 | Reservation | HMAPPRWZ4 | 7/3/2019 | 3 Hope Roberts | The Urban Farmhouse Minutes to Wineri | USD | 1166.91 | 36.09 | 150 | 1203 | 84.21 |
| 7/2/2019 | Reservation | HMAHBSMNE | 7/1/2019 | 2 Elizabeth Sim | The Urban Farmhouse Minutes to Wineri | USD | 727.5 | 22.5 | 150 | 750 | 52.5 |
| 6/30/2019 | Reservation | HMAAH9KNK | 6/29/2019 | 2 Vickie Hull | The Urban Farmhouse Minutes to Wineri | USD | 727.5 | 22.5 | 150 | 750 | 52.5 |
| 6/15/2019 | Reservation | HMA4C2B9P8Y | 6/14/2019 | 3 Shirley Watsc | The Urban Farmhouse Minutes to Wineri | USD | 1018.5 | 31.5 | 150 | 1050 | 73.5 |
| 5/26/2019 | Reservation | HMNC42EPP: | 5/25/2019 | 2 Lauren Coyne | The Urban Farmhouse Minutes to Wineri | USD | 784.73 | 24.27 | 158.63 | 809 | 56.63 |
| 5/18/2019 | Reservation | HMT9XXKYCE | 5/17/2019 | 3 Anna Lombar | The Urban Farmhouse Minutes to Wineri | USD | 1029.17 | 31.83 | 150 | 1061 | 74.27 |
| 5/4/2019 | Reservation | HM2ARDJ8BY | 5/3/2019 | 2 Angie McCart | The Urban Farmhouse Minutes to Wineri | USD | 761.45 | 23.55 | 150 | 785 | 54.95 |
| 4/19/2019 | Resolution Pa | HMYHBPJWPI | 4/18/2019 | 3 Danielle Harri | The Urban Fa Resolution payout for resolu | USD | 77 | | | 77 | |
| 4/19/2019 | Reservation | HMYHBPJWPI | 4/18/2019 | 3 Danielle Harri | The Urban Farmhouse Minutes to Wineri | USD | 1077.67 | 33.33 | 150 | 1111 | 77.77 |
| 4/13/2019 | Reservation | HMH3H5Z2HI | 4/12/2019 | 2 Donna Hach | The Urban Farmhouse Minutes to Wineri | USD | 776 | 24 | 150 | 800 | 56 |
| 4/5/2019 | Reservation | HMA828RND | 4/4/2019 | 3 Nicole Wong | The Urban Farmhouse Minutes to Wineri | USD | 1067 | 33 | 150 | 1100 | 77 |
| 3/16/2019 | Reservation | HMMR3BTA8 | 3/15/2019 | 2 Kelley Reid | The Urban Farmhouse Minutes to Wineri | USD | 776 | 24 | 150 | 800 | 56 |
| 3/9/2019 | Reservation | HMYDKC2XZF | 3/8/2019 | 3 Collins Ander: | The Urban Farmhouse Minutes to Wineri | USD | 1091.25 | 33.75 | 150 | 1125 | 78.75 |
| 2/23/2019 | Reservation | HMFY82HKX2 | 2/22/2019 | 2 Kaylynn Henc | The Urban Farmhouse Minutes to Wineri | USD | 813.83 | 25.17 | 150 | 839 | 58.73 |
| 1/26/2019 | Reservation | HMZJX3PKHN | 1/25/2019 | 2 Cameron Ma: | The Urban Farmhouse Minutes to Wineri | USD | 727.5 | 22.5 | 150 | 750 | 52.5 |
| 1/19/2019 | Reservation | HMHWACK2E: | 1/18/2019 | 2 Cherron Gard | The Urban Farmhouse Minutes to Wineri | USD | 727.5 | 22.5 | 150 | 750 | 52.5 |
| 12/1/2018 | Reservation | HMC4P2FEX | 11/30/2018 | 2 Jill Averitt | The Urban Farmhouse Minutes to Wineri | USD | 727.5 | 22.5 | 150 | 750 | 52.5 |
| 11/24/2018 | Reservation | HM8JMEMQS: | 11/23/2018 | 2 Lisa Berkenka | The Urban Farmhouse Minutes to Wineri | USD | 776 | 24 | 150 | 800 | 56 |
| 11/17/2018 | Reservation | HMKQPKDFY: | 11/16/2018 | 2 Leigh Clouser | The Urban Farmhouse Minutes to Wineri | USD | 776 | 24 | 150 | 800 | 56 |
| 11/10/2018 | Reservation | HMRMMAAD | 11/9/2018 | 2 Kayla Simond | The Urban Farmhouse Minutes to Wineri | USD | 776 | 24 | 150 | 800 | 56 |
| 11/3/2018 | Reservation | HMN5YMQW | 11/2/2018 | 2 Ellen Georgili: | The Urban Farmhouse Minutes to Wineri | USD | 776 | 24 | 150 | 800 | 56 |
| 10/27/2018 | Reservation | HMMX8ZETXI | 10/26/2018 | 2 Deborah Jone | The Urban Farmhouse Minutes to Wineri | USD | 795.4 | 24.6 | 150 | 820 | 48 |
| 10/21/2018 | Reservation | HMPAQ3KR2I | 10/20/2018 | 2 Heather Sloar | The Urban Farmhouse Minutes to Wineri | USD | 751.75 | 23.25 | 150 | 775 | 46.5 |
| 10/19/2018 | Reservation | HMCWCCTZ3 | 10/18/2018 | 3 Kristi Zito | Entire Home in Milton, GA | USD | 727.5 | 22.5 | 150 | 750 | 45 |
| 10/12/2018 | Reservation | HMNMHJNJC | 10/11/2018 | 3 Craig Finch | The Urban Farmhouse Minutes to Wineri | USD | 1067 | 33 | 150 | 1100 | 66 |
| 9/22/2018 | Reservation | HMCFF2NK4F | 9/21/2018 | 2 Lynne Austin | The Urban Farmhouse Minutes to Wineri | USD | 776 | 24 | 150 | 800 | 48 |
| 9/15/2018 | Reservation | HMSJH5SNMZI | 9/14/2018 | 2 Sarah Evans | The Urban Farmhouse Minutes to Wineri | USD | 776 | 24 | 150 | 800 | 48 |
| 9/8/2018 | Reservation | HMQ4B3AMk | 9/7/2018 | 2 Sam Philliips | The Urban Farmhouse Minutes to Wineri | USD | 776 | 24 | 150 | 800 | 48 |

| | | | | | | | | | |
|-----------------------|------------|-----------|--|-----|--------|-------|-----|-----|-------|
| 8/25/2018 Reservation | HMWCCMNA | 8/24/2018 | 2 Ashley Wood The Urban Farmhouse Minutes to Wineri | USD | 747.87 | 23.13 | 150 | 771 | 46.26 |
| 8/11/2018 Reservation | HMN4CXJEKE | 8/10/2018 | 2 Christy Haller The Urban Farmhouse Minutes to Wineri | USD | 750.78 | 23.22 | 150 | 774 | 46.44 |
| 8/5/2018 Reservation | HMAW9PYK | 8/4/2018 | 2 Callie Burnett The Urban Farmhouse Minutes to Wineri | USD | 436.5 | 13.5 | 0 | 450 | 27 |
| 8/4/2018 Reservation | HMY9BQQAN | 8/3/2018 | 3 Sarah Duncar Entire Home in Milton, GA | USD | 727.5 | 22.5 | 150 | 750 | 45 |

| Property ID | Address | Reservation ID | Check-in date | Check-out date | Nights | Booking date | Payout date | Jurisdiction name | Jurisdiction level | Tax type | Vrbo's Taxes | | Vrbo's Taxes | | Your Taxes | | Your Taxes | |
|-------------|-----------------|----------------|---------------|----------------|--------|--------------|-------------|-------------------|--------------------|---------------------------|---------------|--------------|--------------|----------------|---------------|------------|----------------|----------------|
| | | | | | | | | | | | Taxes sent to | Vrbo's Taxes | Taxes Vrbo | Vrbo's Taxes | Taxes sent to | Your Taxes | Your Taxes | Your Taxes |
| | | | | | | | | | | | Vrbo | Currency | pays | Local Currency | Currency | Currency | Taxes you pay* | Local Currency |
| 1202179 | 1545 Pless Road | HA-0ZZLQM | 11-Aug-2021 | 13-Aug-2021 | 2 | 13-Jul-2021 | 20-Jul-2021 | GEORGIA | STATE | General Sales and Use Tax | 32.8 USD | | 32.8 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-0ZZLQM | 11-Aug-2021 | 13-Aug-2021 | 2 | 13-Jul-2021 | 20-Jul-2021 | GEORGIA | STATE | Hotel Daily Fee | 10 USD | | 10 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-0ZZLQM | 11-Aug-2021 | 13-Aug-2021 | 2 | 13-Jul-2021 | 20-Jul-2021 | WHITE | COUNTY | Accommodations Tax | 65.6 USD | | 65.6 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-0ZZLQM | 11-Aug-2021 | 13-Aug-2021 | 2 | 13-Jul-2021 | 20-Jul-2021 | WHITE | COUNTY | General Sales and Use Tax | 24.6 USD | | 24.6 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-1M78XP | 27-Dec-2020 | 1-Jan-2021 | 5 | 20-Sep-2020 | 27-Sep-2020 | GEORGIA | STATE | General Sales and Use Tax | 74.2 USD | | 74.2 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-1M78XP | 27-Dec-2020 | 1-Jan-2021 | 5 | 20-Sep-2020 | 27-Sep-2020 | WHITE | COUNTY | General Sales and Use Tax | 55.65 USD | | 55.65 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-1XXXKF | 3-Sep-2022 | 5-Sep-2022 | 0 | 10-Oct-2021 | 18-Oct-2021 | GEORGIA | STATE | General Sales and Use Tax | 38 USD | | 38 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-1XXXKF | 3-Sep-2022 | 5-Sep-2022 | 0 | 10-Oct-2021 | 18-Oct-2021 | GEORGIA | STATE | Hotel Daily Fee | 10 USD | | 10 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-1XXXKF | 3-Sep-2022 | 5-Sep-2022 | 0 | 10-Oct-2021 | 18-Oct-2021 | WHITE | COUNTY | Accommodations Tax | 76 USD | | 76 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-1XXXKF | 3-Sep-2022 | 5-Sep-2022 | 0 | 10-Oct-2021 | 18-Oct-2021 | WHITE | COUNTY | General Sales and Use Tax | 28.5 USD | | 28.5 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-1XXXKF | 3-Sep-2022 | 5-Sep-2022 | 0 | 10-Oct-2021 | 13-Jan-2022 | GEORGIA | STATE | General Sales and Use Tax | -38 USD | | -38 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-1XXXKF | 3-Sep-2022 | 5-Sep-2022 | 0 | 10-Oct-2021 | 13-Jan-2022 | GEORGIA | STATE | Hotel Daily Fee | -10 USD | | -10 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-1XXXKF | 3-Sep-2022 | 5-Sep-2022 | 0 | 10-Oct-2021 | 13-Jan-2022 | WHITE | COUNTY | Accommodations Tax | -76 USD | | -76 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-1XXXKF | 3-Sep-2022 | 5-Sep-2022 | 0 | 10-Oct-2021 | 13-Jan-2022 | WHITE | COUNTY | General Sales and Use Tax | -28.5 USD | | -28.5 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-2CZHH3 | 29-Dec-2022 | 1-Jan-2023 | 0 | 11-Nov-2022 | 18-Nov-2022 | GEORGIA | STATE | General Sales and Use Tax | 58 USD | | 58 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-2CZHH3 | 29-Dec-2022 | 1-Jan-2023 | 0 | 11-Nov-2022 | 18-Nov-2022 | GEORGIA | STATE | Hotel Daily Fee | 15 USD | | 15 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-2CZHH3 | 29-Dec-2022 | 1-Jan-2023 | 0 | 11-Nov-2022 | 18-Nov-2022 | WHITE | COUNTY | Accommodations Tax | 116 USD | | 116 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-2CZHH3 | 29-Dec-2022 | 1-Jan-2023 | 0 | 11-Nov-2022 | 18-Nov-2022 | WHITE | COUNTY | General Sales and Use Tax | 43.5 USD | | 43.5 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-2CZHH3 | 29-Dec-2022 | 1-Jan-2023 | 0 | 11-Nov-2022 | 9-Jan-2023 | GEORGIA | STATE | General Sales and Use Tax | -58 USD | | -58 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-2CZHH3 | 29-Dec-2022 | 1-Jan-2023 | 0 | 11-Nov-2022 | 9-Jan-2023 | GEORGIA | STATE | Hotel Daily Fee | -15 USD | | -15 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-2CZHH3 | 29-Dec-2022 | 1-Jan-2023 | 0 | 11-Nov-2022 | 9-Jan-2023 | WHITE | COUNTY | Accommodations Tax | -116 USD | | -116 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-2CZHH3 | 29-Dec-2022 | 1-Jan-2023 | 0 | 11-Nov-2022 | 9-Jan-2023 | WHITE | COUNTY | General Sales and Use Tax | -43.5 USD | | -43.5 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-2HZ8FH | 13-Aug-2021 | 15-Aug-2021 | 2 | 15-Apr-2021 | 22-Apr-2021 | GEORGIA | STATE | General Sales and Use Tax | 34 USD | | 34 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-2HZ8FH | 13-Aug-2021 | 15-Aug-2021 | 2 | 15-Apr-2021 | 22-Apr-2021 | WHITE | COUNTY | General Sales and Use Tax | 25.5 USD | | 25.5 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-49S2XJ | 4-Jul-2021 | 6-Jul-2021 | 2 | 2-Jul-2021 | 6-Jul-2021 | GEORGIA | STATE | General Sales and Use Tax | 38 USD | | 38 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-49S2XJ | 4-Jul-2021 | 6-Jul-2021 | 2 | 2-Jul-2021 | 6-Jul-2021 | GEORGIA | STATE | Hotel Daily Fee | 10 USD | | 10 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-49S2XJ | 4-Jul-2021 | 6-Jul-2021 | 2 | 2-Jul-2021 | 6-Jul-2021 | WHITE | COUNTY | Accommodations Tax | 76 USD | | 76 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-49S2XJ | 4-Jul-2021 | 6-Jul-2021 | 2 | 2-Jul-2021 | 6-Jul-2021 | WHITE | COUNTY | General Sales and Use Tax | 28.5 USD | | 28.5 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-5SVH5F | 6-Mar-2021 | 8-Mar-2021 | 2 | 2-Feb-2021 | 9-Feb-2021 | GEORGIA | STATE | General Sales and Use Tax | 33.4 USD | | 33.4 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-5SVH5F | 6-Mar-2021 | 8-Mar-2021 | 2 | 2-Feb-2021 | 9-Feb-2021 | WHITE | COUNTY | General Sales and Use Tax | 25.05 USD | | 25.05 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-7B2F5V | 15-Jul-2021 | 17-Jul-2021 | 2 | 30-Jun-2021 | 7-Jul-2021 | GEORGIA | STATE | General Sales and Use Tax | 33.4 USD | | 33.4 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-7B2F5V | 15-Jul-2021 | 17-Jul-2021 | 2 | 30-Jun-2021 | 7-Jul-2021 | WHITE | COUNTY | General Sales and Use Tax | 25.05 USD | | 25.05 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-8PKQMB | 3-Sep-2022 | 5-Sep-2022 | 2 | 25-Apr-2022 | 2-May-2022 | GEORGIA | STATE | General Sales and Use Tax | 38 USD | | 38 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-8PKQMB | 3-Sep-2022 | 5-Sep-2022 | 2 | 25-Apr-2022 | 2-May-2022 | GEORGIA | STATE | Hotel Daily Fee | 10 USD | | 10 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-8PKQMB | 3-Sep-2022 | 5-Sep-2022 | 2 | 25-Apr-2022 | 2-May-2022 | WHITE | COUNTY | Accommodations Tax | 76 USD | | 76 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-8PKQMB | 3-Sep-2022 | 5-Sep-2022 | 2 | 25-Apr-2022 | 2-May-2022 | WHITE | COUNTY | General Sales and Use Tax | 28.5 USD | | 28.5 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-92HQRL | 5-May-2022 | 8-May-2022 | 3 | 13-Jan-2021 | 20-Jan-2021 | GEORGIA | STATE | General Sales and Use Tax | 47.4 USD | | 47.4 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-92HQRL | 5-May-2022 | 8-May-2022 | 3 | 13-Jan-2021 | 20-Jan-2021 | WHITE | COUNTY | General Sales and Use Tax | 35.55 USD | | 35.55 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-99GRX3 | 13-Jun-2022 | 19-Jun-2022 | 6 | 12-Jun-2022 | 14-Jun-2022 | GEORGIA | STATE | General Sales and Use Tax | 98 USD | | 98 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-99GRX3 | 13-Jun-2022 | 19-Jun-2022 | 6 | 12-Jun-2022 | 14-Jun-2022 | GEORGIA | STATE | Hotel Daily Fee | 30 USD | | 30 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-99GRX3 | 13-Jun-2022 | 19-Jun-2022 | 6 | 12-Jun-2022 | 14-Jun-2022 | WHITE | COUNTY | Accommodations Tax | 196 USD | | 196 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-99GRX3 | 13-Jun-2022 | 19-Jun-2022 | 6 | 12-Jun-2022 | 14-Jun-2022 | WHITE | COUNTY | General Sales and Use Tax | 73.5 USD | | 73.5 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-9Z6JRB | 27-Oct-2021 | 31-Oct-2021 | 4 | 19-Jan-2021 | 26-Jan-2021 | GEORGIA | STATE | General Sales and Use Tax | 60.8 USD | | 60.8 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-9Z6JRB | 27-Oct-2021 | 31-Oct-2021 | 4 | 19-Jan-2021 | 26-Jan-2021 | WHITE | COUNTY | General Sales and Use Tax | 45.6 USD | | 45.6 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-C3KH0L | 19-Aug-2021 | 22-Aug-2021 | 3 | 6-Feb-2021 | 13-Feb-2021 | GEORGIA | STATE | General Sales and Use Tax | 47.4 USD | | 47.4 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-C3KH0L | 19-Aug-2021 | 22-Aug-2021 | 3 | 6-Feb-2021 | 13-Feb-2021 | WHITE | COUNTY | General Sales and Use Tax | 35.55 USD | | 35.55 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-DTZSRC | 23-May-2020 | 25-May-2020 | 2 | 18-May-2020 | 25-May-2020 | GEORGIA | STATE | General Sales and Use Tax | 32 USD | | 32 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-DTZSRC | 23-May-2020 | 25-May-2020 | 2 | 18-May-2020 | 25-May-2020 | WHITE | COUNTY | General Sales and Use Tax | 24 USD | | 24 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-FCM4D4 | 30-Aug-2021 | 1-Sep-2021 | 2 | 27-Nov-2020 | 4-Dec-2020 | GEORGIA | STATE | General Sales and Use Tax | 32.8 USD | | 32.8 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-FCM4D4 | 30-Aug-2021 | 1-Sep-2021 | 2 | 27-Nov-2020 | 4-Dec-2020 | WHITE | COUNTY | General Sales and Use Tax | 24.6 USD | | 24.6 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-FHX8ND | 21-Aug-2020 | 23-Aug-2020 | 2 | 19-Jul-2020 | 29-Jul-2020 | GEORGIA | STATE | General Sales and Use Tax | 32 USD | | 32 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-FHX8ND | 21-Aug-2020 | 23-Aug-2020 | 2 | 19-Jul-2020 | 29-Jul-2020 | WHITE | COUNTY | General Sales and Use Tax | 24 USD | | 24 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-GM2TND | 12-Nov-2021 | 14-Nov-2021 | 2 | 27-May-2021 | 3-Jun-2021 | GEORGIA | STATE | General Sales and Use Tax | 34 USD | | 34 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-GM2TND | 12-Nov-2021 | 14-Nov-2021 | 2 | 27-May-2021 | 3-Jun-2021 | WHITE | COUNTY | General Sales and Use Tax | 25.5 USD | | 25.5 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-K2MY8X | 14-Aug-2020 | 16-Aug-2020 | 2 | 2-Aug-2020 | 9-Aug-2020 | GEORGIA | STATE | General Sales and Use Tax | 34 USD | | 34 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-K2MY8X | 14-Aug-2020 | 16-Aug-2020 | 2 | 2-Aug-2020 | 9-Aug-2020 | WHITE | COUNTY | General Sales and Use Tax | 25.5 USD | | 25.5 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-K4MNXV | 12-Mar-2021 | 14-Mar-2021 | 2 | 27-Feb-2021 | 6-Mar-2021 | GEORGIA | STATE | General Sales and Use Tax | 34 USD | | 34 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-K4MNXV | 12-Mar-2021 | 14-Mar-2021 | 2 | 27-Feb-2021 | 6-Mar-2021 | WHITE | COUNTY | General Sales and Use Tax | 25.5 USD | | 25.5 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-KK6TWF | 19-Jul-2020 | 21-Jul-2020 | 2 | 5-Jul-2020 | 25-Jul-2020 | GEORGIA | STATE | General Sales and Use Tax | 32 USD | | 32 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-KK6TWF | 19-Jul-2020 | 21-Jul-2020 | 2 | 5-Jul-2020 | 25-Jul-2020 | WHITE | COUNTY | General Sales and Use Tax | 24 USD | | 24 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-L61FS2 | 6-Aug-2021 | 8-Aug-2021 | 2 | 6-Jul-2021 | 14-Jul-2021 | GEORGIA | STATE | General Sales and Use Tax | 38 USD | | 38 USD | | 0 USD | | 0 USD | |
| 1202179 | 1545 Pless Road | HA-L61FS2 | 6-Aug-2021 | 8-Aug-2021 | 2 | 6-Jul-2021 | 14-Jul-2021 | GEORGIA | STATE | Hotel Daily Fee | 10 USD | | 10 USD | | 0 USD | | 0 USD | |

| | | | | | | | | | | | | | | |
|---------|-----------------|-----------|-------------|-------------|---|-------------|-------------|---------|--------|---------------------------|-----------|-----------|-------|-------|
| 1202179 | 1545 Pless Road | HA-L61F52 | 6-Aug-2021 | 8-Aug-2021 | 2 | 6-Jul-2021 | 14-Jul-2021 | WHITE | COUNTY | Accommodations Tax | 76 USD | 76 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-L61F52 | 6-Aug-2021 | 8-Aug-2021 | 2 | 6-Jul-2021 | 14-Jul-2021 | WHITE | COUNTY | General Sales and Use Tax | 28.5 USD | 28.5 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-MBMJVR | 11-Jun-2021 | 13-Jun-2021 | 2 | 11-Apr-2021 | 18-Apr-2021 | GEORGIA | STATE | General Sales and Use Tax | 34 USD | 34 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-MBMJVR | 11-Jun-2021 | 13-Jun-2021 | 2 | 11-Apr-2021 | 18-Apr-2021 | WHITE | COUNTY | General Sales and Use Tax | 25.5 USD | 25.5 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-MJYSXY | 26-Dec-2022 | 29-Dec-2022 | 0 | 12-Oct-2022 | 20-Oct-2022 | GEORGIA | STATE | General Sales and Use Tax | 48 USD | 48 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-MJYSXY | 26-Dec-2022 | 29-Dec-2022 | 0 | 12-Oct-2022 | 20-Oct-2022 | GEORGIA | STATE | Hotel Daily Fee | 15 USD | 15 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-MJYSXY | 26-Dec-2022 | 29-Dec-2022 | 0 | 12-Oct-2022 | 20-Oct-2022 | WHITE | COUNTY | Accommodations Tax | 96 USD | 96 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-MJYSXY | 26-Dec-2022 | 29-Dec-2022 | 0 | 12-Oct-2022 | 20-Oct-2022 | WHITE | COUNTY | General Sales and Use Tax | 36 USD | 36 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-MJYSXY | 26-Dec-2022 | 29-Dec-2022 | 0 | 12-Oct-2022 | 9-Jan-2023 | GEORGIA | STATE | General Sales and Use Tax | -48 USD | -48 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-MJYSXY | 26-Dec-2022 | 29-Dec-2022 | 0 | 12-Oct-2022 | 9-Jan-2023 | GEORGIA | STATE | Hotel Daily Fee | -15 USD | -15 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-MJYSXY | 26-Dec-2022 | 29-Dec-2022 | 0 | 12-Oct-2022 | 9-Jan-2023 | WHITE | COUNTY | Accommodations Tax | -96 USD | -96 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-MJYSXY | 26-Dec-2022 | 29-Dec-2022 | 0 | 12-Oct-2022 | 9-Jan-2023 | WHITE | COUNTY | General Sales and Use Tax | -36 USD | -36 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-MYX3M4 | 30-Sep-2022 | 3-Oct-2022 | 3 | 2-Sep-2021 | 9-Sep-2021 | GEORGIA | STATE | General Sales and Use Tax | 56 USD | 56 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-MYX3M4 | 30-Sep-2022 | 3-Oct-2022 | 3 | 2-Sep-2021 | 9-Sep-2021 | GEORGIA | STATE | Hotel Daily Fee | 15 USD | 15 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-MYX3M4 | 30-Sep-2022 | 3-Oct-2022 | 3 | 2-Sep-2021 | 9-Sep-2021 | WHITE | COUNTY | Accommodations Tax | 112 USD | 112 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-MYX3M4 | 30-Sep-2022 | 3-Oct-2022 | 3 | 2-Sep-2021 | 9-Sep-2021 | WHITE | COUNTY | General Sales and Use Tax | 42 USD | 42 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-PHTGON | 2-Jun-2022 | 5-Jun-2022 | 3 | 16-Apr-2022 | 23-Apr-2022 | GEORGIA | STATE | General Sales and Use Tax | 56 USD | 56 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-PHTGON | 2-Jun-2022 | 5-Jun-2022 | 3 | 16-Apr-2022 | 23-Apr-2022 | GEORGIA | STATE | Hotel Daily Fee | 15 USD | 15 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-PHTGON | 2-Jun-2022 | 5-Jun-2022 | 3 | 16-Apr-2022 | 23-Apr-2022 | WHITE | COUNTY | Accommodations Tax | 112 USD | 112 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-PHTGON | 2-Jun-2022 | 5-Jun-2022 | 3 | 16-Apr-2022 | 23-Apr-2022 | WHITE | COUNTY | General Sales and Use Tax | 42 USD | 42 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-PZ057V | 12-Jul-2021 | 15-Jul-2021 | 3 | 30-Jun-2021 | 7-Jul-2021 | GEORGIA | STATE | General Sales and Use Tax | 46.2 USD | 46.2 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-PZ057V | 12-Jul-2021 | 15-Jul-2021 | 3 | 30-Jun-2021 | 7-Jul-2021 | WHITE | COUNTY | General Sales and Use Tax | 34.65 USD | 34.65 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-QD10PC | 9-Oct-2020 | 11-Oct-2020 | 2 | 16-Jul-2020 | 25-Jul-2020 | GEORGIA | STATE | General Sales and Use Tax | 32 USD | 32 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-QD10PC | 9-Oct-2020 | 11-Oct-2020 | 2 | 16-Jul-2020 | 25-Jul-2020 | WHITE | COUNTY | General Sales and Use Tax | 24 USD | 24 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-R359MS | 25-Nov-2022 | 27-Nov-2022 | 2 | 21-Aug-2022 | 28-Aug-2022 | GEORGIA | STATE | General Sales and Use Tax | 42 USD | 42 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-R359MS | 25-Nov-2022 | 27-Nov-2022 | 2 | 21-Aug-2022 | 28-Aug-2022 | GEORGIA | STATE | Hotel Daily Fee | 10 USD | 10 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-R359MS | 25-Nov-2022 | 27-Nov-2022 | 2 | 21-Aug-2022 | 28-Aug-2022 | WHITE | COUNTY | Accommodations Tax | 84 USD | 84 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-R359MS | 25-Nov-2022 | 27-Nov-2022 | 2 | 21-Aug-2022 | 28-Aug-2022 | WHITE | COUNTY | General Sales and Use Tax | 31.5 USD | 31.5 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-R6TT1Z | 7-Dec-2022 | 13-Dec-2022 | 6 | 17-Jun-2022 | 24-Jun-2022 | GEORGIA | STATE | General Sales and Use Tax | 98 USD | 98 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-R6TT1Z | 7-Dec-2022 | 13-Dec-2022 | 6 | 17-Jun-2022 | 24-Jun-2022 | GEORGIA | STATE | Hotel Daily Fee | 30 USD | 30 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-R6TT1Z | 7-Dec-2022 | 13-Dec-2022 | 6 | 17-Jun-2022 | 24-Jun-2022 | WHITE | COUNTY | Accommodations Tax | 196 USD | 196 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-R6TT1Z | 7-Dec-2022 | 13-Dec-2022 | 6 | 17-Jun-2022 | 24-Jun-2022 | WHITE | COUNTY | General Sales and Use Tax | 73.5 USD | 73.5 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-R82496 | 23-Sep-2021 | 26-Sep-2021 | 3 | 22-Sep-2020 | 29-Sep-2020 | GEORGIA | STATE | General Sales and Use Tax | 34 USD | 34 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-R82496 | 23-Sep-2021 | 26-Sep-2021 | 3 | 22-Sep-2020 | 29-Sep-2020 | WHITE | COUNTY | General Sales and Use Tax | 25.5 USD | 25.5 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-RQYCP5 | 8-Oct-2021 | 10-Oct-2021 | 2 | 20-Apr-2021 | 27-Apr-2021 | GEORGIA | STATE | General Sales and Use Tax | 34 USD | 34 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-RQYCP5 | 8-Oct-2021 | 10-Oct-2021 | 2 | 20-Apr-2021 | 27-Apr-2021 | WHITE | COUNTY | General Sales and Use Tax | 25.5 USD | 25.5 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-STBSY3 | 15-Oct-2022 | 17-Oct-2022 | 2 | 29-Jul-2021 | 5-Aug-2021 | GEORGIA | STATE | General Sales and Use Tax | 38 USD | 38 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-STBSY3 | 15-Oct-2022 | 17-Oct-2022 | 2 | 29-Jul-2021 | 5-Aug-2021 | GEORGIA | STATE | Hotel Daily Fee | 10 USD | 10 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-STBSY3 | 15-Oct-2022 | 17-Oct-2022 | 2 | 29-Jul-2021 | 5-Aug-2021 | WHITE | COUNTY | Accommodations Tax | 76 USD | 76 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-STBSY3 | 15-Oct-2022 | 17-Oct-2022 | 2 | 29-Jul-2021 | 5-Aug-2021 | WHITE | COUNTY | General Sales and Use Tax | 28.5 USD | 28.5 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-TOP5KC | 19-Nov-2022 | 22-Nov-2022 | 3 | 9-Nov-2022 | 16-Nov-2022 | GEORGIA | STATE | General Sales and Use Tax | 52 USD | 52 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-TOP5KC | 19-Nov-2022 | 22-Nov-2022 | 3 | 9-Nov-2022 | 16-Nov-2022 | GEORGIA | STATE | Hotel Daily Fee | 15 USD | 15 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-TOP5KC | 19-Nov-2022 | 22-Nov-2022 | 3 | 9-Nov-2022 | 16-Nov-2022 | WHITE | COUNTY | Accommodations Tax | 104 USD | 104 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-TOP5KC | 19-Nov-2022 | 22-Nov-2022 | 3 | 9-Nov-2022 | 16-Nov-2022 | WHITE | COUNTY | General Sales and Use Tax | 39 USD | 39 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-TNPXK3 | 18-Jul-2022 | 21-Jul-2022 | 3 | 9-Jul-2022 | 16-Jul-2022 | GEORGIA | STATE | General Sales and Use Tax | 48 USD | 48 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-TNPXK3 | 18-Jul-2022 | 21-Jul-2022 | 3 | 9-Jul-2022 | 16-Jul-2022 | GEORGIA | STATE | Hotel Daily Fee | 15 USD | 15 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-TNPXK3 | 18-Jul-2022 | 21-Jul-2022 | 3 | 9-Jul-2022 | 16-Jul-2022 | WHITE | COUNTY | Accommodations Tax | 96 USD | 96 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-TNPXK3 | 18-Jul-2022 | 21-Jul-2022 | 3 | 9-Jul-2022 | 16-Jul-2022 | WHITE | COUNTY | General Sales and Use Tax | 36 USD | 36 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-TRTH24 | 20-Dec-2021 | 25-Dec-2021 | 5 | 6-Sep-2021 | 14-Sep-2021 | GEORGIA | STATE | General Sales and Use Tax | 79.2 USD | 79.2 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-TRTH24 | 20-Dec-2021 | 25-Dec-2021 | 5 | 6-Sep-2021 | 14-Sep-2021 | GEORGIA | STATE | Hotel Daily Fee | 25 USD | 25 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-TRTH24 | 20-Dec-2021 | 25-Dec-2021 | 5 | 6-Sep-2021 | 14-Sep-2021 | WHITE | COUNTY | Accommodations Tax | 158.4 USD | 158.4 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-TRTH24 | 20-Dec-2021 | 25-Dec-2021 | 5 | 6-Sep-2021 | 14-Sep-2021 | WHITE | COUNTY | General Sales and Use Tax | 59.4 USD | 59.4 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-VQ4KXR | 25-Nov-2021 | 28-Nov-2021 | 3 | 21-May-2021 | 29-May-2021 | GEORGIA | STATE | General Sales and Use Tax | 51 USD | 51 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-VQ4KXR | 25-Nov-2021 | 28-Nov-2021 | 3 | 21-May-2021 | 29-May-2021 | WHITE | COUNTY | General Sales and Use Tax | 38.25 USD | 38.25 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-W7JF7H | 11-Dec-2020 | 13-Dec-2020 | 2 | 22-Nov-2020 | 30-Nov-2020 | GEORGIA | STATE | General Sales and Use Tax | 32 USD | 32 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-W7JF7H | 11-Dec-2020 | 13-Dec-2020 | 2 | 22-Nov-2020 | 30-Nov-2020 | WHITE | COUNTY | General Sales and Use Tax | 24 USD | 24 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-XFGFFK | 28-Aug-2020 | 30-Aug-2020 | 2 | 19-Aug-2020 | 26-Aug-2020 | GEORGIA | STATE | General Sales and Use Tax | 32 USD | 32 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-XFGFFK | 28-Aug-2020 | 30-Aug-2020 | 2 | 19-Aug-2020 | 26-Aug-2020 | WHITE | COUNTY | General Sales and Use Tax | 24 USD | 24 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-XGSS75 | 22-Nov-2022 | 25-Nov-2022 | 3 | 22-Sep-2022 | 29-Sep-2022 | GEORGIA | STATE | General Sales and Use Tax | 48 USD | 48 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-XGSS75 | 22-Nov-2022 | 25-Nov-2022 | 3 | 22-Sep-2022 | 29-Sep-2022 | GEORGIA | STATE | Hotel Daily Fee | 15 USD | 15 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-XGSS75 | 22-Nov-2022 | 25-Nov-2022 | 3 | 22-Sep-2022 | 29-Sep-2022 | WHITE | COUNTY | Accommodations Tax | 96 USD | 96 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-XGSS75 | 22-Nov-2022 | 25-Nov-2022 | 3 | 22-Sep-2022 | 29-Sep-2022 | WHITE | COUNTY | General Sales and Use Tax | 36 USD | 36 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-XHX33S | 20-May-2021 | 23-May-2021 | 3 | 31-Jan-2021 | 8-Feb-2021 | GEORGIA | STATE | General Sales and Use Tax | 47.4 USD | 47.4 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-XHX33S | 20-May-2021 | 23-May-2021 | 3 | 31-Jan-2021 | 8-Feb-2021 | WHITE | COUNTY | General Sales and Use Tax | 35.55 USD | 35.55 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-Z5PMV5 | 6-Aug-2020 | 9-Aug-2020 | 3 | 1-Jul-2020 | 25-Jul-2020 | GEORGIA | STATE | General Sales and Use Tax | 45 USD | 45 USD | 0 USD | 0 USD |

| | | | | | | | | | | | | | | |
|---------|-----------------|-----------|------------|------------|---|------------|-------------|---------|--------|---------------------------|-----------|-----------|-------|-------|
| 1202179 | 1545 Pless Road | HA-Z5PMV5 | 6-Aug-2020 | 9-Aug-2020 | 3 | 1-Jul-2020 | 25-Jul-2020 | WHITE | COUNTY | General Sales and Use Tax | 33.75 USD | 33.75 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-ZYXRXH | 1-Jul-2021 | 4-Jul-2021 | 3 | 9-Apr-2021 | 16-Apr-2021 | GEORGIA | STATE | General Sales and Use Tax | 54 USD | 54 USD | 0 USD | 0 USD |
| 1202179 | 1545 Pless Road | HA-ZYXRXH | 1-Jul-2021 | 4-Jul-2021 | 3 | 9-Apr-2021 | 16-Apr-2021 | WHITE | COUNTY | General Sales and Use Tax | 40.5 USD | 40.5 USD | 0 USD | 0 USD |

* If the lodging taxes appear disproportionate, the traveler may have paid in a different currency. The "Your Taxes | Taxes you pay" column shows the exact amount of taxes you will need to pay in the local currency.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Tuesday, September 5th, 2023
6:00 pm

White County Board of Commissioners Building
1235 Helen Hwy, Cleveland, Ga. 30528

Those present were Larry Freeman, R.K. Ackerman, Dona K. Burke, Charlie Thomas, Linda Dixon, 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. Motion to approve the minutes of July 31st, 2023 and August 7th, 2023 made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous.

