

Paige Dowling

From: Amanda Murajda
Sent: Thursday, August 25, 2022 4:37 PM
To: Paige Dowling
Subject: FW: In favor of Airbnb regulations

Amanda W. Murajda
Town of Sylva
83 Allen Street
Sylva, NC 28779
828-586-2719 (p)
828-586-8134 (A)
www.townofsylva.org

From: Sarah LaRose <sarah.larose1996@gmail.com>
Sent: Thursday, August 25, 2022 3:49 PM
To: Ben Guiney <bguiney@townofsylva.org>; Greg McPherson <gmcpherson@townofsylva.org>; Mary Gelbaugh <mgelbaugh@townofsylva.org>; Natalie Newman <nnewman@townofsylva.org>; Amanda Murajda <townclerk@townofsylva.org>; Lynda Sossamon <mayor@townofsylva.org>; David Nestler <dnestler@townofsylva.org>
Subject: In favor of Airbnb regulations

Since I've moved to Sylva in June of 2020 I have watched the search results on Airbnb grow from 2 pages of result to a whopping 759 houses. Over the course of my time living here I watched members of my community fight to maintain and find housing, not just my friends who make a wide range of incomes, but the community centers I've worked for where people on disability are on the constant brink of homelessness. A few months ago I watched a trailer get listed on Airbnb at \$125 dollars a night. Growing up in poverty, trailers were all my single mom could afford. Now, they are only for the upper middle class and above. If we can't have trailers, what can low income people have? This is not an issue specific to Sylva, across the United States towns are fighting to regulate the monster of short-terms rentals that are without a doubt, backed by data and any conversation you have with any given local that's not profiting off of airbnbs, destroying, upending, and inflating the housing crisis in this country. On my tiny street in town, the entrance of my neighbor is lined with Airbnbs. Every house that goes up for sale on my street is doomed to become the next Airbnb. Eventually, we will see our neighborhoods become littered with half vacant housing that host vagrant passerbys whose investment in our community is unmatched to those who live here full-time. As the number of Airbnbs grow in our community, the more and more vacant they become. Still making double the amount they could with rent, Airbnb owners don't see this as an issue, because they do not care about the needs of our community. People who have lived in these mountains for generations cannot afford to stay here or own land here. People who have been here for 5-10 years who are functional members our community, our healthcare workers, our baristas, the people who are truly spending money in our economy, are being forced to leave or forced to lived crammed in less than sufficient housing. This is unsustainable and the only people here today fighting these regulations will say they are doing so in the name of "freedom" while they imprison their own communities. It's greed that lies at the heart of short-term rentals and all landlordship. They take from our community to line their own pockets, they threaten our way of life and community, and believe me that if this is not resolved today the fight will never end to regulate stand-alone Airbnbs. Just as towns as big as Atlanta and as little as Sylva fight the injustice of housing greed, the fight will continue on across the United States and here in our small town to put a stop to this. If you have enough money to buy 2,3,4,5 or 6 houses, you can build an ADU in your backyard to supplement your income with Airbnb. And if the idea of having vagrant Airbnbers in your

backyard makes you uncomfortable then its time you come face to face with what you are doing to our neighborhoods and to our community.

To the commissioners, I believe it is your responsibility, despite the fears of backlash from the wealthy, to do what is right for every citizen of this town and vote in favor of these regulations.

Sarah LaRose

Paige Dowling

From: Paige Dowling
Sent: Thursday, August 25, 2022 4:15 PM
To: William Parks
Subject: RE: 48 Wilkesdale/STR's
Attachments: 2022-08-25 Short Term Rentals Ordinance.docx

Hi Mr. Parks,

I believe the house you listed in the High Density Residential (HDR) zoning district. Under the current ordinance that was adopted February 24, 2022, STRs are permitted with standards (PS). The Town Board has a public hearing tonight at 5:30 p.m. to discuss amendments to the permitted standards and districts. The proposed amendment would still allow STRs in the HDR, but the standards would change.

I've attached the proposed amendment. The proposed changes are in red. Under the proposed amendment, STRs would be limited to accessory uses in most districts, unless they are currently paying occupancy taxes when the amendment is adopted. This exemption goes sunsets when the property sells.

Please let me know if you have any questions.

Sincerely,
Paige

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

From: William Parks <craigparksrealestate@gmail.com>
Sent: Thursday, August 18, 2022 4:39 PM
To: Paige Dowling <townmanager@townofsylva.org>
Subject: 48 Wilkesdale/STR's

Hey Paige,

I listed a house in Sylva right up above Walgreens on Wilkesdale st. I live and work in Bryson and wanted to see what were the changes to STR conditions in Jackson and if this house is affected-

Thank you

Paige Dowling

From: Paige Dowling
Sent: Tuesday, August 9, 2022 11:48 AM
To: Dave Russell
Subject: 2022-08-25 Short Term Rentals Ordinance - Draft
Attachments: 2022-08-25 Short Term Rentals Ordinance.docx

Hey Dave,
Here is the draft STR ordinance based on what was discussed July 28th.

Thank you,
Paige

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

AN ORDINANCE TO AMEND SECTION 5.4 (JJ) OF THE TOWN OF SYLVA ZONING AND SUBDIVISION ORDINANCE: SUPPLEMENTAL STANDARDS FOR SHORT-TERM RENTALS

Table 5-1 of Permitted Uses and Section 5.4 (JJ) Supplemental Standards is written as follows:

TABLE 5-1 TABLE OF PERMITTED USES

Use Category	LDR	MDR	HDR	DTB	GB	I	PB	IND	Use Standard
Agriculture									
Agricultural Uses Level 1	PS	PS	PS	PS	PS	PS	PS	PS	5.4.C.
Agricultural Uses Level 2	-	-	-	-	-	-	-	PS	5.4.C.
Residential Uses									
Single-Family, Detached	P	P	P	-	-	-	P	-	-
Manufactured Housing	-	PS	PS	-	-	-	-	-	5.4.R
Modular Homes	P	P	P	-	-	-	P	-	-
Duplex	-	P	P	-	-	-	P	-	-
Townhome	-	P	P	P	-	-	P	-	-
Multifamily	-	-CD	PS	PS	-CD	-CD	-CD	-	5.4.V
Manufactured Home Parks	-	-	SUP	-	-	-	-	-	5.4.R
Accessory Dwelling	PS	PS	PS	PS	PS	-	PS	-	5.4.A
Accessory Structures, Residential*	P	P	P	-	P	-	P	-	5.4.B
Home Occupations Level 1	PS	PS	PS	-	-	-	PS	-	5.4.P
Home Occupations Level 2	-	PS	PS	-	-	-	PS	PS	5.4.P
Nursing Home	-	PS	PS	-	PS	PS	SUP	-	5.4.W
Family Care Home	PS	PS	PS	-	-	-	PS	-	5.4.N
Accommodations									
Bed and Breakfast/Inns	-	PS	PS	PS	-	-	PS	-	5.4.H
Hotels	-	-	-	PS	PS	-	PS	-	5.4.Q
Short-term Rentals	-	PS	PS	PS	-	-	PS	-	5.4.JJ
RV Park/Campground					PS	PS	PS	PS	5.4.GG

JJ. Short-Term Rentals (Airbnb, VRBO, etc.)

1. Parking must be provided on-site. At a minimum, two (2) spaces for the unit must be provided. One (1) additional space must be provided for each bedroom over four (4).
2. A traffic flow diagram must be included with the approved development plan.
3. Town of Sylva trash and recycling hours of roll in and roll out must be adhered to by guests.
4. Outdoor signage, no greater than two (2) square feet), located near the main entrance door, must be provided with the property manager's name and 24-hour access phone number.

- If more than two (2) citations are issued by the police department within a one (1) year period, the property will be placed on six (6) months of probation. During that time, if no additional complaints are placed, the property will be removed from probation. If additional complaints are lodged, the property may no longer be operated as a rental property for a period of one (1) year and may be subject to fines if found in violation of Town ordinances.

The ordinance and table of permitted uses are now after discussion and affirmative vote amended to state the following:

Use Category	LDR	MDR	HDR	DTB	GB	I	PB	IND	Use Standard
Agriculture									
Agricultural Uses Level 1	PS	PS	PS	PS	PS	PS	PS	PS	5.4.C.
Agricultural Uses Level 2	-	-	-	-	-	-	-	PS	5.4.C.
Residential Uses									
Single-Family, Detached	P	P	P	-	-	-	P	-	-
Manufactured Housing	-	PS	PS	-	-	-	-	-	5.4.R
Modular Homes	P	P	P	-	-	-	P	-	-
Duplex	-	P	P	-	-	-	P	-	-
Townhome	-	P	P	P	-	-	P	-	-
Multifamily	-	-CD	PS	PS	-CD	-CD	-CD	-	5.4.V
Manufactured Home Parks	-	-	SUP	-	-	-	-	-	5.4.R
Accessory Dwelling	PS	PS	PS	PS	PS	-	PS	-	5.4.A
Accessory Structures, Residential*	P	P	P	-	P	-	P	-	5.4.B
Home Occupations Level 1	PS	PS	PS	-	-	-	PS	-	5.4.P
Home Occupations Level 2	-	PS	PS	-	-	-	PS	PS	5.4.P
Nursing Home	-	PS	PS	-	PS	PS	SUP	-	5.4.W
Family Care Home	PS	PS	PS	-	-	-	PS	-	5.4.N
Accommodations									
Bed and Breakfast/Inns	-	PS	PS	PS	-	-	PS	-	5.4.H
Hotels	-	-	-	PS	PS	-	PS	-	5.4.Q
Short-term Rentals	PS	PS	PS	PS	PS	-	PS	-	5.4.JJ
RV Park/Campground					PS	PS	PS	PS	5.4.GG

JJ. Short-Term Rentals (Airbnb, VRBO, etc.)

- The purpose of this ordinance is to preserve existing neighborhoods, balance housing needs with tourism, and maintain the quality of life for residents and visitors of the Town of Sylva.
- Parking must be provided on-site. At a minimum, two (2) spaces for the unit must be provided. One (1) additional space must be provided for each bedroom over four (4). This parking requirement does not apply to the DTB district.

3. The rental shall comply with all local ordinances and state laws now in force, or which may hereafter be in force, including but not limited to the Town of Sylva Noise and Sanitation ordinances.
4. It is the responsibility of the property owner to post, in a conspicuous location, the Town of Sylva noise ordinance regulations found in Chapter 24, Article I, Sec.24-6(b)(1) of the Code of Ordinances. Property owners must also post the process for recycling, trash disposal, and sanitation routes for the rental unit. Sanitation regulations can be found on the Town of Sylva website at www.townofsylva.org. Receptacles must be placed curbside by 7:00 a.m. on the day of pickup. Town of Sylva trash and recycling hours of roll in and roll out must be adhered to by guests.
5. It is the responsibility of the property owner to provide residential recycling and solid waste containers that comply with Chapter 28, Article II, Sec. 28-35 through Sec. 28-38.
6. Outdoor signage, no greater than two (2) square feet), located near the main entrance door of the rented space, must be provided with the property manager's name and 24-hour access phone number.
7. If more than two (2) citations are issued by the police department within a one (1) year period, the property will be placed on six (6) months of probation. During that time, if no additional complaints are placed, the property will be removed from probation. If additional complaints are lodged, the property may no longer be operated as a rental property for a period of one (1) year and may be subject to fines if found in violation of Town ordinances.
8. Short-term rentals in the LDR, MDR, HDR, DTB, GB, and PB districts are only allowed as an accessory use provided that the primary use of the main structure is owner-occupied or a long-term rental.
 - a. Existing short-term rentals are exempt from this requirement. An existing short-term rental is a rental for which an occupancy tax was paid for the rental of such property prior to August 25, 2022.
 - b. If a short-term rental property is exempt, a change of ownership will trigger compliance with this ordinance.

This ordinance shall be in full force and effect upon its adoption on August 25, 2022.

Table 5-1 Table of Permitted Uses will be updated to reflect the amendments herein.

Lynda Sossamon, Mayor

Attest:

Approved as to form:

Amanda W. Murajda, Town Clerk

Town Attorney

Paige Dowling

From: Paige Dowling
Sent: Tuesday, August 2, 2022 9:34 AM
To: Dave Russell
Subject: RE: Oh, and

It means that existing STRs that had paid occupancy tax by a set date (likely Aug. 25th) would be exempt from only having a STR as an accessory use. A sunset clause would have given existing STRs that are not accessory uses a set period of time before they would no longer be in compliance with the ordinance.

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

From: Dave Russell <dave@thesylvaherald.com>
Sent: Tuesday, August 2, 2022 8:24 AM
To: Paige Dowling <townmanager@townofsylva.org>
Subject: Oh, and

Amanda sent me this after closed session last week:

The proposed draft ordinance for short-term rentals will now have an exemption clause instead of a sunset clause.

What does that mean exactly?

Thanks,

dave

--

Dave Russell
Sylva Herald Editor/Reporter
828-545-9099

Paige Dowling

From: Paige Dowling
Sent: Thursday, July 28, 2022 8:33 AM
To: Nick Breedlove
Subject: RE: Ordinances

Hey Nick,
Thank you for sharing this. I appreciate it.

Sincerely,
Paige

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

From: Nick Breedlove <director@discoverjacksonnc.com>
Sent: Thursday, July 28, 2022 6:56 AM
To: Paige Dowling <townmanager@townofsylva.org>
Subject: Fwd: Ordinances

Hi Paige,

Wanted to share this with you.

Best,
Nick

----- Forwarded message -----

From: April Bryant <april@bearlakereserve.com>
Date: Wed, Jul 27, 2022 at 9:30 PM
Subject: Re: Ordinances
To: Nick Breedlove <director@discoverjacksonnc.com>

I've been in contact with them but I know it will affect tourism in the area too. They banned airbnbs in low density area in town which will cause lack of housing for tourists in the area. Especially with the new laws of drinking in town. From my research, I do not believe it was done properly and legally as they did not give proper notice to the community. Basically just wanted your thoughts on how it will affect tourism in the community.

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From: Nick Breedlove <director@discoverjacksonnc.com>
Sent: Wednesday, July 27, 2022 8:12:37 PM

To: April Bryant <april@bearlakereserve.com>

Subject: Re: Ordinances

Hi April,

Thanks for reaching out. For this inquiry it would be best to contact the Town or Sylva at 828-586-2719 as I'm unsure the state of their most recent zoning discussions.

Best,
Nick

On Wed, Jul 27, 2022 at 7:50 PM April Bryant <april@bearlakereserve.com> wrote:

Hey nick!

My name is April Bryant and I Work for Bear Lake Reserve but also sell property outside of Bear. Would a phone call be possible sometime? I'd like to know your insight on the new zoning restrictions on airbnbs in sylva.

--

Nick Breedlove, CDME, TMP, CDTP, CHIA
Executive Director, Jackson County NC TDA
828-339-1160
www.DiscoverJacksonNC.com
[98 Cope Creek Road, Suite D, Sylva, NC 28779](mailto:98CopeCreekRoad@nc.gov)

E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized county official.

--

Nick Breedlove, CDME, TMP, CDTP, CHIA
Executive Director, Jackson County NC TDA
828-339-1160
www.DiscoverJacksonNC.com
[98 Cope Creek Road, Suite D, Sylva, NC 28779](mailto:98CopeCreekRoad@nc.gov)

E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized county official.

Paige Dowling

From: Mary Gelbaugh <marygelbaugh@gmail.com>
Sent: Wednesday, August 24, 2022 7:02 PM
To: Paige Dowling
Subject: Fwd: STR

----- Forwarded message -----

From: Mary Gelbaugh <marygelbaugh@gmail.com>
Date: Fri, Jul 8, 2022 at 6:17 PM
Subject: Re: STR
To: Paige Dowling <townmanager@townofsylva.org>

Thank you.

On Fri, Jul 8, 2022 at 1:51 PM Paige Dowling <townmanager@townofsylva.org> wrote:

Oh no. Ok. We will add this Thursday night.

Paige R. Dowling

Town Manager

Town of Sylva

83 Allen Street

Sylva, NC 28779

(828) 586-2719

From: Mary Gelbaugh <marygelbaugh@gmail.com>
Sent: Thursday, July 7, 2022 5:29 PM
To: Paige Dowling <townmanager@townofsylva.org>
Subject: Re: STR

I left the meeting with the impression that we were going back to the original language for STR, beekeeping, and chickens and Buy original I meant before withersravenal (talking into my phone spelling messed up) was part of this

process. I did not leave with the impression we were taking their recommendation here. I feel like the entire board needs to have this conversation together in closed session.

On Thu, Jul 7, 2022 at 2:36 PM Paige Dowling <townmanager@townofsylva.org> wrote:

Hey Mary,

I think there are lots of concerns about this going around right now. Amanda and I spent the last hour looking back through presentations and minutes from the zoning ordinance rewrite. The draft the Town Board received December 8th included the short-term rental regulations the Board adopted Feb. 24th. Most of the debate on whether to keep the proposed language and whether to prohibit STRs in the low-density residential district occurred during the Feb. 10th meeting. I've attached Karen Mallo's presentation from that meeting with the public hearing. Page 11 covers the short-term rental slide. Amanda and I listened to the discussion on YouTube. The Board started the STR discussion about 1 hour and 40 minutes into the Feb. 10th meeting. There was a brief debate about whether to allow STRs in the low-density residential district with a special use permit or to prohibit STRs in the low-density residential district. Everyone decided to keep the proposed language but send it back to the Planning Board to review.

I looked back at the first draft of the use table Withers Ravenel sent me in July 2021. It prohibited STRs and all residential uses in the general business district. I remember asking why residential uses were prohibited and the explanation was to preserve the district for commercial uses. Traffic, lighting, and noise occur without being an issue in commercial districts because those districts are designed for it, but those issues can be a nuisance to residents.

The Planning Board is still reviewing this so feel free to send recommendations. Please let me know if you have other questions.

Sincerely,

Paige

Paige R. Dowling

Town Manager

Town of Sylva

83 Allen Street

Sylva, NC 28779

(828) 586-2719

From: Mary Gelbaugh <marygelbaugh@gmail.com>

Sent: Thursday, July 7, 2022 12:20 PM

To: Amanda Murajda <townclerk@townofsylva.org>; Paige Dowling <townmanager@townofsylva.org>

Subject: Fwd: STR

I have concerns about low density and general business. We did not discuss this new change at the meeting in which I have attached the notes

--

Mary Gelbaugh

Dillsboro River Company

18 Macktown Rd

Sylva, NC 28779

(828) 507-2428

DillsboroRiverCompany828@Gmail.com

www.northcarolinarafting.com

--

Mary Gelbaugh

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REGULAR BOARD MEETING
Town of Sylva Board of Commissioners
February 10, 2022

The Town of Sylva Board of Commissioners held a regular meeting on February 10, 2022, at 5:30 p.m. hosted in the Board Room of Municipal Hall, 83 Allen Street, Sylva, N.C.

PRESENT:	Lynda Sossamon, Mayor Mary Gelbaugh, Commissioner Ben Guiney, Commissioner Greg McPherson, Commissioner David Nestler, Vice-Mayor Natalie Newman, Commissioner	Paige Dowling, Town Manager Amanda Murajda, Town Clerk Eric Ridenour, Town Attorney
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ABSENT:

Mayor Sossamon called the meeting to order at 5:30 p.m.

STAFF PRESENT: John Jeleniewski (County Planner), Chris Hatton (Police Chief) and John Thomas (Asst. Police Chief)

VISITORS: Kathryn Barnes, Claudia Mace, Rebecca Mace, Roger Stephens, Mollie Harrison, Chloe Burnette, Kayla Peck, Aaron Hinesley, Brendon Voelker, Mark Jones, Ashley Hinesley, Vangie Jones, Brenda Dillard, Cynthia Wray, Garret Craig, Adam Bigelow, Cameron Jones, Jayne Buchanan, Travis Frazier, Brett Woods, Linda Phillips, Joshua Murch, Kim Holt, Joe Holt, Anne Link, Glenda Hensley, Rita Norris, Mark Stiles, Cade Rice, Jessica Hensley, Valgerie Hamilton, Rodena Hamilton, Patricia Jordan, Sylvia Smythe, Donna Robertson, Colleen Muench, Ronnie Bryson, Lea Gates, Jacob Bailey, Luther Jones, Raymond D. Large, Jacque Laura, Mick McCordle, Doug Farmer, Corey Bryson, Laurie Bryson, Todd Bryson, Aaron Rackemann, Scott Burr, Steve Baxley, Steven Coward, Dan Schaeffer, Madelyn Rickert, Mart Asgari, Allen Painter, John Wetzal, Skylyr Ballew, Malia Scalf, Megan Thurman, Bryan Thurman, and Lindsey McGregor.

AGENDA: *Commissioner Gelbaugh made a motion to approve the agenda. The motion carried with a unanimous vote.*

CONSENT AGENDA: *Commissioner Gelbaugh made a motion to approve the consent agenda. The motion carried with a unanimous vote.*

PUBLIC HEARING—Zoning Ordinance and Map & Land Use Plan: Mayor Sossamon opened the public hearing on the zoning ordinance rewrite. Karen Mallo, from WithersRavenal, gave a presentation to the audience and board on the ordinance revision process, requirements, and major revisions that had been made. At the close of the presentation, Mayor Sossamon asked for public comment about the zoning ordinance rewrite.

- (a) Roger Stephens commented that if restrictions are recommended for chicken keeping then there should be restrictions added for breweries.
- (b) Molly Harrison promoted supporting chicken keeping in Town.
- (c) Cloe Burnett spoke against adding a lot size and set back requirement for chicken keeping.
- (d) Kayla Peck commented that the chickens that were a part of the Jackson Arts Market (JAM) were important to businesses.
- (e) Aaron Hensley added she was concerned that there are no public restrooms in the downtown area and that chickens are needed.
- (f) Brenda Voelker noted she was a vendor at the JAM and everyone who visits loves the chickens.
- (g) Mark Jones commented that Article 2.3 references a conflict of interest when someone will benefit monetarily and that board members would be benefiting from the social district ordinance.
- (h) Vangie Jones commented that she was disappointed in the zoning ordinance process since it began during the Covid pandemic. Families resorted to crops and agriculture to support them financially. She did not like contracting with someone from out of town to complete the process and was disappointed in who it represents, more specifically tourism than the community.

JJ. Short-Term Rentals (Airbnb, VRBO, etc.)

1. Parking must be provided on-site. At a minimum, two (2) spaces for the unit must be provided. One (1) additional space must be provided for each bedroom over four (4).
2. A traffic flow diagram must be included with the approved development plan.
3. Town of Sylva trash and recycling hours of roll in and roll out must be adhered to by guests.
4. Outdoor signage, no greater than two (2) square feet), located near the main entrance door, must be provided with the property manager's name and 24-hour access phone number.
5. If more than two (2) citations are issued by the police department within a one (1) year period, the property will be placed on six (6) months of probation. During that time, if no additional complaints are placed, the

property will be removed from probation. If additional complaints are lodged, the property may no longer be operated as a rental property for a period of one (1) year and may be subject to fines if found in violation of Town ordinances.

Paige Dowling

From: John Jeleniewski <johnjeleniewski@jacksonnc.org>
Sent: Wednesday, July 27, 2022 1:26 PM
To: mbutrum@ncrealtors.org
Cc: Paige Dowling
Subject: RE: Sylva's Short Term Rentals
Attachments: Sylva Zoning Ordinance-FINAL.pdf; ZoningMap-Feb_2022.pdf

Hey Mike,

The Town of Sylva allows short-term rentals in the Medium Density District, High Density District, Downtown Business District and Professional Business District. I have attached a copy of the Town's newly codified ordinance and the amended zoning map. Please feel free to contact me with any other questions.

Regards,

John Jeleniewski, CZO, CET, CST

Senior Planner

Jackson County Planning Department

email: johnjeleniewski@jacksonnc.org

website: <https://www.planning.jacksonnc.org>

Phone: 828-631-2282

Cell: 828-506-6652

From: Paige Dowling <townmanager@townofsylva.org>
Sent: Wednesday, July 27, 2022 9:41 AM
To: johnjeleniewski@jacksonnc.org
Subject: FW: Sylva's Short Term Rentals

Hey JJ,

Will you respond to this email? I bet you have answered a similar inquiry and can use the same content.

Thank you,
Paige

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

From: Mike Butrum <mbutrum@ncrealtors.org>
Sent: Wednesday, July 27, 2022 9:39 AM
To: Paige Dowling <townmanager@townofsylva.org>
Subject: FW: Sylva's Short Term Rentals

Subject: Sylva's Short Term Rentals

Town Manager,

My name is Mike Butrum. I work for the North Carolina Realtors Association in Western North Carolina. I'm writing to request a link regarding Sylva's current ordinance or position on Short Term Rentals.

If you or your staff would be so kind to forward this to me, I would be most grateful.

Thank you,

Mike Butrum
Government Affairs Director- Far Western North Carolina
NC REALTORS Association
5 Stuyvesant Rd
Asheville, North Carolina 28803
828-275-2422 c

E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized county official.

Paige Dowling

From: Mark <markismyrealtor@gmail.com>
Sent: Friday, July 1, 2022 12:24 PM
To: Paige Dowling
Subject: Re: New Zoning

Thank you Paige. John J also called. I think I can find it all now. M

Sent from my iPhone

On Jul 1, 2022, at 8:43 AM, Paige Dowling <townmanager@townofsylva.org> wrote:

Hey Mark,
When I click the link below that I sent you it goes to a page with several links. The top one that says "Sylva Zoning Ordinance Update and 160D Final" is a PDF of the new ordinance. The map is the 3rd link down.

Basically, new short-term rentals are not allowed in the low-density residential district. The Planning Board is reviewing the standards for short-term rentals and will likely recommend changes to the Town Board late this summer or early fall.

Let me know if you aren't able to use the link below.

Sincerely,
Paige

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

From: Mark Bryant <markismyrealtor@gmail.com>
Sent: Thursday, June 30, 2022 5:27 PM
To: Paige Dowling <townmanager@townofsylva.org>
Subject: Re: New Zoning

OK, again that leads to Municode and it has not been updated. I'll cut to the chase. We are all trying to find out where the new ordinances have cut out vacation rentals. What districts are they no longer allowed in? We're out here selling houses and not knowing. One agent has had a buyer call threatening legal action because after they bought they got a letter stating that they can no longer do vaca rentals. M

On Thu, Jun 30, 2022 at 4:10 PM Paige Dowling <townmanager@townofsylva.org> wrote:

Here you go. Municode only updates once a year. There's a 2022 ordinance rewrite tab.

https://sylvanc.govoffice3.com/index.asp?SEC=847B4497-6CAC-4230-991B-11643B2A3982&Type=B_BASIC

Paige R. Dowling

Town Manager

Town of Sylva

83 Allen Street

Sylva, NC 28779

(828) 586-2719

From: Mark Bryant <markismyrealtor@gmail.com>
Sent: Thursday, June 30, 2022 3:27 PM
To: Paige Dowling <townmanager@townofsylva.org>
Subject: New Zoning

Hi Paige. I am trying to find the definitions of the new ordinances. The link on the town page goes to Municode which I have been to anyway but it still shows the old one. Where can I find it? M

--

Mark Bryant

Broker - NC Mountain Real Estate; North Carolina

Realtor - Chapman Hall Realty Premier, Georgia

404-468-3737 - 678-254-1764

--

Mark Bryant
Broker - NC Mountain Real Estate; North Carolina
Realtor - Chapman Hall Realty Premier, Georgia
404-468-3737 - 678-254-1764

Paige Dowling

From: Mark Bryant <markismyrealtor@gmail.com>
Sent: Friday, July 1, 2022 12:56 PM
To: Paige Dowling; johnjeleniewski@jacksonnc.org
Subject: Short Term Rentals

Hi Paige and John. I found the table. Thank you. It appears that only four districts have the possibility of having short term rentals. None are a permitted right, only permitted with supplemental standards. What does that mean and how would one achieve an acceptable standard? Would that change at some point if the ownership changes for example? Mark

--

Mark Bryant
Broker - NC Mountain Real Estate; North Carolina
Realtor - Chapman Hall Realty Premier, Georgia
404-468-3737 - 678-254-1764

Paige Dowling

From: Paige Dowling
Sent: Wednesday, June 1, 2022 10:50 AM
To: Nick Breedlove
Subject: RE: Airbnb
Attachments: Short Term Rental Regulations 2022.pdf

Hey Nick,
Sorry I missed this email! I've attached the regulations the Town Board passed in February. The Planning Board is reviewing this to make changes over the next couple of months.

This is what I included in my last manager's report on the changes they are considering:
"The Planning Board met last Thursday and discussed short term rentals. The Planning Board discussed allowing short term rentals as a secondary use to the primary use in all residential zoning districts, allowing the entire home under a certain square footage to be used for a short term rental, eliminating the parking requirement for short term rentals in the downtown business district, reducing the parking requirement if the rental is a portion of the home, and adding a threshold for required parking based on the number of bedrooms. The Planning Board would like to know how the Town Board feels about these suggestions, so they know how to move forward. Please let me know if you have feedback on these ideas or on the districts short term rentals are allowed so the Planning Board can have direction. Their next meeting is June 16th."

Please let me know if you have any feedback.

Thank you,
Paige

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

From: Nick Breedlove <director@discoverjacksonnc.com>
Sent: Monday, April 18, 2022 5:06 PM
To: Paige Dowling <townmanager@townofsylva.org>
Subject: Airbnb

Paige,

I hope you had a wonderful Easter!

Two people in the last week mentioned that Sylva has ordinances now regulating Airbnb's. Is this accurate? If so could you share the details with me.

Thank you,
Nick

--

Nick Breedlove, CDME, TMP, CDTP, CHIA
Executive Director, Jackson County NC TDA

828-339-1160

www.DiscoverJacksonNC.com

98 Cope Creek Road, Suite D, Sylva, NC 28779

E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized county official.

