

Highlands Newspaper

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Thurs., Sept. 1 2022

Save Highlands deposes Town Board

Last Wednesday marked one year the town has been navigating its short-term rental ordinance and the fallout from its Aug. 24, 2021 decision to prohibit STRs in the R1 zoning districts effective Jan. 3, 2022.

A lot has happened since then. That Aug. 24 decision was rescinded; attorneys representing three sides – those of the Town of Highlands, SAVE Highlands and the Highlands Neighborhood Coalition have been hired; court

cases regarding STRs in the state have been decided in favor of STR homeowners establishing among other things that the renting of residential units is not a commercial enterprise; proposed Town of

• See **DEPOSES** page 12

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Girls Varsity Volleyball: Highlands India Clark jumps for a kill against Rosman on Monday at home. Highlands won 3-2.



MS Boys Soccer: Highlands Stephen Pierson puts pressure on Summit's offense on Monday at home. Highlands lost 8-1.

– Photos by Brian O'Shea

Packed house at STR public hearing segues to worksession

By Brian O'Shea and Kim Lewicki

People lined the walls at a Public Hearing Thursday, Aug. 25 to voice their opinion on the proposed short-term rental policy amendments -- a prelude to the town's scheduled worksession Tuesday, Aug. 30.

Proposed Town amendments:

- Option 1: One proposal disallows STRs in R1 and R2 but allows Home-stays in those residential districts where the owner stays on the property. All rentals are allowed in R3 and the business districts.

- Option 2: Allows everyone in town to rent their homes regardless of the zone for two years at which point the use is amortized – ceases for evermore, but just in R1 and R2.

Speakers were given three minutes to share their views with the Board with approximately 15 members of the community stepping up to the podium.

Attorneys for SAVE Highlands and Highlands Neighborhood Coalition were given an extended period to speak using time allotted by those they represent and were given up to 15 minutes.

First up was SAVE Highlands Attorney Derek Allen from the firm Allen Stahl + Kilbourne based in Asheville.

Allen said this was only the second time they have had the chance to discuss this matter since the STR issue began a year and one day. He said members of SAVE Highlands crave dia-

• See **STR** page 23

Highlands School sports in full swing

By Brian O'Shea

Since the new school year began on Monday, Highlands sports teams have been back at it and seasons are up and running with highs and lows in the first week.

Highlands girls varsity volleyball recently hosted Rosman on Monday and took it to an intense game 5, but the Lady Highlanders prevailed winning the tie breaker and taking the match 3-2.

Highlands junior varsity team had an equally intense match against Rosman, but lost in a tie-breaker game three, losing 2-1.

Highlands girls varsity golf team began their season last week and won their

first team victory against Murphy. Highlands Anna Stiehler was a medalist in the first match against Rabun Gap and Murphy.

"All of the girls are having a great start and showing

• See **SPORTS** page 30

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• THE PLATEAU'S POSITION •

• MAYOR ON DUTY •

Honor the many 'labors' this Labor Day

Shallie and I labored this past weekend, along with about 60 other artists and craftspeople, by participating in the Highlands Arts and Crafts Exhibition at Founders Park. While I had not participated for over 8 years, we set up a tent and display in both shows this year, the one in June and this past weekend. It is sheer hard work to be in such an event.



Highlands Mayor
Patrick Taylor

I want to salute Cynthia Strain who has been the organizer of these exhibits for many years. She announced her retirement from the exhibitions during this past weekend. She has been a faithful advocate for area artists and craftspeople. I also want to thank the Mountain Top Rotary Club for their sponsorship of these exhibitions. Their cadre of volunteers and the money they generate to nonprofit causes make these events special.

But, as an artist/craft person for nearly 60 years, I want to thank the exhibitors that make this community event possible. As we approach the Labor Day Holiday, I really want to recognize those people that exhibited at the show this past weekend.

From my first-hand experience, it is a labor-intensive experience. Some might say it is a "labor of love." But I think it is more than that. So many of the artist and craftspeople depend on these exhibitions as a meager livelihood. They work in home studios, as do I, and then travel throughout the region to art shows to sell their work.

It reminds me of the statement of the Renaissance artist, Raphael, who mused that "artists are mere peddlers of beauty." I might also add that artists and craftspeople use their hearts, minds and sheer physical labors to create objects of value and beauty.

I am reminded of a lecture my late friend and professor of art at North Georgia State University, Bob Owens, once delivered. During the lecture Bob put on the podium a small pot that a North Georgia potter had produced. He asked the audience what was the value of the pot? Bob responded that from a monetary view, it was only a few dollars at best. But Bob stressed that from a cultural and humanistic perspective of someone shaping and forming that vessel, there was an intangible value that is ascribed to enterprise, devotion, and creativity.

So, on this Labor Day Weekend, I hope we can come to honor those laborious acts of everyday labor that in the long run enhances all of our lives, even though we might tend to not ascribe high monetary value to that labor.

I recently observed one of our town sanitation workers collecting garbage in my neighborhood. What struck me was that the worker had to drive a big truck skillfully to maneuver it through the street, then the driver would get out and walk around collecting and emptying the trash cans in the back of the truck. I told him that it seemed he did a lot of walking. His response was that he used a digital tracking device one day this past summer and discovered he walked about six miles every time he ran the route.





I hope on this Labor Day Weekend we pause to honor and appreciate all those skilled laborers we depend on to do hard work every day so everyone can all enjoy those services that we tend to take for granted.

• HIC'S VIEW •



"Highlands town bears celebrating Labor Day on their day off."

• WEATHER •

Thu, 1-Sep	Fri, 2-Sep	Sat, 3-Sep	Sun, 4-Sep
			
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• LETTERS •

SAVE Highlands lawyers offer advice

Dear Town of Highlands, Commissioners, Town Manager:

Aug. 24, 2022 was the one-year anniversary of the Town voting to interpret the current UDO as prohibiting short-term rentals. This vote prompted our clients' legal action and led to a cascade of events — and continued Town missteps — that is on course to culminate in yet another vote on the regulation of vacation rentals in the Town of Highlands.

This vote is likely one of the most important votes in Highlands' history.

The Town has an opportunity to either: 1) vote on common-sense legal regulation of vacation rentals; or 2) pass an ordinance that will trample individual property rights, gut the local economy, and lead to continued litigation that will take years to resolve.

Our clients urge the Town take option one and put to bed the dispute that has fractured the Town.

In so urging, I will summarize below where we have been, where we are, and what will happen next, depending on the choice the Town makes.

1. Where we have been.

Highlands is a tourist town and always

has been. Tourists and second homeowners abound, leading to a vibrant economy that benefits everyone from contractors and tradesman, to shop owners and restaurants, to housekeepers and landscapers. Vacation rentals are a crucial part of that economy and always have been.

Consequently, short-term rentals have always been allowed in Highlands. Town officials stated numerous times that short-term rentals were allowed in all zoning districts. People who otherwise could not afford property in Highlands bought homes based on those representations, renting them out to pay their mortgage.

The Town's surprise vote of August 24, 2021, to interpret the UDO as prohibiting short-term rentals was a complete about face and shock to these homeowners. For many, the vote meant they would have to sell their home as they could not afford it without the support of renters.