Application of Peter Schmidt to request a variance from Section 802 Lot Width and Size for a second dwelling. Property is located at 520 Mount Pleasant Church Road, Cleveland, GA, 30528. Tax map and parcel is 017-177. Total acreage is 2.00.

The applicant, Peter Schmidt of 306 Carnation Place in Cleveland, was present. Mr. Barton gave a summary of the application. Mr. Schmidt explained that his brother moved into the storage building with the apartment on top two years ago and he was not aware of the variance or building permit requirements at the time. He said code enforcement notified him of non-compliance but that he is working on making it right. Mr. Barton explained that the dwelling would still need to meeting building code requirements.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant to contact the building department regarding a building permit.

Application of Royston Wilson and Debra Grizzle to request a variance from Section 802 Lot Width and Size for a third dwelling. Property is located at 1081 Kellum Valley Road, Cleveland, GA, 30528. Tax map and parcel is 015-014. Total acreage is 6.64.

The applicant, Royston Wilson of 1081 Kellum Valley Road, was present. Mr. Barton gave a summary of the application. Mr. Wilson explained that he wished to replace one of the existing mobile homes and move the existing to another part of the property for family. He said all dwellings are for family members.

Motion to approve the variance made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant to contact the building department regarding a building permit.

Application of Rebecca Johnakin to request a variance from Section 601 Access. Property is located at 5282 Highway 129 S, Cleveland, GA, 30528. Tax map and parcel is 050C-010. Total acreage is 1.75.

The applicant, Rebecca Johnakin of 5282 Highway 129 South, was present. Mr. Barton gave a summary of the application, adding that Tract II is the property that needs the variance. Ms. Johnakin explained she has been letting a business use part of her property for ten years and would like to split it so they can continue their business without having to displace them by selling the entire tract. She said there is a home and the business on the tract, but the home is not being used due to a water line break in December and costly repairs. She said she already has health approval to split the property and there are two septic tanks.

Motion to approve the variance made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant to contact his office regarding plat approval.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of Linda McFarland to request a variance from Section 14-133(K) for RV Park Square Footage for a total of 652 square feet. Property is located at 495 Hidden Valley Road, Cleveland, GA, 30528. Lot 193 in Paradise Valley Campground. Tax map and parcel is 005E-193.

A representative, David Pass for 495 Hidden Valley Drive, was present on behalf of the applicant. Mr. Barton gave a summary of the application. Mr. Pass confirmed the requested total square footage is 652 in order to add a storage shed.

Motion to approve the variance made by Ms. Burke and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the representative to contact the building department regarding a building permit.

Application of Donna Lindsey to request a variance from Section 14-133(K) for RV Park Square Footage for a total of 800 square feet. Property is located at 170 Yogi Bear Boulevard in Cleveland, GA, 30528. Lot 51 in Mountain Lakes. Tax map and parcel is 031F-057.

The applicant, Donna Lindsey of 170 Yogi Bear Boulevard, was present. Mr. Barton gave a summary of the application. Ms. Lindsey explained the request is for a renewal for the variance that was applied for two years ago, adding that she has to renew her building permit also. Said she has had difficulties finding a framer, as well as other issues she ran into during the construction process.

Motion to approve the variance made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant to contact the building department regarding the building permit.

Application of Danny Risener to request a variance from 14-133(K) for RV Park Square Footage for a total of 556 square feet. Property is located at 62 Rocky Lane in Cleveland, GA, 30528. Lot 157 in Mountain Lakes. Tax map and parcel is 031E-172.

A representative, Donna Lindsey of 170 Yogi Bear Boulevard, was present. Mr. Barton gave a summary of the application. Ms. Lindsey explained the request is to cover the porch.

Motion to approve the variance made by Mr. Ackerman and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the representative to contact the building department regarding building permit.

Application of Richard and Bobbette Marks to request a variance from 14-133(G) for RV Park Setbacks for building lines and 14-133(K) for RV Park Square Footage for a total of 776 square feet. Property is located at 1053 Mountain Shadows Drive in Cleveland, GA, 30528. Lot 94 in Mountain Lakes. Tax map and parcel is 031F-100.

The applicant, Bobbette Marks of 1053 Mountain Shadows Drive, was present. Mr. Barton gave a summary of the application. Ms. Marks explained the request is for a total of 778 square feet and a setback of 3 feet. She said she has already received approval from the adjoining landowner.

Motion to approve variance contingent upon receiving a letter of approval from the adjoining landowner made by Ms. Dixon and seconded by Ms. Burke. Motion unanimous. Mr. Barton advised the applicant to contact the building department regarding a building permit after receiving the letter.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of Steven and Viktoriya Croskey to request a conditional use permit located at 173 McConnell Court, Helen, Georgia, 30545. Tax map and parcel 042B-013. Total acreage is 1.19. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. A representative, Alex Green for 173 McConnell Court, was present. Mr. Barton gave a summary of the application. Mr. Green did not have anything to add. Chairman Thomas asked Mr. Barton if the code requires letters from homeowners or property owners, to which Mr. Barton said landowners. Mr. Sell explained the code said homeowners but it has been the interpretation of staff that letters be received from landowners since those without homes should have a say, as well.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and was seconded by Mr. Ackerman. Motion carried with a 5-1 majority, with Ms. Dixon being in opposition. Mr. Barton advised the applicant of the next meeting on September 25th.

Application of Kylee Kopacka to request a conditional use permit located at 1545 Pless Road, Cleveland, Georgia, 30528. Tax map and parcel 075-369. Total acreage is 2.31. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Kylee Kopacka of 1545 Pless Road, was present. Mr. Barton gave a summary of the application. Ms. Kopacka explained she submitted her hotel/motel taxes as proof of payment. She said she purchased the property in 2017 as a foreclosure.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Burke. Motion carried with a 5-1 majority, with Ms. Dixon being in opposition. Mr. Barton advised the applicant of the next meeting on September 25th.

Application of Brady Betterton to request a conditional use permit located at 1980 Kellum Valley Road, Cleveland, Georgia, 30528. Tax map and parcel 015-017. Total acreage is 1.65. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Brady Betterton of 1116 Kellum Valley Road, was present. Mr. Barton gave a summary of the application. Mr. Betterton said he wanted to address the questions from last week and explained that one of the opposed said they had been in their home for forty years but it was only two. He said that people were told when signing the petition that a short-term rental is like a hotel, but this is only a 700 square foot cabin and not visible from the road. Additionally, he said the person that spoke in opposition as the closest neighbor is the sixth closest and that he owns the closest property. He stated this property is across the street from an existing short-term rental and he is unaware of other short-term rentals in Kellum Valley, but it is not part of a subdivision.

Motion to recommend approval to the Board of Commissioners based on criteria given by the Board of Commissioners to go by and not finding anything that would not permit a short-term rental being there was made by Ms. Burke and seconded by Mr. Freeman. Motion carried with a 4-2 majority, with Mr. Ackerman and Ms. Dixon in opposition. Mr. Barton advised the applicant of the next meeting on September 25th.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of Kevin and Amy Kitching to request a conditional use permit located at 85 Spring Crest Road, Cleveland, Georgia, 30528. Tax map and parcel 030D-061A. Total acreage is 4.66. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicants, Kevin and Amy Kitching of 85 Spring Crest Road, were present. Mr. Barton gave a summary of the application. Mr. Kitching explained the home is a log cabin with a loft style second bedroom that was designed as a vacation home that they plan to rent when not using themselves. He said short-term rentals help the community by supporting local businesses. He said the closest opposition was a quarter of a mile away and the closest property owner, who would be impacted most, spoke in support of their application. When asked if the closest neighbor has any business interest in the property, Mr. Kitching said no. He said this home sits further back from the road than other properties in that area.

Motion to recommend denial to the Board of Commissioners made by Mr. Ackerman. Mr. Ackerman explained his reason for denial is that in order to access the property, you have to go 50 plus yards in the Springcrest subdivision, through the front of the gates and lighting that was paid for by people in Springcrest. He said he has a problem with the way it has been set up and a problem with neighbors in the area that are against it, but that he knows that it is not in subdivision but he has gone both ways and said Mr. Kitching has a right to go after this. He explained that he has a problem with the property not being a part of the subdivision, which is a problem from way back when, and that one individual outside of the subdivision uses all of that property on the way without a say from Springcrest Phases I, II, and III.

The motion was seconded by Ms. Burke based on the same reason. She said in Springcrest it states they cannot have short-term rental and to her, even though the deed does not state part of Springcrest, they are because they have to go through the entrance of that subdivision.

Motion carried with a 5-1 majority, with Mr. Freeman in opposition. Mr. Barton advised the applicant of the next meeting on September 25th.

There was no citizen comment.

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

WHITE COUNTY PLANNING COMMISSION AGENDA
PUBLIC HEARING: LAND USE REGULATION

Monday, August 28th, 2023
6:00 pm

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

Those present were Larry Freeman, R.K. Ackerman, Dona K. Burke, Charlie Thomas, Linda Dixon, 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. Mr. Barton explained the public hearing procedures.

Application of Steven and Viktoriya Croskey to request a conditional use permit located at 173 McConnell Court, Helen, Georgia, 30545. Tax map and parcel 042B-013. Total acreage is 1.19. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant nor a representative were present at the time the hearing was called and was moved to the end of the agenda.

Application of Kylee Kopacka to request a conditional use permit located at 1545 Pless Road, Cleveland, Georgia, 30528. Tax map and parcel 075-369. Total acreage is 2.31. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Kylee Kopacka of 1545 Pless Road, was present. Mr. Barton gave a summary of the application. Ms. Kopacka explained the short-term rental is a four bed, three bathroom home that has a maximum occupancy of eight people and four parking spaces. She said she purchased the property in 2017 and began renting in 2018 after she was told she did not need additional permits, but has been paying hotel/motel taxes since then. When asked if she had any complaints since she has been renting, she said not that she is aware of. Ms. Kopacka explained she self-manages the rental with her mother, along with a local contact that can visit the property if Ms. Kopacka is unable to. She said the closest neighbor is across the road.

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. Ms. Kopacka did not have anything to add. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on September 5th in the Board of Commissioners building.

Application of Brady Betterton to request a conditional use permit located at 1980 Kellum Valley Road, Cleveland, Georgia, 30528. Tax map and parcel 015-017. Total acreage is 1.65. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Brady Betterton of 1116 Kellum Valley Road, was present. Mr. Barton gave a summary of the application. Mr. Betterton explained the proposed short-term term rental is a two bedroom, one bathroom home that has a maximum occupancy of four people. He said the property is currently a long-term rental and he owns the house next door that is about 350-400 feet away, adding that the house across the street is a short-term rental and the other side is national forest. Mr. Betterton stated that he has experience with long-term rentals and plans to self-manage while possibly utilizing a company for advertising and marketing. He explained that he has signatures of people throughout the county to show support and said that he is vested in the community.

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

Gerald Betterton of 2022 Toll Gate Road said he lives across from the existing nightly rental, explaining he is in favor of the application because there has never been any issues with the existing one and it is less

WHITE COUNTY PLANNING COMMISSION AGENDA
PUBLIC HEARING: LAND USE REGULATION

traffic than someone living there full time. He said there are signs in the neighborhood against it but he believes the “Bible tells us who our neighbor is”.

Chairman Thomas asked if anyone would like to speak against the application.

Trish Betterton of 1810 Kellum Valley provided a community petition to board members and expressed concerns about hotel uses, the inability to vet renters, the alteration to Kellum Valley if approved, the family and retirement based residents and impact to them, and what would happen if this property is sold to someone from out of state. She explained that the community has created an anti-short term task force and asked the board to respect the heritage of the valley.

JoAnn Winkler of 1316 Harkins Road said she is against anything that brings in rentals and wants to preserve Kellum Valley for residential families that have been there for years.

Steve Gruber of 224 Valley View Drive said they do need a turnstile of people going in and out of the valley. He expressed concerns of the impact of short-term rentals on tax revenue, disruptive visitors, property values, competition for the hotel industry and “hotelization”, and the reduction of affordable housing supply. He provided documentation of his research findings to the board.

Brenda Willis of 885 Kellum Valley Road said the valley is a historical area and that the people that live there are family. She said everyone has to go by the same rules and expressed concerns about partying, inability to vet renters, and an incident with children on a side-by-side speeding on the roads. She said she believes that Bear Paw Properties is not a short-term rental and only houses workers.

Shane Strickland of 844 Chestatee Drive said he is against the Spring Crest Drive application because of community. He said he has managed short-term rentals before and does not believe it is the right neighborhood for it.

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

Mr. Betterton said in reference to the opposition about following rules that he is unaware of any rules he may be breaking and asked for clarification. He said that most people have stayed in AirBnB’s and that when he stayed at the Toll Gate house, there were local children riding side-by-sides so it is not just the rentals. He confirmed that Bear Paw Properties is part of the short-term rental program on AirBnB.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on September 5th in the Board of Commissioners building.

Application of Kevin and Amy Kitching to request a conditional use permit located at 85 Spring Crest Road, Cleveland, Georgia, 30528. Tax map and parcel 030D-061A. Total acreage is 4.66. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicants, Kevin and Amy Kitching of 85 Spring Crest Road, were present. Mr. Barton gave a summary of the application. Mr. Kitching explained the proposed short-term rental is a two bedroom, two-bathroom home with a maximum occupancy of four people and two vehicles. He said he believed the home was built as a vacation home due to small closets and the second bedroom loft, but he believes the property was used as a personal vacation home. Mr. Kitching stated that they plan to retire there and stay throughout the year, so it is more than just making money. He explained that he has lived near short-term rentals and sees that the owners tend to take more pride in the property than landlords with long-term rentals do. When asked if the property is accessed through Spring Crest subdivision, he said yes. Mr. Kitching stated he plans to self-manage with the help of a company for services such as cleaning and trash, as well as his realtor that would be the main local contact that could be onsite in less than two

WHITE COUNTY PLANNING COMMISSION AGENDA
PUBLIC HEARING: LAND USE REGULATION

hours. He said their job is to make sure guests feel at home and they created a guide and binder for activities nearby. He said the closest neighbor is approximately 200-250 feet away.

Mrs. Kitching expressed her appreciation for the invocation at the start of the meeting and for acknowledging first responders since she is a veteran and worked in law enforcement. She said community is important and that is what drew them to this property.

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

James Larsh of 95 Spring Crest Road said he supports the application but wanted to know if the permit would stay with the property, to which Mr. Barton explained that new owners would need to apply for a business license. Mr. Larsh explained that if issues arise with the short-term rental, he can call the police but he has no say if there is a long-term rental so it is in his best interest that the property get approved. He said he knows the owners will take care of the property and keep it safe, adding that the subdivision has rules against short-term rentals that would protect the rest of the road.

Chairman Thomas asked if anyone would like to speak against the application.

Mark Holiday of 203 Spring Crest Road said he is on the homeowner's association board for Phase I of Spring Crest and explained they recently had their annual meeting where they gathered signatures. He presented the documentation to the board. He expressed concerns of the impact to the peace and quiet of White County, the noise, and that not all short-term rental owners do a good job with their properties, and self-management while out of state. He said he knows he can utilize local law enforcement and that there are short-term rental regulations in place, but it is a laborious process to follow.

Billy Johnson of 133 Slayton Gap Trail said he understands that a short-term rental variance is forever, that it goes with the land, and does not need to go back through this process and only the owner can relinquish that. Mr. Johnson said there are places fit for short-term rentals and does not think that full time residents should have the burden of monitoring renters. He expressed concerns of not knowing the renters and stated that the home is not located in the middle of the property but is next to another home. He said he has a list of signatures of those opposed and provided the documentation to the board.

Pamela Oakley of 381 Meadow Crest Drive said the property is not part of the subdivision but enjoys amenities that the subdivision paid for, such as lighting and the entrance signs. She expressed concerns of short-term rentals discouraging others from purchasing homes in this community, impact to property values, noise, trash, number of vehicles and parking, recreational vehicles, and quality of living. She said the Board of Commissioners have considered hundreds of short-term rentals over the years and have previously said they "did not feel the proposed use fit the characteristic of the neighborhood" as a reason for denial.

Mark Neilson of 124 Prospect Trail said that when he previously opposed a short-term rental in the area there were thirty short-term rentals within walking distance of his front door and now there are forty. He expressed concerns of littering, impact on the lives of residents, the requirement of calling 911 for issues, perceptions of renters about the area and wanting to shoot firearms, and the amount of short-term rentals in the area.

Chairman Thomas asked the Kitching's if they had anything else to add.

Mrs. Kitching said a new permit would need to be applied for with a new owner, to which Chairman Thomas clarified that the conditional use permit would stay with the property but any new owners would need to apply for a business license. She explained that most short-term rentals are self-managed, but they do have a local company that provides assistance. Additionally, she said they would require renters to sign rental agreement through DocuSign, which is not required through Airbnb, but is an extra step they wanted to take to help vet renters and to state county regulations. She said they will be able to have people removed easier from a short-term rental than a long-term rental and said in her seventeen years in

WHITE COUNTY PLANNING COMMISSION AGENDA
PUBLIC HEARING: LAND USE REGULATION

law enforcement, she never responded to a short-term rental but always had calls for long-term. Mr. and Mrs. Kitching stated that cameras will be on the property and their target renters are adults with a minimum age to rent being twenty-five. They plan to stay at the home part of the year, which would not be possible with a long-term rental, and they would be able to keep the property pristine and showcase it for short-term but would not have control over the maintenance for a long-term rental. Mrs. Kitching said they chose this property because it is not part of a subdivision and not in a party town so they and their renters could enjoy nature.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on September 5th in the Board of Commissioners building.

Application of Steven and Viktoriya Croskey to request a conditional use permit located at 173 McConnell Court, Helen, Georgia, 30545. Tax map and parcel 042B-013. Total acreage is 1.19. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family. A representative, Alex Green of Blue Creek Rentals, was present on behalf of the applicant. Mr. Barton gave a summary of the application. Mr. Green explained the short-term rental would have a maximum occupancy of six people and two vehicles. He said the home was rented for about six months before the owner found out he was in violation, then stopped renting and paid the back taxes. He said the home was not previously on the rental program but was used for a personal vacation home and there are no other short-term rentals in this neighborhood, but there is an application for one on the docket for next month. He explained he would manage the property and lives local in Sautee, adding that they vet their renters, require ID's, enforce rules, and will have cameras on the property. When asked about the letters received from property owners, Mr. Green detailed there are seven signatures and two live there full time with the next-door neighbor being a full time resident and signer. He said there are nine developed homes and eleven lots that are primarily accessed by Poplar Stump Road.

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. Green did not have anything to add. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on September 5th in the Board of Commissioners building.

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



WHITE COUNTY

Board of Commissioners

Agenda Request Form

Item Title: tional Use Permit Request for STR for Brady Betterton, 1980 Kellum Valley Rd, Cleveland

For Meeting Date: 9/25/2023

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 #20136
2. Public Hearing minutes of 8/28/2023
3. Regular Meeting minutes of 9/5/2023
4. Opposition Petition
5. Owner Petition

Purpose:

Consider the application of Brady Betterton to request a conditional use permit located at 1980 Kellum Valley Road, Cleveland, Georgia, 30528. Tax map and parcel 015-017. Total acreage is 1.65. 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. Betterton explained that the proposed STR is a 2-bedroom, 1-bathroom home with a maximum occupancy of 4 people. He said the property is currently a long-term rental, he owns the house next door, the property across the street is a short term rental and the other side is National Forest. He said he will self-manage and has signatures from people throughout the county to show support for the STR. His father, Gerald Betterton, 2022 Toll Gate Road, spoke in favor of the application because he lives across from the current STR and has never had any issues. Trish Betterton of 1810 Kellum Valley Road, provided a community petition against the application and expressed concerns about the use as a hotel, the inability to vet renters, and the alteration to Kellum Valley that it would cause. She said the community has formed an anti-STR task force and asked the Planning Commission to respect the heritage of the valley. 3 other residents of Kellum Valley spoke in opposition of the application expressing concerns about disruptive visitors, property values, the historic nature of the area and other concerns. The applicant refuted several of the statements and reiterated that it was a 700-square-foot cabin and not a hotel as it had been presented by the Task Force. The Planning Commission recommended approval of the application based on not

finding anything in the criteria that would prevent a short term rental from being there and the motion passed by a 4-2 vote.

Department Recommendation:

Planning Commission recommended approval by a 4-2 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>20136</u> |
| Public Hearing Date: <u>8/28/2023</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>2075</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>Brady Bebbin</u> | |
| Address: <u>1116 Kellum Valley Rd. Chevelad, GA 30528</u> | |
| Phone Number: [REDACTED] | Alternate Contact Number: <u>706-878-9161</u> |
| Email: [REDACTED] | |

| Owner Information (if different from Applicant/Agent): | |
|--|---------------------|
| Name: <u>Brady Bebbin</u> | Phone #: [REDACTED] |

| PROPERTY INFORMATION | |
|---|--|
| Parcel ID: <u>015-017</u> | Total acreage being changed: <u>1.65</u> |
| Address: <u>1980 Kellum Valley Rd. Chevelad GA 30528</u> | |
| Directions to Property: <u>From Chevelad, Hwy 129 North for 7 miles to right on Kellum Valley Rd for 2 miles to driveway on right</u> | |
| | |
| | |

| | |
|--|-------------------------------------|
| Current Use/Zoning of Property: <u>R1</u> | Type of Road Surface: <u>Gravel</u> |
| Any prior redistricting requests for property: <u>N</u> If yes, provide redistricting application #: _____ | |

| SURROUNDING PROPERTY LAND USE CLASSIFICATION: | | | |
|---|--------------------|-------------------|--------------------|
| North: <u>R1</u> | South: <u>USFS</u> | East: <u>USFS</u> | West: <u>R1/A1</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>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? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, please list number of lots: |
| 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): <u>None</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: _____ 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 | 15 - 18A Brady Betterton | 1116 Kellum Valley Rd. Chehalis, WA 98528 |
| 2 | 040-001A U.S. Forestry Service | |
| 3 | 003-012 Bear Paw Properties LLC | 326 Palm St Windermere, FL 34786 |
| 4 | 015-054 Fredrick Hogson | 117 Cross Keys Rd. Unit A Baltimore MD 21210 |
| 5 | | |
| 6 | | |
| 7 | | |

APPLICANT CERTIFICATION

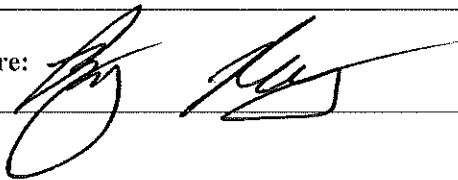
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners meeting agendas.

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: 7/7/23

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 14, 2023 * | Monday, July 31, 2023 | Monday, August 7, 2023 | Monday, August 28, 2023 |
| Wednesday, July 12, 2023 | Monday, August 28, 2023 | TBA | Monday, September 25, 2023 |
| Wednesday, August 9, 2023 | Monday, September 25, 2023 | Monday, October 2, 2023 | Monday, October 30, 2023 |
| Wednesday, September 13, 2023 | Monday, October 30, 2023 | Monday, November 6, 2023 | Monday, November 27, 2023 |
| Wednesday, October 11, 2023 | Monday, November 27, 2023 | Monday, December 4, 2023 | TBA |
| Wednesday, November 8, 2023 | TBA | TBA | Monday, January 29, 2024 |
| Wednesday, December 13, 2023 | Monday, January 29, 2024 | Monday, February 5, 2024 | Monday, February 26, 2024 |

*NEW DEADLINE DATES EFFECTIVE IN ORDER TO MEET ZPL UPDATES AS OF JULY 2023

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:** 7/7/23

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.

| |
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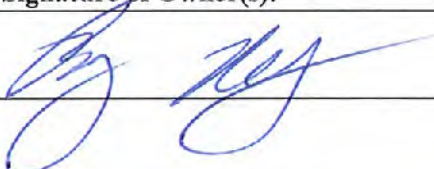
Check box if no contributions made

Applicant Signature:  **Date:** 7/7/23

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.

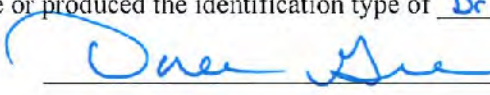
I/WE (print), Brady Betterton,
hereby swear that I/we own the property for which this land use change application is being made.

| | |
|--|--------------------------------------|
| Property Address and/or Parcel ID: | |
| PROPERTY OWNER INFORMATION | |
| Printed Name of Owner(s): <u>Brady Betterton</u> | |
| Mailing Address: <u>1116 Kellum Valley Rd. Cleveland, GA 30528</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): <u></u> | Date Signed: <u>7/7/23</u> |

PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 7th day of July, 2023 by Brady Betterton (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of Drivers License.

{Seal}



(Signature of Notary)

Doreen Green

(Name of Notary Typed, Stamped, or Printed)

Doreen Green
NOTARY PUBLIC
White County, GEORGIA
My Commission Expires 07/12/2025

SHORT TERM RENTAL CERTIFICATIONS

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

I/WE (print), Brady Betterton,
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 7th day of July, 2023 by Brady Betterton (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of Drivers License

[Signature]

{Seal}

(Signature of Notary)

Doreen Green
NOTARY PUBLIC
White County, GEORGIA
My Commission Expires 07/12/2025

Doreen Green

(Name of Notary Typed, Stamped, or Printed)

APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, Brady Bellows (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): 8/29/23 - W.C. BOC office

Regular Meeting Date (Planning Commission): 9/5/23 W.C. BOC office

Administration Building, 1235 Helen Hwy, Cleveland

4:30pm

Board of Commissioners Meeting Date: 9/25/23

**Meeting dates are subject to change*

JBZ
Signature of Applicant or Authorized Agent

7/7/23
Date

| |
|---|
| <u>OFFICE USE ONLY</u> |
| Copy given to applicant: <u>7/7/2023</u> (date) |
| Staff Initials: <u>JBZ</u> |
| Flag (circle): <input checked="" type="radio"/> Y <input type="radio"/> N |

Emailed revised dates 7/28/23

| |
|--|
| <p>WITHDRAWAL</p> <p><i>Notice: This section only to be completed if application is being withdrawn.</i></p> |
| <p>PART II - OFFICIAL CODE/APPENDIX C - LAND USE REGULATIONS/ARTICLE XVIII. AMENDMENT, APPLICATION AND PROCEDURAL REQUIREMENTS</p> <p><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></p> |
| <p>I hereby withdraw application #:</p> |
| <p>Applicant Signature: _____ Date: _____</p> |

Mercedes Dodd

From: Mercedes Dodd
Sent: Friday, July 28, 2023 4:04 PM
Subject: White County Land Use Application | Meeting Dates and Location Changes

Hello,

The following land use meetings have been updated. Since you have a land use application on the agenda, your presence or that of a representative is required. Please respond back to this email as confirmation of receipt. If you have any questions, please contact our office at 706-865-6768.

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

Public Hearing Date (Planning Commission): Monday, August 28, 2023

Administration Building, 1235 Helen Hwy, Cleveland 6:00pm

Regular Meeting Date (Planning Commission): Tuesday, September 5, 2023

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

Board of Commissioners Meeting Date: Monday, September 25, 2023

Thank you,

Mercedes Dodd

Planning Technician, White County Planning Dept.
Administrator, Development Authority
706-865-6768
1241 Helen Hwy, Suite 200
Cleveland, GA, 30528
mdodd@whitecounty.net
whitecountydevelopment@whitecounty.net

Letter of Intent

My name is Brady Betterton and I would like to apply for permission to have a short-term rental at 1980 Kellum Valley Rd Cleveland, GA. My wife and I are long time residents of White County and have owned this property for about 20 years and have rented this small house out to various long-term monthly renters for about the last 18 years. The property is private and scenic and is not visible from the road. It borders the US Forest service on two sides and I own the house directly beside it. We live about 1 mile from the subject property and would be available at short notice for any issues that arise. We plan to implement common sense safety rules for the property and to screen tenants thoroughly. Thank you for your consideration.



Public Health
Prevent. Promote. Protect.

White County Environmental Health

Zachary Taylor, M.D., M.S., Acting 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: 07/07/2023

APPLICANT NAME: Brady Betterton

PROPERTY ADDRESS: 1980 Kellum Valley 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



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

BETTERTON BRADY SBETTERTON SYLVIA L

1116 KELLUM VALLEY RD

CLEVELAND, GA 30528-1679

| | | | |
|-----------------|--------------|---------------|---|
| PAID DATE | | | 11/14/2022 |
| RECEIPT PRINTED | | | 7/7/2023 3:35:38 PM |
| CASH AMOUNT | CHECK AMOUNT | CHARGE AMOUNT | CHECK NUMBER(s) CHARGE APPROVAL CODE |
| \$0.00 | \$872.87 | \$0.00 | 29214542 |
| REFUND AMOUNT | | | \$0.00 |
| OVERPAY AMOUNT | | | \$0.00 |
| CHANGE AMOUNT | | | \$0.00 |
| REGISTER | | | 6 |
| CASHIER | | | |
| TOTAL PAID | | | \$872.87 |

| 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 | |
|--|---|----------------------------|-----------------------------------|--------------------------|-----------------------|----------------|-------------------------|--------|
| 2022-1542 FMV: 91970.00 015 017 | LL56,57,64,65 LD4 SPLT F M 1:7 1980 KELLUM VALLEY RD DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0 | 11/15/2022 \$872.87 | \$0.00 \$0.00 \$0.00 | \$0.00 | \$872.87 | \$872.87 | \$0.00 | |
| Paid By: brady betterton | | | | Overpayment Amount: 0.00 | | | | |
| Check Number: 29214542 | | | | | | | | |
| Transaction(s): 19669 - 19669 | | Total(s): | \$872.87 | \$0.00 | \$0.00 | \$872.87 | \$872.87 | \$0.00 |

2022 Property Tax Statement

Cindy Cannon
 White County Tax Commissioner
 113 North Brooks Street
 Cleveland, GA 30528
 wctc@whitecounty.net
 Phone: (706) 865-2225
 Fax: (706) 219-0078

BETTERTON BRADY S
 BETTERTON SYLVIA L
 1116 KELLUM VALLEY RD
 CLEVELAND, GA 30528-1679

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

| Bill No. | Due Date | Current Due | Prior Payment | Back Taxes | *Total Due* |
|-----------|------------|-------------|---------------|------------|--------------------|
| 2022-1542 | 11/15/2022 | \$0.00 | \$872.87 | \$0.00 | Paid 11/14/2022 |

Map: 015 017
 Location: 1980 KELLUM VALLEY RD

Printed: 07/07/2023

Dear Taxpayer,

This is your 2022 Ad Valorem Property Tax Statement. This bill must be paid in full by 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.

