

**TOWN OF TALLULAH FALLS  
STATE OF GEORGIA  
PLANNING & ZONING COMMISSION MEETING  
TOWN HALL, 255 MAIN STREET, TALLULAH FALLS, GA  
January 8, 2020, 6:00 PM  
MINUTES**

The Meeting of the Planning & Zoning Commission for January 8, 2020 was called to order at 6:00 PM by Chairman Knighton.

PRESENT: Commissioner Van Knighton, Chairman  
Commissioner Keith Knudsen  
Commissioner Barbara Rice

OTHERS PRESENT: Public at Large

A motion was made by Commissioner Knudsen to adopt the agenda as presented. The motion was seconded by Commissioner Rice and was unanimously approved.

A motion was made by Chairman Knighton to adopt the minutes from the November 13, 2019 meeting as presented. The motion was seconded by Commissioner Rice and was unanimously approved.

The first order of business for tonight's meeting was to consider the Zoning Map. Chairman Knighton made a motion to recommend to the City Council that the subdivision known as Hickory Nut Mountain Estates, which had been previously annexed into the city of Tallulah Falls, be included on the new official map of The Town of Tallulah Falls as Single Family Residential or R-1. Commissioner Rice seconded the motion and after discussion the motion was unanimously approved by the Commission Board.

The second order of business was to consider Short Term Vacation Rentals (STVR). Chairman Knighton made a motion that STVRs be allowed in all districts except for the Flood Hazard and Sensitive Land zones. The motion was seconded by Commissioner Knudsen. During the following discussion Commissioner Rice, Commissioner Knudsen as well as members of the public in attendance expressed several concerns about allowing STVRs in Single Family Residential, or R-1 districts. Following the discussion Commissioner Knighton amended his motion to allow STVRs, subject to conditions to be decided on at the February meeting, in all districts except for Flood Hazard, Sensitive Land and R-1 zones. Commissioner Rice seconded the motion and the motion was unanimously approved by the Commission.

Commissioner Knighton announced that he would attend the January 9, 2020 City Council meeting and give a verbal report on the Commission recommendations mentioned above and that he would request that the moratorium on licensing STVR in the Town of Tallulah Falls be extended in order to give the P & Z Commission time to consider and recommend STVR terms,

conditions and guidelines.

Chairman Knighton also announced that he had provided Commissioner Rice and Commissioner Knudsen with copies of the current Tallulah Falls STVR ordinance and samples of STVR ordinances from other Georgia communities to review before the February meeting.

The next scheduled meeting of the Planning and Zoning Commission will be Wednesday, February 12 at 6:00 PM.

**There being no further business before the Commission, a motion was made by Commissioner Knighton to adjourn the meeting. The motion was seconded by Commissioner Knudsen and unanimously approved.**

The meeting adjourned at 7:05 PM.

 3/11/2020  

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Van Knighton, Chairman