

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Work Session

Minutes

Friday, July 7, 2023 ♦ 11:00 AM*

***following the Regular Business Meeting (time is approximate)**

Putnam County Administration Building – Room 204

The Putnam County Board of Commissioners met for a Work Session on Friday, July 7, 2023 at approximately 11:00 AM in the Putnam County Administration Building, 117 Putnam Drive, Room 204, Eatonton, Georgia.

PRESENT

Chairman Bill Sharp
Commissioner Gary McElhenney
Commissioner Daniel Brown
Commissioner Alan Foster
Commissioner Jeff Wooten

STAFF PRESENT

County Attorney Barry Fleming
County Manager Paul Van Haute
County Clerk Lynn Butterworth
Deputy County Clerk Donna Todd
Sheriff Howard Sills
Planning and Development Director Lisa Jackson

Opening

1. Call to Order

Chairman Sharp called the Work Session to order at approximately 11:09 a.m. and reminded everyone that no public input was allowed at work sessions. He turned the meeting over to County Attorney Fleming.

(Copy of agenda made a part of the minutes on minute book page _____.)

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2. Short Term Rental Discussion

County Attorney Fleming gave a brief review of some of the highlights of the proposed new ordinance:

- Defines short term rental use
- Preserves the 14 days “Masters exemption”
- Sets the standard for occupancy at two people per bedroom plus two additional overall
- Creates three distinct regions for regulations
 - Region 1: no STRs in R-1R zoning areas unless you already have it
 - Region 2: the number of STRs in other residential areas will be capped
 - Region 3: the number of STRs in Agriculture zoning areas will cap at 2% of the total number of homes
- Lots of rules and regulations added

He further advised that the approval process can begin at the July 18, 2023 BOC meeting with authorization for the staff to schedule a public hearing. The moratorium can be extended until the new ordinances are approved.

Commissioner Foster commented on Section 22-123 (g) and would like to see the overall maximum occupancy set at 12 people.

Sheriff Sills advised that he had reviewed the proposed ordinance and it is sound and enforceable.

County Clerk Butterworth reviewed some minor changes.

Sheriff Sills commented that violations of county ordinances require people be personally served. He recommended reviewing Section 15-10-62c1 of the State Statute that says local legislation can be passed which allows county ordinance violations related to real property to be served by mail or posted on a door. He recommended considering this change. He also advised that he does see a correlation between the number of people and problems, as a general rule.

Chairman Sharp advised that the July 18, 2023 BOC meeting will include authorization to schedule a public hearing and an extension of the moratorium.

Closing

3. Adjournment

Chairman Sharp adjourned the meeting at approximately 11:32 a.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. “Bill” Sharp
Chairman

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