TABLE 5-1 TABLE OF PERMITTED USES

Use Category	LDR	MDR	HDR	DTB	GB	I	PB	IND	Use Standard
Agriculture									
Agricultural Uses Level 1	PS	PS	PS	PS	PS	PS	PS	PS	5.4.C.
Agricultural Uses Level 2	-	-	-	-	-	-	-	PS	5.4.C.
Residential Uses									
Single-Family, Detached	P	P	P	-	-	-	P	-	-
Manufactured Housing	-	PS	PS	-	-	-	-	-	5.4.R
Modular Homes	P	P	P	-	-	-	P	-	-
Duplex	-	P	P	-	-	-	P	-	-
Townhome	-	P	P	P	-	-	P	-	-
Multifamily	-	-CD	PS	PS	-CD	-CD	-CD	-	5.4.V
Manufactured Home Parks	-	-	SUP	-	-	-	-	-	5.4.R
Accessory Dwelling	PS	PS	PS	PS	PS	-	PS	-	5.4.A
Accessory Structures, Residential*	P	P	P	-	P	-	P	-	5.4.B
Home Occupations Level 1	PS	PS	PS	-	-	-	PS	-	5.4.P
Home Occupations Level 2	-	PS	PS	-	-	-	PS	PS	5.4.P
Nursing Home	-	PS	PS	-	PS	PS	SUP	-	5.4.W
Family Care Home	PS	PS	PS	-	-	-	PS	-	5.4.N
Accommodations									
Bed and Breakfast/Inns	-	PS	PS	PS	-	-	PS	-	5.4.H
Hotels	-	-	-	PS	PS	-	PS	-	5.4.Q
Short-term Rentals	-	PS	PS	PS	-	-	PS	-	5.4.JJ
RV Park/Campground					PS	PS	PS	PS	5.4.GG
Retail Sales/Service									
Accessory Structures, Commercial*	-	-	-	PS	PS	PS	PS	PS	5.4.B
Animal Facilities with Kennels	-	-	-	-	PS	-	-	-	5.4.D
Animal Hospitals without Kennels	-	-	-	-	P	-	P	-	-
Automobile Repairs and Services	-	-	-	-	PS	-	-	-	5.4.E
Automobile Sales	-	-	-	-	PS	-	-	-	5.4.F
Banks and Financial Institutions	-	-	-	P	P	P	P	P	-
Bars, Nightclubs and Private Social Clubs	-	-	-	PS	PS	-	SUP	-	5.4.G
Brewery/Winery/Distillery	-	-	-	PS	PS	-	PS	PS	5.4.I
Car Wash/Auto detailing	-	-	-	-	PS	-	-	-	5.4.J
Commercial Pharmacies/Medical Equipment and Supply	-	-	-	P	P	P	P	-	-
Conference Centers and Theaters	-	-	-	SUP	P	SUP	SUP	-	-
Convenience Store/Gas Station	-	-	-	-	PS	-	-	P	5.4.K
Electronic Gaming Establishment	-	-	-	-	-	-	-	SUP	5.4.L
Fitness and Dance Centers	-	-	-	P	P	P	P	P	-
Flea Market/Open Air Markets	-	-	-	-	SUP	-	-	SUP	-

- (1) The sexually oriented business may not be located or operated within one thousand three hundred and twenty (1,320) feet of:
 - (a) A church, synagogue, or regular place of worship;
 - (b) A public or private elementary or secondary school;
 - (c) A public library;
 - (e) A boundary of any residential district;
 - (f) A public park or playground;
 - (g) A licensed day-care center;
 - (h) An entertainment business that is oriented primarily towards children;
 - (i) Another sexually oriented business.
- (2) For the purpose of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as part of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of any use listed in a. above.

JJ. Short-Term Rentals (Airbnb, VRBO, etc.)

1. Parking must be provided on-site. At a minimum, two (2) spaces for the unit must be provided. One (1) additional space must be provided for each bedroom over four (4).
2. A traffic flow diagram must be included with the approved development plan.
3. Town of Sylva trash and recycling hours of roll in and roll out must be adhered to by guests.
4. Outdoor signage, no greater than two (2) square feet), located near the main entrance door, must be provided with the property manager's name and 24-hour access phone number.
5. If more than two (2) citations are issued by the police department within a one (1) year period, the property will be placed on six (6) months of probation. During that time, if no additional complaints are placed, the

property will be removed from probation. If additional complaints are lodged, the property may no longer be operated as a rental property for a period of one (1) year and may be subject to fines if found in violation of Town ordinances.

KK. Yard Sales

A single-family residence may conduct not more than two (2), one (1) day, on-premises yard sales within any one (1) calendar year.

Section 5.5 Food Trucks

A. Period of License

The mobile food vending license shall be valid for six (6) months from the date of issuance.

B. Requirements

1. Permit

A permit is required from the Town of Sylva for all mobile food units operating within city limits. A permit is required for trucks and carts regardless of whether the food is prepared on-site or not. The permit will be issued by the Town.

- a. A mobile food vending permit shall be valid for six (6) months from the date of issuance.
- b. An approved zoning permit from the Zoning Administrator has been required prior to food vending activities in inappropriate commercial districts only. A zoning permit will not be issued for food vending in any Town district where commercial activity is not permissible.
- c. The Jackson County Health Department approval is required for all food vending units prior to Town approval.
- d. The permit and health inspection rating must be visibly displayed.
- e. A separate permit is required for special events held by the Town.
- f. Fees are set in the Town of Sylva's Schedule of Fees.
- g. When submitting a food truck application, the mobile vendor must submit a picture of the mobile unit and sign to be used showing the name of the unit.

PLANNING BOARD MEETING

Town of Sylva Planning Board

July 28, 2022

The Town of Sylva Planning Board held a regular meeting on July 28, 2022 at 5:30 p.m. hosted in the Board Room of Municipal Hall, 83 Allen Street, Sylva, N.C. and held electronically by Zoom meeting.

PRESENT: Boyd Sossamon, Chair
Alan Brown (remote)
Russ Harris
Geoffrey Hirsch
Melissa Madrona (remote)

Amanda Murajda, Town Clerk
Paige Dowling, Town Manager

ABSENT: Rose Bauguess
Kendall Waldrop

Boyd Sossamon called the meeting to order at 5:30 p.m.

STAFF PRESENT: John Jeleniewski (Senior County Planner)

VISITORS: Richard Bassell, Mark Bryant and Rob Will.

APPROVAL OF MINUTES: *Russ Harris made a motion to approve minutes of the May 19, 2022 Planning Board Meeting. Alan Brown seconded the motion and the motion carried with a unanimous vote.*

NEW BUSINESS

Zoning Map Amendment Request:

Applicant: Mountain Area Health Education Center (MAHEC)

Property Location: 701 Skyland Drive, Sylva; PIN 7642-42-8622

Current Property Zoning: Professional Business District (PB)

Ordinance Sections for Review: Article 4, Section 4.4 – Conditional District

Article 5, Section 5.4.AA – Supplemental Standards-Planned Unit Development

Description of Request:

The applicant is requesting a map amendment to create a *Professional Business - Conditional District* on a portion (0.80 acres) of parcel identified by PIN 7642-42-8622. In addition, the applicant is requesting to develop a Planned Unit Development (PUD) within this newly created Conditional District (CD). The Town Board of Commissioners may approve Conditional Districts and Planned Unit Developments through the legislative review process identified in *Article 3 – Procedures, Section 3.5 – Review Process*.

The proposed PUD includes eight modular studio cottages (378 s.f. living area, 168 s.f. deck area) and a 1,000 square foot community building. Each cottage will include a sleeping area, bathroom, kitchenette and covered deck. The community building will be for residents and used as a study/computer room and for communal/social activities. Each residential cottage will be provided one parking space.

Background:

The property for these proposed cottages is located approximately 250 lf north of the Chipper Curve and Allen's Branch Road intersection with access directly to Allen's Branch Road. This parcel is a portion of the property identified by PIN 7642-42-8622 which 1.53 acres total and the proposed subdivision of land will create the 0.80 acres for this PUD to serve graduate medical education residents. The property surrounding the cottages and community building will be common open space totaling 0.50 acres with remaining impervious area of 0.30 acres. Tuckasegee Water and Sewer Authority (water and sanitary sewer) and Duke Power will provide public utilities and the Sylva Fire Department will provide fire safety services. Driveway access and 3-party encroachment (sidewalk) will be required from NCDOT during their review/approval process as Allen's Branch Road (S.R. 1439) is a state-maintained road.

Application Response:

The Professional Business District is established to reserve areas for the development of small to medium scale office use, compatible with that of adjacent commercial and institutional uses. The Professional Business District may consist of residential units converted to office uses and provide for a mixture of service and offices along commercial corridors. This district also serves as a transition district between commercial and residential areas and as such, activities associated with nonresidential uses, shall be restricted to general business hours.

The applicant is requesting a zoning map amendment to create a *Professional Business - Conditional District* on the proposed 0.80-acre subdivision of property. *Article 4 - Section 4.4 Conditional Districts* of the Town's Zoning and Subdivision Ordinance allows the Town Board of Commissioners to create these districts:

Conditional Zoning Districts (-CD) are a zoning tool, permitted in accordance with NCGS 160D-703.b., which may be utilized to create new unique, site-specific districts for uses or developments that may have particular benefits and/or impacts on both the immediate area and the community as a whole. The development of these uses may require deviation of the general district standards. The applicant must provide an initial Master Site Plan and zoning proposal that includes all proposed uses and standards for the conditional zoning district being proposed.

It is not the intention of Conditional Zoning to circumvent, reduce, or eliminate particular regulations as they would normally be applied to any particular district or use but rather provide flexibility and design standards unique to the subject property and use. This negotiated approach between the applicant and the Town through a legislative decision allows maximum flexibility to tailor regulations to a particular site and project. Special restrictions have been placed on Conditional zoning. Conditional Zoning Districts occur at the owner's request and conditions cannot be imposed without the owner's agreement. The individual conditions and site-specific standards that can be imposed are limited to those that are needed to bring a project into compliance with town ordinances and adopted plans and to those addressing the impacts reasonably expected to be generated by the use of the site. The town must assure that all of the factors defining reasonable spot zoning are fully considered and that the public hearing record reflects that consideration.

The applicant is also requesting a PUD which is permitted in the Professional Business District only when a Conditional District has been approved by the Town Board of Commissioners. *Article 5 - Section 5.4.AA Planned Unit Developments* of the Town's Zoning and Subdivision Ordinance identifies these regulations:

1. More than one (1) principal structure shall be allowed within the planned unit development.
The submitted concept plan shows eight studio cottages proposed to be developed on a subdivided property of 0.80 acres.
2. Uses proposed to be incorporated into the planned unit development shall be permitted uses in the Town of Sylva, as outlined in Article 5 for the zoning district in which the planned unit development is proposed. *The Professional Business District allows residential dwellings as an allowable use.*
3. The land in a planned unit development shall be under single ownership or management by the applicant before final approval and/or construction, or proper assurances (legal title or execution of a binding sale agreement) shall be provided that the development can be successfully completed by the applicant.
This 0.80-acre property and development of eight studio cottages will be owned, operated and maintained by Mountain Area Health Education Center (MAHEC) for the use of graduate medical education residents.
4. Every dwelling unit shall have access to a public or private street, walkway, or other area dedicated to common use, and there shall be provision for adequate vehicular circulation to all development properties, in order to ensure acceptable levels of access for emergency vehicles.
The proposed subdivided parcel of 0.80 acres will have direct access to Allen's Branch Road which is a public State maintained road (S.R. 1439) and a proposed sidewalk will parallel the road along the frontage of this property. The submitted concept plan shows a loop driveway 16' in width to serve the cottages and a potential effortless flow for emergency services. The property surrounding the cottages and community building will be common open space totaling 0.50 acres.

5. Density standards shall be consistent with the underlying district. Dimensional standards maybe varied to accommodate the anticipated design.
This property is in the Professional Business District the density standards are specific to single-family dwellings, townhomes, multi-family developments and varied non-residential uses. This proposed development is offering an innovative design of tiny cottages to create a new unique, site-specific conditional district that will serve particular benefits on both the immediate area and the community as a whole. The Town Board of Commissioners has the autonomy to approve the requested Conditional District which will provide flexibility and design standards unique to the subject property and use.

6. Design standards shall be consistent with the requirements of Article 7.
The development standards found in Article 7 (parking, landscaping, lighting, etc.), will be reviewed at the time when final site construction plans are submitted to the Planning Staff. A zoning permit will be issued only after final plans are reviewed/approved showing full compliance with the Town of Sylva Zoning Ordinance.

7. The minimum distance between buildings shall be twenty (20) feet or as otherwise specified by the Board of Commissioners or North Carolina Building Codes to ensure adequate air, light, privacy, fire separation, and access for emergency vehicles.
The submitted concept plan shows that building separation for this project will meet or exceed this requirement.

8. Each development shall provide reasonable visual and acoustical privacy for all dwelling units. Fences, insulation, walls, barriers, and landscaping shall be used, as appropriate, for the protection and aesthetic enhancement of property and the privacy of its occupants and adjacent properties for screening of objectionable views or uses, and for reduction of noise. Multi-level buildings shall be located in such a way as to dissipate any adverse impact on adjoining low-rise buildings and shall not invade the privacy of the occupants of such low-rise buildings.
The perimeter of the proposed subdivided property will require buffer plantings including the public right-of-way along Allen's Branch Road. The nature of this cottage development will promote an educational community experience that encourages medical graduate students to interact professionally and socially; interior screening with walls/barriers stifles the spirit and intent of this project. It is assumed that Interior plantings that enhance the overall aesthetics around the cottages, parking areas and community building will be installed and maintained.

9. All buildings, landscaping, signage, and similar features within the planned unit development shall be developed with a coordinated architectural style.
The proposed landscaping will be required to comply with the Town's native plant schedule as set forth in the Zoning Ordinance. No signage is proposed at this time; however, any community identification and individual unit signage will comply with the Town's sign regulations. The architectural design of the cottages and community building will be similar in style and materials.

Staff Findings:

The Town's adopted *Land Use Plan for 2040* establishes that this project property as well as the entire *Professional Business District* will be in the future *Skyland Mixed Use Corridor District*. The encouraged land uses for this future district include mixed use development, residential (live/work, multifamily, townhomes, small-lot single family), neighborhood commercial, small-scale restaurants and breweries, small scale hotels, civic and educational uses that support community residents and open space. By applying the *Conditional Zoning* tool for this property, the Town will create unique, site-specific district that will have particular benefits and/or impacts on both the immediate area and the community as a whole.

The conclusion of Planning Staff is that this proposed development can meet or exceed the regulations set forth in of the zoning ordinance including Professional Business District standards, required development regulations (Article 7), Planned Unit Development standards and the adopted Town of Sylva Land Plan for 2040. Approval

for this *Conditional District* and *Planned Unit Development* is required by the Town Board of Commissioners for this application. Planning Staff will issue a zoning permit at the time of final plan review/approval.

Geoffrey asked is the MAHEC was robust enough to support this development for several years

MAHEC Presentation: Richard Bassell, a representative of MAHEC, addressed the board and explained the purpose of MAHEC's program. Housing is needed for students in the health care education programs being placed in rural communities. MAHEC has been awarded grant funding through AHEC for student housing projects. These programs are for 3rd and 4th year medical students. Students will be in the resident houses for periods of time ranging from two to three weeks to approximately three months. Buildings for this project will be built off-site and brought in. Final completion will be done on-site. All buildings are in compliance with the state building code.

Approval or Denial of Application Request and Consistency Statement:

Melissa Madrona made a motion to recommend approval to the Town Board of Commissioners the map amendment request, the application of the PUD and the consistency statement. Alan Brown seconded the motion and the motion carried with a unanimous vote.

Short-term Rental Review: Paige gave the Planning Board an update on what the Board of Commissioners discussed as revisions to the short-term rental ordinance. Recommended changes by the Board of Commissioners include the following:

1. Parking requirement does not apply to the DTB district.
2. The rental shall comply with all local ordinances and state laws in force, including but not limited to the Town of Sylva noise and sanitation ordinances.
3. Required postings by property owners.
4. Owners must provide recycling and solid waste containers.
5. Short-term rentals in the LDR, MDR, HDR, DTB, GB, and PB districts are only allowed as an accessory use provided that the primary use of the main structure is owner-occupied or a long-term rental.
 - a. Existing short-term rentals are exempt from this requirement. An existing short-term rental is a rental for which an occupancy tax was paid for the rental of such property prior to August 25, 2022.
 - b. If a short-term rental property is exempt, a change of ownership will trigger compliance with this ordinance.

A public hearing will be held on August 25, 2022, at 5:30 p.m. for the proposed ordinance amendment.

Melissa Madrona commented that these revisions seemed more restrictive than other surrounding communities.

ADJOURNMENT: *Russ Harris made a motion to adjourn the meeting at 6:14 p.m. Melissa Madrona seconded the motion and the motion carried with a unanimous vote.*

Boyd Sossamon
Chair

Amanda W. Murajda
Town Clerk

WORK SESSION & REGULAR BOARD MEETING
Town of Sylva Board of Commissioners
July 28, 2022

The Town of Sylva Board of Commissioners held a regular meeting on July 28, 2022 at 9:00 a.m. hosted in the Board Room of Municipal Hall, 83 Allen Street, Sylva, N.C. and held electronically by Zoom.

PRESENT: Lynda Sossamon, Mayor
Ben Guiney, Commissioner (remote)
Greg McPherson, Commissioner
David Nestler, Vice-Mayor
Natalie Newman, Commissioner

Paige Dowling, Town Manager
Amanda Murajda, Town Clerk
Eric Ridenour, Town Attorney

ABSENT: Mary Gelbaugh, Commissioner

Mayor Sossamon called the meeting to order at 9:00 a.m.

STAFF PRESENT: Lynn Bryant (Finance Officer) and Jake Scott (Public Works Director).

VISITORS: Hannah McCleod, Dave Russell and Ina Sams.

AGENDA: *Commissioner Nestler made a motion to add an Allen Street sidewalk discussion to the agenda. The motion carried with a unanimous vote. Commissioner Nestler made a motion to approve the amended agenda. The motion carries with a unanimous vote.*

WORK SESSION

ARPA FUNDING/PROJECT DISCUSSION:

1. Allen Street Discussion:

Jake Scott reported with 60 days of data from the Allen Street inclinometer study shows movement of the land. Kessell Engineering reports that a repair with soil nails and ground anchors through existing wall is needed. The borings showed the fill is improperly compacted. There are no water issues like other failures. It is estimate to cost \$595,000 for a deep seeded repair and \$320,000 for soil nails and mesh for a total of \$915,150. This can come out of the \$3,000,000 received to repair the park.

The sidewalk proposed between Bryson Park and Chipper Curve Road would cost an estimated \$397,000. The design cost for the sidewalk would be \$27,500. Manager Dowling recommended that the board approve the design work cost of \$27,500 and continue to work on full cost estimates of the rest of the project. The Board discussed having the sidewalk on the Chipper Curve side of park versus a sidewalk on the other side of the road.

Commissioner Newman made a motion to approve the amend grant project ordinance for Bryson Park and Playground Equipment showing the \$27,500 as a portion of the total expense. The motion carried with a unanimous vote.

2. ARPA Funding/Project Discussion:

The board had discussions on ways to spend the ARPA funds. The Town will receive in total an amount of \$872,593.60. Mayor Sossamon added that she would like to see the Town use it in the categories initially authorized by the Federal Government.

Items recommended:

- Implementation of the Scotts Creek watershed plan at Bridge Park. Jake Scott reviewed the concept plan with the board.
- Purchase a developable lot for low-income housing, possibly with assistance from Jackson County
- Place power lines on Mill Street underground
- Cover the Sylva Pool
- improve ventilation in Town Hall—estimated that all town buildings could be done for \$8k

- Outdoor dining grants
- Community table
- Solar panels on town hall
- ADA ramp from Railroad to Landis Street
- Downtown bathroom-if not enough other funds

NEW BUSINESS

SHORT-TERM RENTAL CLASSIFICATIONS AND USE STANDARDS: Commissioner Nestler introduced draft revisions to the existing short-term rental ordinance. Currently there is a ban on STRs in the LDR zoning district and very little restrictions in other residential districts.

Proposed changes:

#1 Technical amendment to add the purpose of the ordinance

#2 Remove traffic flow diagram and add that parking must be provided on-site. At a minimum, two (2) spaces for the unit must be provided. One (1) additional space must be provided for each bedroom over four (4). This parking requirement does not apply to the DTB district.

#3 Clarify that rental shall comply with all local ordinances and state laws including but not limited to the Town of Sylva noise and sanitation ordinances.

#4 Property owner must post rules and ordinance requirements in rental

#5 It is the responsibility of the property owner to provide residential recycling and solid waste containers that comply with Chapter 28, Article II, Sec. 28-35 through Sec. 28-38.

#6 Outdoor signage, no greater than two (2) square feet), located near the main entrance door of the rented space, must be provided with the property manager's name and 24-hour access phone number.

#7 If more than two (2) citations are issued by the police department within a one (1) year period, the property will be placed on six (6) months of probation. During that time, if no additional complaints are placed, the property will be removed from probation. If additional complaints are lodged, the property may no longer be operated as a rental property for a period of one (1) year and may be subject to fines if found in violation of Town ordinances.

CLOSED SESSION: *Commissioner McPherson made a motion to enter closed session pursuant to NCGS. 143-318-11(a)(3) to consult with the town attorney at 11:13 a.m. The motion carried with a unanimous vote.*

Commissioner McPherson made a motion to come out of closed session. The motion carried with a unanimous vote and the Board entered into regular session at 11:48 a.m. No action was taken during closed session.

Following closed session, Commissioner Nestler noted the following amendments:

-Change the sunset clause to an exemption for existing STRs from accessory use requirement

#8 Short-term rentals in the LDR, MDR, HDR, DTB, GB, and PB districts are only allowed as an accessory use provided that the primary use of the main structure is owner-occupied or a long-term rental.

(a) Existing short-term rentals are exempt from this requirement. An existing short-term rental is a rental for which an occupancy tax was paid for the rental of such property prior to August 25, 2022.

(b) If a short-term rental property is exempt, a change of ownership will trigger compliance with this ordinance.

Commissioner Nestler made a motion to change the August 25, 2022, meeting from 9:00 a.m. to 5:30 p.m. The motion carried with a unanimous vote.

Commissioner Nestler made a motion to schedule a public hearing for the short-term rental ordinance amendments for the August 25, 2022, meeting at 5:30 p.m. The motion carried with a unanimous vote.

ADJOURNMENT: *Commissioner Guiney made a motion to adjourn the meeting at 11:53 a.m. The motion carried with a unanimous vote.*

Lynda Sossamon
Mayor

Amanda W. Murajda
Town Clerk

PLANNING BOARD MEETING

Town of Sylva Planning Board

May 19, 2022

The Town of Sylva Planning Board held a regular meeting on May 19, 2022 at 5:30 p.m. hosted in the Board Room of Municipal Hall, 83 Allen Street, Sylva, N.C. and held electronically by Zoom meeting.

PRESENT: Boyd Sossamon, Chair
Rose Bauguess
Alan Brown
Russ Harris
Geoffrey Hirsch
Melissa Madrona
Kendall Waldrop

Amanda Murajda, Town Clerk
Paige Dowling, Town Manager

ABSENT:

Boyd Sossamon called the meeting to order at 5:30 p.m.

STAFF PRESENT:

VISITORS:

APPROVAL OF MINUTES: *Russ Harris made a motion to approve minutes of the February 17, 2022 Planning Board Meeting. Melissa Madrona seconded the motion and the motion carried with a unanimous vote.*

NEW BUSINESS

Short Term Rentals: The Planning Board discussed the rules and regulations pertaining to short term rentals in the Town of Sylva. The Town Board approved the zoning ordinance rewrite as presented for short term rentals and then requested the Planning Board review for further clarification. Short term rentals are not allowed in the low density zoning district. Based on legal cases, it will be difficult to implement a registration process for these types of rentals.

The Planning Board discussed short term rentals as a secondary use to a primary residence in some districts and allowing whole house rentals in others.

The following are proposed amendments to Article 5, Section JJ:

JJ. Short-Term Rentals (Airbnb, VRBO, etc.)

1. Parking must be provided on-site. At a minimum, two (2) spaces for the unit must be provided. One (1) additional space must be provided for each bedroom over four (4).

Add: Parking is not required if located in the downtown business district. If Short term rental is a secondary use, designated parking must be available in compliance with the Town of Sylva on-street parking ordinance.

2. A traffic flow diagram must be included with the approved development plan.
3. Town of Sylva trash and recycling hours of roll in and roll out must be adhered to by guests.
4. Outdoor signage, no greater than two (2) square feet), located near the main entrance door, must be provided with the property manager's name and 24-hour access phone number.
5. If more than two (2) citations are issued by the police department within a one (1) year period, the property will be placed on six (6) months of probation. During that time, if no additional complaints are placed, the property will be removed from probation. If additional complaints are lodged, the property may no longer be operated as a rental property for a period of one (1) year and may be subject to fines if found in violation of Town ordinances.

The Planning Board also discussed expanding the coverage of violations for short term rentals to items related to sanitation, etc.

Future topics for discussion:

1. Native Plant List for zoning districts
2. Agricultural Level 1 Uses
3. Discussion on night sky and lighting standards
4. Penalties section

ADJOURNMENT: *Melissa Madrona made a motion to adjourn the meeting at at 6:30 p.m. Kendall Waldrop seconded the motion and the motion carried with a unanimous vote.*

Boyd Sossamon
Chair

Amanda W. Murajda
Town Clerk

Paige Dowling

From: Lynda Sossamon
Sent: Tuesday, September 6, 2022 11:52 AM
To: Paige Dowling
Subject: Re: FW: Short Term Rentals

No, I did not.

On Tue, Sep 6, 2022 at 11:45 AM Paige Dowling <townmanager@townofsylva.org> wrote:

Hey Lynda,

Did you reply to this email from Alexandra Brockman? If so, will you forward your response to me? I need it for the public records request.

Thank you,

Paige

Paige R. Dowling

Town Manager

Town of Sylva

83 Allen Street

Sylva, NC 28779

(828) 586-2719

From: Paige Dowling
Sent: Wednesday, February 23, 2022 1:21 PM
To: Lynda Sossamon <mayor@townofsylva.org>
Subject: RE: Short Term Rentals

Yes. We left the regulations and they aren't allowed in LDR, but the Board wanted that sent to the Planning Board prior to chickens.

Paige R. Dowling

Town Manager

Town of Sylva

83 Allen Street

Sylva, NC 28779

(828) 586-2719

From: Lynda Sossamon <mayor@townofsylva.org>
Sent: Wednesday, February 23, 2022 12:53 PM
To: Paige Dowling <townmanager@townofsylva.org>
Subject: Fwd: Short Term Rentals

So, remind me, did we leave changes to short term rental in the new ordinance?

----- Forwarded message -----

From: **Alexandra Brockmann** <alexbrockmann407@gmail.com>
Date: Wed, Feb 23, 2022 at 12:15 PM
Subject: Short Term Rentals
To: <mayor@townofsylva.org>

Hello,

I saw that the town recently met on February 10 to discuss a short term rental ordinance. Was anything proposed or adopted during that meeting, or was there another outcome?

Thanks!

Alex

Paige Dowling

From: Lynda Sossamon <lyndasossamon@gmail.com>
Sent: Wednesday, August 24, 2022 5:12 PM
To: Paige Dowling
Subject: Fwd: Checking in

Here is my communication with public Jeannine and I never met up.

----- Forwarded message -----

From: JEANNINE SOWERS <jeanninesowers@icloud.com>
Date: Thu, Aug 11, 2022 at 10:44 AM
Subject: Checking in
To: lyndasossamon@gmail.com Sossamon <lyndasossamon@gmail.com>

Hello old friend!

Been meaning to touch base forever, life keeps hiccuping.

Are you still involved in FOA gala?

How do you feel about the short term rental ban for Sylva?

Will gladly buy you lunch to discuss, or dinner with the four of us if better.

We leave for FL around 8/27 and gone until October. Then have a couple of trips in October.

Hope to catch up soon!

Jeannine
293-3009 landline
407-463-6633 cell
jeanninesowers@icloud.com

--

Lynda H. Sossamon
828.226.1011 (cell)
lyndasossamon@gmail.com

Public Hearing Notes

Paige Dowling

Board Discussion on Ordinances

2/10/2022

- Ben would be open to increasing the # of chickens allowed to 15 - 20.
- David thinks chickens ^{regulations} should be removed and sent to the Planning Board. 5.4(c) remove regulations
- Greg the rooster wakes me up at 2:00am every night 50 chickens are in the mud. The ordinance needs a process to discuss the noise. Downtown is ripe for development.
- * Ag use level I: Include definition + animal from Ch. 6

Short term rentals: Greg leave it alone and send it to PB, see how it affects B-1.

- David wants it sent to PB immediately. Keep the language as is ~~and~~ proposed and send it to the PB.

- Accessory Structure: Use a percentage or a minimum.

- ^{Civil} Penalties: Increase citation amounts, combination w/ code enforcement to address concerns.

- Native plants: David asks if there needs a native plant exception.

- Ben agreed

- Karen asked Jaba be able to allow

- David downcast lighting: please strengthen

- Building height: Greg felt 30ft. was too short for a multi-family dwelling, conditional district would come to the board for approval.

- PB could review height, Greg suggested 4 stories

PLANNING BOARD MEETING
Town of Sylva Planning Board
February 17, 2022

The Town of Sylva Planning Board held a regular meeting on February 17, 2022 at 5:30 p.m. hosted in the Board Room of Municipal Hall, 83 Allen Street, Sylva, N.C. and held electronically by Zoom meeting.

PRESENT: Boyd Sossamon, Chair
Alan Brown
Russ Harris
Geoffrey Hirsch
Melissa Madrona

Amanda Murajda, Town Clerk
Paige Dowling, Town Manager

ABSENT: Rose Bauguess

Boyd Sossamon called the meeting to order at 5:30 p.m.

STAFF PRESENT: John Jeleniewski (County Senior Planner).

VISITORS: Karen Mallo

APPROVAL OF MINUTES: *Melissa Madrona made a motion to approve minutes of the January 20, 2022 Planning Board Meeting. Geoffrey Hirsch seconded the motion and the motion carried with a unanimous vote.*

NEW BUSINESS

Karen Mallo, of WithersRavenel, addressed the board and reviewed the zoning ordinance rewrite process. The Planning Board discussed the following:

- Land Use Plan / Future Land Use Map
- Zoning and Subdivision Ordinance
- Changes from January DRAFT
- Zoning Map
- What's New from 2.10.22 DRAFT / BOC Meeting
- Future Discussion Items
- Consistency with Land Use Plan
- Moving Forward

Land Use Plan:

Vision statement: Sylva in 2040 is a vibrant town with a built environment that complements the natural beauty of the surrounding mountains and streams. Residents and visitors are connected to high-quality housing, employment, shopping, and entertainment opportunities through a network of safe, multimodal transportation corridors.