For others, like those in real estate management, it meant the loss of their livelihood. Both groups — not to mention lower income residents in the service industry who depend on the vacation rental market — faced dire economic loss be-

• See LETTERS page 10

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The current owners have made all the updates that today's buyers expect but have retained the magic of years gone by, such as gleaming hardwood floors and wormwood walls in the bedrooms and dining room. A new lifetime metal roof was added, and windows, doors, and kitchen were all updated and the driveway was paved. A new dual-fueled efficient heat pump with humidity control was added, and both main house and the guest cottage have been encapsulated. The open deck is wonderful for watching the golf-ers play on the 5th hole of HCC's championship course. A separate guest house boasts wormwood walls, a full bath, plus a coffee bar, and will keep your overflow guests cozy and happy. The home is directly across the golf course from the club canoe dock where one can fish, canoe, and paddle-board; it is also makes a wonderful spot for sunset cocktails.

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• OBITUARY •

James Hardin Sherard, Jr.

Known for his compassionate heart and gentle spirit, James Hardin Sherard, Jr., peacefully passed through God's heavenly gates at precisely 4 on the morning of August 26, 2022. As always, his adored wife of 80 years, Veda, was by his side. Theirs was a true love story for the ages.



Born in Abbeville, SC, Oct. 17, 1921 to James H. Sherard, Sr. and Minnie Blount Sherard. At 10 years old until he graduated from high school, Jimmy bicycled the Abbeville paper route from one end of town to the other. His mother would wake him at 4 each morning to start his 5-mile track with his dog Skip running along. Until the day he died he woke every morning at 4 and mentioned it often. Godwink.

At age 16, Jimmy left Abbeville for Clemson University for his pre-dental training. Upon graduating in 1939 he entered Atlanta Southern Dental College (Emory University School of Dentistry).

He loved to tell the story that on the first day of school he "spotted the cutest little freckle-faced girl I had ever seen" from Clinton, TN. Veda Sanders was her name and she was one of three females in a class of 102. Jimmy was smitten and that was that. They married March 20, 1942 and remarkably celebrated their 80 anniversary this year.

Upon graduating from Atlanta Southern Dental College in November of 1943, he proudly served in the United States Navy, Dental Officer 2nd Lieutenant in Pensacola before boarding the USS Curtis stationed in the China Sea until the end of WWII in 1946. He continued to serve in the Naval Reserves until 1960.

During their years in Atlanta, Jimmy and Veda often visited the Highlands/Cashiers area. In 1972 they purchased a weekend retreat from the hustle and bustle of Atlanta. When Jim retired in 1989, they left Atlanta for Highlands.

Throughout the years, Jim loved his church and was an active member at Trinity Presbyterian and First Presbyterian Church in Atlanta and First Presbyterian Church in Highlands.

In addition to Veda and family, his number one hobby and passion was golf. He began playing in the Navy and continued until he was 96 years old. He was a member of the Atlanta Athletic Club, Cherokee Town and Country Club and Wildcat Country Club.

Predeceased by his beloved parents James H. Sherard, Sr. and Minnie Blount Sherard, sister Nanette Hamilton, brother-in-law William Hamilton, daughter Sandra Sherard Bethea, granddaughter Mabry Morris Spence and great grandson Whitaker James Morris.

Survived by wife Veda Sanders Sherard, sister-in-law Joan Sanders, son-in-law Robert P. Bethea (Leslie), adopted son, David Jones (Vesta), daughters Laura Sherard Mitchell (George), Robin Sherard Ritchie (James), adopted daughter Marwen Payne McDowell (Stewart), grandsons Robert P. Bethea Jr. (Joy), Hardin Sherard Bethea (Dowell), Tyson Andrew Morris (Kim), great grandchildren, nieces, nephews and a cousin.

Contributions in memory of Jimmy may be given to Blue Ridge Free Dental Clinic at 110 US-64, Cashiers, NC 28717 or Highlands Community Child Development Center (HCCDC) at 89 Church St., Highlands, NC 28741.

A memorial service was held at Highlands First Presbyterian Church on Tuesday, August 30.



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Numbers tell the story

Calling all number nerds and people who like data! This article is for you! As a real estate broker, I often hear the number 4,000. "I want my home to be at an elevation of 4,000 feet or higher," say many folks who are looking for properties that stay cool in the summer. Highlands, NC is at that esteemed, cool, high-elevation mark that many people crave, and this, among other amenities, makes our real es-

tate market hot!

For this article, I thought it would be interesting to analyze the current trends in the Highlands real estate market and then look at other cities at or above 4,000 feet in elevation to see how those markets compare to ours.

From August 1, 2021, through July 31, 2022, data from the Highlands/Cashiers Board of Realtors indicated that High-

lands saw 250 single family homes close at a median selling price of \$844,500. The median list-to-sold ratio was 97% and median days on the market was 76. The highest selling price for a home was \$5.1 million. Thirty-nine condos/townhomes sold in Highlands. The median selling price was \$595,000 with a median list-to-sold ratio of 100% and 50 days on market. For land in Highlands, 92 properties sold at a median price of \$207,500; the median list-to-sold ratio was 92% and 186 days on market. A total of 381 properties sold and 297 (78%) were cash transactions.

The data for Highlands real estate sales in the last 12 months is impressive. Now, let's look at other cities which are at an elevation of 4,000 feet or more.

At 5,506 feet, Beech Mountain, NC is the highest town in the eastern United States. The data for Beech Mountain is somewhat similar to Highlands' data. According to the High Country Board of Realtors data*, for the same time, 162 homes sold in Beech Mountain with a median price of \$512,450. Median days on the market was 54 with a list-to-sold ratio of 100%. The highest priced home sold for \$2.3 million. In Beech Mountain, 127 condos/townhomes sold at a median selling price of \$209,000, a median list-to-sold ratio of 99%, and 48 days on market. For land in



Camille Yates
Berkshire Hathaway HomeServices Meadows Mountain Realty in Highlands/Cashiers

Beech Mountain, 151 properties sold at a median price of \$23,500; the median list-to-sold ratio was 93% and days on market was 77. A total of 400 properties sold; however, the number of cash transactions was not available.

I searched for additional cities in the southeast that were at or above 4,000 feet in elevation. Although I couldn't find cities at higher elevations, I decided to look at data for Waynesville, NC. The city center is at 2,752

feet, but many of the homes that sold were at higher elevations. According to Canopy MLS data, Waynesville saw 557 single family homes close at a median selling price of \$350,000. The median list-to-sold ratio was 99% and median days on the market were 10. The highest selling price for a home was \$1.8 million. Thirty-eight condos/townhomes sold in Waynesville. The median selling price was \$339,900 with a median list-to-sold ratio of 100% and six days on market. For land in Waynesville, 231 properties sold at a median price of \$48,500; median list-to-sold ratio was 90% and 155 days on market. A total of 826 properties sold; 405 (49%) were cash transactions.

Comparing the three high elevation cities, the data shows that properties in Highlands were valued substantially higher from August 1, 2021, through July 31, 2022. Single family home prices were 40% higher in Highlands than in Beech Mountain and 59% higher than Waynesville. The same is true for condo/townhome and land sales. Highlands properties are valued higher. The city of Waynesville had a much higher volume of sales during this time compared to Highlands and Beech Mountain. Sales volume in Waynesville was 52% higher than Beech Mountain and 54% higher than Highlands.

Highlands is, indeed, a special place. It's a city that people treasure - not just the high elevation but also the real estate.

• Camille S. Yates, is a real estate broker with Berkshire Hathaway HomeServices Meadows Mountain Realty in Highlands/Cashiers and Berkshire Hathaway HomeServices Lifestyle Properties in Asheville/Hendersonville. Data from Beech Mountain was provided by Linda Klatt, a broker with Berkshire Hathaway HomeServices Vincent Properties in Blowing Rock, NC.



