

Highlands Newspaper

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Thurs., Sept. 15, 2022

Town works toward finalizing STR issue

At tonight's Town Board meeting the Short-term Rental verbiage destined for the Unified Development Code may be finalized if the board sticks to what it decided last Thursday, Sept. 8 during the second worksession on the issue.

Attorney Chad Essick wrote the verbiage which was presented on issues raised at the first worksession held Tuesday, Aug. 30.

Attorneys Essick and Jay Coward said the "Whereas" statements at the beginning of the ordinance explain the reasoning and

purpose for the ordinance change.

"The preamble is really important for this legislation because it tells why this is being done, the background of what is being done and represents good faith," said Town Attorney Jay Coward. "In

• See STR page 22

Grants will expand broadband in the county

By Brittney Lofthouse

Macon County residents will soon see a big boost for broadband.

The N.C. Department of Information Technology's (NCDIT) Broadband Infrastructure Office, part of the Division of Broadband and Digital Equity, awarded Frontier Communications a grant for \$3.7 million to connect 2,700 households and businesses across the county.

The funding was announced earlier this month as part of \$206 million in Growing Rural Economies with Access to Technology (GREAT) grants awarded to rural counties across North Carolina.

"The Broadband money is being distributed to providers currently and more money is available, but the providers need to apply," said Senator Kevin Corbin.

• See GRANTS page 22



Executive Director Mary Adair Trumbly is ready to show off the new Performing Arts Center. — Photo by Kim Lewicki

PAC is open for business

The public is invited to the Open House, Sept. 18 from 2-5p

The time has arrived to see what's inside Highlands newest building.

After seven years of hard work supported by individual donations ranging from \$5 to \$5 mil-

lion by 250 donors and \$60,000 from Macon County – \$13.5 million was raised to build the new addition. Now, the new Performing Arts Center (PAC) for High-

• See PAC page 11

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It's town-wide, free music during Sunday's Porchfest

The Center for Life Enrichment (CLE) is presenting the second annual Highlands Porchfest on Sun. Sept. 18. from 1-6p. Porchfest is a free to attend, walk-around community music festival, where more than 30 musicians from every genre perform across town at 12 hosting venues.

Attendees will enjoy local legends like Jay Drummonds, Spalding McIntosh, Carolina 441 and Blue Jazz. Also featured are other

regionally known musicians such as American Idol final contestant, Jerius Duncan and talented songwriters, Wooten Hill.

Returning this year by popular demand, is Grammy Award Winning Songwriter, Bob Morrison who will host a round-table with other musicians who will present a passionate discussion about how to write an award-winning song.

• See PORCHFEST page 11

Seized or lost property is ready to be claimed at HPD

By Sergeant Tim Broughton

It's that time again for the Highlands Police Department to dispose of unclaimed property.

Notice is hereby given that the Highlands Police Department, Highlands, NC, has in its possession, Computer Equipment, Jewelry, Keys and Key Rings, Pocket Knives, Driver's Licenses, Books,

Wallets, Purses, Credit and Debit Cards, Clothing, Eyeglasses and Sunglasses, Cell Phones, Electronics, US Currency, Firearms, and other various items which have been turned in to the department as found property.

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• See CLAIMED page 7

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• THE PLATEAU'S POSITION •

• MAYOR ON DUTY •

• HIC'S VIEW •

STRs and more on the agenda tonight

Tonight is the September Highlands Board of Commissioners meeting. It will begin at 7 pm at the Highlands Community Center next to the ball field. Public comment is the first item on the agenda.

The board will again review short-term rental amendments. At the work session on September 8 the board asked our attorneys to research and identify options concerning the issue of home stays, bed & breakfast and tourist inns.

Specifically, the board wanted a review of existing state statutes related to these classifications.

I don't know if there will be a final approval of the proposed STR ordinances tonight. The board may request the attorneys to do more work on the structure and language of the amendments and bring those changes back for review.