- The Plan for Sylva will be used as a guide for making land use decisions, preparing and implementing ordinances, and influencing the rate and location of future growth. It outlines the vision of the community for addressing future land use.
- All land use decisions brought to the Town of Sylva will be guided by the vision, guiding principles, goals, and policies in this plan.
- The Plan outlines the Vision of how Sylva will evolve and change over the next twenty years.
- The overall goal of the plan is to outline a roadmap that will maintain Sylva as a healthy, sustainable, and desirable place to live

The Land Use Plan is made up of the following goals and policies:

Goal 1: Maintain Downtown Sylva as a unique, historic, vibrant, and attractive local and regional destination

Goal 2: Establish the NC 107 Corridor as a model corridor in Southwestern North Carolina.

Goal 3: Maintain a healthy balance in land uses between residential, generators, workforce nodes, and park / open space

- Goal 4: Future development in Sylva incorporates appropriate levels of density and design to support increased housing options, the viability of neighborhood, commercial, and overall long-term neighborhood sustainability
- Goal 5: The physical character and identity of Sylva is maintained through a high degree of aesthetics and quality development.
- Goal 6: New development and redevelopment projects incorporate creative site design

Changes to the zoning ordinance in the January draft:

- Removal of Open Space requirements for the Commercial Corridor Overlay District
- Remove limit on number of Accessory Structures – limits based on square footage of existing, principal structure
- Updates to Chicken Keeping to remove referenced to permits. Clarify up to TEN hens, one rooster. Allow in HDR.
- Updated language throughout to ensure native plants required to meet all landscaping requirements of the Ordinance
- Added Marquee Signs to Article 8
- Added Definition of Short-Term Rental
- Updated Zoning Map as there was a drafting error showing two neighborhoods as LDR instead of MDR as intended.

Changes to the zoning ordinance in the February (2/10/22) draft:

- Article 5 – Remove required separation of bars, private clubs, and nightclubs from churches and schools. Also remove regulations requiring a kitchen / serving of food with alcohol. These are ABC regulations
- Article 7 – Removed the ability of the Zoning Administrator to replace Native plants with non-native species. Native Plants must be used.
- Article 7 – Prohibit upward facing lighting except for lighting of US Flag
- Article 7 - Reduce isofootcandle measurements at property line of parking lots
- Article 7 – Require a certain “temperature” of lighting to ensure warm colors not bright white.

Items for future discussion:

- Zoning Map – where to place new zones, expand / reduce, relation to Land Use Plan.
- Separation distances between uses – Sexually Oriented Businesses, Group Homes, etc.
- Hillside and Steep Slope District Overlay
- Native Plants List refinement to set recommended plants for specific situations (buffer plantings, street trees, parking lots, foundation plants, etc.) as well suggested equivalent plantings for common species typically found at local home improvement stores.
- Outdoor displays in Business Districts. Currently regulated in Article 7, Section 7.3, prohibits outdoor displays except for outdoor storage and items in the DTB, as long as not left outdoors outside of business hours.
- Agricultural Level 1 Uses – Chickens, Goats, Bee Keeping, etc.
- Revisit Penalties section; fines.
- Discussion on Night Sky and lighting standards, potential revisions to Article 7.

Consistency with 2040 Land Use Plan

Russ Harri made a motion that the Sylva Planning Board recommend APPROVAL of The Plan for Sylva: 2040 Land Use Plan. Alan Brown seconded the motion and the motion carried with a unanimous vote.

Approval of Zoning and Subdivision Ordinance

Alan Brown made a motion that the Sylva Planning Board recommend approval of the zoning and subdivision ordinance of the Town of Sylva, NC, as revised, the draft of which is dated February 17, 2022 and the Town of Sylva Zoning Map. The ordinance is in compliance with the requirement of NCGS 160D and is consistent with the goals, policies, and actions of The Plan for Sylva: 2040 Land Use Plan, DRAFT, which is expected to be adopted by the Board of Commissioners this month, specifically:

- Action 1.1: *Develop new and strengthen existing zoning standards and design guidelines during Sylva's zoning ordinance update*
- Goal 2. *Establish the NC 107 Corridor as a model corridor in Southeastern North Carolina*
- Policy 4.2. *Ensure that the density/intensity of development will be compatible with the general characteristics of the surrounding area in which development is located.*

Melissa Madrona seconded the motion and the motion carried with a unanimous vote.

ADJOURNMENT: *Melissa Madrona made a motion to adjourn the meeting at 6:26 p.m. Alan Brown seconded the motion and the motion carried with a unanimous vote.*

Boyd Sossamon
Chair

Amanda W. Murajda
Town Clerk

Paige Dowling

From: Mary Gelbaugh <marygelbaugh@gmail.com>
Sent: Wednesday, August 24, 2022 6:59 PM
To: Paige Dowling
Subject: Fwd: Town of Sylva 8/25 meeting on STRs

*FOR THE PUBLIC RECORDS REQUEST on 8/24/2022

----- Forwarded message -----

From: **The Airbnb Team** <getinvolved@airbnb.com>
Date: Tue, Aug 23, 2022 at 11:36 AM
Subject: Town of Sylva 8/25 meeting on STRs
To: Adam & Mary Gelbaugh <marygelbaugh@gmail.com>

Hi Adam & Mary,

We hope this message finds you well. We are reaching out to let you know that on **Thursday, August 25, at 5:30 PM** the Town of Sylva will meet to publicly discuss proposed short-term rental (STR) regulations. These proposed regulations could impact your ability to host. It's crucial that Hosts like you attend to explain the importance of home sharing and how it helps support local businesses.

Below is the information to attend Thursday's hearing:

What: Town of Sylva STR Hearing
When: Thursday, August 25, 2022 at 5:30 PM ET
Where: 83 Allen Street Sylva, NC 28779

The proposal calls for short-term rentals to be permitted in certain zoning districts, but only as an accessory use if the structure is owner-occupied or a long-term rental. After consulting the town attorney, commissioners decided to draft the proposed draft ordinance to include an exemption clause for existing short-term rentals. Take a moment to let the Town know how home sharing supports you and the local business community in Sylva.

Thanks for hosting,
The Airbnb team

[Click here](#) to unsubscribe



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Mary Gelbaugh
Dillsboro River Company
18 Macktown Rd
Sylva, NC 28779
(828) 507-2428
DillsboroRiverCompany828@Gmail.com
www.northcarolinarafting.com

Paige Dowling

From: Mary Gelbaugh <marygelbaugh@gmail.com>
Sent: Wednesday, August 24, 2022 6:59 PM
To: Paige Dowling
Subject: Fwd: New online group for Jackson County Airbnb, VRBO, and STR Owners 🏠

*FOR THE PUBLIC RECORDS REQUEST on 8/24/2022

----- Forwarded message -----

From: Nick Breedlove <director@discoverjacksonnc.com>
Date: Wed, Aug 17, 2022 at 2:59 PM
Subject: New online group for Jackson County Airbnb, VRBO, and STR Owners 🏠
To: <marygelbaugh@gmail.com>



Do you own a short-term rental in Jackson County?

Would you like to know what other hosts do in certain situations?

Need a recommendation for a housekeeping service?

Do you have some questions about getting started in Jackson County?

All that and more is why we started a Facebook Group dedicated to supporting Airbnb, VRBO, and other short-term rental owners.

Click below to Request to Join our new Facebook group. We hope it provides valuable resources and a positive industry dialogue among our hosts. We will also share valuable insights from our tourism office directly with you on a regular basis.

If this was sent to you in error, or you have sold your vacation rental, please disregard this message and let us know to update your e-mail preferences. Feel free to forward this to other short-term rental owners who have properties in Jackson County.

[Click to Join Facebook Group](#)

Sincerely,



Nick Breedlove

Jackson County Tourism Director

Director@DiscoverJacksonNC.com / 828-339-1160



Copyright © 2022 Jackson County Tourism Development Authority, All rights reserved. Jackson County, in the western corner of North Carolina, is home to the mountain communities of Cashiers, Cherokee, Dillsboro, Sylva, Balsam, Cullowhee, Glenville and Sapphire. More than 500 square miles of natural beauty and attractions to the Blue Ridge Parkway, Lake Glenville, Panthertown Valley, waterfall trails, the Tuckasegee River, the WNC Fly Fishing Trail®, NC Trout Capital®, and Harrah's Casino. View our Privacy Policy. View this email in your browser

This email was sent to marygelbaugh@gmail.com
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Jackson County TDA · 116 Central Street · Sylva, NC 28779 · USA

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Dillsboro River Company
18 Macktown Rd
Sylva, NC 28779
(828) 507-2428
DillsboroRiverCompany828@Gmail.com
www.northcarolinarafting.com

Paige Dowling

From: Mary Gelbaugh <marygelbaugh@gmail.com>
Sent: Wednesday, August 24, 2022 7:10 PM
To: Paige Dowling
Subject: Fwd: Airbnb Info
Attachments: Airdna Report.pdf

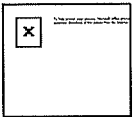
*FOR THE PUBLIC RECORDS REQUEST on 8/24/2022

----- Forwarded message -----

From: Nick Breedlove <director@discoverjacksonnc.com>
Date: Wed, Jul 27, 2022 at 4:22 PM
Subject: Airbnb Info
To: Mary Gelbaugh <marygelbaugh@gmail.com>

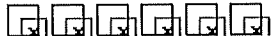
JACKSON COUNTY'S DESTINATION MARKETING DELIVERS:

\$292 million in annual visitor spending in Jackson County | 2,141 local jobs
On average over \$800,000 in visitor spending goes immediately into local cash registers every day
\$84.5 million in local paychecks generated



Nick Breedlove, CDME, TMP, CDTP, CHIA
Executive Director, Jackson County NC TDA

Phone [828-339-1160](tel:828-339-1160) Website www.DiscoverJacksonNC.com
Email Director@DiscoverJacksonNC.com
Address [98 Cope Creek Road, Suite D, Sylva, NC 28779](#)



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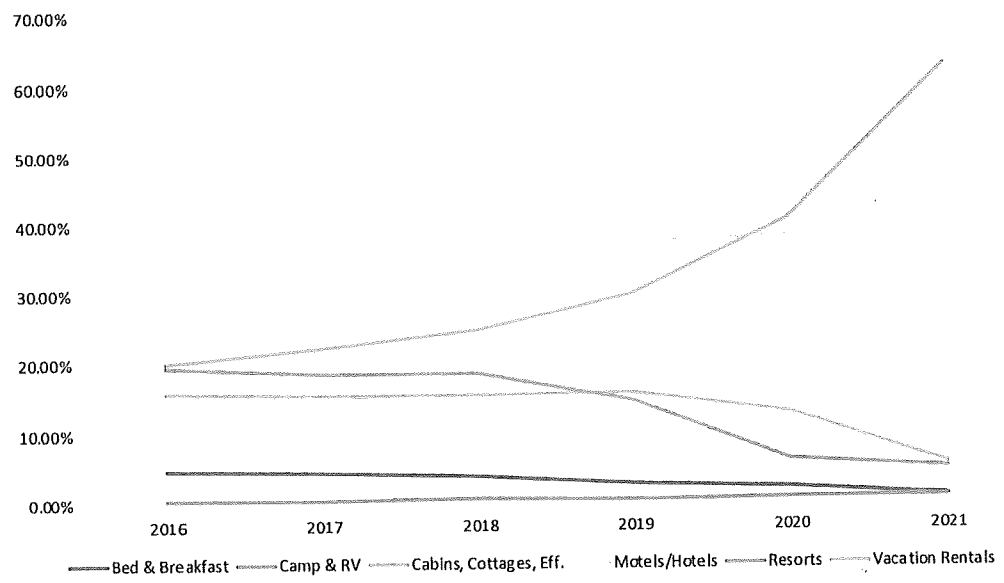
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Dillsboro River Company
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Sylva, NC 28779
(828) 507-2428
DillsboroRiverCompany828@Gmail.com
www.northcarolinarafting.com

Year	Bed & Breakfast	Camp & RV	Cabins, Cottages, Eff.	Motels/Hotels	Resorts	Vacation Rentals
2016	4.58%	0.33%	15.71%	39.92%	19.41%	20.04%
2017	4.21%	0.36%	15.21%	39.66%	18.49%	22.08%
2018	3.60%	0.44%	15.32%	37.53%	18.44%	24.67%
2019	2.47%	0.40%	15.69%	37.11%	14.58%	29.75%
2020	2.04%	0.62%	12.89%	38.04%	5.84%*	40.57%
2021	0.75%	0.66%	5.33%	25.89%	4.68%*	62.68%

includes vrbo, airbnb, vacasa + independently-managed rentals

* High Hampton closed for renovations

Share of Accommodation Market

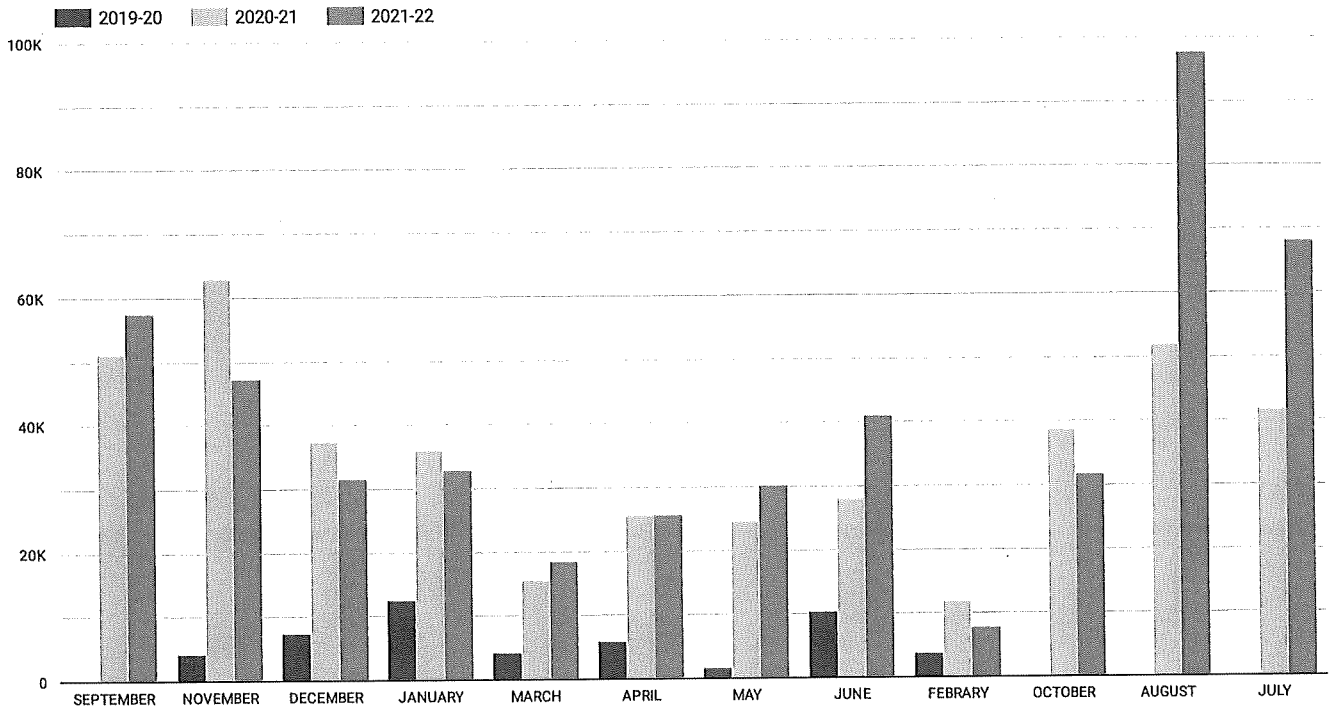




VRBO



Month

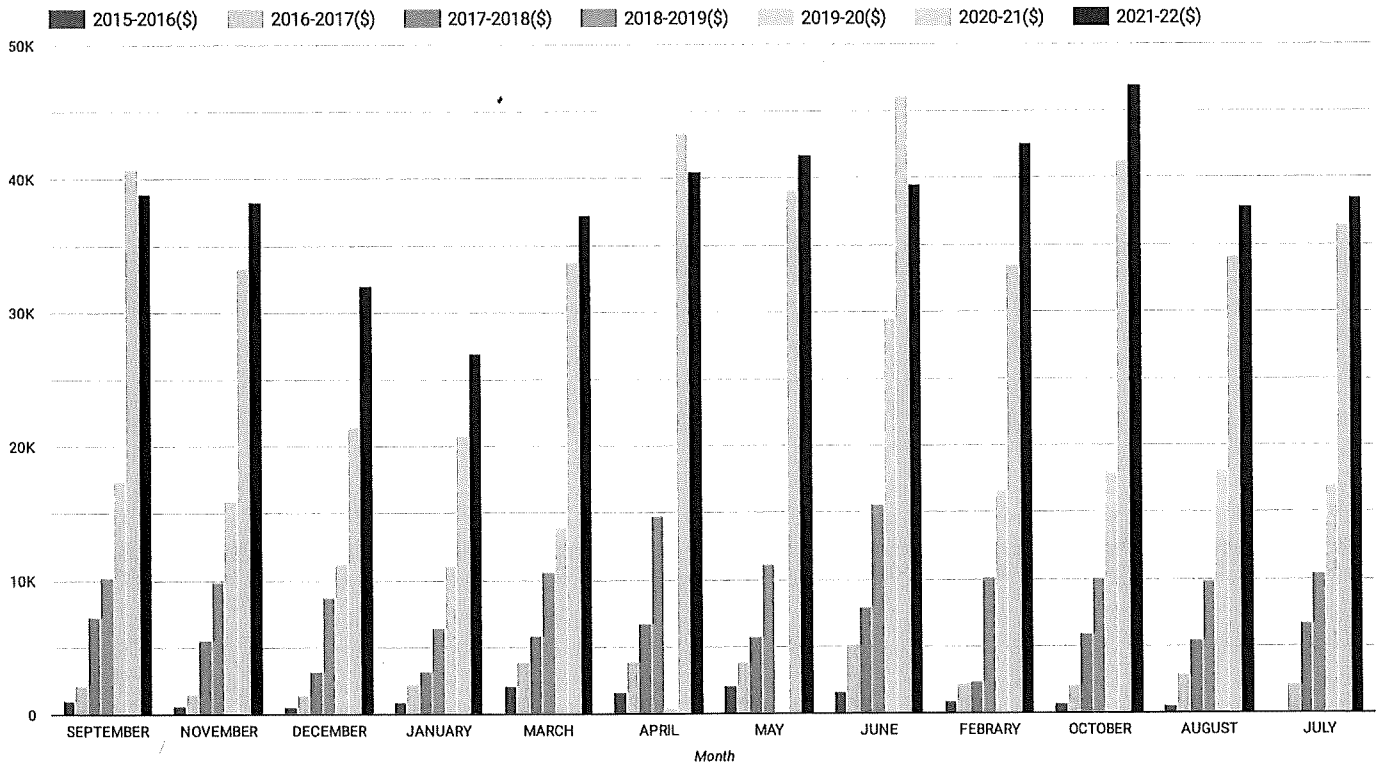




Airbnb



Month



Paige Dowling

From: Mary Gelbaugh <marygelbaugh@gmail.com>
Sent: Wednesday, August 24, 2022 7:09 PM
To: Paige Dowling
Subject: Fwd: Financial Stats - Collections for STRs
Attachments: img20220727_16340359.pdf

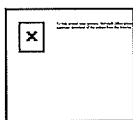
*FOR THE PUBLIC RECORDS REQUEST on 8/24/2022

----- Forwarded message -----

From: Nick Breedlove <director@discoverjacksonnc.com>
Date: Wed, Jul 27, 2022 at 4:35 PM
Subject: Financial Stats - Collections for STRs
To: Mary Gelbaugh <marygelbaugh@gmail.com>

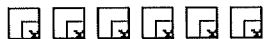
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Executive Director, Jackson County NC TDA

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www.northcarolinarafting.com

AIRDNA

Month of June, 2020/21/22

	Available Listings			Booked Listings			Occupancy Rate			Average Daily Rate			RevPAR		
	2020	2021	2022	2020	2021	2022	2020	2021	2022	2020	2021	2022	2020	2021	2022
Submarkets	98	148	231	91	130	195	59%	65%	52%	178	190	240	104	123	125
Sylva	74	103	124	67	96	106	63%	72%	59%	324	360	402	204	259	236
Cullowhee	170	190	245	160	180	215	62%	71%	66%	354	399	421	221	283	278
Cashiers	66	67	76	63	63	67	71%	75%	59%	338	315	444	239	235	264
Tuckasegee	4	6	9	4	4	8	43%	56%	54%	231	190	191	100	106	104
Dillsboro	192	219	305	187	209	275	66%	70%	59%	182	215	236	120	150	139
Whittier															

Submarkets
Sylva
Cullowhee
Cashiers
Tuckasegee
Dillsboro
Whittier

Paige Dowling

From: Mary Gelbaugh <marygelbaugh@gmail.com>
Sent: Wednesday, August 24, 2022 7:00 PM
To: Paige Dowling
Subject: Fwd: Take a look at this issue from last week
Attachments: The-Highlander-NC_293526.pdf

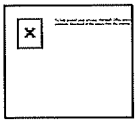
*FOR THE PUBLIC RECORDS REQUEST on 8/24/2022

----- Forwarded message -----

From: Nick Breedlove <director@discoverjacksonnc.com>
Date: Thu, Jul 28, 2022 at 8:41 AM
Subject: Take a look at this issue from last week
To: Mary Gelbaugh <marygelbaugh@gmail.com>

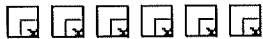
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New drafts of UDO presented to Town

Second option would wipe out all STRs in residential zoning after two years

By Christopher Lugo
editor@highlandsnews.com

Last Thursday, the Highlands Town Board of Commissioners were presented with two options of a Unified Development Ordinance draft proposed by their new attorney Bob Hagemann with Poyner Sprull.

With the first draft option being a similar draft to the first one approved in March, the second draft was the highlight of the meeting, with mentions of a complete banning of short-term rentals in all residential districts after two years.

"These draft proposals have come from the working group that we have had and also from the dialogue that we had with

the full board in closed session with our attorneys," Highlands Mayor Patrick Taylor said.

Hagemann started out his presentation by telling the board they did have the right to approve sending either one or both of the drafts to the planning board, but they are early drafts of the UDO.

"These proposals are subjected to change through the process based on the planning board's review and recommendations, as well as public comments when you have a public hearing," Hagemann said. "There is an opportunity for whichever of these drafts that you send to the planning board to be revised, refined and changed. This is a starting point for the process you are about to embark on."

He went on to state the minor changes to the first draft of the UDO.

"Essentially this is what the commissioners approved initially and as you all know it was discovered after the fact that the public hearing was not properly advertised," Hagemann said. "So, once it was realized and determined that the public hearing had not been advertised, of course, that approval by the commissioners was invalid. So, we have made a couple of minor tweaks. The earlier version limited the number of occupancy in short-term rentals to three unrelated individuals. There was a bedroom lim-

itation based on related individuals. This draft takes that from three to five, which is consistent with the definition of family that is already in the UDO. Second, there is a slight tweak on who can certify the adequacy of the septic system. Third, there is a clarification that existing contracts prior to adoption can be honored. Fourth, there is a mechanism for potential revocation for up to a year and there is a clarification that if a short-term rental right is revoked for a year, that does not cost the right to continue as a non-conforming use. Those are essentially the very, very minor tweaks to the amendments that the board had previously approved."

For the second option, Hagemann said they decided to take a different approach.

"The first version, of course, in R-1 and R-2, allows units or properties that have previously been used as short-term rentals to continue to be used as short-term rentals, subject to a limitation on intensification. The second version takes a different approach. One, it takes away permitting completely for short-term rentals. Under the second proposal, short-term rentals are permitted, by right, subject to certain performance limitations

See TOWN, Page 6A

Save Highlands conducts impact study of STRs

By Christopher Lugo
editor@highlandsnews.com

How much of an impact do short-term rentals make on the economy of Highlands? That is the question that has been asked since the beginning of the discussion of STR's began last August, and has yet to be answered.

Save Highlands took it upon themselves to find answers by conducting an impact study and according to the group, the results would be devastating if the town were to ban all short-term rentals.

"Highlands has historically been a community that sees concern, shares it, talks about it, and works together to resolve it," The group said in a statement provided by David Bee. "This was different. Short-term rentals were put in front of the firing squad so abruptly and it was dumbfounding to us that the Town would take such a swift and drastic action based on the complaints of a few loud people, without exploring the ramifications to this community as a whole, a community that undeniably was built, made vibrant, and thrives off the tourism industry. We took it upon ourselves to look at the impact of the economy on our community, because no one else was interested in doing so. We did this as a way to shed light that this idea of shutting down short-term rentals is way bigger than one person being annoyed by a renter making noise (an issue which there are already laws and recourse established to deal with.) The study is about our communities' shops and restaurants, the owners of those establishments, and the workers at those places."

When first thinking about doing a study, the group said the goal was to have reasonable evidence that a study should be done.

"Studies are costly and we in no way wanted to shoot from the hip and declare 'do a study,' so we found a group of business-minded people who also love the area and asked them to put their expertise together," The group said in the statement. "Those sources and common business sense put together a rough draft study that showed dire consequences if a rental shutdown occurs. Conservative numbers show short-term vacation renters spend \$165,000,000+/- on rent and downtown more in town than on rent evidence points to. A second model showed the spending to be \$37,000,000. Due to, among other things loss of local jobs, there will be a \$19 million hit to local businesses, and if you add the economic multiplier (which is a fancy way of saying the

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Photo by Christopher Lugo/Staff

64.1 percent of Highlands residents agreed that the summer months are when their cell service is the worst.

Survey: Highlands residents fed up with cell phone service

By Christopher Lugo
editor@highlandsnews.com

It is known that Highlands is a resort town that brings in thousands during the busy tourism season. With the influx of people and recent concerns about cell phone service on social media, *The Highlander* sent out a questionnaire to find out what Highlands' residents are dealing with when it comes to completing a call or sending a text.

Results of the survey

In two days, 110 people responded to the questionnaire, and 73.4 percent said

they lived in Highlands full time, while 26.6 percent said they were seasonal.

Out of 108 respondents to a question asking about which service provider they used, 76.9 percent (83 people) said they were using Verizon, 18.5 percent (20 people) said they are using AT&T, 1.9 percent (two people) said they are using T-Mobile and 2.8 percent (three people) marked other.

With the busy season in Highlands starting in the spring and lasting until November, most people said summer is when cell phone service is the worst with 64.1 percent (66 people) but not everyone agreed. 19.4 percent (20 people) said it was the fall and the spring, 2.9 percent

(three people) said winter and 40.8 percent (42 people) marked all the above.

Why is cell phone service important?

Whether it be emergencies, keeping in touch with family or entertainment, Highlands residents made it clear that quality cell phone service is essential.

For Faye Warm, keeping in contact with her child and work is why good cell service is important.

"Most importantly, I have a child. He

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Pulitzer Prize winning author to give lectures at CLE on President Carter

By Kaylee Cook
reporter@highlandsnews.com

Acclaimed historian, journalist and Pulitzer Prize winning author Kai Bird will be giving a series of lectures the first week of August at the Center for Life Enrichment.

Bird will be hosting a total of three lectures, each of which will focus on one of his books. The first of the three lectures will be held at the Performing Arts Center on Tuesday, Aug 2 from 10 a.m. until 12 p.m., and will be on Bird's most recent biography *The Outlier: The Unfinished Presidency of Jimmy Carter*.

"I'd always had a fascination with [Jimmy Carter]," Bird said. "He was a tipping point between the old-time FDR kind of Democrat and the Ronald Reagan [neo-conservatives] that came in the 80s. I wondered why he had not gotten reelected. I actually had an interest in him and after finishing my first book, I went

down to Georgia and did a magazine profile of him, thinking I might want to do a biography and in the course of writing the magazine story, I decided I was the wrong guy to do it because I didn't understand the South or Southern Baptists or race. And, I realized it was also too early because his presidential papers were still partially closed. So that was 1990. And then, you know, jump ahead 25 years, I sort of came back to the subject after reading some other books. By then, his papers were largely open, and you know, I'm glad I did it. It was a lot of fun."

Bird was raised in the Middle East by his U.S. Diplomatic parents and entered into the journalism career in his early 20s. This led him to eventually writing his first biography, *The Chairman: John J. McCloy and the Making of the American Establishment*.

After the publication of his first few biographies, Bird began to toy with the idea of writing about President Carter but decided that it was too early in his career. By the time he circled back around to Carter, it was 2021 and Carter's southern roots and values would still prove to be a tricky part of Bird's endeavor to highlight the former Georgia Governor's "unfinished" presidency.

"It was only one term, and he was very ambitious, and people forget, but he was actually quite effective. He passed a lot of legislation, and not only controlled the White House, but the Democrats controlled the Senate and the house. He was quite effective in passing all sorts of quite momentous legislation. He persuaded Congress to pass laws requiring safety belts, airbags in all automobiles, which save nine or 10,000 lives a year. He eventually tackled inflation by hiring and appointing Paul Volcker as

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National Blueberry Month

Local 'you-pick' farm preps for busy season

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Humane Society is celebrating 35th year

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Service

From page 1A

is active with his friends, goes around town with friends, to the park, fishes at Harris Lake and goes to the pool," Wynn said. "If there is an emergency, I worry about him not being able to reach me or vice versa due to lack of good service that seems to really center in the downtown area during peak season and times. It can be scary for any parent to not be able to reach their child and more scary for a child to not be able to reach their parent. Second, I am a realtor, it is my life line. I live in-town, in Highlands, just a few blocks from Main Street. When we get a huge influx of people (weekends, holidays, all of July and October) my calls don't go out, they don't come in, my messages don't send, my voicemails don't come through and that means I lose business."

Niki Conner agreed, saying the safety of her teenager is why she needs good cell phone service.

"It is scary knowing if my teenage driver has an accident or car trouble, she most likely will not have cell service to call for help," Conner said. "Same at our home. If the internet goes down and we don't have Wi-Fi calling, there's no cell service to con-

tact anyone if we have an emergency."

For resident Casey Flint, their cell phone makes them feel safe. "My cell phone makes me feel safe because I know my loved ones are only a phone call away," Flint said. "If I have an emergency I can call someone to help me. Without my cell phone I would have to rely on strangers in the event of an unforeseen circumstance. That being said, there are many amazing 'strangers' with good intentions. Unfortunately there are some 'strangers' that do not have good intentions."

What do providers tell their customers?

Several respondents have reached out to their providers asking for solutions to their concerns. Many stated that their providers responded with answers varying from upgrading to 5G to mountains getting in the way of towers.

