

## **PLANNING COMMISSION**

### **MEETING MINUTES**

**April 14, 2026**

**6:00 PM**

**Members Present:** Mitchell Greer, Jeff Buckley, Kerry Guest, Pat Pritchett, Michael Wright, David Atwood, Caroline Henderson

**Members Absent:** None

**Also Present:** Chris Bell (Zoning Administrator)

**CALL TO ORDER:** *Mr. Atwood* called the meeting to order at 6:00 PM.

**QUORUM:** Seven voting members present – the Commission has quorum.

#### **APPROVAL OF MINUTES:**

A ***motion*** was made by *Mr. Greer* to accept and approve the meeting minutes of the March 10th, 2026 meeting, 2<sup>nd</sup> by *Mr. Wright* no further discussion – motion carried (6 – 0, 1 abstain)

#### **NEW BUSINESS:**

Caroline Henderson was officially welcomed as the newest member of the Planning Commission

#### **OLD BUSINESS:**

**Property List** - Commission members had motioned to compile and submit a list of properties exhibiting blight, poor maintenance, or excessive debris that require code enforcement or remediation at the previous months meeting. Commission members were requested to submit their property lists to the Zoning Administrator via email as soon as possible for final compilation and review.

**Revitalization District** - The Commission continued its discussion regarding economic recovery incentives and the rehabilitation of dilapidated properties, with a specific focus on the eastside of Damascus in the R-1 Residential District. The Commission reviewed correspondence from Dr. Long, a prospective investor from Atlanta, who indicated she would not proceed with a property purchase due to current short-term rental restrictions. Members noted that while the short-term rental market has historically driven the renovation of dilapidated homes, some owners eventually find the business model unsustainable and choose to divest.

The Commission continued its deliberation regarding the administrative processes for establishing a new zoning district. The discussion compared the merits of a district-wide rezoning against an alternative approach: reverting legislation to allow Short-Term Rentals (STRs) via Conditional Use Permits and restoring the previous authority of the Board of Zoning Appeals (BZA).

Action: A **motion** was made by Mr. Buckley, to recommend that Town Council revert zoning ordinance modifications pertaining to Short-Term Rentals and BZA authority to the previous regulations in place prior to the September 9, 2024 , Council meeting. Seconded by Mr. Pritchett; motion carried (7-0).

**ADJOURNMENT:**

A **motion** was made by *Mr. Greer* to adjourn, 2<sup>nd</sup> by *Mr. Guest*; no further discussion – motion carried (7-0)

A handwritten signature in black ink, appearing to read "David Shover", written over a horizontal line.

Chairman

A handwritten signature in blue ink, written over a horizontal line.

Secretary