As written now, the ordinances contain an amortization provision. Dependent on a final board decision, people who are currently operating short-term rentals could continue to do so until a specific date to where all short-term rental operations would have to cease operation in R1



Highlands Mayor
Patrick Taylor

and R2. I suspect that the board will approve a 3-year amortization period. Residents who have not operated a STR prior to the enactment of the ordinance could not operate STR rentals during this period. Basically, the proliferation of new STRs in residential zones would be halted.

For folks who have been operating a STR, there would be no registration or permit requirements. Within the new ordinance a number of basic regulations would have to be followed. For example, there would be onsite parking requirements and a limitation on large gatherings.

The board is aware that an amortization provision could trigger legal challenges. The attorneys representing the town believe there is a strong legal argument supporting amortization. Nevertheless, they also acknowledge other entities do not concur. A decision by the courts would resolve the issue, and of course all parties would abide by any final court decision.

We have a full agenda tonight beyond the STR review. For several months our staff and crews have been involved in replacing a critical sewer pump system on Arnold Road. This project is costing the town more than first estimated, so a budget amendment will need to be approved in order to get the new pump system on line.

The board will also be reviewing our current and proposed ordinances concerning overnight parking and camping on town property. Our police department has been investigating the issue and will make recommendations. The town has a lot of undeveloped property, especially around the recreation department. We need clear ordinances prohibiting overnight parking and camping in these areas.

The board will also be given an update concerning the intermodal test conducted on the Big Bear Pen Tower. There has been a concern of interference between the radio and the cell phone antennas on the tower.





I will be facilitating a discussion concerning electric vehicle charging stations. Before moving forward, there are several policy questions that the town board needs to address.

Tonight's meeting can also be accessed on YouTube through the town website.



"Bonjour James. Thanks for breakfast."

• WEATHER •

Thu, 15-Sep	Fri, 16-Sep	Sat, 17-Sep	Sun, 18-Sep
			
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• BUSINESS/ORGANIZATION NEWS •

Visit Highlands, NC Awards Grants to Two Local Organizations

More than \$250,000 invested in community during the past fiscal year

Visit Highlands, NC today announced its latest round of grants totaling \$18,000 to support two local nonprofit organizations.

Each year, Visit Highlands, NC supports local nonprofit organizations through its Tourism Grant Program and sponsorships. The grants are funded by occupancy taxes collected from guests staying in Highlands' accommodations. A committee of volunteers, along with staff, reviews the grant applications and recommends approval to the Highlands Chamber of Commerce/Visit Highlands, NC Board of Directors.

On Sept. 7, the organization announced two new grants – the first to be awarded during the current fiscal year:

- \$6,000 to the Rotary Club of Highlands – Mountaintop to support and promote its Mountaintop Art and Craft Shows, and

- \$12,000 to the Highlands Biological Foundation to support and promote educational programming and outreach at the Highlands Nature Center.

"It's a privilege and an honor to invest these funds back into our community,"

says Kaye McHan, executive director of the Highlands Chamber of Commerce/Visit Highlands, NC. "All of our grant recipients provide residents and visitors with important educational and cultural experiences that are vital to a thriving community. Together, we share a common goal of making Highlands a great place to live, work, do business and visit."

Between July 2021 and June 2022, this past fiscal year, Visit Highlands, NC awarded more than \$256,521 to local nonprofit organizations through its Tourism Grant Program and sponsorships.

Representatives from both grant recipient organizations were on hand this past Tuesday to receive the funds.

"This tourism grant from Visit Highlands, NC makes such an impact, by allowing the Highlands Biological Foundation to draw residents and visitors in the doors of the Highlands Nature Center for free, year-round educational programming focused on the natural history and incredible biodiversity of our region," says Winter Gary, marketing manager of the Highlands Biological Foundation.

"This grant gives us the opportunity to bring people to our Mountaintop Art and Craft Shows who, in turn, support local businesses," says Michael Lanzilotta, president of the Highlands Mountaintop Rotary Club,

which hosts the two events each year. "Additionally, we invest back into our community funds raised through our shows. So, it's a win-win-win."