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...LETTERS continued from page 4

cause of the Town's August 24 vote.

More importantly, the vote was flat out illegal. The UDO did not prohibit vacation rentals, and the Board of Commissioners had no authority to interpret the UDO and order enforcement effective January 3, 2022.

To protect their rights and prevent the Town's clear overreach of its authority, our clients were forced to sue at significant ex-

pense. As a result of this lawsuit, the Town backtracked and rescinded its illegal actions of August 24, 2021.

Returning to square one, the Town proceeded through the administrative review process to consider a newly drafted ordinance. The Town first presented a draft ordinance to the Planning Board, which met with and sought input from our clients. After the Planning Board submit-

ted a proposed, revised ordinance to the Board of Commissioners, the Town held a public hearing on February 24, 2022. Our clients presented comments at the public hearing summarizing their position on the proposed ordinance. Further, by letter of March 4, 2022, our clients highlighted various legal and practical concerns with the proposed ordinance, and provided a redlined version of the proposed ordinance that represented a compromise position on vacation rental regulation. Progress was being made. There was collective community engagement.

Then we heard nothing. Dialogue stopped. Rather than engage in discussion on a potential compromise, the Town hired its third law firm to "get a second opinion."

Behind closed doors, the Town scrapped the Planning Board's hard work, ignored our clients' compromise position, and created a brand-new ordinance published only days before the May 19, 2022, vote to adopt the same. Just as it did on August 24, 2021, the Town sneakily tried to pass new regulations before Highlands residents could voice their positions. Indeed, the Town even decided to include an entirely new concept of R-2 restrictions during the May 19 meeting.

Once again, the Town acted illegally and, once again, this firm, at significant legal expense, had to notify the Town of its legal error. Consequently, the Town had to scrap yet another vote and go back to the drawing board.

And while the Town could have taken this opportunity to engage with proponents of vacation rentals or explore compromise, it instead doubled down on its illegal choices. Once more, it worked behind closed doors to devise even stricter regulations via its alternative, July 8, 2022, proposed ordi-

nances.

One of these alternatives includes an amortization provision, which, as noted by Ari Bargil of the Institute for Justice, is manifestly illegal. He is the attorney who successfully sued the City of Wilmington, causing it to refund over \$500,000 to its residents, and likely costing it at least an additional \$300,000 in legal fees (on top of what it already paid its attorneys).

The other alternative, proposed ordinance is likewise problematic. It imposes significant limitations on existing short-term rentals, all of which violate established principles of property law. The proposed ordinance also prescribes a constitutionally flawed formula purporting to determine the existence and scope of established short-term rentals.

In short, neither alternative, proposed ordinance properly protects our clients' vested rights to maintain their existing short-term rentals. But it is not too late for the Town to heed our clients' rights and its obligation to govern within the bounds of its authority.

2. Where we are.

That brings us to the present. The public hearing is tomorrow, (Thurs., Aug. 25, 2022) and the vote on the ordinance will be at a meeting in the future, presumably September 15, 2022. Our clients have always only wanted the Town to do one thing: comply with the law.

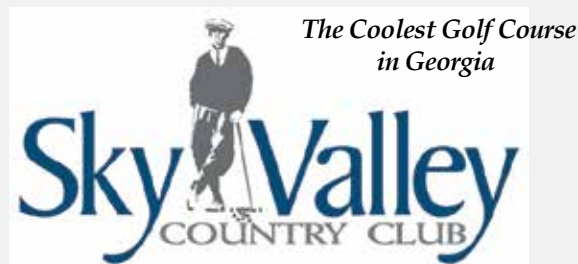
The Town did not do that on August 24, 2021. The Town did not do that on May 19, 2022. The upcoming vote is the Town's third attempt to adopt legally enforceable regulations on vacation rentals. This is the Town's third opportunity to get it right.

Unfortunately, the Town seems intent on illegality. Like the first two attempts, the various versions of the ordinance for approval still require registration/permitting, and attack the constitutional and statutory vested rights of homeowners in the Town. Those are the two glaring issues with the Planning Board's proposal and the July 8, 2022, alternative proposals.

For their part, our clients proposed an ordinance on March 4, 2022, that regulates vacation rentals without registration and protects valid, non-conforming uses. That proposal remains a viable solution to the purported, but factually unsupported, vacation rental "issues" in the Town. A clean copy of our proposed ordinance is enclosed herein (note: the redlined and highlighted text are those of the Planning Board).

Strengthening nuisance laws IS another alternative our clients are amenable to. The Town may pursue many other options to regulate vacation rentals short

• See LETTERS page 22



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...DEPOSES continued from page 1

Highlands ordinances that were pounded out by committees and the Planning Board and which were the subject of two public hearings have either been nixed or are in the process of being considered, and the Town Board and staff have been deposed by Save Highlands.

Now, a year to the day this all started, attorney Derek Allen with Allen, Stahl and Kilbourne which represents SAVE Highlands – the group that wants STRs to continue to be permitted – has been busy with “saving” STRs in Highlands its goal.

The firm sent the town a letter explaining its position thus far and what it sees happening (see Letters page 4), has filed a motion for the reimbursement of attorneys’ fees up until the town rescinded the initial August 2021 vote, and deposed Mayor Pat Taylor, Commissioners, John Dotson, Amy Patterson, Eric Pierson and Brian Stiehler as well as Town Manager Josh Ward and Town Planner Michael Mathis.

“Commissioners Patterson, Stiehler, Dotson, Pierson and I have been ordered by the Save Highlands attorney to be deposed. The attorneys representing the Town of Highlands will contact Mr. Allen, the attorney representing Save Highlands, to address and handle that request,” emailed Mayor Taylor. “The four commissioners and I pre-

viously provided emails and other communications requested by Save Highlands. Commissioner Hehn is not a part of the deposition request, nor was he requested to provide emails and communications.”

It’s assumed Commissioner Marc Hehn wasn’t deposed because for a year he has been the lone descending vote regarding passing ordinances that prohibit STRs in some form or amortizing them until he said more research and collaboration between parties is done.

According to Allen, Stahl & Kilbourne, the reimbursement of attorney fees for the period of time of Aug. 24, 2021 until the initial ruling was rescinded, is a matter of law pursuant to N.C. Gen. Stat. S 6-21.7. The statute mandates an award of attorneys’ fees to a party who successfully challenges a municipality’s action. The language of the statute is explicit:

“In any action in which a city or county is a party, upon a finding by the court that the city or county violated a statute or case law setting forth unambiguous limits on its authority, the court shall award reasonable attorneys’ fees and costs to the party who successfully challenged the city’s or county’s action.”

