

A special meeting of the City Council was held on Tuesday August 8, 2017 at 12:00 pm in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

Mayor Brady called the meeting to order.

PRESENT

Mayor Keith Brady; Council members present: Ray DuBose; Clayton Hicks; Cynthia E. Jenkins; Rhodes Shell; Georgia Alexander; and Dustin Koritko. Also present were City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; Planning Director, Tracy Dunnavant and City Planner, Dean Smith; City Attorney, Brad Sears.

PUBLIC HEARING ZONING ORDINANCE AND CORRESPONDING ZONING MAP

Mayor Brady opened a public hearing on the new Zoning Ordinance and corresponding Zoning map as required by the State of Georgia's Zoning Procedures Law. Tracy Dunnavant, Planning Director, stated that both the proposed Zoning Ordinance and the proposed Zoning Map were present in the council chambers for public review.

Paige Hatley, consultant from Amec Foster Wheeler, gave a PowerPoint presentation highlighting the proposed changes to the Zoning Ordinance. The Council primarily asked questions regarding bed and breakfasts, recreational vehicle parking, administrative variances and short term vacation rentals.

Dean Smith, City Planner, discussed the proposed changes to the Zoning Map. He stated that the majority of changes involved non-conforming uses and housekeeping items. Councilmember Jenkins asked if the property owners whose properties were being down zoned had been notified. Smith stated that the Planning Department had sent letters to the owners advising them of the

proposed changes and providing an opportunity for them to request that the existing zoning designation remain.

Members of the public came forward to discuss their concerns with the proposed bed and breakfast and short term vacation rental language. After further discussion on some of the citizen's concerns, the Council decided that additional dialogue was needed to sufficiently address short term vacation rentals. The consensus of the Council was to continue the public hearing until after the adjournment of their regularly scheduled 2:30 pm meeting later that afternoon.

ADJOURNMENT

Motion by Councilman Hicks, seconded by Councilman DuBose to adjourn the meeting at 2:15 pm.

MOTION CARRIED. (7 – 0)

CALL TO ORDER

Mayor Brady called the meeting to order at 3:30 pm.

**CONTINUATION OF PUBLIC HEARING ON THE ZONING ORDINANCE AND
CORRESPONDING MAP**

Mayor Brady asked if anyone else would like to speak on the proposed changes to the zoning ordinance or the zoning map. With no one coming forward, Mayor Brady closed the public hearing.

The Council discussed the need for enforceable regulations to address short term vacation rentals. After further discussion, the consensus of the Council was to move forward with considering the adoption of the proposed Zoning Ordinance and corresponding Zoning Map at their August 22nd meeting with Council's requested changes and with the removal of the short term vacation rental language. Council directed Staff to continue working on language to address short term vacation rentals for consideration at a future meeting.

ADJOURNMENT

Motion by Councilman Hicks, seconded by Councilman DuBose to adjourn the meeting at 4:10 pm.

MOTION CARRIED. (7 – 0)

Della Hill, City Clerk

Mayor, Keith Brady