

**TOWN OF WEST POINT
PLANNING COMMISSION MEETING
APRIL 6, 2022**

I. Call to Order

The West Point Planning Commission held its regularly scheduled meeting on Wednesday, April 6, 2022. Chairman Brockwell called the meeting to order.

Members Present: James Brockwell, Chairman
Mary Montague Sikes
James Vadas
Teresa Glidewell

Members Absent: James Hudson, III, Stuart Daniel, and Britney Ball

Staff Present: Holly N. McGowan, Director of Community Development
Shari Carnell, Recording Aide

Present Electronically: Andrea Erard, Town Attorney

II. Review of Agenda

There were no changes to be made to the agenda.

III. Citizen Address the Commission

Chairman Brockwell opened the floor to any citizen to address the Planning Commission. There being none, the citizens address portion of the meeting was closed.

IV. Old Business

A. Ordinance 02-2021, Homestay

Ms. McGowan provided the Planning Commission with a memo in the packet from the previous meeting, revisions made to the Homestay draft by the Town Attorney and all the definitions from the Zoning Ordinance for clarification.

The Planning Commission discussed the drafted revisions the Town Attorney made. With the revisions previously requested the items are:

1.) Homestay- the use of a residential dwelling unit as defined in Section 70-24, or portion of a residential dwelling unity by a host to provide room or space that is intended for short term transient rental purposes in exchange for the occupancy. The primary use of the homestay unit

shall remain residential. For each booking transaction, all applicable taxes must be collected and remitted to the town as required by either the host or the associated hosting platform. Such use shall not create a landlord/tenant relationship.

2.) Host- the person who is the owner and primary resident of a homestay unit offered for homestay lodging.

3.) Primary resident- the owner of the homestay unity who also occupies the property as his or her principal place of residence or domicile.

4.) Use regulations- 14 consecutive days.

5.) Grandfather provision: Any person who lawfully conducted a use that would meet the definition of homestay as defined in Section 70-413 shall be exempt from the requirements of Sections 70-413 through 70-417. Homestay uses in existence do not run with the land and are not transferrable.

Chairman Brockwell made a motion to authorize the Director of Community Development to advertise Ordinance 02-2021, Homestay regulations for May 4, 2022, to include the revisions throughout Section 70-30-17 and Section 46-1 for these text Amendments. Mr. Vadas seconded the motion. All in favor responded "Aye." No one opposed. Motion carried.

V. Committee Reports

Ms. McGowan reported the Wetlands Board did not meet.

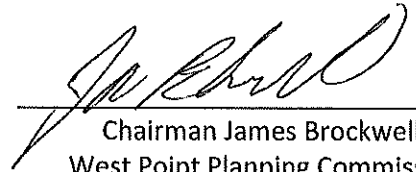
Ms. McGowan reported Town Council had a meeting on Tuesday, March 29, 2022. The Town Manager presented the budget to council. Town Council approved the contract to hire the fire chief that will be a Town employee.

VI. Adoption of Minutes

Ms. Glidewell made a motion to adopt the minutes from the March 2, 2022, Planning Commission meeting presented at the meeting with changes mentioned. Chairman Brockwell seconded the motion. All in favor responded, "Aye." No one opposed. Motion carried.

VII. Motion to Adjourn

Ms. Glidewell made a motion to adjourn the meeting. Mr. Vadas seconded the motion. All in favor responded "Aye." No one opposed. Motion carried. Chairman Brockwell adjourned the meeting.



Chairman James Brockwell
West Point Planning Commission

Commissioner's Terms

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