Photo by Michael Burel

Bel Canto celebrates 30 years

Bel Canto performers ham it up in The Bascom's award winning Dahlia vignette prior to the 30th Anniversary concert on Sunday, Sept. 11. From left is Mezzo-soprano Kathleen Reveille, Soprano Kathryn Henry, Baritone Alex DeSocio and Tenor Joseph Tancredi.

Bel Canto benefits music programs of Highlands Community Child Development Center, The Gordon Center, The Highlands School, and The Bascom, Bel Canto's parent organization.

This year Bel Canto named its annual Scholarship for W. Stell Huie and awarded it to 2022 graduate Cody Nastasic where he is studying music production at Southwestern Community College.



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• LETTERS •

Dahlias outshine the rain

Dear Editor,

I just returned from viewing the individual dahlia display at The Bascom. Their were about 300 individual blooms that were all different sizes from plate size to half dollar size. The dahlias were magnificent in a wide range of colors. The individual blooms were offered by commercial growers, large individual growers down to people who have a few dahlia plants. I fit in the last category and by blooms did not receive any ribbons, but that's okay because my cuttings are perfect for our home.

In addition to the individual blooms, 37 beautiful vignettes sponsored by businesses and non profits were displayed around Main St, KH Park and Highlands Historical Society. The creativity and design of the vignettes could have been placed in any "big time, big city" flower show. I talked to a couple that drove over from Asheville for the Dahlia Festival and they were totally taken back for what

Highlands accomplished with our show.

The Thursday evening social at the Bascom unveiled a beautiful water color painting done by Trish Foor that was reproduced into high-end posters for sale at the event. Kim Daughtery, who spear headed the entire Festival, gave an overview of the weekend and thanked the many volunteers that gave so much time and energy to make the Festival a huge success. Kim also recognized the winners of the vignettes at KH park Saturday night.

The Dahlia Festival was sponsored by Highlands Historical Society with financial assistance from the Chamber. To compliment the weekend HHS had a tent set up for talks about Highlands history, growing dahlias and blue grass music with cloggers.

The weather was far from ideal but did not dampen the spirit of a wonderful weekend. Highlands be proud, the Dahlia Festival was another wonderful weekend for our town!

I want to personally thank The Bascom, Kim and Trish and all the volunteers for their many hours of planning and executing a big time flower show.

Harry McDonald
President Highlands Historical Society

A suggestion

Dear Editor,

Please place 2 bear proof trash cans at Harris Lake (where bears knock the current one over nearly once a week and make a mess) and an additional can by The Lakeside Restaurant where there is no trash can at all.

Both areas are used frequently for meals and trash is frequently scattered about.

Douglas Olmsted
Highlands

...CLAIMED from page 1

preservation time as described by state law.

All persons who have or claim any possessory interest in these items are requested to make and establish such claim or interest to the Highlands Police Department Evidence and Property Section no later than 30 days from the date of this publication.

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The Highlands Police Department will offer said articles for auction, donation, or destruction after 30 days. Auction of suitable property will be handled by www.govdeals.com and funds from auctioned property will be turned over to the Macon County Public School System.

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• INVESTING AT 4,118 Ft •

Whether to Remodel or Raze a Home

Recently, a client wrestled with the issue of whether a home should be remodeled or removed for a new build. Oftentimes, it is not an easy task to make this decision. Thinking through the process with my client, several questions need to be answered.