Thanks you for the privilege of serving you as your Tax Commissioner.

Cindy Cannon

Cindy Cannon
 White County Tax Commissioner
 113 North Brooks Street
 Cleveland, GA 30528
 wctc@whitecounty.net
 Phone: (706) 865-2225
 Fax: (706) 219-0078



Tax Payer: BETTERTON BRADY S
 BETTERTON SYLVIA L
 Map Code: 015 017 Real
 Description: LL56,57,64,65 LD4 SPLT F M 1-7
 Location: 1980 KELLUM VALLEY RD
 Bill No: 2022-1542
 District: 001

| Building Value | Land Value | Acres | Fair Market Value | Due Date | Billing Date | Payment Good through | Exemptions | | | |
|--------------------|--------------|----------------|-------------------|---------------|--------------|----------------------|-----------------|------------------|-----------------|--|
| 65,170.00 | 26,800.00 | 1.6500 | \$91,970.00 | 11/15/2022 | | | | | | |
| Entity | Adjusted FMV | Net Assessment | Exemptions | Taxable Value | Millage Rate | Gross Tax | Credit | Net Tax | | |
| COUNTY M&O | \$91,970 | \$36,788 | \$0 | \$36,788 | 12.949000 | \$476.37 | \$0.00 | \$476.37 | | |
| SALES TAX ROLLBACK | \$91,970 | \$36,788 | \$0 | \$36,788 | -3.444000 | \$0.00 | -\$126.70 | -\$126.70 | | |
| SCHOOL M&O | \$91,970 | \$36,788 | \$0 | \$36,788 | 14.222000 | \$523.20 | \$0.00 | \$523.20 | | |
| STATE TAX | \$91,970 | \$36,788 | \$0 | \$36,788 | 0.000000 | \$0.00 | \$0.00 | \$0.00 | | |
| TOTALS | | | | | | 23.727000 | \$999.57 | -\$126.70 | \$872.87 | |

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 | \$872.87 |
| Penalty | \$0.00 |
| Interest | \$0.00 |
| Other Fees | \$0.00 |
| Previous Payments | \$872.87 |
| Back Taxes | \$0.00 |
| Total Due | \$0.00 |
| Paid Date | 11/14/2022 |

Map for Parcel Address: 1980 Kellum Valley Rd Cleveland, GA 30528-1697 Parcel ID: 015 017



**WHITE COUNTY PLANNING DEPARTMENT
STAFF COMMENT**

BRADY BETTERTON

- PROPERTY IS LOCATED AT 1980 KELLUM VALLEY 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 AND WEST R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT; TO THE SOUTH AND EAST IS PUBLIC LANDS.
- THE WHITE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP INDICATES SINGLE FAMILY RESIDENTIAL.
- TOTAL ACREAGE IS 1.65.
- PROPERTY SUPPLIED BY WELL AND SEPTIC.

EXISTING LAND USE



FUTURE LAND USE



1980 Kellum Valley Rd

Cleveland GA 30528

By signing below, I indicate that I am in support of the approval of the cabin at 1980 Kellum Valley for short-term rental.

Connie Forney

Jeremy H. Vinson

Lindsay Vinson

Kae Taylor

Ashley Taylor

Eric + Laura Butler

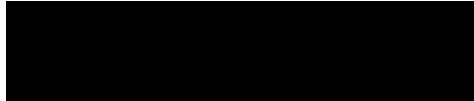
Brock Pulliam

Nix Pulliam

Barbara Anderson

Gene Cody Bishop

Heidi Bishop



1980 Kellum Valley Rd

Cleveland, GA 30528

By signing below, I indicate that I am in support of the approval of the cabin at 1980 Kellum Valley for short term rental.

[Handwritten signature]

Brittany Thiel

Mike Galy

[Handwritten signature]

Kyle Mc Combs

[Handwritten signature]

David Marc
Jennifer Marcus

1980 Kellum Valley Rd

Cleveland, GA 30528

By signing below, I indicate that I am in support of the approval of the cabin at 1980 Kellum Valley for short term rental.

Bruce Stanley

Ed [unclear]

Jan Cox

Peggy Burt

Patricia Beck

Jan Beck

Bob Burt

Donald B. Burt

Archie D. Burt

Lisa Cox

Jeremy Cathey

Beverly Oliver

Michael Olin

1980 Kellum Valley Rd

Cleveland, GA 30528

By signing below, I indicate that I am in support of the approval of the cabin at 1980 Kellum Valley for short term rental.

Charles E. Hunslee

John Bettenton
Alycia Bettenton

James Bettenton


~~Jacob Bettenton~~
Scott Bishop


Alisa Bishop

Debbie Ward

Kimberly McCarty

Blenda Sillards
Peggy Upton


Beth


Ross

1980 Kellum Valley Rd

Cleveland, GA 30528

By signing below, I indicate that I am in support of the approval of the cabin at 1980 Kellum Valley for short term rental.

Clayton Hugh Bettus

JM Bettus

Beth Lavender

~~*[Signature]*~~

Alissa Lavender

Dora Bettus

1980 Kellum Valley Rd

Cleveland, GA 30528

By signing below, I indicate that I am in support of the approval of the cabin at 1980 Kellum Valley for short term rental.

Bonnie DeLoxan

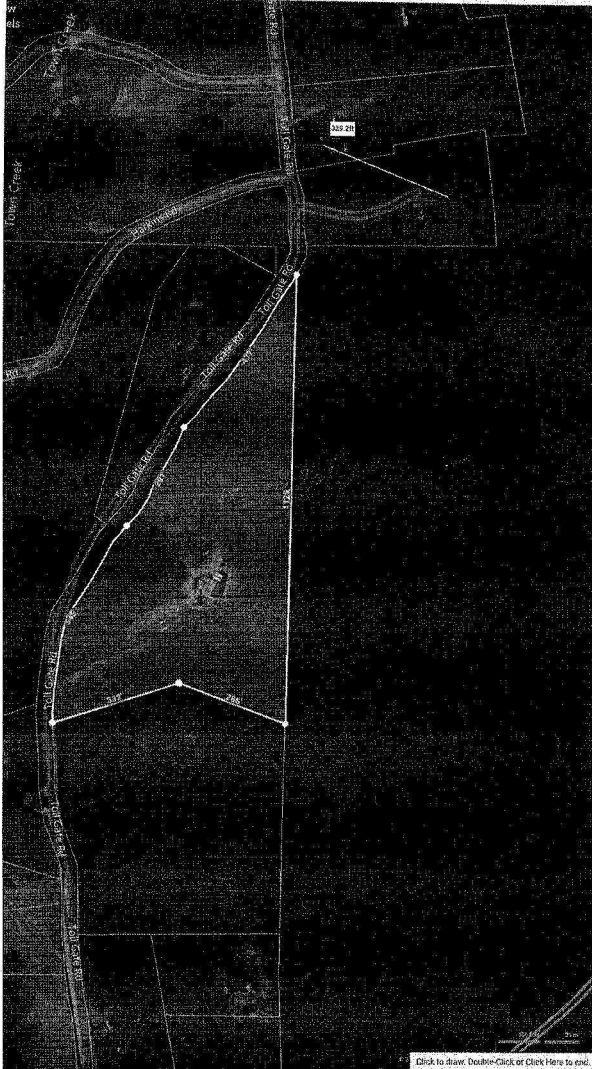
Buffy Price

Mary Bubb

Janice



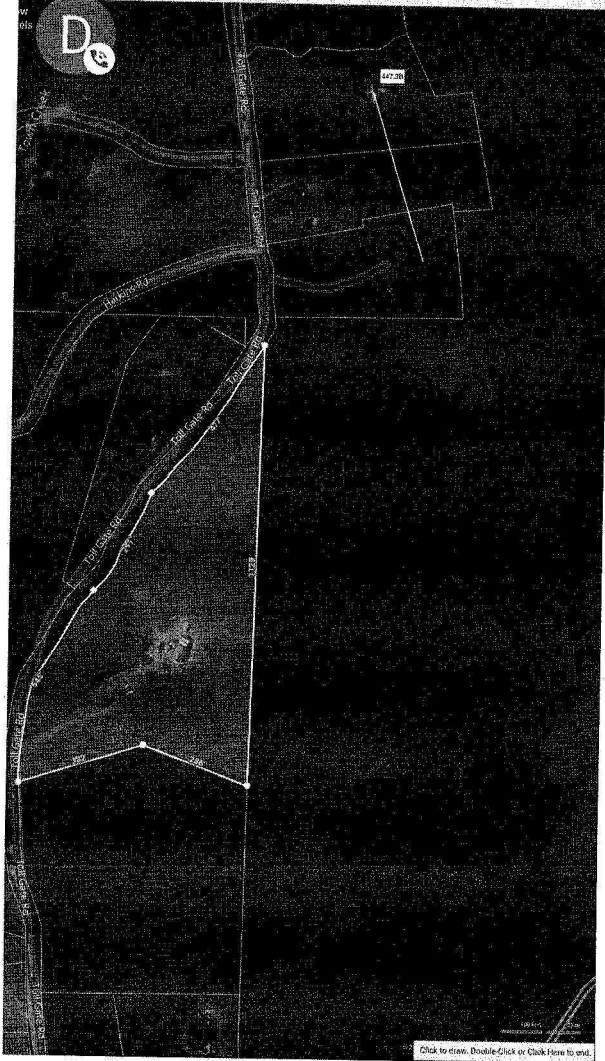
Measure Distance | Location | Overview | 1/29/21



2004 Tollgate
Brady - closest
neighbor
in favor

339 ft

Measure Distance: 1.561 mi Distance: 447.28'



2022 tolligh
Georgald + Wayden
2nd closes +
in Saver

447.28



Measure Distance 100 Feet Distance: 496.46'



Hogberg
3rd closest
1819 Kenna Valley

676 ft



Home

GEORGIA MLS
REAL ESTATE SERVICES

Settings | Help

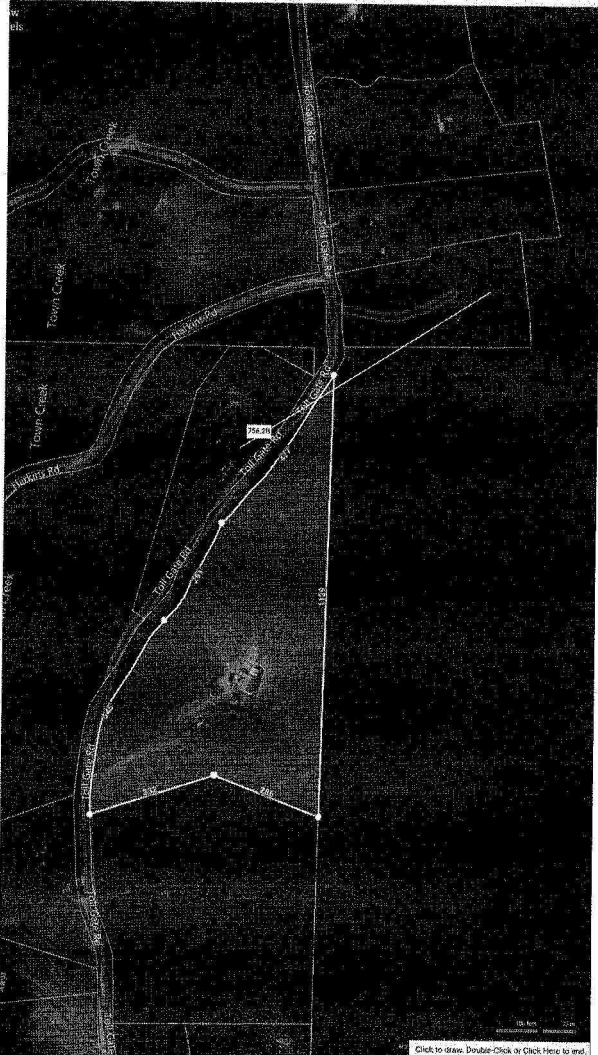
Property Report

Comparables

Prospecting

Facts & Figures

MapView Database - 1/16/14 - 1/16/14 - 756.21



Dover - 4th
Closest
1869 Keller Vally

754 St



Measure Distance | Poly Line | Storage | 356.24



Valora
5th closest
2102 Tollgate

805.2 ft

Mercedes Dodd

From: John Sell
Sent: Friday, September 15, 2023 7:45 AM
To: Mercedes Dodd
Subject: Fw: Concerning Short Term Rentals in Kellum Valley

Mercedes,

Please add this to the Betterton scan file.

John

John Sell
White County
Director of Community and Economic Development
706-865-6768
706-809-9342 (mobile)

From: Travis Turner <travis.turner@whitecounty.net>
Sent: Thursday, September 14, 2023 10:49 PM
To: [REDACTED]; Billy Pittard <BPittard@whitecounty.net>; Shanda Murphy <smurphy@whitecounty.net>; John Sell <jsell@whitecounty.net>
Subject: Re: Concerning Short Term Rentals in Kellum Valley

Mr Betterton

Sorry so late however received your email. Thanks.

Travis Turner
Chairman
White county board of commissioners

On Sep 14, 2023, at 8:02 PM, Ron Betterton [REDACTED] wrote:

[EXTERNAL SENDER - PROCEED CAUTIOUSLY]

This is in regards to Conditional Use Permit Requested by Brady Betterton for Short Term Rental Program located at 1980 Kellum Valley Road, Cleveland Ga 30528

To Commissioner Travis Turner,

My name is Ron Betterton, my wife Trish and I own 7.4 acres with our residence at [1810 Kellum Valley Road](#), Parcel I.D. 011-015. We are both retired and hope to live here for the remainder of our lives. Going north on Kellum Valley Road our property is on the east side of the road separated by a small strip of the National Forest (approximately 150ft) between our land and the 1.65 acres at [1980 Kellum Valley Road](#).

Our Neighborhood here in Kellum Valley is presently quite, clean and friendly with only few vehicles

each day traveling the dirt road. As you are probably aware the various types of trees, wild flowers, mountains and streams make this a pristine valley and wonderful place to live.

From several people I have talked to that have lived or are presently living in neighborhoods that permit short-term rentals the information relayed to me was not good. I have also read articles where large cities like New York, Dallas, and Memphis have had problems with AIRBNB's and other short-term rentals.

Often the people in these short-term rentals each week do not have the appreciation and respect for our neighborhood as those of us living in it, and are sometimes noisier and through out trash along our roads. Short-term rentals in a neighborhood can also decrease our property values.

Thank you for denying a conditional use permit for short-term rental in Kellum Valley last month from Mr. Chapman at [0 Valley View Road, Cleveland GA 30528](#).

There are currently 72 people that live in Kellum Valley that have signed the petition that are strongly against permitting short-term rentals. It is a fact that by far the majority of people living in the valley do not want short-term rentals.

Trish and I hope to live in this beautiful and peaceful valley in white county the remainder of our lives and respectfully request you to deny this short-term rental application.

Thank you for your Consideration,

Ron Betterton

KELLUM VALLEY

ANTI-SHORT TERM TASK FORCE

NEWSLETTER

August 25, 2023

WANT TO JOIN
THE
TASK FORCE?
Call
(706) 389-0518

As you are aware by now there have been several signs popping up in our community in regards to stopping short term rentals. Thank you to everyone who has joined the Anti-Short Term Rental Task Force! After such PHENOMENAL feedback and response from this community, our voice will be heard. There is a looming darkness of short term rentals coming to our peaceful valley. However our community has rallied together to stand up to this darkness and fight ANY coming into Kellum Valley. We have already proven our determination by stopping the short term rental that was trying to get approved last month. The reason all of us have come together is because this will more likely be an ongoing thing. Majority of the people who live here understand the lengths our community will need to go to in order to keep Short Term Rentals out of Kellum Valley.

3 WAYS TO GET INVOLVED

Join Task Force

Email or Call Commissioners
to say **NO** to Short-Term Rentals
in Kellum Valley

- Travis Turner travis.turner@whitecounty.net
- Terry Goodger tgoodger@whitecounty.net
- Lyn Holcomb lholcomb@whitecounty.net
- Edwin Nix enix@whitecounty.net
- Craig Bryant cbryant@whitecounty.net
- Their Office # 706-865-2235



Come to Planning Commission Meeting

| | | | |
|-------------|-------------|--|---|
| WHEN | TIME | WHERE | VOTE NO SHORT TERM |
| 8/28/2023 | 5:30pm | WHITE COUNTY SENIOR CENTER 1239 Helen Hwy, Cleveland GA | 1980 Kellum Valley Rd Parcel 015-017 |

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 1980 Kellum Valley Road Under the Parcel ID 015-017

| Printed Name | Signature | Address | Date |
|---------------------|-------------------------|--|---------|
| 1 Steve Gruber | <i>Steve Gruber</i> | 224 Valley View Dr. Cleveland | 7/31/23 |
| 2 Judy Turner | <i>Judy Turner</i> | 4788 Porter Springs Rd, Delaware 30535 | 7/31/23 |
| 3 Nancy Dorsey | <i>Nancy Dorsey</i> | 48 Stover Rd, Cleveland, GA 30528 | 7-31-23 |
| 4 Stutson Allison | <i>Stutson Allison</i> | 690 church Rd. | 7/31/23 |
| 5 Cole Allison | <i>Cole Allison</i> | 167 Valley View Dr. | 7/31/23 |
| 6 Jout Allison | <i>Jout Allison</i> | 167 Valley View Dr. | 7/31/23 |
| 7 Tony Hakey | <i>Tony Hakey</i> | 287 Valley View Dr. | 7-31-23 |
| 8 Mary Higgins | <i>Mary Higgins</i> | 368 Harris Rd. | 8/10/23 |
| 9 Wayne Winkler | <i>Wayne Winkler</i> | 26 Paris Dr. | 8/11/23 |
| 10 Brenda Winkler | <i>Brenda Winkler</i> | 19 Paris Dr. | 8-11-23 |
| 11 Brenda Willis | <i>Brenda Willis</i> | 885 Kellum Valley Rd | 8-15-23 |
| 12 David Willis | <i>David Willis</i> | 885 Kellum Valley Rd. | 8-15-23 |
| 13 Maurice Ferguson | <i>Maurice Ferguson</i> | 36 Antioch Church Rd. | 8-15-23 |
| 14 Dexter Ferguson | <i>Dexter Ferguson</i> | 38 Antioch Church Rd. | 8/15/23 |
| 15 Perry D. Postell | <i>Perry D. Postell</i> | 427 Antioch Church Rd. | 8/15/23 |
| 16 Barbara Postell | <i>Barbara Postell</i> | 427 Antioch Church Rd | 8/15/23 |
| 17 Steve Allison | <i>Steve Allison</i> | 8 Franklin Drive | 8/15/23 |

| | | | | |
|----|----------------------------|----------------------------|---------------------------------|-----------|
| 18 | Stip Hoberg | skip box | 1519 Kellum Valley Rd Cleveland | 8-15-2023 |
| 19 | Kenny Barber | Kenny Barber | 57 FM Road Cleveland | 8-15-23 |
| 20 | Leanne Barber | Leanne Barber | 57 FM Rd Cleveland | 8-15-23 |
| 21 | Shayla Brown | Shayla Brown | 347 Antioch Church Rd | 8/17/23 |
| 22 | Shirine Betterton | Shirine Betterton | 347 Antioch church Rd | 8/17/23 |
| 23 | Crystal Vidrine | Crystal Vidrine | 353 Antioch Cemetery Rd | 8/17/23 |
| 24 | Charles Vidrine | Charles Vidrine | " " | " " |
| 25 | Scott W MOOSE | Scott W MOOSE | 308 Antioch Antioch Church Rd | 8/17 |
| 26 | Linda Hightower | Linda Hightower | 437 Harkens Rd Cleveland | 8/18 |
| 27 | Bob Hightower | Robert Hightower | " " | 8/18 |
| 28 | Don PRATER | Don Prater | 424 HARKINS RD | 8/18 |
| 29 | Dina E PRATE | Dina E Prater | 424 HARKINS RD | 8/18 |
| 30 | C Ronald Betterton | Ronald Betterton | 1810 Kellum Valley Rd | 8/19 |
| 31 | Trish Betterton | Trish Betterton | 1810 Kellum Valley Rd | 8/19 |
| 32 | Joy Westmoreland | Joy Westmoreland | 1338 Kellum Valley Rd | 8-21 |
| 33 | Stacey Seabolt | Stacey Seabolt | 1151 Kellum Valley Rd | 8-21 |
| 34 | DANIEL Westmoreland | Daniel Westmoreland | 1651 Kellum Valley Rd | 8-22 |
| 35 | BONNIE VAUGHAN | Bonnie Vaughan | 1410 Kellum Rd | 8-22 |
| 36 | Christine Sargent | Christine Sargent | 569 Harkins Rd | 8-25 |
| 37 | Tony E. Sargent | Tony Sargent | Cleveland, OH | 8-25 |
| 38 | Bobby Fesalin | Bobby Fesalin | 509 Harkins Rd | 8-25 |
| 39 | Lisa Everett | Lisa Everett | Cleveland, OH | 8-25 |

Petition

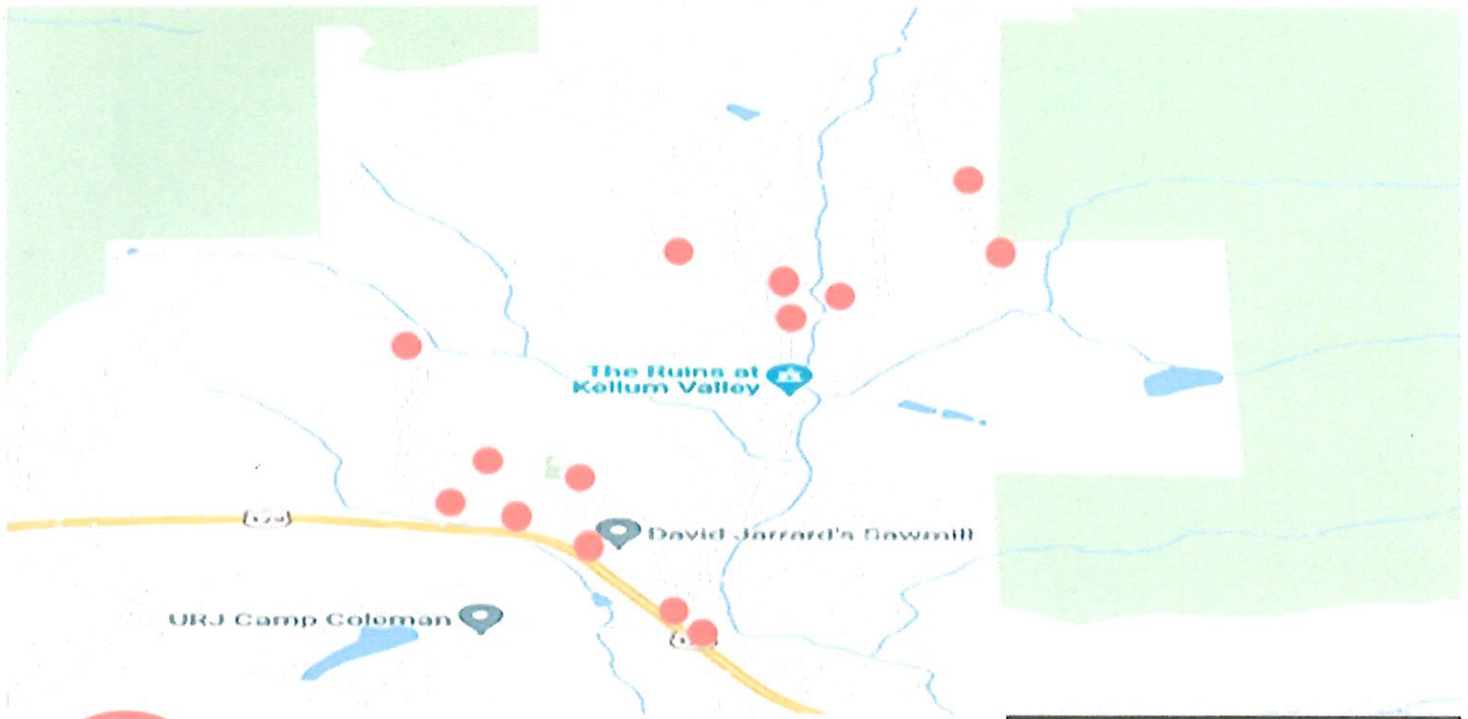
Stop Rezoning of Short Term Rental Program in Kellum Valley

This is a petition to stop the zoning change to the property known as 1980 Kellum Valley Road Under the Parcel ID 015-017

| Printed Name | Signature | Address | Date |
|--------------------|---------------|--------------------------------------|---------|
| 40 DAVID JARRARD | David Jarrard | 239 Antioch Cemetery Rd Cleveland GA | 8-23-23 |
| 41 Lisa Jarrard | Lisa Jarrard | 239 Antioch Cem Rd | 8-23-23 |
| 42 Terry Bueland | Terry Bueland | 239 Antioch Cem Rd 30528 | 8-24-23 |
| 43 Pam Buchner | Pam Buchner | 220 Antioch Cem Rd 30528 | 8-26-23 |
| 44 Ethun A | Ethun A | 198 Antioch Cen Rd | 8-26-23 |
| 45 ERNE HOOD | Erne Hood | 153 SURVEYORS PK. | 8-26-23 |
| 46 TIM BROETCHER | Tim Broetcher | 72 HAZARD DR. Cleveland ga 30528 | 8-27-23 |
| 47 Skilla Cox | Skilla Cox | 72 Hazel Nut Dr. Cleveland ga 30528 | 8-27-23 |
| 48 Beth Byers | Beth Byers | 288 Robert Jarrard Rd, Cle. 30528 | 8-27-23 |
| 49 Robert Byers | Robert Byers | 282 " " " | 8-27-23 |
| 50 David Byers | David Byers | 288 " " " | 8-27-23 |
| 51 Mrs. Jane Fagle | Jane Fagle | Antioch center Rd Cle. Ga | 8-27-23 |
| 52 Alice | Alice | 266 Hickory Hollow Cleveland 30528 | 8/27/23 |
| 53 DANNY BEARD | Danny Beard | 266 Hickory Hollow Cleveland 30528 | 8/27/23 |
| 54 Bridget Smith | Bridget Smith | 266 Hickory Hollow Cleveland 30528 | 8/27/23 |
| 55 Sandra Smith | Sandra Smith | 266 Hickory Hollow Cleveland 30528 | 8/27/23 |
| 56 DENNIS POSTE | Dennis Poste | 75 Harkins Rd. Cleveland Ga 30528 | 8-27-23 |

| | NAME | SIGNATURE | ADDRESS | DATE |
|----|--------------------|--------------------|------------------------------|----------|
| 57 | Emily Tucker | Emily Tucker | 201 Betty Lane Cleveland | 8-16-23 |
| 58 | Paul Tucker | <i>[Signature]</i> | 201 Betty Ln. Cleveland | 08 16 23 |
| 59 | Kevin Grizzle | <i>[Signature]</i> | 1195 Hellum Valley Cleveland | 08-18-23 |
| 60 | Kaya Bowman | Kaya Bowman | 1195 Hellum Valley Cleveland | 08-18-23 |
| 61 | Rodney Bowman | <i>[Signature]</i> | 1195 Hellum Valley Cleveland | 08-18-23 |
| 62 | Debra Grizzle | Debra Grizzle | 1235 Hellum Valley Cleveland | 08-18-23 |
| 63 | Clyde Grizzle | Clyde Grizzle | 1195 Hellum Valley Cleveland | 08-18-23 |
| 64 | WANDA THOMAS | Wanda Thomas | 224 TRAILS END CLEVELAND | 08-22-23 |
| 65 | JERRY THOMAS | Jerry Thomas | 224 TRAILS END CLEVELAND | 08-22-23 |
| 66 | Sandy Huston | <i>[Signature]</i> | 240 Hickory Hollow Cleveland | 08-26-23 |
| 67 | Glenn Huston | <i>[Signature]</i> | 240 Hickory Hollow Cleveland | 08/26/23 |
| 68 | WALTER E. PREST JR | Walter E. Prest Jr | 2177 TOLLGATE RD. CLEVELAND | 08-28-23 |
| 69 | BARBARA PREST | Barbara Prest | 2177 Tollgate Rd. Cleveland | 08-28-23 |
| 70 | Angela Nimbs | Angela Nimbs | 161 Harkins Rd Cleveland | 08-28-23 |
| 71 | Wayne Charles | <i>[Signature]</i> | 2601 Toll Gate Rd Cleveland | 8-28-23 |
| 72 | Connie Charles | Connie Charles | 2601 Toll Gate Rd Cleveland | 8-28-23 |

VARIOUS LOCATIONS OF SIGNS



**HOMES
NOT
HOTELS!**

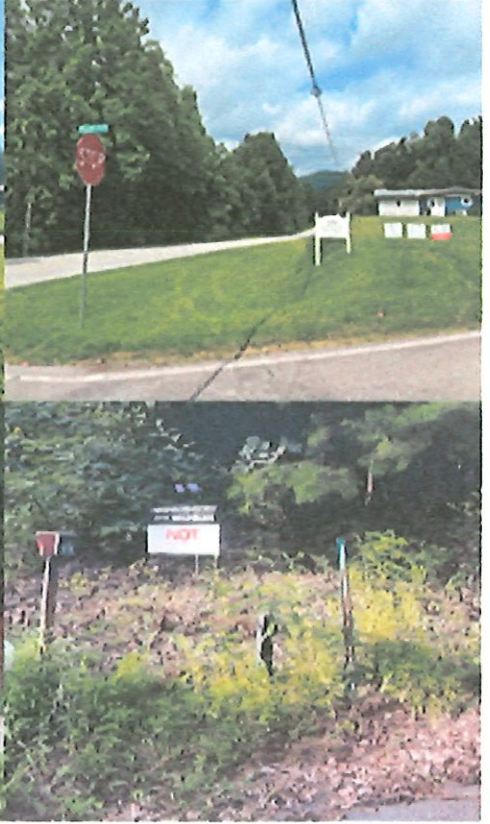
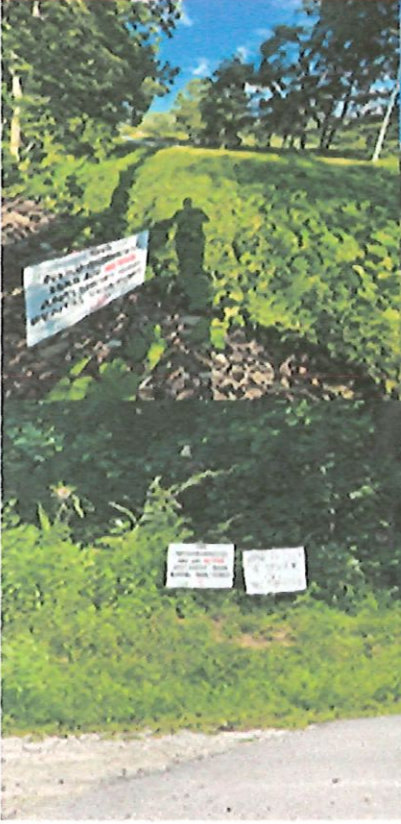
**THIS
NEIGHBORHOOD
HAS AN ACTIVE
ANTI-SHORT TERM
RENTAL TASK FORCE**

**NEIGHBORHOODS
ARE FOR NEIGHBORS**

*Short Term Rentals
RUIN
Neighborhoods*



NOT
Short Term Vacation Rentals





(<https://hndrealty.com>)

Why Are Short-term Rentals (Like Airbnb) Bad for Communities?

Airbnb allows property owners to rent their homes or apartments to people who are looking for a place to stay. Hosts often use short-term rentals as supplemental income, but for many people, this is their primary job. Because Airbnbs can be lucrative, more and more people are buying properties that they plan to use solely as short-term rentals. This is having a detrimental effect on communities across the country because it reduces the number of permanent residents in neighborhoods. Many cities have restrictions that limit short-term rental properties, but a lack of enforcement means that this problem isn't going away.

Reduced Local Tax Revenue

Homes and apartments that are listed on Airbnb are subject to property taxes; however, hosts often avoid paying taxes on their rental income. This means that local communities miss out on tax revenue that they would have received if those guests had stayed at hotels instead. This reduces a city's ability to invest in schools, critical infrastructure, first responders, and other services.

Disruptive Visitors

Most Airbnb listings are located in residential areas. Because tourists go on vacation to have a good time and party, they may affect the quality of life for permanent residents. Complaints regarding litter, illegal parking, and noise disturbances are often higher in communities with Airbnb-style rentals.

Artificially Inflated Property Values

In neighborhoods that are close to tourist destinations, residents who do not own their homes often face inflated rental prices that force them to move because landlords are choosing to convert their long-term rentals into Airbnbs. This can also make it more difficult for people to buy a home in these areas. There have been protests in San Francisco, New York, and major cities across the world as residents try to keep their neighborhoods from being overrun with tourists.

Unfair Competition for the Hotel Industry

Many Airbnb operators don't have any employees. They simply clean up the property themselves after a guest checks out. Along with paying fewer taxes, this means that they avoid many of the overhead costs that hotels face. As they make less money, hotels will have to lay off employees to cut costs, which makes it much harder for people who work in the service industry to find jobs.

As of 2019, there were over 700,000 Airbnb listings in the United States. Though the potential profits make buying a short-term rental property tempting, there are many factors to consider, especially the negative effects on local communities. As a real estate firm that's owned by Nashville natives with decades of experience, you can trust HND Realty LLC when you're buying or selling [residential](https://hndrealty.com/real-estate-services/residential/) (<https://hndrealty.com/real-estate-services/residential/>) and [commercial properties](https://hndrealty.com/real-estate-services/commercial/) (<https://hndrealty.com/real-estate-services/commercial/>) in the area. We're dedicated to keeping the neighborhoods that make Nashville unique intact. If you're interested in working with our agents, [contact us online](https://hndrealty.com/contact/) (<https://hndrealty.com/contact/>) today.

