

**CITY OF SKY VALLEY  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING  
FRIDAY, JULY 21, 2023, AT 10:00 A.M.  
3608 HWY 246 (NEW CITY HALL) & VIA TELECONFERENCE (ZOOM)  
SKY VALLEY, GA 30537**

**MINUTES**

**THOSE PRESENT:** Dan McAfee, Bill Oliver, Don Germano, Mayor Hollie Steil, City Manager Streetman, and City Clerk Fleming

**THOSE ABSENT:** David Spears and Tony Allred

Dan McAfee, Chairman, called the meeting to order and stated the purpose of the meeting was to receive comments on the proposed ordinance. There are two meetings planned today with the second scheduled meeting determining if the ordinance will be presented to the City Council for consideration. He asked the members if they had any comments and there being none, he opened it up to the audience.

Dale Fenwick, 36 Big Bear Trail, had three concerns: 1. Nothing addressing parking on right-of-ways 2. Enforcement allowing seven days 3. Monitoring Service. Clarification was given, as “may” is used allowing the option of partnering with a monitoring service, and the parking will be monitored by the Sky Valley police. Some of the non-compliance issues may have to go through a hearing process.

Rudy Masi, 358 Big Bear Trail, talked about strewn garbage and yapping dogs. Dan McAfee stated that was the reason for having a monitoring system that will keep up with violators and will call the owner of the rental immediately to take care of the situation(s). Repeat violators will lose their short-term rental license.

Shirley Bohm, 837 Ridgepole Drive, stated that she has rental property, but they use bear proof trash receptacles to avoid issues, which other should do the same. Dan McAfee stated that most rental properties are proactive, but a few are not.

NBC Cleaning, asked if the internet-based monitoring system is going to cost the rental property more money, which she was told no as the fee will be taken out of the rental tax and licensing revenue. She also asked about how the occupancy was going to be monitored as guests could just stop by for the day.

Vicki Heher, 32 Saddleback Circle, stated her concerns of renters driving on the wrong side of the road, also the housing of more people than what the septic would allow, creating issues.

Rudy Masi, 358 Big Bear Trail, excessive noise at night, mainly from weekend renters. Bill Oliver stated that the City's ordinances (Nuisance Ordinance and Disorderly House Ordinance) that are in place, should cover most violations and can be enforced. The police officers can have vehicles towed that are left on the right-of ways. Citations can be written for occupants and/or home-owners.

Rick Masi, 381 W. Sugarbush, complained that the ordinances are not enforced as far as barking dogs.

Gail Greenfelder, 19 Aerie Lane, asked if the monitoring system will catch the ones that over occupy the rental units, which was answered yes by Bill Oliver. Dan said that they will have to fill out an application and the maximum occupancy must match up. She also suggested having a clause in the ordinance that the offender(s) would have to pay for any legal cost that could occur, if found guilty. Also, gave an example of another location that identifies their rental houses with a sticker, showing that their license is current.

A question was asked by a zoom participant concerning if the fees received will cover the cost of code enforcement and city services without all of the Sky Valley citizens having to contribute to the expense. City Manager Streetman stated yes. He also asked if there was a minimum number of days in place? Audience comments were made concerning the city not being able to govern that.

Gary Martoccio, 628 Rebel Circle, asked if the short-term rental regulations apply to the timeshares. Dan McAfee answered no, as they are zoned differently. He also asked how the monitoring system would know the occupants as they could be the owners instead of renters and when the ordinance could possibly be put in place. City Manager Streetman said probably by September.

Questions were brought up concerning when the licensing would go into effect along with the fee amount. Identifying occupants of the units whether owners or renters and how revenues are caught accordingly. Dan McAfee stated that the monitoring system scrapes the bookings to help with the reporting.

Doug Parks, 343 W. Sugarbush, gave an example of no control of rentals at this time and urged the passing of the ordinance.

Debbie McAfee, 776 Alpine Drive, stated that the rental units need to make sure that their property insurance covers renters. City Manager Streetman stated that on the application that they will have to have affirm that they have the proper insurance on the rental property.

Fred Buchanan, 300 W. Sugarbush Drive, suggested that the city be cautious with blanket regulations. The city monitoring the rentals will be very costly. Dale Fenwick, 36 Big Bear Trail, explained that the city's involvement is desperately needed as been stated in this meeting along with prior meetings.

**Adjournment**

Don Germano made a motion to adjourn the meeting, seconded by Bill Oliver, unanimously approved.

The meeting adjourned at 11:02 a.m.

Respectfully submitted:

  
Karen Fleming, City Clerk