According to the motion, the manda-

• See DEPOSES page 18

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Dillard Road Just outside of the city limits, this fully renovated 2/bed 2/ba home is open and airy, with 2 covered porches. Easy floor plan. Furnishing may be purchased separately. Offered at \$680,000. mls #100256



Eastside Duck Mountain. This 3 bedroom 2 bath has a spectacular view of Winfield Farm, Blue Valley and vistas to the south. Main floor has living room with fireplace, kitchen, dining room/sunroom with loads of windows to experience the 180 degree view. 2 guest bedrooms with a hall bath, upstairs has a huge master suite with fireplace and ensuite bath. Great bones and ready for your own taste. Offered at \$695,000. mls #98207



Almost flat 3.55 acres with end of the road privacy. Enter the home from a covered carport into a spacious den-living dining area, updated kitchen is located adjacent to the stone fireplace. Living and dining boast mountain views. Wing bedrooms floor plan with the master at the end of the hall and 2 guest bedrooms off the hall with baths. Log guesthouse, too. Offered at \$1,850,000. mls #100402



Easy in-town living with this one-level contemporary ranch with 4 bedrooms, 2 baths a study and large 2-car garage/workshop. Open spaces with soaring glass, screened porch a grill vent and connects to a conversation deck with firepit. The living area and screen porch overlook the noisy water of Mill Creek. Offered at \$1,195,000. mls #98604



Located only 4 blocks from Main Street, this 2 bedroom, 1 bath cottage is compact but will be an entry into Highlands. low maintenance and lock and leave. Well maintained. Offered at \$550,000. mls #100532



Do not miss this move in condition, spectacular house located off Buck Creek Road on Western Rhodes Road. 3 bedrooms, plus additional flex spaces. Multiple fireplaces. Open Great Room concept with custom kitchen, plank wood floors, stone fireplace in the Great Room that flows onto a covered porch with hot tub spa. Masters on main and upper floors, plus guestrooms complete with baths. Outbuilding, and trails. Offered at \$1,895,000. mls #100481



+/-5.3 beautiful, lush acres on Foreman Road with a subdivision plan for (4) four lots, (4) four 5-bedroom septic permits, with a completely remodeled cabin. This rare in-town parcel tucked in the woods is perfect for a private family retreat or small development. The property is walkable to town with access from both Foreman Road and Cullasaja Drive and features a creek with two waterfalls. The original, completely remodeled cabin has two large bedrooms, a bathroom with laundry, a full-length deck with ridgeline views overlooking the creek, a stone fireplace, 2-car garage, and storage shed. Offered at \$2,499,000. mls #98627



Mirror Lake lakefront cabin with old house charm and new house living. Main house has 2 bedrooms 1 bath, a real stone fireplace, wood floors and usable kitchen. Guest house has 2 bedrooms 1 1/2 baths with an enclosed outside shower. Offered at \$1,200,000. mls #97457



Located very close to town. 2 bedroom 2 bath with cathedral ceilings in living room and additional sunroom. Large open deck that faces 10 acres of protected common area. This is a great starter home. Offered at \$675,000. mls #98663



Great family home has flat grassy spaces and lovely outdoor entertaining areas. View of Shortoff Mountain from the historic outdoor fireplace. 3-4 Bedrooms, 3 baths, office, 2-car garage and a 2-car carport. Move in condition. Offered at \$1,174,000. mls #97458



The gem of this property is has been lovingly renovated and is mintues from town. The outdoor room is fully screened and features exposed ceiling beams and solid wood paneled walls. There are three wood-burning fireplaces in the home. Two primary suites, one located on the main level and the second located upstairs, feature ensuite baths and walk-in closets. Two additional bedrooms and a remodeled full bath are also located on the second level. A new metal roof and commercial gutters were installed in 2021. Offered at \$1,895,000. mls #99065



Great view in town from this 3 bedroom, 3 and 1/2 bath newly renovated home. Open kitchen/living/dining room with gas fireplace, covered front porch with stone wood burning fireplace, and powder room. Main level suite has a full bath, walk-in closet and private deck to enjoy the view. Downstairs has two suites, one with a separate kitchenette. Covered parking. Priced to sell at \$1,149,000. mls #98526



Close to town with fenced yard and single garage. Two bedrooms, two bath cottage, with extra room, for office, den or extra sleeping. Kitchen has new tile floor all appliances and large laundry room. Whole house has been freshly painted inside with dining room, living room, two nice bedrooms and two full baths. Covered front porch and open back deck. Fenced in back yard along with single garage. All for only \$649,000. mls #99025



Located in desirable Mirror Lake, this 3-4 bedroom, 2 bath cottage is in move-in condition or ready to personalize to your specific tastes. Light and airy, cathedral in living room, fireplace, cooks kitchen, 3 bedrooms, 1 bath on the main level with a deck that overlooks the small pond. Lower level has a sitting room, laundry, bedroom, bath and one-car garage. A great setting with water and privacy. Offered at \$795,000. mls #98454



2/bed, 2/bath with loft. Located on Buck Creek Road. Main level living with additional loft area. Stone, wood burning fireplace in the living room. Private setting with just over 3 acres of land. Additional workshop. Offered at \$450,000. mls #100577

5

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...DEPOSES continued from page 12

tory attorney fee provision applies equally to success in litigation and when a town later rescinds its actions in response to a legal challenge.

The motion contends, "that at its meeting on August 24, 2021, the Town of Highlands Board of Commissioners voted to interpret its Unified Development Ordinance (UDO) as prohibiting short-term vacation rentals and directed the Town staff to start enforcing the UDO as prohibiting short-term vacation rentals in residential districts beginning January 1, 2022 (the August 24 vote).

"On September 6, 2021, the Town published a letter written from its attorney clarifying that the Board interpreted the UDO to prohibit short-term vacation rentals only in the R-1 zoning district and confirming that enforcement would begin January 1, 2022, against those who owned a vacation rental in the R-1 zoning district," reads the motion.

Attorney Allen agrees that

the Town Board of Highlands is a governing board and is allowed to make legislative decisions as defined by NC Gen. Stat. S 160D-102(19) but he contends that the Aug. 24, 2021 vote was not a legislative decision but rather an administrative decision as defined by NC Gen. Sta. S 160D-102(1).

The motion further says "that Section 32.1 of the UDO only confers authority on the Board to make amendments to "the adopted Land Use Plan. ..the text of [the UDO, and...the zoning map." The UDO also confers authority on the Board to "appoint other boards and commissioners."

However, Allen contends that the UDO does not authorize the Board to make administrative decisions, enforce the UDO, or interpret the UDO, contends Allen.

"The UDO confers sole authority on the "Planning and Development Director," a Town employee, to administer, enforce, and interpret the UDO. Section 4.1.1

of the UDO specifically states that 'the Planning and Development Director generally shall make all interpretations of [the UDO].' The UDO then lays out a procedure that affords a process for contesting the interpretation that ends at the Board of Adjustment. The Board plays no role in this interpretation process," reads the motion.

"On October 13, 2021, Plaintiffs filed this instant action alleging, among other things, that the August 24 vote was unconstitutional and exceeded the authority of the Board (the Complaint or the Lawsuit). The Complaint prayed that the Court, among other things, declare that the Board exceeded its authority in the August 24 vote, declare null and void and vacate the August 24 vote, enjoin the Town from enforcing the UDO as prohibiting short-term vacation rentals and reimburse attorneys' fees and costs.

• See DEPOSES page 24



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Sundays

• Church in the Wildwood's hymn sing is back at its original location on Horse Cove Road. 7-8 p.m. Call Mary Bean at 1-828-506-0125.

Mondays

• ESL classes are held at the Presbyterian Church in Highlands from 5:30-6:30pm. No registration required – just show up and participate. Questions? Visit www.maconncliteracy.org, call 828-526 – 0863 or email info@maconncliteracy.org

Second Mondays

• The local chapter of PEO, an off-campus sorority founded in the 1800s that provides grants and loans to women with financial need who want to return to school or further their education meets at 10 a.m. More meeting places call president Paula McDonald at 706-372-3004

2nd Tuesdays

• Highlands Writers Group meets on alternate Tuesday afternoons at 3pm. Writers still uncomfortable with in-person

gatherings may participate via Zoom meetings held on the second or third Tuesday of each month at 3pm. Members receive weekly notification regarding when and how the group will assemble. "We welcome participation from anyone interested in writing, or just hanging out with writers," said Bud Katz. For more information contact Bud Katz at either 828-526-3190 or at budandlynn@me.com

Wednesdays in Sept.