James Jones said he reached out to Verizon complaining about his cell phone service and they responded by mailing him a new SIM card and network extender.

"Verizon mailed and we installed new SIM cards which did nothing to improve the lousy connection," Jones said. "Now, Verizon is sending a network extender to be attached to our home Wi-Fi. Perhaps this will help with service within our home. But it will do nothing about poor connections from Main Street Highlands. Communication with Verizon is extremely difficult at best. It's very hard to understand their agents and make them understand the problem correctly."

Another respondent said she tried to reach out but her provider told her to report the concern via their app, but she couldn't get enough signal to run the app for a report.

Robin Neal called Verizon last week when her family couldn't make or receive calls.

"They seemed clueless to any interruptions in service," Neal said.

What Verizon told us

Karen Schulz, with Verizon's Global Network and Technology Communications said company engineers have been combing through network performance data in our area and are not seeing any unusual traffic growth in the six primary counties in Western NC.

"Nor are we seeing any network performance degradation compared to YOY trends or third-party conducted wireless carrier network comparisons," Schulz said by email.

However, the company frequently receives reports of problems during the tourist months.

"We regularly see a rise in reports of service changes in Western NC in summertime due to higher tourist traffic, terrain and foliage and believe that some of the issues being reported are attributed to that annual seasonal change," she said.

She added they work directly with customers who call in and

identify specific problem areas or changes in service.

Verizon is currently working in the Asheville area west to Waynesville to increase coverage and is continuing to prepare the area for 5G deployment.

"In the meantime, we continue our ongoing network investment in this area. In 2022 alone, we will deploy 16 new network solutions in Western North Carolina including new macro towers, small cell sites, capacity additions on current sites, and repeaters to increase 4G LTE capacity and coverage," Schulz said by email.

Customer thoughts

Autumn Beck added to the questionnaire that she loves that Highlands is loved by so many, but the influx of people is crushing the service towers.

"I love that our town is loved by so many people far and wide. However they are all crammed in this small town with hundreds of people and it's crushing our service towers, our internet services and our lifestyles," Beck said. "It can be a lot to take in. Not to mention it's not just once or twice a year. Our town has become so popular that it operates 24/7. All seasons. 365 days a year. It's a lot for a full time local to take in."

Mia Nelson said she just wants more answers. "Offer solutions, if there are any, like building another tower, or improving connections and budget," Nelson said. "Explain in more detail what is the cause of the worsening service."

For Adam Henry, who works remotely in Highlands, service has gotten progressively worse since spring of this year.

"Making calls doesn't seem to be affected but data has been bad since spring," Henry said. "Also, what I call ghost signal when the phone shows service but won't make calls or use data seems to happen more often."

How to improve your cell service

To reset your network settings on an iPhone, go to settings, click general, scroll down to transfer or reset iPhone. Click reset, then reset network settings. Then your iPhone will turn off and reset the network, then come back on as normal.

Be careful while following these steps to not reset your iPhone to factory settings as this will delete all of the photos, contacts, etc. off of your phone. Preferably try doing this after an iCloud backup, just to be safe.

If you have Wi-Fi at home and have a smartphone, connect your phone to Wi-Fi calling so that you are able to make and receive calls/texts using your home's Wi-Fi, and not relying on cell towers.

Restart your phone, in hopes of helping reconnect to the network's nearest tower.

Hannah Styles, reporter for the Smoky Mountain Times, contributed to this article.

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Study

From page 1A

money spent in town gets spent again and again in town, a person buys at a shop, the shop pays taxes and hires people, they eat lunch in town and then buys gas, etc.) then that number impacts our town to the tune of \$190 million.

"So, whether it's \$165 million, \$37 million or \$190 million, any number you choose, it shows this is a serious and huge issue. We want people to con-

sider the draft economic work that has been done, but we compel the leadership of our town to think through this and hire an expert firm to help."

To find the data for the study, the group said they used several different sources including the Travel and Tourism Research Association (TTA), a leading advocate for higher standards in travel and tourism-related research, analysis, and marketing, Daniel J. Stoyes's 52 research weeks with 557 citations and 1802 reads, including Impacts of Visitor Spending on the Local Economy, RIMS II tabu-

lations cited by authors using the Bureau of Economic Analysis, USTRAVEL.org, PSU.edu, millionmilesecrets.com and World Travel and Tourism: The Comparative Economic Impact of Travel Tourism.

When talking with business owners about the impact of short-term rentals, the group said the study isn't telling the owners anything they don't already know.

"Most of the discussions have been batted around back and forth between the business owners themselves but we do get snippets of the general feel-

ing via word of mouth, forwarded emails, and even some direct questions." The group said in the statement, "I don't think it takes an economist to know this is not good for their business. This study isn't telling them anything they don't already know but it is quantifying the uncertainty for them."

The result has been that we've won some of their support and many who were silently supportive of Save Highlands in the beginning have become a bit more vocally and financially supportive instead of wishing to remain anonymous. I think they realize that while this fight is directly targeted at the short-term rental owners, they're collateral damage."

When asked how he felt about the impact study showing the projected losses, President and managing director of Old Edwards Inn Richard Delany said it was an eye-opening figure.

"It is a real eye-opening figure for the owners of our small businesses and town overall, and the repercussions are more widespread than the huge loss of revenue and clientele for our businesses," Delany said. "It means loss of local jobs, not only for the business community but for the network of local workers that earn a living by supporting these rental homes—the property management companies and their employees that clean the homes, take care of the landscape, and perform maintenance and upkeep. Particularly during a time

See STUDY, Page 3A

Study

From page 2A

of unstable economy, having both the business owners and local laborers facing possible loss of livelihoods as we move into a recession paints a pretty dismal future for our town." Krysti Henderson, owner of the Cake Bar, agreed that her business would greatly be affected. "Vacation visitors stock their pantries and enjoy our products, as do repeat visitors," Henderson said. "The drop in local retail demand would affect us greatly. A revenue decrease would be upwards of \$85k annually, conservatively, without the shopping generated through STRs."

For Molly Grace and Allyson Builders owner Stephanie McCall, small businesses depend on the income from the STR community.

"Highlands small local businesses depend on the income from the STR community to prosper and attract our young people to come back here and live and make their careers," McCall said. "Many of the STR homeowners have family ties and have a love for this community. They improve their homes, which in return improves the quality of neighborhoods. We love our town and only want what is best for all, but I believe we need this income for us to continue to thrive and have all the amazing restaurants and places to

shop for the locals and our visitors."

The group said this study is important to the residents of Highlands because banning short-term rentals could hurt 295 people directly.

"295 people will lose their jobs in town," The group said. "If unconsidered the town will hurt 295 people directly. Two hundred ninety-five people's jobs are on the line, and we are having trouble getting our local government to consider this threat? Why? Why will they not conduct a study and find the truth about the impact of their choice?"

"Much has been said about the need for housing for workers in town. We agree that is an issue to work on, and we want to defend the rights of those workers to have jobs to go to. These are real lives. Real people. It is irresponsible and flat out negligent that we'd knowingly let this happen. That we would let our beautiful, vibrant and burgeoning town turn into a shell of what it is today is simply unfathomable."

"An argument was given a few months back at a Town Hall Meeting romanticizing the days when you could get a last-minute reservation or a store front parking spot. The idea that we want Main Street parking empty like the good old days is a farce. People remember easy parking but not the lack of shops and great food. So many of these businesses simply will not survive going into a potential recession with an added loss of

\$122k annually."

With Highlands spending large amounts of money to bring people to town, the group said they are worried about the unintended consequence of inviting people to town but making them stay outside of the city limits if there are no short-term rentals available in town.

"Highlands spends large amounts of money to bring people to town. There are advertisements for wine festivals, music festivals and high-end craft shows, in addition to just visiting the Town of Highlands for a vacation," The group said. "Now we will be inviting people to come but telling them they have to stay outside the city limits? The unintended consequence of this is that Highlands could end up as a tourist destination for only day trippers and motorcycle clubs passing through. The renters who come to the town bring families, spend big money on food and shops, and do pricier things. They are the ones who rent homes. We are the beneficiary with better shops, restaurants and such, supported by them."

Despite that the issue is ongoing and could be ongoing for a while, the group said they are willing, as they have been from the beginning, to sit down with the town, other STR groups and other residents to have a conversation. "In short, we did a study to illuminate the serious threat and high risk that an unconsidered decision might bring upon the businesses, the

workers, and the locals who love what we have here," The group said. "If the town chooses to say goodbye to the families who rent homes here, we will say goodbye to and seriously impede the livelihoods of many townspeople. All these restaurants will not be supported by day trippers, motorcycle clubs and the few full-time residents that remain in the shell of what is now a vibrant and wonderful place. Save Highlands is made up of local homeowners and local full-time residents and we have been barred from any conversation. For us justice is the only option left. We did not want to start lawsuits, but if we are not allowed to sit at the table with our neighbors and speak as community members, we have no choice. Do you know that it has been publicly stated that the doors are open but not one time has a conversation been allowed? The doors are closed."

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Bird

From page 1A

head of the Federal Reserve and knowing quite well that Volcker was going to jack up interest rates and restrict the money supply and put the economy into a recession, just as Carter was heading into a reelection campaign. So, it was a fact of real political courage to do this. His political advisors were telling him not to appoint Volcker, but he did anyway, because he thought inflation was a very severe problem and had to be addressed. And, it was Volcker's policies that were successful, but it took two years and Ronald Reagan actually ironically gets credit for beating inflation when it was actually Carter who started the process."

While Bird has written a handful of other biographies, *The Outlier* is his first attempt at writ-

ing about the life and work of a former American President.

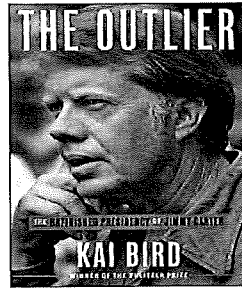
"The hardest part, you know I've done any number of other biographies, but this is the first full presidential biography, and it was difficult in a way that the others were not. When you're dealing with the life of a president, he's grappling with so many issues every day. So, you have to figure out a way to write a narrative that isn't overwhelming that reflects what the President is doing on a day to day basis and conveys the larger story at the same time. So, that was the challenge."

Despite the challenges, Bird said that writing the book was like a historical treasure hunt and gave him the access to information that had yet to be seen or read by anyone outside of Carter himself.

"I asked Carter about the whereabouts of the papers of his personal lawyer, a guy named Charlie Kirbo," Bird said. "Three days later, I got a phone call saying that they discovered them in the attic of Kirbo's widow. And about six months later, I was given access to four or five boxes of these papers, and they proved to be a whole new window into Carter and his really cool odyssey and his thinking, because Kirbo was very close to him, and these papers had never been seen by any historian or anyone else besides Carter. And they really became the backbone, the skeleton of my entire narrative."

Bird will also be giving lectures on *The Good Spy: The Life and Death of Robert Ames* on Wednesday, Aug. 3 from 10 a.m. until 12 p.m. and *American Prometheus: The Triumph and Tragedy of J. Robert Oppenheimer* on Thursday, Aug. 4 from 10 a.m. until 12 p.m. Both of these lectures will be held in the CLE lecture hall.

Registration for all three of the lectures is currently open and costs \$35. Bird's books will be available for purchase at the lectures and attendees will have the opportunity to get the books signed by Bird. For more information visit the CLE website at www.clehighlands.com.



The Outlier is his first attempt at writing about the life and work of a former American President.

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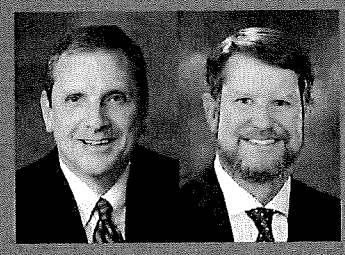
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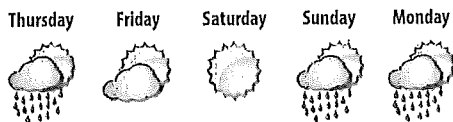
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Photographs may be submitted to the newspaper for publication. Photographs should be in focus. Color or black and white photographs are accepted. People in photographs should be identified with names and a contact person with a phone number should be included in the information.

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The Highlander strives to produce error-free news reports. When mistakes occur, it is our policy to correct them as soon as they are brought to our attention. To request a correction, call the editor at 828-526-4114.
In the event of errors in advertisements, The Highlander will be responsible only for the space occupied by the actual error. The publisher assumes no financial responsibility for omissions.

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The Highlander maintains copies of back issues for sale for up to one year or as long as the supply lasts. When requesting by mail, back copies are \$2 each, to cover postage and handling. To research or review articles published more than one year ago, bound copies of the newspaper are available for review at The Highlander office.

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WHLC FM 104.5 Highlands Weather Forecast

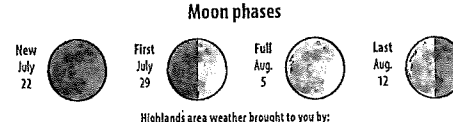


Thursday	Friday	Saturday	Sunday	Monday
High: 82 Low: 62 52% chance of showers	High: 84 Low: 60 Partly cloudy	High: 85 Low: 62 Mostly sunny	High: 86 Low: 63 36% chance of showers	High: 83 Low: 63 58% chance of showers

Sunrise: 6:33 a.m. Sunrise: 6:34 a.m. Sunrise: 6:35 a.m. Sunrise: 6:36 a.m. Sunrise: 6:36 a.m.
Sunset: 8:43 p.m. Sunset: 8:43 p.m. Sunset: 8:42 p.m. Sunset: 8:41 p.m. Sunset: 8:41 p.m.

Last week's statistics			Rainfall totals/extremes	
Date	High	Low	July rainfall:	2022 snowfall to date:
July 13	75°	55°	4.75 inches	0.50 inches
July 14	70°	53°		
July 15	75°	52°	Normal July rainfall:	Normal rainfall through
July 16	77°	52°	6.6 inches	July: 52.04 inches
July 17	72°	55°	2022 rainfall total:	Average July high: 77.5°
July 18	75°	56°	46.04 inches	Average July low: 59.5°
July 19	74°	56°		

Weather statistics provided by WHLC FM 104.5 Courtesy of Highlands Biological Station, WHLC and www.weather.com



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Police and Fire Reports

Highlands Police Department County Detention Center.

July 17
Highlands police responded to a call about larceny at 601 Main Street. According to the incident report, a Tenton Turtleneck, corduroy skinny jeans, Tommy Bahama Denim Jeans and a "Toad and Co. Dress were stolen.

Highlands Fire & Rescue

July 13
Firefighters responded to a fire alarm at 8:44 p.m. on Hutchinson Court.

July 14
Firefighters responded to a fire alarm at 6:36 p.m. on Sage Drive.

July 16
Firefighters responded to a first responders call at 6:51 p.m. on Boathouse Lane.

July 17
Firefighters responded to a call for public assistance at 9:41 p.m. on Franklin Road.

July 18
Firefighters responded to a motor vehicle accident at 3:29 p.m. on Dillard Road. Firefighters responded to a fire alarm at 6:12 p.m. on Spring Street.

July 11
Highlands police responded to a vehicle accident on 1789 Franklin Road. Vehicle one was attempting to turn around in the driveway. Vehicle one's left tire went into a ditch on the right side of the driveway, then backed into a tree on the opposite side of the driveway.

July 12
Highlands police responded to a call about embezzlement at 22 Dillard Road. According to the incident report, an employee charged \$33,74 of personal expense to the businesses' account.

July 13
Highlands police responded to a vehicle accident on U.S. 64. Vehicle one was attempting to back out of a parking spot. Vehicle two was traveling west on U.S. 64. The left rear corner of vehicle one struck the front passenger side door of vehicle two. Vehicle one appeared to obtain no damage. Vehicle two obtained minor damage to the passenger door.

July 16
Highlands police responded to a call about larceny at 476 Carolina Way. According to the incident report, \$15 was stolen.

July 4
Highlands police responded to a vehicle accident on U.S. 64. Vehicle one was parked out of the roadway facing southwest on U.S. 64. Vehicle one obtained damage to the back left door. The driver of vehicle one noticed damage at the scene but failed to report the damage at the time.

July 8
Highlands police responded to a vehicle accident on SR 1603. Vehicle one was traveling on SR 1603 away from town. Vehicle one applied pressure to brakes into a curve. Vehicle one continued straight and went off the road on the left side. Skid mark lengths from braking are 70' on right side and 38' on left side.

July 9
Highlands police responded to a call for service in Highlands. According to the incident report, the subject told his girlfriend that he had been kidnapped.

Highlands police arrested Uriel Nicodemos Rivera Villa, 26, for driving under the influence. Rivera Villa was held on a \$1,000 bond at the Macon

Dillard man dies in single-vehicle crash in Sky Valley

A Dillard man died in a one-vehicle crash on Bald Mountain Road near the intersection of Peak and Peak, according to Sky Valley Police Chief Dillard.

Vaughn Estes. The crash occurred around 12:40 a.m. July 9, according to Georgia State Patrol (GSP). Tyler Lee Dillard, 34, of Dillard, was traveling west on Bald Mountain Road in Robun County when he lost control of his silver 2017 Chevrolet Cruze LS. The vehicle traveled off Bald Mountain Road and onto the south shoulder. The Chevrolet rotated clockwise and struck a tree with its left side. After impact, the vehicle came to an uncontrolled final rest facing east on the south shoulder of Bald Mountain Road. Dillard was pronounced dead on the scene, according to law enforcement.

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- July Schedule**
- "Beethoven and Me", Friday July 22nd
Time: 10:00-12:00 Cost: \$30/\$40 Presenter: Gary Molley
 - Decoupage Oyster Shells, Tuesday July 26th
Time: 10:00-12:00 Cost: \$45/\$55 Presenter: Colette Clark
 - Gumbo Comme A Ma Maison (Gumbo Like at My House) Tuesday July 26th Time: 5:00-7:00 Cost: \$60/\$70 Presenter: New Mountain Events - SOLD OUT
 - College Football Preview, Thursday July 28th
Time: 2:00-4:00 Cost: \$35/\$45 Presenter: Tony Barnhart
 - Hurricanes, Earthquakes, and Tsunamis - Natural Disasters that Caused Death, Destruction and Affected American Foreign and Domestic Policy, Friday July 29th Time: 10:00-12:00 Cost: \$25/\$35 Presenter: Mark Smith
 - Journalism Amid Disinformation, Friday July 29th
Time: 2:00-4:00 Cost: \$25/\$35 Presenter: Leigh Ann Caldwell
- August Schedule**
- The Cheese Biscuit Queen, Monday August 1st
Time: 1:00-4:00 Cost: \$25/\$35 Presenter: Mary Martha Greene
 - Watercolors Beginners I, Monday August 1st
Time: 1:00-4:00 Cost: \$70/\$80 Presenter: Mary Cavalli
 - The Outlier: The Unfinished Presidency of Jimmy Carter Tuesday August 2nd Time: 10:00-12:00 Cost: \$35/\$45 Presenter: Kai Bird
 - The Good Spy, Wednesday August 3rd
Time: 10:00-12:00 Cost: \$25/\$35 Presenter: Kai Bird
 - Bourbon Basilca, Wednesday August 3rd Time: 5:00-7:00 Cost: \$90/\$100 Presenter: Susan Reigler - SOLD OUT
 - American Prometheus: The Triumph and Tragedy of J. Robert Oppenheimer, Thursday August 4th Time: 10:00-12:00
 - Watercolors Beginners I, Thursday August 4th Time: 1:00-4:00 Cost: \$70/\$80 Presenter: Mary Cavalli
- Cost for lectures is \$25 for members / \$35 nonmembers
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Center for Life Enrichment
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THE CURIOUS MIND KNOWS NO BOUNDS

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Kaylee Cook Reporter
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Jody Pierson Retail Sales Representative

UDO

From page 1A

in the R-3 and the business-zoning districts. In the R-1 and R-2, the way the ordinance is structured, there is no permit issued for short-term rentals, but there is no prohibition for two years.

Those two years are subject to change based on public input and planning board recommendations, but early discussion has been two years. The date in the draft is Sept. 1, assuming there is a late August adoption."

If the board chose to adopt option two, basically it would allow any units in the R-1 and R-2 zoning to be used for short-

term rental, with a permit, without reporting and without registration, regardless to whether they had been previously used for a short-term rental.

"Essentially what it is, is level playing field for all property owners in the R-1 and R-2," Hagemann said. "They can choose to use their property for short-term rentals frequently or infrequently as they and the market allow and again, without a permit by right, but after two years, the short-term rental use must cease. The word for this is amortization. It's an elimination of a nonconforming use after a certain period of time. So, during the period of time up to the date when the use must cease, they are allowed in R-1 and R-2 as a non-conforming use. Again, to repeat myself, the proposal would then, at that given date, require the cessation of the use through-out R-1 and R-2. Those are essentially the differences between the two proposals. There is plenty of opportunity for the public to review the drafts, for the planning board to consider them and make any recommendations they choose to make and, of course, the board of commissioners can choose, using its legislative discretion at the end of the process, what, if anything, it chooses to adopt."

After Hagemann delivered the proposals to the board, commissioner Marc Hehn had several questions for the attorney about the proposed amendments.

The first question was about section 4.7.1 of the first option, the Zoning Compliance Permit, and if it would be considered registration.

"I don't believe so," Hagemann said. "Ultimately, the court would have to decide. As you and the rest of the board knows, Wilmington's ordinance was challenged and went to the State Court of Appeals. The court held that local governments could, under current law, have the authority to zone short-term rentals and require permits. They did conclude that registration, which was part of Wilmington's ordinance, was preemptive. It was a very, very technical ruling

based on the structure of one sentence within a state statute. We have done our best in the first draft to frame both the language and the substance of the proposal to legally fall clearly within the realm of permitting and not registration."

Stating that he is the most cautious person in the room, Hehn said that he is worried about telling someone that they can't operate something that has been permitted in the town, however, the other commissioners interjected stating that short-term rentals have not been allowed.

"It is my understanding that since 2012, short-term rentals have been allowed and permitted," Hehn said. "People have spent money and they have invested. If they are allowed and someone is suddenly denied \$40,000 a year, we have an obligation to make them whole. I think we need to open our eyes to how big of a problem we will have. I think we really need to go slow and be careful."

With the amortization option on the table, Taylor asked Hagemann what the likelihood would be that the town would end up in litigation if they were to pass that option.

"It is clear to me, with the high interest of this issue in the community, it seems like there are residents and property owners with different viewpoints of what they would like to see, and it's not unusual for those that are disappointed to look and see if they have legal options to challenge it," Hagemann said. "What I can tell you, particularly in regard to amortization, that was an issue in the Wilmington case. The plaintiffs in the Wilmington case were represented by an organization called the Institute for Justice and one of their primary objections, I believe, was to establish law in North Carolina around amortization. There is a Supreme Court decision that they dates back to the 1970s and at least two Court of Appeals decisions that upheld the concept of amortization. There are clearly those

with a strong philosophical and even a legal objection to the concept and tool of amortization. It should not be surprising at all, if you do adopt the amortization option, that it might be challenged. Again, in my view, the law is clear and dates back to 1970, that it is on available constitutional tool in North Carolina, but I don't deny that there are lawyers that have a contrary point of view and, ultimately, if it is drawn forward, it would be something that would be handled by the courts."

Stettler made a motion to approve to send both of the draft proposals to the planning board for the review and it was passed by a vote of 4-1, with Hehn opposing.

After the meeting, The Highlander reached out to both of the STR groups for a statement.

Below is the statement from Save Highlands:

"Last week's community discussions seemed to be dominated by the mayor's comment that both sides should come to a compromise. The mayor went on to claim that he and the Town had not received any word from Save Highlands. This, of course, is factually incorrect. Moreover, it ignores members of Save Highlands publicly saying at least five times since this has started that we are willing to meet, including clear statements even last week preceding the town council meeting to this effect. In response to these repeated overtures of compromise and pleas for discussion from Save Highlands, the Town suggested and presented the most stringent proposed ordinance to-date which include a rapid fire amortization provision. This proposal simply postpones the Town's outright ban and its attempt to cancel valid, non-conforming use rights by two years. It seeks to eliminate vacation rentals altogether—regardless of grandfathered rights—as we've always assumed was their ultimate goal.

"We've now learned that even though our attorneys sent a registered letter to the town's attorneys in March 2022 with a detailed redline of the then-proposed ordinance along with an annotated letter explaining the suggested changes, some on council are claiming they didn't receive it. In the registered correspondence, we attached the Town's proposed ordinance amendment (with the Planning Board's redlined edits), and we highlighted portions of the proposed ordinance that we believed were either problematic or unlawful. Each highlighted ordinance provision had a corresponding elaboration in the body of the letter. Taken together, we designed the letter and the redlined, highlighted ordinance to reflect our position on the short-term rental amendment.

"Finally, before last week's town council meeting, Jennifer Huff wrote a letter to the mayor and copied several others to make clear yet again that Save Highlands would meet to discuss this issue and potential solutions. It concluded, 'So, in case there is still some doubt about our willingness to work with others towards a compromised resolution, please take this email as evidence that Save Highlands would accept any invitation to participate with other interest groups, elected officials, appointed officials, and/or staff on this issue. We've yet to receive any response.'"

The Highlands Neighborhood Coalition sent the following statement:

"The Highlands Neighborhood Coalition totally supports the Town Board proposing amendments to prohibit all short-term rentals in R-1 and R-2. While we wish the timeline for phasing out existing STRs were limited to one year or less, we understand the Board's desire to be fair and reasonable. Eliminating short-term rentals is the only option that preserves the historic nature of the Town of Highlands and the residential neighborhoods that have made it so special for well over a century. We are very appreciative of their efforts on behalf of the full-time and part-time residents of Highlands."

Moving forward, the planning board will review the draft proposals at their regularly scheduled meeting, July 25, and then a public hearing was scheduled for Aug. 25 at 6 p.m.

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You are not alone.

Our coalition of neighborhoods, along with many other neighbors, appreciate and support the Mayor, the Town Board, and the voters of Highlands for recognizing and addressing the issue of Short Term Rentals in our residential neighborhoods.

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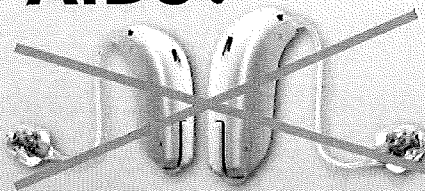
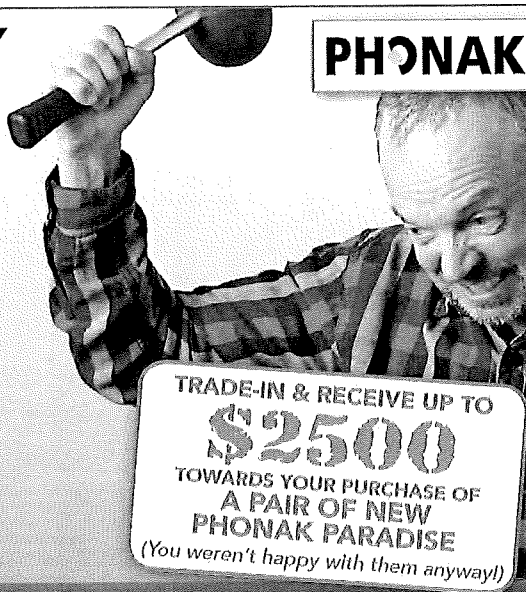


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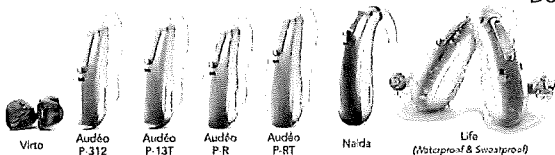


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Obituaries

Edward J. Carr

On Friday, July 8, Edward J. Carr, husband and father, passed away quietly.

Born July 2, 1924, Ed grew up in Cleveland, OH, enlisting in US Air Corp in April 1943. After graduating from high school, he was assigned to the 357 Fighter Group (Chuck Yeager's wing) where he flew 64 missions in his P51 Mustang, named after his older sister Alice Marie. In 2020 he was honored with the French Foreign Legion Award for participation in the Battle of the Bulge.

After returning from the war, Ed joined Reliance Electric (Cleveland, OH) where he had a successful 40-year executive career holding management positions in Cleveland, Rochester, NY, Madison, CT, and Cincinnati, OH.

He retired in 1989, when he moved to Vero Beach, Florida. In addition to being the former commander of the Vero Beach Power Squadron, Ed stayed busy volunteering at the Environmental Learning Center, leading students and tourists on kayak and canoe trips through the mangrove swamps and working with the local Boys and Girls Club and at Habitat for Humanity.



Carr

Over the last ten years, he spent summers in beautiful Highlands, with his wife Ione. Ed was known for his outgoing personality, love of his family, and his love of fishing. He will be deeply missed.

Ed was preceded in death by his first wife Shirley A. Carr, mother of Debra, Jeffrey, and Stacey. He is survived by his wife Ione Giordano-Carr and his children, his grandchildren Zac Carr, Lindsay Carr, James Dahlstrom and his great-grandchildren Auden and Aster Carr and Luca and Owen Dahlstrom.

In lieu of flowers the family requests donations be made to the Westminster Presbyterian Church in Vero Beach, FL, or the Environmental Learning Center.

Mildred "Mille" Thornton Johnson

Mildred "Mille" Thornton Johnson, of Mount Desert, Maine died at 87, Wednesday, July 6, 2022 at the Elizabeth House in Flat Rock, NC.

Mille was born in Daytona Beach, Florida on November 5, 1934, to the late Burwell Thornton and Mildred Fenness Felton.

After graduating High School, Mille went on to nursing school at Massachu-

setts General Hospital School of Nursing, MGH NAA graduating as a registered nurse in 1956

Mille worked many years in nursing at the Mass General Hospital E.R room and as a E.M.T for the town of Highlands.

Mildred was an avid tennis player on the USA circuit winning the West Palm Beach Open 1955 and was runner-up 1955 U.S. Women's Indoor Championship in Brookline, MA.

She is survived by her children Moynard Johnson and his wife, Susan of San Diego, CA, Lewis B. Johnson and his wife, Cindl of Long Island, New York, and Shannon E. Johnson of Philadelphia, Pa.; three grandchildren, Elise L. Johnson, Derek R. Johnson and his wife, Debra, and Chelsea V. Johnson.

In addition to her parents, Mildred was preceded in death by her sister, Marion Blackman. Online condolences can be left at www.bryantgrantfuneralhome.com

The family suggests planting a tree in Mille's memory.

