

AGENDA

Short-term Rental Board

November 13, 2023

1. Call to order

- a. The regular business meeting of the Short Term Rental Board was held on Monday, November 13, 2023 in Room 201 of the Community Center in Blairsville, Ga. It began at 5:11 and was presided over by Patrick Woodall, Chairman, with Laura Jenkins (Short Term Code Enforcement Officer) as Secretary.

2. In attendance

- a. Voting members: Patrick Woodall, Laura Jenkins, Karen Sweenie, Martin Pilote, AnaLuisa Salvatti, David Dyer, Susan Phillips, William Mercer. A quorum was present.
- b. Guests in attendance: none
- c. Members not in attendance: none
- d. Recognition of visitors.

3. Reading and approval of prior meeting minutes

- a. Laura read the minutes in their entirety of the meeting held on 9.11.23.
- b. A motion was made by Karen Sweenie to approve the minutes as read. The motion passed unanimously.

4. Reports of officers and standing committees

5. Reports of ad-hoc committees

6. Old Business

Online complaint form

1) Is there a way to add a check box affirming that the complainant HAS contacted the Local Registered Agent?

GOVos response: We do not have the ability to alter the complaint form as it is a universal form used for all jurisdictions and STR clients of GovOS.

2) Does the complainant receive a confirmation email saying that their complaint has been successfully submitted?

GOVos response: We have updated the settings of complaints today that an email will be sent to the complainant upon their submission as well.

3) Where does the submitted complaint GO? It needs to be directed to my email: seo@uniongov.com
GOVos response: These emails were originally being directed to renee@uniongov.com, we have updated these to go to seo@uniongov.com going forward.

Discussion was held regarding Registered Agents (RA) and amending the ordinance. AnaLuisa expressed concern that unhappy neighbors may call me first, instead of calling the RA first. Laura responded that she always asks the neighbors if they've called the RA first.

Patrick asked if we needed to amend the ordinance, how difficult would that be if we decided we needed to. William Mercer explained the process of amending the ordinance:

Any modification must start with a motion from the board. Once we discuss it, it must pass the board. Then it gets sent to William, who would draft the amendment. The board would then need to approve the draft. Once the draft's approved, then that will go to the commissioner to determine if he wants to implement it or not. If he wants to implement it, then we must follow the same process as the original ordinance with public readings, advertised public hearings, waiting periods and newspaper announcements. William suggested waiting at least a quarter to six months before beginning the process to amend the ordinance. See if there are any recurring themes that need to be addressed and wait long enough to propose several changes at the same time, instead of one change at a time.

Patrick asked William to clarify why the RA MUST be a Union County resident. William responded that there will be times where the owner or the agent of the owner (RA) must be served a citation. If the owner and the agent are both not residents of Union County, then we must pay another sheriff's department a fee to serve that agent or owner. It cuts out a lot of time, expense, and hassle if the agent is in the county. William said the cost of this is not insignificant, and bad actors will do anything to make it harder on us to serve the citation. Laura expressed concern about citing the registered agent when it's the owner who has the violation. In this case, with RA's and owners, William explained that we aren't citing the RA in the name of the RA. We're simply serving the citation to the RA, who is accepting the citation on behalf of the owner. We can email the citation to the owner, but we still must serve the RA with the citation, if they live out of town. The official service is to the RA. If the owner doesn't show up, there will be a warrant for their arrest. Karen asked if the RA can attend court in place of the owner, William said no. If they want to pay the ticket without going to court, William will dismiss the case, as long as it's the first citation (the second citation/court date cannot be dismissed).

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the County Clerk at 706-439-6000 promptly to allow Union County to make reasonable accommodations for those persons.

Analuisa asked about the 911 operations center tracking calls. Chief Dyer said that he did speak with them about it, and they will PASSIVELY track any STR phone calls. They have had one so far that they could trace to an STR.

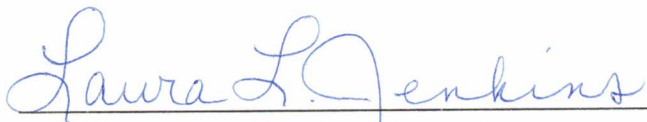
7. New Business

- a. Should board members abstain from voting when it's a situation they are involved in (owner, neighbor, etc)?
 - i. Discussion was held, and the board agreed to abide by that to uphold the integrity of the board. Laura asked if a board member should recuse themselves from the discussion of the situation. William said yes, they should recuse and abstain for that specific issue, otherwise it's a clear conflict of interest.
- b. Complaint about lights from an STR shining in neighbor's bedroom window – discussion was held and because lights are not in the ordinance, there's nothing I can do to enforce that. William asked for clarification about what type of lights we're talking about. Laura has already spoken to the owner about the lights, and they don't feel they are too bright. William agreed that I cannot make them turn them off and recommended that we not amend the ordinance to include lights because lights are subjective. The neighbors in this situation can pursue this matter on their own, in civil court.
- c. Fannin County ordinance – Laura reviewed the new ordinance, highlighting the items that are different from the Union County ordinance. Regarding the “grace period” for license renewals, William stated that it's not really a grace period, and if they allow their license to lapse, they will have to complete the entire process again. He also stated that all STR licenses are approved at monthly Commissioner's meetings.
- d. Property Managers Round table discussion – a suggestion was made about a month ago to have a round table discussion with managers of multiple properties. We will meet in January. Karen suggested that some board members attend the discussion as table coaches, but we can't have more than 3 of us at the discussion because that constitutes a quorum.
- e. Laura made a motion to add the Union County STR By the Numbers to the agenda. Patrick seconded. The motion passed

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unanimously. Laura reviewed the document. Laura informed the board that cleaning up the “debris” in the data will take several more months.

8. Adjourn – Patrick made a motion to adjourn the meeting, Laura seconded, passed unanimously. Adjourned at 6:21.



Signed, Laura Jenkins, Secretary



Date