• Community Yoga Class to benefit the Chattooga River Conservancy from 6-7:15p at Yoga Highlands, facilitated by Rachel Kinback CYT500. Fun and restorative movement. Come as you are. All skill levels are welcome. Suggested donation \$10-20.

Thursdays

• At Hudson Library, Family Storytime at 10:40a. For more information about any of these summer activities, contact Hudson Library at 828-526-3031.

• At Hudson Library, Kids Zone at 3:30 pm with a wide variety of STEAM, nature, and craft activities. For more information about any of these summer activities, contact Hudson Library at 828-526-3031.

Mon-Fri

• Water Aerobics 18 years

plus 10:15-11am.

Mon., Tues., Thurs.

• The Food Pantry behind the Methodist Church on Spring Street is open from 10a to 6p,

Mon. & Wed.

• Cardio Kickboxing with Crystal Corbin 5:30-6:30 p.m. A full body workout for every muscle

• New Mobility Class with Anna Norton It's all about movement. 5:30-6:30pm and Wednesday 6:45-7:45. For more information, call Anna 267-825-0716.

Mon, Wed, Fri

• Heart Healthy Exercise Class 8:30-9:30am. \$25 a month, The class is led by Cathy Hodgson. Contact the Recreation Department at 828-526-3556 for more information.

• Aerobics w/Tina Rogers 8-9a.

1st Tuesdays

• Indivisible Highlands from 5-6:30 pm at the Hudson Library.

Tuesdays

• Strength Training 8:15-9:15am. Aim for strong, lean muscles using light weights, body weight, and high repetition to shape and tone.

Tues. & Thurs.

• Pilates-Strength and Stretch with Autumn Lucas

• New Zumba class with Gay Chalpin from 4:30-5:30p.

• Exercise Class with Michelle Lane at 5:30. A combination class with different types of exercise.

Thursdays

• Kickboxing 8:15-9:15am. An exhilarating and fun mix of martial arts for a calorie-burning workout.

Fridays

• Friday Night Live Concerts in Town Square on Main Street. 6-8:30 p.m. Bring chairs.

Saturdays

• Saturdays on Pine in K-H Founders Park on Pine Street. 6-8:30 p.m. Bring chairs, blankets and a picnic.

2nd Saturdays

• The Western North Carolina Woodturners Club meets in Highlands at The Bascom at 10 a.m. March thru November.

3rd Saturdays

• The American Legion Post 370 meets at the First Methodist Church at 315 Main Street in their Community Room/ 909 Chapel. We serve breakfast at 9AM and hold our monthly meeting at 10AM We invite ALL Veterans to attend. Contact Ed McCloskey, Commander for any information @828-787-1660.

Fri., Sept. 2

• ADPi Alumnae Luncheon in the Mountains at Wildcat Cliffs Country Club at 11:30 a.m. To make reservations contact Emily Buskirk at 828-787-1015 or ebbuskirk@gmail.com or Vesta Jones at 828-526-0477 or vestaojones@gmail.com

Sat., Sept 3

• Bagpipers at Highlands Burritos on S. 4th St. 4:30-5 p.m.

Mon., Sept. 5

• At The Highlander House and Ruffed Grouse Tavern at Main and 3rd streets, a Labor Day Cookout 11a to 3p with Silly Ridge Bluegrass music noon to 2:30p.

Wed., Sept. 8

Nantahala Hiking Club welcomes all to learn about the Nikwasi Initiative focused on local Cherokee culture "How Cultures & Landscapes Mesh" at 6pm at the Macon County public library, 149 Siler Farm Rd, Franklin. nantalahahikingclub.org

Sat., Sept. 17

• Grand Opening of the new Highlands Performing Arts Center featuring Grand Amici at 7:30p. For more information call 828-526-9047

Sun. Sept. 18

• Highlands Porchfest a Walk-Around Community Music Event 1-6p. Over 30 musicians from every genre performing at 12 hosting venues.

• Community Open House & Ribbon Cutting at The Performing Arts Center 2-5 p.m.

Sept. 23 - Oct. 16

• The Mountain Theatre Company presents Brooklyn: The Musical, A Sidewalk Fairytale at The Playhouse on Oak Street. Wed. - Sat. @ 7:30p and Sat. & Sun. @ 2p. For tickets go to www.mountaintheatre.com.

Wed., Sept. 21

• The Highlands Cashiers Health Foundation presents a dynamic community mental wellness event "Lessons from a Secret Warrior." Featured speaker Joanne P. McCallie is a mental health advocate and NCAA DI Hall of Fame Basketball Coach. The event will be on Wednesday, at 5:30pm at the Highlands Performing Arts Center (PAC). The event is free, but reservations are required.

Fri., Sept. 23

• At the Highlands Performing Arts Center Live via Satellite Great Art on Screen: Pompeii Sin City at 5:30 p.m. For more information call 828-526-9047.

Sun., Sept. 25

• Chef Dinner at OEI's The Farm, Fourth Annual Oyster Fest at The Farm with The Darling & Kimball. Book at OldEdwardshospitality.com/chefdinners.

Sun., Oct. 2

• At the Highlands Performing Arts Center, A Brother's Revival at 7:30p. For more information call 828-526-9047.

Wed., Oct. 5

• Enjoy the stylings of singer-songwriter Alyssa Bonagura during the live concert series, Orchard Sessions 6-8 p.m. at OEI's The Farm. \$40. Book Online: <https://www.simplerix.com/e/orchard-session-featuring-alyssa-bonagura-tickets-102651>.



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Zorki

SEPTEMBER 9

Supper Break

SEPTEMBER 16

Curtis Blackwell

SEPTEMBER 23

Sycamore Flats

SEPTEMBER 30

The Foxfire Boys

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Blaze the City

SEPTEMBER 10

The Rockabillys

SEPTEMBER 17

HC Oakes Band

SEPTEMBER 24

Will Thompson Band



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...LETTERS continued from page 10

of implementing illegal registration requirements and an unlawful amortization scheme. Any other option, in fact, that does not entail a registration scheme and that recognizes valid, non-conforming uses is up for discussion.

Our clients have always been willing to have that discussion. Even now, the offer remains for each Commissioner and the Mayor to meet with our group, with or without legal counsel, to hear their concerns and ideas. A collective community decision can then be made rather than the one advocated by the vocal minority of second home owners and retirees such as those in the Neighborhood Coalition, who can afford property in Highlands without rental income and seek to diminish the presence of vacationers.

3. What is going to happen.

Our clients, of course, cannot make Town officials meet with them. Neither can our clients make the Board of Commissioners pass an ordinance that complies with the law. All our clients can do is continue to fight for their rights.

That is what they will do if the Town passes an ordinance that requires registration/permitting and attacks valid, non-conforming uses. Specifically, we will proceed as follows:

1. Notice for hearing the enclosed Motion for Attorneys' Fees, which we will file today. The attorneys' fees incurred by our clients are in excess of six figures and continue to grow.
2. Proceed with deposing Joshua Ward, the Mayor, and each of the Board of Commissioners. Notices of deposition are enclosed.
3. Litigate the Town's failure to

STRs are like STDs

Dear Editor,

Consider this: it's easy to confuse STRs and STDs. There are several similarities in the activities which contribute to each of them. For example, they both involve multiple strangers and both thrive in transient environments. They both proliferate if participation is encouraged without taking proper precautions or establishing sensible control. Frequent and careless usage by the multiple participants often leads to the deterioration of the overall health and general

comply with the public records request. Many documents remain pending, specifically texts and emails from Commissioners.

