

**PLANNING COMMISSION
STVR WORKING GROUP
NOTES
JULY 29, 2020**

ATTENDEES: Demery Bishop – facilitator; David McNaughton – PC member; Alan Robertson – PC member; Joy Pohjalainen – small STVR management company; Carrie Efird – large STVR management company; Theresa Pottratz – Citizen; Janice Insley – Citizen

Staff: George Shaw – Community Development Director; Wally Hattrich – City Marshal; Sharon Shaver - STVR Administrator; Bubba Hughes –City Attorney

Guests: Keith Gay – Tybee Beach Vacation Rentals
Cody Gay – Tybee Beach Vacation Rentals

Demery Bishop called the meeting to order.

Demery introduced Keith and Cody Gay, Tybee Beach Vacation Rentals.

Keith and Cody gave an overview of the procedures their company has in place to handle disorderly guests. Keith stated that all management companies have a goal to be good neighbors. Management companies respond to complaints.

Cody stated that most complaints are parking that is not renters, but year round residents with guests; garbage and noise. The calls that his company had were concerning year round residents.

Carrie Efird read documents from Mermaid Cottages.

Sharon Shaver gave a report on STVR management companies and STVR rental units.

The committee discussed endorsement of the City pursuing the RFP. The Working Group is in concurrence for endorsing the city moving forward with the RFP.

Alan Robertson presented his thoughts on establishing a scope of work based on assumptions with data that we have now, make recommendations on:

- Focus on process
- Respond to behavior
- Focus on signage
- Enforcement
- Look at LDC; Ordinances: Limiting STVR

Demery stated there is no question that there is a problem. It is important to find a solution. Council has asked the working group to review specifically to review certain things, i.e. do STVR need a site plan, public safety. We must prioritize.

- Do we ask for a site plan
- Look at STVR vs owner occupied
- Do we look at zones, limiting number STVR in each zone

We need to provide to council incrementally, not in a large block, our focus and priorities.

The Committee discussed topics and how to prioritize subjects to look over. The subjects cannot be addressed in one lump sum. We need to focus.

George reminded that council asked the Working Group to look at “do we have enough enforcement officers?”

David suggested that we deal with one issue: “Are STVR changing the character of Tybee?” STVR are an emotional issue.

Carrie discussed the possibility of a survey.

The group continued the discussion on prioritizing what the WG will look at for offering recommendations.

We don’t want have a perception that we are delaying. We want to have direction.

Council asked that we look at the Disorderly House ordinance to expedite that process.

Alan moved to look at Disorderly House to speed up the process and make a recommendation to Council. The WG voted to approve.

George suggested that the WG look at the STVR ordinance and STVR form.

Demery asked the group to review and have concerns of STVR ordinance and form for questions, comments, or recommendations for next meeting. We will discuss and come out with recommendations.

Carrie will collect information for survey. George will discuss with Community Development coordinator as well.

Demery asked that the members of the group that will not be in attendance next week submit their comments and concerns so that they could be read into the record, and make sure that Bubba is included in emails.

Bubba stated that some things the group and council hears is that some people that are complaining are upset because the neighborhood feel is going away, regardless of anything that group can recommend. So far the issue of controlling behavior is not directed at STVR. It might be helpful to know the percentage that are opposed to STVR. A survey will give an idea of the perception of permanent residents. If it is behavioral, it can be addressed in special review; capacity over use. Parking, trash and noise are issues.

Behavior cannot be managed.

The meeting was adjourned.