Recent Updates





intentions. Now both sides are an Airbnb and I thought I might let the outta towners know...
 #kek ometonola
 #happy mardigras — in UpTown, New Orleans

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The rise and growth of short-term rental platforms such as Airbnb, HomeAway and Flipkey has created plenty of debate amongst local governments, the hotel industry, the real estate lobby, housing activists and local residents about the impact of such rentals on the availability of affordability of long-term rental housing.

According to a **recent article in the Harvard Law & Policy Review** the theory goes as follows: short-term rentals “reduces the affordable housing supply by distorting the housing market in two interconnected mechanisms. The first such mechanism is one of simple conversion: any housing unit that was previously occupied by a city resident, but is now listed on Airbnb year round, is a unit that has been removed from the rental market and has essentially been added to [the community’s] supply of hotel rooms. This leads to a real, but likely mild, increase in rents, an effect that is concentrated in affluent or gentrifying neighborhoods along the [community’s] central core. More disconcertingly, conversion reduces [the community’s] already-limited supply of affordable housing. The second mechanism is “hotelization.” So long as a property



controlled rent, there is an overpowering incentive to list each unit in a building on Airbnb rather than rent to [local] residents, thereby creating “cottage hotels.” This decreases the supply of housing and spurs displacement, gentrification, and segregation.

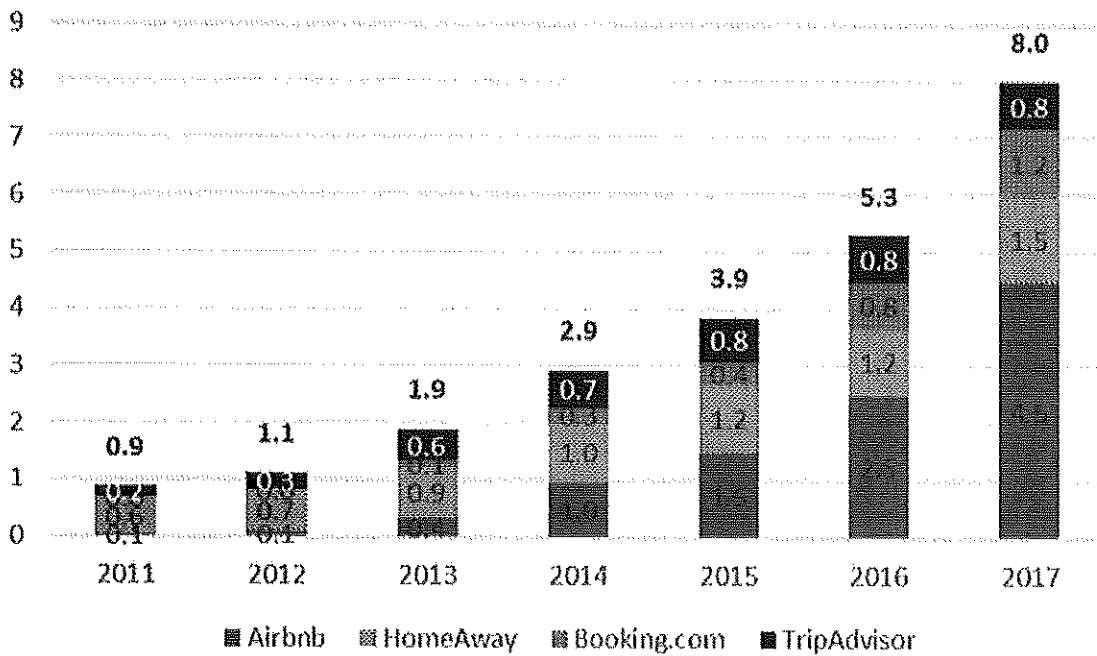
While still a theory, more and more evidence is suggesting that these effects are in-fact real. As an example, a **2016 study from the University of Massachusetts** concluded that in Boston, MA “home sharing is increasing rents by decreasing the supply of units available to potential residents [and] that a one standard deviation increase in Airbnb listings relative to the total number of housing units in a census tract is associated with an increase in asking rents of 0.4%. For those census tracts in the highest decile of Airbnb listings relative to total housing units, this increase in asking rents ranges from 1.3% to 3.1%, which equates at the citywide mean monthly asking rent to an increase of as much as \$93.”

This conclusion is consistent with other independent academic studies which like this **recent paper published by researchers at the National Bureau of Economic Research, the University of California, Los Angeles (UCLA) and the University of Southern California** concluded that on a national basis “a 10% increase in Airbnb listings leads to a 0.42% increase in rents and a 0.76% increase in house prices. Moreover, we find that the effect of Airbnb is smaller in zipcodes with a larger share of owner-occupiers, a result consistent with absentee landlords taking their homes away from the long-term rental market and listing them on Airbnb.”



affordability and availability of long-term rental housing. Just think about, if a 10% increase in the number of short-term rental listings was found to lead to a 0.42% increase in rents, the actual 800% increase in short-term rental listing since 2011, would be responsible for a 33.6% rent increase over that same time period! For comparison **the median household income in the U.S. grew only 18.0% between 2011 and 2016.**

Millions of STR listings

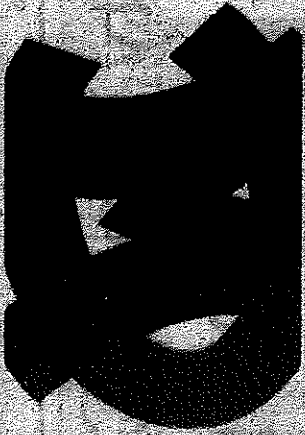


Sources: AirBnB, Expedia, TripAdvisor and Booking.com

It is also important to acknowledge that this is not just a big city problem. The study from the National Bureau of Economic Research, UCLA and the University of Southern California was based on national data and controlled for unobserved zipcode-specific, time-varying factors that could have otherwise skewed their conclusions. Said simply, their conclusion are universally applicable and also apply to in smaller communities like **Madison, WI** and **Long Beach, CA** where the debate about housing

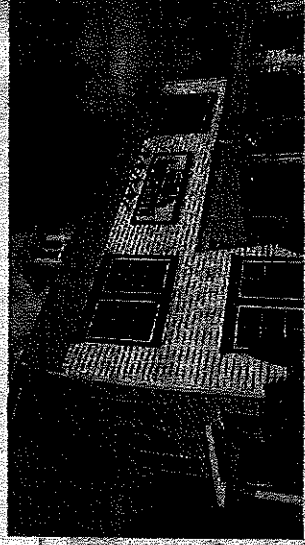
SPORTS - 1B

WCHS VOLLEYBALL,
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WHITE COUNTY NEWS

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WhiteCountyNews.net

Thursday, August 24, 2023

Yardley resigns from city council

Cites affordable housing shortage as reason for moving out of city, county

by Samantha Sinclair
White County News

Rebecca Yardley is resigning from the Cleveland City Council, effective Aug. 31. She shared her intent to resign in a letter dated Aug. 21 to Mayor Josh Turner and the city council.

She has served as the representative for Ward 2 since 2020, and the seat is up for reelection this year.

According to the city charter, when a council seat is vacant the council makes an appointment

to fill the seat for the unexpired portion of the term, City Manager Kevin Harris said. There is no specific time period for filling the seat mentioned in the charter.

Her term was set to end Dec. 31.

In her resignation letter, Yardley explained that the home her family has rented for eight years sold, and they were unable to find affordable housing in the city limits or the county. She said when elected, she intended to

serve the full term for which she was elected.

"I hope that all of our elected officials in Cleveland and White County will begin to take note of the housing issues that our citizens are facing," Yardley wrote in her resignation letter. "As a community that increasingly talks about wanting our young people to come home and raise their families after they graduate from college, we are not currently affording them that

opportunity with homes that continue to be priced in the \$350,000 to \$500,000 price range. At this rate the values and small town feel that I hear expressed as the driving force behind why generation of families have called this community home will cease to matter as our community becomes inundated with individuals moving here from metro areas of the state or who purchase homes simply to place them as short-term rentals to make profit."

Recently, the city partnered with the White County Chamber of Commerce, White County and Helen on a housing study with the goal to help the entities provide housing options needed. In addition, the city has been working to increase affordable housing options, and the city's economic development and planning director, Tom O'Bryant said there are four developments completed or under construction

They were able to find a home in neighboring Habersham County.

See YARDLEY Page 4A



WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Tuesday, September 5th, 2023
6:00 pm

White County Board of Commissioners Building
1235 Helen Hwy, Cleveland, Ga. 30528

Those present were Larry Freeman, R.K. Ackerman, Dona K. Burke, Charlie Thomas, Linda Dixon, 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. Motion to approve the minutes of July 31st, 2023 and August 7th, 2023 made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous.

Application of Peter Schmidt to request a variance from Section 802 Lot Width and Size for a second dwelling. Property is located at 520 Mount Pleasant Church Road, Cleveland, GA, 30528. Tax map and parcel is 017-177. Total acreage is 2.00.

The applicant, Peter Schmidt of 306 Carnation Place in Cleveland, was present. Mr. Barton gave a summary of the application. Mr. Schmidt explained that his brother moved into the storage building with the apartment on top two years ago and he was not aware of the variance or building permit requirements at the time. He said code enforcement notified him of non-compliance but that he is working on making it right. Mr. Barton explained that the dwelling would still need to meeting building code requirements.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant to contact the building department regarding a building permit.

Application of Royston Wilson and Debra Grizzle to request a variance from Section 802 Lot Width and Size for a third dwelling. Property is located at 1081 Kellum Valley Road, Cleveland, GA, 30528. Tax map and parcel is 015-014. Total acreage is 6.64.

The applicant, Royston Wilson of 1081 Kellum Valley Road, was present. Mr. Barton gave a summary of the application. Mr. Wilson explained that he wished to replace one of the existing mobile homes and move the existing to another part of the property for family. He said all dwellings are for family members.

Motion to approve the variance made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant to contact the building department regarding a building permit.

Application of Rebecca Johnakin to request a variance from Section 601 Access. Property is located at 5282 Highway 129 S, Cleveland, GA, 30528. Tax map and parcel is 050C-010. Total acreage is 1.75.

The applicant, Rebecca Johnakin of 5282 Highway 129 South, was present. Mr. Barton gave a summary of the application, adding that Tract II is the property that needs the variance. Ms. Johnakin explained she has been letting a business use part of her property for ten years and would like to split it so they can continue their business without having to displace them by selling the entire tract. She said there is a home and the business on the tract, but the home is not being used due to a water line break in December and costly repairs. She said she already has health approval to split the property and there are two septic tanks.

Motion to approve the variance made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant to contact his office regarding plat approval.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of Linda McFarland to request a variance from Section 14-133(K) for RV Park Square Footage for a total of 652 square feet. Property is located at 495 Hidden Valley Road, Cleveland, GA, 30528. Lot 193 in Paradise Valley Campground. Tax map and parcel is 005E-193.

A representative, David Pass for 495 Hidden Valley Drive, was present on behalf of the applicant. Mr. Barton gave a summary of the application. Mr. Pass confirmed the requested total square footage is 652 in order to add a storage shed.

Motion to approve the variance made by Ms. Burke and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the representative to contact the building department regarding a building permit.

Application of Donna Lindsey to request a variance from Section 14-133(K) for RV Park Square Footage for a total of 800 square feet. Property is located at 170 Yogi Bear Boulevard in Cleveland, GA, 30528. Lot 51 in Mountain Lakes. Tax map and parcel is 031F-057.

The applicant, Donna Lindsey of 170 Yogi Bear Boulevard, was present. Mr. Barton gave a summary of the application. Ms. Lindsey explained the request is for a renewal for the variance that was applied for two years ago, adding that she has to renew her building permit also. Said she has had difficulties finding a framer, as well as other issues she ran into during the construction process.

Motion to approve the variance made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant to contact the building department regarding the building permit.

Application of Danny Risener to request a variance from 14-133(K) for RV Park Square Footage for a total of 556 square feet. Property is located at 62 Rocky Lane in Cleveland, GA, 30528. Lot 157 in Mountain Lakes. Tax map and parcel is 031E-172.

A representative, Donna Lindsey of 170 Yogi Bear Boulevard, was present. Mr. Barton gave a summary of the application. Ms. Lindsey explained the request is to cover the porch.

Motion to approve the variance made by Mr. Ackerman and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the representative to contact the building department regarding building permit.

Application of Richard and Bobbette Marks to request a variance from 14-133(G) for RV Park Setbacks for building lines and 14-133(K) for RV Park Square Footage for a total of 776 square feet. Property is located at 1053 Mountain Shadows Drive in Cleveland, GA, 30528. Lot 94 in Mountain Lakes. Tax map and parcel is 031F-100.

The applicant, Bobbette Marks of 1053 Mountain Shadows Drive, was present. Mr. Barton gave a summary of the application. Ms. Marks explained the request is for a total of 778 square feet and a setback of 3 feet. She said she has already received approval from the adjoining landowner.

Motion to approve variance contingent upon receiving a letter of approval from the adjoining landowner made by Ms. Dixon and seconded by Ms. Burke. Motion unanimous. Mr. Barton advised the applicant to contact the building department regarding a building permit after receiving the letter.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of Steven and Viktoriya Croskey to request a conditional use permit located at 173 McConnell Court, Helen, Georgia, 30545. Tax map and parcel 042B-013. Total acreage is 1.19. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. A representative, Alex Green for 173 McConnell Court, was present. Mr. Barton gave a summary of the application. Mr. Green did not have anything to add. Chairman Thomas asked Mr. Barton if the code requires letters from homeowners or property owners, to which Mr. Barton said landowners. Mr. Sell explained the code said homeowners but it has been the interpretation of staff that letters be received from landowners since those without homes should have a say, as well.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and was seconded by Mr. Ackerman. Motion carried with a 5-1 majority, with Ms. Dixon being in opposition. Mr. Barton advised the applicant of the next meeting on September 25th.

Application of Kylee Kopacka to request a conditional use permit located at 1545 Pless Road, Cleveland, Georgia, 30528. Tax map and parcel 075-369. Total acreage is 2.31. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Kylee Kopacka of 1545 Pless Road, was present. Mr. Barton gave a summary of the application. Ms. Kopacka explained she submitted her hotel/motel taxes as proof of payment. She said she purchased the property in 2017 as a foreclosure.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Burke. Motion carried with a 5-1 majority, with Ms. Dixon being in opposition. Mr. Barton advised the applicant of the next meeting on September 25th.

Application of Brady Betterton to request a conditional use permit located at 1980 Kellum Valley Road, Cleveland, Georgia, 30528. Tax map and parcel 015-017. Total acreage is 1.65. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Brady Betterton of 1116 Kellum Valley Road, was present. Mr. Barton gave a summary of the application. Mr. Betterton said he wanted to address the questions from last week and explained that one of the opposed said they had been in their home for forty years but it was only two. He said that people were told when signing the petition that a short-term rental is like a hotel, but this is only a 700 square foot cabin and not visible from the road. Additionally, he said the person that spoke in opposition as the closest neighbor is the sixth closest and that he owns the closest property. He stated this property is across the street from an existing short-term rental and he is unaware of other short-term rentals in Kellum Valley, but it is not part of a subdivision.

Motion to recommend approval to the Board of Commissioners based on criteria given by the Board of Commissioners to go by and not finding anything that would not permit a short-term rental being there was made by Ms. Burke and seconded by Mr. Freeman. Motion carried with a 4-2 majority, with Mr. Ackerman and Ms. Dixon in opposition. Mr. Barton advised the applicant of the next meeting on September 25th.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of Kevin and Amy Kitching to request a conditional use permit located at 85 Spring Crest Road, Cleveland, Georgia, 30528. Tax map and parcel 030D-061A. Total acreage is 4.66. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicants, Kevin and Amy Kitching of 85 Spring Crest Road, were present. Mr. Barton gave a summary of the application. Mr. Kitching explained the home is a log cabin with a loft style second bedroom that was designed as a vacation home that they plan to rent when not using themselves. He said short-term rentals help the community by supporting local businesses. He said the closest opposition was a quarter of a mile away and the closest property owner, who would be impacted most, spoke in support of their application. When asked if the closest neighbor has any business interest in the property, Mr. Kitching said no. He said this home sits further back from the road than other properties in that area.

Motion to recommend denial to the Board of Commissioners made by Mr. Ackerman. Mr. Ackerman explained his reason for denial is that in order to access the property, you have to go 50 plus yards in the Springcrest subdivision, through the front of the gates and lighting that was paid for by people in Springcrest. He said he has a problem with the way it has been set up and a problem with neighbors in the area that are against it, but that he knows that it is not in subdivision but he has gone both ways and said Mr. Kitching has a right to go after this. He explained that he has a problem with the property not being a part of the subdivision, which is a problem from way back when, and that one individual outside of the subdivision uses all of that property on the way without a say from Springcrest Phases I, II, and III.

The motion was seconded by Ms. Burke based on the same reason. She said in Springcrest it states they cannot have short-term rental and to her, even though the deed does not state part of Springcrest, they are because they have to go through the entrance of that subdivision.

Motion carried with a 5-1 majority, with Mr. Freeman in opposition. Mr. Barton advised the applicant of the next meeting on September 25th.

There was no citizen comment.

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

WHITE COUNTY PLANNING COMMISSION AGENDA
PUBLIC HEARING: LAND USE REGULATION

Monday, August 28th, 2023
6:00 pm

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

Those present were Larry Freeman, R.K. Ackerman, Dona K. Burke, Charlie Thomas, Linda Dixon, 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. Mr. Barton explained the public hearing procedures.

Application of Steven and Viktoriya Croskey to request a conditional use permit located at 173 McConnell Court, Helen, Georgia, 30545. Tax map and parcel 042B-013. Total acreage is 1.19. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant nor a representative were present at the time the hearing was called and was moved to the end of the agenda.

Application of Kylee Kopacka to request a conditional use permit located at 1545 Pless Road, Cleveland, Georgia, 30528. Tax map and parcel 075-369. Total acreage is 2.31. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Kylee Kopacka of 1545 Pless Road, was present. Mr. Barton gave a summary of the application. Ms. Kopacka explained the short-term rental is a four bed, three bathroom home that has a maximum occupancy of eight people and four parking spaces. She said she purchased the property in 2017 and began renting in 2018 after she was told she did not need additional permits, but has been paying hotel/motel taxes since then. When asked if she had any complaints since she has been renting, she said not that she is aware of. Ms. Kopacka explained she self-manages the rental with her mother, along with a local contact that can visit the property if Ms. Kopacka is unable to. She said the closest neighbor is across the road.

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. Ms. Kopacka did not have anything to add. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on September 5th in the Board of Commissioners building.

Application of Brady Betterton to request a conditional use permit located at 1980 Kellum Valley Road, Cleveland, Georgia, 30528. Tax map and parcel 015-017. Total acreage is 1.65. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Brady Betterton of 1116 Kellum Valley Road, was present. Mr. Barton gave a summary of the application. Mr. Betterton explained the proposed short-term term rental is a two bedroom, one bathroom home that has a maximum occupancy of four people. He said the property is currently a long-term rental and he owns the house next door that is about 350-400 feet away, adding that the house across the street is a short-term rental and the other side is national forest. Mr. Betterton stated that he has experience with long-term rentals and plans to self-manage while possibly utilizing a company for advertising and marketing. He explained that he has signatures of people throughout the county to show support and said that he is vested in the community.

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

Gerald Betterton of 2022 Toll Gate Road said he lives across from the existing nightly rental, explaining he is in favor of the application because there has never been any issues with the existing one and it is less

WHITE COUNTY PLANNING COMMISSION AGENDA
PUBLIC HEARING: LAND USE REGULATION

traffic than someone living there full time. He said there are signs in the neighborhood against it but he believes the “Bible tells us who our neighbor is”.

Chairman Thomas asked if anyone would like to speak against the application.

Trish Betterton of 1810 Kellum Valley provided a community petition to board members and expressed concerns about hotel uses, the inability to vet renters, the alteration to Kellum Valley if approved, the family and retirement based residents and impact to them, and what would happen if this property is sold to someone from out of state. She explained that the community has created an anti-short term task force and asked the board to respect the heritage of the valley.

JoAnn Winkler of 1316 Harkins Road said she is against anything that brings in rentals and wants to preserve Kellum Valley for residential families that have been there for years.

Steve Gruber of 224 Valley View Drive said they do need a turnstile of people going in and out of the valley. He expressed concerns of the impact of short-term rentals on tax revenue, disruptive visitors, property values, competition for the hotel industry and “hotelization”, and the reduction of affordable housing supply. He provided documentation of his research findings to the board.

Brenda Willis of 885 Kellum Valley Road said the valley is a historical area and that the people that live there are family. She said everyone has to go by the same rules and expressed concerns about partying, inability to vet renters, and an incident with children on a side-by-side speeding on the roads. She said she believes that Bear Paw Properties is not a short-term rental and only houses workers.

Shane Strickland of 844 Chestatee Drive said he is against the Spring Crest Drive application because of community. He said he has managed short-term rentals before and does not believe it is the right neighborhood for it.

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

Mr. Betterton said in reference to the opposition about following rules that he is unaware of any rules he may be breaking and asked for clarification. He said that most people have stayed in AirBnB’s and that when he stayed at the Toll Gate house, there were local children riding side-by-sides so it is not just the rentals. He confirmed that Bear Paw Properties is part of the short-term rental program on AirBnB.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on September 5th in the Board of Commissioners building.

Application of Kevin and Amy Kitching to request a conditional use permit located at 85 Spring Crest Road, Cleveland, Georgia, 30528. Tax map and parcel 030D-061A. Total acreage is 4.66. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicants, Kevin and Amy Kitching of 85 Spring Crest Road, were present. Mr. Barton gave a summary of the application. Mr. Kitching explained the proposed short-term rental is a two bedroom, two-bathroom home with a maximum occupancy of four people and two vehicles. He said he believed the home was built as a vacation home due to small closets and the second bedroom loft, but he believes the property was used as a personal vacation home. Mr. Kitching stated that they plan to retire there and stay throughout the year, so it is more than just making money. He explained that he has lived near short-term rentals and sees that the owners tend to take more pride in the property than landlords with long-term rentals do. When asked if the property is accessed through Spring Crest subdivision, he said yes. Mr. Kitching stated he plans to self-manage with the help of a company for services such as cleaning and trash, as well as his realtor that would be the main local contact that could be onsite in less than two

WHITE COUNTY PLANNING COMMISSION AGENDA
PUBLIC HEARING: LAND USE REGULATION

hours. He said their job is to make sure guests feel at home and they created a guide and binder for activities nearby. He said the closest neighbor is approximately 200-250 feet away.

Mrs. Kitching expressed her appreciation for the invocation at the start of the meeting and for acknowledging first responders since she is a veteran and worked in law enforcement. She said community is important and that is what drew them to this property.

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

James Larsh of 95 Spring Crest Road said he supports the application but wanted to know if the permit would stay with the property, to which Mr. Barton explained that new owners would need to apply for a business license. Mr. Larsh explained that if issues arise with the short-term rental, he can call the police but he has no say if there is a long-term rental so it is in his best interest that the property get approved. He said he knows the owners will take care of the property and keep it safe, adding that the subdivision has rules against short-term rentals that would protect the rest of the road.

Chairman Thomas asked if anyone would like to speak against the application.

Mark Holiday of 203 Spring Crest Road said he is on the homeowner's association board for Phase I of Spring Crest and explained they recently had their annual meeting where they gathered signatures. He presented the documentation to the board. He expressed concerns of the impact to the peace and quiet of White County, the noise, and that not all short-term rental owners do a good job with their properties, and self-management while out of state. He said he knows he can utilize local law enforcement and that there are short-term rental regulations in place, but it is a laborious process to follow.

Billy Johnson of 133 Slayton Gap Trail said he understands that a short-term rental variance is forever, that it goes with the land, and does not need to go back through this process and only the owner can relinquish that. Mr. Johnson said there are places fit for short-term rentals and does not think that full time residents should have the burden of monitoring renters. He expressed concerns of not knowing the renters and stated that the home is not located in the middle of the property but is next to another home. He said he has a list of signatures of those opposed and provided the documentation to the board.

Pamela Oakley of 381 Meadow Crest Drive said the property is not part of the subdivision but enjoys amenities that the subdivision paid for, such as lighting and the entrance signs. She expressed concerns of short-term rentals discouraging others from purchasing homes in this community, impact to property values, noise, trash, number of vehicles and parking, recreational vehicles, and quality of living. She said the Board of Commissioners have considered hundreds of short-term rentals over the years and have previously said they "did not feel the proposed use fit the characteristic of the neighborhood" as a reason for denial.

Mark Neilson of 124 Prospect Trail said that when he previously opposed a short-term rental in the area there were thirty short-term rentals within walking distance of his front door and now there are forty. He expressed concerns of littering, impact on the lives of residents, the requirement of calling 911 for issues, perceptions of renters about the area and wanting to shoot firearms, and the amount of short-term rentals in the area.

Chairman Thomas asked the Kitching's if they had anything else to add.

Mrs. Kitching said a new permit would need to be applied for with a new owner, to which Chairman Thomas clarified that the conditional use permit would stay with the property but any new owners would need to apply for a business license. She explained that most short-term rentals are self-managed, but they do have a local company that provides assistance. Additionally, she said they would require renters to sign rental agreement through DocuSign, which is not required through Airbnb, but is an extra step they wanted to take to help vet renters and to state county regulations. She said they will be able to have people removed easier from a short-term rental than a long-term rental and said in her seventeen years in

WHITE COUNTY PLANNING COMMISSION AGENDA
PUBLIC HEARING: LAND USE REGULATION

law enforcement, she never responded to a short-term rental but always had calls for long-term. Mr. and Mrs. Kitching stated that cameras will be on the property and their target renters are adults with a minimum age to rent being twenty-five. They plan to stay at the home part of the year, which would not be possible with a long-term rental, and they would be able to keep the property pristine and showcase it for short-term but would not have control over the maintenance for a long-term rental. Mrs. Kitching said they chose this property because it is not part of a subdivision and not in a party town so they and their renters could enjoy nature.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on September 5th in the Board of Commissioners building.

Application of Steven and Viktoriya Croskey to request a conditional use permit located at 173 McConnell Court, Helen, Georgia, 30545. Tax map and parcel 042B-013. Total acreage is 1.19. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. A representative, Alex Green of Blue Creek Rentals, was present on behalf of the applicant. Mr. Barton gave a summary of the application. Mr. Green explained the short-term rental would have a maximum occupancy of six people and two vehicles. He said the home was rented for about six months before the owner found out he was in violation, then stopped renting and paid the back taxes. He said the home was not previously on the rental program but was used for a personal vacation home and there are no other short-term rentals in this neighborhood, but there is an application for one on the docket for next month. He explained he would manage the property and lives local in Sautee, adding that they vet their renters, require ID’s, enforce rules, and will have cameras on the property. When asked about the letters received from property owners, Mr. Green detailed there are seven signatures and two live there full time with the next-door neighbor being a full time resident and signer. He said there are nine developed homes and eleven lots that are primarily accessed by Poplar Stump Road.

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. Green did not have anything to add. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on September 5th in the Board of Commissioners building.

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



WHITE COUNTY

Board of Commissioners

Agenda Request Form

Item Title: Conditional Use Permit Request for STR for Kevin and Amy Kitching, 85 Spring Crest Rd, Cleveland

For Meeting Date: 9/25/2023

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 #20145
2. Public Hearing minutes of 8/28/2023
3. Regular Meeting minutes of 9/5/2023
4. Opposition Petition

Purpose:

Consider the application of Kevin and Amy Kitching to request a conditional use permit located at 85 Spring Crest Road, Cleveland, Georgia, 30528. Tax map and parcel 030D-061A. Total acreage is 4.66. 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, but it is an out-parcel on the original plat of Spring Crest Subdivision. There are numerous short-term rentals in the area, including one two houses down Alt. 75 that is also an out-parcel from Spring Crest subdivision. Mr. Kitching explained that the proposed STR is a 2-bedroom, 2-bathroom home with an occupancy of 4 people and two vehicles. He said the cabin appears to have been built as a personal vacation home. He said they want to retire to the cabin eventually, but want to use it in the meantime and rent it when they are not there. He said that his experience with STRs that he has lived near is that they take more pride in the property than long-term rentals. He said you access the property through Spring Crest subdivision, but the property is an out-parcel and not part of the subdivision. He said he will self-manage with a local cleaner and a real estate agent as local contacts. Mr. James Larsh of 95 Spring Crest Road, said he is the closest neighbor and supports the STR, because he would have more say if issues arise than he would with a long-term rental. Several people spoke out against the application. Mr. Mark Holiday of 203 Spring Crest Road presented a petition in opposition from the Spring Crest HOA annual meeting. He was concerned about the noise and the burden of having to call law enforcement. Ms. Pamela Oakley stated that the cabin benefits from the subdivision's lighting and entrance signs and the road but does not

have to follow the rules. She said the STR did not fit the characteristic of the neighborhood. Mark Neilson stated there are 40 short term rentals within walking distance and that is enough. Billy Johnson was concerned about the conditional use going with the property and what future owners might do. Mr. Kitching stated they will take extra steps to vet renters including signing an additional rental agreement. Amy Kitching stated that in her years of law enforcement she had not encountered issues with short term renter but had many encounters with long-term renters. The Planning Commission recommended denial of the application based on having to enter the subdivision in order to access the property, and that the property should have been included in the subdivision and the motion passed by a 5-1 vote.

Department Recommendation:

Planning Commission recommended denial by a 5-1 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>20145</u> |
| Public Hearing Date: <u>8/28/2023</u> | Commission District: <u>4</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>Kevin B Kitching and Amy L Kitching</u> | |
| Address: <u>4321 NW 2nd Ct Coconut Creek, FL 33066</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>030D 061A</u> | Total acreage being changed: <u>4.66</u> |
| Address: <u>85 Spring Crest Rd Cleveland, GA 30528</u> | |
| Directions to Property: <u>From White County GA offices Head south toward GA-75 S, Turn left (north) onto GA-75 N, Turn left (west) onto Asbestos Rd., Turn left onto Albert Reid Rd, Turn right onto Howard Rd, Turn right onto GA-75Alt S, Turn left onto Spring Crest Rd, Arrive at 85 Spring Crest Rd</u> | |
| Current Use/Zoning of Property: <u>R1</u> | Type of Road Surface: <u>Paved</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>R-1 & A-1</u> East: <u>A-1</u> West: <u>R-1</u> |
| REQUESTED ACTION AND DETAILS OF PROPOSED USE (check all that apply) | |
| Redistrict from district: | Redistrict to district: |
| Conditional Use - specify: <u>Short Term Rental</u> | |
| Special Use - specify: | |
| 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 checked="" type="checkbox"/> Yes <input 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): | | |
| <input checked="" type="checkbox"/> County or City Water | <input type="checkbox"/> Well | <input checked="" type="checkbox"/> Septic <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Broadband |
| Proposed Utilities (check all that apply): | | |
| <input checked="" type="checkbox"/> County or City Water | <input type="checkbox"/> Well | <input checked="" type="checkbox"/> Septic <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> 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 (ft ²): | | Density/Acre: |
| Is an Amenity area proposed (specify if yes)? | | |
| <input type="checkbox"/> Apartments | <input type="checkbox"/> Condominiums | <input type="checkbox"/> Townhomes <input type="checkbox"/> Single Family |
| <input type="checkbox"/> Rental Cabins | <input type="checkbox"/> Recreational Vehicle Park <input type="checkbox"/> 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 030D 003 | Schichtel, Richard A and Jeannine | 3 Alcalá Ln Port St Lucie, FL 34952-2302 |
| 2 030D 002 | Larsh, James Alfred and Cynthia | 95 Spring Crest Rd Cleveland, GA 30528 |
| 3 030C 059A | Eades, Alice | 2871 HWY 75 ALT Cleveland, GA 30528-0000 |
| 4 030D 028D | Barrett, Mitchel | 3062 HWY 75 ALT Cleveland, GA 30528 |
| 5 030D 028C | Barrett, Mitchel and Tara Powell | 3062 HWY 75 ALT Cleveland, GA 30528 |
| 6 030D 028 B | Barrett, Mitchele ET AL | 3062 HWY 75 ALT Cleveland, GA 30528 |
| 7 030D 061B | Schutt, Daniel Lothian | 204 Windy Acres Rd Cleveland, GA 30528-6932 |

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: *Kevin B. Hutchings*

Date: *7/12/23*

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 14, 2023 * | Monday, July 31, 2023 | Monday, August 7, 2023 | Monday, August 28, 2023 |
| Wednesday, July 12, 2023 | Monday, August 28, 2023 | TBA | Monday, September 25, 2023 |
| Wednesday, August 9, 2023 | Monday, September 25, 2023 | Monday, October 2, 2023 | Monday, October 30, 2023 |
| Wednesday, September 13, 2023 | Monday, October 30, 2023 | Monday, November 6, 2023 | Monday, November 27, 2023 |
| Wednesday, October 11, 2023 | Monday, November 27, 2023 | Monday, December 4, 2023 | TBA |
| Wednesday, November 8, 2023 | TBA | TBA | Monday, January 29, 2024 |
| Wednesday, December 13, 2023 | Monday, January 29, 2024 | Monday, February 5, 2024 | Monday, February 26, 2024 |

*NEW DEADLINE DATES EFFECTIVE IN ORDER TO MEET ZPL UPDATES AS OF JULY 2023

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:

Ther B. Hutchinson

Date:

7/12/23

**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 \$:

\$0

N/A

Date:

N/A

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:

Ther B. Hutchinson

Date:

7/12/23

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.