Additionally, any ordinance that requires registration/permitting and fails to protect valid, non-conforming uses will be met with a new lawsuit setting aside the ordinance and seeking legal fees. This second lawsuit will likely follow the same path as the Schroeder v. Wilmington lawsuit in time, cost, and result. (The Schroeder lawsuit was filed on October 2019). We feel as confident in this second lawsuit as we did in the current lawsuit, and in our June 7, 2022, letter, notifying the Town of the procedural defects with the May 19 vote, That is to say, very confident.

One year ago today, the Town unambiguously exceeded its authority and backed down only after our clients were forced to file legal action. The blunders have continued over the last year, delaying the implementation of reasonable regulation and allowing others time to establish their valid, non-conforming uses. With multiple problematic ordinances on the table, the Town appears poised to commit yet another legal error that will keep the Town and its residents in lengthy and contentious litigation.

Our clients implore the Town to choose compromise and common sense over continued conflict. Choosing unambiguously illegal action again would give our clients no choice but to continue the fight for their legal rights, a fight they are very willing and able to have.

Best Regards
Derek J. Allen

Allen, Stahl & Kilbourne

condition of the environments in which they occur. Both can have unintended consequences.

Whatever the case, the spread of one or the other across an area is a risky proposition and can easily get out of hand. A pandemic of either or both shouldn't be ruled out. After all, both are contagious and can spread like wildfire. Consider that.

Alice Nelson
Highlands

Does preserving democracy require letting Trump off?

Dear Editor,

It is typical of Trump enablers and apologists to elaborately outline and decry the misdeeds, crimes, and injustices

committed by Donald Trump and then conclude that we must "refrain from making Trump a martyr with a prosecution"

• See LETTERS page 24

...STR continued from page 1

logue, want to be part of the process, and want to be able to negotiate terms of acceptable regulations to allow STRs.

"We're disappointed we have not been able to do that, we're disappointed in the Town, we're disappointed in the process," said Allen. "But we're still trying, and we're trying to come up with a compromise."

At the worksession Tuesday night, Commissioner Hehn echoed Allen's stance.

"As of today, STRs aren't illegal. I want to find something we can all agree on. Both sides agree we need more regulations to preserve the residential nature of neighborhoods. I hope we take our time and involve all sides in the discussion," he said.

Allen went on to say the Town has the ability to regulate STRs going forward, which it can do with some limitations, but the Town cannot eliminate existing uses that are currently valid.

"The stance Highlands as a town is taking is overly aggressive, it's in really weak legal territory, and it doesn't seem like the right thing to do," he said.

For some time, the Town Board with a vote of 4-1 has been pushing for the amortization option and is willing to go to court with hopes of establishing a precedent for the state of North Carolina.

Counsel for the Neighborhood Coalition Attorney Mac McCarley, with Parker Poe out of Charlotte, suggested amortization is a lawful tool to regulate and voiced support for Option 2.

Neighborhood Coalition President Cathy Henson spoke against allowing STRs in R1 and R2 zoned areas.

"Our position is simple, homeowners deserve to live in neighborhoods with other neighbors without commercial activity," she said.

Highlands resident Pat Allen addressed the board and highlighted that Town Manager Josh Ward and Town's Attorney Bill Coward "admitted" STRs were not commercial at a recent meeting.

"They are not hotels, so we just need to bury that fact," said Pat.

However, at the worksession Tuesday night, Commissioner Amy Patterson said despite what Town Attorney Jay Coward and the courts have said, short-term rentals are a commercial use.

"The courts said STRs are not commercial, but the courts only interpret the law, they don't make the law. It isn't the state's job or the courts' job to decide. We are the legislative branch, and we make the law," she said.

Patterson went on to say that it's visitors who use overnight accommodations,

not residents which makes the use de facto commercial.

"It's the residents, whether full-time or seasonal, who have built this town. They are our community members. We aren't and don't want to be a tourist town," she said.

In his opening statement at Tuesday's worksession, Mayor Pat Taylor agreed and laid out his vision for Highlands.

"Highlands is not a tourist town. It's a retreat community where since its inception people came for part of the year to get away from the heat and overcrowded cities and diseases such as malaria. With climate change I see that relief still being sought," he said. "Though we have tourists, we have had a basic community core of permanent and seasonal residents who have supported our businesses, our churches our nonprofits and our art institutions. Those residents built the library, the historical society the biological station, the expansion of our churches and the building of the PAC, and the Bascom. They have been the foundation."

At the public hearing, Pat Allen said the board has already made its position known by voting to ban STRs.

"We already know where you all stand," she said. "My point is this should be an unbiased decision made by people who understand. A study has been done that shows Highlands will use \$19M in revenue each year. That's huge."

But at the worksession, Mayor Taylor had an answer for that.

"We are in an island of zoning districts surrounded by a county that has no zoning. I won't accept the notion that with the discontinuation of STRs in R1 and R2 businesses will collapse and that it is an all or nothing economic scenario. The surrounding STRs in the county will continue to use businesses in Highlands," he said. "I also don't believe zoning regulations are the de facto taking of property rights but rather they are the limitation of property use in a designated zone. The financial position of Highlands has been strong for many decades long before the recent wave of STRs. Our sales tax collection has been increasing at a predictable rate for many years as have our property taxes."

The issue of investment by homeowners was brought up both at the public hearing and at the worksession.

Commissioner Hehn said he was concerned about the people who spent money upgrading their homes for the purpose of renting them out until they can retire full-time in Highlands.

Carol Gable, of the Highlands Neighborhood Coalition who has lived in R1 for

• See STR page 25



DOES THIS JUSTIFY HUNDREDS OF THOUSANDS OF OUR TAXPAYER DOLLARS?

**The YTD Breakdown of
19 Noise Complaints:
... at a known STR locations: 5
... at other locations: 14**

**The YTD Breakdown of
16 Trash Complaints:
... at a known STR locations: 2
... at other locations: 14**


"Crime is another issue STRs are being blamed for, but Chief Holland said she just hasn't seen it."

- Highlands Newspaper (Aug 2022)

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...DEPOSED from page 18

"On October 21, 2021, and in response to the Complaint, the Board voted to rescind the August 24 vote. This vote gave Plaintiffs the primary prayer for relief they sought from the Court, i.e. the rescission of the August 24 vote."

The motion goes on to say that "The Town hired an attorney with expertise in zoning law, Craig Justus, to draft a new ordinance regulating short-term vacation rentals. He thereafter drafted such an ordinance and presented it to the Planning Board for consideration in late November, 2021.

"In an October 26, 2021,

email from Mr. Justus to Derek Allen, the attorney for Plaintiffs in this matter, Mr. Justus acknowledged that the Board acted without authority in its August 24 vote when he said, "[k]eep in mind that the Commissioners are not delegated responsibility to interpret or enforce; that is the responsibility of the Town's zoning enforcement officer. The Town zoning enforcement officer has not made [sic] any final determinations. The action taken by vote on August 24 was rescinded."

"The August 24 vote was in violation of a statute and case law

that sets forth unambiguous limits on the Town's authority," reads the motion.

Plaintiffs successfully challenged the August 24 vote and have moved for reimbursement.

