

Edenton Town Council Minutes
Recessed Meeting of February 9, 2021

The Edenton Town Council met on Monday, February 22, 2021 at 6:00 p.m. in the Council Chambers. The following members were present: Mayor Jimmy Stallings, Councilman Elton Bond, Councilman Roger Coleman, Councilman Samuel Dixon, Councilman Hackney High and Councilman Craig Miller and Councilman Roscoe Poole.

The purpose of this meeting was to conduct business from a recessed meeting of February 9, 2021.

Mayor Jimmy Stallings called the meeting to order.

The item for discussion was Case No. TA 19-03: Text amendment to Unified Development Ordinance (U.D.O.) amending Article X, Permissible Uses; Article XI, Supplementary Use Regulations to add Short-Term Rental as a permissible use in the R-5, R-10, R-14, R-20, RA, CD, CN Zoning Districts and to establish supplemental regulations governing short-term rentals in Article XI, Section 180.14.

Ms. Knighton reported that no written comments have been received from the public on this item.

Councilman Coleman thanked staff for their hard work on this item and expressed concerns with whole house rentals in residential neighborhoods. He asked Council to come together and prohibit short term rentals in residential neighborhoods.

Councilman Coleman made a motion to deny whole house rentals in residential neighborhoods.

Councilman Miller asked if changes could be made at a later date to the ordinance.

Councilman Dixon stated that he understood the concerns of Councilman Coleman and he felt like it was a balancing act.

Councilman Bond stated that he remembered the concerned citizens coming to the Council with issues about the rental next door to her home and he felt concerns should be addressed now.

Elizabeth Bryant, Planner reviewed with the Town Council that in the draft ordinance as written that permit can be revoked if there are repeated violations. The other option that if Council wanted to make an amendment to the ordinance, Council would do that through the traditional text amendment process, four times a year to make changes, unless it is an emergency.

Ms. Bryant stated that clarification was received from the School of Government that current whole house rentals that are operating would be grandfathered to stay in operation in residential districts.

Councilman Coleman withdrew his original motion.

Councilman Coleman made a motion to direct staff to make the necessary amendments and to work with the Town Attorney to present a draft back to the Town Council with two possibilities. Councilman Bond seconded the motion. The motion carried unanimously.

Councilman Miller made a motion to recess the meeting until the regular meeting of March 9, 2021. Councilman High seconded the motion. The motion carried unanimously.