

**Minutes of the Saluda, NC, Planning Board**  
**September 12, 2024, 2024**

The Planning Board (PB) met on September 12, 2024, in the Library Community Room. In **attendance** were Vice-Chairman Glenn Franklin, members Summer Flynn, Steve Garrett, Mark Ray, Nettie Sweet, John Wilkerson, and City Manager and Zoning Compliance Officer Steven Orr. Also in attendance was Tom Hutto. Chairman James Hrynshyn was absent. Glenn called the meeting to order at 8:30 a.m.

Nettie/John moved approval of agenda as presented by Staff; motion passed unanimously. Summer/John moved approval of the minutes as emailed; motion passed unanimously.

Tom Hutto was the only speaker during the public comment period. He would like to see short-term rentals (STR) limited in the R-1 district. He feels they are a pop-up nuisance. However, with an on-premise resident manager they don't present problems.

Glenn asked PB members to state his/her thoughts on zoning. Some are as follows:

- Do not increase density.
- Allow STRs in R-1 that are already in place.
- Obvious problems for community are noise, trash, and parking.
- Owner or manager on-site prevents above problems.
- The TDA says there are no more STRs now than pre-Covid.
- As for big properties in R-1, why not turn into inns or B&Bs with on-site managers? Each bedroom generates a tax for the TDA.

Steve made several comments that were important information:

- There is a lot of misinformation circulating in town.
- State statutes do not allow the City to disseminate information on STRs or AirB&Bs.
- As for including a "sunset clause" for STRs in R-1 within an ordinance, the state would consider that "a taking".
- Including allowing current STRs only until a change in ownership is questionable.
- Bring Bryan Guldan, attorney, back on this subject to a PB or PB Public Meeting (but not public forum!) The Commissioners are willing to spend the money on Mr. Guldan up-front rather than litigation later.

Glenn suggested homework for each PB member: write down notes or a plan of action to share with others at the October PB meeting. These thoughts may be

## Action Plan for Preservation of Saluda's Historic Character: Phase I

After a joint meeting of the Saluda Planning Board and Historic Saluda Committee, the Board of Commissioners suggested the Planning Board create a plan to list Saluda's significant properties and use this as a tool to preserve historic areas in the community.

In recent years, the City Commissioners have passed several land use zoning ordinances in various mixed use districts that address how Saluda will develop in upcoming years. With a large part of Saluda's character residing in the residential districts, the City has little legal authority in Zoning districts to determine what a person can do with their property. However, when someone purchased Crystal Springs, the limits of this authority were evident.

With restrictive ordinances out of the question, it was determined that the residents need to be involved to preserve the historic structures and spaces of Saluda. To encourage everyone, the following strategy is being recommended to the Board of Commissioners:

1. The North Carolina State Preservation Office will supply Saluda with a list of significant properties in the near future.
2. Saluda will use the contents of this list to develop an attractive portfolio or "notebook" featuring homes with pictures and interesting facts.
3. Copies would be located at City Hall, and made available for Real Estate offices, Visitors Center and possibly other sites.
4. A media campaign launch would initially feature Saluda's efforts to protect its character, and later showcase stories of significant properties and events. Both various printed outlets and social media would be used.
5. The City of Saluda Board of Commissioners, City of Saluda Planning Board, and other appointed boards will reference this information when making future development decisions for the City of Saluda.

The Historic Saluda Committee was created by the Board of Commissioners. Its purpose was to act, as the Commissioners direct, for the benefit of the city on Historic conservation matters. It is the logical vehicle to carry out the above strategy for the Board of Commissioners.

The Historic Saluda Committee would start with Phase I then move on to Phase II. Phase I is intended to get people interested; Phase II would be the development of a portfolio showcasing state and federal programs designed to encourage historic preservation of individual properties.

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