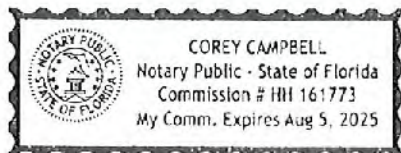
I/WE (print), Kevin B. Kitching,
 hereby swear that I/we own the property for which this land use change application is being made.

| | |
|---|----------------|
| Property Address and/or Parcel ID: | |
| PROPERTY OWNER INFORMATION | |
| Printed Name of Owner(s): <u>Kevin B. Kitching</u> | |
| Mailing Address: <u>4321 NW 2nd Ct</u> <u>Coconut Creek, FL 33066</u> | |
| Phone Number: [REDACTED] | |
| Alternate Contact Number: [REDACTED] | |
| Email: [REDACTED] | |
| <p>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.</p> | |
| Printed Name of applicant or agent(s): | |
| Signature of Owner(s): | Date Signed: |
| <u>Kevin B. Kitching</u> | <u>7/12/23</u> |

PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 12 day of July, 2023 by Kevin Kitching (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of FL Driver License

{Seal}



Corey Campbell (Signature of Notary)
Corey Campbell (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), Kevin B. Kitching, 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): Kevin B. Kitching

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): Kevin B. Kitching

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): Kevin B. Kitching

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): Kevin B. Kitching

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

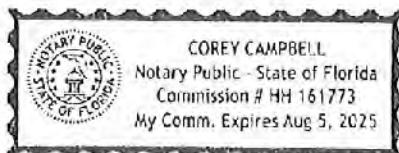
I certify that I have been informed of and provided a copy of Appendix C/Article VII - Short Term Rentals. I certify that I have also been informed that I will need to contact the White County Business Tax Office (706-865-2235) to obtain the proper business licensing, host licensing, and subsequent tax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

Signature of Owner/Future Owner(s): Kevin B. Kitching

SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 12 day of July, 2023 by Kevin Kitching (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of FL Driver License

{Seal}



Corey Campbell (Signature of Notary)

Corey Campbell (Name of Notary Typed, Stamped, or Printed)

APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, Kevin Kitching (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): 8/28/23
 Regular Meeting Date (Planning Commission): 9/5/23

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

Board of Commissioners Meeting Date: 9/25/23

**Meeting dates are subject to change*

Kevin B. Kitching
 Signature of Applicant or Authorized Agent

7/12/23
 Date

OFFICE USE ONLY

Copy given to applicant: 7/28/23 via email for revised dates (date)

Staff Initials: MPD

Flag (circle): Y 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: <u>Kevin Kitching</u> <u>ATA</u> | Date: |

Mercedes Dodd

From: Mercedes Dodd
Sent: Friday, July 28, 2023 4:04 PM
Subject: White County Land Use Application | Meeting Dates and Location Changes

Hello,

The following land use meetings have been updated. Since you have a land use application on the agenda, your presence or that of a representative is required. Please respond back to this email as confirmation of receipt. If you have any questions, please contact our office at 706-865-6768.

| | |
|---|-------------------------|
| Senior Center, 1239 Helen Hwy, Cleveland | 6:00pm |
| Public Hearing Date (Planning Commission): | Monday, August 28, 2023 |

| | |
|---|----------------------------|
| Administration Building, 1235 Helen Hwy, Cleveland | 6:00pm |
| Regular Meeting Date (Planning Commission): | Tuesday, September 5, 2023 |

| | |
|---|----------------------------|
| Administration Building, 1235 Helen Hwy, Cleveland | 4:30pm |
| Board of Commissioners Meeting Date: | Monday, September 25, 2023 |

Thank you,

Mercedes Dodd

Planning Technician, White County Planning Dept.
Administrator, Development Authority
706-865-6768
1241 Helen Hwy, Suite 200
Cleveland, GA, 30528
mdodd@whitecounty.net
whitecountydevelopment@whitecounty.net

Kevin B Kitching & Amy L Kitching
4321 NW 2nd Ct
Coconut Creek, FL 33066
7/12/2023

White County Georgia Planning & Zoning
Attn: John Sell & Mercedes Dodd
White County Planning Department
1241 Helen Hwy
Cleveland, GA 30528

Dear White County Georgia Planning & Zoning:

Please accept this notice of intent to apply for Short Term Rental approval at 85 Spring Crest Rd Cleveland, GA under the current R-1 zoning. Kevin & Amy Kitching intend to use the 2 Bedroom 2 Bathroom log cabin in accordance with all White County Short Term Rental rules and regulations. The maximum number of guests is 6 per night. Thank you for your consideration.

Sincerely,

Kevin B Kitching & Amy L Kitching



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

July 12, 2023

VIA-EMAIL: kitchingventures@gmail.com

RE: 85 Spring Crest Road
Cleveland GA 30528
White County, Georgia

To Whom It May Concern,

Let this letter serve as notice that White County Water Authority does provide water to the above referenced service area.

Please understand that if this property is being considered a short-term rental and once the White County Board of Commissioners approves the application, the minimum water bill rate for this service address will increase to a commercial rate without the water leak protection.

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



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: 07/13/2023

APPLICANT NAME: KEVIN & AMY KITCHING

PROPERTY ADDRESS: 85 SPRING CREST 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:

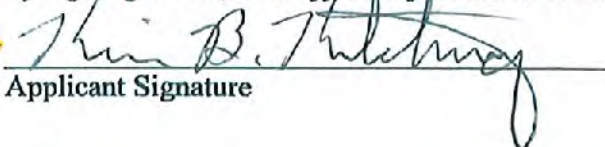
- that the permit on file is the correct permit for the property in question;
- that there is no evidence of system failure;
- that the septic system is appropriately sized for the current and proposed use;
- that there is adequate repair after the proposed addition;
- that there are no conditions that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

07/13/2023

Receipt for White County Environmental Health Fees

Paid By: AMY L KITCHING

Service Location: KEVIN & AMY KITCHING
4321 NW 2ND COURT
POMPANO BEACH, FL 33066

Invoice ID: 972384
Invoice Date: 07/13/2023

| Fee Type | Fee | Quantity | Subtotal |
|------------------------|---------|----------|----------------|
| SEPTIC TANK EVALUATION | \$60.00 | 1 | \$60.00 |
| Total Fees | | | \$60.00 |
| Total Charges | | | \$60.00 |

| Payment Type | Amount |
|-------------------------------------|---------------------------|
| Charge | \$60.00 |
| Payment Total | \$60.00 |
| Remaining Owed by 08/12/2023 | \$0.00 |
| Received By: Michelle Crook | Date Received: 07/13/2023 |

Thank you for your payment.

Local Payment Reference:

WHITE COUNTY BOARD 0
4241 HELEN HWY
CLEVELAND, GA 30528
706-865-2191
Ref #: 0001

Sale

XXXXXXXXXXXX9578
VISA Entry Method: Manual
Amount: \$ 60.00
Tax: \$ 0.00
Total: \$ 60.00

07/13/23 09:03:21
Inv #: 000001 Appr Code: 096416
Transaction ID: 30319470016645
Apprvd: Online Batch#: 000136
ANS Code: ZIP MATCH Z

I agree to pay above total amount according to card issuer agreement (Merchant agreement if credit voucher)

Michelle Crook

Merchant Copy
THANK YOU!

White County Environmental Health

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

Septic Tank Permit & Evaluation Application

Permit Type: Residential New Residential Repair Commercial New Commercial Repair
 Add-On/Modification Existing System Evaluation

Page 2 lists documentation required to accompany application. Application not complete until all required documentation & fees are received.

☆**PLEASE NOTE: THIS IS REQUIRED! PERMIT/EVALUATION ISSUANCE WILL BE DELAYED!** The date staked should be notated below on application as acknowledgement of this requirement. This DOES NOT apply to septic repair/add-on permit applications with existing structures. ☆

Date Structure Staked on Property: 2018

Date of Application: 7/12/2023

Reason for Evaluation/Permit: (Repair, New Home, Building Addition, etc.) Evaluation for short term rental application

Property Address: 85 Spring Crest Rd Cleveland, GA 30528

Subdivision Name: _____ Lot #: _____ Phase/Block: _____

Directions to Property from Cleveland: (REQUIRED - PLEASE BE SPECIFIC & INCLUDE LANDMARKS):

From White County GA offices Head south toward GA-75 S, Turn left (north) onto GA-75 N, Turn left (west) onto Asbestos Rd., Turn left onto Albert Reid Rd, Turn right onto Howard Rd, Turn right onto GA-75Alt S, Turn left onto Spring Crest Rd (look for white fence on left & spring crest monument) Arrive at 85 Spring Crest Rd

Property Owner Information

Property Owner's Name: Kevin B Kitching and Amy L Kitching Email: [REDACTED]

Owner's Mailing Address: 4321 NW 2nd Ct Coconut Creek, FL 33066

Home #: _____ Cell #: [REDACTED] Work #: _____ Other #: [REDACTED]

Permit Applicant Information

Permit Applicant's Name: Kevin B Kitching and Amy L Kitching Email: [REDACTED]

Applicant's Address: 4321 NW 2nd Ct Coconut Creek, FL 33066 (Mailing) 85 Spring Crest Rd Cleveland, GA 30528 (Physical Address of inspection)

Home #: _____ Cell #: [REDACTED] Work #: _____ Other #: [REDACTED]

Are there dogs present on the property? If so, please arrange to confine the dog(s) during our site visit.

Information requested below pertains to structure that is or will be serviced by septic system (i.e., your home, etc.)

Type of Facility: House (Applying for Short Term Rental)
Residential (House, Mobile Home, etc.) Commercial (Warehouse, Store, Restaurant, etc.)

Water Supply: Public Community _____ Existing Well _____ For new wells, please submit a well permit application.

In-Sink Garbage Disposal: Yes _____ No Trash/Debris burial pit on lot: Yes _____ No

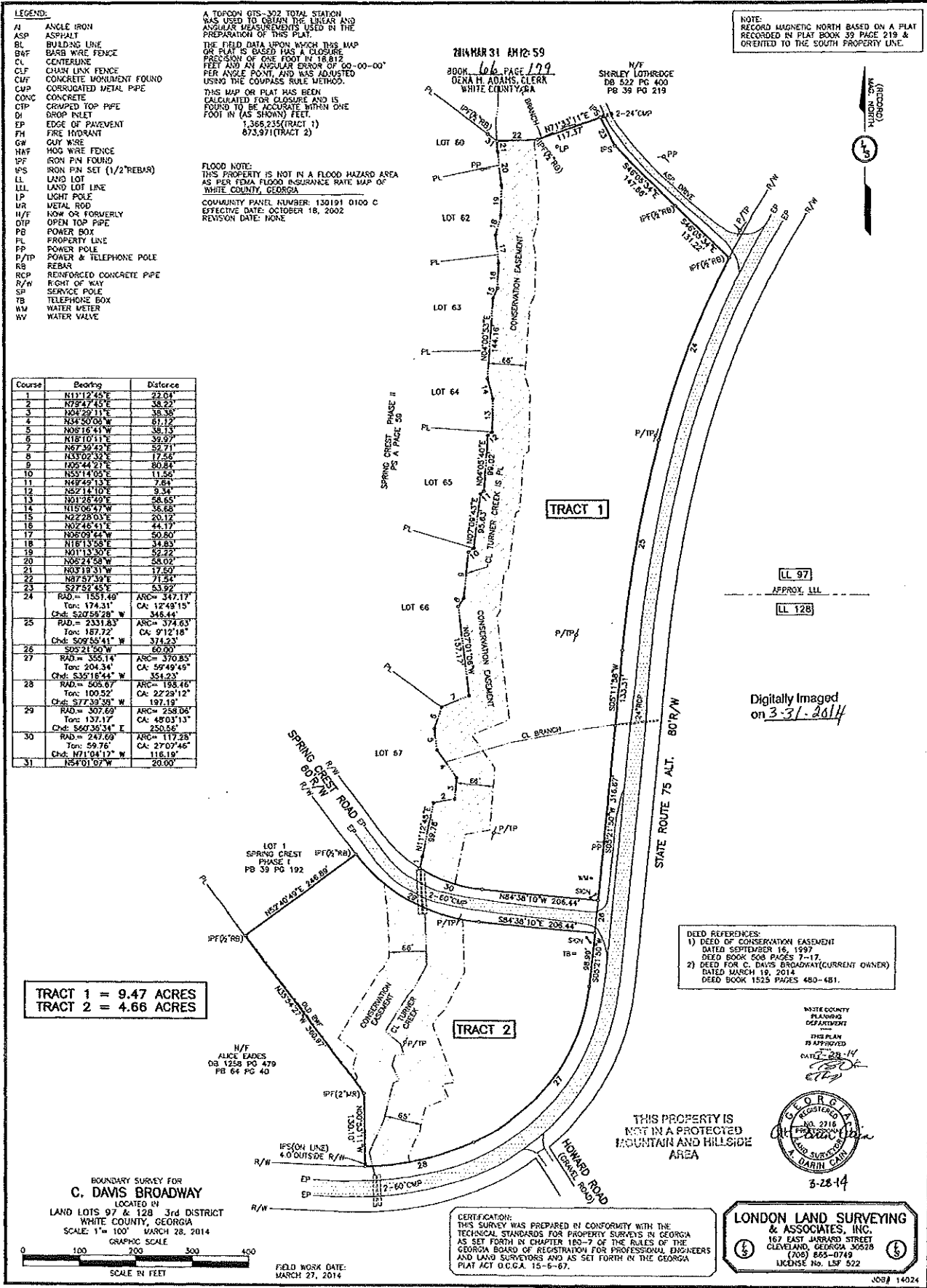
of Bedrooms: 2 Lot Size: 4.66 Acres

Level of Plumbing Outlet (Where does the plumbing in your home "stub out" from, i.e., the lowest level that has plumbing? If you have a basement with plumbing, you would check "basement", a crawl space under your home, check "crawl space", etc.):

1st Floor Level over Basement _____ Basement _____ Slab Foundation _____ Crawl Space

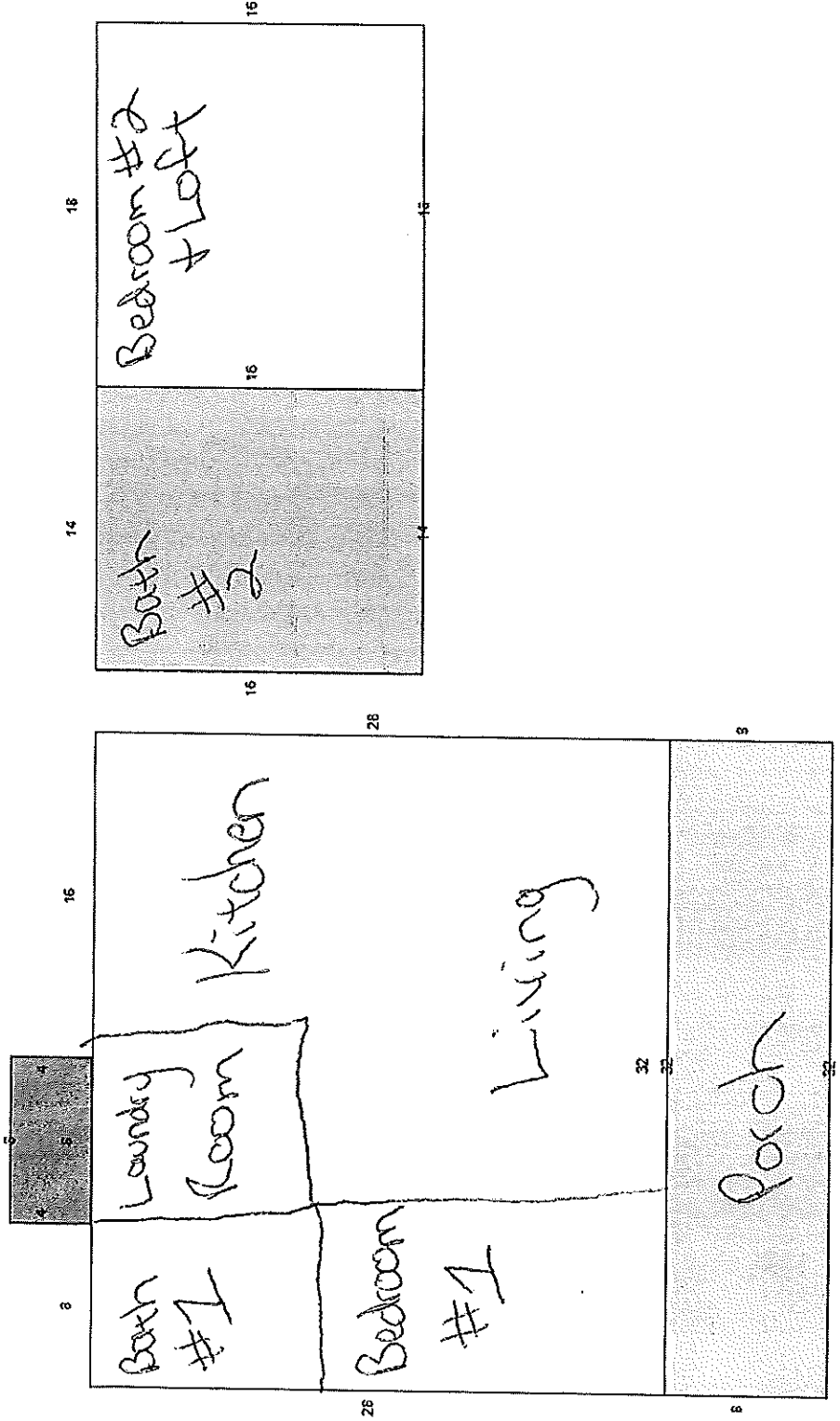
Signature: Kevin B. Kitching

**Please note that your signature is required on both pages.



85 Spring Crest Rd
 Cleveland, GA

| Room Type | Area |
|----------------------|------|
| LFT | 288 |
| FINISHED UPPER STORY | 224 |
| FINISHED OPEN PORCH | 256 |
| WOOD | 32 |
| BASE | 896 |



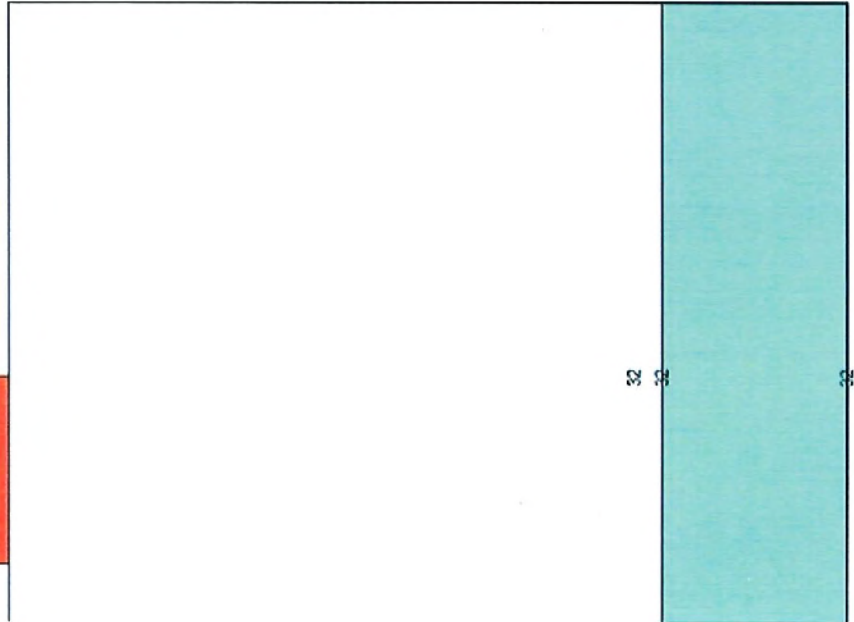
| | |
|--|----------------------|
| | Room Type |
| | LFT |
| | FINISHED UPPER STORY |
| | FINISHED OPEN PORCH |
| | WDD |
| | Base |



18

14

18

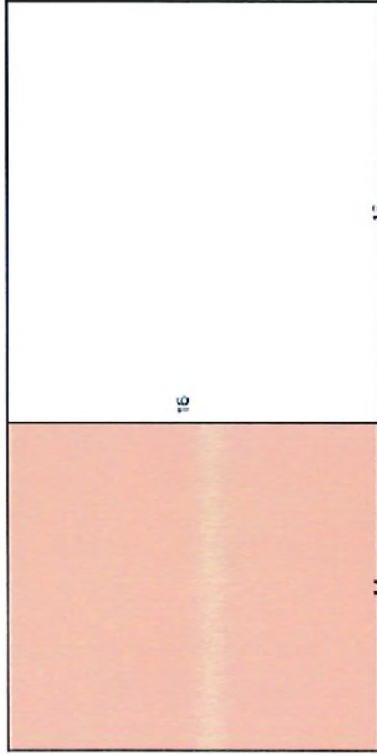


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2022 Property Tax Statement

Cindy Cannon

White County Tax Commissioner

113 North Brooks Street

Cleveland, GA 30528

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

wclc@whitecounty.net



ROBINSON TRICIA
1403 CRAFTSMAN AVE EAST
CELEBRATION, GA 34747

| BILL NO. | PRINTED | LAST PAYMENT MADE ON | PAYMENT GOOD THROUGH | DUE DATE | TOTAL DUE |
|------------|------------|----------------------|----------------------|------------|-----------|
| 2022-14680 | 07/12/2023 | 10/31/2022 | 07/12/2023 | 11/15/2022 | 0.00 |
| PID | | LOCATION | | | |
| 030D 061A | | 85 SPRING CREST 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

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: wclc@whitecounty.net

PROPERTY OWNER(S) ROBINSON TRICIA
PID 030D 061A REAL
DESCRIPTION LL128 LD3
LOCATION 85 SPRING CREST RD
BILL NUMBER 2022-14680
DISTRICT 001 WHITE COUNTY UNINCORPORATED
PRINTED ON 07/12/2023

| BUILDING VALUE | LAND VALUE | ACRES/LOTS | TOTAL FAIR MARKET VALUE | DUE DATE | BILLING DATE | PAYMENT GOOD THROUGH | EXEMPTIONS |
|----------------|------------|------------|-------------------------|------------|--------------|----------------------|------------|
| 211,560.00 | 68,220.00 | 4.6600 | 279,780.00 | 11/15/2022 | | 07/12/2023 | |

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 | 279,780.00 | 111,912.00 | | 111,912.00 | 12.9490 | 1,449.15 | | 1,063.73 |
| SALES TAX ROLLBACK | | | | 111,912.00 | -3.4440 | | -385.42 | |
| SCHOOL M&O | 279,780.00 | 111,912.00 | | 111,912.00 | 14.2220 | 1,591.61 | | 1,591.61 |
| TOTALS | | | | | 23.7270 | 3,040.76 | -385.42 | 2,655.34 |

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 | 2655.34 |
| + PENALTY | 0.00 |
| + INTEREST | 0.00 |
| + OTHER FEES | 0.00 |
| PREVIOUS PAYMENTS | 2655.34 |
| - BACK TAXES | 0.00 |
| = Total Due | 0.00 |



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

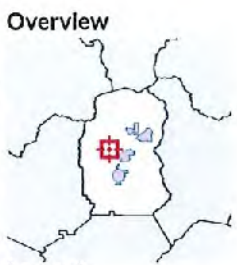
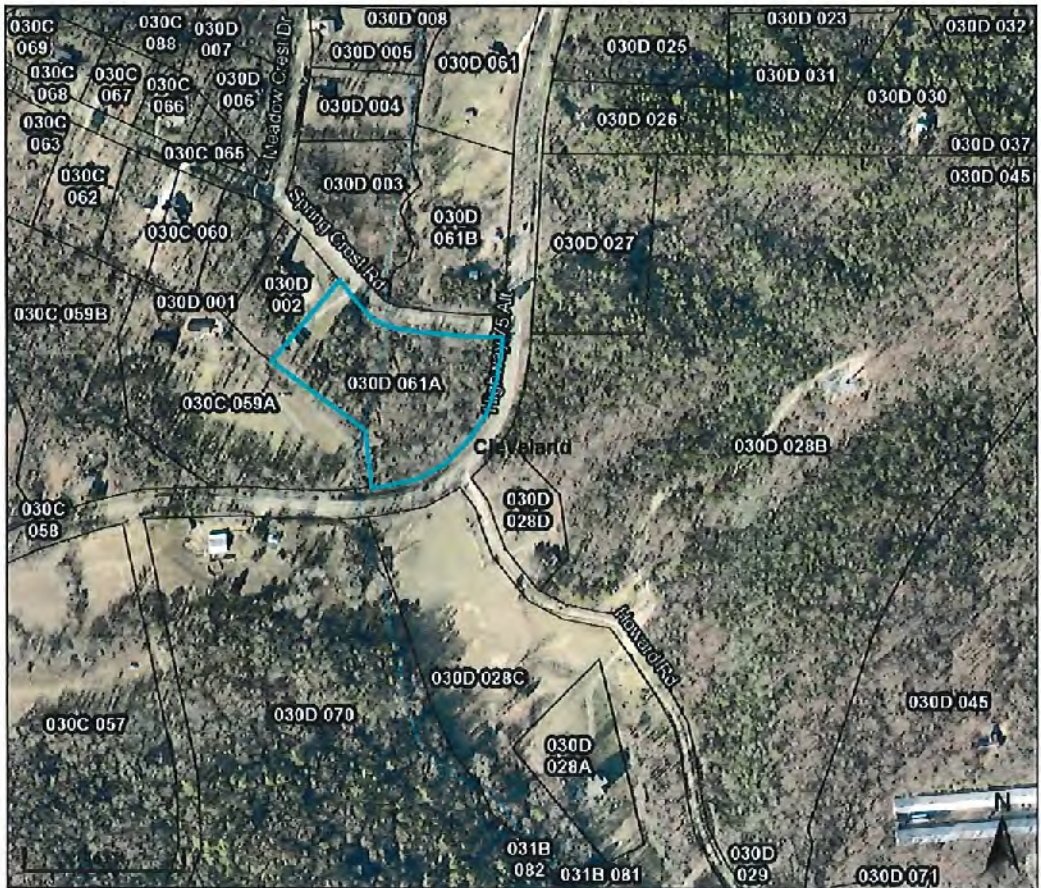
ROBINSON TRICIA

1403 CRAFTSMAN AVE EAST

CELEBRATION, GA 34747

| | | | |
|-----------------|--------------|---------------|---|
| PAID DATE | | | 10/31/2022 |
| RECEIPT PRINTED | | | 7/12/2023 2:43:04 PM |
| CASH AMOUNT | CHECK AMOUNT | CHARGE AMOUNT | CHECK NUMBER(S) CHARGE APPROVAL CODE |
| \$0.00 | \$2,655.34 | \$0.00 | 4738512514 |
| REFUND AMOUNT | | | \$0.00 |
| OVERPAY AMOUNT | | | \$0.00 |
| CHANGE AMOUNT | | | \$0.00 |
| REGISTER | | | 9 |
| CASHIER | | | |
| TOTAL PAID | | | \$2,655.34 |

| 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 | |
|--|---|------------------------------|---------------------------------------|--------------------------|-----------------------|----------------|-------------------------|--------|
| 2022-14680 FMV: 279,80.00 0300 661A | LL128 LD3 85 SPRING CREST RD DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0 | 11/15/2022 \$2,655.34 | \$0.00 \$0.00 \$0.00 | \$0.00 | \$2,655.34 | \$2,655.34 | \$0.00 | |
| Paid By: WELLS FARGO \$585,556.35 & \$121,754.88 | | | | Overpayment Amount: 0.00 | | | | |
| Check Number: 4738512514 | | | | | | | | |
| Transaction(s): 776 - 776 | | Total(s): | \$2,655.34 | \$0.00 | \$0.00 | \$2,655.34 | \$2,655.34 | \$0.00 |



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

| | | | | | |
|-----------------------|---|--------------|---------|---------------|-------------------------|
| Parcel ID | 030D 061A | Alternate ID | 5004844 | Owner Address | ROBINSON TRICIA |
| Sec/Twp/Rng | n/a | Class | R | | 1403 CRAFTSMAN AVE EAST |
| Property Address | 85 SPRING CREST RD | Acreege | 4.66 | | CELEBRATION GA 34747 |
| | 01 | | | | |
| District | 01 | | | | |
| Brief Tax Description | LL128 LD3 | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 7/12/2023
 Last Data Uploaded: 7/12/2023 5:21:25 AM

**WHITE COUNTY PLANNING DEPARTMENT
STAFF COMMENT**

KEVIN & AMY KITCHING

- PROPERTY IS LOCATED AT 85 SPRING CREST 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, AND WEST R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT; TO THE EAST A-1 AGRICULTURE FORESTRY DISTRICT.
- THE WHITE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP INDICATES SINGLE FAMILY RESIDENTIAL.
- TOTAL ACREAGE IS 4.66.
- PROPERTY SUPPLIED BY WHITE COUNTY WATER AUTHORITY AND SEPTIC.

EXISTING LAND USE



FUTURE LAND USE






The undersigned White County residents are opposed to allowing a Short Term Rental Variance for the property located at 85 Springcrest Road, Cleveland, Georgia.

| Name (please print) | Address | Date | Signature |
|-------------------------|------------------------------------|---------|--------------------|
| 1 Billie K. Johnson Jr. | 133 Slayton Gap Trail Cleveland GA | 8/14/23 | <i>[Signature]</i> |
| 2 Marcia Johnson | 133 Slayton Gap Trl, Cleveland, GA | 8/14/23 | <i>[Signature]</i> |
| 3 Carol Falck | 124 Prospect Trail, Cleveland GA | 8/15/23 | <i>[Signature]</i> |
| 4 Mark Vidler | 104 Prospect Trail Cleveland GA | 8-15-23 | <i>[Signature]</i> |
| 5 SHANE SPEARMAN | 544 CHORNETER DR CLEVELAND | 8-15-23 | <i>[Signature]</i> |
| 6 Wendy Sridland | 844 Me Stake Dr, Cleveland | 8/15/23 | <i>[Signature]</i> |
| 7 Carolyn Bratcher | 740 Chestnut Dr Cleveland | 8/15/23 | <i>[Signature]</i> |
| 8 James Moss-Barnes | 266 Sparrowbush Trl, Cleveland, GA | 8-15-23 | <i>[Signature]</i> |
| 9 Robert S. O'Brien | 110 PROSPECT TRAIL | 8-16-23 | <i>[Signature]</i> |
| 10 KATHLEEN B. O'BRIEN | 110 PROSPECT TRAIL | 8-16-23 | <i>[Signature]</i> |
| 11 Robert O Byrne | 846 Chestnut Dr | 8-16-23 | <i>[Signature]</i> |
| 12 William H Ingram | 846 Chestnut Dr | 8-16-23 | <i>[Signature]</i> |
| 13 Robert O Byrne | 740 Chestnut Dr | 8-16-23 | <i>[Signature]</i> |
| 14 DENAIE SPITZEE | 297 SLAYTON GAP | 8-16-23 | <i>[Signature]</i> |

(Continued) The undersigned White County residents are opposed to allowing a Short Term Rental Variance for the property located at 85 Springcrest Road, Cleveland, Georgia.

| | Name (please print) | Address | Date | Signature |
|----|---------------------------|--------------------|-----------|--------------------|
| 15 | Christy Ware | 449 Chestate Dr. | 8-17-23 | Christy Ware |
| 16 | Greg Ware | 449 Chestate Dr. | 8-17-23 | Greg Ware |
| 17 | Laura Ware | 449 Chestate Dr. | 8-17-2023 | Laura Ware |
| 18 | Julianne Ware | 449 Chestate Dr. | 8-17-23 | Julianne Ware |
| 19 | Alicia Schmidt | 87 Prospect Trl | 8-21-23 | Alicia Schmidt |
| 20 | Doree Lamont | 87 Prospect Trl | 8-21-23 | Doree Lamont |
| 21 | Kathryn Ann Fields Costas | 159 Prospect Trail | 8-21-23 | Kathryn Ann Costas |
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| 27 | | | | |
| 28 | | | | |

The undersigned White County residents are opposed to allowing a Short Term Rental Variance for the property located at
 35¹ 87 Springcrest Road, Cleveland, Georgia.

| Name (please print) | Address | Date | Signature |
|---------------------|----------------------|---------|---|
| Bill Gannin | 228 Springcrest Rd | 8/13/23 |  |
| Ed & Pam Davis | 351 Meadow Crest Dr. | 8/13/23 |  |
| CHARLES J. ANETIENS | 386 MEADOW CREST | 8/13/23 |  |
| | | | |
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WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Tuesday, September 5th, 2023
6:00 pm

White County Board of Commissioners Building
1235 Helen Hwy, Cleveland, Ga. 30528

Those present were Larry Freeman, R.K. Ackerman, Dona K. Burke, Charlie Thomas, Linda Dixon, 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. Motion to approve the minutes of July 31st, 2023 and August 7th, 2023 made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous.

Application of Peter Schmidt to request a variance from Section 802 Lot Width and Size for a second dwelling. Property is located at 520 Mount Pleasant Church Road, Cleveland, GA, 30528. Tax map and parcel is 017-177. Total acreage is 2.00.

The applicant, Peter Schmidt of 306 Carnation Place in Cleveland, was present. Mr. Barton gave a summary of the application. Mr. Schmidt explained that his brother moved into the storage building with the apartment on top two years ago and he was not aware of the variance or building permit requirements at the time. He said code enforcement notified him of non-compliance but that he is working on making it right. Mr. Barton explained that the dwelling would still need to meeting building code requirements.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant to contact the building department regarding a building permit.

Application of Royston Wilson and Debra Grizzle to request a variance from Section 802 Lot Width and Size for a third dwelling. Property is located at 1081 Kellum Valley Road, Cleveland, GA, 30528. Tax map and parcel is 015-014. Total acreage is 6.64.

The applicant, Royston Wilson of 1081 Kellum Valley Road, was present. Mr. Barton gave a summary of the application. Mr. Wilson explained that he wished to replace one of the existing mobile homes and move the existing to another part of the property for family. He said all dwellings are for family members.

