**The City of Williamson**

**Planning Commission**

 P.O. Box 9

 Williamson, Georgia 30292

Andrew Roark (Post 1) Vacant (Post 4)

Bob Harrison, Jr (Post 2) Doug Bennett (Post 5)

Benjamin Czarny (Post 3)

**MINUTES**

**CALLED MEETING**

**24 February 2022 6:00 PM at Williamson City Hall**

1. **CALL TO ORDER:**  Chairman Benjamin Czarny called the meeting to order at 6:00 p.m.
2. **APPROVAL OF THE AGENDA** (O.C.G A. § 50-14-1 (e) (1)): Motion to approve with correction “acting” Chairman on the agenda and the addition of section V.c.: Discussion on the Development of the Short-Term Rental Ordinance Bob Harrison; 2nd: Doug Bennett. Approved 3-0.
3. **APPROVAL OF THE MINUTES** (O.C.G.A. § 50-14-1(e) (2)) Motion to approve the minutes from the November 11, 2022 meeting and the February 2, 2022 meeting: Bob Harrison; 2nd: Doug Bennett. Approved 3-0.
4. **REPORTS FROM COMMISSION MEMBERS:** none
5. **UNFINISHED BUSINESS**
	1. Discussion and Public Hearing for Text Amendment to Section 156.188 PERMITTED USES for C-1 Zoning: Ben Czarny led discussion regarding the proposed changes, including the addition of a special exception with an operational agreement that could be flexible and address the concerns of the Council. This would be in place until a more comprehensive ordinance could be introduced. Motion to open public hearing: DB; 2nd: BH. Approved 3-0. Public Hearing began at 6:12 p.m. (Comments by Danny Martin in favor of proposed changes with operational agreement. This will allow the applicants to get started and the city to gather data. Comments by Tom Brown: he concurred.) Motion to close Public Hearing: BH; 2nd: DB. Approved 3-0. Public Hearing closed at 6:20 p.m.

Rob Morton’s comments: Special Exception and rezoning are both a legislative act. At the end of the year, they would by state law be required to go through the process of a rezoning. Suggested language: needs language concerning the operational agreement being renewed annually.

The Planning Commission recommends the following text amendment to the Zoning Ordinance:

§156.188 PERMITTED USES (B)

“None” should be replaced with “(1) Short-term rental of a Residential Single-Family Dwelling conditioned with an operational agreement. The operational agreement shall be reviewed and renewed annually by the Planning Commission and the Applicant. The Planning Commission shall forward its recommendation to the City Council for its approval.”

 Motion to approve with changes: BH; 2nd: DB. Approved 3-0.

* 1. Charter Section 3.11 – Planning Commission By-Laws, Meeting Scheduling, other rules: Rob Morton handed out information on City Charter and code and also the City of Zebulon and Pike County code for Planning Commission, including a sample meeting schedule that takes into account council meetings and advertising deadlines. B.C. to rework the meeting schedule to fit Williamson council meetings, with regularly scheduled Planning Commission meetings occurring the third Thursday of the month at 6:00 p.m.
	2. Discussion on the Development of the Short-Term Rental Ordinance: BC elaborated on approach with special exception until nuisance ordinances can be better enforced and the process can be cleanly implemented, sought input on attaching STRs as a permit or exception to multiple Districts without duplicating language. R.M. suggests this could be accomplished by creating an overlay district leveraging special exceptions.
1. **NEW BUSINESS**: A. (none)
2. **EXECUTIVE SESSION**
	1. **(**O.C.G.A.§ 50-14-2, et seq.) If Needed
3. **PUBLIC COMMENT:** None Requested
4. **ADJOURNMENT:** Motion to adjourn: D.B.; 2nd: B.H. Approved 3-0. Meeting adjourned at 8:40 p.m.