

MINUTES OF THE STRASBURG JOINT TOWN COUNCIL AND PLANNING COMMISSION MEETING HELD ON THURSDAY, MARCH 14, 2024 AT 7:00 PM IN THE COUNCIL CHAMBERS OF THE STRASBURG TOWN HALL.

Call to Order: Mayor Boies called the meeting to order.

Roll Call:

ROLL Called for Town Council: Mayor Boies, Vice Mayor McCornyn, and Council Members Carter, Hooser, Kimmons, Lowder, Monahan, Stover, and Woodson. **Absent:**

ROLL Called for Planning Commission: Chairperson Poling, Commissioners Foster and Nicholson and Council Member Reynolds. **Absent:** Commissioner Dean, Rhodes, and Zeimet.

Introduction and Recognition of Visitors and Guests:

DP&PS Otis introduced **Tori Haynes** from the Berkley Group. He said a decision will need to be made on how to move forward on the review of the document.

Ms. Haynes said this is the final meeting with the Berkley Group. She reviewed the agenda.

Discussion Items/Updates:

All targets were met on the schedule.

Industrial District: **Ms. Haynes** reviewed the general recommendations and the changes from the last work session. Recommended use permissions were discussed. The flexibility in certain standards was explained.

Chairperson Poling asked about light, medium, small scale, and heavy industrial. Where would food processing fit? **Ms. Haynes** said it would depend on the type of processing. Slaughtering would be under heavy industrial, and canning might be medium industrial. **Chairperson Poling** asked how you would marry that into the document or how to determine exactly which is which. **Ms. Haynes** said there are some standard definitions and then others could be pulled out and defined better.

DP&PS Otis reviewed the definitions that are included in the document.

Accessory Dwelling Units and Tiny Homes: Different types of these were shown. **Ms. Haynes** discussed the State guidance in SB544. There might be some ADUs that will have to be by-right. **Council Member Monahan** asked about some of the things covered in SB544. **Ms. Haynes** said her thought was that if the property owner was living in the main dwelling, a portion of the house or an ADU would be by-right. If the property owner did not live on-site, an SPU could be required.

Minimum lot size and owner occupancy was explained further.

Tiny homes should be foundation attached. Setbacks of tiny homes as the main dwelling were explained.

Changes since the last work session were shown on a slide.

Chairperson Poling asked about short-term rental amendments and told how he thinks it could be changed.

An explanation of the two different types of operators in the two options in the chart was given. A homestay is just a portion of the home where the owner lives. Discussion was held on the grandfathering of the properties already being used as a STR. Discussion was held on the owner being on premises or where they had to live.

Cath Stanley and Tom Grant: Cath said there are only five STRs operating in town. Most of them are not getting that much business. She does think it would really limit the apartment supply if they were to be used as an STR. She said when the first discussion was held, apartments as a STR was a firm no.

Council Member Woodson doesn't want historic houses made into apartments.

DP&PS Otis said in the new ordinance, only has single family homes in the historic district can be used as a STR.

It was decided apartments could not be used as STRs.

A discussion was held on how far or where the person could live who owns the STR.

Ms. Stanley said we are putting a lot of stipulations on STRs that are not being put on other businesses or LTRs.

It was decided the owner had to live within 15 minutes of town.

The next discussion was on how many guests could stay in the unit.

Ms. Haynes said you have to consider the traffic load and the parking. Land use and zoning look at this. There are other things that need to be considered other than just the occupancy. Zoning is the only regulation on STR.

It was thought that ninety calendar days per year for a rental was not something needed.

It was asked if it should be limited to one STR per owner.

In discussing how to schedule work sessions and public hearings, **DP&PS Otis** said this is an entire re-write of the document, so it is hard to do a strike through document to show the changes. It needs to be decided how to move forward. Do we want meetings of the Planning Commission and then take to Town Council or should we have joint meetings. The next meeting will be a joint meeting on April 23.

Mayor Boies adjourned the Work Session at 8:59 p.m.