

**Planning and Zoning Commission
November 16, 2022 at 2:00 p.m.
696 Sky Valley Way (Old Lodge)
and Via Teleconference (Zoom)
City of Sky Valley, Georgia**

MINUTES

THOSE PRESENT: Chairman Dan McAfee, Bill Oliver, David Spears, Don Germano, Tony Allred, Hollie Steil via Zoom, City Manager Streetman, and City Clerk Fleming

1. Call to Order

Dan called the meeting to order at 2:02 p.m.

2. Approval of Minutes

October 19, 2022

David made a motion to approve the minutes as written, seconded by Don, unanimously approved.

DISCUSSION ITEMS:

3. Review and consideration of the proposed Short-Term Rental Ordinance for the City of Sky Valley

Dan stated that the proposed short-term rental ordinance is just a rough draft, and nothing will be approved today. David stated that it was a good start. Don stated that it was a good preliminary planning. Tony stated it was a good start with common sense restrictions. Bill stated that some of the terminology needed clarifying and that keeping the ordinance simple, is good.

Dan stated that “designated responsible person” as listed on first page under definitions needs to be consistent though out entire ordinance. Members agreed with Tony that the contact person should be listed as “designated local person”.

Dan stated that on page six, (f), concerning the health department approval, “large or multiple rental units” may need to be omitted. A discussion concerning septic systems ensued. Some of the older houses in Sky Valley may not have the septic plans, which was a concern that was brought up. Questions were asked about how the maximum occupancy allowances were established and how that number was to be monitored.

4. Questions and Answers

Questions were asked about a required window in the bedroom which was stated that it would have to be to code for emergency reasons. Marilyn Carpenter, 327 Rebel Circle, stated that on page one of section (1), it states that it must have a minimum of two means of ingress/egress per bedroom. Steve Mason, 38 Pleasant Mountain, stated that he would like to see the rental parking more defined and also the term “curtilage”. Vehicles were also discussed as far as obtaining information on each and every one that is associated with that rental, as is on page eight. It was recommended

to have on file the “responsible person’s” vehicle ID, only. Mark Wannamaker, caretaker, stated that some of the properties that he manages, uses “Ring” cameras to see how many are coming in, parking, animals, and so forth. I great way to monitor. Heidi O’Connor, 40 Tahoe Lane, asked about utilizing a guard shack, at the entrance, as was done in the past. Tony had explained that wouldn’t help as we are now a city instead of a resort. An online question was asked about “abandonment” as is stated on page nine. After reviewing, the commission decided to omit that section. A question was asked about the legality of the ordinance which City Manager Streetman stated that the City Attorney has reviewed and said that it is legally sound but may need to be tweaked here and there. Don answered a question concerning why a need for such an ordinance. He stated that under section (02) it is explained appropriately. Don also suggested that there should be one designated code enforcer.

A discussion involving time limit for providing renewed property insurance information along with relicensing in the event of change of contact person. Some of the main concerns that has been brought up from fellow residents includes, garbage left out for animals to get into, speeding throughout the residential roads, and parking.

5. Setting of Next Meeting Date and Time

The next meeting will be held on December 21st at 10:00 a.m.

ADJOURNMENT

Tony made a motion to adjourn the meeting, seconded by Bill, unanimously approved.

The meeting adjourned at 3:15 p.m.

Respectfully submitted:



Karen Fleming, City Clerk