



GAZA

Georgia Association of Zoning Administrators

SCHEDULED BOARD MEETING

APRIL 28, 2022 11 a.m.

Eatonton, Georgia

In Attendance:

Lisa Jackson, President
Ethan Calhoun, Vice President (Z)
Norman Pope,
Secretary/Treasurer(T)
Janet Hyde
Mike Mastrario
Randy Mannino (Z)
Richard Osborne (Z)
Jeanne Anne Marsh(Z)

Others in Attendance:

Thad McWhorter, UGA
Chrissy Marlowe, UGA

Absent:

Tom O'Bryant
Toussaint Kirk

President Lisa Jackson called the scheduled board meeting of The Georgia Association of Zoning Administrators (GAZA) to order at 11:00 a.m. Minutes of the previous board meeting held on February 9, 2022 at UGA were distributed to all in attendance. After review, Ethan Calhoun made a motion, seconded by Janet Hyde, to approve the minutes as written. Unanimous approval.

The financial report was distributed to all in attendance. Norman Pope gave a short report on revenue and expenses of the Association. Mike Mastrario made a motion, seconded by Jeanne Anne Marsh, to accept the financial report. The approval was unanimous.

There was a discussion of the winter conference that had been held February 9-11, 2022, at the UGA Georgia Center. The revenue was \$29,951 from registrations, and the expenses were \$26,910, with a net of \$3,040.



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Committee Reports

Scholarship Committee: Norman Pope reported that Amanda Styer of Richmond Hill has been paid her scholarship amount for the 2021-2022 year. There have been no applications received for the scholarship deadline of May 31.

Legislative Committee: Legislative report from Richard Osborne indicated that numerous bills currently being considered by the Georgia Legislature include design standards, multi-family rental, rental ownership, and revisions to the hotel-motel tax. One new legislative change has to do with being able to hear rezonings and variances at the same time. The legislature has approved this change. Richard also discussed a new issue that has arisen with regard to "bitcoin mining." He will keep the membership advised thru email "blasts" of any potential impacts on our job responsibilities.

Bylaws Committee: Norman stated that the bylaws are being amended to clean up some of the language, and also to add a secretary position.

Logo Committee: Ethan presented the proposed logos. After some discussion, Randy Mannino made a motion to accept the last logo in the list, and Jeanann seconded. The vote to approve was unanimous.

Credit Card Payments: No update on this issue. Ethan and Norman will continue to pursue this.

Award Program: Award nominations will be sent out in email by Richard. The award committee will vote on the nominations and winners will be contacted, as well as the board.



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Website Committee: Ethan Calhoun reported that the GAZA website has been updated with officer and board member information as well as the membership application being updated. The membership committee is currently considering a GAZA trifold brochure with information about the committees, and also business cards for each of the board members that will have a QR code on the back that will take you to the website.

Membership/Nominating Committee: The nominations committee delivered their proposed slate of officers and board members to the general membership at the February meeting.

Sponsorship Committee: Sponsor letters will be sent to our current vendors.

Future Conference Locations: UGA personnel had been requested to obtain information and rates for potential sites for the 2023 Summer Conference. Potential sites include Carrollton, Blue Ridge, Augusta, and Brasstown Valley.

Augusta Marriott was \$149 nightly (\$169 with tax), one comp room for every 50 registrations. It is \$750 for the meeting room and \$750 for AV. There is a \$7 parking fee and \$20 valet. There was a \$17,120 food/beverage minimum with it being probably \$18,000 this year.

Brasstown is \$169 per night, \$15 resort fee, 1 comp for every 50 rooms, \$47,320 total quote. \$5000 food/bev minimum. Meeting space is complimentary and you have bring your own AV equipment.

Callaway is \$189 per night with \$30 resort fee, \$8000 food/bev minimum. \$1500 for meeting space. Internet is complimentary with a complimentary pass to gardens.



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Carrollton has a Marriott for \$200/night (109 rooms). Simply Catering provides the food at \$17 per person breakfast and \$22/lunch.

It was motioned by Ethan Calhoun to have Summer 2023 at Brasstown, seconded by Janet Hyde. The vote to accept was unanimous.

It was motioned by Janet Hyde to have Winter 2024 (Feb) in Carrollton with a second by Ethan Calhoun. This vote was unanimous.

2022 Summer Conference at Jekyll Island: The upcoming summer conference at Jekyll Island was discussed. There will be one breakout session. The board meeting will be Wednesday at 4 p.m. Early registration will be 6-8 p.m.

Thursday will be 7:30-8:45 breakfast, 8:45 opening remarks, 9:00 Zoning best practices and ZPL update. Randy will ask Brandon Bowen to do this session.

Short Term Rental and VRBO – Someone from tourism/realtor and someone from regulation side. Chrissy will ask Scott Pippin, attorney for regulation side. Randy or Tom will assist with this.

Zoning Q & A panel: Index cards to write down questions. 3 people plus Ethan. Adam Nelson from Putnam County – attorney; Paul Forgey, Albany, and Randy Mannino.

3-4:15 Site Plan and subdivision review. Janet Hyde will present rural aspect and Mike Mastrario will present urban.

Friday – Todd Edwards will give legislative update. This is confirmed. Frank Jenkins will close the conference.



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Giveaways were discussed with the possibility of towels (since we will be at Jekyll). No door prizes will be done at this meeting. Richard said this will give more time to recognize our award winners. Everyone is okay with Lisa and Ethan closing.

Randy asked when registration is ready. Thad said 6-8 weeks before the conference, probably about the second week of June. Richard will summarize the session titles and speakers.

Randy motioned to adjourn, and Ethan seconded. The meeting was adjourned at 12:28 p.m.