Ella Mae Nix Wilson

Ella Mae Nix Wilson, 91 of Highlands passed away Thursday July 14, 2022.

Funeral services were held Monday July 18, 2022, at Clear Creek Baptist Church with the Rev. Rusty Wolfrey, Rev. Mike Wilson and Rev. Jim Kinard officiating.



Johnson

N.C. law enforcement conducting Speed Enforcement Campaign this week

Law enforcement throughout North Carolina will be patrolling the roads July 18-24 to make sure motorists obey speed limits as part of the "Speeding Wrecks Lives" campaign, a national initiative in conjunction with the National Highway Traffic Safety Administration.

"Speeding-related crashes are at all-time high levels across the country, including North Carolina, and one proven way to prevent speeding is on increased law enforcement presence on the roads," said Mark Ezzell, director of the Governor's Highway Safety Program. "Campaigns like these are key pieces to decreasing crashes, even as we work on more long-term solutions such as safe road

design, safer cars and quality driver education."

Speeding is a major cause of injuries and deaths on North Carolina roadways. Last year, 424 people died statewide in speeding-related crashes. Moreover, speed was a contributing factor in nearly a quarter of all fatal crashes in 2021. Males under 39 account for nearly half of all speeding-related crashes.

To be safe, drivers should always avoid speeding. Speeding reduces a driver's ability to negotiate curves, makes it more difficult to stop a vehicle and increases the risk of crashes and injuries because other vehicles and people might not be able to judge distance correctly.

Martin

From page 5A

vided the right conditions for the crop. Those canals and their upkeep, adjustment, and repairs destroyed the natural environment and left the coastal lands permanently affected.

Similarly, along the Mississippi River, the construction of levees to protect farmlands from flooding required enslaved labor. Continuing maintenance and repair demanded a long-term commitment of enslaved labor. The adjustments to the normal ebb and flow of the river still make for the continuing disruption of the great river's natural flow.

In cotton and tobacco fields, hardwood and pine forests, rice fields, goldmines, rivers, and levees, slavery brought about even more dam-

age to the environment. Although the author sets out many more examples of damage, he acknowledges that "the environmental devastation chronicled in this book pales in comparison to the brutality of American slavery on human bodies and souls. Yet looking at slavery through an environmental lens reveals how the chattel principle poisoned everything it touched."

Note: The book's author, David Silkenat, a senior lecturer in American history at the University of Edinburgh, has strong North Carolina connections. His wife's parents live in Chapel Hill. His father-in-law, Willis Whichard, was a North Carolina supreme court justice and dean of Campbell University's law school. Whichard himself is the author of an important new book, "A Consequential Life: David Lowry Swain, Nineteenth-Century North Carolina, and Their University."

Highlands-Cashiers Center for Life Enrichment

Noted for his access to football programs and coaches in the Southeast, his wit and his keen insights, Tony will return to Highlands for the fifth year to talk about his favorite subject. With emphasis on the ACC and SEC football programs, he will offer his predictions about the upcoming 2022 season.

Joining Tony will be play by play announcer, Don Munson from Clemson University and Ford Williams, Executive Associate Athletic Director at University of Georgia to comment on the turmoil in college sports due to the transfer portal; the impact of name, image and likeness rules; more conference realignments; and the pros and cons of potential playoff expansion.

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CHHS to host open house celebrating 35th anniversary

By Kaylee Cook
reporter@highlandsnews.com

This year marks the 35th anniversary of the Cashiers Highlands Humane Society and they're inviting the community to come help them celebrate at the return of their annual open house event.

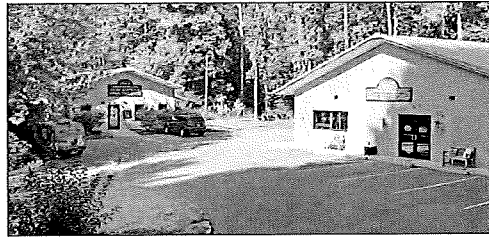
This will be the first time in two years that the Humane Society will hold its open house due to the effects of COVID-19.

The event will be held on July 23 from 11 a.m.

until 2 p.m. and will boast multiple kids activities, food, music, \$10 rabies vaccinations, free nail trimmings and professional pet portraits by Marty Boone.

"It's a family friendly event," Cashiers Highlands Humane Society Executive Director David Stroud said. "We're going to have some fun stuff. We're still putting together some last-minute plans but I think we're going to have for kids, we're going to have face painting, and we're

See CHHS, Page 6B



Submitted Photo

The event will be held on July 23 from 11 a.m. until 2 p.m. and will boast multiple kids activities, food, music, \$10 rabies vaccinations, free nail trimmings and professional pet portraits by Marty Boone.

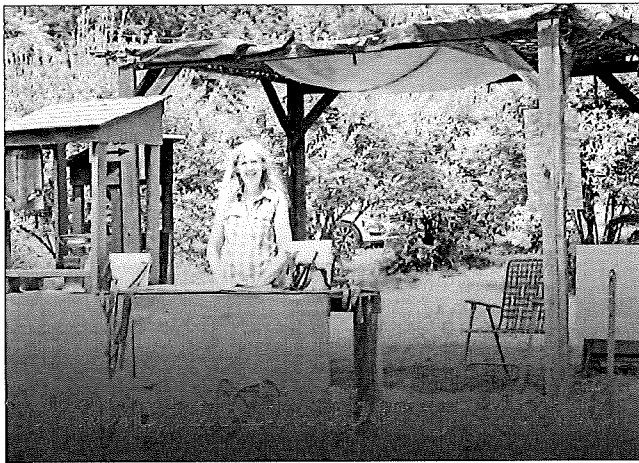


Photo by Kaylee Cook/Staff

The farm was first opened in the 1970s by Pelham Thomas, a former math professor at Western Carolina University.

Local 'you-pick' blueberry farm gearing up for busy season

By Kaylee Cook
reporter@highlandsnews.com



Photo by Kaylee Cook/Staff

Blueberries are an extremely healthy food that are rich in nutrients such as Vitamin A and Vitamin C.

July is national blueberry month, and a Cullowhee based farm allows visitors the opportunity to pick their own berries while enjoying the peaceful landscape.

Thomas Berry Farm is a 'pick-your-own' blueberry farm located at 78 Medallion Dr. in Cullowhee along the Tuckasee River. The two-acre farm boasts more than 400 blueberry bushes, all of the rabbiteye variety. The farm is open every day from 9 a.m. until 7 p.m. and charges \$4 per pound of berries.

"I think it is more of a summer activity related thing for families, you know, or just individuals," owner Cindy Anthony said. "I see just women or even men coming out here alone, and honestly, it's really peaceful just to walk between the bushes and pick berries. I think just being out here by the river is a quiet, peaceful location."

The farm was first opened in the 1970s by Pelham Thomas, a former math professor at Western Carolina University. Thomas, who passed away in 2020 at the age of 98, was a World War II marine veteran who started out as a county agricultural agent before earning his Ph.D. in mathematics. Thomas retired from teaching to open his fruit farm, which started out at a strawberry farm before he switched to blueberries.

"He started out with strawberries, and they were more maintenance so he chose to move from strawberries to blueberries."

See BLUEBERRIES, Page 6B

Mountain Theatre Company hosts Spotlight event

MTC's largest fundraiser of the year a huge success

From Staff Reports

Mountain Theatre Company at the Highlands Playhouse hosted their annual fundraising benefit event, Spotlight, on July 10, 2022, at Highlands Falls Country Club. They promoted this unique "Interactive Entertainment Benefit" as unlike any other, and the event sold out in only ten days. The evening featured pop-up musical performances, a Dancing With the Playhouse Stars competition, visual art created live during the event by local artist Carol Misner, and silent and live auctions. Executive chef of Highlands Falls Country Club, Shawn Olah, curated a multi-course seated dinner where patrons raised a glass and raised support for Mountain Theatre Company's bright future on the Plateau.

The evening spotlighted MTC's mission to "Engage our society by presenting stories on our stage that connect and uplift our audience; Enrich our culture by providing community outreach programs to adults and youth in our surrounding area; Entertain our audiences by bringing quality professional theatre to the Highlands-Cashiers Plateau; and Educate our community by inspiring future and longtime arts advocates in the performing arts."

Multiple performances throughout the event by the current MTC cast of Jersey Boys was a spectacular hit. They performed musical numbers from MTC's 2022 Mainstage season including a medley of songs from Jersey Boys, "Boogie Woogie Bugle Boy" from Sentimental Journey, and an emotional grand finale of "Heart Behind These Hands" from Brooklyn: The Musical.

A highlight of the evening was the presentation of MTC's Inaugural Community Spotlight Awards. Three awards were presented during the evening to recognize and give focus to individuals, organizations, and companies who have been significant supporters of MTC and of the performing arts in the Highlands-Cashiers community. The three awards were given as follows:

See SPOTLIGHT, Page 6B



Photo by Bryan Kisher Photography

The full cast sings the final song, "Heart Behind These Hands" from Brooklyn: The Musical at Mountain Theatre Company's Spotlight Benefit Event.

Nature Notes



Submitted Photo

The Bullfrog (*Lithobates catesbeianus*) makes a series of deep bass notes.

Question: What kind of frogs do I hear calling?
-Anonymous, Highlands

Answers: Male frogs call to attract females during their breeding season. Although several species of frogs can occur at different elevations in our region, there are only a few relatively common species locally.

There are two species of toads, the American Toad (*Bufo americanus*) and the Fowler's Toad (*Bufo fowleri*). American toads produce a long, sustained one-note trill, while Fowler's toads make several short calls that sound like a referee's whistle blast. Toads usually call most often in early spring.

In addition, there are two species of treefrogs and their relatives that may be heard during the spring and summer months: the Cope's Gray Treefrog (*Hyla chrysoscelis*) and the Spring Peeper (*Pseudacris crucifer*). The gray treefrog is usually heard calling high up in the trees and produces a loud, fast, high-pitched, vibrating trill. Spring peepers are more commonly heard calling from low bushes and grasses and as its name

suggests, makes a loud, high whistling "peep."

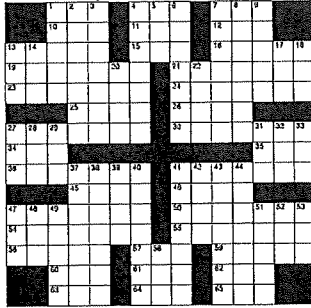
There are also four species of true frogs. The Bullfrog (*Lithobates catesbeianus*) makes a series of deep bass notes best described as a moaning cow, or "jug-o-rum." The smaller Green Frog (*Lithobates clamitans*) sounds like a banjo string being plucked loudly. The Pickerel Frog (*Lithobates palustris*) is not very loud and sounds like a snore lasting 1-2 seconds. Each of these is usually heard near bodies of water, and mainly during the summer months.

However, the Wood Frog (*Lithobates sylvaticus*) is a winter breeder. It lays its eggs in ephemeral pools found in moist deep woods and makes a sound similar to that of clucking chickens.

- Patrick Brannon,
Highlands Biological Station

Submit your question about nature by calling 828-526-4123 or by visiting highlandsbiological.org.

Puzzle Solutions On Page 68



CLUES ACROSS

- 1. America's WW2 President
4. Move earth
7. Insecticide
10. Naturally occurring solid material
11. Slate of furs
12. Bhutanesse wine
13. Greek island
15. Taxi
16. Tanzanian ethnic group
19. Medical foot
21. Boasted
23. Eel-like vertebrate
24. Small freshwater lakes
25. Morally base
26. Hot odd
27. Where you live
30. Fixed in place
34. A very large body of water
35. Moved quickly
36. Winged horse
41. Small waterfall
45. Hoopster Gasol
46. One who mimics
47. Tropical plant
50. Used of walls
54. A citizen of Iran
55. Christian hermit
58. She marries the groom
59. American patriotic society
60. Wine grape
60. School of Buddhism
61. A team's best pitcher
62. Consumed
63. Time zone
64. Part of a company name
65. Type of bulb

CLUES DOWN

- 1. Marine protozoan
2. You use it for your eyes
3. Set aside for a later time
4. Medical foot
5. Famed Journalist Tarbell
6. Consensus quickly
7. Rewards in a civil suit
8. Kamado are some
9. Ballroom dance
13. Chum
14. Comedienne Gasterlyer
17. A room to relax
18. Commercials
20. Six (Spanish)
22. Wild party
23. Small European river
28. Baseballer Gordon
29. Eccentric person
31. A way to save for your future
32. Young boy
33. Midway between northeast and east
37. Charged
38. Prominent
39. Genus of seabirds
40. Even regarded as wrong
41. Skipped in a lively way
42. Multi-function raster (abbr.)
43. A country in Africa
44. Burn a corpse
47. Women's movement
48. Hit, great Bobby
49. Coarse, green material
51. Treated with calcium oxide
52. When you hope to get there
53. "Partridge" actress Susan
58. What thespians do

Mountain Flavors

Recipes are everywhere. While waiting in an ER Veterinary Clinic due to a concern for my dearley loved Australian Shepherd I read a "Columbia Metropolitan" Magazine that featured a French lentil salad with Greek ingredients. Soup can be a real comfort in times of stress even in our hot weather.



Marilyn Underhill Columnist

Lentils are a nutrient-dense and healthy food. The Ancient Egyptians and Romans were early users of lentils. You can purchase brown, green, orange, and red lentils. When you cook them, they break down and become somewhat mushy. That feature is fine in soups or dips, but not desirable in a salad. French lentils are dark green with black speckles. If the lentils are grown in the Puy region of France, they are called "Puy lentils."

dressing is a quick and nutritious lunch. The following recipe from "Columbia Metropolitan" can be a refreshing meal and even heartier meal when topped with leftover salmon, tuna, or cooked chicken. This is a perfect summer recipe. Bon appetit.

French lentil salad with Greek ingredients

- Ingredients
1 cup French or "puy" lentils, sorted and rinsed
1 teaspoon salt
1/2 bunch of kale, destemmed and thinly sliced
1/2 cup sundried tomatoes, sliced
1/2 cup roasted red peppers, sliced into strips
1/2 cup Kalamata olives
1/2 cup marinated artichoke hearts
1 tablespoon fresh dill, chopped
3 tablespoons flat leaf parsley, chopped
1 cup sheep milk feta, crumbled

Directions
Rinse lentils and check through for small rocks and stones. Place in a small pot with 3 cups of water and the salt. Bring

to a boil covered, then lower to a simmer for about 10 minutes. The lentils should be soft enough to eat but not mushy. Depending on the age of the lentils, they could take longer to cook. Drain the lentils and allow them to cool.

Bring a medium pot of salted water to a boil. Drop in the sliced kale and drain immediately. The kale will be bright green. Add the kale and remaining ingredients to the cooked lentils. Toss in the following Greek Marinade.

- Greek marinade
Ingredients
4 tablespoons extra-virgin olive oil
2 tablespoons lemon Juice
2 tablespoons red wine vinegar
2 cloves garlic, minced
1 tablespoon fresh oregano or 1 teaspoon dried
1 tablespoon fresh thyme or 1 teaspoon dried
1/2 teaspoon salt
Pepper to taste

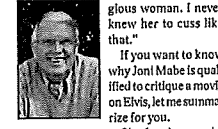
Directions
Whisk ingredients together and pour over the lentil salad. Can be served hot, room temperature or cold. Enjoy.

'Elvis' movie is good, but not perfect, museum owner says

The new movie "Elvis" is an out-to-watch list, but before I fork out 21 bucks for two tickets, I want a rating from a real person, not some reviewer's paid-for hype. I called Joni Mabe in Cornelia, Georgia. I knew she would've seen the movie already and would have an honest opinion about the story and acting. Anyone who would purchase Elvis Presley's wart from a doctor surely would know the skinny on the King of Rock 'n' Roll.

The movie, Mabe said, was pretty good, but not perfect. Austin Butler did a good job portraying Elvis, "but sometimes when he curled up his lip, he looked more like John Travolta than Elvis. But Elvis would

be hard to play." Elvis's mama, Gladys, was not represented well in the movie. "She wasn't in but two or three scenes, and she was drinking and cussing," Mabe said. "She was a religious woman. I never knew her to cuss like that."



Phil Hudgins Columnist

She has been a devoted Elvis fan since he died 45 years ago. She knows the facts and figures, plus the songs.

She owns an Elvis museum in Cornelia (during summer months it's open from 10 a.m. to 4 p.m. Friday and Saturday).

Her museum not only displays Elvis's wart, removed from his hand before he entered the army in 1958, she also has a clipping believed to have been snipped from the King's very own toe. She found it, when no one was looking, crawling around on her hands and knees in the Jungle Room of Elvis's Graceland in Memphis. There it was, nestled in that green shag carpet. She can't prove the toe clipping belonged to Elvis, but she is sure about the wart. She paid good money for that wart. And now, believe it or not, she can display three or four fingernail clippings from singing.

See HUDGINS, Page 68

HOROSCOPES

ARIES: Mar 21-Apr 20
This week you may find yourself taking on a teaching or mentoring role, Aries. It is one way to volunteer in the community and pay it forward.

TAURUS: Apr 21-May 21
Taurus, this week it may be challenging for you to relate to others on a certain level. Try to put yourself in someone else's shoes and see things from a different perspective.

GEMINI: May 22-Jun 21
It's possible you will find people to be extra aggressive this week, Gemini. Try not to react to what they are putting out. Instead, deflect that negative energy.

CANCER: Jun 22-Jul 22
Get together with others this week because you can use some extra support, Cancer. Otherwise, you may find yourself floundering in an uncomfortable situation.

LEO: Jul 23-Aug 23
Leo, self-control is important for you this week, especially as it pertains to shopping. Do not buy every item you see. Rather, think through purchases before taking the plunge.

VIRGO: Aug 24-Sept 22
This is a good week to look at things in a new way. All it may take is viewing something from a new angle or with a revised attitude to have an entirely new perception.

LIBRA: Sept 23-Oct 23
Take a break and get some exercise in the process, Libra. Visit a nearby park and take an extended bicycle ride or jump in the pool to swim a few laps. Enjoy fresh air and breathing room.

SCORPIO: Oct 24-Nov 22
This week you may consider furthering your education or learning new skills. Try volunteering if you're not ready for a financial commitment or if you don't want a firm schedule.

SAGITTARIUS: Nov 23-Dec 21
Spend time with people who care about you, Sagittarius. They can help brighten your day when things feel overwhelming and provide advice when you need it most.

CAPRICORN: Dec 22-Jan 20
Hold your tongue as much as possible, Capricorn. Even a slight criticism may put a person off you for a while and that can cause friction that is tough to overcome.

AQUARIUS: Jan 21-Feb 18
Aquaarius, even though you would like to spend most of your time planning fun activities for the future, this week you have to hunker down and focus on business.

PISCES: Feb 19-Mar 20
You may be more sentimental now than in the past. Pisces. Feelings evolve and there is no wrong way to feel. Go with the flow.

SUDOKU

9x9 grid with numbers for a Sudoku puzzle. The grid contains some numbers and empty cells for solving.

Level: Intermediate

Puzzle Solutions On Page 58

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SAVE HIGHLANDS

SAVEHIGHLANDS.COM

On July 14, 2022, the Town of Highlands Board of Commissioners introduced an ordinance that would completely ban all short term rentals in R1 and R2, grandfathered or otherwise. This makes up almost all STRs in Highlands.

Save Highlands has conducted an impact study and the results are devastating for this community.

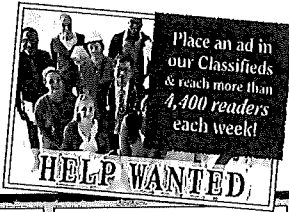
- The study estimates 385 STRs throughout zones R-1, R-2 and R-3.
- STR guests contribute nearly \$3.8M annually in Sales and Occupancy Tax.
- STR guests spend an average of \$575 per day on gas, groceries, restaurants, shopping, and activities while staying at STRs.
- The study estimates STR guests spend more than \$19M at Main Street businesses annually.
- That equates to a nearly \$122k annual loss for each main street business.

Are you a business or a local who relies on tourism dollars to put food on the table?

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<p>Call or come by our office: 134 North Fifth Street Highlands, NC 28741 (828) 828-4114 • Fax (828) 526-3658</p> <p>Mail us: The Highlander PO Box 249, Highlands, NC 28741</p> <p>Email for more information: classifieds@highlandnews.com</p> <p>Visit our website: www.highlandnews.com (All classified liner ads appear on website.)</p>	<p>Classified Rates, Deadlines & Incorrect Ads</p> <p>Rates: Regular line classified ads are \$8.00 for 10 words and 30 cents for each additional word. Ask us about multiple paper discounts. Classified display ads are charged by the inch rather than by the word. Contact the retail advertising department for size and price.</p> <p>Deadlines: Ads for the Thursday edition must be faxed, e-mailed or brought in by 4:00 on the preceding Monday.</p> <p>Incorrect Ads: It is the responsibility of each customer to notify the paper of any mistakes in an ad before it runs again. Credit will be given for the first incorrect insertion only.</p>	<p>Classified Payment</p> <p>Payments: The Highlander requires cash in advance or payment by MasterCard, Visa or Discover (account number and expiration date needed) unless an active account is on record at time of placement.</p> <p>Highlander Policy</p> <p>Policy: For the protection of our readers, The Highlander attempts to screen classifieds and display advertising before the information is published. Occasionally, the accuracy of some advertisements cannot be verified, or an ad cannot be referred. We encourage you to use caution in responding to ads that appear to be of questionable nature.</p>	<p>Fair Housing Act</p> <p>All real estate advertisement herein is subject to the Federal Housing Act which makes it illegal to advertise any preference, limitation or discrimination because of race, color, religion, sex, handicap, family status or national origin, or intention to make any such preference, limitation or discrimination. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis. To complete a discrimination, call HUD toll free at 1-800-679-7777. The toll free number for the hearing impaired is 1-800-877-2025. The publisher reserves the right to reject any real estate advertising.</p>
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<p>HOME REPAIR / MAINTENANCE</p> <p>Pressure Washing/Termite Maintenance, Locally Owned, (828) 337-5857</p> <p>Residential Carpet Cleaning Locally Owned, (828) 337-5657</p>	<p>MISCELLANEOUS SERVICES</p> <p>KOSTER</p> <p>"GRAVEL SALES AND DELIVERY" MULCH "LANDSCAPE SUPPLIES" "ATV & MOVER SALES & SERVICE" "EQUIPMENT RENTALS" 424 Tensell Road, Franklin 828-349-8489 www.kosterequipment.com</p>	<p>FOOD SERVICES</p> <p>PRIMARY RESTAURANT + BAR</p> <p>Primary Restaurant + Bar (310 Main St, Highlands) is looking for Full Time/ Part Time Front of House Staff- Bussers/ Servers/ Food Runners/ Bartenders and Back of House Kitchen Candidates (S17-S25). Experience preferred but not required. Competitive pay and tips. We offer extensive training. Come be a part of our team and bring your contagious energy that inspires everyone. Apply online: www.PrimeHighlands.com or email Curis@PrimeHighlands.com</p>	<p>FOOD SERVICES</p> <p>RETAIL</p> <p>McCulley's Highlands and Cashiers, part-time or Full-time work. 828-500-0928.</p>	<p>EDUCATION</p> <p>CHEROKEE CENTRAL SCHOOL JOBS</p> <p>Cherokee Central School is currently taking applications for employment for the following job opportunities, all jobs are open until filled unless otherwise indicated: Special Education Parent Support Specialist Elementary Social Emotional Learning Consultant Elementary School Counselor Elementary Teacher Cherokee Language Instructor Full Time Elementary Special Education Teacher Assistant- STARS Elementary Special Education Teacher Middle School Special Education Teacher High School Math Teacher Speech Language Pathologist JV Cheer Coach JV Women's Basketball Head Coach Custodian Middle School License Professional Counselor School Nurse - Middle School High School Health Teacher Menu Planner - Child Nutrition Assistant Technology, Engineering, and Design Teacher Auto Mechanics Teacher Food Service Worker - 4 hr Food Service Worker - 6 hr Part-Time Security For full details and job descriptions, please visit our website: https://phl.applicant.com/cherokeecentral/onlineapp/ or visit http://www.ccsc.org/apps/pages/human_resources for more information.</p>	<p>WANTED TO BUY</p> <p>BEST PRICES PAID, CASH for Gold, Silver, Coins, Jewelry or we can call your jewelry on wishings. Near the crossroads at Shoppes on the Green at 94 HWY 84 W, Cashiers, Donations accepted - call SJP at 828-226-2588. Check out our 25% off Summer sale on furniture, art, rugs, and lighting!</p>
<p>PROFESSIONAL KNIFE/SCISSOR sharpening Monday through Saturday, Kitchen Sink, Inc. (828)524-2956.</p>	<p>GENERAL EMPLOYMENT</p> <p>NEWSPAPER JOBS</p> <p>Looking to join a team that is dedicated to building strong communities? Community Newspapers Inc. is looking for reporters, advertising sales representatives, graphic designers and printers to help us tell the stories that shape our communities in Western North Carolina, Northeast and Coastal Georgia and Florida. Visit cni.newspapers.com/careers for current openings.</p>	<p>HIRING CABINET SHOP</p> <p>Apprentice for full-time employment in Sealy Mountain. Must have reliable transportation. Benefit package available after 90 days of employment. Please call (828)266-4929 to arrange to pick up an application from 330 Spring St in Highlands.</p>	<p>RETAIL</p> <p>McCulley's Highlands and Cashiers, part-time or Full-time work. 828-500-0928.</p>	<p>EDUCATION</p> <p>CHEROKEE CENTRAL SCHOOL JOBS</p> <p>Cherokee Central School is currently taking applications for employment for the following job opportunities, all jobs are open until filled unless otherwise indicated: Special Education Parent Support Specialist Elementary Social Emotional Learning Consultant Elementary School Counselor Elementary Teacher Cherokee Language Instructor Full Time Elementary Special Education Teacher Assistant- STARS Elementary Special Education Teacher Middle School Special Education Teacher High School Math Teacher Speech Language Pathologist JV Cheer Coach JV Women's Basketball Head Coach Custodian Middle School License Professional Counselor School Nurse - Middle School High School Health Teacher Menu Planner - Child Nutrition Assistant Technology, Engineering, and Design Teacher Auto Mechanics Teacher Food Service Worker - 4 hr Food Service Worker - 6 hr Part-Time Security For full details and job descriptions, please visit our website: https://phl.applicant.com/cherokeecentral/onlineapp/ or visit http://www.ccsc.org/apps/pages/human_resources for more information.</p>	<p>WANTED TO RENT</p> <p>Responsible professional seeks long term rental in Highlands or surrounding areas. Must be clean space physically and energetically. Call/text Elizabeth 853-850-4276</p>
<p>PROFESSIONAL KNIFE/SCISSOR sharpening Monday through Saturday, Kitchen Sink, Inc. (828)524-2956.</p>	<p>GENERAL EMPLOYMENT</p> <p>NOW HIRING EXPERIENCED</p> <p>in the Cashiers/Glenville Area. Call Joel at 828-743-6042</p>	<p>THE TOWN OF HIGHLANDS IS ACCEPTING APPLICATIONS for a Police Officer at the Highlands Police Department. Applicants must have a high school diploma/GED or greater, must have completed basic law enforcement training and possess a BLET certificate, a NC drivers license, and have completed requirements established by the NC Justice Training and Standards Commission for certified law enforcement officers. Salary \$37,356.80 - \$55,076.80 based on experience. Must be able to work a rotating shift, this includes days, nights and weekends. Please submit a Town of Highlands application to the HR Director, Emilee Nickerson, at Town Hall or email emilee.nickerson@highlandnews.com. Open Until filled. The Town of Highlands is an Equal Opportunity Employer.</p>	<p>RETAIL</p> <p>McCulley's Highlands and Cashiers, part-time or Full-time work. 828-500-0928.</p>	<p>EDUCATION</p> <p>CHEROKEE CENTRAL SCHOOL JOBS</p> <p>Cherokee Central School is currently taking applications for employment for the following job opportunities, all jobs are open until filled unless otherwise indicated: Special Education Parent Support Specialist Elementary Social Emotional Learning Consultant Elementary School Counselor Elementary Teacher Cherokee Language Instructor Full Time Elementary Special Education Teacher Assistant- STARS Elementary Special Education Teacher Middle School Special Education Teacher High School Math Teacher Speech Language Pathologist JV Cheer Coach JV Women's Basketball Head Coach Custodian Middle School License Professional Counselor School Nurse - Middle School High School Health Teacher Menu Planner - Child Nutrition Assistant Technology, Engineering, and Design Teacher Auto Mechanics Teacher Food Service Worker - 4 hr Food Service Worker - 6 hr Part-Time Security For full details and job descriptions, please visit our website: https://phl.applicant.com/cherokeecentral/onlineapp/ or visit http://www.ccsc.org/apps/pages/human_resources for more information.</p>	<p>WANTED TO RENT</p> <p>Responsible professional seeks long term rental in Highlands or surrounding areas. Must be clean space physically and energetically. Call/text Elizabeth 853-850-4276</p>
<p>ESTABLISHED CUSTOM HOME BUILDER</p> <p>in Highlands/Cashiers area looking for project superintendent to manage multiple sites and sub-contractors. Send resume to JW Underwood Construction LLC, PO Box 147, Highlands, NC 28741, or email to jw@jwunderwoodconstruction.com.</p>	<p>WARTH CONSTRUCTION INC.</p> <p>Hiring for Carpenters, Carpenter Helpers and Laborers for full time employment in Highlands. All applicants must have reliable transportation. Benefit package available after 90 days of employment. Please call (828)526-4529 to arrange to pick up an application from 330 Spring Street in Highlands.</p>	<p>SUMMIT CHARTER SCHOOL</p> <p>is hiring for the following positions: Business Office/Exceptional Children Teacher School Counselor Please visit www.summitcharter.org/careers or call 828-743-5755 for more information or to apply.</p>	<p>RETAIL</p> <p>McCulley's Highlands and Cashiers, part-time or Full-time work. 828-500-0928.</p>	<p>EDUCATION</p> <p>CHEROKEE CENTRAL SCHOOL JOBS</p> <p>Cherokee Central School is currently taking applications for employment for the following job opportunities, all jobs are open until filled unless otherwise indicated: Special Education Parent Support Specialist Elementary Social Emotional Learning Consultant Elementary School Counselor Elementary Teacher Cherokee Language Instructor Full Time Elementary Special Education Teacher Assistant- STARS Elementary Special Education Teacher Middle School Special Education Teacher High School Math Teacher Speech Language Pathologist JV Cheer Coach JV Women's Basketball Head Coach Custodian Middle School License Professional Counselor School Nurse - Middle School High School Health Teacher Menu Planner - Child Nutrition Assistant Technology, Engineering, and Design Teacher Auto Mechanics Teacher Food Service Worker - 4 hr Food Service Worker - 6 hr Part-Time Security For full details and job descriptions, please visit our website: https://phl.applicant.com/cherokeecentral/onlineapp/ or visit http://www.ccsc.org/apps/pages/human_resources for more information.</p>	<p>WANTED TO RENT</p> <p>Responsible professional seeks long term rental in Highlands or surrounding areas. Must be clean space physically and energetically. Call/text Elizabeth 853-850-4276</p>
<p>IF YOU ARE LOOKING for a change or just a new job in general, Joel Rice Excavating may have what you are looking for! We are hiring for all positions. Please call us or come by our office between 9am to 5pm M-F to fill out an application. Joel Rice Excavating, 327 Hunter Rd, Cashiers 828-743-5901.</p>	<p>WATER/WASTEWATER OPERATOR</p> <p>CERTIFIED WATER/WASTEWATER OPERATOR needed in the Sylva/Cashiers Area. Full Time Employment. Need self motivated, honest, tend hard working individual. Well established contract operations firm offers competitive wages and benefits. Valid Drivers license required. Company vehicle provided. Call 828-251-1900.</p>	<p>THE TOWN OF HIGHLANDS IS ACCEPTING APPLICATIONS for a Police Officer at the Highlands Police Department. Applicants must have a high school diploma/GED or greater, must have completed basic law enforcement training and possess a BLET certificate, a NC drivers license, and have completed requirements established by the NC Justice Training and Standards Commission for certified law enforcement officers. Salary \$37,356.80 - \$55,076.80 based on experience. Must be able to work a rotating shift, this includes days, nights and weekends. Please submit a Town of Highlands application to the HR Director, Emilee Nickerson, at Town Hall or email emilee.nickerson@highlandnews.com. Open Until filled. The Town of Highlands is an Equal Opportunity Employer.</p>	<p>RETAIL</p> <p>McCulley's Highlands and Cashiers, part-time or Full-time work. 828-500-0928.</p>	<p>EDUCATION</p> <p>CHEROKEE CENTRAL SCHOOL JOBS</p> <p>Cherokee Central School is currently taking applications for employment for the following job opportunities, all jobs are open until filled unless otherwise indicated: Special Education Parent Support Specialist Elementary Social Emotional Learning Consultant Elementary School Counselor Elementary Teacher Cherokee Language Instructor Full Time Elementary Special Education Teacher Assistant- STARS Elementary Special Education Teacher Middle School Special Education Teacher High School Math Teacher Speech Language Pathologist JV Cheer Coach JV Women's Basketball Head Coach Custodian Middle School License Professional Counselor School Nurse - Middle School High School Health Teacher Menu Planner - Child Nutrition Assistant Technology, Engineering, and Design Teacher Auto Mechanics Teacher Food Service Worker - 4 hr Food Service Worker - 6 hr Part-Time Security For full details and job descriptions, please visit our website: https://phl.applicant.com/cherokeecentral/onlineapp/ or visit http://www.ccsc.org/apps/pages/human_resources for more information.</p>	<p>WANTED TO RENT</p> <p>Responsible professional seeks long term rental in Highlands or surrounding areas. Must be clean space physically and energetically. Call/text Elizabeth 853-850-4276</p>
<p>WATSON CONTRACTING INC. is seeking a diesel / general mechanic. Pay based on experience. Apply in person at 742 Industrial Park Rd., Franklin NC. A</p>	<p>WARTH CONSTRUCTION INC.</p> <p>Hiring for Carpenters, Carpenter Helpers and Laborers for full time employment in Highlands. All applicants must have reliable transportation. Benefit package available after 90 days of employment. Please call (828)526-4529 to arrange to pick up an application from 330 Spring Street in Highlands.</p>	<p>SUMMIT CHARTER SCHOOL</p> <p>is hiring for the following positions: Business Office/Exceptional Children Teacher School Counselor Please visit www.summitcharter.org/careers or call 828-743-5755 for more information or to apply.</p>	<p>RETAIL</p> <p>McCulley's Highlands and Cashiers, part-time or Full-time work. 828-500-0928.</p>	<p>EDUCATION</p> <p>CHEROKEE CENTRAL SCHOOL JOBS</p> <p>Cherokee Central School is currently taking applications for employment for the following job opportunities, all jobs are open until filled unless otherwise indicated: Special Education Parent Support Specialist Elementary Social Emotional Learning Consultant Elementary School Counselor Elementary Teacher Cherokee Language Instructor Full Time Elementary Special Education Teacher Assistant- STARS Elementary Special Education Teacher Middle School Special Education Teacher High School Math Teacher Speech Language Pathologist JV Cheer Coach JV Women's Basketball Head Coach Custodian Middle School License Professional Counselor School Nurse - Middle School High School Health Teacher Menu Planner - Child Nutrition Assistant Technology, Engineering, and Design Teacher Auto Mechanics Teacher Food Service Worker - 4 hr Food Service Worker - 6 hr Part-Time Security For full details and job descriptions, please visit our website: https://phl.applicant.com/cherokeecentral/onlineapp/ or visit http://www.ccsc.org/apps/pages/human_resources for more information.</p>	<p>WANTED TO RENT</p> <p>Responsible professional seeks long term rental in Highlands or surrounding areas. Must be clean space physically and energetically. Call/text Elizabeth 853-850-4276</p>
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FOR SALE:

Liter of five beautiful Cavalier King Charles Spaniels. Born May 25th 2022, ready for their forever homes now! Three males and two females. All puppies have had their first set of vaccines, deworming and a vet check before going to their new families!

Our puppies are raised in a healthy, clean environment with gentle and regular handling. Mom Tessa has a loving temperament and all pups are from a dog loving, family owner.

PLEASE REACH OUT TO:
alastairj@compbe@gmail.com
for more information.

Reach more than 4,400 READERS each week.

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PLACE YOUR AD TODAY!

<p>call</p> <p>828-526-4114</p> <p>Call us to place your classified ad</p>	<p>email</p> <p>classifieds@highlandnews.com</p> <p>Email us to place your classified ad</p>	<p>online</p> <p>highlandnews.com/classifieds</p> <p>PLACE A CLASSIFIED</p>	<p>office</p> <p>134 N. 5th Street</p> <p>Stop by our office in downtown Highlands</p>
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PICK YOUR FORMAT

<p>CONDOS FOR SALE</p> <p>2 bedroom, 2 1/2 bath with guest house. Fireplace, hardwood flooring, wrap around deck, lots of storage space. Easy walk to town, great views, 2 car garage. \$900,000. 828-060-0000.</p>	<p>#1 BASIC</p> <p>\$8 FIRST 10 words</p> <p>30¢ each ADDITIONAL word</p>	<p>CONSTRUCTION BUSINESS</p> <p>Building & Renovating Structural & Foundation Decks & Stairs Repair, Roofing, & More. 828-060-0000.</p> <p>#2 ENHANCED</p> <p>50¢/word for BOLD copy</p> <p>30¢/line for CENTERED copy</p> <p>\$3 for BOLD/RED copy</p>	<p>HOMES FOR SALE</p> <p>2BR/2BA in Highlands, Great views, close to town. Call 828-000-0003.</p> <p>#3 CUSTOM</p> <p>\$8 add a PICTURE or LOGO</p>
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Cashiers-Highlands Humane Society

A model citizen named Kane

Whenever a conversation takes place about the greatest movie of all time, there is certainly plenty of discussion and debate. But there's no question among many that the top of the list belongs to the 1941 drama Citizen Kane. Citizen Kane was produced by, directed by, and starred Orson Welles. From a poll in 1988 of more than 1,500 artists and leaders in the movie industry, the American Film Institute ranked Citizen Kane as number one. AFI released an updated list in 2007 and Citizen Kane still retained its top ranking.

Sometimes the staff at the Cashiers-Highlands Humane Society will banter about who they think deserves the title of the greatest shelter dog of all time. That is quite an unscientific poll, however, since although three of us at CHHS have been at the shelter for a near-decade or more, we can't speak of the animals who came before us in our 35-year history. But we can say that a current candidate for that number one ranking is two-year-old Kane.

Kane is a spectacularly wonderful dog. That may be chock-full of superlatives but meet this friendly canine and you just might agree. Kane has excellent manners with the exception of sometimes jumping up to give hugs due to his exuberant desire to show affection. He loves everyone he meets, whether two-legged or four-legged.

Kane walks like a gentleman on a leash and he was an absolute favorite walking companion of last week's youngsters in our summer Critter Camp program. In summary, we believe Kane would make the perfect canine companion for any dog-loving family.

The adoption fee for Kane is \$100 which includes already being neutered, microchipped, up to date on vaccinations and flea/heartworm preventative, a free starter bag of food, and a free ID tag. To adopt this model citizen, please complete the application on our website at chhumane.org, or call 828-743-5752 for more information.

Rosebud.

Open House

This Saturday, July 23rd from 11 a.m. until 2 p.m., the Cashiers-Highlands Humane Society is celebrating our annual Open House and our 35th anniversary. The event is family-friendly and pet-friendly. Bring the kids and bring the pets for lots of fun-filled activities, including: a low-cost (\$10) rabies vaccination clinic; pet portraits by Marty Boone (from 11am-12:30pm); free nail trim for pets; food and refreshments; music; a CHHS Hikers for Hounds "mini-hike"; raffle prizes and much more. Plus, all adoption fees during our Open House are just \$35.

The Open House will feature tours of our 10-acre campus, the CHHS Canine Adop-



Photo by Many Boone

Kane is a spectacularly wonderful dog. Come meet this friendly canine and you just might agree.

tion Center, the CHHS Feline Adoption & Animal Care Center, and the CHHS H.E.A.R.T. of North Carolina rescue vehicle. Come share in the celebration of our lifesaving work that has resulted in the rescue and adoption of thousands of abandoned, abused and neglected animals in our community over the past 35 years.

Cashiers-Highlands Humane Society is located at 200 Gable Drive in Sapphire, one and a half miles east of the Cashiers Ingles supermarket in between Cedar Creek Club and Lonesome Valley on Highway 64 East. The no-kill shelter is open 10 a.m., until 4 p.m., Tuesday through Saturday.

- By David Stroud
CHHS executive director

Rec News

Classes

• Heart Healthy Exercise Class Monday - Wednesday and Friday, 8:30-9:30am. We have a new instructor Cathy Hodgson. Contact the Recreation Department at 828-526-3556 for more information. The cost for the class is \$25 per month.

• Aerobics with Tina Rogers-Monday, Wednesday, and Friday from 8-9 a.m.

• Exercise Class with Michelle Lane - Tuesday and Thursday at 5:30pm. This will be a combination class with many different type of exercise.

• Strength training (Tuesdays, 8:15 a.m., until 9:15 a.m.) Aim for strong, lean muscles using light weights, body weight, and high repetition to shape and tone. Learn proper form and range of motion to safely target all muscle groups for a metabolic boost and feel great.

• Kickboxing (Thursdays, 8:15 a.m., until 9:15 a.m.) An exhilarating and fun mix of martial arts for a calorie-burning workout. Learn the proper form and technique to execute jabs, hooks, uppercuts and front and side roundhouse kicks in a non-contact setting. No martial arts background necessary.

• Zumba with Gay Chalpin (Tuesdays and Thursdays 4:30-5:30 p.m.)

• Pilates - Strength and stretch with Autumn Lucas, Tuesdays and Thursdays, from 10:30-11:30 a.m. Combining

Pilates mat work, Yoga and Restorative Exercise techniques, this all-level class is designed to increase strength, improve flexibility and assist in better body alignment. Classes began on Tuesday, Nov. 9.

The Recreation Department is excited to have the three indoor Pickle Ball courts and six outdoor Court open once again. Pickle Ball will be played at the Recreation Department Gym every Monday, Tuesday, Wednesday, Thursday and Friday 10 a.m. - 1 p.m. (notice the days and time has changed.) everyone is welcome so come out and enjoy a game of Pickle Ball.

Pool Schedule

• Lap Swim, Monday through Friday, 6 - 9:45 a.m., Monday and Thursday, 5 - 7 p.m. a.m. one and two lanes (shared pool) and Saturday, 10 a.m., until 11 a.m., with Karen Chambers.

• Adult Swim - 18 years and older, Monday through Friday from 11:30 a.m. to 1:30 p.m. and Saturday from 10-11 a.m. shared with lap swim. Available equipment- water weights, adult pool noodles, fins, water jog belt and kickboards.

• Public Swim - Monday through Thursday from 11 a.m., until 7 p.m., Friday and Saturday from 11 a.m. to 6 p.m., and Sunday from 1-6 p.m.

• Water Aerobics - 18 years and older, Monday through Friday from 10 - 11 a.m.

• Aqua Fit Tuesday and Thursday 11:30 a.m., to 12:30 p.m., with Autumn Lucas. Kick up your water workout a notch with this aqua based cardio and strength class.

Swim Schedule

Swimmers Hurricane summer swim team practice began on Tuesday, May 31. Call Steve Hott at 828-421-4121 for more information.

Call the pool at 828-526-1595 if you have any questions concerning the pool.

For any other information contact Lester Norris or Maxine Ramey at 828-526-3556.

Men's Adult Summer Softball League

Men's Adult Summer Softball League scores for the week of July 11-14:

July 11: Highlands Rock Yard 17 vs. Low Hanging Fruit 11
First Baptist Church 22 vs. Cullasaja Glovers 13
DP 17 vs. Old Ed's 1

July 14: DP 20 vs. Cullasaja Glovers 5
Highlands Rock Yard 17 vs. First Baptist Church 22
The Regulators 15 vs. Low Hanging Fruit 15

Men's Adult Summer Softball League schedule for the week of July 21-28:

Thursday, July 21: 6:15 p.m. - Old Ed's vs. Highlands Rock Yard
7:15 - The Regulators vs. DP

8:15 - Low Hanging Fruit vs. First Baptist Church

Monday, July 25: 6:15 p.m. - Low Hanging Fruit vs. DP

7:15 p.m. - Old Ed's vs. The Regulators

8:15 p.m. - Cullasaja Glovers vs. First Baptist Church

Thursday, July 28: 6:15 p.m. - Low Hanging Fruit vs. Highlands Rock Yard

7:15 p.m. - Cullasaja Glovers vs. First Baptist Church

Macon County Youth Volleyball Registration

Macon County Youth Volleyball season is here. Online registration started July 1 - July 26. Register at maconcountyouthvolleyball.com. In Person sign-ups will be held July 14 and July 26, at the Macon County Community Building from 5:30 - 7 p.m.

Macon County Youth Soccer

Registration is underway for Macon County Youth Soccer. Online registration started June 24 - July 22. Ages 5-18. Register at maconsoccer.net.

PUZZLE SOLUTIONS

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E	D	T	L	T	D	L	E	D										

HIGHLANDS AREA Church Directory

Blue Valley Baptist Church
Rev. Oliver Rice, Pastor,
706-782-3955
Sundays: School, 10 a.m.;
Worship, 11 a.m.
Evening services at 7 p.m. every 2nd and 4th Sunday.

Buck Creek Baptist Church
Rev. Jamie Passmore
Sundays: School, 10 a.m.;
Worship, 11 a.m.

Christ Anglican Church
464 Hwy. 64 East, Cashiers
Rev. Jim Murphy, Rector,
Office: 828-743-1701,
Sun. 9:30 a.m. Sunday School; 10:30 a.m. Worship Service.
Mon. Night Bible Study & Dinner, 6 p.m., call for details.

Christ Church of the Valley
www.cashiers.church
828-743-5470
Sunday worship 10:45 a.m.
Bible Study,
Men's - Tuesdays at 9:00 a.m.
Women's - Mondays at 11:30 a.m.

Christian Science Church
283 Spring Street
Sunday Service: 10:30 a.m.
Testimony Meeting: Third Wednesday, at 5:30 p.m.

Church of Jesus Christ of Latter Day Saints
North H.C. 28 and Pine Ridge Road,
828-369-8320
Steve Odey, Branch President,
828-524-1338
Sundays: Worship, 10 a.m.;
School, 11 a.m.

Church of the Wild Wood
828-506-0125
There will be no services in June at the Horse Cove location. Call to check back regarding potential July services.

Clear Creek Baptist Church
Pastor Jim Kinard
Sundays: School, 10 a.m.;
Worship, 11 a.m.; Prayer, 6:30 p.m.;
Service, 7 p.m.

Community Bible Church
Senior Pastor Gary Hevins
www.cbchighlands.com
3645 Cashiers Road,
828-526-4685,
Sundays: 9:30 a.m. Adult Sunday school, 10:45 a.m. worship service, 10:45 a.m. children's program, 12:15 p.m. youth group (lunch provided).
Tuesdays: 10 a.m. Women's Bible study, Thursdays: 7:30 a.m. Men's Bible study.

Community Bible Church
Senior Pastor Steve Kenndus
696 Sky Valley Way, #447
Sky Valley, GA 30537
susan@cbcskyvalley.com or
706.746.3144
Sundays: 9:30am Sunday school
10:45am Service

Episcopal Church of the Incarnation
The Rev. W. Bentley Manning
828-526-2968
Sunday services are at 8 a.m., Rite I spoken, in the Chapel; 10:30 a.m. Rite II with choir, in the Sanctuary
Morning Prayer is Monday through Thursday, 8:30 a.m. in the Chapel.

First Baptist Church
Dr. Mark Ford, senior pastor
828-526-4153
Sundays: Worship, 10:45 a.m.;
School, 9:30 a.m.
Wednesday: Men's Bible study,
8:30 a.m.; Women's Bible study,
10:30 a.m.

First Presbyterian Church
Curtis Fussell and
Emily Wilmarth, pastors
471 Main St., 828-526-3175
Sundays: 10 a.m. - Adults and children's classes; 11 a.m. - Worship

Goldmine Baptist Church
Goldmine Community, Franklin/
Highlands Road, Sundays: School,
10 a.m.; Worship, 11 a.m.

Highlands Central Baptist
Dan Robinson, Pastor
828-526-0774,
Corner of Buckcreek Road and 64 East
Sunday worship services:
9 a.m., 5 p.m.
Wednesday: Prayer Meeting, 6:30 p.m.

Highlands Assembly of God
Randy Reed, Pastor
421-9172, 165 South Sixth St.
Sundays: Worship, 11 a.m.

Highlands Seventh Day Adventist Church
Join us for Wednesday evening prayer and Bible Study
Contact Lloyd Kidder, 828-526-9474.

Highlands United Methodist Church
Pastor Randy Lucas, 828-526-3376
Sunday indoor worship service at 9 a.m. and 10:50 a.m.

Holy Family Lutheran Church
Rev. Angie Ballard, 2152 Dillard Road,
828-526-9741
Sundays: Worship, 10:30 a.m.

Holy Trinity Anglican Church
Rev. Nicholas Henderson,
nich@trinitycharter.net
Meets at 2 p.m. on the first and third Thursdays of each month at Christ Church in the Valley, 118 Hwy. 64, Cashiers.

Macedonia Baptist Church
Located in Satulda, 8 miles south of Highlands on H.C. 28.
Rev. Zane Talley
828-526-2094
Sundays: School, 10 a.m.;
Worship, 11 a.m.

Mountain Synagogue
Social Hall, St. Cyprian's Episcopal Church, 216 Roller Mill Road, Franklin. For more information: David Nelson, 828-506-0991 or www.mountainynagogue.com. Shabbat Service: Monthly from October-April; twice monthly from May-September.

Our Lady of the Mountains Roman Catholic Church
Rev. Fr. Jason K. Barone
828-526-2418
315 H. Fifth St., Highlands
Sunday: Mass 11 a.m.

Scaly Mountain Baptist Church
Rev. Warry Kolby
Sundays: School, 10 a.m.;
Worship, 11 a.m. and 7 p.m.

Scaly Mountain Church of God
Pastor: Donald G. Bates
Sundays: School, 10 a.m.;
Worship, 10:45 a.m. and 6 p.m.
828-526-3212

Shortoff Baptist Church
Buck Creek Road,
Rev. Andy Clear, pastor
Sundays: School, 10 a.m.;
Worship, 11 a.m.

Summer Chapel
Whiteside Cove Road
Services are held at 11 a.m. Sundays through Labor Day weekend

Unitarian Universalist
85 Sierra Drive, Franklin,
828-524-6777
Sundays: Children's school,
10:15 a.m., Service, 11 a.m.

Wayfarers Unity Chapel
182 Wayfarers Lane, Diltsrd, Georgia;
404-754-4997
Sunday service at 10 a.m. weekly

Whiteside Presbyterian
Cashiers, Rev. Sam Forrester,
828-743-2122
Sundays: School, 10 a.m.

Blueberries

From page 1B

Anthony said, "Thomas Berry Farm started out with strawberries and blueberries. He was from the Alabama area originally and so he had a history with agriculture and blueberries. Another thing that's kind of interesting about this one is that a lot of times, we can't be here. It was the same way when Pelham ran it. So, when we're not here, it's all on the honor system. So, you just get a basket and pick and weigh your berries, and you just put your payment in the cash box. And most people who come here regularly over the years know how that works."

Blueberries are an extremely healthy food

that are rich in nutrients such as Vitamin A and Vitamin C. Additionally, blueberries are full of antioxidants that assist in managing high cholesterol and they have also been shown to help lower blood pressure and improve insulin sensitivity in people with type two diabetes.

Eating locally grown blueberries also provides the added benefit of knowing exactly where the berries came from and the types of farming practices that were used. It also provides people with the opportunity to get outside and be active.

"I just think it's a great activity that people can come and do," Anthony said. "It doesn't take a lot of time out of your day. It's a fun way to spend, you know, a morning or afternoon or an evening, and I just enjoy meeting the people that do come out here."

While the farm was not originally started as an "organic" farm, it has adopted so-called "low spray" and other techniques to keep usage of pesticides and other chemicals at a minimum.

"They were not sprayed at all this year with anything at all," Anthony said. "And anything we do is before berries are put on and, you know, that would just be like fertilizing. And if they did need any treatment for fungus or anything, it would be well before there were any berries, and there would never be anything sprayed after that point. And we try to pull weeds by hand."

More information on Thomas Berry Farm can be found online at [facebook.com/Thomas-Berry-Farm-106527288758102](https://www.facebook.com/Thomas-Berry-Farm-106527288758102). Individuals can also contact Cindy Anthony by phone at 828-200-1656 or by email at cindyannoka@icloud.com.



Photo by Kayla Gault/Staff

Thomas Berry Farm is a 'pick-your-own' blueberry farm located at 78 Medallion Dr. in Cullowhee along the Tuckasee River.

CHHS

From page 1B

gonna have temporary animal tattoos. We're going to have some sidewalk chalk, bubble wands, Giant Jenga and we're going to have cornhole. It's just going to be a real family friendly event. We'll have hamburgers and hot dogs, and we'll have some music. And it's just, you know, in pre-COVID we just do so many off-

site adoption events called 'Stop and Adopt,' and this is the one time of the year we actually encourage the general public to just come spend an hour or so with us."

This year's open house will also act as a celebration for the Humane Society's 35th anniversary and will include discounted adoption fees in addition to the other festivities.

"Because of our 35th anniversary, we've done a price promotion for our adoption fees," Stroud said. "So, I would imagine that we will do a lot more than usual adoptions on the 23rd because

all the adoption fees will be \$35. Normal adoption fees are \$100 and then for our seniors and our long-term residents, that we call our hero pets, those fees are discounted to \$50. So, \$35 really represents a substantial savings for all animals."

Stroud encourages all members of the community to come out and enjoy the celebration and the beauty of the society's grounds.

"I want them to come in and enjoy what we have here," Stroud said. "We truly have one of the most picturesque, no kill shelters anywhere. We are frequently complimented by visitors who compare our facility to their shelter in their hometown and, and we almost always get high praise, and the community should take great pride in that because the residents of this community, whether it be the full time, or the second home residents have made all of this possible. And I think they should take great pride

in the fact that you know our little piece of paradise there is a world class Animal Shelter."

The event will be free, but donations to the Humane Society will be greatly appreciated.

"It's totally free," Stroud said. "If someone wants to give us a donation to have their pet portrait made by Marty, that would be wonderful and very much appreciated. But it's totally free. The only thing that we're going to raise money for is we're going to have a couple of gift baskets that we're going to raffle off. They're going to be pet themed gift baskets and we'll probably sell raffle tickets probably for \$1. But that's really the only thing that they would need to spend money on. The food is free, the admission is free, and adoptions are reduced. With inflation and everything else, it's tough times for everybody right now and this is a way to just do something that's family friendly, pet friendly that's no cost. And it's going to be a lot of fun."

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828-743-7663 | artleaguehighlands-cashiers.com

Spotlight

From page 1B

lows: The Nonprofit Spotlight Award was given to the Highlands Chamber of Commerce/Visit Highlands, NC to recognize the significant contributions the Chamber has made to actively develop and restore our community's arts organizations; the Business Spotlight Award was given to The Laurel Magazine as they have gone above and beyond to support MTC and the performing arts in Highlands in their monthly publications and the Community Supporter.

Spotlight Award was given to Leon Hannell and Susan Cox, two of MTC's most steadfast volunteers who give of their time and their hearts over and over again for the benefit of Mountain Theatre Company.

MTC was thrilled to launch these new annual awards to shift the spotlight for a moment to individuals and organizations who have gone out

of their way to be champions not only of MTC and the Playhouse, but to all performing arts on The Plateau.

At the event, MTC announced their new initiative to launch a Theatre for Young Audiences program by adding a show to their fall season specifically geared towards audiences of all ages. Their goal is to produce a full-scale professional TYA production and provide school trips to local area schools free of charge to the students who attend. With seed money provided by local grants, MTC is looking to raise additional funds to make this TYA initiative a part of their mission to provide educational outreach programs to the local community.

Mountain Theatre Company's Spotlight proved to deliver as an interactive and entertaining benefit celebrating the nonprofit theatre company's exciting future ahead.

Mountain Theatre Company's Western North Carolina's premier professional theatre company, located at The Highlands Playhouse in Highlands.

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Hudgins

From page 2B

er-songwriter Ozzy Osbourne, who visited the museum one day. She asked if he'd clip his

finger nails for her, and, to her surprise, he did. "They were already short, so he had to dig down into the pulp," she said.

She recently purchased boxes of Elvis memorabilia from a woman moving to another

state, and her husband apparently said, honey, let's not take the Elvis stuff. So now Mabe owns Elvis's bowling ball, among other items.

When Mabe is not running the museum and painting—she is an accomplished artist—she's planning her Elvis Presley Festival, which this year will be held Aug. 5-7 at the Rabun County Civic Center in Clayton, Georgia. There'll be Elvis impersonators, including the world champion David Lee, a Conway Twitty, and on Sunday, the 7th, gospel singing.

By the way, Mabe said, the event sold out the last three years. And she expects the same this year.

Elvis Presley may have left the building, but Joni Mabe and other devotees are still following him. They love the guy, warts and all.

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Local author pens book on George Masa

Mia Overton
The Franklin Press

Nearly 100 years after George Masa was photographing the area, a local author is taking a new look at Masa and his work as a photographer and conservationist.

"I hope people enjoy the book and that it helps people think more about the places they see," said author Brent Martin about his new book "George Masa's Wild Vision."

Martin is the executive director of the Blue Ridge Bartram Trail Conservancy and operates with his wife, Angela, Alarka Institute, which offers workshops and programs throughout Western North Carolina. He moved to the area 20 years ago and lives in the Cowee community.

Martin said his introduction to Masa came from watching Paul Bonesteel's 2002 documentary "The Mystery of George Masa" and the Horace Kephart biography "Back of Beyond" by George Ellison and Janet McCue. Kephart and Masa became friends and worked together in the movement to establish the Great Smoky Mountains National Park in the 1920s as well as mapping the southern route of the Appalachian Trail.

Martin said his friends John Lane and Betsy Teter pitched the idea of a photographic book about Masa a few years ago. He was a little intimidated to take on the subject at first. "But they had confidence in me." He got the contract for the book in late 2019, then the pandemic hit in the spring of 2020.

Following Masa's journey

Martin began following Masa's footsteps and visiting the places Masa photographed in the 1920s. In retracing Masa's journey, Martin said it was interesting to revisit places he had not seen in a long time, and it led him to places he'd never been before, like Chimney Rock.

Martin said it's hard to imagine traveling and photographing the area in the 1920s when roads still under construction and the park wasn't even developed yet.

For example, a photo from Newfoundland Gap taken in the 1920s shows the now popular spot as just a gravel pullout on the road. When Masa and Kephart traveled through the area, what is now Highway 441 was a narrow gravel road. Even when they tried to travel it again by automobile in June 1930, the road to Smokemont near Cherokee was not much more than a trail. They got the car stuck and concluded "it was ad-

visable to keep automobiles out until the roads were improved."

Now that area is one of the most visited sites in the Smokies. Martin points out that in February 2021, nearly 100 years after Masa and Kephart were there, the route was designated as an "All-American Road," an honor given to national scenic byways.

Thousands of people came to Western North Carolina to retreat from the pandemic and find safety in the great outdoors. As he visited some sites overrun with tourists, Martin said he often thought of Masa and Kephart and remarked, "Here is the result of all the work you did."

Martin said there are places in the park and along the Appalachian Trail that are being "loved to death." Just as he sees with the work he does on the Bartram Trail, it can be a challenge to find the balance between making a place accessible but also protecting and preserving it from the impact of too many people and overuse.

The park had a record 14.1 million visitors in 2021. "I don't think Masa would have ever imagined the Great Smoky Mountains National Park as the most visited park in the country," Martin said.

Masa remembered

Masa died in 1933, one year before the formal opening of the park. The Carolina Mountain Club worked for many years to get a landmark or something in the park named in honor of Masa. In 1961 the Park Service named a 6,217-foot peak Masa Knob. In April of this year, a historical marker in honor of Masa was installed on Patton Avenue in Asheville, near where Masa's studio was located.

In doing his research, Martin said one of the surprising finds was what may be the first reference of Masa in the United States. Masa was born in Japan in the 1880s. He came to the U.S. in the early 1900s, first settling in California. In the Dec. 17, 1907, edition of The San Francisco Call, Martin found an ad placed by Masa as a "Japanese first-class butler" looking for work.

Masa arrived in Asheville in 1915 and worked in the laundry room at the Grove Park Inn. While there he began taking photos of guests. After leaving the Grove Park Inn, he worked at Pelton Studios, eventually taking ownership and renaming it Plateau Studios.