1. Is demolishing the home an option in the neighborhood or community? There may be some areas which prohibit certain houses from being demolished;

2. What are your renovation goals? If you want to significantly expand or make dramatic structural changes, it is wise to evaluate economically the best investment;

3. Is the home on a valuable lot? Does the lot have a view or an amenity that is difficult to find in the current market? Not surprisingly, the best lots are usually the first ones to sell and to be improved. If you have targeted an older neighborhood and there is a scarcity of view lots left, then the value of the lot may be worth what you are paying for the home;

4. Would there be a difference in value between a new home or remodeled home in this area? Determine with the advice of experts what the worth of the renovated home would be compared to the value of a brand new house;

5. Are you environmentally sensitive? If you are, you may want to consider the energy embodied in creating the existing home such as the trees that were cut down and all of the materials currently existing in the home. Most of the materials of a tear down will end in a landfill;



Jody Lovell
Highlands and Cashiers
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6. Have you studied the current condition of the existing home? Home inspections are the norm with the purchase of any home, but if you are considering a major remodel, you want to eliminate as many surprises as possible. Instead of using a home inspector, you should pull in the experts in every category such as an engineer, architect, specific trade specialists such as plumbers, electricians, roofers and HVAC sub-contractors;

7. Does history matter to you? Some people love the character of older homes and relish the idea of adding another chapter to the history of the structure. They appreciate that a home is more than stone or wood and has a soul. Other buyers may love the idea of having a squeaky clean, brand-new home that they can create from the ground up. Do some soul searching to learn which camp you find yourself.

This is not an easy decision and one that should be carefully decided upfront so that you do not have any regrets with either course of action. May you enjoy the process of creating a new or remodeled mountain sanctuary!

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Highlands Middle School swim well in season opener

By Coach Steve Hott

On Thursday, Sept. 8, the Highlands Middle School Boys and Girls Swim Led by Jack Sumner (2 first place finishes, 40 pts) and Chase Kenter (a first and a second, 37 pts) the Highlands Middle School swam well against four other larger schools. The boys got 1st or 2nd in 5 of the 6 individual events.

Ian Batista scored 32 pts and a 2nd. Trinity Faust scored 30 pts and a 3rd. Cassie

McDowell scored 14 pts.

New swimmers Ivan Shchelgachov and Hayden Andrews did well scoring 20 pts and 6 pts, respectively. Timmy McDowell is on injured reserve and was unable to swim.

The next Highlands Middle School swim meet is at home on Friday, Sept. 23 at 5 pm at the Highlands Rec Park Pool.



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• BUSINESS/ORGANIZATION NEWS •

Mission Health invests \$22 million in pay increases

In its ongoing effort to recognize, retain and recruit colleagues during this national healthcare worker shortage, Mission Health is making a \$22 million investment in their colleagues by giving additional pay increases for key roles which support patient care.

In addition to the annual wage increases given to all colleagues earlier this year, these recent raises will recognize current employees and ensure the Western North Carolina community has access to the best healthcare in the region.

"These increases are a part of HCA

Healthcare's continued effort to support and invest in our greatest asset: our people," said Greg Lowe, President, Mission Health/HCA Healthcare North Carolina Division. "Compensation and benefits for hospital roles and positions are at the forefront of operations and ensure a commitment to current employees that they are heard and valued," Lowe said.

Wages will be increased for nurses (non-union and union) across all Mission Health hospitals and for many patient care roles such as environmental services, lab, laundry, and patient care technicians. These increases are in addition to the many investments Mission Health has

made to address the national healthcare worker shortage including:

- Funding three faculty positions in nursing education at local colleges and universities
- Starting a pay-to-learn CNA program in Asheville and in Highlands
- Opening the Asheville Campus of Galen College of Nursing
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Mayor Taylor showing the proclamation along with Battle of Sugartown NSDAR associate member, Gayle McKenzie and member, Mardy Ashe

Highlands Mayor Patrick Taylor signs DAR Proclamation for Constitution Week 2022

The United States Constitution will be 235 years on September 17th. Drafted by James Madison and others, the Constitution is as relevant today as it was when written in 1787.

