

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Work Session

Minutes

Tuesday, June 27, 2023 ♦ 10:00 AM

Putnam County Administration Building – Room 204

The Putnam County Board of Commissioners met for a Work Session on Tuesday, June 27, 2023 at approximately 10:00 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 Adam Nelson
County Manager Paul Van Haute
County Clerk Lynn Butterworth
Planning & Development Director Lisa Jackson
Sheriff Howard Sills

Opening

1. Call to Order

Chairman Sharp called the work session to order at approximately 10:00 a.m. and reminded everyone of the work session rules that do not allow for public comments. He also mentioned the commissioners were under a slight time constraint due to another meeting at 12:30 p.m. (Copy of agenda made a part of the minutes on minute book page _____.)

2. Pledge of Allegiance

Commissioner Wooten led the Pledge of Allegiance.
Commissioner McElhenney gave the invocation.

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3. Short Term Rental Discussion

Chairman Sharp commented that one of the main things our ordinance needs is enforceability. He turned the meeting over to Sheriff Sills for his comments and suggestions, which were also distributed on a handout. Sheriff Sills advised that he had received lots of calls recently complaining about short term rentals and that the existing ordinance is unenforceable. He reviewed his suggestions and answered questions. He also advised that disorderly conduct or public drunkenness are the only offenses that are arrestable, everything else would fall under a citation. He also commented that the existing disorderly conduct ordinance already addresses the issue of quiet time.

(Copy of suggestions made a part of the minutes on minute book pages _____ to _____.)

County Attorney Nelson reviewed the draft document he prepared which is a compilation of the draft document from the last work session (black print), additions based on conversations during and after the last work session (green print), and suggestions received from a citizens group (red print). He began the review at Section 22-123 - rental regulations. Item (f) requires a decision from the board regarding the maximum capacity for any short term rental license. Previous discussions were either 12 or 16. He also pointed out a typo in that section (122 should be 12). He advised that the Fire Marshal’s formula of two people per bedroom plus two additional people will still be followed, but this number is to set a maximum number regardless of the number of bedrooms.

Commissioner Foster commented that occupancy is tied to most of the disturbance complaints and that septic systems need to be taken into consideration. He favors two per bedroom plus two additional with a maximum of 12.

Commissioners Brown and Wooten favor the standard formula of two people per bedroom plus two additional people with Commissioner Wooten adding a limit on the number of cars to one car for every two people.

County Attorney Nelson advised he would work on item (i) and craft it similar to the conditions in item (d) for the agent.

Meeting recessed at approximately 11:00 a.m.
Meeting reconvened at approximately 11:07 a.m.

Discussions restarted at Section 22-121 – rental license. The end of item (a) discusses the definition of dwelling units “not regularly offered for rental” as either eight days in any given calendar year or for a period of time in excess of seven days per rental but no more than 14 days in a calendar year. The current ordinance uses the “no more than 14 days in a calendar year” definition but does not restrict how those 14 days can be used.

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Commissioner Foster commented that he prefers to keeping the 14 day option but adding “not less than seven days at a time.”

Section 22-122 – overlay districts was discussed, specifically which zoning designations are to be included in each overlay district and capacity limits.

Commissioners Foster and Brown favored no new short term rental licenses in the R-1R zoning.

Commissioner Wooten was in favor of capping everything right now and continuing the moratorium for at least the rest of the year to see if the new ordinances have any effect on the complaints. He also favored only allowing a certain percentage of short term rentals in each neighborhood and none in R-1R.

Commissioner McElhenney was also in favor of keeping short term rentals out of the R-1R zoning.

Commissioner Foster commented that including the R-1 zoning in overlay District 1 is okay.

Chairman Sharp suggested another work session on July 7, 2023 immediately after the regular board meeting.

Closing

4. Adjournment

Chairman Sharp thanked all for coming.

Motion to adjourn the meeting.

Motion made by Commissioner McElhenney, Seconded by Commissioner Wooten.

Voting Yea: Chairman Sharp, Commissioner McElhenney, Commissioner Brown, Commissioner Foster, Commissioner Wooten

Meeting adjourned at approximately 12:00 p.m.

ATTEST:

Lynn Butterworth
County Clerk

B. W. “Bill” Sharp
Chairman

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