Motion to approve the variance made by Ms. Burke and seconded by Mr. Ash. Motion was unanimous. Mr. Barton advised the applicant to contact the building department regarding a building permit.

Application of Rebecca Johnakin to request a variance from Section 601 Access. Property is located at 5282 Highway 129 S, Cleveland, GA, 30528. Tax map and parcel is 050C-010. Total acreage is 1.75.

The applicant, Rebecca Johnakin of 5282 Highway 129 South, was present. Mr. Barton gave a summary of the application, adding that Tract II is the property that needs the variance. Ms. Johnakin explained she has been letting a business use part of her property for ten years and would like to split it so they can continue their business without having to displace them by selling the entire tract. She said there is a home and the business on the tract, but the home is not being used due to a water line break in December and costly repairs. She said she already has health approval to split the property and there are two septic tanks.

Motion to approve the variance made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant to contact his office regarding plat approval.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of Linda McFarland to request a variance from Section 14-133(K) for RV Park Square Footage for a total of 652 square feet. Property is located at 495 Hidden Valley Road, Cleveland, GA, 30528. Lot 193 in Paradise Valley Campground. Tax map and parcel is 005E-193.

A representative, David Pass for 495 Hidden Valley Drive, was present on behalf of the applicant. Mr. Barton gave a summary of the application. Mr. Pass confirmed the requested total square footage is 652 in order to add a storage shed.

Motion to approve the variance made by Ms. Burke and seconded by Mr. Yarbrough. Motion was unanimous. Mr. Barton advised the representative to contact the building department regarding a building permit.

Application of Donna Lindsey to request a variance from Section 14-133(K) for RV Park Square Footage for a total of 800 square feet. Property is located at 170 Yogi Bear Boulevard in Cleveland, GA, 30528. Lot 51 in Mountain Lakes. Tax map and parcel is 031F-057.

The applicant, Donna Lindsey of 170 Yogi Bear Boulevard, was present. Mr. Barton gave a summary of the application. Ms. Lindsey explained the request is for a renewal for the variance that was applied for two years ago, adding that she has to renew her building permit also. Said she has had difficulties finding a framer, as well as other issues she ran into during the construction process.

Motion to approve the variance made by Ms. Dixon and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the applicant to contact the building department regarding the building permit.

Application of Danny Risener to request a variance from 14-133(K) for RV Park Square Footage for a total of 556 square feet. Property is located at 62 Rocky Lane in Cleveland, GA, 30528. Lot 157 in Mountain Lakes. Tax map and parcel is 031E-172.

A representative, Donna Lindsey of 170 Yogi Bear Boulevard, was present. Mr. Barton gave a summary of the application. Ms. Lindsey explained the request is to cover the porch.

Motion to approve the variance made by Mr. Ackerman and seconded by Ms. Burke. Motion was unanimous. Mr. Barton advised the representative to contact the building department regarding building permit.

Application of Richard and Bobbette Marks to request a variance from 14-133(G) for RV Park Setbacks for building lines and 14-133(K) for RV Park Square Footage for a total of 776 square feet. Property is located at 1053 Mountain Shadows Drive in Cleveland, GA, 30528. Lot 94 in Mountain Lakes. Tax map and parcel is 031F-100.

The applicant, Bobbette Marks of 1053 Mountain Shadows Drive, was present. Mr. Barton gave a summary of the application. Ms. Marks explained the request is for a total of 778 square feet and a setback of 3 feet. She said she has already received approval from the adjoining landowner.

Motion to approve variance contingent upon receiving a letter of approval from the adjoining landowner made by Ms. Dixon and seconded by Ms. Burke. Motion unanimous. Mr. Barton advised the applicant to contact the building department regarding a building permit after receiving the letter.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of Steven and Viktoriya Croskey to request a conditional use permit located at 173 McConnell Court, Helen, Georgia, 30545. Tax map and parcel 042B-013. Total acreage is 1.19. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. A representative, Alex Green for 173 McConnell Court, was present. Mr. Barton gave a summary of the application. Mr. Green did not have anything to add. Chairman Thomas asked Mr. Barton if the code requires letters from homeowners or property owners, to which Mr. Barton said landowners. Mr. Sell explained the code said homeowners but it has been the interpretation of staff that letters be received from landowners since those without homes should have a say, as well.

Motion to recommend approval to the Board of Commissioners made by Ms. Burke and was seconded by Mr. Ackerman. Motion carried with a 5-1 majority, with Ms. Dixon being in opposition. Mr. Barton advised the applicant of the next meeting on September 25th.

Application of Kylee Kopacka to request a conditional use permit located at 1545 Pless Road, Cleveland, Georgia, 30528. Tax map and parcel 075-369. Total acreage is 2.31. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Kylee Kopacka of 1545 Pless Road, was present. Mr. Barton gave a summary of the application. Ms. Kopacka explained she submitted her hotel/motel taxes as proof of payment. She said she purchased the property in 2017 as a foreclosure.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Burke. Motion carried with a 5-1 majority, with Ms. Dixon being in opposition. Mr. Barton advised the applicant of the next meeting on September 25th.

Application of Brady Betterton to request a conditional use permit located at 1980 Kellum Valley Road, Cleveland, Georgia, 30528. Tax map and parcel 015-017. Total acreage is 1.65. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Brady Betterton of 1116 Kellum Valley Road, was present. Mr. Barton gave a summary of the application. Mr. Betterton said he wanted to address the questions from last week and explained that one of the opposed said they had been in their home for forty years but it was only two. He said that people were told when signing the petition that a short-term rental is like a hotel, but this is only a 700 square foot cabin and not visible from the road. Additionally, he said the person that spoke in opposition as the closest neighbor is the sixth closest and that he owns the closest property. He stated this property is across the street from an existing short-term rental and he is unaware of other short-term rentals in Kellum Valley, but it is not part of a subdivision.

Motion to recommend approval to the Board of Commissioners based on criteria given by the Board of Commissioners to go by and not finding anything that would not permit a short-term rental being there was made by Ms. Burke and seconded by Mr. Freeman. Motion carried with a 4-2 majority, with Mr. Ackerman and Ms. Dixon in opposition. Mr. Barton advised the applicant of the next meeting on September 25th.

**WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION**

Application of Kevin and Amy Kitching to request a conditional use permit located at 85 Spring Crest Road, Cleveland, Georgia, 30528. Tax map and parcel 030D-061A. Total acreage is 4.66. Proposed use is to place in "Short Term Rental" program. Present zoning is R-1 Residential Single Family.

The applicants, Kevin and Amy Kitching of 85 Spring Crest Road, were present. Mr. Barton gave a summary of the application. Mr. Kitching explained the home is a log cabin with a loft style second bedroom that was designed as a vacation home that they plan to rent when not using themselves. He said short-term rentals help the community by supporting local businesses. He said the closest opposition was a quarter of a mile away and the closest property owner, who would be impacted most, spoke in support of their application. When asked if the closest neighbor has any business interest in the property, Mr. Kitching said no. He said this home sits further back from the road than other properties in that area.

Motion to recommend denial to the Board of Commissioners made by Mr. Ackerman. Mr. Ackerman explained his reason for denial is that in order to access the property, you have to go 50 plus yards in the Springcrest subdivision, through the front of the gates and lighting that was paid for by people in Springcrest. He said he has a problem with the way it has been set up and a problem with neighbors in the area that are against it, but that he knows that it is not in subdivision but he has gone both ways and said Mr. Kitching has a right to go after this. He explained that he has a problem with the property not being a part of the subdivision, which is a problem from way back when, and that one individual outside of the subdivision uses all of that property on the way without a say from Springcrest Phases I, II, and III.

The motion was seconded by Ms. Burke based on the same reason. She said in Springcrest it states they cannot have short-term rental and to her, even though the deed does not state part of Springcrest, they are because they have to go through the entrance of that subdivision.

Motion carried with a 5-1 majority, with Mr. Freeman in opposition. Mr. Barton advised the applicant of the next meeting on September 25th.

There was no citizen comment.

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

WHITE COUNTY PLANNING COMMISSION AGENDA
PUBLIC HEARING: LAND USE REGULATION

Monday, August 28th, 2023
6:00 pm

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

Those present were Larry Freeman, R.K. Ackerman, Dona K. Burke, Charlie Thomas, Linda Dixon, 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. Mr. Barton explained the public hearing procedures.

Application of Steven and Viktoriya Croskey to request a conditional use permit located at 173 McConnell Court, Helen, Georgia, 30545. Tax map and parcel 042B-013. Total acreage is 1.19. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant nor a representative were present at the time the hearing was called and was moved to the end of the agenda.

Application of Kylee Kopacka to request a conditional use permit located at 1545 Pless Road, Cleveland, Georgia, 30528. Tax map and parcel 075-369. Total acreage is 2.31. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Kylee Kopacka of 1545 Pless Road, was present. Mr. Barton gave a summary of the application. Ms. Kopacka explained the short-term rental is a four bed, three bathroom home that has a maximum occupancy of eight people and four parking spaces. She said she purchased the property in 2017 and began renting in 2018 after she was told she did not need additional permits, but has been paying hotel/motel taxes since then. When asked if she had any complaints since she has been renting, she said not that she is aware of. Ms. Kopacka explained she self-manages the rental with her mother, along with a local contact that can visit the property if Ms. Kopacka is unable to. She said the closest neighbor is across the road.

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. Ms. Kopacka did not have anything to add. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on September 5th in the Board of Commissioners building.

Application of Brady Betterton to request a conditional use permit located at 1980 Kellum Valley Road, Cleveland, Georgia, 30528. Tax map and parcel 015-017. Total acreage is 1.65. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. The applicant, Brady Betterton of 1116 Kellum Valley Road, was present. Mr. Barton gave a summary of the application. Mr. Betterton explained the proposed short-term term rental is a two bedroom, one bathroom home that has a maximum occupancy of four people. He said the property is currently a long-term rental and he owns the house next door that is about 350-400 feet away, adding that the house across the street is a short-term rental and the other side is national forest. Mr. Betterton stated that he has experience with long-term rentals and plans to self-manage while possibly utilizing a company for advertising and marketing. He explained that he has signatures of people throughout the county to show support and said that he is vested in the community.

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

Gerald Betterton of 2022 Toll Gate Road said he lives across from the existing nightly rental, explaining he is in favor of the application because there has never been any issues with the existing one and it is less

WHITE COUNTY PLANNING COMMISSION AGENDA
PUBLIC HEARING: LAND USE REGULATION

traffic than someone living there full time. He said there are signs in the neighborhood against it but he believes the “Bible tells us who our neighbor is”.

Chairman Thomas asked if anyone would like to speak against the application.

Trish Betterton of 1810 Kellum Valley provided a community petition to board members and expressed concerns about hotel uses, the inability to vet renters, the alteration to Kellum Valley if approved, the family and retirement based residents and impact to them, and what would happen if this property is sold to someone from out of state. She explained that the community has created an anti-short term task force and asked the board to respect the heritage of the valley.

JoAnn Winkler of 1316 Harkins Road said she is against anything that brings in rentals and wants to preserve Kellum Valley for residential families that have been there for years.

Steve Gruber of 224 Valley View Drive said they do need a turnstile of people going in and out of the valley. He expressed concerns of the impact of short-term rentals on tax revenue, disruptive visitors, property values, competition for the hotel industry and “hotelization”, and the reduction of affordable housing supply. He provided documentation of his research findings to the board.

Brenda Willis of 885 Kellum Valley Road said the valley is a historical area and that the people that live there are family. She said everyone has to go by the same rules and expressed concerns about partying, inability to vet renters, and an incident with children on a side-by-side speeding on the roads. She said she believes that Bear Paw Properties is not a short-term rental and only houses workers.

Shane Strickland of 844 Chestatee Drive said he is against the Spring Crest Drive application because of community. He said he has managed short-term rentals before and does not believe it is the right neighborhood for it.

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

Mr. Betterton said in reference to the opposition about following rules that he is unaware of any rules he may be breaking and asked for clarification. He said that most people have stayed in AirBnB’s and that when he stayed at the Toll Gate house, there were local children riding side-by-sides so it is not just the rentals. He confirmed that Bear Paw Properties is part of the short-term rental program on AirBnB.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on September 5th in the Board of Commissioners building.

Application of Kevin and Amy Kitching to request a conditional use permit located at 85 Spring Crest Road, Cleveland, Georgia, 30528. Tax map and parcel 030D-061A. Total acreage is 4.66. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family.

The applicants, Kevin and Amy Kitching of 85 Spring Crest Road, were present. Mr. Barton gave a summary of the application. Mr. Kitching explained the proposed short-term rental is a two bedroom, two-bathroom home with a maximum occupancy of four people and two vehicles. He said he believed the home was built as a vacation home due to small closets and the second bedroom loft, but he believes the property was used as a personal vacation home. Mr. Kitching stated that they plan to retire there and stay throughout the year, so it is more than just making money. He explained that he has lived near short-term rentals and sees that the owners tend to take more pride in the property than landlords with long-term rentals do. When asked if the property is accessed through Spring Crest subdivision, he said yes. Mr. Kitching stated he plans to self-manage with the help of a company for services such as cleaning and trash, as well as his realtor that would be the main local contact that could be onsite in less than two

**WHITE COUNTY PLANNING COMMISSION AGENDA
PUBLIC HEARING: LAND USE REGULATION**

hours. He said their job is to make sure guests feel at home and they created a guide and binder for activities nearby. He said the closest neighbor is approximately 200-250 feet away.

Mrs. Kitching expressed her appreciation for the invocation at the start of the meeting and for acknowledging first responders since she is a veteran and worked in law enforcement. She said community is important and that is what drew them to this property.

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

James Larsh of 95 Spring Crest Road said he supports the application but wanted to know if the permit would stay with the property, to which Mr. Barton explained that new owners would need to apply for a business license. Mr. Larsh explained that if issues arise with the short-term rental, he can call the police but he has no say if there is a long-term rental so it is in his best interest that the property get approved. He said he knows the owners will take care of the property and keep it safe, adding that the subdivision has rules against short-term rentals that would protect the rest of the road.

Chairman Thomas asked if anyone would like to speak against the application.

Mark Holiday of 203 Spring Crest Road said he is on the homeowner's association board for Phase I of Spring Crest and explained they recently had their annual meeting where they gathered signatures. He presented the documentation to the board. He expressed concerns of the impact to the peace and quiet of White County, the noise, and that not all short-term rental owners do a good job with their properties, and self-management while out of state. He said he knows he can utilize local law enforcement and that there are short-term rental regulations in place, but it is a laborious process to follow.

Billy Johnson of 133 Slayton Gap Trail said he understands that a short-term rental variance is forever, that it goes with the land, and does not need to go back through this process and only the owner can relinquish that. Mr. Johnson said there are places fit for short-term rentals and does not think that full time residents should have the burden of monitoring renters. He expressed concerns of not knowing the renters and stated that the home is not located in the middle of the property but is next to another home. He said he has a list of signatures of those opposed and provided the documentation to the board.

Pamela Oakley of 381 Meadow Crest Drive said the property is not part of the subdivision but enjoys amenities that the subdivision paid for, such as lighting and the entrance signs. She expressed concerns of short-term rentals discouraging others from purchasing homes in this community, impact to property values, noise, trash, number of vehicles and parking, recreational vehicles, and quality of living. She said the Board of Commissioners have considered hundreds of short-term rentals over the years and have previously said they "did not feel the proposed use fit the characteristic of the neighborhood" as a reason for denial.

Mark Neilson of 124 Prospect Trail said that when he previously opposed a short-term rental in the area there were thirty short-term rentals within walking distance of his front door and now there are forty. He expressed concerns of littering, impact on the lives of residents, the requirement of calling 911 for issues, perceptions of renters about the area and wanting to shoot firearms, and the amount of short-term rentals in the area.

Chairman Thomas asked the Kitching's if they had anything else to add.

Mrs. Kitching said a new permit would need to be applied for with a new owner, to which Chairman Thomas clarified that the conditional use permit would stay with the property but any new owners would need to apply for a business license. She explained that most short-term rentals are self-managed, but they do have a local company that provides assistance. Additionally, she said they would require renters to sign rental agreement through DocuSign, which is not required through Airbnb, but is an extra step they wanted to take to help vet renters and to state county regulations. She said they will be able to have people removed easier from a short-term rental than a long-term rental and said in her seventeen years in

WHITE COUNTY PLANNING COMMISSION AGENDA
PUBLIC HEARING: LAND USE REGULATION

law enforcement, she never responded to a short-term rental but always had calls for long-term. Mr. and Mrs. Kitching stated that cameras will be on the property and their target renters are adults with a minimum age to rent being twenty-five. They plan to stay at the home part of the year, which would not be possible with a long-term rental, and they would be able to keep the property pristine and showcase it for short-term but would not have control over the maintenance for a long-term rental. Mrs. Kitching said they chose this property because it is not part of a subdivision and not in a party town so they and their renters could enjoy nature.

Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on September 5th in the Board of Commissioners building.

Application of Steven and Viktoriya Croskey to request a conditional use permit located at 173 McConnell Court, Helen, Georgia, 30545. Tax map and parcel 042B-013. Total acreage is 1.19. Proposed use is to place in “Short Term Rental” program. Present zoning is R-1 Residential Single Family. A representative, Alex Green of Blue Creek Rentals, was present on behalf of the applicant. Mr. Barton gave a summary of the application. Mr. Green explained the short-term rental would have a maximum occupancy of six people and two vehicles. He said the home was rented for about six months before the owner found out he was in violation, then stopped renting and paid the back taxes. He said the home was not previously on the rental program but was used for a personal vacation home and there are no other short-term rentals in this neighborhood, but there is an application for one on the docket for next month. He explained he would manage the property and lives local in Sautee, adding that they vet their renters, require ID’s, enforce rules, and will have cameras on the property. When asked about the letters received from property owners, Mr. Green detailed there are seven signatures and two live there full time with the next-door neighbor being a full time resident and signer. He said there are nine developed homes and eleven lots that are primarily accessed by Poplar Stump Road.

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. Green did not have anything to add. Chairman Thomas closed the hearing. Mr. Barton advised the applicant of the next meeting on September 5th in the Board of Commissioners building.

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



WHITE COUNTY

Board of Commissioners

Item Title: Sheriff's Office Patrol Vehicle Request

For Meeting Date: Click or tap to enter a date.

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

Category (Select One): SPLOST Request

Submitted By: Sheriff Rick Kelley

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

1. Quote from Jacky Jones Dodge
2. Quote from Fasten Products
3. _____

Purpose:

Purchase 6 New Patrol Vehicles

Background / Summary:

-

Department Recommendation:

Options:

-

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

- This project was requested in the FY2024 Capital Improvement Plan using SPLOST as funding source. SPLOST funds are available to complete this project.

County Manager Comments:

- The request for vehicles and equipment is consistent with the CIP
- To avoid the accumulation of additional vehicles, I recommend that the Sheriff identify the vehicles that will be replaced. The county can sell the old vehicles when the new vehicle are put into operation and the vehicles can be removed from inventory and insurance.
- Recommend the board approve the funding from SPLOST as indicated in the CIP



OFFICE OF SHERIFF WHITE COUNTY, GEORGIA

Sheriff Rick Kelley
1210 Hulsey Road
Cleveland, Georgia 30528

ADMINISTRATION
706-865-6370
706-865-6977 (FAX)

DETENTION CENTER
706-865-5177
706-865-3037 (FAX)

2024 SPLOST Request (Vehicles)

| | | <u>Price</u> | <u>Qty</u> | <u>Total</u> |
|------|---------------------------|--------------|------------|--------------|
| 2023 | Dodge Durango Pursuit AWD | \$42,089.99 | 6 | \$252,539.94 |
| | Equipment | \$14,242.00 | 6 | \$85,452.00 |
| | Radio | \$980.00 | 6 | \$5,880.00 |

6 Vehicles.....Total..... \$343,871.00

High Mileage Vehicles as of July 2023

- 1) 2013 Ford Taurus 251,196 (miles)
- 2) 2013 Ford Taurus 243,541(miles)
- 3) 2013 Ford Taurus 178,399 (miles)
- 4) 2015 Dodge Ram 176,861 (miles)
- 5) 2017 Ford Explorer 164,376 (miles)
- 6) 2016 Ford Explorer 154,941(miles)
- 7) 2014 Dodge Charger 152,788 (miles)
- 8) 2013 Ford Explorer 144,119 (miles)
- 9) 2017 Ford Explorer 138,901(miles)
- 10) 2013 Ford Explorer 134,423(miles)
- 11) 2017 Ford Explorer 126,703(miles)
- 12) 2011 Dodge Charger 123,294(miles)

JACKY JONES CHRYSLER DODGE JEEP RAM
 2840 HIGHWAY 129 SOUTH
 CLEVELAND, GA 305284955

Configuration Preview

Date Printed: 2023-02-07 12:02 PM
 Estimated Ship Date:

VIN:
 VGN:

Quantity: 1
 Status: BA - Pending order
 FAN 1: 001S2 County of White Georgia
 FAN 2:
 Client Code:
 Bid Number: TB3059
 PO Number:

Sold to:
 JACKY JONES CHRYSLER DODGE JEEP RAM
 (26936)
 2840 HIGHWAY 129 SOUTH
 CLEVELAND, GA 305284955

Ship to:
 JACKY JONES CHRYSLER DODGE JEEP RAM (26936)
 2840 HIGHWAY 129 SOUTH
 CLEVELAND, GA 305284955

Vehicle: 2023 DURANGO PURSUIT VEHICLE AWD (WDEE75)

| | Sales Code | Description | MSRP(USD) |
|-------------------|------------|--------------------------------------|-----------|
| Model: | WDEE75 | DURANGO PURSUIT VEHICLE AWD | 41,415 |
| Package: | 22Z | Customer Preferred Package 22Z | 0 |
| | EZH | 5.7L V8 HEMI MDS VVT Engine | 2,995 |
| | DFD | 8-Spd Auto 8HP70 Trans (Buy) | 0 |
| Paint/Seat/Trim: | PDN | Destroyer Grey Clear Coat | 395 |
| | APA | Monotone Paint | 0 |
| | *A7 | Cloth Bucket Seats W/Rear Vinyl | 135 |
| | -X9 | Black | 0 |
| Options: | 4DH | Prepaid Holdback | 0 |
| | 4ES | Delivery Allowance Credit | 0 |
| | MAF | Fleet Purchase Incentive | 0 |
| | LNF | Black Left LED Spot Lamp | 610 |
| | 5N6 | Easy Order | 0 |
| | 4FM | Fleet Option Editor | 0 |
| | 4FT | Fleet Sales Order | 0 |
| | 166 | Zone 66-Orlando | 0 |
| | 4EA | Sold Vehicle | 0 |
| Non Equipment: | 4FA | Special Bid-Ineligible For Incentive | 0 |
| Bid Number: | TB3059 | Government Incentives | 0 |
| Discounts: | YG1 | 7.5 Additional Gallons of Gas | 0 |
| Destination Fees: | | | 1,595 |

Vapor Grey?

Total Price: 47,145

Sale Price
 \$41,587.00
 + Doc Fee 499.99
 GA Warranty Rights 3.00
 \$42,089.99

Order Type: Fleet
 Scheduling Priority: 1-Sold Order
 Salesperson:
 Customer Name:
 Customer Address:

PSP Month/Week:
 Build Priority: 99

Instructions: USA

Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.

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20+ Years Experience

**300 Sundance Drive
Cornelia, GA 30531**

**Shop: 706.894.1279
Cell: 706.968.9257
fastentime@gmail.com**

Estimate

Date

Estimate #

8/29/2023

451

Customer:

White County Sheriff's Office
1210 Hulsey Rd
Cleveland, GA 30528

| <u>Project:</u> | 23 Durango | | | |
|-----------------|--|------------|-----------------------|--------------|
| Item | Product Description | Qty | Price per Unit | Total |
| SOU-ENULBBOB... | SoundOff Signal 48" nFUSE LED lightbar, 12 LED modules, Dual color BLUE/WHITE front | 1 | 1,850.00 | 1,850.00 |
| SOU-ELUC3H01... | SoundOff Signal universal undercover screw-in LED insert, Color (E)BLUE/WHITE for 2 REAR TAILLIGHTS | 2 | 89.00 | 178.00 |
| SOU-EMPS2STS4() | SoundOff Signal mPower 4" Fascia LED, STUD mount Dual color (E) 2 FOR REAR TAG 2 for SIDE REAR WINDOWS, 2 FOR SIDE PUSH BUMPER, CRUISE/SCENE/WARNING FUNCTIONS | 6 | 140.00 | 840.00 |
| SOU-EMPS4STS4() | SoundOff Signal mpower® HD 4" Light, 18" hard wire w/ sync option, SAE Class 1 & CA Title 13, 9-32 Vdc, Clear Lens, 12 LED, Dual Color -(E) 4 FOR FRONT CENTER PUSH BUMPER | 4 | 140.00 | 560.00 |
| SOU-PMP2WSSSB | SoundOff Signal Window Single Shroud Kit for 4" Light w/ Stud Mount - Black FOR REAR | 2 | 26.00 | 52.00 |
| SOU-ETSA481CSP | Signal nErgy 400 series multi-function siren/light controller.100 watt with button control 5 Year Warranty | 1 | 480.00 | 480.00 |
| SOU-ETSS100J | Soundoff Signal 100 Watt speaker | 1 | 190.00 | 190.00 |
| GJ-7170-0884-02 | Gamber Johnson 2021+ Dodge Durango Standard Console Box Kit with Magnetic Phone Holder, Cup Holder and Printer Armrest | 1 | 839.00 | 839.00 |
| GJ-7160-0332 | Gamber Johnson short interior pocket | 1 | 44.00 | 44.00 |
| GJ-17040 | Magnetic Mic holder | 1 | 38.00 | 38.00 |
| GJ-7160-0578-00 | Gamber Johnson Panasonic toughbook 54/55 cradle, lifetime warranty | 1 | 355.00 | 355.00 |
| GJ-7160-0220 | Gamber Johnson mongoose, 9" locking slide arm with VESA 75mm Clevis | 1 | 275.00 | 275.00 |
| JD-475-0965 | Jotto Desk space creator partition, with hight security/high visibility for 14+ Dodge Durango | 1 | 875.00 | 875.00 |
| JD-475-0822 | Jotto Desk space creator partition, with hight security/high visibility | 1 | 585.00 | 585.00 |
| GJ-7160-1097-02 | GamberJohnson Dual weapon gun mount | 1 | 555.00 | 555.00 |
| SHOP SUPPLIES | Power outlet w/ 3.0 USB and USB-C and 500 Watt inverter | 1 | 84.00 | 84.00 |

Total:

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20+ Years Experience

**300 Sundance Drive
Cornelia, GA 30531**

**Shop: 706.894.1279
Cell: 706.968.9257
fastentime@gmail.com**

Estimate

Date

Estimate #

8/29/2023

451

Customer:

White County Sheriff's Office
1210 Hulsey Rd
Cleveland, GA 30528

| <u>Project:</u> | 23 Durango | | | |
|------------------|--|------------|-----------------------|--------------|
| Item | Product Description | Qty | Price per Unit | Total |
| WEST-36-4075 | Westin Center push bumper for 20+ Durango | 1 | 495.00 | 495.00 |
| WEST-36-4075W | Westin wraparound headlight guard | 1 | 315.00 | 315.00 |
| WEST-36-4075PB | Westin lower pit bar elite | 1 | 445.00 | 445.00 |
| WEST-36-6005S... | Westin 23.5" center light channel for SoundOff Signal mpowers lights, 4 channel | 1 | 67.00 | 67.00 |
| ANTENNAEKIT | Coaxil assembly with NMO mount and crimp end. | 1 | 35.00 | 35.00 |
| EM-MX0152 | EM-Wave X-Nut quarter wave antennae, VHF 155-162 Mhz | 1 | 32.00 | 32.00 |
| KUSTOM | Kustom Signal Raptor Radar, RP-833, wireless remote, Dual antennae (GA STATE CONTRACT PRICING) | 1 | 1,795.00 | 1,795.00 |
| GRAPHICS | Graphics With rear window graphic | 1 | 750.00 | 750.00 |
| LABOR | Installation of equipment, warranty on all workmanship. Includes wiring of Cruise blue and scene white on perimeter lights. Includes horn ring and park kill siren functions and door cut for lightbar | 1 | 1,850.00 | 1,850.00 |
| WT-449301 | Weathertech front laser cut floor liner for 20+ Durango | 1 | 110.00 | 110.00 |
| SHOP SUPPLIES | Shop Supplies: Wire, loom, connectors, and necessary supplies needed for installations. | 1 | 200.00 | 200.00 |
| BLUE-5035 | Blue Sea ST blade fuse block, 6 circuits with cover | 1 | 48.00 | 48.00 |
| FREIGHT | Freight/Shipping charge for equipment | 1 | 300.00 | 300.00 |

Total:

\$14,242.00



WHITE COUNTY

Board of Commissioners

Item Title: Update to Environmental Health Fee Schedule

For Meeting Date: 9/25/2023

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

Category (Select One): Resolution

Submitted By: Sean Sullivan

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

1. Email requesting adoption of revised fee schedule
2. Revised fee schedule
3. _____

Purpose:

For the Board to consider adoption of the revised fee schedule for Environmental Health to be effective 01/01/2024 if approved.

Background / Summary:

- Board of Health adopted this fee schedule at their meeting on 08/16/2023.
- This is based on a comprehensive review of EH fees and comparison with other counties.
- This fee schedule was last revised in 2007.

Department Recommendation:

Adopt fee schedule to be effective 01/01/2024.

Options:

- Adopt fee schedule
- Not adopt fee schedule

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

-

County Manager Comments:

-

WHITE COUNTY BOARD OF COMMISSIONERS

RESOLUTION NO. 2023-

A RESOLUTION

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

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

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

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

ADOPTED, this _____ day of _____, 2023.

WHITE COUNTY BOARD OF COMMISSIONERS

Travis C. Turner, Chairman

Terry D. Goodger, District 1

Lyn Holcomb, District 2

Edwin Nix, District 3

Craig Bryant, District 4

Attest:

Shanda Murphy, County Clerk

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

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

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

Shanda Murphy

From: Sullivan, Sean <Sean.Sullivan@dph.ga.gov>
Sent: Thursday, September 7, 2023 10:10 AM
To: Shanda Murphy
Subject: proposed fee schedule
Attachments: Proposed White County EH Fee Schedule-- BOH Adopted 8-16-23.pdf

[EXTERNAL SENDER - PROCEED CAUTIOUSLY]

Date: September 7, 2023

To: Members of the White County Board of Commissioners

From: Sean Sullivan
White County Environmental Health Manager

Re: Proposed Environmental Health Fee Schedule

At their last regular meeting on August 16, 2023, the White County Board of Health approved the attached update to the Environmental Health (EH) Fee Schedule. The last major update to the EH fee schedule occurred in 2007. The attached document includes a review of the current EH fees, the proposed fee updates highlighted accordingly, as well as a comparison of EH fees from surrounding counties.

At this time, the White County Board of Health respectfully requests that the White County Board of Commissioners consider adoption of this updated fee schedule, to be implemented January 1, 2024. A member of our EH team will be present to answer any questions at the upcoming work session meeting with the Board of Commissioners. Please confirm the date and time of the next meeting and/or the next steps in formally submitting this request.

Upon your review of this information, feel free to contact me if you have any questions in the meantime. We appreciate your time and consideration of this matter.

Thank you,

Sean Sullivan
Environmental Health Manager



WHITE COUNTY

Board of Commissioners

Item Title:

John Deere 6110M Slope Mower

For Meeting Date: 9/25/2023

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

Category (Select One): SPLOST Request

Submitted By: Derick Canupp

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

1. State Contract Quote
2. Mower Brochure (Alamo Machete 3)
3. Tractor Spec Sheet

Purpose:

The purpose of this item is to request approval of a new slope mower

Background / Summary:

- The Road Department operates a slope mower all year long keeping limbs, brush, and vegetation cut back
- The front line machine is a 2007 model John Deere tractor with an Alamo Slope Mower
- The tractor has 11,817 hours and has went through two bush hogs
- State contract pricing is as follows: John Deere 6110M: \$116,180.68 ; Alamo Mower Assembly: \$85,625.60
- Total package price: \$201,806.28
- Equipment is listed in the FY24 CIP Budget
- If approved tractor would arrive in February 2024.
-

Department Recommendation:

Staff recommends approving purchase of John Deere 6110 and Alamo Slope Mower as presented

Options:

- Approve Purchase
- Do not approve
- Commission Defined Alternative

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

- This project was submitted in the FY2024 Capital Improvement Plan using SPLOST as the funding source. SPLOST funds are available to complete project.

County Manager Comments:

- Recommend the board approve the funding from SPLOST as planned in the CIP

Customer:

Quotes are valid for 30 days from the creation date or upon contract expiration, whichever occurs first.

A Purchase Order (PO) or Letter of Intent (LOI) including the below information is required to proceed with this sale. The PO or LOI will be returned if information is missing.

Vendor: Deere & Company

- 2000 John Deere Run
Cary, NC 27513

- Signature on all LOIs and POs with a signature line

- Contract name or number; or JD Quote ID

- Sold to street address

- Ship to street address (no PO box)

- Bill to contact name and phone number

- Bill to address

- Bill to email address (required to send the invoice and/or to obtain the tax exemption certificate)

- Membership number if required by the contract

For any questions, please contact:

Stephen Lowery

Ag-Pro

10963 Georgia Highway 106
Carnesville, GA 30521

Tel: 706-384-5555

Fax: 706-384-2005

Email: slowery@agproco.com

Quotes of equipment offered through contracts between Deere & Company, its divisions and subsidiaries (collectively "Deere") and government agencies are subject to audit and access by Deere's Strategic Accounts Business Division to ensure compliance with the terms and conditions of the contracts.