We celebrate its birthday and the week following as Constitution Week. (September 17-23)

Throughout this week, The DAR (Daughters of the American Revolution) want to emphasize what the Constitution

means to all citizens by:

- 1) encouraging the study of the framing of the Constitution in 1787;
- 2) stating that this document is the basis of our American heritage and the foundation of our laws; and
- 3) emphasizing our responsibility to protect, defend and preserve this invaluable document. (information taken from the Constitution Week committee, NSDAR website)

...PORCHFEST continued from page 1



This year's event features an exciting new addition. CLE will honor the heritage of Highlands and revive long-standing traditions and memories by inviting people young and old, visitors and locals alike to a special clogging/square dancing event

at Asia House (formerly Helen's Barn). It is important to many locals and to the Porchfest organizers at CLE to preserve the local traditions of Highlands. Come and relive summer nights of dancing at Helen's Barn.

Registration is not required.

...PAC continued from page 1

lands is open for business.

The Highlands community has supported this effort by funding the acquisition of three parcels for the PAC's adjoining land, design and engineering work, and the construction of a new 298-seat theater.

PAC is now a high-quality venue for all the performing arts under one roof with all the bells and whistles.

The Highlands community has always appreciated the Performing Arts. From Blue Grass to Broadway hits, Professional Theater to Chamber Music, the support for the arts has been strong, said Executive Director Mary Adair Trumbly.

The original PAC will continue to be the home for the LIVE on HD series, Bel Canto, H-C Chamber music and the Highlands-Cashiers Players.

The new theater will be for live performances and presentations.

The Open House is rain or shine with an official ribbon cutting presented by the Highlands Chamber of Commerce and Mayor Pat Taylor on Sunday, September 18 from 2-5 p.m. at 507 Chestnut Street.

The facility will be open for



However, pre-registration allows the Porchfest organizers to plan for what CLE hopes is a large and enthusiastic crowd. To register and find more information, visit www.highlandsporchfest.com.

— Submitted

Speakers include Trumbly, President of PAC Rick Trevaathan, Director of Highlands Chamber of Commerce Kaye McHan and Mayor Pat Taylor.

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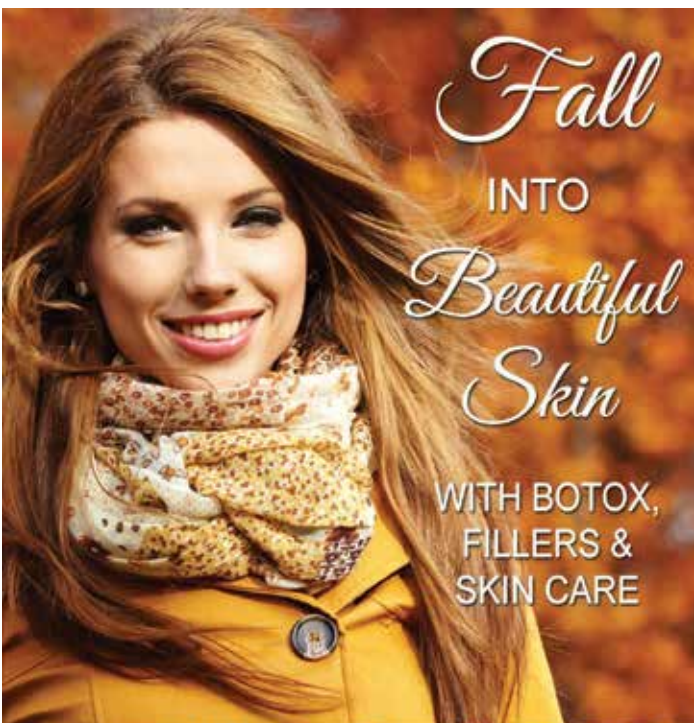
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Fall Home Improvement - 2022

What to Know Before Making Renovations

(StatePoint) Your home is likely your most valuable asset, and you want to make sure you protect it with the right insurance. Did you know the cost to replace your home could be much more than it cost to build—and you could be on the hook for the difference?

Whether it would cost more to replace because you've

made major upgrades that increased the value of your home or simply because the price of building materials and labor has increased, you'll need to come up with the additional funds or find ways to reduce costs. That's why guaranteed replacement cost coverage, offered by insurers like Erie Insurance, is so important. If you experience a total loss of your home, this coverage allows you to rebuild it back to its previous size and specifications at today's cost, subject to certain conditions.