Meanwhile, the Town Board held a worksession based on the Aug. 25, 2022 public hearing comments and the three proposed ordinances it has in its possession — one from the Planning Board and two of its own creation -- at 6 p.m. tonight in the Community Building.

— Kim Lewicki

...LETTERS from page 22

because a significant constituency will have its faith in the rule of law eroded by a Trump trial with consequences we cannot tolerate.

This flawed logic seems to disregard the fact that the reason people are worried about the potential reaction of a right wing outrage is that they already have eschewed democracy and the rule of law by buying into the falsehood that the election was stolen. Remember January 6? And by not prosecuting him wouldn't

we effectively be abandoning the rule of law ourselves?

This would be the equivalent of giving in to a three-year-old's tantrum for fear of the child throwing a bigger tantrum! Guess who is running the family now.

In the late 1930s Hitler was throwing his own tantrums by expanding German territory to surrounding states and in 1938, Neville Chamberlin, the Prime Minister of England, signed the Munich Agreement which ceded

parts of Czechoslovakia to Hitler, essentially reinforcing Hitler's power and confidence. This policy was known as "Appeasement."

Historians have since argued that stopping Hitler at that time, rather than appeasing him could have prevented WWII. Winston Churchill, in 1954 reflecting on that time said, "An appeaser is one who feeds a crocodile—hoping it will eat him last."

Joseph J. Ferrandino
Tampa, FL



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...STR continued from page 23

26 years and said all she has heard from STR supporters is about their investment, their future, their property rights, and what Highlands owes them.

"The fact is, this town owes no one a particular return on any investment," she said. "Allowing short-term rentals in residential neighborhoods decays those neighborhoods from the inside out. It's a situation that once you lose it, you cannot get it back. My question is, what about our investment, our rights, our property values, and our future in this town?"

At the worksession Commissioner Patterson agreed saying it's not the board's job to care about or protect people's investments.

"We are not here to guarantee someone's investment. We must decide what is best for the whole and do what we can to achieve what is best for the whole," she said.

At the same meeting, Commissioner John Dotson agreed, as did the majority of the board, that if someone "invested" prior to August 2021 that's one thing. But if they "invested" after August 2021, after it was clear that the STR issue was in flux, that's another.

"Anyone who has proceeded with investing for that purpose while this discussion is going on did so in the face of uncertainty," he said.

The worksession included a "straw pole" regarding nine questions, answers of to which would only apply if the board was considering an ordinance other than amortization – which it isn't -- so as Commissioner Eric Pierson noted, many of the questions and their answers were moot.

Question 1 was: Should we stop the spread of STRs in R1 and R2?

All said yes except for Commissioner Hehn who suggested a period of time they be allowed.

Question 2 was: Should the issuance of an STR permit should be required?

Commissioner Patterson said permits aren't allowed and technology enables the tracking

so permits aren't necessary.

Question 3 was: Should existing STRs in R1 and R2 be allowed in perpetuity?

All said no except Hehn. Also, a moot point with amortization the goal.

Question 4 was: Should we issue nonconforming use permits for STRs?

Again, a moot point if not allowing to continue.

Question 5 was: Should we change the definition of non-conforming use?

This was tabled because the term isn't just about STRs, but also lots and buildings.

Question 6 was: Should we allow the intensification of STRs?

A moot point with amortization the goal.

Question 7 was: Should we keep amortization an option?

All said yes except Hehn.

Everyone accept Commissioner Hehn said "yes" but whether couldn't decide if the allowance period should be two or three years.

Attorney Essick said the courts upheld amortization in the 1970s regarding billboards and junkyards but not STRs and nothing less than two years was upheld in those cases.

"This will be challenged in court and a judge will have to review it as it applies to STRs," he said. "But the longer the allowance period would mean the less legal scrutiny."

He also said it would likely take three years to get through the court system.

Commissioner Patterson asked how long the case could be challenged and how long could a "stay" be extended?

Essick said one year for statutory and two years for substantive.

Mayor Taylor said Highlands could be a state-wide test case.

To date, the town has spent \$117,010.58 on STR legal expenses.

According to Town Manager Josh Ward legal services are a line item for Professional Services - Legal within the Administration Budget, which is budgeted at \$20,000. As needed, additional

• See STR page 30

THE RUFFED GROUSE TAVERN AT HIGHLANDER MOUNTAIN HOUSE



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add grilled chicken ...8

add grilled steak...16

add grilled shrimp ...18

Watermelon Salad

topped with feta and sweet chili lime ...14

add grilled chicken ...8

add grilled steak...16

Kabobs

mixed summer vegetables, potato salad

grilled shrimp & steak...34

grilled shrimp ...36

grilled steak...38

BBQ Chicken

homemade bbq sauce, baked beans, corn salad ...36

Desserts

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vanilla ice cream ...6

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• SPIRITUALLY SPEAKING •



A Labor Day Prayer

Pastor Randy Lucas
Highlands United
Methodist Church

On this Labor Day, O
God,
we pray for the produc-
ers
and the providers.

We thank you for honest
work.

We pray for living wages
and safe working condi-
tions,
for dignity and respect.

Lord, please hear this
prayer
for the worker, the
laborer
and server, the teacher,
craftsman, designer,
factory worker,
farmer, salesperson,
manager, supervisor,
clerk, for the salaried
and hourly,
for the employer and
employee,
for the volunteer,
broadcaster and journal-
ist,
poet and novelist,
script-writer and blog-
ger.

We pray today for
waitstaff and table
cleaners,
for agent and accoun-
tant,
secretary and office
manager,
for doctors and lawyers,
police officers, firefigh-
ters,
for all first responders.

We pray for administra-
tors
and office staff,
for dispatchers and
dishwashers.

We pray for cooks,
bank tellers and ca-
shiers,
for janitors and truck
drivers,
for mechanics
and those who wash
cars.

We pray for those on the
backs of garbage
trucks,
for workers in the field
and on the farm.

We pray for utility work-
ers,
for nurses, anesthetists
and emergency room
staff.

Today we pray for
retirees,
for pastors, priests and
rabbis,
for shepherds of every
religious flock.

On this day we pray
for biscuit makers
and ticket takers,
for entertainers, danc-
ers,
musicians and actors,
for all workers with
collars white and blue.

Lord hear our prayer
for shop owners
and entrepreneurs,
for caretakers and bed-
makers,
dry cleaners and hair
dressers,
for artists and authors,
storytellers and dream-
ers.

On this Labor Day, O
Lord,
we give thanks,
and we honor
the work of many
hands.

Strengthen, encourage
and bless, we pray.

Proverbs 3:5

• PLACES TO WORSHIP •

John 3:16

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Wednesday night Dinner and Service 5:30

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Wed.: Men's Bible Study 8:30 am; Choir 5p; Prayer Mtg 6:15p

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Wednesdays: Prayer Mtg.: 7 p.m.

