

## **MINUTES**

### Short-term Rental Board

August 12, 2024

#### **1. Call to order**

- a. The regular business meeting of the Short Term Rental Board was held on Monday, August 12, 2024 in Room 201 at the Community Center in Blairsville, Ga. It was called to order at 5:00 and was presided over by Board President, Patrick Woodall

#### **2. In attendance**

- a. Voting members: Patrick Woodall, Laura Jenkins, Karen Sweeney, David Dyer, Martin Pilote, Susan Phillips (joined late at 5:12). A quorum was present.
- b. Guests in attendance: Atty William Mercer
- c. Members not in attendance: none
- d. Recognition of visitors: David Womack, Charlotte Jourdan and Wesley Hopgood

#### **3. Reading and approval of prior meeting minutes**

- a. Ms. Jenkins read the minutes in their entirety of the meeting held on 6.24.24.
- b. Patrick Woodall made a motion to accept the minutes as read, Martin Pilote seconded.

#### **4. Reports of officers and standing committees**

- a. Secretary Jenkins reviewed the document UC STR by the Numbers (attachment 1)

#### **5. Reports of ad-hoc committees - none**

#### **6. Old Business - the ordinance has been codified**

- a. Mr. Mercer clarified that “codified” means the ordinance has been published by MuniCode. The ordinance has been in effect since April 8, 2023 and has been published on the Union County website since that time.

#### **7. New Business**

- a. **Email request received by David Womack to speak on the following:**

- Consider requiring a signed receipt of the Good Neighbor form from the neighbor. As well as consider another selectable box on the STR application that they have indeed received the signed receipt.
- Owner and/or Property Manager failed to provide the form. Laura Jenkins filled out the form and delivered it. One day earlier, the Property Manager had used a social media platform to distribute info to the private group which not all owners are members or frequent the platform.
- Mr. Womack asked the question: once a new neighbor moves in next door to an already-licensed STR, how long does the STR owner have to give them the GNN? The ordinance doesn't account for that. Mr. Mercer said, in legal terms, the expectation is that the owner give the GNN within a "reasonable amount of time". Within a week or two, not later than when you get your first renter. 30 days is NOT a reasonable amount of time. In the ordinance, the definition of GNN says that it's an annual notice, but there's nothing in the "Operational Requirements for Owners" requiring that they give the GNN each year. Mr. Mercer said that the renewal form should be changed to say, "I have not made any changes in the information required by the GNN and all of the neighbors within 100 feet received this information prior to this renewal."
- Mr. Womack also asked about a notification to be given when the STR owner STOPS renting because the neighbors have no idea if the noise (for example) coming from that property is from the owners or from STR guests. In that case, the neighbor should call the sheriff's office.
- Mr. Womack contacted the Registered Agent at 9:00 a.m. on Saturday, Aug. 10 regarding cars at the STR being parked 1/3 of the way in the road. He did not receive a response until 5:00 p.m., so Mr. Womack called the sheriff's department. A sheriff's deputy came out and said he is not worried about that car.
- Consider requiring a hardcopy Good Neighbor form only. Consider removing the footnote on the GNN that implies that the form is voluntary ("this notice is given as a courtesy"). Also consider adding owner information to the GNN, right now it only has phone number and address, no owner name. The GNN can be changed to add more info, including email, text, and times of day/after hours contact info.
- Secretary Jenkins moved that the GNN be amended as such. President Woodall seconded. The motion carried unanimously.
- Consider requiring the pet owner to 'pick up after their pets'.

- President Woodall made a motion to add the following to the next meeting agenda, after we've had time to think it over. Karen Sweeney seconded, the motion passed unanimously.
  - Requiring a receipt for the GNN
  - Requiring a hard copy ONLY of the GNN (no text or email)
  - Requiring guests to pick-up after their pets
  - Requiring a notice that the STR is NO LONGER an STR
  
- b. Request by owner for our consideration**
- Owner emailed asking about a prorated refund of license fee. This would need to be added to the ordinance fee schedule, which requires an amendment to the ordinance. After discussion, Secretary Jenkins moved that a prorated fee schedule NOT be added to the ordinance. Martin Pilote seconded. The motion carried unanimously.

**8. Adjourned at 5:57**

*Laura L. Jenkins*

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**Signature, Laura L. Jenkins, Secretary**

8.19.24

**Date**