

The Town of Murphy Planning Board held their regularly scheduled meeting at 1 p.m. October 5, 2022. The following were present: Members Frank Dickey, Noland Smith, Blake Hughes, Lindsay Campana and Chairperson Carl Auvil. Town Manager Chad Simons and Council Member Keisha Dockery were present.

Approval of the Minutes

Motion was made by Smith, seconded by Hughes, to approve the July 6, 2022 meeting minutes as presented. Motion carried unanimously.

Informal Discussion on future special use permit application for apartments on Hiwassee Street.

Chairperson Carl Auvil led a discussion on a review of the preliminary plans submitted by Mitch Nimey for 56 apartment units on Hiwassee Street/Wade Decker Road. Mr. Auvil said they would consider approving a special use permit in the near future.

Discussion on regulating short term rentals in residential zoning districts.

Chairperson Carl Auvil brought up the idea of regulating short term rentals in residential districts, believing it would protect property and protect the residential character of existing neighborhoods.

Ms. Lindsay Campana said short term rental properties are well taken care of, more so than long term rentals, due to competition in the market place and restrictions imposed on them by companies like Airbnb. Ms. Campana said she often uses Airbnb when traveling, and wasn't sure what the benefits would be.

Mr. Auvil said preserving the residential character and providing more housing opportunities would be another benefit of such regulations.

The Board discussed the issue at length. Town Manager Chad Simons said such regulations needed to be considered in order to provide long term housing opportunities.

No action was taken.

Update from Zoning Administrator

Mr. Dickey offered updates concerning zoning permits issued to various property owners; including a permit on 9/15 for a Taco Bell remodel, 9/26 permit for a remodel for David Ritz on Sunrise/Carrington Street, and a remodel permit on 8/19 for 59 Dillard Street remodel.

Mr. Dickey discussed some issues he had with a Vic Sanders property at the corner of Regal Street and Pleasant Valley Road. Mr. Dickey said Mr. Sanders stated his lawyer would be approaching the board about placing a permanent structure on the corner lot, and showing he had room to do so in accordance with the town's existing land use regulations.

Adjourn

Motion was made by Dickey, seconded by Hughes to adjourn the meeting at 2:00 p.m. Motion carried unanimously.