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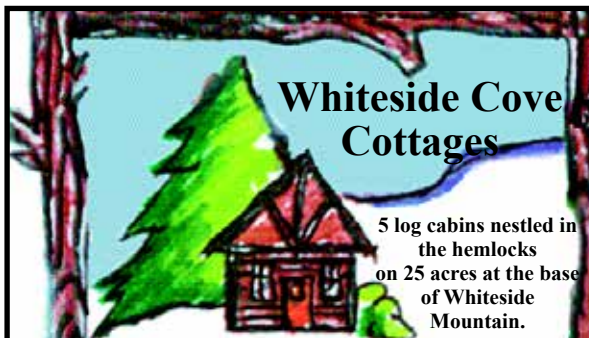
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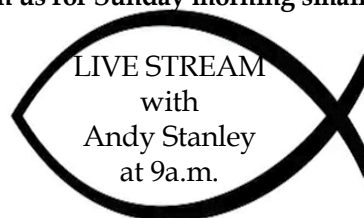
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the organization that is conserving the Plateau's natural places for ours and future generations. Seeking a Development and Outreach Assistant who will be responsible for several duties including meticulously managing HCLT's donor database and processing donor gifts/donor acknowledgments; assisting with other fundraising, PR, and administrative tasks; assisting with event planning and implementation; and providing office reception services such as greeting visitors and directing telephone calls as well as other duties as needed. This is a part-time position (20-30 hours/week) with the possibility of transitioning to full-time and other growth potential. Hourly wage commensurate with experience. This position reports to the Development Director and has the option for some flex scheduling. Send your resume to julie.hitrust@earthlink.net. (st. 8/11)

PART TIME OFFICE ASSISTANT – The Bascom M-F 10 am - 2pm \$16-\$20 / hour depending on experience. This position provides general administrative support to the development function of The Bascom, and includes handling daily correspondence with donors, including producing gift acknowledgments and solicitation mailings, as well as daily updating of our constituent data base (Bloomerang). This position also handles inquiries from our constituents, providing prompt, thorough and accurate information. The full job posting can be found at TheBascom.org. Please submit, via email, resume and cover letter to: Karin Peterson, Executive Director kpeterson@thebascom.org (st. 7/21)

DOMESTIC IRONING – Needed In Highlands. Pick up and return when finished. Call Dottie Butler at 941-735-8996. Leave message. (st. 6/19)

MCCULLEY'S IN HIGHLANDS AND CASHIERS is seeking full- and part-time help. Inquire at 828-200-0928. (st. 6/9)

SWEETREATS AND HIGHLANDS DELI IS UNDER NEW MANAGEMENT and is hiring full and part time staff for the season. Competitive starting wage, great tips, and reasonable hours (not too early, not too late). Pick up an application in store at 115 S. 4th Street or apply on Sweettreatshighlands.com. (st. 5/19)

WOLFGANG'S BISTRO is looking for full-time prep and line cook and waitstaff. Evenings only. Call Jacque at 828.526.3807 or email wom2@me.com. (st. 2/17)

COUNSELING CENTER OF HIGHLANDS is seeking additional therapists. Looking for a place where you can build or add to your private practice, provide mental health care to those in need, and be part of a counseling center that is dedicated to the behavioral health needs of all members of the community regardless of ability to pay? Our Center is looking for licensed therapists who share this mission and YOU may be one. If you are interested – or just want to learn more about the Center – let us know by sending an introductory email with your resume to info@counseling-center.org. We look forward to hearing from you. **REQUIREMENTS:** Master's Degree or higher in counseling, psychology or related field; Licensed in North Carolina in

...CLASSIFIEDs from page 29

related disciplines; Must have a minimum of 2 years of experience as clinician; Flexibility, creativity, and a spirit of collaboration; Along with full-pay, willing to see clients-in-need at a reduced fee; Counseling Center will reimburse the difference between reduced fee up to \$75. **PREFERRED:** Strong Clinical skills, including areas of assessment; diagnosis; crisis & case management; Independent decision-making skills; Experience and desire to lead workshops and/or groups as outreach to the Highlands community **CRITICAL NEED FOR THE AREA:** Specialty in Substance Abuse; Bi-lingual (Spanish & English) (st. 4/7) **CHESTNUT HILL OF HIGHLANDS** is an Upscale, Small Assisted Living Facility looking for Med Aides, CNA's, Housekeeper and Dietary Staff. You may apply in person at 24 Clubhouse Trail, by Phone at 828-526-5251 or by email to ce.chestnuthill@yahoo.com or lindabtiff@aol.com.

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HIGH COUNTRY PHOTO/KEVIN VINSON: scanning photos, slides & negatives to CD or DVD for easier viewing. Video transfer to DVD. Everything done in house. Leave message at 828-526-5208.

...STR continued from page 25

funds will be allocated for attorney fees from the general fund balance. The allocations are approved by the Town Board. No tax increase or utility increase will be required to cover the costs of legal services.

Question 9 was: Should we allow Homestays in R1 and R2?

Even though this was in the town original proposal, all said no accept Hehn.

Commissioner Patterson said that was simply a loophole to allow the continuance of STRs in R1 and R2.

She also noted that a case in New Orleans said municipalities couldn't require the owner to be on the premises; it could be a caretaker or a representative which wasn't acceptable.

Commissioner Dotson said Homestays are just Tourist Homes that don't fall under state guidelines "and we don't want that."

Mayor Taylor said he realized the worksession deliberation may not appear to be seen as the spirit of compromise, but the board shouldn't be driven solely by seeking compromise but rather by addressing directly the big questions related to STRs.

"If our core residential community is lost with more STR development the impact and change will be felt throughout our community," he said. "I see a new model emerging not dependent on tourism. The virtual work-from-home model has the potential to change our community by having young and middle-career professionals working from home and also being part of this community. I don't want to see our neighborhoods to become STRhoods."

Attorney Essick is making revisions to the board's amortization ordinance – doing away with the Homestay option and assigning a number of years to amortization -- and it will be presented at the next worksession set for Sept. 8 at 7 p.m. in the Community Building.

• POLICE & FIRE REPORTS •

Highlands Police entries from Aug. 12. Only the names of persons arrested, issued a Class-3 misdemeanor or public officials have been used.

Aug. 12

• At 5:16 p.m., officers responded to a 2-vehicle accident on N. 4th Street.

Aug. 16

• At 2:30 p.m., officers responded to a 2-vehicle accident on Main Street.

• At 6:20 p.m., officers responded to a 2-vehicle accident at NC 106 and Munger Road.

Aug. 19

• At 4 p.m., officers responded to a 2-vehicle accident on Hummingbird Lane.

Aug. 20

• At 10:47 p.m., officers responded to a call of a simple assault on a woman when she was grabbed and slapped across the face at a resident on US 64 west.

Aug. 23

• At 7 p.m., officers responded to a 2-vehicle accident on 3rd Street.

The Highlands Fire & Rescue log from Aug. 23.

Aug. 23

• At 4:53 p.m., the dept. responded to a fire alarm at a residence on VZ Top Road.

• At 5:04 p.m., the dept. responded to a fire alarm at the hospital.

Aug. 24

• At 11:27 a.m., the dept. was first-responders to a location on Carolina Way.

• At 2:13 p.m., the dept. was first-responders to a residence on Morewood Circle.

• At 10:57 p.m., the dept. was first-responders to a residence on Webbmont Road.

Aug. 25

• At 9:16 a.m., the dept. was first-responders to a residence on Upper Lake Road.

Aug. 26

• At 11:28 a.m., the dept. responders to a residence on US 64 east.

• At 10:48 p.m., the dept. responded to a motor vehicle accident on US 64 west.

Aug. 29

• At 12:09 p.m., the dept. was first-responders to a location on Main Street.

• At 6:50 p.m., the dept. was first-responders to a residence on US 64 east.

...SPORTS continued from page 1

improvement with each match they play," said Highlands Coach Brian Stiehler.

Highlands middle school girls volleyball hosted Summit on Monday and won a close victory against the Lady Bears with a final of 2-1.

Highlands middle school boys soccer kicked off their season on Monday playing against Summit at home and lost 8-1.

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