

WHITE COUNTY BOARD OF COMMISSIONERS
MINUTES OF THE WORK SESSION & CALLED MEETING HELD
MONDAY, FEBRUARY 24, 2025 AT 4:30 P.M.

The White County Board of Commissioners held a Work Session & Called Meeting on Monday, February 24, 2025 at 4:30 p.m. in the Board Room at the Administration Building. Present for the meeting were: Chairman Travis Turner, Commissioner Shan Ash, Commissioner Lyn Holcomb, Commissioner Edwin Nix, Commissioner Craig Bryant, County Manager Derick Canupp, Finance Director Jodi Ligon, and Assistant County Manager / County Clerk Shanda Murphy.

Chairman Turner called the meeting to order.

Mr. Tom O'Bryant, City of Cleveland Director of Planning & Economic Development, presented the request for annexation filed by DLBP LLC on behalf of Grace of Georgia Development LLC to the City of Cleveland for 27.19 acres (map & parcel 048C 135) located at 475 Underwood Farm Road Cleveland, Ga and currently owned by Mr. Ray Black. He advised the application is related to a proposed project which would be zoned as a Planned Mixed-Use Development consisting of a medical office building, an assisted living facility, and a hotel. He also stated that annexation would be required by the City of Cleveland for city services including water and sewer. It was noted that the main access would be off Donald Thurmond Parkway with a secondary access off Underwood Farm Road. There was discussion regarding the secondary access, the current condition of Underwood Farm Road, and that this was a residential road. There was a consensus of the Board that the only concern with this project was the proposed secondary entrance off Underwood Farm Road – a county road for which there are no planned improvements. Mr. Dominic Lawson of DLBP LLC spoke on behalf of the application, he stated the anticipated completion of the project would be 2027 and confirmed there would be no issue with the secondary access off Underwood Farm Road being designated as an emergency access and for this access to be gated.

Upon a motion made by Commissioner Ash, seconded by Commissioner Bryant there was a unanimous vote to support the request for annexation filed by DLBP LLC on behalf of Grace of Georgia Development LLC to the City of Cleveland for 27.19 acres (map & parcel 048C 135) located at 475 Underwood Farm Road Cleveland, Ga and currently owned by Mr. Ray Black – based on DLBP LLC's commitment for the secondary access off Underwood Farm Road to be restricted to emergency use only and for the access to be gated.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Nix, there was a unanimous vote to approve the 2025 Jail Boarding Agreements with the City of Cleveland and the City of Helen.

Mr. John Sell, Director of Community & Economic Development, presented the land use application filed by Mr. Craig Sage to redistrict property located at 0 Dorsey Road Cleveland, Georgia from A-1, Agriculture Forestry District to R-1, Residential Single-Family District and a variance from Appendix C/Article IX/Section 901(2) for setback requirements. Tax map and parcel 078-006A, containing two parcels (1.97 acres and 1.19 acres). Total acreage being 3.16. He stated this was a continuation of re-zoning the Board approved in January and this portion was delayed due to an issue with dividing of the property as needed for the required soils for septic. Mr. Sell advised this property would be used for placement of mobile homes or other affordable housing and the variance for the setback is related to reducing the distance from a non-operational poultry house on an adjoining property from the required 100' to 70'. Mr. Sell stated the Planning Commission held a public hearing on the application, there was no opposition to the application, and the Planning Commission recommended approval of the application. Mr. Harton Barton represented the applicant and confirmed the information presented.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Nix there was a unanimous vote to approve the land use application filed by Mr. Craig Sage to redistrict property located at 0 Dorsey Road Cleveland, Georgia from A-1, Agriculture Forestry District to R-1, Residential Single-Family District and a variance from Appendix C/Article IX/Section 901(2) for setback requirements. Tax map and parcel 078-006A, containing two parcels (1.97 acres and 1.19 acres). Total acreage of 3.16.