To give you a better idea of the importance of insurance coverage that helps you protect the investments you make, consider the top three remodeling projects for the interior and exterior offering the best return on investment:

Interior

1. Refinishing hardwood floors. The main reasons consumers are refinishing hardwood floors is to upgrade worn-out surfaces and to improve livability, according to the 2022 Remodeling Impact Report by the National Association of REALTORS Research Group. At 147%, it also tops the list for the number one interior project for what homeowners can recover on the cost of the project if they sell the home.

2. Installing new wood flooring. The average cost recovered for this project is 118%. Surprisingly though, it was the number one feature homeowners surveyed by Erie Insurance said they got when they bought their home but wouldn't choose again. When asked why, reasons ranged from feeling the feature was not worth the money, to being tired of it or feeling the feature is outdated now.

3. Insulation upgrade. This is a popular project if you're looking to improve energy efficiency, and at 100%, it has a high cost recovery value.

Exterior

1. Roofing. Offering a 100% return on investment, most consumers upgraded their roof due to worn-out surfaces, finishes and materials.

2. Garage door. The top reason homeowners replace their garage door is having plans to sell their home in the next two years, according to the 2022 Remodeling Impact Report. This project may be well worth the cost, offering 100% returns.

3. Fiber cement siding. With 86% recovery on the cost of the project, upgrading siding due to worn-out surfaces, finishes and materials is a solid investment.

If you've made any recent updates, talk to your insurance agent to make sure you have the proper coverage. To learn more about guaranteed replacement cost coverage,



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Fall Home Improvement

3 Ways to Save the Planet in Your Yard

(StatePoint) "Think globally, act locally" is a motto that everyone should take to heart. It emphasizes the importance of real actions you can take at home and in your community, while stressing the fact that every creature on planet Earth is connected. With that in mind, here are three great ways to save the planet in your very own backyard this fall:

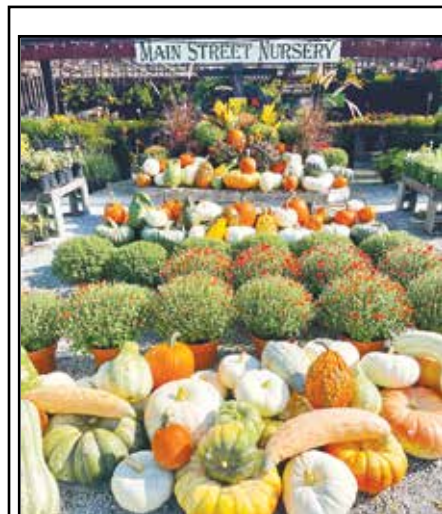
1. Save the lives of birds: Bird populations are in decline due to a range of threats, including habitat loss and climate change. In fact, North America has lost more than one in four birds in the last 50 years, according to the Audubon Society. Amid this alarming trend, you can make the skies safer for birds by mitigating the chance of window strikes, one of the more common threats birds face. In the United States each year, 350 million or more wild birds are killed when striking windows. Research shows that applying decals that reflect ultraviolet sunlight to your home's windows can substantially reduce the likelihood of this occurring. Check out the bird decals from WindowAlert, which feature patterns that give the appearance of slightly frosted translucent glass, but glow like a stoplight for birds. The brand also makes WindowAlert UV Liquid, a high-tech liquid that offers even greater protection when applied between decals. Remember, wild birds migrate in fall, making it an especially important season to take this step. From hummingbirds to eagles, learn more about the beautiful birds you love and how to protect them by visiting WindowAlert.com.

2. Start a compost bin: Composting food scraps and yard waste is one action you can take with multiple benefits. It's not

just an excellent way to reduce the amount of trash you send to the landfill, your finished compost can be added to your lawn and garden to help plants thrive without chemical fertilizers. While it sounds simple since time does most of the work, there are some important composting do's and don'ts to consider. Be sure to read up on best practices before you get started so that you only toss compostable items into the mix, and so you strike the right balance between nitrogen and carbon. This will speed up the process and yield higher-quality compost.