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
 2000 John Deere Run
 Cary, NC 27513
 FED ID: 36-2382580
 UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Ag-Pro
 10963 Georgia Highway 106
 Carnesville, GA 30521
 706-384-5555
 WCarnesvilleGM@agproco.com

Quote Summary

Prepared For:

WHITE COUNTY PUBLIC WORKS
 675 TRUELOVE RD
 CLEVELAND, GA 30528
 Business: 706-865-2510

Delivering Dealer:

Ag-Pro
 Stephen Lowery
 10963 Georgia Highway 106
 Carnesville, GA 30521
 Phone: 706-384-5555
 slowery@agproco.com

Quote ID: 29508038
Created On: 28 August 2023
Last Modified On: 18 September 2023
Expiration Date: 29 September 2023

| Equipment Summary | Selling Price | Qty | Extended |
|--|-----------------|-----|----------------------|
| JOHN DEERE 6110M/6110MC/6110RC TRACTOR Contract: GA Tractors/Mowers 99999-001-SPD0000177-0026 (PG 2M CG 22) Price Effective Date: | \$ 116,180.68 X | 1 = | \$ 116,180.68 |
| ALAMO 04862233 Contract: GA Tractors/Mowers 99999-001-SPD0000177-0026 (PG 2M CG 22) Price Effective Date: | \$ 85,625.60 X | 1 = | \$ 85,625.60 |
| Equipment Total | | | \$ 201,806.28 |

* Includes Fees and Non-contract items

Quote Summary

| | |
|----------------------------|----------------------|
| Equipment Total | \$ 201,806.28 |
| Trade In | |
| SubTotal | \$ 201,806.28 |
| Est. Service Agreement Tax | \$ 0.00 |
| Total | \$ 201,806.28 |
| Down Payment | (0.00) |
| Rental Applied | (0.00) |
| Balance Due | \$ 201,806.28 |

Salesperson : X _____

Accepted By : X _____

Selling Equipment

Quote Id: 29508038 **Customer Name:** WHITE COUNTY PUBLIC WORKS

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
 2000 John Deere Run
 Cary, NC 27513
 FED ID: 36-2382580
 UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Ag-Pro
 10963 Georgia Highway 106
 Carnesville, GA 30521
 706-384-5555
 WCarnesvilleGM@agproco.com

JOHN DEERE 6110M/6110MC/6110RC TRACTOR

Hours: 0

Stock Number:

Contract: GA Tractors/Mowers 99999-001-
 SPD0000177-0026 (PG 2M CG 22) **Selling Price ***
 \$ 116,180.68

Price Effective Date:

* Price per item - includes Fees and Non-contract items

| Code | Description | Qty | List Price | Discount% | Discount Amount | Contract Price | Extended Contract Price |
|----------------------------|------------------------|-----|----------------------|-----------|---------------------|----------------------|-------------------------|
| 6110M | John Deere 6110M Alamo | 1 | \$ 150,884.00 | 23.00 | \$ 34,703.32 | \$ 116,180.68 | \$ 116,180.68 |
| Total Selling Price | | | \$ 150,884.00 | | \$ 34,703.32 | \$ 116,180.68 | \$ 116,180.68 |

ALAMO 04862233

Equipment Notes:

Hours: 0

Stock Number: **Selling Price ***

Contract: GA Tractors/Mowers 99999-001-
 SPD0000177-0026 (PG 2M CG 22) \$ 85,625.60

Price Effective Date:

* Price per item - includes Fees and Non-contract items

| Code | Description | Qty | List Price | Discount% | Discount Amount | Contract Price | Extended Contract Price |
|------------------------------------|--|-----|----------------------|-----------|---------------------|---------------------|-------------------------|
| 048622 33 | 22' Machete™ 3 Boom for MY2020- 6110M/6120M 4wd tractors | 1 | \$ 64,534.00 | 15.00 | \$ 9,680.10 | \$ 54,853.90 | \$ 54,853.90 |
| Standard Options - Per Unit | | | | | | | |
| 029820 02 | Factory Mounting | 1 | \$ 10,859.00 | 15.00 | \$ 1,628.85 | \$ 9,230.15 | \$ 9,230.15 |
| 321214 95 | 60" Severe Duty Rotary, Blade Bar, Swivel | 1 | \$ 25,343.00 | 15.00 | \$ 3,801.45 | \$ 21,541.55 | \$ 21,541.55 |
| Standard Options Total | | | \$ 36,202.00 | | \$ 5,430.30 | \$ 30,771.70 | \$ 30,771.70 |
| Total Selling Price | | | \$ 100,736.00 | | \$ 15,110.40 | \$ 85,625.60 | \$ 85,625.60 |

Alamo Part # 32121141

Stock Spec

| Code | Item | Description |
|-------|------------------------|---|
| 4227L | Base Machine | 6110M Cab Tractor |
| 0202 | Destination | United States |
| 0409 | Operator's Manual | English |
| 7702 | Shipping Preparation | Shipment Preparation - by Ship Overseas |
| 0501 | Package | No Package |
| 1801 | AutoTrac Package | No AutoTrac™ Package |
| 1437 | Transmission | PowrQuad™ PLUS 16F/16R - 30 km/h |
| 2085 | Operator's Station | 6M Cab - Standard Cab with RH Console |
| 2142 | Seat | Standard Seat |
| 2511 | Mirrors | Mirrors - Manual Telescopic |
| 2665 | Radio | Standard Radio |
| 8782 | Backup Alarm | Backup Alarm |
| 5010 | Rear Axle | Flange-Type Rear Axle |
| 6045 | Front Axle | 4WD Front Axle - Unsuspended |
| 8763 | Steering and Brakes | Heavy Duty Rear Wheel Brakes |
| 6092 | Front Rims | Adjustable Steel Wheels |
| 5090 | Rear Rims | Adjustable Steel Wheels (Steel Disk) |
| 5915 | Tire Brand | Rear and Front Tire Brand - Nokian |
| 5237 | Rear Wheels and Tires | Rear Wheels Size 480/80R38 - Special Profile |
| 6237 | Front Wheels and Tires | Front Wheels Size 440/80R24 - Special Profile |
| 4210 | Center Link | Center Link with Ball End - Category 2 |
| 4120 | Draft Link | Draft Links with Telescopic Ball End - Category 2 |
| 4410 | Stabilizer | Sway Control Blocks |
| 3820 | Rear Power Take-Off | Rear PTO - 540/1000 rpm |
| 8380 | Front Power Take-Off | Preparation for Front Auxiliary Drive |
| 3232 | Hydraulic Pump | Hydraulic Pump - 80 l/min |
| 3319 | Rear SCV | 2 Mechanical SCVs (2 SCVs 200 Series) |
| 1755 | Ag Mgmt Solutions | No ISOBUS Ready / GreenStar™ Ready |
| 1880 | Receiver Hardware | Less Receiver |
| 1900 | Display Hardware | Less Display |
| 1950 | Display Activation | Less Application |
| 183A | Connectivity Hardware | Less JDLINK™ |
| 185A | Connectivity Sub | Less Subscription |

Machete® 3

Mid-Mount Boom Mower



Built for Strength & Longevity

Constructed of a two-piece heavy duty alloy steel.

Convenient Control

A joystick control is standard equipment and keeps all boom functions at your fingertips.

Safely Stored

A two-piece boom rest cradles the boom securely in place when in transport or storage.



Versatility you Need

An improved four-bar design allows for 215° head rotation to maneuver into tight spaces. An optional head swivel reduces overall transport width.

Cast King Post Style Mount

The heavy duty cast turning arm features a 2.5" diameter king pin which swings up to 120°. All pivot points feature greaseable, hardened steel bushings to insure maximum bearing life.

Hydraulic System

Self-contained piston hydraulic system featuring a front-mounted hydraulic system for maximum visibility.

Piston pump boom with a king post mount giving it a 120° front to back hydraulic swing.

Boom Reach Options

18', 22' and 25'

*with 60" Rotary Head

Other Available Attachments

Battle Axe

Ditcher

Flail Axe®

HD Grass Flail

SD Rotary Head

SRD50 Mulcher

Buzz Bar®

Timber Cat

Tractor Minimums

8,500lbs & 90 engine HP

90" wheelbase

18" ground clearance



Alamo-Industrial.com | sales@alamo-industrial.com

©2022 Alamo Industrial or its affiliates. 2022 Alamo Group Texas All rights reserved. This information is intended to be of a general nature only; specifications are subject to change without notice as we continue to improve our products. Warranty: One year limited parts and labor. Non-governmental users are subject to modified policy. Only genuine Alamo Industrial parts should be used for warranty replacement.

Sourcewell - Contract No. 070821-AGI
Canoe Canada - Contract No. 070821-AGI
GSA - Contract No. GS-30F-0008S
Buy Board - Contract No. 611-20



ALAMO
INDUSTRIAL

Machete® 3



WHITE COUNTY

Board of Commissioners

Item Title:

Project CP340-913-1 (2024) Change Order

For Meeting Date: 9/25/2023

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. Change Order Signature Sheet
2. Change Order Exhibits
3. _____

Purpose:

The purpose of this agenda item is to request approval of a contract change order adding roadway striping

Background / Summary:

- White County received a GDOT grant for roadway safety improvements in the amount of \$235,000
- The grant requires a 30% minimum match, which would make the total project value \$305,500
- Bids were received on August 17, 2023. Low bidder was Yunex Traffic, LLC for a total base bid amount of \$165,766.45
- BOC awarded Yunex Traffic the project on August 28, 2023
- Staff have negotiated and received costs associated with adding paint quantities to the project. The value of the change order represents an increase of \$139,152.30
- There are 11 county roads that will be restriped as part of the change order
- This change order makes the overall project value \$304,918.75.
- Grant: \$235,000
- SPLOST: \$69,918.75

Department Recommendation:

Staff recommends approval of the change order as presented

Options:

- Approve change order

- Deny Change Order and remit a portion of grant funds back to GDOT
- Commission Defined Alternative

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

- The project was requested in the FY2024 Capital Improvement Plan using SPLOST as the funding source for the county match. SPLOST funds are currently encumbered for the county match portion.

County Manager Comments:

- Recommend the Board approve the request as presented



Board of Commissioners

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

CHANGE ORDER NO. ONE (1)

PROJECT DESCRIPTION: Providing & Installing Off System Safety Improvements on 23 County Roads

DATE: September 01, 2023

PROJECT NO. CP340-913-1 (2024)

CONTRACTOR: Yunex Traffic

You are directed to make the following changes in the Contract Documents in accordance with Exhibit “A”. Revised scope related to each road are indicated as Exhibit “B”. Revised summary of quantities for change order is included as Exhibit “C”

- Add Item 652-2502 Solid Traffic Stripe, 5 IN. Yellow (52.96 LM) at unit price of \$1,190.00
- Add Item 652-2501 Solid Traffic Stripe, 5 IN. White (54.34 LM) at unit price of \$1,190.00
- Add Item 653-1704 Thermo Solid Traffic Stripe, 24 IN. White (482 LF) at unit price of \$17.65
- Add Item 652-3502 Skip Traffic Stripe, 5 IN. Yellow (3.48 GLM) at unit price of \$850.00

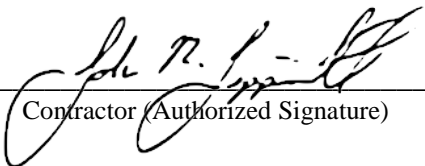
CHANGE IN CONTRACT PRICE:

Original Contract Price: \$165,766.45
 Net change from previous Change Orders: \$0.00
 Net Increase (Decrease) of this Change Order: \$139,152.30
 Contract price with all approved Change Orders: \$304,918.75

CHANGE IN CONTRACT TIME:

Contract completion will remain 90 Days from Notice to Proceed

Accepted:

By:  _____
 Contractor (Authorized Signature)

Date: 9/1/2023

Approved:

By: _____
 (Board of Commission Chairman)

Date: _____

EXHIBIT "A" - Change Order No. 1 Details

Project No.: CP340-913-1(2024)

Change Order No. 1

Off System Safety Improvement on 23 County Roads

| <i>Original Bid Quantities and Prices</i> | | | | | | |
|---|---|-------|----------|--------------|-----------|-------------------|
| Item | Description | Units | Quantity | Unit Price | | Amount |
| 150-1000 | Traffic Control | LS | 1 | \$ 10,850.00 | \$ | 10,850.00 |
| 636-1033 | Highway Signs, Type 1 Material, Reflective Sheeting Type 9 | SF | 300 | \$ 12.65 | \$ | 3,795.00 |
| 636-1036 | Highway Signs, Type 1 Material, Reflective Sheeting Type 11 | SF | 4,803.50 | \$ 12.70 | \$ | 61,004.45 |
| 636-2070 | Galvanized Steel Posts, Type 7 | LF | 10,602 | \$ 8.50 | \$ | 90,117.00 |
| Total Original Base Bid | | | | | \$ | 165,766.45 |
| 652-2502 | Solid Traffic Stripe, 5 IN. Yellow | LM | 52.96 | \$ 1,190.00 | \$ | 63,022.40 |
| 652-2501 | Solid Traffic Stripe, 5 IN. White | LM | 54.34 | \$ 1,190.00 | \$ | 64,664.60 |
| 653-1704 | Thermo Solid Traffic Stripe, 24 IN. White | LF | 482 | \$ 17.65 | \$ | 8,507.30 |
| 652-3502 | Skip Traffic Stripe, 5 IN. Yellow | GLM | 3.48 | \$ 850.00 | \$ | 2,958.00 |
| Change Order Value | | | | | \$ | 139,152.30 |
| ****Total Project Value with Approved Change Order**** | | | | | \$ | 304,918.75 |

Change order quantities

EXHIBIT "B" - Change Order No. 1 Details
 Project No.: CP340-913-1(2024)
 Change Order No. 1
 Off System Safety Improvement on 23 County Roads

| Priority | County Road Name | Inventory Number | From: | To: | Signs | Solid Traffic Strip, 5 IN Yellow | Solid Traffic Strip, 5 IN White | Thermo Solid Traffic Stripe, 24 IN White | Skip Traffic Stripe, 5 IN Yellow | Speed Limit (mph) | Road Width | Length (miles) |
|----------|------------------------|------------------|----------------------|------------------------|-------|----------------------------------|---------------------------------|--|----------------------------------|-------------------|------------|----------------|
| 1 | Skitts Mtn. Rd. | 10 | SR 254 | Hall County Line | X | | | | | 45 | 20 | 3.04 |
| 2 | Lynch Mtn. Rd. | 101 | SR 255 | Habersham County Line | X | | | | | N/A | 16 | 2.58 |
| 3 | Collins Rd. | 40 | US 129 | Westmoreland Rd. | X | X | X | X | | N/A | 20 | 1.00 |
| 4 | Westmoreland Rd. | 204 | SR 284 (Shoal Creek) | SR 254 | X | | | | | 45/55 | 20 | 6.20 |
| 5 | Town Creek Rd. | 200 | Lumpkin County Line | SR 115 | X | | | | | 50 | 22 | 6.27 |
| 6 | Joe Black Rd. | 91 | Asbestos Rd. | SR 75 N. | X | X | X | X | X | 40 | 20 | 2.35 |
| 7 | Albert Reid Rd. | 84 | US 129 | Asbestos Rd. | X | | | | | 45 | 20 | 4.00 |
| 8 | Cooley Woods Rd. | 21 | Post Rd. | Black Rd. | X | X | X | X | X | 45 | 20 | 1.50 |
| 9 | Adair Mill Rd. | 127 | US 129 | Town Creek Rd. | X | | | | | 35 | 20 | 3.25 |
| 10 | Sandy Flats Rd. | 147 | Town Creek Rd. | Lumpkin County Line | X | | | | | NA | 16 to 22 | 2.40 |
| 11 | New Bridge Rd. | 9 | SR 384 | Skitts Mtn. Rd. | X | X | X | X | X | 45 | 20 | 4.96 |
| 12 | Post Rd. | 201 | Old Hwy. 75 | SR 254 | X | X | X | X | X | 45 | 20 | 4.85 |
| 13 | Webster Lake Rd | 4 | SR 384 | SR 254 | X | X | X | X | X | 55 | 20 | 3.89 |
| 14 | Ricky West Rd | 34 | Bill Presley Rd. | May White Rd. | X | | | | | 25 | 16 | 1.28 |
| 15 | Hulsey Mill Rd | 39 | Bill Presley Rd. | Ray Palmer Rd. | X | X | X | X | | 35 | 20 | 0.69 |
| 16 | Lothridge Rd | 398 | SR 254 | SR 115 | X | X | X | X | X | 45 | 20 | 3.24 |
| 17 | Tesnatee Gap Valley Rd | 122 | SR 115 | US 129 | X | | | | | 50 | 20 | 4.22 |
| 18 | Tom Bell Rd | 78 | SR 75 (Helen Hwy.) | SR 75 (Helen Hwy.) | X | X | X | X | | 40 | 20 | 2.30 |
| 19 | Charlie Thomas Rd | 123 | Town Creek Rd. | Tesnatee Gap Valley Rd | X | | | | | NA | 12 to 16 | 1.62 |
| 20 | Davidson Rd | 28 | Lothridge Rd. | Mary Davidson Rd. | X | | | | | NA | 12 | 0.57 |
| 21 | Thunder Ridge Dr | 257 | SR 115 | Mt. View Dr. | X | X | X | X | | 25 | 20 | 1.15 |
| 22 | Asbury Mill Rd | 117 | SR 115 | SR 115 | X | | | | | 45 | 20 | 4.25 |
| 23 | Partin Rd | 49 | Tommy Cowart Rd. | US 129 | X | X | X | X | | 25 | 20 | 0.91 |

EXHIBIT "C" - Change Order No. 1 Details

Project No.: CP340-913-1(2024)

Change Order No. 1

Off System Safety Improvement on 23 County Roads

**SUMMARY OF QUANTITIES
2024 OSS
WHITE COUNTY OFF-SYSTEM**

| Priority | Street Name | Change Order Items | | | | | | |
|----------|------------------------|-----------------------------------|---------------------------------------|---------------------------|--|---|--|--|
| | | 636-1033 Tp 9 Sign Sheeting | 636-1036 Tp 11 Sign Sheeting | 636-2070 Tp 7 Posts | Solid Traffic Strip, 5 IN Yellow 652-2502 | Solid Traffic Strip, 5 IN White 652-2501 | Thermo Solid Traffic Stripe, 24 IN White 653-1704 | Skip Traffic Stripe, 5 IN Yellow 652-3502 |
| | | SF | SF | LF | LM | LM | LF | GLM |
| 1 | Skitts Mtn. Rd. | 25.0 | 261.5 | 624 | 0 | 0 | 0 | 0 |
| 2 | Lynch Mtn. Rd. | 0.0 | 18.0 | 52 | 0 | 0 | 0 | 0 |
| 3 | Collins Rd. | 0.0 | 194.0 | 429 | 2 | 2 | 32 | 0.00 |
| 4 | Westmoreland Rd. | 22.5 | 472.5 | 923 | 0 | 0 | 0 | 0 |
| 5 | Town Creek Rd. | 30.0 | 570.5 | 1,222 | 0 | 0 | 0 | 0 |
| 6 | Joe Black Rd. | 10.0 | 181.5 | 403 | 4.79 | 4.70 | 32 | 0.50 |
| 7 | Albert Reid Rd. | 11.5 | 305.5 | 715 | 0 | 0 | 0 | 0 |
| 8 | Cooley Woods Rd. | 10.0 | 145.0 | 72 | 3.00 | 3.00 | 32 | 0.00 |
| 9 | Adair Mill Rd. | 10.0 | 268.5 | 741 | 0 | 0 | 0 | 0 |
| 10 | Sandy Flats Rd. | 0.0 | 105.0 | 247 | 0 | 0 | 0 | 0 |
| 11 | New Bridge Rd. | 20.0 | 327.0 | 767 | 9.84 | 9.92 | 72.00 | 0.08 |
| 12 | Post Rd. | 15.0 | 302.0 | 676 | 9.5 | 9.5 | 66 | 1.50 |
| 13 | Webster Lake Rd | 20.0 | 303.0 | 715 | 7.49 | 7.78 | 64 | 0.3 |
| 14 | Ricky West Rd | 9.0 | 39.0 | 130 | 0 | 0 | 0 | 0 |
| 15 | Hulsey Mill Rd | 10.0 | 93.0 | 234 | 1.40 | 1.40 | 44 | 0 |
| 16 | Lothridge Rd | 20.0 | 172.5 | 364 | 5.38 | 6.48 | 64 | 1.10 |
| 17 | Tesnatee Gap Valley Rd | 43.0 | 320.0 | 715 | 0 | 0 | 0 | 0 |
| 18 | Tom Bell Rd | 10.0 | 125.5 | 260 | 4.60 | 4.60 | 32 | 0.00 |
| 19 | Charlie Thomas Rd | 10.0 | 56.0 | 156 | 0 | 0 | 0 | 0 |
| 20 | Davidson Rd | 0.0 | 31.0 | 78 | 0 | 0 | 0 | 0 |
| 21 | Thunder Ridge Dr | 4.0 | 116.0 | 221 | 2.30 | 2.30 | 12 | 0 |
| 22 | Asbury Mill Rd | 10.0 | 225.0 | 468 | 0 | 0 | 0 | 0 |
| 23 | Partin Rd | 10.0 | 171.5 | 390 | 2.66 | 2.66 | 32 | 0 |
| | Totals | 300.00 | 4,803.50 | 10,602 | 52.96 | 54.34 | 482 | 3.48 |



WHITE COUNTY

Board of Commissioners

Item Title:

Roy Powers Bridge Replacement MOA

For Meeting Date: 9/25/2023

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

Category (Select One): Other

Submitted By: Derick Canupp

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

1. MOA
2. _____
3. _____

Purpose:

The purpose of this agenda item is to consider/approve MOA with GDOT for replacing a bridge on Roy Powers Rd.

Background / Summary:

- White County received notification in August 2023 of GDOT's intention to replace the bridge on Roy Powers Rd. under the Local Bridge Replacement Program (LOCBR)
- The LOCBR program was created to assist in the replacement of locally owned bridges that are deficient and weight-restricted.
- In the LOCBR program, GDOT funds engineering, utility relocation, construction, and a portion of R/W acquisition.
- Based on anticipated complexity of replacement, GDOT has assigned Roy Powers bridge as a Tier 1 project which means the the local share is \$50,000
- If approved, White County will be required to remit payment to GDOT within 30 after receiving an invoice.
- Construction is currently scheduled for FY 2028
- If the county were to proceed without GDOT, it would cost approximatly \$315,000 to replace the existing structure.

Department Recommendation:

Staff recommends approval of the MOA

Options:

- Approve MOA
- Deny the MOA
- Commission Defined Alternative
-

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

- Staff recommends SPLOST as funding source.

County Manager Comments:

- Recommend the board approve funding.

**MEMORANDUM OF AGREEMENT
BY AND BETWEEN
GEORGIA DEPARTMENT OF TRANSPORTATION
AND
WHITE COUNTY
FOR
RIGHT OF WAY**

THIS MEMORANDUM OF AGREEMENT (the "Agreement") is made and entered into as of _____ (the "Effective Date"), by and between the GEORGIA DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia (hereinafter called the "DEPARTMENT" or "GDOT"), and **WHITE COUNTY**, acting by and through its Chairman and Board of Commissioners (hereinafter called the "LOCAL GOVERNMENT").

WHEREAS, PI No. 0019116 ROY POWERS RD (CR 74) OVER BRASSTOWN CREEK 7.2 MI E OF CLEVELAND (hereinafter called "PROJECT") has been added to the Statewide Transportation Improvement Plan; and

WHEREAS, the DEPARTMENT policy requires, and the LOCAL GOVERNMENT has agreed, that the LOCAL GOVERNMENT shall fund a portion of the DEPARTMENT expenses associated with Right of Way ("ROW") Phase (hereinafter called the "ROW Phase") for the PROJECT; and

WHEREAS, the DEPARTMENT has determined guidance for estimating the amount contributed by each Local Government for ROW contributions for each PROJECT based on the level of complexity for the particular project; and

WHEREAS, the LOCAL GOVERNMENT has agreed to pay the amount for the ROW Phase to the DEPARTMENT as set forth herein; and

WHEREAS, the Constitution authorizes intergovernmental agreements whereby state and local entities may contract with one another "for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; but such contracts must deal with activities, services or facilities which the parties are authorized by law to undertake or provide." Ga. Constitution Article IX, §III, ¶I(a).

NOW THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to the other, the DEPARTMENT and the LOCAL GOVERNMENT hereby agree each with the other as follows:

1. **RECITALS**. The recitals set forth above are true and correct and are incorporated into this Agreement.
2. **PAYMENT BY THE LOCAL GOVERNMENT TO THE DEPARTMENT**
 - a. Based on the assessed level of complexity and subject to the provisions of this Section 2 of the Agreement, the LOCAL GOVERNMENT shall be responsible for providing payment in the amount of **fifty thousand dollars (\$50,000.00)** to the DEPARTMENT within thirty (30) days from the date listed on the GDOT invoice and billing request.
 - b. All payments by the LOCAL GOVERNMENT to the DEPARTMENT shall be sent to the following address:

For payments made by check:

Georgia Department of Transportation
P.O. Box 932764
Atlanta, GA 31193-2764

- c. If there is an unused balance after completion of all the phases of the PROJECT for the PROJECT, pending audit by the DEPARTMENT, the remainder will be refunded to the LOCAL GOVERNMENT.
- d. The DEPARTMENT will prepare Specific Activity Agreements for funding applicable to other PROJECT activities, such as right of way, utilities and construction phases, when appropriate.
- e. Both the LOCAL GOVERNMENT and the DEPARTMENT hereby acknowledge that Time is of the Essence.
- f. If, for any reason, the LOCAL GOVERNMENT does not make payment to the DEPARTMENT pursuant to Section 2(a) above, the DEPARTMENT reserves the right, where applicable, to delay or cancel the PROJECT.

3. COMPLIANCE WITH APPLICABLE LAWS.

- a. The undersigned, on behalf of the LOCAL GOVERNMENT, certifies that the provisions of Sections 45-10-20 through 45-10-28 of the Official Code of Georgia Annotated (“O.C.G.A.”) relating to Conflict of Interest and State employees and officials trading with the State have been complied with in full.
- b. The provisions of O.C.G.A. §50-24-1 through 50-24-6 of the Official Code of Georgia Annotated relating to the “Drug Free Workplace Act” have been complied with in full, as stated in **Appendix A** of this Agreement.
- c. The LOCAL GOVERNMENT has read and understands the regulations for the State Audit Requirement and will comply in full with said provisions of O.C.G.A. § 36-81-7.
- d. By execution of this Agreement, the undersigned, on behalf of the LOCAL GOVERNMENT, certify under penalty of law that the LOCAL GOVERNMENT is in compliance with the service delivery strategy law (O.C.G.A. § 36-70-1 et seq.) and is not debarred from receiving financial assistance from the State of Georgia.
- e. The LOCAL GOVERNMENT hereby agrees that it shall comply with all applicable requirements of the American with Disabilities Act of 1990 (ADA), 42 U.S.C. 12101, et seq. and 49 U.S.C. 322; Section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 791; and regulations and amendments thereto.
- f. The LOCAL GOVERNMENT hereby agrees that it shall comply with O.C.G.A. § 25-9-1 et. seq, Georgia Underground Facility Protection Act, CALL BEFORE YOU DIG 1-800-282-7411.
- g. Pursuant to O.C.G.A. § 13-10-91, the LOCAL GOVERNMENT is and shall be at all times, in compliance with the Federal Work Authorization Program. LOCAL GOVERNMENT agrees that it will comply with all E-Verify and Title VI requirements and execute any documents reasonably required related to such compliance.
- h. The LOCAL GOVERNMENT hereby agrees that it shall not discriminate on the basis of age, race, color, sex, national origin, religion or disability and that it shall comply, at a minimum, with the following Georgia laws: the Georgia Age Discrimination Act (O.C.G.A. § 34-1-2 et seq.); the Georgia Equal Employment for Persons with Disabilities Code (O.C.G.A. 34-6A-1 et seq.); and the Sex Discrimination in Employment (O.C.G.A. 34-5-1 et seq.). The LOCAL GOVERNMENT further agrees that it will comply with any and all state

and federal laws not specifically stated herein addressing discrimination to the extent that such is applicable.

- i. LOCAL GOVERNMENT acknowledges and agrees that failure to complete appropriate certifications or the submission of a false certification shall result in the termination of this Agreement.

4. MISCELLANEOUS

- a. Any notices, requests, demands or other communications that may be required hereunder, shall be in writing and transmitted via hand delivery, overnight courier, or certified mail to the Parties at the respective addresses set forth below. Notices may also be sent by email provided that the recipient acknowledges receipt. Notices will be deemed to have been given when received, unless otherwise noted in the Agreement.

| | |
|--|---|
| GEORGIA DEPARTMENT OF TRANSPORTATION Attn: Neoma Walker Title: Bridge Program Manager Address: 600 West Peachtree NW, Atlanta, GA 30308 Phone: 404-985-1545 Email: nwalker@dot.ga.gov | WHITE COUNTY Attn: Title: Address: Phone: Email: |
|--|---|

- b. The individual signing this Agreement on behalf of each party represents and warrants that (s)he has the actual authority to sign this Agreement on behalf of such party, and to bind such party to the terms and conditions of this Agreement.
- c. This Agreement may be modified or amended only by means of a written document executed on behalf of all parties to this Agreement.
- d. The section and paragraph headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.
- e. The covenants herein contained shall, except as otherwise provided, accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.
- f. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in force and unaffected to the fullest extent permitted by law and regulation.
- g. Nothing contained herein shall be construed as conferring upon or giving to any person, other than the parties hereto, any rights or benefits under or by reason of this Agreement.
- h. It is mutually agreed between the parties hereto that this Agreement shall be deemed to have been executed in Fulton County, Georgia, and that all questions of interpretation and construction shall be governed by the laws of the State of Georgia.

- i. This Agreement supersedes all prior negotiations, discussion, statements and agreements between the parties and constitutes the full, complete and entire agreement between the Parties with respect hereto; no member, officer, employee or agent of either party has authority to make, or has made, any statement, agreement, representation or contemporaneous agreement, oral or written, in connection herewith, amending, supplementing, modifying, adding to, deleting from, or changing the terms and conditions of this Agreement. No modification of or amendment to this Agreement will be binding on either Party hereto unless such modification or amendment will be properly authorized, in writing, properly signed by both Parties and incorporated in and by reference made a part hereof.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the DEPARTMENT and the LOCAL GOVERNMENT have caused these presents to be executed under seal by their duly authorized representatives as of the Effective Date.

GEORGIA DEPARTMENT OF
TRANSPORTATION

WHITE COUNTY

By: _____

By: _____

Name: Russell McMurry

Name: _____

Title: Commissioner

Title: _____

Attest: _____

Attest: _____

Name: _____

Name: _____

Title: _____

Title: _____

This Agreement approved by Local Government,
the _____ day of _____, 20__.

FEIN: _____

**APPENDIX A
CERTIFICATION OF LOCAL GOVERNMENT
DRUG FREE WORKPLACE**

I hereby certify that I am a principal and duly authorized representative of _____
whose address is _____ and it is also certified that:

1. The provisions of Section 50 24 1 through 50 24 6 of the Official Code of Georgia Annotated, relating to the "Drug Free Workplace Act" have been complied with in full; and
2. A drug free workplace will be provided for the LOCAL GOVERNMENT's employees during the performance of the contract; and
3. Each subcontractor hired by the LOCAL GOVERNMENT shall be required to ensure that the subcontractor's employees are provided a drug free workplace. The LOCAL GOVERNMENT shall secure from that subcontractor the following written certification:

"As part of the subcontracting agreement with _____
_____, _____ certifies to the LOCAL
GOVERNMENT that a drug free workplace will be provided for the subcontractor's employees
during the performance of this contract pursuant to paragraph (7) of subsection (b) of the Official
Code of Georgia Annotated Section 50 24 3"; and

4. It is certified that the undersigned will not engage in unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the contract.

Date

Signature

Name: _____

Title: _____

APPENDIX B
CERTIFICATION OF COMPLIANCES
WITH STATE AUDIT REQUIREMENT

I hereby certify that I am a principal and duly authorized representative of _____ whose address is _____ and it is also certified that:

I. PROCUREMENT REQUIREMENTS

The below listed provisions of State Procurement requirements shall be complied with throughout the Agreement period:

- (a) Provisions of Chapters 2 and Chapters 4 of the Title 32 of the Official Code of Georgia Annotated. Specifically, as to the County the provisions of O.C.G.A. § 32-4-40 et seq. and as to the Municipality the provisions of O.C.G.A. § 32-4-92 et seq.

II. STATE AUDIT REQUIREMENT

The provisions of Section 36-81-7 of the Official Code of Georgia Annotated, relating to the "Requirement of Audits" shall be complied with throughout the contract period in full, including but not limited to the following provisions:

- (a) Each unit of local government having a population in excess of 1,500 persons or expenditures of \$550,000.00 or more shall provide for and cause to be made an annual audit of the financial affairs and transactions of all funds and activities of the local government for each fiscal year of the local government.
- (b) The governing authority of each local unit of government not included above shall provide for and cause to be made the audit required not less often than once every two fiscal years.
- (c) The governing authority of each local unit of government having expenditures of less than \$550,000.00 in that government's most recently ended fiscal year may elect to provide for and cause to be made, in lieu of the biennial audit, an annual report of agreed upon procedures for that fiscal year.
- (d) A copy of the report and any comments made by the state auditor shall be maintained as a public record for public inspection during the regular working hours at the principal office of the local government. Those units of local government not having a principal office shall provide a notification to the public as to the location of and times during which the public may inspect the report.
- (e) Provisions of Section Chapters 2 and Chapters 4 of the Title 32 of the Official Code of Georgia Annotated.

III. SERVICE DELIVERY STRATEGY REQUIREMENT

The provisions of Section 36-70-20 et seq. of the Official Code of Georgia, relating to the "Coordinated And Comprehensive Planning and Service Delivery By Counties And Municipalities", as amended, has been complied with throughout the Agreement period.