Mr. Sell presented the land use application filed by Mr. Kelly Moore to redistrict property located at 0 Albert Reid Road Cleveland, Georgia from A-1, Agriculture Forestry District to R-1, Residential Single-Family District. Tax map and parcel 031-135. Total acreage of 38.29. He explained this was for a 27-lot subdivision, with 1-acre minimum lot size, where homes would range from 1,200 to 1,400 square feet. He advised that the Planning Commission held a public hearing on the application where one (1) person did express concerns, and the Planning Commission did recommend approval of the application. Mr. Sell said the project would fall under the Watershed Protection Act due to the proximity to the county reservoir. Mr. Moore explained that the project would be done in two (2) phases with the first phase to include the four (4) lots that front Albert Reid Road. He also explained that Clint Crumley would be the owner, and Mr. Moore is the developer. The Board expressed their concerns regarding the potential for water run-off into reservoir from the project. Mr. Sell advised that both phase one and phase two of the project would be required to go through the PRC (Plan Review Committee) process and the soil & erosion plans will have to be approved by the Georgia Soil and Water Conservation Commission (GSWCC). Chairman Turner expressed the Board's heightened concern with potential soil & erosion issues due to the proximity to the county's only drinking water reservoir and previous county code violations by Mr. Crumley. Mr. Moore said he was unaware of previous code violations Mr. Crumley had in the county but committed that the project would follow all county, state, and federal regulations. Mr. Moore confirmed that he was willing to reduce the number of lots in the development if necessary to meet the development regulations. Commissioner Ash stated that he wanted to make sure Mr. Moore is aware of the Board's concerns and wanted Mr. Moore to understand that the county would be monitoring the project for compliance. Mr. James Glover, current owner of the property, spoke on behalf of Mr. Moore and stated that he believed this would be a good development for the county and that Mr. Moore would make sure all requirements were met.

Upon a motion made by Commissioner Ash, seconded by Commissioner Bryant there was a vote to approve the land use application filed by Mr. Kelly Moore to redistrict property located at 0 Albert Reid Road Cleveland, Georgia from A-1, Agriculture Forestry District to R-1, Residential Single-Family District. Tax map and parcel 031- 135. Total acreage of 38.29. Commissioner Holcomb voted in favor of the motion. Chairman Turner and Commissioner Nix opposed the motion. The motion of approval passed by a 3-2 vote.

Mr. Sell presented a request for amendment of the Short-Term Rental (STR) Subdivision Map filed by Mr. Matthew Fowler to remove parcel 058D 074N containing 1.08 acres and located off Tall Oak Drive Sautee Nacoochee, Georgia from the map, therefore allowing STR's on the property. He stated that when the STR map was created, this lot was included as part of the Sky Mountain Estates subdivision, however Mr. Fowler was requesting this be revised as none of the lots on the south side of Tall Oak Drive are part of the Sky Mountain Estates subdivision plat that was recorded in 1994 and Mr. Fowler's deed from 2002 does not reference the subdivision either; therefore staff recommends the map be amended to depict that Mr. Fowler's property is not part of the subdivision. Mr. Fowler stated his address as 304 Larkspur Turn Peachtree City, Georgia and confirmed the information presented and stated that he is subject to a road maintenance agreement that he has never been assessed a fee on. Mr. Fowler also presented a title attorney opinion letter stating his property is not part of any subdivision and a letter from the Sky Mountain Estates Homeowners Association advising his property is not part of the subdivision and not subject to the covenants of the subdivision. Mr. Fowler said there is not a structure on

the property; however, he wanted to insure he was able to preserve the ability to have a short-term rental on the property in the future. Commissioner Nix stated that it is important to preserve the integrity of the neighborhoods.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Nix there was a unanimous vote to deny the request for amendment of the Short-Term Rental (STR) Subdivision Map filed by Mr. Matthew Fowler to remove parcel 058D 074N containing 1.08 acres and located off Tall Oak Drive Sautee Nacoochee, Georgia from the map.

Mr. Steve Worley, Director of Public Works, presented an application for the 2025 Scrap Tire Amnesty Grant through the Georgia Environmental Protection Division (EPD). He stated this would be the third year for the county's participation in the scrap tire amnesty grant and the grant would be \$2,925.00. He also advised the event would be held on October 4, 2025.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Ash there was a unanimous vote to approve the 2025 Scrap Tire Amnesty Grant application through the Georgia Environmental Protection Division (EPD).