3. Go low maintenance: According to the Natural Resources Defense Council, Americans consume nearly 3 trillion gallons of water, 200 million gallons of gas, and 70 million pounds of pesticides on their lawns each year. You can reduce your contribution to the problem by swapping out your conventional lawn for a meadow (which is comprised of native plants already adapted to thrive in your region), xeriscaping (a drought-resistant option requiring no mowing and little to no irrigation) or by simply letting your grass grow wild and free. Talk to your neighbors about your decision and encourage them to do the same.

By making your little patch of land a safe haven for animals and by conserving natural resources, you can help make a difference at home this fall.



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• HIGHLANDS EVENTS •

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Adult Lap Swim: Mon-Fri 6-9:45a; Mon.-Thurs, 5-7p. Sat. 10-11a.
828-526-1595.

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.



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• HIGHLANDS AREA EVENTS •

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.

Thurs., Sept. 15

• At The Bascom, at 5-6:30 pm: Lasting Impressions: Japanese prints from the Read-Simms Collection, public reception | FREE

Sat., Sept. 17

• At The Bascom, at 11 am: Curator talk with Sara Arnold, The Gibbes Museum Director of Curatorial Affairs | FREE

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

• Singin', strummin', pickin, and cloggin' will fill the rooms of the Glenville Community Center (formerly the Jimmy Dillard VFW) on Saturday from 12 to 3PM for the Glenville Area Historical Society annual Appalachian Mountain Music event. For information about the Appalachian Mountain Music event, the Glenville History Museum and the Society, please call 828 507.0322 or email historicalsocietyglenvillearea@yahoo.com. Log on to www.glenvillehistoricalsociety.com and like us on Facebook!

Sun. Sept. 18

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

• Performing Arts Center Open House (rain or shine) with an official ribbon cutting presented by the Highlands Chamber of Commerce and Mayor Pat Taylor on Sunday, 2 to 5 pm at 507 Chestnut Street. It will be a chance to take a tour, try out the beautiful and very comfortable seats and see what our community working together has done!

• At Wayfarers Unity Chapel a free monthly summer concert from 2-4pm. Bring a folding chair and enjoy the music of Cicada Rhythm. The concert is on the deck of Wayfarers Chapel by the beautiful Estatoah Creek at 182 Wayfarer Lane,

in Dillard, GA. Please call Jennifer Utley at 901-581-2404 for more information.

• At the Episcopal Church of the Incarnation, Festival Eucharist to dedicate the newly renovated building at 4:45p.

• Julie Coucheron and William Ransom will play a program of classical piano music Sunday at 3p, in the sanctuary of Franklin's First Presbyterian Church. First Presbyterian Church is at 26 Church Street, a block north of Main Street in Franklin, with wheelchair access from the church parking lot. Admission is by donation; doors will open at 2:30. This program is presented by the Arts Council of Macon County, 828-524-ARTS or email arts4all@dn.net

Tues., Sept. 20

• Pisgah Legal's tax clinic at Macon Program for Progress Training Annex in Franklin 1-3 p.m. and 6-8 p.m. The clinic provides local families free information and tax preparation services. If you're on the fence about filing a tax return, you'll be able to speak to a certified tax preparer about your specific situation. Then, you decide whether to file. The decision is always in your hands. All of Pisgah Legal's services are secure, confidential and free. Appointments can be scheduled in advance or taken on a walk-in basis as availability allows. Visit pisgahlegal.org/taxes or call 828-210-3404 for more information and to schedule an appointment.

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.

Thurs., Sept. 22

• At The Bascom, 5:30—7p: A Sense of Place: Presentation by Gary Wein, Executive Director of the Highlands-Cashiers Land Trust | FREE

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.

Fri., Sept. 23

• Highlands Biological Foundation's fall lecture at the Nature Center features renowned climate scientist, Dr. James B.