Date

Signature
Name: _____
Title: _____

Appendix C

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

| | |
|--|---|
| Contractor's Name: | WHITE COUNTY |
| Solicitation/Contract No./ Call No. or Project Description: | PI No. 0019116 ROY POWERS RD (CR 74) OVER BRASSTOWN CREEK 7.2 MI E OF CLEVELAND |

CONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, entity or corporation which is engaged in the physical performance of services on behalf of the Georgia Department of Transportation has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number
(EEV/E-Verify Company Identification Number)

Date of Authorization

Name of Contractor

I hereby declare under penalty of perjury that the foregoing is true and correct

Printed Name (of Authorized Officer or Agent
of Contractor)

Title (of Authorized Officer or Agent of Contractor)

Signature (of Authorized Officer or Agent)

Date Signed

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE
____ DAY OF _____, _____

Notary Public

[NOTARY SEAL]

My commission expires: _____



WHITE COUNTY

Board of Commissioners

Item Title:

Webster Lake Rd. Bridge Replacement MOA

For Meeting Date: 9/25/2023

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

Category (Select One): Other

Submitted By: Derick Canupp

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

1. MOA
2. _____
3. _____

Purpose:

The purpose of this agenda item is to consider/approve MOA with GDOT for replacing a bridge on Webster Lake Rd.

Background / Summary:

- White County received notification in August 2023 of GDOT's intention to replace the bridge on Webster Lake Rd. under the Local Bridge Replacement Program (LOCBR)
- The LOCBR program was created to assist in the replacement of locally owned bridges that are deficient and weight-restricted.
- In the LOCBR program, GDOT funds engineering, utility relocation, construction, and a portion of R/W acquisition.
- Based on anticipated complexity of replacement, GDOT has assigned Webster Lake bridge as a Tier 2 project which means the the local share is \$75,000
- If approved, White County will be required to remit payment to GDOT within 30 after receiving an invoice.
- Construction is currently scheduled for FY 2028
- If the county were to proceed without GDOT, it would cost approximatly \$1,800,000 to replace the existing structure.

Department Recommendation:

Staff recommends approval of the MOA

Options:

- Approve MOA
- Deny the MOA
- Commission Defined Alternative
-

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

- Funds are available in SPLOST or General Fund Contingency.

County Manager Comments:

- Recommend the Board approved the grant with funds to come from SPLOST (unanticipated in the CIP) or amended General Fund "Contingency".

**MEMORANDUM OF AGREEMENT
BY AND BETWEEN
GEORGIA DEPARTMENT OF TRANSPORTATION
AND
WHITE COUNTY
FOR
RIGHT OF WAY**

THIS MEMORANDUM OF AGREEMENT (the "Agreement") is made and entered into as of _____ (the "Effective Date"), by and between the GEORGIA DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia (hereinafter called the "DEPARTMENT" or "GDOT"), and **WHITE COUNTY**, acting by and through its Chairman and Board of Commissioners (hereinafter called the "LOCAL GOVERNMENT").

WHEREAS, PI No. 0019115 WEBSTER LAKE RD (CR 4) OVER WHITE CREEK 7.7 MI SE OF CLEVELAND (hereinafter called "PROJECT") has been added to the Statewide Transportation Improvement Plan; and

WHEREAS, the DEPARTMENT policy requires, and the LOCAL GOVERNMENT has agreed, that the LOCAL GOVERNMENT shall fund a portion of the DEPARTMENT expenses associated with Right of Way ("ROW") Phase (hereinafter called the "ROW Phase") for the PROJECT; and

WHEREAS, the DEPARTMENT has determined guidance for estimating the amount contributed by each Local Government for ROW contributions for each PROJECT based on the level of complexity for the particular project; and

WHEREAS, the LOCAL GOVERNMENT has agreed to pay the amount for the ROW Phase to the DEPARTMENT as set forth herein; and

WHEREAS, the Constitution authorizes intergovernmental agreements whereby state and local entities may contract with one another "for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; but such contracts must deal with activities, services or facilities which the parties are authorized by law to undertake or provide." Ga. Constitution Article IX, §III, ¶I(a).

NOW THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to the other, the DEPARTMENT and the LOCAL GOVERNMENT hereby agree each with the other as follows:

1. **RECITALS**. The recitals set forth above are true and correct and are incorporated into this Agreement.
2. **PAYMENT BY THE LOCAL GOVERNMENT TO THE DEPARTMENT**
 - a. Based on the assessed level of complexity and subject to the provisions of this Section 2 of the Agreement, the LOCAL GOVERNMENT shall be responsible for providing payment in the amount of **seventy-five thousand dollars (\$75,000.00)** to the DEPARTMENT within thirty (30) days from the date listed on the GDOT invoice and billing request.
 - b. All payments by the LOCAL GOVERNMENT to the DEPARTMENT shall be sent to the following address:

For payments made by check:

Georgia Department of Transportation
P.O. Box 932764
Atlanta, GA 31193-2764

- c. If there is an unused balance after completion of all the phases of the PROJECT for the PROJECT, pending audit by the DEPARTMENT, the remainder will be refunded to the LOCAL GOVERNMENT.
- d. The DEPARTMENT will prepare Specific Activity Agreements for funding applicable to other PROJECT activities, such as right of way, utilities and construction phases, when appropriate.
- e. Both the LOCAL GOVERNMENT and the DEPARTMENT hereby acknowledge that Time is of the Essence.
- f. If, for any reason, the LOCAL GOVERNMENT does not make payment to the DEPARTMENT pursuant to Section 2(a) above, the DEPARTMENT reserves the right, where applicable, to delay or cancel the PROJECT.

3. COMPLIANCE WITH APPLICABLE LAWS.

- a. The undersigned, on behalf of the LOCAL GOVERNMENT, certifies that the provisions of Sections 45-10-20 through 45-10-28 of the Official Code of Georgia Annotated (“O.C.G.A.”) relating to Conflict of Interest and State employees and officials trading with the State have been complied with in full.
- b. The provisions of O.C.G.A. §50-24-1 through 50-24-6 of the Official Code of Georgia Annotated relating to the “Drug Free Workplace Act” have been complied with in full, as stated in **Appendix A** of this Agreement.
- c. The LOCAL GOVERNMENT has read and understands the regulations for the State Audit Requirement and will comply in full with said provisions of O.C.G.A. § 36-81-7.
- d. By execution of this Agreement, the undersigned, on behalf of the LOCAL GOVERNMENT, certify under penalty of law that the LOCAL GOVERNMENT is in compliance with the service delivery strategy law (O.C.G.A. § 36-70-1 et seq.) and is not debarred from receiving financial assistance from the State of Georgia.
- e. The LOCAL GOVERNMENT hereby agrees that it shall comply with all applicable requirements of the American with Disabilities Act of 1990 (ADA), 42 U.S.C. 12101, et seq. and 49 U.S.C. 322; Section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 791; and regulations and amendments thereto.
- f. The LOCAL GOVERNMENT hereby agrees that it shall comply with O.C.G.A. § 25-9-1 et. seq, Georgia Underground Facility Protection Act, CALL BEFORE YOU DIG 1-800-282-7411.
- g. Pursuant to O.C.G.A. § 13-10-91, the LOCAL GOVERNMENT is and shall be at all times, in compliance with the Federal Work Authorization Program. LOCAL GOVERNMENT agrees that it will comply with all E-Verify and Title VI requirements and execute any documents reasonably required related to such compliance.
- h. The LOCAL GOVERNMENT hereby agrees that it shall not discriminate on the basis of age, race, color, sex, national origin, religion or disability and that it shall comply, at a minimum, with the following Georgia laws: the Georgia Age Discrimination Act (O.C.G.A. § 34-1-2 et seq.); the Georgia Equal Employment for Persons with Disabilities Code (O.C.G.A. 34-6A-1 et seq.); and the Sex Discrimination in Employment (O.C.G.A. 34-5-1 et seq.). The LOCAL GOVERNMENT further agrees that it will comply with any and all state

and federal laws not specifically stated herein addressing discrimination to the extent that such is applicable.

- i. LOCAL GOVERNMENT acknowledges and agrees that failure to complete appropriate certifications or the submission of a false certification shall result in the termination of this Agreement.

4. MISCELLANEOUS

- a. Any notices, requests, demands or other communications that may be required hereunder, shall be in writing and transmitted via hand delivery, overnight courier, or certified mail to the Parties at the respective addresses set forth below. Notices may also be sent by email provided that the recipient acknowledges receipt. Notices will be deemed to have been given when received, unless otherwise noted in the Agreement.

| | |
|--|---|
| GEORGIA DEPARTMENT OF TRANSPORTATION Attn: Neoma Walker Title: Bridge Program Manager Address: 600 West Peachtree NW, Atlanta, GA 30308 Phone: 404-985-1545 Email: nwalker@dot.ga.gov | WHITE COUNTY Attn: Title: Address: Phone: Email: |
|--|---|

- b. The individual signing this Agreement on behalf of each party represents and warrants that (s)he has the actual authority to sign this Agreement on behalf of such party, and to bind such party to the terms and conditions of this Agreement.
- c. This Agreement may be modified or amended only by means of a written document executed on behalf of all parties to this Agreement.
- d. The section and paragraph headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.
- e. The covenants herein contained shall, except as otherwise provided, accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.
- f. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in force and unaffected to the fullest extent permitted by law and regulation.
- g. Nothing contained herein shall be construed as conferring upon or giving to any person, other than the parties hereto, any rights or benefits under or by reason of this Agreement.
- h. It is mutually agreed between the parties hereto that this Agreement shall be deemed to have been executed in Fulton County, Georgia, and that all questions of interpretation and construction shall be governed by the laws of the State of Georgia.

- i. This Agreement supersedes all prior negotiations, discussion, statements and agreements between the parties and constitutes the full, complete and entire agreement between the Parties with respect hereto; no member, officer, employee or agent of either party has authority to make, or has made, any statement, agreement, representation or contemporaneous agreement, oral or written, in connection herewith, amending, supplementing, modifying, adding to, deleting from, or changing the terms and conditions of this Agreement. No modification of or amendment to this Agreement will be binding on either Party hereto unless such modification or amendment will be properly authorized, in writing, properly signed by both Parties and incorporated in and by reference made a part hereof.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the DEPARTMENT and the LOCAL GOVERNMENT have caused these presents to be executed under seal by their duly authorized representatives as of the Effective Date.

GEORGIA DEPARTMENT OF
TRANSPORTATION

WHITE COUNTY

By: _____

By: _____

Name: Russell McMurry

Name: _____

Title: Commissioner

Title: _____

Attest: _____

Attest: _____

Name: _____

Name: _____

Title: _____

Title: _____

This Agreement approved by Local Government,
the _____ day of _____, 20__.

FEIN: _____

**APPENDIX A
CERTIFICATION OF LOCAL GOVERNMENT
DRUG FREE WORKPLACE**

I hereby certify that I am a principal and duly authorized representative of _____
whose address is _____ and it is also certified that:

1. The provisions of Section 50 24 1 through 50 24 6 of the Official Code of Georgia Annotated, relating to the "Drug Free Workplace Act" have been complied with in full; and
2. A drug free workplace will be provided for the LOCAL GOVERNMENT's employees during the performance of the contract; and
3. Each subcontractor hired by the LOCAL GOVERNMENT shall be required to ensure that the subcontractor's employees are provided a drug free workplace. The LOCAL GOVERNMENT shall secure from that subcontractor the following written certification:

"As part of the subcontracting agreement with _____
_____, _____ certifies to the LOCAL
GOVERNMENT that a drug free workplace will be provided for the subcontractor's employees
during the performance of this contract pursuant to paragraph (7) of subsection (b) of the Official
Code of Georgia Annotated Section 50 24 3"; and

4. It is certified that the undersigned will not engage in unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the contract.

Date

Signature

Name: _____

Title: _____

**APPENDIX B
CERTIFICATION OF COMPLIANCES
WITH STATE AUDIT REQUIREMENT**

I hereby certify that I am a principal and duly authorized representative of _____ whose address is _____ and it is also certified that:

I. PROCUREMENT REQUIREMENTS

The below listed provisions of State Procurement requirements shall be complied with throughout the Agreement period:

- (a) Provisions of Chapters 2 and Chapters 4 of the Title 32 of the Official Code of Georgia Annotated. Specifically, as to the County the provisions of O.C.G.A. § 32-4-40 et seq. and as to the Municipality the provisions of O.C.G.A. § 32-4-92 et seq.

II. STATE AUDIT REQUIREMENT

The provisions of Section 36-81-7 of the Official Code of Georgia Annotated, relating to the "Requirement of Audits" shall be complied with throughout the contract period in full, including but not limited to the following provisions:

- (a) Each unit of local government having a population in excess of 1,500 persons or expenditures of \$550,000.00 or more shall provide for and cause to be made an annual audit of the financial affairs and transactions of all funds and activities of the local government for each fiscal year of the local government.
- (b) The governing authority of each local unit of government not included above shall provide for and cause to be made the audit required not less often than once every two fiscal years.
- (c) The governing authority of each local unit of government having expenditures of less than \$550,000.00 in that government's most recently ended fiscal year may elect to provide for and cause to be made, in lieu of the biennial audit, an annual report of agreed upon procedures for that fiscal year.
- (d) A copy of the report and any comments made by the state auditor shall be maintained as a public record for public inspection during the regular working hours at the principal office of the local government. Those units of local government not having a principal office shall provide a notification to the public as to the location of and times during which the public may inspect the report.
- (e) Provisions of Section Chapters 2 and Chapters 4 of the Title 32 of the Official Code of Georgia Annotated.

III. SERVICE DELIVERY STRATEGY REQUIREMENT

The provisions of Section 36-70-20 et seq. of the Official Code of Georgia, relating to the "Coordinated And Comprehensive Planning and Service Delivery By Counties And Municipalities", as amended, has been complied with throughout the Agreement period.

Date

Signature
Name: _____
Title: _____

Appendix C

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

| | |
|--|--|
| Contractor's Name: | WHITE COUNTY |
| Solicitation/Contract No./ Call No. or Project Description: | PI No. 0019115 WEBSTER LAKE RD (CR 4) OVER WHITE CREEK 7.7 MI SE OF CLEVELAND |

CONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, entity or corporation which is engaged in the physical performance of services on behalf of the Georgia Department of Transportation has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10- 91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number
(EEV/E-Verify Company Identification Number)

Date of Authorization

Name of Contractor

I hereby declare under penalty of perjury that the foregoing is true and correct

Printed Name (of Authorized Officer or Agent of Contractor)

Title (of Authorized Officer or Agent of Contractor)

Signature (of Authorized Officer or Agent)

Date Signed

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE _____ DAY OF _____, _____

Notary Public

[NOTARY SEAL]

My commission expires: _____



WHITE COUNTY

Board of Commissioners

Item Title:

Surplus Resolution

For Meeting Date: 9/25/2023

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

Category (Select One): Resolution

Submitted By: Derick Canupp

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

1. Surplus Resolution
2. _____
3. _____

Purpose:

The purpose of this agenda item is to request approval to surplus unused personal property

Background / Summary:

- County staff have identified 10 units of personal property that are no longer needed.
- Most listed units have not been used in many years and are no longer operational
- If approved, county staff will list on Gov Deals for public auction

Department Recommendation:

Staff recommends approval of the surplus resolution

Options:

- Approve the Resolution
- Do not approve the Resolution
- Commission Defined Alternative

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

-

County Manager Comments:

- Recommend the Board adopt the surplus resolution as presented. However, the practice of returning the proceeds from the sale of the vehicles to a given department is not a normal practice in local government and, in my opinion, should be avoided in the future. Rather, for the sake of budget transparency, the sell of any surplus should be return to the General Fund (or enterprise or special fund) as anticipated surplus in the respective fund "revenue" budget.

WHITE COUNTY BOARD OF COMMISSIONERS

RESOLUTION NO. 2023-

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

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

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

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

-1-

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

-2-

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

-3-

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

ADOPTED, this _____ day of _____ 2023.

WHITE COUNTY BOARD OF COMMISSIONERS

ATTEST:

Travis C. Turner, Chairman

Shanda Murphy, County Clerk

FY 2024 Surplus Items
Public Works

| Unit No. | Item Description | Year | Make | Model | Serial No. | Notes |
|----------|-------------------|------|---------------|-----------|-------------------|---|
| N/A | Pressure Washer | ? | Colman Ultima | ? | ? | Junk |
| 1305 | 4-Door Truck | 1993 | Ford | Superduty | 2FDLF47MXPCA91837 | Traded for 2012 F-350 from Animal Control |
| 1010 | 1/2 Ton Truck | 1997 | Ford | F-150 | 1FTDF1828VNC96844 | Junk |
| 3502 | Hydro Seeder | 1980 | FINN | T-150 | 35? | Junk |
| N/A | Tractor Sweep | ? | ? | ? | ? | Junk |
| N/A | Trailer (Hey) | 1973 | Manon | Trailer | 22342 | Junk |
| N/A | Trash Trailer | N/A | N/A | N/A | N/A | Junk |
| 1103 | Van | 1987 | GMC | ? | 1GBFP22JIH3839002 | Junk |
| N/A | Tack Storage Tank | ? | Dura Patch | ? | ? | Junk |
| N/A | Old Pumper Tank | ? | ? | ? | ? | Junk |



WHITE COUNTY

Board of Commissioners

Item Title: Renovations - Fire Station 6 & 4

For Meeting Date: 9/25/2023

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

Category (Select One): SPLOST Request

Submitted By: David Murphy

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

1. FY24 CIP Page Document
2. Drawings & Estimates
3. _____

Purpose:

To renovate existing fire stations 6 & 4 for current use with 24 hour personnel and use.

Background / Summary:

- Original stations were built as volunteer fire stations.
- Stations now used to house 24 hour personnel - seven days a week.
- Planned expenditures in the FY24 CIP.
- Original CIP noted expense of \$175,000; reduced project to basic need with a total cost of \$32,360.28 for Station 6 and \$26,434.48 for Station 4 - a total project of \$58,794.76.
- Requesting \$60,000 from FY24 SPLOST.

Department Recommendation:

Department recommends to renovate existing fire stations 6 & 4 for current use and needs of both fire and EMS departments. This renovation is downsized from original plans and therefore has reduced the overall expense of projects.

Options:

- Renovate only Station 6.
- No renovations at this time.

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

- This project was requested in the FY2024 Capital Improvement Plan using SPLOST as funding source. SPLOST funds are available to complete this project.

County Manager Comments:

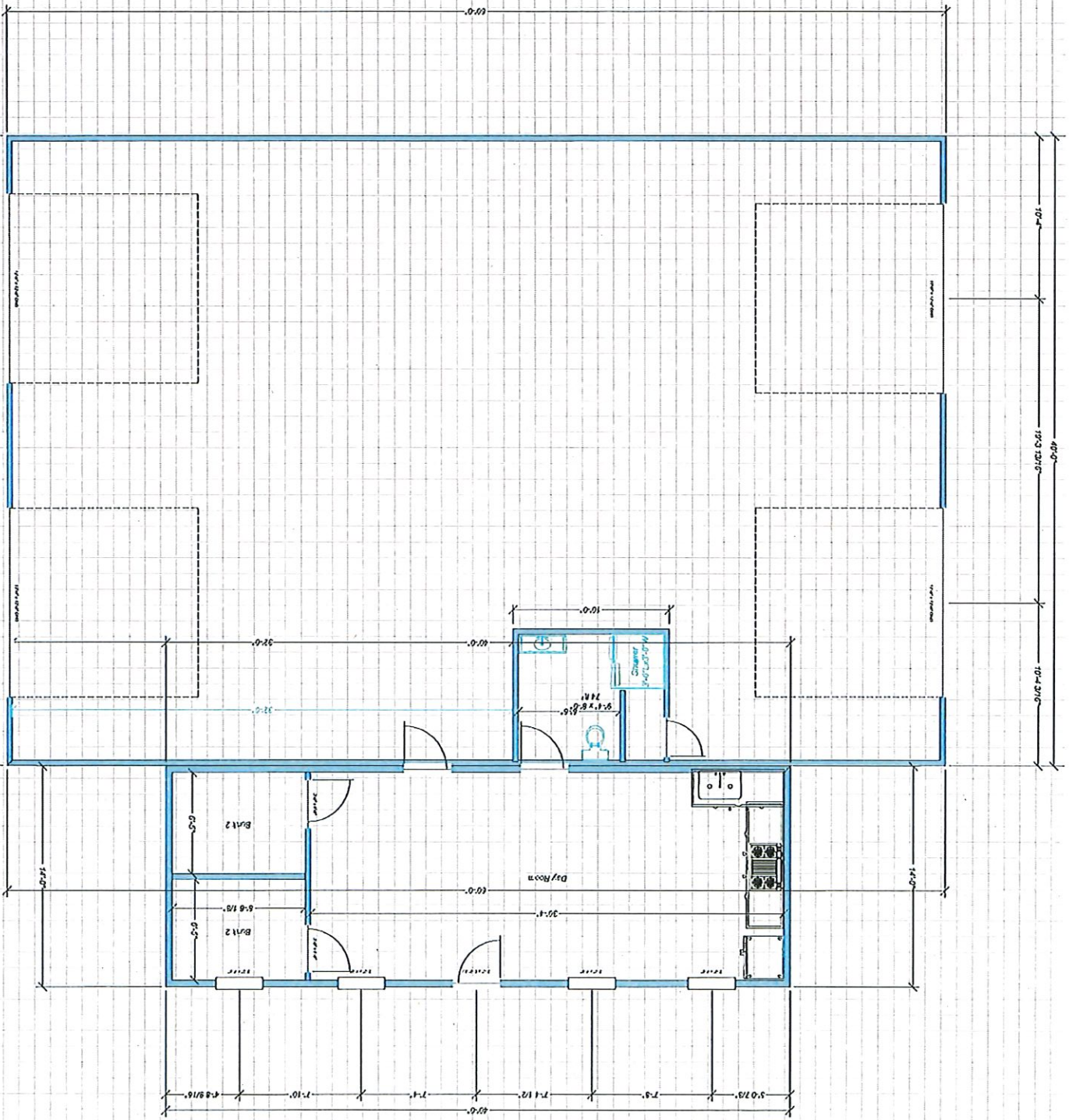
- These projects have been reviewed and recommended in the CIP at cost much higher than is currently being requested. This is in large part due to the reasonable and practice review and modifications by Director Murphy and his staff.
- I recommend the board approve the funding as requested.

FIVE YEAR CIP FOR WHITE COUNTY

FISCAL YEAR 2024:

| Department | Capital Item Description | New or Replacement | Estimated Cost | Funding Source |
|---------------------------------|--|--------------------|----------------------|---------------------|
| General Fund | | | | |
| Fire Services | QRV - F250 or Equivalent / Administrative Command Vehicles (1) | Replacement | \$ 80,000 | SPLOST |
| Fire Services | Station Renovations - Station 4 & 6 | Replacement | \$ 175,000 | SPLOST |
| Fire Services | Thermal Imaging Camera - E3 | Replacement | \$ 6,000 | SPLOST |
| Fire Services | Fire Station No. 4 Parking Lot Rehab. | Replacement | \$ 245,000 | SPLOST |
| Fire Services | Extrication Equipment - E2 & E4 | Replacement | \$ 80,000 | SPLOST |
| Animal Services | Shor-Line Stainless Steel Cage Assembly | Replacement | \$ 12,000 | GENERAL FUND |
| Emergency Management | EOC Upgrade with Functional Back-Up System | New | \$ 30,000 | SPLOST |
| Special Revenue Funds | | | | |
| Emergency 911 | Console Desks | Replacement | \$ 125,000 | RESTRICTED WIRELESS |
| Emergency 911 | Facility Improvements (Flooring/Comestic) | Replacement | \$ 10,000 | GENERAL FUND |
| Grant Funds | | | | |
| Hazard Mitigation Grant Program | Generators, Fire Stations 2, 3, 4, 5, 6, 7 | Replacement | \$ 112,334 | GRANT FUND |
| Hazard Mitigation Grant Program | Generator, Animal Services | Replacement | \$ 20,653 | GRANT FUND |
| Hazard Mitigation Grant Program | Generator, Daybreak Tower Site | Replacement | \$ 26,092 | GRANT FUND |
| Total Cost for FY2024: | | | \$ 922,079.00 | |
| General Fund \$ 27,000 | | | | |
| SPLOST2020 \$ 616,000 | | | | |
| E911 Fund \$ 135,000 | | | | |
| Solid Waste \$ 0 | | | | |
| Grants \$ 159,079 | | | | |

STATION 6



QUOTE

Kochis Construction LLC.

INVOICE # 2362
DATE: 9/19/2023

Kevin Kochis
370 Post Circle Road.
Cleveland, Ga 30528
Kevin.kochis27@gmail.com
Kevin (706) 969-5783

EXPIRATION DATE: 10/19/2023

TO White County Public Safety

1241 Helen Hwy. Suite 100
Cleveland, Ga 30523

| SALESPERSON | JOB | PAYMENT TERMS | DUE DATE |
|--------------|------------------------|---------------------------------------|---------------------------------------|
| Kevin Kochis | White County Station 6 | Labor due upon completion of projects | Labor due upon completion of projects |

| QTY | DESCRIPTION | UNIT PRICE | TOTAL |
|-----|---|------------|-------------|
| 1 | Wood framing materials for walls and doors and shelves, | | \$ 1,734.87 |
| 1 | Sheetrock, screws, tape, and mud | | \$ 284.49 |
| 6 | 6 panel pre-hung interior doors | | \$ 933.44 |
| 1 | 775sq' (\$2.50 a square foot) flooring plus adhesive (glue) / Cove base and glue, plus 2 pieces of plywood for discrepancies in the existing floor. | | \$ 3,756.34 |
| 1 | 30-inch bathroom vanity (sink and faucet included) and new toilet | | \$ 330.00 |
| 1 | Electrical (outlets and switch boxes, 12/2 wire, 6/3 wire and plug for stove) | | \$ 815.74 |
| 1 | Plumbing (kitchen sink, faucet, all supply lines, all shut-off valves, piping, fittings, clamps, and ice maker supplies, pee traps, etc....) | | \$779.48 |
| 1 | Nails, screws, and fasteners | | \$208.28 |
| 1 | Cabinets (Lower and upper) and countertop (Formica) | | \$ 1,920.18 |
| 1 | 12 inch Vent fan and exterior vent for ice maker room | | \$ 263.23 |



A & A ELECTRIC, INC.
GA LICENSE # CN5643
3699 B. C. GRANT RD.
CORNELIA, GA 30531
706-778-7306

706-776-2507 FAX

1-800-537-0991

gansley@aandaelectricinc.com

August 21, 2023

White County Fire Station #6,

A & A Electric is pleased to submit to you the following quote.

Install: 2.5-ton Lennox Heat Pump with 14.40 SEER/

(1) CBA25UH-030-230 (1) ECBA25-10, and (1) ML17XP1-030-230

Price ----- \$12,612.00

Warranty: One-year Labor warranty. The Compressor has a five-year limited warranty only, no labor.

Your may cancel this transaction without any penalty within Three Business Day's of the signed contract.

This price does not include any permits required.

The above price is valid for 90 days.

Payment: In full upon completion of each job.

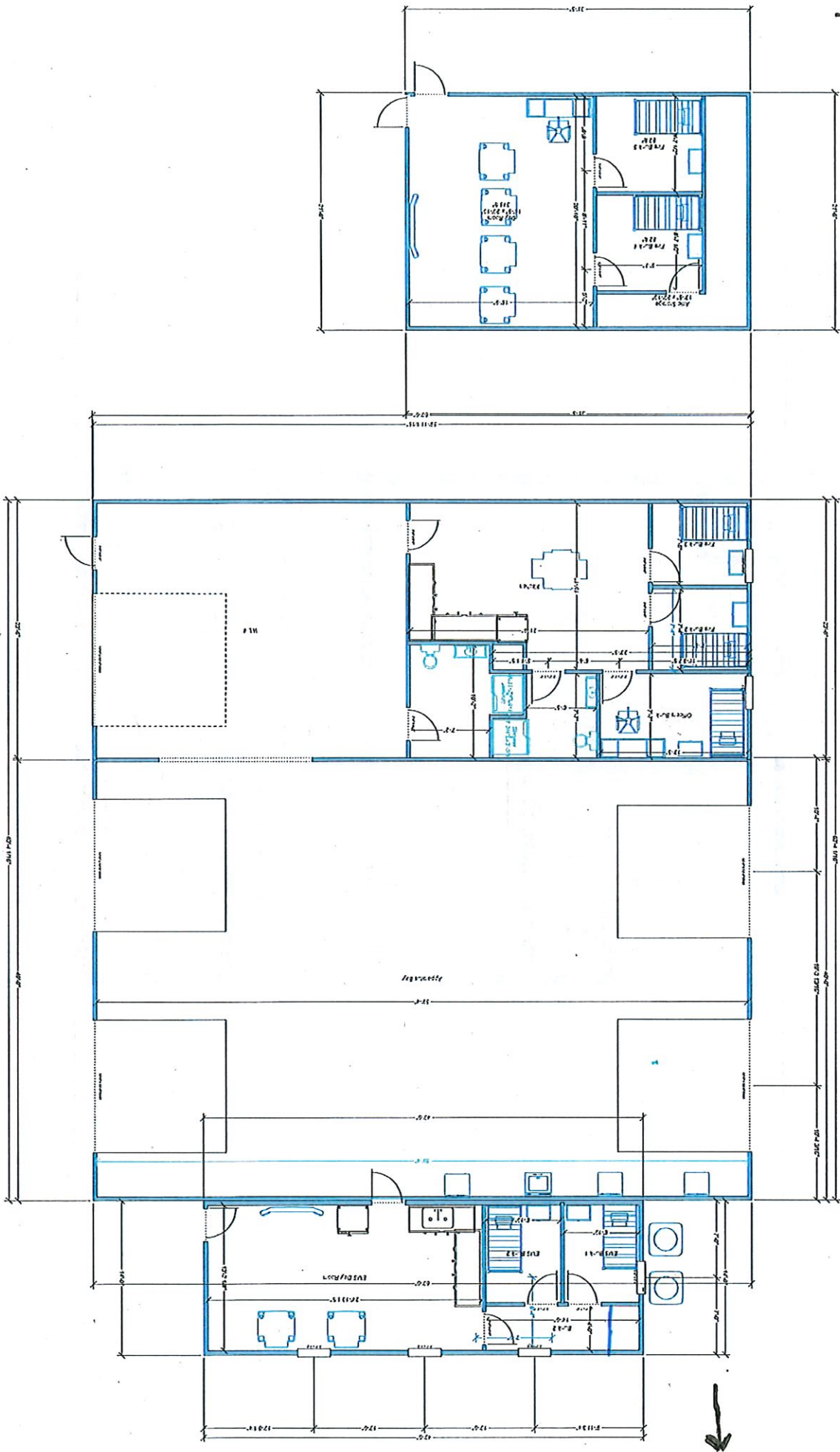
Purchaser agrees to pay All Attorney's Fee and Court Cost if legal action is required for collection.

Signature

Date of Acceptance

Greg Ansley

Station 4



QUOTE

Kochis Construction LLC.

INVOICE # 2369
DATE: 9/19/2023

Kevin Kochis
370 Post Circle Road.
Cleveland, Ga 30528
Kevin.kochis27@gmail.com
Kevin (706) 969-5783

EXPIRATION DATE: 10/19/2023

TO White County Public Safety

1241 Helen Hwy. Suite 100
Cleveland, Ga 30523

| SALESPERSON | JOB | PAYMENT TERMS | DUE DATE |
|--------------|------------------------|---------------------------------------|---------------------------------------|
| Kevin Kochis | White County Station 4 | Labor due upon completion of projects | Labor due upon completion of projects |

| QTY | DESCRIPTION | UNIT PRICE | TOTAL |
|-----|---|------------|------------|
| 1 | 36" pre-hung 6-panel interior doors (six) | | \$1,456.22 |
| 1 | Framing package for all new walls, closets, shelving and doors, step up-grade and repairs to existing areas in need of repair | | \$3,258.26 |
| 1 | Sheetrock, screws, corner beads, mud and tape | | \$1,184.49 |
| 1 | Screws, nails, bolts, and all fasteners | | \$492.89 |
| 1 | Base molding to match and additional cove base and adhesive for new and existing walls | | \$762.59 |
| 1 | Electrical outlets, switches, stove and added lights and fixtures including wire, junction boxes, and breakers | | \$1,648.22 |
| 1 | 775 sq' of flooring including all transitional strips and adhesive | | \$2,493.50 |
| 1 | Cabinets, kitchen sink, faucet, and counter tops | | \$2,776.70 |
| 1 | Bathroom vanity with faucet (Two) | | \$660 |
| 1 | Plumbing materials, drains, supply lines and valves | | \$472.56 |



White County

Georgia

August 2023

Pre-Audit

Monthly Financial Report

September 25, 2023



General Fund Revenues & Expenditures

FY2024 Approved Budget = \$27,983,509

August - Pre-Audit

Revenues - \$ 915,660

Expenditures - \$ 2,381,015

YTD

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

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

2 months of 12 = 17%



FY2020 – 2024 Alcohol Taxes & Fees

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

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



FY2020 – 2024 TAVT (Title Ad Valorem Tax)

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

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



FY2020 – 2024 Local Option Sales Tax

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

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



FY2020 – 2024 Hotel / Motel Tax

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

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



Separate Funds FY2024 Budget to Actual

August 2023 - Pre-Audit

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



2020 SPLOST

Start Date: December 2020

End Date: November 2026

August 2023 is 33rd month of 72

Receipts = \$ 789,168

1% County Administration Fee = \$ 7,892

Cleveland & Helen portions = \$ 156,255 each

County portion = \$ 468,766

Earmarked Debt Service Funds = \$ 65,000

Project Fund Account = \$ 403,766



SPLOST2020 Receipts

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

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



QUESTIONS & COMMENTS