Martin's book includes 75 of Masa's photographs including some of local interest such as the construction of the road through the Cullasaja Gorge, Dry Falls, Bridal Veil Falls, Granite

City and the Nantahala Gorge. In 1929, Masa was hired to take promotional photos of Highlands; those 97 photos are now in the Highlands Historical Society archives.

"Masa was just such an inspiring person," Martin said. "He would put everything down and go to the Smokies. He was one of the guys that got recharged out there."

"That is something Martin could relate to. As a teenager he had a map of the Smokies on his bedroom wall. After graduating high school, he backpacked the Smokies by himself and spent his 18th birthday in the woods.

Martin said it was an enjoyable book to write. "I didn't want to quit writing," he said.

Where to get the book

The book was published by Huh City Press with support from the Cold Mountain Fund. The book is available at the Blue Ridge Bartram Trail Conservancy at Cowee School, Novel Escape, City Lights in Sylva and Malaprops in Asheville. It's also available online through Amazon. Martin has been out promoting the book with

presentations at Cowee School and the Macon County Public Library. Upcoming readings/signings are Saturday, July 16 at Parker Ranch in Clayton and on Aug. 18 at 6 p.m. at the Jackson County Public Library in Sylva.

Martin has also recently completed a book that will be a cultural and natural history of the Bartram Trail that is being published by the University of Georgia Press.



Submitted Photo
Brent Martin is the executive director of the Blue Ridge Bartram Trail Conservancy.

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Saturday, July 23 - 5 PM, Cashiers

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Zuill Bailey, cello;
John Dee, oboe;
Lea Kibler, flute;
Emily Daggett Smith, violin

Sunday, July 24 - 5 PM, Highlands
Monday, July 25 - 5 PM, Cashiers

"Romantic Revelations"
Michael Gurt, piano;
Zuill Bailey, cello

Highlands-Cashiers Chamber Music Festival

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What's Happening?

July 1-24

Playhouse: Jersey Boys is scheduled for July 1-24. The show is the story of Frankie Valli and The Four Seasons. From the streets of New Jersey to the Rock and Roll Hall of Fame, this is the musical featuring the legendary top ten hits, Sherry, Big Girls Don't Cry, Walk Like a Man, Can't Take My Eyes Off You and December, 1963 (Oh What a Night.) Tickets are available at mountaintheatre.com.

July 21


Zahner Lecture: Join the Highlands Biological Foundation on Thursday, July 21, at 6 p.m., for the next installment in their annual Zahner Conservation Lecture Series. This free program will feature Georgann Eubanks, writer, consultant and executive director of the Paul Green Foundation as she presents, "Meet the Conservation Heroes Who Are Saving the Wild South." The lecture will be held at the Highlands Nature Center (930 Horse Cove Road.)



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July 22

Friday Night Live: Offering laid-back, yet seasoned, country music, the Johnny Webb Band performs selections spanning more than 50 years with a down-home flavor. The Johnny Webb Band will take the stage, Friday, July 22 at 6 p.m., at the Town Square.

July 22-24

Trunk Show: Jewelry Trunk Show at Peak Experience. Meet artist Suzy Landa. Peak Experience is located at 2820 Dillard Road, Hwy. 106. For more information, call 828-526-0229.

July 23

Hike: High Falls/Rough Run Falls near Lake Glenville. The total hike distance is four miles and is rated "M." The meeting place will be Food Lion at 9 a.m. The leader will be Robert Barnable and you must call 828-369-1565 for reservations.

Saturday on Pines: For more than four decades, Russ Wilson has worked as a professional musician, playing jazz -- his first and true love -- rock, country, gospel, blues, Broadway-style and symphonic. Russ Wilson and his Famous Orchestra will take the stage at Saturday on Pine in Kelsey Hutchinson Founders Park at 6 p.m., on Saturday, July 23.

July 24

Hike: Wayah Loop. The total hike distance is three miles and is rated "M." The meeting place will be Westgate Plaza at 2 p.m. The leader will be Gail Lehman and you must call 828-524-5298 for reservations.

Hymn: Church in the Wildwood's Sunday evening hymn sing will take place Sunday, July 24, at Highlands United Methodist Church, 7-8 p.m. in Old Fellowship Hall. Enter from Main Street. For more information call 1-828-506-0125.

Upcoming

Three Potters Symposium: Each year, the Three Potters Symposium brings three of the nation's best ceramics artists together for a weekend of demonstrations, discussion, and exhibition at The Bascom: A Center for the Visual Arts in Highlands, NC. In its twelfth year, the 2022 symposium "Tradition and Culture, Past and Present" highlights the pottery and clay traditions of Seagrove, NC, featuring potters David Stumpele, Pam Owens, and Chad Brown. The multi-day program begins Friday, July 29 with a series of public events including: an artist talk, opening reception, and a show/sale of the artists' work in The Bascom's Greehey Artium Gallery. The symposium, a ticketed event, will be held on Saturday, July 30.

Arts and Crafts show: The Mountaintop Rotary Art & Craft Show in downtown Highlands at Kelsey Hutchinson Founders Park, is scheduled for Aug. 27-28, from 10 a.m. until 5 p.m. Enjoy top notch regional art, crafts and rustic furniture. Free admission. Food and music on site. Sponsored by Highlands Mountaintop Rotary. For more information, visit www.mountaintopshow.com, email cycloturelady@aol.com or call 828-318-9430.

199er Game and Lessons: Beginning June 3, there will be 199er games and lessons at the Highlands Recreation Center in the duplicate Bridge room. Lessons begin at 8:20 -- 8:50 a.m. Games begin at 9 a.m. Brenda Manning is the teacher and director. It costs \$5 for members of the Highlands Duplicate Bridge Club and \$7 for nonmembers. The cost to join HDBC is \$20 for the year. For more information, contact Manning at bmanning16@frontier.com or Becky Ray at bray101495@gmail.com.

Ongoing

Volunteer: A group of volunteers conducts maintenance on the

Highlands Greenway each week. The group meets at 9 a.m. each Wednesday at the Highlands Rec Park. For more information, call Jim Chance at 828-526-4596.

Alcoholics Anonymous: Highlands/Cashiers Alcoholics Anonymous "Open Meetings" are for anyone who thinks they may have a drinking problem or for anyone interested in the A.A. recovery program. Open meetings are held in Highlands at the First Presbyterian Church, 471 Main St., on Monday at 5:30 p.m. and on Wednesday and Fridays at noon. Open meetings are held in Cashiers at Church of the Good Shepherd, Rte 107 on Sunday at 5 p.m., on Thursday at 7 p.m. and on Saturday at 9 a.m. and also at the Albert Carlton Cashiers Community Library on Tuesday at 7 p.m. For more information, please visit our website at www.aavn80.org or to speak with a member of A.A. 24/7 call our HELP Line 828-349-4357.

AL-ANON Meetings: The AL-ANON Family Groups are a fellowship of relatives and friends of alcoholics who share their experience, strength, and hope in order to solve their common problems. An In Person Meeting with Covid 19 Preventive Measures is held each Thurs Noon at the First Presbyterian Church, 471 Main St., Highlands. An AL-ANON Zoom Meeting is held each Saturday at 10:15 a.m. ID:889-3772-7928 Password: EasyDoesit or to speak with a member of AL-ANON call 828-342-6866.

Mountain View Alcoholics Anonymous: Regularly scheduled meetings have resumed. Meetings are held at 5:30 p.m. on Monday, 5:30 p.m. on Tuesday (women), noon on Wednesday and noon on Friday at the Presbyterian Church in Highlands.

Literature: Hudson Library in Highlands has reopened to the public without any restrictions. The hours are 10 a.m., to 5:30 p.m., Tuesday through Friday and 10 a.m., to 4 p.m., on Saturdays.

Clinic: The Community Care Clinic of Highlands-Cashiers is a free medical clinic providing services to uninsured, low-income residents on Tuesday and Thursday evenings from 4 -- 9 p.m. The clinic is located at the ball park on Buck Creek Road. Call 828-526-1991, Monday through Friday, to schedule an appointment.

Counseling: The Counseling & Psychotherapy Center of Highlands has offices in the Peggy Crosby Center, 348 S. Fifth St., in Highlands. Call 828-482-0304 for more information

Emergency Council: The Highlands Emergency Council is available for assistance from 10 a.m. to 2 p.m. Monday through Friday. The office/warehouse is located at 71 Poplar St. For more information or assistance, call 828-526-HELP. Donations of food, clothing, appliances, linens and furniture are also accepted during these hours.

International Friendship Center: The International Friendship Center and the Highlands Food Pantry address food insecurity and facilitate access to human and social services, such as medical care, education and immigration services. The IFC is a non-profit organization and serves people who live or work in the plateau area. For more information, visit www.internationalfriendshipcenter.org or call 828-526-0890.

Dental Clinic: A free dental clinic for low-income patients is held from 9 a.m. to 5 p.m. Mondays, Wednesdays and Fridays by appointment at the Blue Ridge Mountains Health Project Dental Clinic on the upper level of Laurel Terrace in Cashiers. Call 828-743-3393 for an appointment or information about eligibility.

Clubs and Groups

Trail maintenance: The Highlands Trail Trimmers meet for trail maintenance hikes at 9 a.m. on the first and fourth Saturdays of each month. For details contact Jim Chance at jamesallenchance@gmail.com.

Woodturners: The Western North Carolina Woodturners meet on the second Saturday of each month at The Bascom. The Western North Carolina Woodturners are a group of craftsmen committed to sharing and learning the art of woodturning. For more information about the schedule or to join, contact Club President Don Marks at 828-524-6282 or at donemarks@dnet.net.

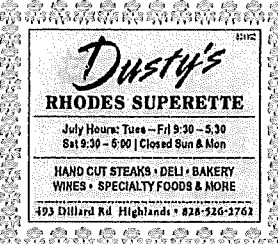
Rotary: Highlands Mountaintop Rotary meets Mondays at 5:30 p.m. at Highlands Community Center. Visitors are welcome.

Rotary: The Rotary Club of Highlands meets Tuesdays at noon at the Community Building.

American Legion: The American Legion meets the third Saturday of each month (weather permitting) at Highlands United Methodist Church. Breakfast is served at 9 a.m. and a meeting follows at 10 a.m. For more information, call Ed McCloskey at 828-787-1660. As always, all veterans are welcome. The agenda for the July meeting is Initiations and members can pick up ball caps and Legion polo shirts.

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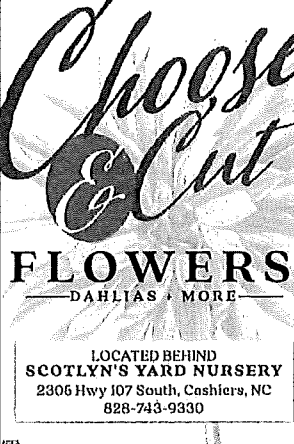


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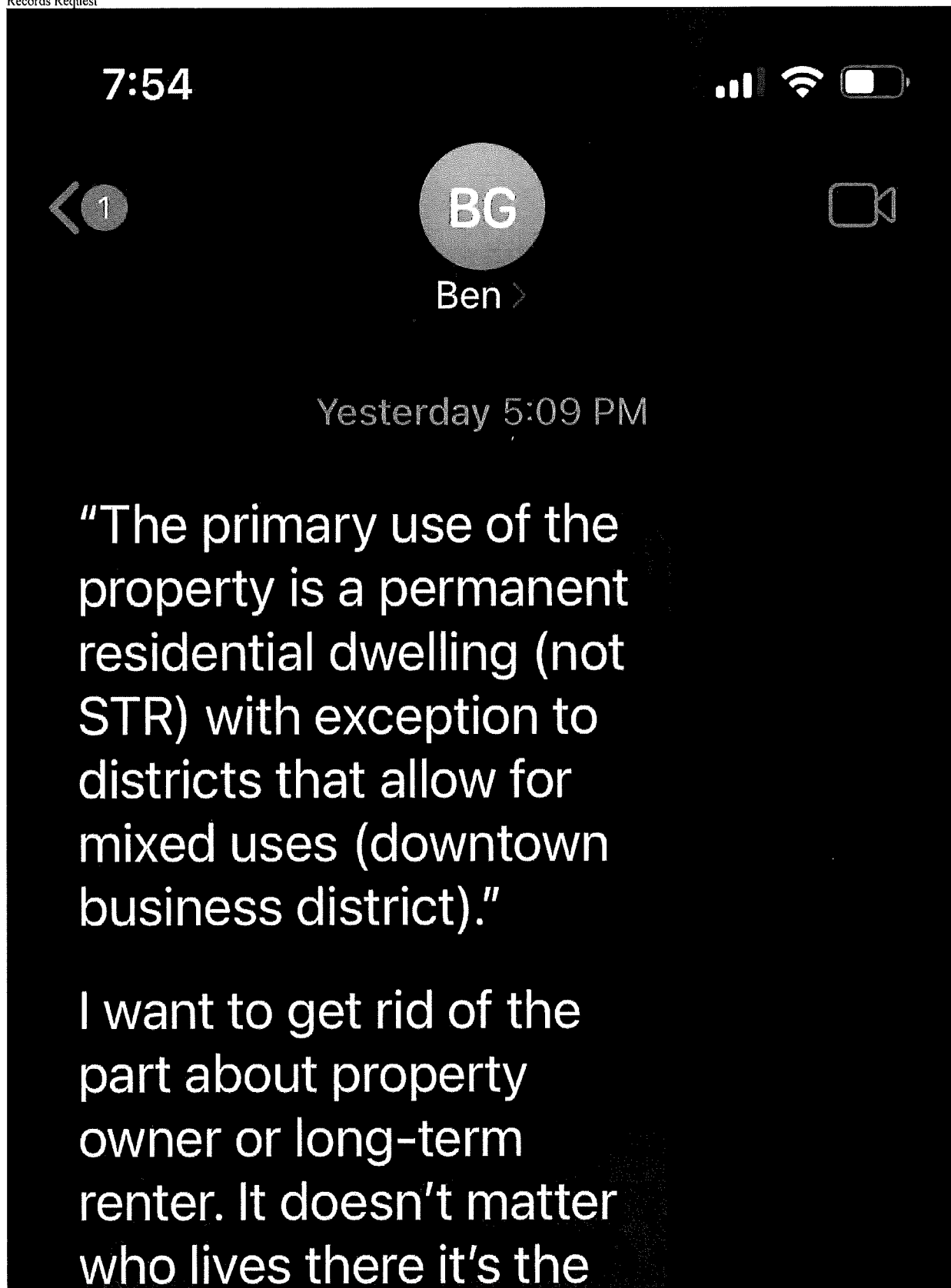
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to Commissioner Belbaugh

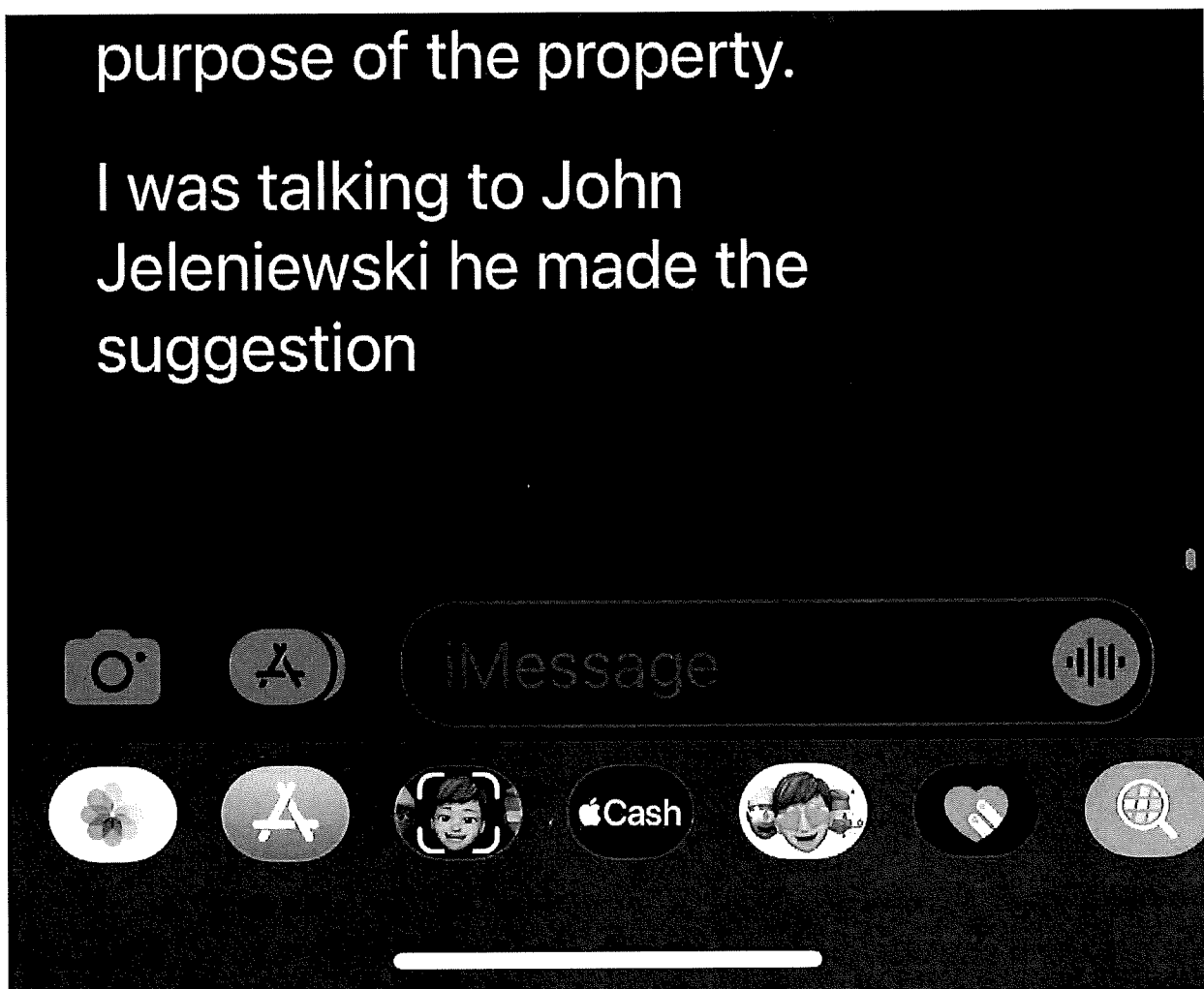
From: [Mary Belbaugh](#)
To: [Paine Dowling](#)
Subject: Screenshot 2022-08-26 at 7:54:17 AM
Date: Friday, August 26, 2022 7:55:28 AM
Attachments: [Screenshot 2022-08-26 at 7:54:17 AM.png](#)

Records Request



purpose of the property.

I was talking to John
Jeleniewski he made the
suggestion



Mary Gelbaugh
Sylva, NC Commissioner
2013 - Present

Town of Sylva Short Term Rental Ordinance Draft

Natalie Newman <nnewman@townofsylva.org>

Thu 8/11/2022 8:00 AM

To: chester@awenasarealty.com <chester@awenasarealty.com>

Good Morning Chester,

It was a pleasure to speak with you last week at the CSAOR Member Meeting. I wanted to share with you the STR Ordinance Draft that will be discussed in tonight's meeting. I am hoping you can also share with Mike or put me in touch with him. I also would be interested in seeing the data and information you all mentioned during our talks. Please let me know if you have any questions and I look forward to hearing from you.

--

Natalie Newman

Town of Sylva Commissioner

nnewman@townofsylva.org


828.280.8794

2022-08-25 Short Term Rentals Ordinance

Paige Dowling <townmanager@townofsylva.org>

Tue 8/9/2022 11:49 AM

To: Natalie Newman <nnewman@townofsylva.org>

 1 attachments (44 KB)

2022-08-25 Short Term Rentals Ordinance.docx;

Hey Natalie,

Eric hasn't reviewed this yet so I thought I would go ahead and send it.

Thank you,

Paige

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

Fw: Follow-up on Public Restrooms and Short Term Rentals

Natalie Newman <nnewman@townofsylva.org>

Wed 8/31/2022 11:26 PM

To: Paige Dowling <townmanager@townofsylva.org>

From: Natalie Newman <nnewman@townofsylva.org>

Sent: Wednesday, April 27, 2022 3:48 PM

To: Paige Dowling <townmanager@townofsylva.org>

Cc: Jake Scott <jscott@townofsylva.org>

Subject: Re: Follow-up on Public Restrooms and Short Term Rentals

Y'all rock. Thank you!!!

From: Paige Dowling <townmanager@townofsylva.org>

Sent: Wednesday, April 27, 2022 3:44 PM

To: Natalie Newman <nnewman@townofsylva.org>

Cc: Jake Scott <jscott@townofsylva.org>

Subject: RE: Follow-up on Public Restrooms and Short Term Rentals

I'll put something on the agenda under regular business about the bathroom and we can discuss blocking Spring Street then. Jake is going to borrow traffic counters and talk to NCDOT about signaling the lights during this.

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

From: Natalie Newman <nnewman@townofsylva.org>

Sent: Wednesday, April 27, 2022 2:37 PM

To: Paige Dowling <townmanager@townofsylva.org>

Cc: Jake Scott <jscott@townofsylva.org>

Subject: Re: Follow-up on Public Restrooms and Short Term Rentals

What would we need to do to move forward with blocking/coning off Spring Street for a bit?

Natalie Newman
Sylva Town Commissioner
nnewman@townofsylva.org
828.280.8794

From: Paige Dowling <townmanager@townofsylva.org>

Sent: Wednesday, April 27, 2022 1:54:52 PM

To: Natalie Newman <nnewman@townofsylva.org>

Cc: Jake Scott <jscott@townofsylva.org>

Subject: RE: Follow-up on Public Restrooms and Short Term Rentals

Hey Natalie,

I hope you are having a great week too. I hope you enjoyed GUTM. We will reach out to Odell and see if he can have a concept and cost estimate for the bathroom ready for the May 12 meeting. If so, we could have a public hearing that meeting.

We will have the planning board begin looking into short term rentals at their May meeting.

Thank you,

Paige

Paige R. Dowling
Town Manager
Town of Sylva
83 Allen Street
Sylva, NC 28779
(828) 586-2719

From: Natalie Newman <nnewman@townofsylva.org>

Sent: Tuesday, April 26, 2022 1:14 PM

To: Paige Dowling <townmanager@townofsylva.org>

Subject: Follow-up on Public Restrooms and Short Term Rentals

Hello Paige,

Hope you are having a great week. Just wanted to touch base and see about getting public restrooms on the agenda for a public hearing as well as making sure that planning looks into regulating the short-term rentals in LDR, MDR, and HDR. Is there anything more that you need on my end?

Natalie Newman
Sylva Town Commissioner
nnewman@townofsylva.org
828.280.8794



Print Cancel

Re: Short Term Rentals

Sage Turner <sageturner@avlcouncil.com>

Thu 4/21/2022 10:20 AM

To: Natalie Newman <nnewman@townofsylva.org>

Cc: ashevillencouncil@ashevillenc.gov <ashevillencouncil@ashevillenc.gov>

Natalie, I'll give you a call.

Sage

Thank you,

Sage Turner

Asheville City Council

On Apr 21, 2022, at 10:16 AM, Natalie Newman <nnewman@townofsylva.org> wrote:

Good Morning,

My name is Natalie Newman, Commissioner in Sylva, NC. I am reaching out to see if I could hop on the phone today with someone on the board as I have questions about how Asheville is currently handling short term rentals. If someone could please call me on my personal phone at 828.280.8794. Thank you so kindly in advance.

Natalie Newman
Sylva Town Commissioner
nnewman@townofsylva.org
828.280.8794

Texts between
Commissioner
Newman and
Paige Dowling,
Town Manager.



Q STR



Cancel

Awesome thanks! Any update on Spring and Jackson stoplight

He said he is going to talk to you but there isn't a good place to put it.

Ahhh. 😞 We tried. Thank you!!!

I'll remind him to explain his reasoning to you.

Mark Bryant came to the Planning Board meeting last night. He did not like having STRs only as an accessory use in the residential districts. He asked why that was the solution when it was more restrictive. He wasn't happy.

No problem



You're welcome



22/23 result



Texts between
Commissioner
Newman and
John Jeleniewski

←  **John J**
Mobile  

🔍 short term



Cancel

4/5/22 2:07 PM

Do you foresee the possibility of allowing **short terms** in LDR but in accessory dwellings or in a room/basement?

Yes, potentially, if the primary home is occupied by the owner or a long term lease tenant. This would need to be an amendment.

*ordinance amendment.

4/5/22 2:23 PM

Gotcha! Thanks John!

You're welcome, anytime.

Yay!

Okay

Okay!



1/1 result



Texts between
Commissioners
Gelbaugh + Newman

7:34 [status icons] 14%
← [profile picture] **Mary Gelbau...** Mobile [call icon] [options icon]

6/10/22 8:32 AM

Hey Mary, I wanted to see what your thoughts were on how we could regulate STRs in a way that does not impede in say a local who uses a second home for additional income. I can't say that I won't ever want to have a STR in town limits but I do want to make sure we don't lose housing to someone coming in to buy up homes to turn them into vacation homes for short term rentals and making it impossible or unaffordable for our locals to live near town. With such a small housing inventory, as I mentioned yesterday, even a handful of homes becoming STRs could significantly negatively affect our local ecosystem.

I know someone mentioned, 6 months out of the year with primary use as single family home which would include using it as a long term rental. But just wanted to see the thoughts.

6/11/22 1:09 PM

Hey Natalie I totally intend to get back to you please know I'm just in chaos right now. When I have a chance I'm gonna text you or email you but it may not be till tomorrow. I hope you're enjoying your day.

Text between
Commissioner
Newman &
Ina Sams

←  **Ina Sams**
Mobile  

🔍 short term  Cancel

8/1/22 11:52 AM

My service is awful

I can call you back after I get back over Cowee. But people should come to the public hearing to give feedback on August 25th at 5:30. We will be voting on **short term** rental regulation..

8/1/22 12:18 PM

Thank you. Where will the meeting be because Town Hall is too small for everyone to fit

8/1/22 12:38 PM

Roofer will be back tomorrow to finish new roof

 **Thanks** **Yep** 

Paige Dowling

From: David Nestler
Sent: Friday, September 2, 2022 10:14 AM
To: Paige Dowling
Subject: Fw: Sylva Zoning (Low Density)

This is for the public records request. An email that Natalie sent me.

David

From: Natalie Newman <western@millhouseproperties.com>
Sent: Wednesday, July 13, 2022 12:59 PM
To: David Nestler <dnestler@townofsylva.org>
Subject: Fwd: Sylva Zoning (Low Density)

----- Forwarded message -----

From: Darlene Brabson <autonotification@navicamls.net>
Date: Mon, Jul 11, 2022 at 2:58 PM
Subject: re: Sylva Zoning (Low Density)
To: <western@millhouseproperties.com>

Not from my last email:

Please note that that the list that allows short term rentals did not include the low density zone. They have changed the zoning areas for parcels to be low density, medium density or high density. They specifically voted to NOT allow short term rentals in the LOW DENSITY zone. You can view the new zoning map in Navica, under the documents tab in resources. I think this is where the confusion is coming in.

I would highly advise that you call John Jeleniewski (Senior Planner at the Jackson County Planning Department), directly at 828-631-2282 or email him at johnjeleniewski@jacksonn.org, to check your parcel id number, before you market a property in the low density zone, just to be sure you are marketing correctly.

Thanks again everyone, I just wanted to make sure everyone noticed low density was not on the approved list!

Darlene Brabson
Association Executive
Carolina Smokies Association of REALTORS, Inc.

--

--

Natalie Newman
Property Manager | Broker

Paige Dowling

From: David Nestler
Sent: Friday, September 2, 2022 10:14 AM
To: Paige Dowling
Subject: Fw: Zoning Question for Sylva

Another email for public records request.

David

From: Natalie Newman <western@millhouseproperties.com>
Sent: Wednesday, July 13, 2022 12:58 PM
To: David Nestler <dnestler@townofsylva.org>
Subject: Fwd: Zoning Question for Sylva

----- Forwarded message -----

From: Darlene Brabson <autonotification@navicamls.net>
Date: Mon, Jul 11, 2022 at 1:59 PM
Subject: re: Zoning Question for Sylva
To: <western@millhouseproperties.com>

Good afternoon everyone,

I have had a few agents mention to me that they had heard there are new ordinances that state there can no longer be Air B & B's/Vacation Rentals within the city limits of Sylva. I spoke with John Jeleniewski the Jackson County Planning Department earlier today, and he advised that this is incorrect. The Town of Sylva allows short-term rentals in the Medium Density District, High Density District, Downtown Business District and Professional Business District. He forwarded copies of the Sylva Zoning Ordinance and the Zoning Map, you will find both uploaded in the documents tab under resources shortly.

Thanks everyone! Have a great afternoon!

Darlene Brabson
Association Executive
Carolina Smokies Association of REALTORS, Inc.

--
--

Natalie Newman
Property Manager | Broker
Mill House Properties West
www.millhouseproperties.com
828.506.8816

Text between
Commissioners
Nester and
Newman

4:56



New Message

Cancel

To: Natalie Newman

Commissioner
Newman →

Just a heads up that there is
some push from the community
about AirBnb regulations.

Tue, Mar 29, 4:48 PM

Yes I'm glad to hear. I think we
need much stronger AirbnB
regulations

Commissioner
← Nester

So far I don't think any JC arp
funds are being spent on
housing but I don't know. Unless
you count the dv shelter. Maybe
those are going to be arp funds?

Thanks for the heads up though!

I'm just interested in knowing
what the concerns are? I feel like
I missed that conversation as to
what those regulations would
look like?

Like I know we are losing some
housing to AirBnB but like what
is the ultimate goal to additional



Text Message



Cash



4:57



New Message

Cancel

To: Natalie Newman

Newman →

I'm just interested in knowing what the concerns are? I feel like I missed that conversation as to what those regulations would look like?

Like I know we are losing some housing to AirBnB but like what is the ultimate goal to additional regulations?