Ms. Barbara Overton, Director of Senior Services, had presented bids received for a 2025 350 Ford Van at the February 3, 2025 Board of Commissioners meeting - at which time the Board asked her to contact Jacky Jones Ford in Hayesville, North Carolina for an additional quote. Ms. Overton presented the quote submitted by Jacky Jones Ford at \$60,986.40 – which was \$2,133.60 less than the previous low bid presented on February 3, 2025.

Upon a motion made by Commissioner Bryant, seconded by Commissioner Ash there was a unanimous vote to approve the purchase of the 2025 350 Ford Van from Jacky Jones Ford Hayesville, NC in the amount of \$60,986.40 – to be funded by SPLOST.

Chairman Turner stated the four (4) Enotah circuit counties had met on February 18, 2025 with Jeff Langley in order to review the District Attorney's budget. He explained there are five (5) unfilled circuit-paid Assistant District Attorney (ADA) positions and Mr. Langley is having difficulty recruiting ADA's at the current salary for the circuit-paid positions. He also has the opportunity to hire a retired attorney on a part-time basis to oversee the drug court. In summary, Mr. Langley's request was to increase the starting salary of the ADA's to \$67,000.00 and to add the part-time position, all of which could be done within his current budget since there were funds remaining due to the positions being unfilled. However, Chairman Turner did advise the Board that even though the current budget could fund these changes for the remainder of the fiscal year- this would result in an increase for the upcoming budget year. Ms. Murphy advised that Lumpkin, Union, and Towns counties had already approved this request.

Upon a motion made by Commissioner Ash, seconded by Commissioner Holcomb there was a unanimous vote to approve revisions to the Enotah Judicial Circuit District Attorney's Office Budget for Fiscal Year 2025 – including the addition of a part-time position and increase in the starting salary for circuit paid ADA's to \$67,000.00 annually.

Ms. Murphy stated that with the appointment of Mr. Derick Canupp to the County Manager position and herself to the Assistant County Manager position – the ACCG Senior Management Retirement Plan Documents required revision.

Upon a motion made by Commissioner Holcomb, seconded by Commissioner Ash there was a unanimous vote to adopt County Resolutions 2025-03 and 2025-04 and the associated plan documents.

COUNTY RESOLUTION NO. 2025-03
RESOLUTION TO AMEND
ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA
401(a) DEFINED CONTRIBUTION PLAN
FOR EMPLOYEES OF WHITE COUNTY
and the
ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA
401(a) DEFINED CONTRIBUTION PLAN
FOR SENIOR MANAGEMENT EMPLOYEES OF WHITE COUNTY

WHEREAS, White County, Georgia (the "Employer") established the ACCG 401(a) Defined Contribution Plan for White County Employees (the "401(a) Plan") through an Adoption Agreement that was first effective as of January 1, 1989, and was most recently amended and restated effective as of January 1, 2022;

WHEREAS, the Employer established the ACCG 401(a) Defined Contribution Plan for Senior Management Employees of White County (the "Senior Management Plan") through an Adoption Agreement that was first effective as of October 1, 2023;

WHEREAS, Section 13.01(a) of both plans allows the Employer to amend the elective provisions of the respective Adoption Agreements at any time;

WHEREAS, the Employer desires to amend the Adoption Agreement for the 401(a) Plan to provide that the Employee who was appointed as the County Manager effective as of January 1, 2025, will not be an Eligible Employee under the 401(a) Plan; and

WHEREAS, the Employer desires to amend the Adoption Agreement for the Senior Management Plan to provide that the Employee who was appointed as the County Manager effective as of January 1, 2025, will be an Eligible Employee under the Senior Management Plan and will be required to make Mandatory Employee Contribution equal to seven percent (7%) of his Compensation, effective as of the first pay period that begins on or after February 1, 2025.

NOW THEREFORE, the White County Board of Commissioners hereby resolves as follows:

RESOLVED that the White County Board of Commissioners hereby approves the attached Adoption Agreement Amendment #3 to the 401(a) Plan, to be effective as to pay periods that begin on and after February 3, 2025;

FURTHER RESOLVED, that the White County Board of Commissioners hereby approves the attached Adoption Agreement Amendment #2 to the Senior Management Plan, to be effective as of the first pay period that begins on or after February 3, 2025;

FURTHER RESOLVED that the Commission Chair is hereby authorized, empowered and directed to take all further actions and to execute all documents necessary to implement these resolutions.

