

**MINUTES OF THE CITY OF SKY VALLEY COUNCIL PUBLIC HEARING HELD ON A TUESDAY, AUGUST 15, 2023, AT 9:00 A.M. AT 3608 HWY 246 (NEW CITY HALL) & VIA TELECONFERENCE (ZOOM) SKY VALLEY, GA 30537**

**MEMBERS PRESENT:** Mayor Steil, Councilors Darrah, Turner, Allred, and Curtis

**MEMBERS ABSENT:** Councilor Oliver

**STAFF PRESENT:** City Manager Streetman, City Clerk Fleming, City Attorney Kidd, Communication Specialist Van Camp

The purpose of this hearing was to discuss and receive comments in relation to an ordinance regulating short-term rental properties.

**Short-Term Rental Ordinance**

- In opposition to and In favor of

Mayor Steil asked Dan McAfee, Chairman of the Planning & Zoning, to summarize the proposed Ordinance. He stated that the committee has been working on this Ordinance since September of 2022 which consisted of numerous meetings. He has met with the Sky Valley/Scaly Mountain Fire Chief Sigler and the City Attorney Kidd for suggestions and advice. Short-term rental properties must be licensed as stated by the Ordinance. A software monitoring service will help to manage the short-term rental information.

Councilor Curtis stated that the purpose and intent of this Ordinance is to help maintain the peace and tranquility of Sky Valley. Only a handful of the rental units have created problems and with this Ordinance it will help to address the issues.

City Attorney Kidd stated that the property owners are responsible for knowing the laws and regulations that pertain to their rental home. Any violations will be addressed with the property owner and/or renter. The City has the authority to write citations and the violator(s) may have to appear in front of the Municipal Court Judge and/or have their short-term rental license revoked.

Parking was discussed and the short-term rental would have to state the maximum number of parking spaces that they can provide on their property as no parking on the City's street edges will be allowed due to safety concerns.

Derik Gillett, 27 Berkshire, wants to make sure that the short-term rentals are not singled out and the parking will be enforced across Sky Valley.

Sue Sprecher, 1463 Saddleback, asked if the number of short-term rentals allowed in Sky Valley, will be capped? Councilor Darrah stated that there is nothing in place at this time but feels the rental units are going to exceed the demand at some point. Attorney Kidd stated that some cities have put a lottery system in place to help control the numbers.

Karla Stahl, 74 Red Wolf Trail, stated that she would appreciate some of the safety codes that have to be followed, to be summarized for the rental owners.

Fire Chief Sigler stated that the property owners wishing to do short-term rentals will have to bring their property dwellings up to code before renting out. He suggested that each property, before being approved, be subject to an inspection. City Attorney Kidd stated that the City does not have the manpower to take on inspections but when the property owner signs the agreement/application they are stating that the said property is in compliance and the license will be revoked if found out to be untrue.

Ted Szymankiewicz, 1164 Alex Mountain, asked about the rates and if the short-term rentals would be paying more in property taxes? Councilor Allred stated that the property would still be zoned residential.

### **Adjournment**

Councilor Curtis made a motion to adjourn the meeting, seconded by Councilor Allred, unanimously approved.


The public hearing ended at 10:15 A.M.

Respectfully submitted:



Hollie Steil, Mayor

Attest:



Karen Fleming, City Clerk