

**TOWN OF TALLULAH FALLS
STATE OF GEORGIA
PLANNING & ZONING COMMISSION MEETING
PUBLIC HEARING FOR SHORT TERM RENTAL AND ZONING MAP
TOWN HALL, 255 MAIN STREET, TALLULAH FALLS, GA
June 10, 2020, 6:00 PM
MINUTES**

The Meeting of the Planning & Zoning Commission for June 10, 2020 was called to order at 6:00 PM by Chairman Knighton.

PRESENT: Commissioner Van Knighton, Chairman
Commissioner Tresa Dyer, Secretary
Commissioner Stan Griffis
Commissioner Keith Knudsen
Commissioner Barbara Rice

OTHERS PRESENT: David Irvin
Christy Shephard
Sean Adams – Attorney for the Irvin family – via Video
Keith Nelms – via Video

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

The first order of business was to discuss the Short-Term Rental ordinance and allow for public comment. Christy Shephard spoke on behalf of regulation of the Short-Term Vacation Rental (STVR) to include a ban on STVR being allowed in residential areas. Ms. Shephard spoke of her concerns that Wi-Fi limitations would become an issue with additional people, as well as the width of the roadway becoming a safety issue.

Keith Nelms also advised that it would be helpful to consult an attorney, however, also spoke in favor of a ban in R-1 zones.

David Irvin was present and spoke against the draft including the R-1 ban, stating that they have been good neighbors and non-obtrusive with their other rental properties. Present via video was the Irvin's Attorney Sean Adams and he suggested deleting the R-1 ban and adding a section for reinstatement of license if revoked.

Discussion was made to try to clarify the wording of "bedroom occupancy standards" or to replace this statement with "Fire safety codes"

Items that were brought up were the section 2204, which stated applicant must comply with Chapter 18; the fact that STVR would not require an eviction, they could just be asked to leave; the policy on STVR prevents most complaints. The wording of "legal process" versus "judgement" was also discussed. Keith Nelms again reiterated the possible concerns on infrastructure issues.

Changes to the draft were made by Chairman Knighton to include the wording changes proposed and was documented on his copy, which will be presented to the Town Council at their next meeting. The motion to accept these changes was made by Chairman Knighton and seconded by Commissioner Griffis. All voted in favor of the proposed document.

The last order of business was to approve or deny the submission of a proposed zoning map.

Christy Shephard spoke in favor of keeping Hickory Nut Mountain as R-1 as shown on the current map.

David Irvin opposed any recommendation until the road is improved as stated in the Annexation proposal of Hickory Nut Mountain into the Town of Tallulah Falls previously approved.

The motion to submit the proposed Town of Tallulah Falls Zoning Map was made by Commissioner Rice and seconded by Commissioner Griffis. All voted in favor of this submission to the Town Counsel.

The next meeting of the Planning and Zoning Commission will be Wednesday, July 8, 2020 at 6:00 PM.

There being no further business before the Commission, a motion was made by Commissioner Griffis to adjourn the meeting. The motion was seconded by Commissioner Rice and was approved by vote.

The meeting adjourned at 8:10 PM.



Tresa Dyer, Secretary