

Minutes of the Saluda, NC, Planning Board
January 11, 2024

The Planning Board (PB) met on January 11, 2024, in the Library Community Room. In **attendance** were Chairman James Hrynshyn, members Summer Flynn, Glenn Franklin, Steve Garrett, Mark Ray, Nettie Sweet, John Wilkinson; and City Manager and Zoning Compliance Officer Steven Orr.

James called the meeting to order at 8:30 a.m. Nettie/John moved approval of the **agenda** presented by Staff; motion passed unanimously. James/Mark moved approval of the December 14th **minutes** after removing Nettie Sweet's name from attendees; motion passed unanimously.


Herbie West spoke during the **Public Comment** period. He is concerned about limiting Short-term Rentals (STRs) in R-1 because he has purchased several properties for that purpose. He sees problems with long-term rentals for the property owners, both legally and financially and feels that limiting STRs in R-1 would be taking the property owners' rights and opportunities. He wants to be involved in community discussions. The secretary will include his email with future PB minutes. Several members responded to Mr. West's concerns although James and Glenn spoke about STR owners' perhaps not taking into account the rights of the other residents in R-1 who expect to live in "settled" residential districts. It was felt that enough time had been spent on the STR issue at this meeting and **no action was taken on STRs.**

The Radio Tower Ordinance was the other issue for January. Steve felt this was putting the horse before the cart as far as a business situation was concerned. Stephen pointed out that government works differently from the private sector: regulations have to be in place before a business makes a presentation. The regulations being presented come from Polk County because it has the responsibility for providing telecommunications. (Saluda does not have the means to do so.) Columbus and Tryon have also approved these facts and figures. Glenn suggested that some things are beyond the PB's expertise and we trust Stephen's history with government that the ordinance will protect Saluda's current interests for the police, fire and EMTs communication needs. Steve still felt that the regulations are overly complicated and therefore will make a project more expensive than necessary. Glenn/John moved to approve the ordinance as written and send it to the City Commissioners; motion passed 6 to 1.

As an addendum to the STRs discussion, Glenn suggested a city-wide referendum. She feels the PB has not heard from a whole group of citizens because a formal proposal hasn't been written. James and Stephen agreed to work on a survey about the issue to be mailed to property owners, similar to the survey sent about the 2040 Comprehensive Plan.

With no further business, James/John moved to adjourn at 9:50; motion passed unanimously.

Respectfully submitted,



Nettie O. Sweet, secretary

Minutes approved: Feb. 15, 2024