

**Planning Board Meeting
4-9-18
Council Chambers
6:30 pm
Minutes & General Account**

Planning Board Member Present: Art Wise, Chair; Sarah Glanville, Vice Chair; Eddie Oakley, Ed Stafford, Russ Walker, Richard Newbill (ETJ), & Sherrie Richmond (ETJ)

Planning Board Members Absent: Robert Lichauer (ETJ) & Steve Monroe (ETJ)

Town Council Representative: Council Member Rayborn

Staff Present: Kenny Cole, Matthew Johnson, & Katie McBride

Visitors Present: Michael Brewer, Ronnie Hancock, Maggie Hancock, Kathryn Rogers, Kerry Miller, Dennis Rodgers, Marty Jones, Connie Dearman, & Carol Brooks.

1. **Call to Order-** Matthew Johnson, Planning Director, called the meeting to order.

2. **Roll Call-** Johnson took roll call as follows:

Art Wise- Present
Sarah Glanville- Present
Eddie Oakley- Present
Ed Stafford- Present
Russ Walker- Present
Richard Newbill- Present
Steve Monroe- Absent
Robert Lichauer- Absent
Sherrie Richmond- Present
Council Member Rayborn- Present

3. **Organizational Meeting-** Johnson explained that the rules and procedures of the Planning Board require that a Chair and Vice Chair be elected each year during their organizational meeting. He explained that staff would request that Planning Board Members nominate someone to be Chair. The new Chair would call for nominations for Vice Chair after they have been elected.

- Election of Chair- Johnson requested nominations for Chair of the Planning Board.

Stafford nominated Art Wise to be Chair of the Planning Board. There were no other nominations.

Stafford made a motion to elect Art Wise to be Chair of the Planning Board. Johnson called for a vote on the motion. The vote was unanimous.

- Election of Vice Chair- Wise called for nominations for Vice Chair of the Planning Board.

Oakley nominated Glanville to be Vice Chair of the Planning Board. There were no other nominations.

Oakley made a motion to nominate Glanville to be Vice Chair of the Planning Board. Wise called for a vote on the motion. The vote was unanimous.

- Introduction of Rebecca Mann Rayborn, Council Liaison- Johnson introduced Council Member Rayborn to the Planning Board. He noted that she was replacing Mayor Montgomery as the Council Liaison.
 - Introduction of Planning Board Member Russ Walker- Johnson introduced Russ Walker to the Board. He noted that Walker would be filling the unexpired term of John Capes.
 - Introduction of Planning Board Alternate, Lawrence Straughn- Johnson introduced Straughn to the Board.
4. **Approval of minutes from October 9, 2017-** Glanville made a motion to approve the minutes from the October 9, 2017 meeting. Stafford made a second to the motion. The motion passed by unanimous vote.
5. **Public Hearings:**

- A. **Master Sign Plan- Jamestown Presbyterian Church- 1804 Guilford College Rd. - Tax Parcel #0158762- request for master signage plan per Article 17; Sec. 17.10 of the Land Development Ordinance-** Johnson presented his staff report on the request. He stated that Jamestown Presbyterian Church operated a preschool and an afterschool program. He noted that the church would like to identify that they offer those programs by adding an additional sign on their property. Johnson stated that the ordinance currently limited the number of freestanding signs per road frontage to one. However, he said that the site did meet the requirements for a master signage plan. It would allow the church to define its sign needs separately from the ordinance. Johnson asked if there were any questions. There were none.

Wise called Kerry Miller forward and stated that Miller would be speaking on behalf of the Jamestown Presbyterian Church.

Miller stated that he was on the Administrative Committee and the Preschool Board for the church. He noted that he was there to answer any questions the Board may have about the sign. He said that the church was trying to draw attention to the programs that they offer. He asked if there were any questions.

There were none.

Wise opened the public hearing to anyone that would like to speak in favor of the master sign plan. No one wished to speak and Wise closed that portion of the public hearing.

Wise opened the public hearing to anyone that would like to speak against the master sign plan. No one wished to speak and Wise closed that portion of the public hearing.

Stafford stated that he believed it was a reasonable request.

Glanville made a motion to approve the master signage plan for Jamestown Presbyterian Church. Newbill made a second to the motion. The motion passed by unanimous vote.

6. **Discussion of short-term rentals-** Johnson stated that some information and a staff report on short-term rentals had been included in the packet. He noted that the Town had received complaints about citizens renting out their homes on Airbnb. He said that the current Land Development Ordinance (LDO) did not address short-term rentals.

Johnson stated that the Board had discussed the issue at their October meeting and had been hesitant to place new regulations on short-term rentals because of the potential negative repercussions on Furniture Market rentals. Johnson was seeking direction from the Board on how they wanted to move forward on the issue. He gave an overview of the potential legal options the Town had to address the problem.

The Board discussed the blog posts from the UNC School of Government that had been included in their packet.

Newbill was concerned about how new regulations would impact citizens that rent their homes during the Furniture Market.

Richmond wanted to explore options that would prevent people from utilizing their homes as a short-term rental business.

There was discussion about the possibility of capping the number of days that someone could rent their home for short-term rentals.

Board Members also discussed the possibility of instituting an occupancy tax.

They also spoke about the possibility of the neighborhood creating a Homeowners Association (HOA). The HOA could prevent any future members from utilizing their homes for short-term rentals.

Walker stated that he believed it was the kind of situation that needed patience. He felt that it would be best to observe how other towns were addressing the issue of short-term stays before any new regulation were recommended to Council.

There was discussion between Board Members and Johnson about the potential impacts of putting regulations on the number of parking spaces required for short-term rentals.

7. **Public Comment Period-**

- Ronnie Hancock, 605 Havershire Dr. - Hancock stated that he had previously addressed the Planning Board and the Town Council about the negative impacts of short-term rentals. He

said that there were several issues that could result from short-term stays that had not been discussed by the Board Members. He noted that the rentals were not defined by the Land Development Ordinance. He said that any property being rented out violated the current ordinance. Hancock was also concerned about the property value of homes near short-term rentals and the safety of others that lived in the neighborhood. He said that websites like Airbnb did not properly vet people that rent properties and that they could be criminals.

- Kathryn Rogers, 604 Havershire Dr.- Rogers stated that she had been living in her neighborhood for thirty years and used to be the principal at Ragsdale High School. She said that she had a great deal of respect for everyone serving the Town, but she felt that the staff commentary on the short-term rental issue was biased. She was concerned that an Airbnb was operating in her neighborhood and she considered that a business. She was worried about how short-term rentals could affect the future of Jamestown.
- Sandra Rodgers, 606 Havershire Dr.- Rodgers stated that she had no problems with the Furniture Market, however, she was concerned about the changes in the community within the areas zoned as Single Family Residential (SFR). She said that she had not planned to live next to a business when she initially bought her home. She was also concerned about how the short-term rental would affect the property value of her home.
- Marty Jones, 608 Havershire Dr.- Jones stated that he did rent his home on Airbnb occasionally, but that he also rented it during the Furniture Market. He noted that his family, friends, and business associates have also stayed in the home and that his neighbors could not determine if they were renters or his personal acquaintances.

8. Other Business-

Wise and Johnson had a brief discussion about including more information about the Town on water bills that were sent to citizens every month.

- 9. Adjournment-** Glanville made a motion to adjourn. Richmond made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 7:44 pm.