Wed, Mar 30, 11:34 AM

Sorry to keep bugging you with random questions

Oh no worries...sorry I forgot to answer. I think their concerns are that a lot of single family stand-alone homes are being taken up by second home owners doing airbnb. And the goal of their campaign would be to stop stand-alone airbnbs I think

← *Nester*



Text Message



Cash



4:57



New Message

Cancel

To: Natalie Newman

Oh no worries...sorry I forgot to answer. I think their concerns are that a lot of single family stand-alone homes are being taken up by second home owners doing airbnb. And the goal of their campaign would be to stop stand-alone airbnbs I think

Commissioner
← Nestler

A muuuuuuch bigger problem in my opinion, but harder to regulate, is all the vacant homes owned by out of towners. For every one airbnb in town there's probably 20 vacant homes owned by people from out of state

I think that's having a much larger impact on our housing market

Commissioner
Newman
→

I have some mixed feelings on it to be honest and would love to chat with you at some point. I

Text Message



4:57



New Message

Cancel

To: Natalie Newman

Newman



I have some mixed feelings on it to be honest and would love to chat with you at some point. I know you're super busy though.

Ya let's talk about it! I'll be back from LA tomorrow and you can call me anytime

← Nestler

Nice! Have fun. I'm riding with Jake today

Awesome!

Tue, Apr 5, 1:32 PM

You free?

I will be in about 10 minutes. Want me to give you a call?

If you don't mind!

You can call me whenever



Text Message



Cash



4:57



New Message

Cancel

To: Natalie Newman

Newman →

You free?

I will be in about 10 minutes.
Want me to give you a call?

Nestler ←

If you don't mind!

You can call me whenever

Sorry almost done

Everything always takes longer
than I think it will!

Same

Well planning board sounds on
board

But I'll bring it up at the next
meeting

Sounds good!

Read



Text Message



Cash



6/14/22

4:59



New Message

Cancel

To: Natalie Newman

Tue, Jun 14, 4:06 PM

Commissioner Newman →

I'm not sure what to ask of the planning board about short term rentals 😐

Whatever you want! Haha. I'm going to send my email either tonight or tomorrow

Commissioner Nestler ←

Well I thought about what Mary said and now I'm like, how do we not punish locals who want to have an Airbnb.

Well with the ideas you discussed then locals can still have one in their house or accessory apartment. Locals just can't buy a standalone house solely for using as an Airbnb. So ya that hurts locals but to the benefit of the community at large.

And what about folks in Mary's situation



Text Message



Cash



4:59



New Message

Cancel

To: Natalie Newman

Well with the ideas you discussed then locals can still have one in their house or accessory apartment. Locals just can't buy a standalone house solely for using as an Airbnb. So ya that hurts locals but to the benefit of the community at large.

Commissioner
NESTER
←

Commissioner
Newman
→

And what about folks in Mary's situation

What was her situation? A house she has as a rental right?

I forget exactly

She has a separate house that she short-term rents but wants to be able to have relatives stay at?

Yes correct

Then what she has is a house



Text Message



Cash



4:59



New Message

Cancel

To: Natalie Newman

Commissioner Newman
→

Did you see Sarah Larose post?
Another Airbnb popped up.

Sun, Jul 10, 5:34 PM

I didn't see her post but she sent me some messages. What's your feeling on going ahead with regulations?

Commissioner Nestler
←

Gelbaugh told Guiney real estate agents have been calling her upset??

Agents...plural? That's interesting. I haven't gotten any calls from upset real estate agents.

Me either...lol

Sun, Jul 10, 8:27 PM

I think we should move forward with it



Text Message



4:59



New Message

Cancel

To: Natalie Newman

Wed, Jul 13, 12:44 PM

Newman →

Carolina Smokies Association of Realtors sent out an email yesterday, long story short, yes some agents are pissed. And I got my first call.

Ooooooh. Can you forward me the email?

← Nestler

Sent

Thanks

Well those weren't too scary. What about the call you got? Were they angry?

Yeah they weren't happy. Said that it seems like this all was snuck in and that it puts real estate agents in a tough spot if clients bought \$325k houses and then can't use them how they planned...



Text Message



Cash



7/13/22
continued

4:59



New Message

Cancel

To: Natalie Newman

Thanks

← Nestler

Well those weren't too scary.
What about the call you got?
Were they angry?

Newman →

Yeah they weren't happy. Said that it seems like this all was snuck in and that it puts real estate agents in a tough spot if clients bought \$325k houses and then can't use them how they planned...

We are in this weird spot right now too because the ordinance is there but we're not telling anyone to shutdown their Airbnbs ya know? And with the other regulations up in the air... I think they feel like they don't have answers but, we don't really either for what the future is gonna look like.



7/13/22
continued

4:59



New Message

Cancel

To: Natalie Newman

We are in this weird spot right now too because the ordinance is there but we're not telling anyone to shutdown their Airbnbs ya know? And with the other regulations up in the air... I think they feel like they don't have answers but, we don't really either for what the future is gonna look like.

Newman →

Yes this is true. It's all very wishy washy. But it's part of a realtors job to be familiar with the regulations within their operating area. And we publicized our ordinance changes plenty enough. But the issue of people who already invested in property to then have the use later taken away can be dealt with by not applying the changes retroactively. That way if you've already invested then you're use is vested. Those people won't be mad (In fact they should be

← Nestler



Text Message



Cash



4:59

7/13/22

New Message

Cancel

To: Natalie Newman

Yes this is true. It's all very wishy washy. But it's part of a realtors job to be familiar with the regulations within their operating area. And we publicized our ordinance changes plenty enough. But the issue of people who already invested in property to then have the use later taken away can be dealt with by not applying the changes retroactively. That way if you've already invested then you're use is vested. Those people won't be mad (In fact they should be happy). And then people won't any longer pay \$350,000 for a stupid piece of shit house because they can Airbnb it

← Commissioner Nestler

It the question is will they sue us anyway for taking away their FUTURE right to have an Airbnb. They probably will

*But the question is



Text Message



Cash



5:00



New Message

Cancel

To: Natalie Newman

any longer pay \$350,000 for a stupid piece of shit house because they can Airbnb it

Commissioner Nestler

It the question is will they sue us anyway for taking away their FUTURE right to have an Airbnb. They probably will



*But the question is...

Commissioner Newman



Yeah but when are we gonna put the hammer down and grandfather folks in?

I think that would put things at ease?

Good question. If staff has any say then never haha. In a lot of ways what we are proposing is less restrictive than our current ordinances which outright bans them in low density districts. And we haven't been sued yet!

Help really don't like the thought



Text Message



Cash



5:01



New Message

Cancel

To: Natalie Newman

Commissioner Newman →

Chad Jones Admin • 20h •

Good Morning~

All right, the run off election is over and a candidate has been elected. Now, whether it was the candidate I, you or we wanted or not, we have a Biblically directed duty to pray for the winner and the others on the BOE, regardless of our personal feelings on the matter.

I won't deny I'm VERY disappointed in the results and especially with the voter turnout out but it is done, so in fighting and so on is both not what this group is about and honestly helps no... See

Ina Sams 14 Comments

Worked at N C Mountain Real Estate, LLC Comment

Studied at Western Carolina University All comments ▾

Add Friend Message ... as you two are working on. Thanks for all you both do.

Ina Sams 2h
Heard 12 percent voted. You should be at 9 am town meeting in the am. Like Reply 2h

Chad Jones Author Admin 3h
Ina Sams, I'll be on the job site by 6am. What's on the town boards agenda tomorrow? Like Reply 3h

Ina Sams 3h
Chad Jones Rezoning. No more vacation rentals in low density, and other zoning areas of city limits. 9 of planning board, town of Sylvania, Planning department, Mayor, Town Manager live in this area and voted against vacation rentals. Do you think a conflict of interest. Clients I have never got a letter in the mail. Like Reply 2h

Chad Jones Author Admin 2h
I quite honestly think the entire town board is a joke. Mayor included. Like Reply 2h

Oh boy. Although I'd be surprised if the unity coalition steps up to support her cause of letting outsiders drive up our real estate prices by having STRs. Doesn't seem like something a bunch of locals would be about. I would think they'd be on our side here

Commissioner Nestler ←

5:01



New Message

Cancel

To: Natalie Newman

Fri, Aug 5, 8:07 AM

Newman



I went to a membership gathering with other agents yesterday. Obvs I didn't think that through.

Haha. We're a lot of people asking about the STR regulations

Nester



Just this one group and I'm only irritated because they pulled me in like they wanted to introduce me to some dude that handles our government issues. Then he tells me some story about DC and then he and this other guy segue into short term rentals.

Bullies

Haha

At least they were intelligent and knew their stuff



Text Message



Cash



5:02



New Message

Cancel

To: Natalie Newman

Haha

Newman
→

At least they were intelligent and knew their stuff

That's good. Did they have any suggestions for changes?

Nester
←

They wanted me to send them the draft has that been made public yet?

Yes, Amanda should have a copy of it. Well maybe it isn't yet. I think she has until this Friday to make it public?

But they were also wanting to send me some research. I'm sorry, I'm suspicious of real estate agents with input because though they are talking about tourism dollars, it comes down mostly to real estate dollar. Airbnbs sell for more (more



Text Message



Cash



5:02



New Message

Cancel

To: Natalie Newman

Newman
→

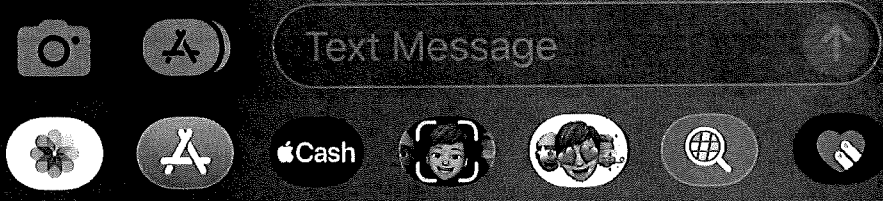
But they were also wanting to send me some research. I'm sorry, I'm suspicious of real estate agents with input because though they are talking about tourism dollars, it comes down mostly to real estate dollar. Airbnbs sell for more (more commission) and they drive up comps (more commission)

Yes exactly. Who is it we are supposed to be looking out for? It's not real estate developers

Nester
←

I say that as a real estate agent.

I saw this the other day:



Messages
between
Commissioner
Nestler and
Sarah Shelton
(resident)
3/19/22 -
7/15/22

7:44



sarah lillian

Active now



everyone but our family doesn't live
in the smokies lol

also there's like 5 florida cars at
your airbnb!



Ugh...that's scary. They aren't
blocking the road or parking in the
yard are they? I hope they aren't
being a nuisance

← Commissioner
Nestler

It won't be Airbnb for too much
longer. I'm going to start building
some exterior steps up to the
second floor tomorrow. Now that I
work from home I'm going to put an
office in upstairs over there and
work over there during the day. That
way I can also work on fixing the
upstairs up. Then we're going to
move into the downstairs and do
long-term renters upstairs. I can't
wait to start working over there. I
can walk to town for lunch and
coffee and tea breaks. I'm very
excited.

they're not being a nuisance at all i
just thought it was curious! and
yeah that's super exciting, when
you get around to needing long

Sarah Shelton
→



Message...



7:45



sarah lillian

Active now



You replied to their story

You should be on the planning board next go-around! Theyre going to be discussing Airbnb rules. I think we need to get rid of Airbnb in homes but allow people to rent a room (like Airbnb originally was) and accessory units. But another bigger problem I think is all the second homes that are vacant. Around our 1 airbnb on Hampton street is a vacant house next door owned by someone from out of town, a vacant house right below us owned by someone from Florida, a vacant house across the street (second home), and I can think of three more vacant homes right on Allen st owned by people in Florida and Tennessee that sit empty. I know airbnbs are the easy target but we also need a creative solution for all the vacant second homes because I think they are having a faaar greater impact on the lack of housing in sylv.

← Commissioner
Nester

A great idea would be to tax the absolute shit out of second homes to discourage people from buying them. And then use that revenue to



Message...



7:45



sarah lillian

Active now



for all the vacant second homes because I think they are having a faaar greater impact on the lack of housing in sylva.



A great idea would be to tax the absolute shit out of second homes to discourage people from buying them. And then use that money to buy land to attract an LIHTC housing development. But the state legislature won't let us do that. So then I thought about creating some sort of zoning regulation to not allow second homes or discourage them or something but I can't think of anything that the state allows us to do that would have an impact. But there must be some kind of creative solution out there. In the Hampton st/Allen st neighborhood alone my wife and I counted over a dozen vacant second homes

← Commissioner Westler



MAR 29, 10:06 AM

So I've just been sitting in this diner researching Airbnb's for the last hour (dont think I'm crazy...I'm in California for work and my



Message...



7:46



sarah lillian

Active now



Hampton st/Allen st neighborhood alone my wife and I counted over a dozen vacant second homes



MAR 29, 10:06 AM

So I've just been sitting in this diner researching Airbnb's for the last hour (dont think I'm crazy...I'm in California for work and my workplace doesn't open for two more hours still). So I can only find about 10 airbnbs in sylva city limits. A lot say "sylva" but aren't in the town limits (which are a lot smaller than people think). I think sylva needs to completely ban airbnbs... that seems like the best solution to me. But I also don't think it's going to make hardly any difference in our housing market. Plus almost all of them don't look like they'd be what we would consider affordable housing anyway. But banning them would be a good start



Commissioner Nestler



i know for a fact of one house that someone we know was planning to sell, the people currently renting (our friends). wanted to buy it but

sarah shelton



Message...



7:46



sarah lillian

Active now



sarah
Shelton



i know for a fact of one house that someone we know was planning to sell, the people currently renting (our friends), wanted to buy it but the owners daughter wanted to take it, evict them, and turn it into an airbnb. this was the fate of their housing UNTIL daughter heard that sylvia was moving toward banning airbnbs in the low density district and she backed out. that's just one example that i can think of where i was like wow plain and simple this would have a profound effect on housing here, though for sure the second/vacant home thing is also a nightmare and you're right definitely somehow worse than the airbnbs. my thing is if you live on the same property or are using other parts of the property as a long term rental then that could be allowable. i stay in airbnbs and i enjoy having that option so i'm not anti-airbnb i just think putting some heavy restrictions on them would be so huge. i guarantee right now more than half of the homes being bought now in sylvia are



with that intention so if we could



Message...



7:46



sarah lillian

Active now



restrictions on them would be so huge. i guarantee right now more than half of the homes being bought now in sylva are



with that intention so if we could ban or restrict them, i would see the housing market slowing down and these insane cash, 50k above asking offers would disappear. and the airbnbs currently in operation would be forced to be returned to long term housing if not out right sold.



for example, your house, greg's apartment, our friend jess' apartment complex are all examples where airbnbs are coexisting with the owners own housing or coexisting with long term renters in the same building. i can't see why even just limiting it to that standard would be disagreeable. it's stops the absolute nonsense of people buying homes like the one i posted on my story and robbing our community of perfectly good housing

also yeah in our old neighborhood



Message...



Sarah
Shelton →

7:46



sarah lillian

Active now



Sarah Shelton →

the absolute nonsense of people buying homes like the one i posted on my story and robbing our community of perfectly good housing

also yeah in our old neighborhood behind nantahala there weren't any airbnbs but of the 10 or so houses on that block easily half were vacant. that's insane to me



Yes, I would say banning standalone single-family houses from being airbnbs but allowing accessory dwellings (like Greg's apartment inside his building, or small unit beside someone's house where they live) as airbnbs would be ok. What we would want to stop is the purchase of a home for the sole purpose of being an Airbnb. Agreed. And I think that would be an easy change for people to stomach. Unfortunately that's nothing like the rules the planning board came up with last year which I think were useless. But I'm glad they scared that one person off!!

← Commissioner Nestler

i'm thinking we need some major



Message...



7:46



sarah lillian

Active now



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Yes, I would say banning standalone single-family houses from being airbnbs but allowing accessory dwellings (like Greg's apartment inside his building, or small unit beside someone's house where they live) as airbnbs would be ok. What we would want to stop is the purchase of a home for the sole purpose of being an Airbnb. Agreed. And I think that would be an easy change for people to stomach. Unfortunately that's nothing like the rules the planning board came up with last year which I think were useless. But I'm glad they scared that one person off!!

← Commissioner Nestler

i'm thinking we need some major reform on this quick. with summer coming up this is going to be a nightmare. the housing market in the summer is a whole other level but if we could move these restrictions into place soon we could really prevent this from becoming worse and prevent having to do less damage control.



Message...



Sarah Shelton



7:46



sarah lillian

Active now



Agreed. And I think that would be an easy change for people to stomach. Unfortunately that's nothing like the rules the planning board came up with last year which I think were useless. But I'm glad they scared that one person off!!

Commissioner
Nestler
←

Sarah
Shelton
→

i'm thinking we need some major reform on this quick. with summer coming up this is going to be a nightmare. the housing market in the summer is a whole other level but if we could move these restrictions into place soon we could really prevent this from becoming worse and prevent having to do less damage control.



I still really want to come up with some way to force all these vacant home owners to rent their damn places!! At one point a few years ago every single house around ours was vacant. Part of it is that our taxes are so low that people dont really lose any money by just owning vacant homes. But raising taxes on everybody is a terrible solution. Especially since all that money would just go to cops anyway.



Message...



7:46



sarah lillian

Active now



Sarah
Shelton =>

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← Commission
Nester

i think starting with airbnbs and moving towards second homes is a good plan of action.



Our Airbnb restrictions did get enacted a month or so ago. So they're banned outright in low density district right now. And there are some lame restrictions in others. But yes, the planning board needs to move fast on coming up



Message...



7:46



sarah lillian

Active now



they're banned outright in low density district right now. And there are some lame restrictions in others. But yes, the planning board needs to move fast on coming up with better restrictions. And yes, agreed, very quickly too

← Commissioner Nester

Sarah Shelton →



is it possible to tax housing that isn't being vacated a certain amount of months of the year?

No it isn't possible. That's a problem



so does the house i shared count as low density? and how's that being enforced?

So it took me a while but I found that house. It's off Dillardtown road. Outside city limits.

See the county doesn't have zoning so nothing outside city limits will get regulated. And a lot of what people consider to be "Sylva" is not in city limits. Like that house you posted about. If that WAS city limits right there then it would definitely be a



Message...



7:46



sarah lillian

Active now



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← Commissioner Nestler

Sarah Shelton →

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Message...



7:47



sarah lillian

Active now



No return possible. That's a problem

so does the house i shared count as low density? and how's that being enforced?



So it took me a while but I found that house. It's off Dillardtown road. Outside city limits.

← Commissioner Nestler

See the county doesn't have zoning so nothing outside city limits will get regulated. And a lot of what people consider to be "Sylva" is not in city limits. Like that house you posted about. If that WAS city limits right there then it would definitely be a low density area. We tried to annex dillardtown but the state legislature took away our ability to annex years ago

And remember all those people at the chicken meeting saying "you can't tell me what to do with my property"? Well people outside city limits are a LOT more vocal when it comes to the govt not telling them what to do with their property. Which is good if you want 50



Message...



7:47



sarah lillian

Active now



ago

And remember all those people at the chicken meeting saying "you can't tell me what to do with my property"? Well people outside city limits are a LOT more vocal when it comes to the govt not telling them what to do with their property. Which is good if you want 50 chickens and don't want anybody telling you not to. But bad if you have a problem with airbnbs in your neighborhood. It's a tough balance between regulation and personal freedom. But regardless, town of Sylva is the only entity that can enforce zoning in sylvia and our limits geographically are very small. And they don't include that one house

Commissioner
Nester



Sarah Shelton ->

i feel like the only people who could possibly be against heavy airbnb restrictions are airbnb owners and likely those people don't even live here



Ya I think you're right. And this Airbnb owner is for the restrictions haha



Message...



7:47



sarah lillian

Active now



neighbourhood. It's a tough balance between regulation and personal freedom. But regardless, town of Sylva is the only entity that can enforce zoning in sylva and our limits geographically are very small. And they don't include that one house

Sarah Shelton



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Ya I think you're right. And this Airbnb owner is for the restrictions haha

← Commissioner Nestler

it seems to me a really easy thing for people to get on board with. the people who showed up and railed against the chicken restrictions clearly focused in on tourism and how that drive to being tourist in was distasteful when it sacrificed the well being of the townspeople. well this is the same scenario but in this scenario restrictions would benefit that same cause



Message...



7:47



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Active now



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Commissioner Nester
←

Sarah Shelton
→

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Yes I agree...it would be an easy sell in city limits. I'm just saying to get the county to also regulate airbnbs which would be even better would probably be impossible. And I'm not even sure that they could given that they don't have county-wide zoning. But yes, city limits would be easy.



Message...



7:48



sarah lillian

Active now



But even still, in order to get sylva to have better Airbnb regulations all you have to do is just talk to some of the planning board members. They'll listen to you and I think your idea of just banning stand-alone single-family airbnbs is simple and good. I bet they'll be willing to propose that.

Commissioner Nestler



sarah shelton
→

oh yeah i'm not concerned about sylva i'm concerned about the county

well i'm concerned about both



but the billboard is for the county

i want to do that first and really work on that and as that comes down certainly smoky mountain news and sylva herald will report on it, then bam a billboard goes up in june. then it's a county wide issue and people are already becoming informed so they know what it's about

when i say do that first i mean talk to the planning board and see if we



Message...



7:48



sarah lillian

Active now



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Sarah Shelton



when i say do that first i mean talk to the planning board and see if we can get heavier restrictions passed in sylvia



Gotcha. Well it's certainly ambitious! I'll talk to the county attorney and see if it's even possible for the county to regulate airbnbs. Again, they don't have county-wide zoning so I don't know if they've even created the

Commissioner Nestler



Message...



7:49



sarah lillian

Active now



to the planning board and see if we can get heavier restrictions passed in sylv



Gotcha. Well it's certainly ambitious! I'll talk to the county attorney and see if it's even possible for the county to regulate airbnbs. Again, they don't have county-wide zoning so I don't know if they've even created the framework to be able to. Government is pretty stupid

Commissioner Nestler



You could also get the town of sylv to pass a resolution asking the county to regulate airbnbs because of how out-of-city-limits airbnbs are impacting the housing market in sylv. That would get their attention because it could easily get added as an agenda item for them to have to discuss



Sarah Shelton



even if nothing ever happened on a county level, and i do really want to try because wtf else are we going to do? this isn't sustainable at all, we could move on a social level



Message...



7:49



sarah lillian

Active now



to discuss



even if nothing ever happened on a county level, and i do really want to try because wtf else are we going to do? this isn't sustainable at all, we could move on a social level

i mean clearly do all we can to pass what can possibly pass on the town level, but certainly social movements are just as powerful if not more powerful than governments



the problem is that all these conversations are happening behind closed doors. everyone i know is outraged and effected by the housing crisis, yet no outward conversations are happening. this is definitely a frog in a boiling pot scenario. so much crisis and no protests? no signs? no posters around town? it's a wide spread pain that has no real movement because it probably just needs a leader tbh



MAR 31, 10:29 AM



Message...



Sarah Shelton
→

7:52



sarah lillian
Active 7m ago



APR 26, 5:04 PM

Atlanta. Doing the good work. We need a lot more of
this, and hopefully more restrictive in areas that are
strug... See More



Donovan Reynolds
@donovanreynolds

I personally loved the new rules ATL
put into place for Airbnbs in April.

- You can only have 2 Airbnbs & one must be your primary residence.
- You need a permit. (\$150 each)
- You must inform your neighbors as it impacts them as well.
- You must be a resident of Atlanta.



6:23 AM · 4/22/22 · Twitter for iPhone

6.7K 1.7K Comments 8K Shares

Like Comment Share



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When you build windows with the strongest material

So the first three of these are garbage

But that last one is interesting. If we make it to where you can only have an Airbnb in an accessory apt or a room in your house then it's kinda pointless. But not entirely

← Commissioner Nestler

Like if you could only rent out a room in your house or an accessory structure on your property then it means you're a resident anyway most likely. So we'd only be stopping someone who was both airbnb'ing an accessory structure, and had long term renters in



Message...



7:52



sarah lillian

Active 7m ago



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Commissioner
Nester
←

Like if you could only rent out a room in your house or an accessory structure on your property then it means you're a resident anyway most likely. So we'd only be stopping someone who was both airbnb'ing an accessory structure, and had long term renters in another part of the house, and also lived somewhere else. But it's an interesting tactic. Probably illegal in NC haha

Sarah Shelton
→

Yeah I feel like restricting it to needing to live on or rent out part of the property AND be a resident of the county then that'd be great



Yes that would!

Really bumps a lot of airbnbs off the map I would think

Pretty sure these are a ton of out of town investors



Message...





sarah lillian

Active 19m ago



Results view. Tap to view details.

All the people from Florida buying homes to rent yes

← Commissioner Nestler

Florida people with vacant homes

Sarah Shelton →

I know my families property that my mom is selling the realtor straight up told her he has Florida/Michigan investors who will buy it for Airbnb



(I'm fine with Florida people who live here haha)

I literally cannot fathom they listed that house for 300,000 literally my grandmother put it on the market for 119 back in 2017 and it didn't sell for a whole year before she died and my mom inherited it

Now they're talking about getting offers in asap at 300 and above

This is literally Airbnb



Message...



Results view. Go to newest messages

But that really sucks about your grandmas home. These people who live out of town will be spending all their earnings paying other people to deal with their rentals. I don't think they realize the cost to clean and maintain a rental...they just see our relatively cheap real estate prices and go for it. Certainly it can't last long and they'll give up. I just hope they'll be willing to resale their homes for a loss!

Commissioner Nester
←

Sarah Shelton →

Right I mean when these regulations sweep hopefully in all the surrounding counties one day then I hope the market is flooded and the homes are cheaper



Fingers crossed

I'll probably have to recuse myself in the vote for sylvia because I have a financial interest in Airbnb. Even though I'd be arguing against my financial interests lol

Yeah it's tough because the

7:53



Commissioner
Nester



sarah lillian

Active 7m ago



I'll probably have to recuse myself in the vote for sylva because I have a financial interest in Airbnb. Even though I'd be arguing against my financial interests lol

sarah Shelton
→

Yeah it's tough because the regulations would allow for your Airbnb but people will say "isn't that convenient?" Lol but still



Greg too

Well we'll need to put long-term renters in there too in order to keep it which is good because that will force us to do that. We've been taking our time getting that upstairs finished...doing it ourselves. So that's a good outcome! But ya, people would be angry with me regardless haha. But honestly I want out of the Airbnb business anyway. Id much rather have long term renters. I just need to be able to not have renters in there sometimes so I can work on it. Which is hard with long term renters



Message...



7:53



<  **sarah lillian**
Active 7m ago




 **Greg too**

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*Commissioner
Nester
←*

Hey I'm heading over to Hampton st house right now to pick something up. I'll bring that birdhouse for you and set it on the porch

APR 26, 8:26 PM

 **Just saw this!!!**

Replied to you

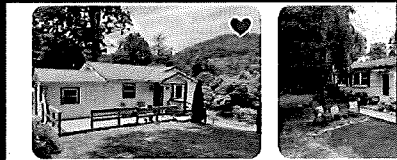
 Message...



7:57



<  sarah lillian
Active now



Entire home/apt · 2 beds
Firefly Ridge - Cheerful Ho... ★ 1 review
Carolina Dawn -



Alexis's guidebook

Sarah Shelton
→

I think the commissioners need to meet about banning airbnbs in sylvia. It's seriously sickening how many there are right now and growing all the time. People literally cannot find a place to live here, it's desperate. I feel like no one is doing anything about this.



Natalie gave me the update about being careful to not get sued, etc



JUL 9, 9:58 PM

Sorry...I just now got home and saw these. Yes, we've been having a lot of discussions at the town about our proposed regulations and unfortunately a lot of people seem to be getting cold feet because all these other towns are getting sued. I'm still of the opinion that those towns made mistakes in their

Commissioner
Nestler
←



Message...



7:57



sarah lillian

Active now



JUL 9, 9:00 PM

Sorry...I just now got home and saw these. Yes, we've been having a lot of discussions at the town about our proposed regulations and unfortunately a lot of people seem to be getting cold feet because all these other towns are getting sued. I'm still of the opinion that those towns made mistakes in their ordinances and that we could make smart ones that don't get us sued. But in all likelihood we would get sued!

But in the end I still think we should pass more regulations because some things are worth getting sued for and what good is a town if it doesn't at least try to stand up for its community.

Maybe Natalie is still willing...I don't know...I haven't talked to her in a few weeks. But I highly doubt Greg or Ben still will.

That's what I said to Natalie like I can't think of a more important



Message...



Commissioner Nestler



7:57



sarah lillian
Active now



Commissioner
Nestler



Maybe Natalie is still willing...I don't know...I haven't talked to her in a few weeks. But I highly doubt Greg or Ben still will.

Sarah Shelton
→

That's what I said to Natalie like I can't think of a more important issue in this town than the housing crisis Airbnb is creating and it's growing exponentially worse all the time. I would like to see the outcome of these law suits anyway because anyone can sue anyone for anything, Airbnb can sue all day long but do they actually have grounds to win? That's what matters. We shouldn't back down because were intentionally being intimidated to not regulate something that's destroying communities and is causing a lot of harm in ours. I have no doubt their intention is to do exactly what's happening right now which is to scare people out of regulating. It's terrible. We have to be stronger as a community than that? To just be pushed around by wealth? I'm not saying I know for sure that there's a way to do it but I really would hate



Message...



7:57



<  sarah lillian
Active now



scare people out of regulating. It's terrible. We have to be stronger as a community than that? To just be pushed around by wealth? I'm not saying I know for sure that there's a way to do it but I really would hate for anyone to give up just because it's a headache or hard or scary, etc. I mean this is going to keep getting worse and worse.

People who own vacation rentals should have their properties considered commercial and should fall under the same regulations!!!!

Idk I'm just spouting shit cause I'm upset. I feel like the fate of Hampton st is Airbnb.



Ya I agree with you...it's worth trying. What sense did you get from Natalie...has she gotten cold feet? I'd be surprised if she has. But it isn't Airbnb that is starting these lawsuits. It's just homeowners.

Commissioner
Nestler



Sarah Shelton
→



Message...



7:58



sarah lillian

Active now



has she gotten cold feet? I'd be... more

Natalie seemed like she was still on board. But yes our community loses and then y'all have everyone furious with y'all too haha. It's tricky I get it. I'm surprised in light of all this Atlanta still choose to do it too.



Well the rules in Georgia are different. They'll have an easier time of it than in NC unfortunately. And larger cities in general have more regulatory power than small cities... especially NC cities. Republican NC legislature has stripped most towns in NC of their power. Been doing it effectively for years.

Commissioner Nestler



JUL 15, 7:24 AM

You replied to their story

My absolute favorite audiobook that I've listened to is Blacktongue Thief. It's a fantasy book but with a lot of humor and a fantastic story. Seriously one of my favorite books I've read in years. And the author narrates the audiobook. He apparently had a successful comedy show that he did at



Message...

