



**Town of Beaufort NC**  
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**Town Of Beaufort Board of Commissioners Planning Working Group  
3 p.m. Thursday, June 30, 2016 • Train Depot, 614 Broad St., Beaufort, NC**

The Planning working group of the Board of Commissioners met at 3 p.m. Thursday, June 30, 2016, in the Train Depot, 614 Broad St., Beaufort, NC. Mayor Richard Stanley, Commissioner Marianna Hollinshed and Commissioner Sharon Harker are members. Commissioner Hollinshed is chair of the working group.

Staff present included Town Manager Charles Burgess, Town Clerk Jennifer Allen, Town Planner Kyle Garner and Public Works Director Mark Eakes. There were 10 members of the public present.

Commissioner Hollinshed called the meeting to order.

**1. Vacation Rental By Owner (VRBO) Ordinance**

Mr. Burgess clarified that VRBO is one of many websites that are short-term rental by owner. There was a NC Supreme Court decision in 2016 involving Franklin County that holds that a municipality cannot prohibit a use on the basis that it is not expressly permitted in that area. As a result, terminology needs to be written to be included in the ordinance to establish parameters. The best way to do that is to establish a committee and include the Town attorney. Town Planner Garner recommended having a member of the Planning Board on the committee as well as members of the community with an interest in the topic. Concerns about the short-term rentals include the following: commercial or residential classification, taxing rental income, trash pickup, parking, safety and policing the properties. The Planning Working Group recommends that the Board discuss this topic and a committee be formed at the July 11 regular meeting. Volunteers are being accepted.

**2. Exceptional Design**

Mr. Garner used the Wilmington, NC, Exceptionally Designed Projects ordinance ([https://www2.municode.com/library/nc/wilmington/codes/code\\_of\\_ordinances?nodeId=PTIIIITECO\\_C\\_H18LADECO\\_ART10EXDEPR](https://www2.municode.com/library/nc/wilmington/codes/code_of_ordinances?nodeId=PTIIIITECO_C_H18LADECO_ART10EXDEPR)) to illustrate how the Exceptional Design concept (zoning for environmentally sensitive areas) works in a similar environment and how it can work in Beaufort and the surrounding area. The Planning Working Group recommended putting Exceptional Design as a discussion item on the Board of Commissioners agenda meeting July 11 with the staff recommendation to work with the Planning Board on this project.

**5. Adjournment**

The meeting adjourned at 3:50 p.m.

Attest:

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Jennifer Allen, Town Clerk

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Marianna Hollinshed, Commissioner