



# TOWN OF MOUNT GILEAD PLANNING BOARD MEETING MINUTES

110 West Allenton Street, Mount Gilead, North Carolina, 27306  
May 30, 2024

The Mount Gilead Planning Board met Thursday, May 30, 2024 at 5:30 p.m. at Mount Gilead Library, 119 West Allenton Street, Mount Gilead, North Carolina. Present were Mitchell Lucas, Jessica Ingram, Sam Everhart, Edwina Martin, Town Clerk Lessie Jackson and Planning board Secretary Allena Ingram. Absent were Town Manager Dylan Haman, Devon Little, Lynn Smith, and Jim Sharpe

Mitchell Lucas called the meeting to order at 5:40 p.m.

## ITEM I. ADOPTION OF AGENDA

Sam Everhart made a motion to adopt the agenda with a second from Edwina Martin. Motion carried unanimously.

## ITEM II. APPROVAL OF MINUTES

Jessica Ingram made a motion to approve the April 25, 2024 Meeting Minutes with a second from Edwina Martin. Motion carried unanimously.

## ITEM III. PUBLIC COMMENT – No one present for public comments.

## ITEM IV. OLD BUSINESS

### A. Short Term Rental

Now being called the accepted classification or terminology to describe a bed or breakfast, hotel, motel that has now become the accepted planning lexicon for that type of activity.

On page 4-11 Small - Host occupied that's going to take the place of your current bed and breakfast.

At the request of the Town Manager, he created something called a bed and breakfast Large – Host Occupied, which is defined as a dwelling unit, also occupied by a host which provides more than three guest rooms, up to one week, one rental or lease. This is permitted in our rural area to help with larger potential farm property, larger rural area, ETJ; and allow it in our commercial district. Michael Hart stated that you didn't want to tell people they couldn't have more than three guests but didn't want that many people staying in your higher density residential district where you were creating some problems.

No questions were asked. Michael proceeded to inform the Planning Board that he came up with this because there was a thought that we needed to encourage and allow

for a larger facility in the rural portions of Mt. Gilead but didn't want to see it in the mobilizing area. There was a thought to allow it in certain commercial district. Where there was still housing and central business century in the neighborhood in the center.

Non – Host Occupied: Is your hotel/motel and there's no host on site.

This is only permitted in your O-I, CB, CG, zoning district, typically your hotel/motel operator.

Frame work: Eliminated the definition of hotel, motel, motor lodge, motor inn, tourist court.

A rooming house is not going to be defined as a host occupied dwelling unit where individual rooms are rented out for occupies for weekly or longer periods. Individual rooms do not contain kitchening or cooking facilities for occupant use that would be Host – Occupied.

Rooming house – A boarding house different than an Airbnb and only permitted in certain district per our code.

Airbnb – The rental of a house, for whatever period that is. Whether I was renting a house for a couple of days, a week, a month it is a rental and I'm renting the resident.

The Planning Board saw no major problems but only had one problem and that was policing. Sam Everhart asked if we had a noise ordinance and Michael Hart informed him that we did have one, but it was outdated. Michael suggested that he will give the Planning Board some options before it becomes an issue.

Short – Term rentals will have to get a special use permit. There are no permits to rent a house, but permits will be required for the short term rentals land use. Jessica Ingram stated that she saw no issue for the short-term rental and made the motion to accept the short-term rental with the definition of the host being added to it. Planning Board would come back and talk to deem it successful of Airbnb. Sam Everhart seconded the motion. The motion was unanimously approved.

## B. Proposed Parking Changes

Michael Hart informed the Planning board members that a local business owner put in a request for a tax amendment and asked to require some feedback. He also expresses the idea of a payment loot but saw two problems with that. Problem one was there would be a long time before sufficient funds are generate to cover the cost for purchase of property and development of public parking and may become an issue for downtown parking. Problem two was how feasible is it to have that fund in perpetuity if there's no other option available for the downtown businesses? Michael Hart came up with the option to offer a 2-hour parking limit for on street parking for example, which would be regulated by the police department from the times 8:00 am to 5:00 pm.

The Planning Board asked the question: If there is opportunity to look at available property behind existing businesses for there to be public private partnership for those property owners to develop parking? Michael informed the Planning Board that we can do this in two folds; 1 – Respond to a petition to amend your ordinance addressing what is preceded to be a parking issue in downtown and 2 – Comprehensively define where

downtown is to where this exemption would cover. This would start an investigating to how parking needs to be handled downtown and where parking can be developed. Sam Everhart informed the Planning Board that he doesn't think we have a problem now, but what will happen in the future? Jessica Ingram then proceeded to ask what is considered downtown and what the town Troy doing is. She's thinking Church to Church. Michael Hart gave the Planning Board another option which was to start charging for parking.

The Planning Board members decided to move forward with the potential exemption for downtown and need Michael to help them define downtown to make sure we are being uniform and reasonable. They would also like to propose to the Town Council that there be turnover for on street parking and not talking about lot parking. The Planning Board wants Michael to provide them with some land and is there an opportunity for public private partnership for additional parking lot development. Jessica Ingram made the motion to continue the conversation and give Michael and the Town the opportunity to first, define downtown and second, look into limited the downtown parking to two hours 8:00 am – 5:00 pm Monday through Friday on street parking and to let the town look to see where they can put in parking with private people if available and partnership with them to see if that's a possible and to exempt the downtown businesses because of their available. The Planning board will continue to have the conversation on the apartments at the next meeting. Edwina Martin seconded this motion and the motion was carried unanimously.

ITEM V. NEW BUSINESS – There was no new business to discuss.

ITEM VI. PLANNING BOARD TRAINING – Recommended to move to Item VI and reschedule to a time when more board members were present.

A. Variances

Michael informed the Planning Board that he would only give highlights and wanted to wait for all the Board Members to be present to go into more details. Variances are very difficult to get and not intended to address a common problem. Justification of a variances is where the strict application of the law robs you of reasonable use.

Variances must be approved of confident material evidence and sworn testimonial. An applicant must meet burden of proof showing you that they deserve that variances and not because they want it and how they can comply with the code.

With Variances it is not legally permitted to issues use variances. Remember when you are looking at variances; yes, you were there to be impartial, you are there to sift through evidence that the applicant optimally bears the burden of providing you that evident. You are required to make appropriated finds that they did or did not meet that requirements. It is supposed to be somewhat difficult to get a variances but it's not impossible as long as the applicant has shown he or she complies with the implacable standards and implies the evidences to do so.

Keeping good records and good minutes, keeps you out of trouble and court. Remember that you need to ensure that the people that talk to you during the variances hearing have standing and have the ability to present evidence to you. Michael informed the Planning

Board that we would go over standing at an appropriate time when more people are present at the meeting and can be more involved.

ITEM VII. ADJOURNMENT

With no further business Sam Everhart made a motion to adjourn the meeting with a second from Jessica Ingram. Motion carried unanimously. Meeting adjourned at 6:55 p.m.

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Mitchell Lucas, Vice-Chairman

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Allena Ingram, Planning Board Secretary