

CAVE SPRING CITY COUNCIL
CALLED MEETING/WORK SESSION
APRIL 11, 2017
4:30 P.M.

ATTENDANCE	Mayor Dennis Shoaf and Councilmembers Tom Lindsey, Nellie McCain, Charles Jackson and Mike Ragland. Michael Phillips was absent.
CALL TO ORDER	Mayor Shoaf called the meeting to order.
ADJUSTMENTS	Discussion was held.
RESOLUTIONS	The Resolution in Support of Rome-Cartersville Development Corridor was discussed. The Resolution to Department of Community Affairs to Reconsider Adoption of the 2015 International Energy conservation Code was discussed.
SURPLUS ITEMS FANNIN HALL	The list of items was not available so this agenda item was postponed.
RV PARK COMMITTEE REPORT	<p>The Mayor reported all the council has received a copy of the letter from Attorney Frank Beacham regarding FEMA’s thoughts on RV parks. He turned this discussion over to the committee member Councilmember Charles Jackson.</p> <p>Jackson – According to the letter from Attorney Beacham, the answer back from FEMA is that the time limitation of 180 days was not their issue. Their issue is being fully licensed and road ready or be elevated and tied down like a regular house. The Cave Spring RV ordinance states you must leave for two days and then return. He stated this does not match the FEMA regulations. He feels the current RV Park operated by Charles Howell is run very well. Jackson’s concern is about the future. The council needs to change the way the ordinance is written and needs to tighten some of the wording making sure it is an RV park and cannot be turned into a trailer park. He passed out some suggested changes to the ordinance. Ragland questioned would the time limitation go away. Jackson stated it stays in but according to the attorney, FEMA does not care about this. The attorney recommended keeping this requirement in the ordinance. Jackson recommended 25% short-term rentals. Jackson stated his recommendations tighten the ordinance so down the road the town can be protected from problems. Leaving the RV Park for two days and coming back doesn’t solve anything. The Mayor questioned if the stay decal would go away and who will enforce the road ready regulation. He does not think any city official should do this since it is on private property and does not feel the city has the legal right to do this. Attorney Davis stated this would be part of the conditions to operate the park. The city would have the authority to cite the RV Park and close down the park if it is not operating by the conditions. Jackson stated this is a public business so you can set rules. Jackson said there is no need for the decal. Citizen Doug Burrier questioned if there was a term of how long a person could stay at the RV Park. Charles Jackson stated there is no term. The clerk stated the FEMA and city RV ordinances state 180 days. Jackson – The 180 days is one of the three conditions by the flood ordinance, but ours currently does not say how long you can be there. It ties it to an ordinance that is not correct. Ragland stated – according to our attorney. Citizen Doug Burrier stated at the last meeting a statement was made that if people didn’t live there they would not have a place to live and that led him to believe that it is no longer an RV park. Jackson – That is what we are trying to avoid. It is to be an RV park and not a permanent residence. McCain interjected that some of the tenants consider it permanent. Jackson stated there is nothing in our current ordinance that prohibits somebody living there full time. That’s why he is trying to change the</p>

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PAGE 2 CONTINUED

wording of the ordinance and toughen it up. Ragland stated at Cedar Creek RV Park some have been there long term and trailers have been at the current location in Cave Spring for many years. McCain stated it was several years ago and it was only one or two short term rentals. Jackson stated there is not a problem now, but could ultimately have nine families living there. There could be a problem in five years so there needs to be a way to regulate it now. The Mayor questioned council as to what to do. Ragland stated the ordinance needs to be re-worked and make it correct. Jackson stated he had spent a good bit of time reviewing other ordinances adding that the process needs to be started with some input from legal counsel.

ADJOURN The Mayor adjourned the meeting.

MAYOR

CLERK

DATE