FURTHER RESOLVED that any resolution in conflict with this resolution is hereby repealed.

This 24th day of February, 2025.

WHITE COUNTY BOARD OF COMMISSIONERS

By: [Signature]
Chair, White County Board of County Commissioners
Date: 02/24/2025

Attest:
By: Shanda Murphy
County Clerk
Date: 02/24/2025

COUNTY RESOLUTION NO. 2025-04
RESOLUTION TO AMEND
ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA
401(a) DEFINED CONTRIBUTION PLAN
FOR EMPLOYEES OF WHITE COUNTY
and the
ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA
401(a) DEFINED CONTRIBUTION PLAN
FOR SENIOR MANAGEMENT EMPLOYEES OF WHITE COUNTY

WHEREAS, White County, Georgia (the "Employer") established the ACCG 401(a) Defined Contribution Plan for White County Employees (the "401(a) Plan") through an Adoption Agreement that was first effective as of January 1, 1989, and was most recently amended and restated effective as of January 1, 2022;

WHEREAS, the Employer established the ACCG 401(a) Defined Contribution Plan for Senior Management Employees of White County (the "Senior Management Plan") through an Adoption Agreement that was first effective as of October 1, 2023;

WHEREAS, Section 13.01(a) of both plans allows the Employer to amend the elective provisions of the respective Adoption Agreements at any time;

WHEREAS, the Employer desires to amend the Adoption Agreement for the 401(a) Plan to provide that the Employee who holds the position of Assistant County Manager effective as of March 1, 2025, will not be an Eligible Employee under the 401(a) Plan; and

WHEREAS, the Employer desires to amend the Adoption Agreement for the Senior Management Plan to provide that the Employee who holds the position of Assistant County Manager effective as of March 1, 2025, will be an Eligible Employee under the Senior Management Plan and will be required to make Mandatory Employee Contribution equal to seven percent (7%) of his Compensation, effective as of the first pay period that begins on or after March 1, 2025.

NOW THEREFORE, the White County Board of Commissioners hereby resolves as follows:

RESOLVED that the White County Board of Commissioners hereby approves the attached Adoption Agreement Amendment #4 to the 401(a) Plan, to be effective as to pay periods that begin on and after March 1, 2025;

FURTHER RESOLVED, that the White County Board of Commissioners hereby approves the attached Adoption Agreement Amendment #3 to the Senior Management Plan, to be effective as of the first pay period that begins on or after March 1, 2025;

FURTHER RESOLVED that the Commission Chair is hereby authorized, empowered and directed to take all further actions and to execute all documents necessary to implement these resolutions.

FURTHER RESOLVED that any resolution in conflict with this resolution is hereby repealed.

February 24, 2025 – Work Session & Called Meeting Minutes (continued)

This 24th day of February, 2025.

WHITE COUNTY BOARD OF COMMISSIONERS

By: [Signature]
Chair, White County Board of County Commissioners

Date: 02/24/2025

Attest:

By: [Signature]
County Clerk

Date: 02/24/2025

Mr. Dylan Lee, Precision United, provided an update on the Fire Station #9 construction project (see attached).

Following review of the plans and upon a motion made by Commissioner Bryant, seconded by Commissioner Ash, there was a unanimous vote to authorize staff to move forward with a request for qualifications (RFQ) for a Construction Manager at Risk for the project.

The agenda for the March 3, 2025 was reviewed and approved.

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

The minutes of the February 24, 2025 Work Session & Regular Meeting were approved as stated on March 3, 2025.

WHITE COUNTY BOARD OF COMMISSIONERS

s/Travis C. Turner

Travis C. Turner, Chairman

s/Shan Ash

Shan Ash, District 1

s/Lyn Holcomb

Lyn Holcomb, District 2

s/Edwin Nix

Edwin Nix, District 3

s/Craig Bryant

Craig Bryant, District 4

s/Shanda Murphy

Shanda Murphy, County Clerk