• See EVENTS page 16

The Episcopal Church of the Incarnation



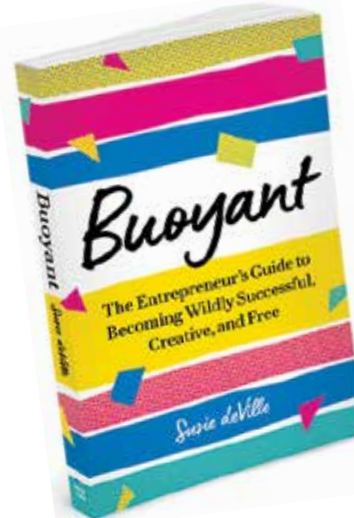
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Author Talk and Signing
Friday, Sept. 23 at 5:30p

Susie deVille is giving a talk and signing her new book "Bouyant: The Entrepreneur's Guide to Being Wildly Successful, Creative and Free"



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...EVENTS continued from page 15

McClintock of UAB who recently returned from his 16th research expedition in Antarctica. The free, educational program is at 5p.

- At Shakespeare & Company in Village Square a book-signing with author Susie DeVille and her new book "Bouyant: The Entrepreneur's Guide to Being Wildly Successful, Creative and Free" at 5:30 p.m. Refreshments provided by The Secret Garden.

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

Sat., Sept. 24

- The first annual Mountain Monarch Festival will be at Gorges State Park, Sapphire, NC, from 11 a.m. – 3 p.m. This event, hosted by the park and sponsored by Friends of Gorges State Park and other partners, will celebrate the monarch butterfly during its migration and bring attention to the species declining numbers. As the

park lies along the monarch's migratory route, butterflies can be seen in late September annually flying over the park's visitor center on their way south to the high-elevation fir forests of Mexico's Neovolcanic Mountains, where they overwinter until early spring. The festival offers educational programs and exhibits as well as fun for the whole family, including children's crafts, face painting, a butterfly hike and a Monarch Migration Passport to lead all through the activities.

- **At The Bascom from 4:30 – 6p: Art League of Highlands-Cashiers artist presentation with Studio Alive | FREE**

- Pet First Aid & CPR Training at the Sky Valley Scaly Mountain Volunteer Fire House Community Room at 4 p.m. Free admission, but no pets. Please RSVY joanneroesner@yahoo.com Sponsored by Dr. Joanne Roesner and Rabun Animal Hospital. Leave your pets at home and come learn how to deliver first aid care for your pet.

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.

Mon., Sept. 26

- The Art League of Highlands-Cashiers will hold its monthly meeting on Monday at The Bascom. Social Time starts at 4:30p followed by an Artist Presentation from 5-6p. The meetings are FREE. Welcome all Art Enthusiasts and Like-Minded Folks. Join us. For more information visit www.artleaguehighlands-cashiers.com, email: johnbalknight3@aol.com or call 828-421-1466.

Tues., Sept. 27

- At Shakespeare & Company in Village Square, author Cathy Pickens is giving a talk and signing of her book, True Crime Stories of Western North Carolina at 4pm. Refreshments provided by The Secret Garden.

Fri. Sept. 30

Community Coffee at the Hudson Library at 11am in the with Mayor Patrick Taylor who will be joined by Representative Karl Gillespie and Senator Kevin Corbin, with a State Legislative Update.

Sat. Oct. 1

- Foxfire Mountaineer Festival 10a to 5p at the Rabun Civic Center in Clayton, GA. Admission is \$8 per person, with kids under 5 free. Games, competitions and vendors.

Sun., Oct. 2


- Highlander Mountain House Salon Series with Dylan LeBlanc from 5:30-8p. For more information, call Harriet Hurst 864-415-6263.

- 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.simplix.com/e/orchard-session-featuring-alyssa-bonagura-tickets-102651>.


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SUNDAY SEPTEMBER 18TH

1:00-6:00PM

	Bascom	Highlands Smokehouse	Wine Shoppe	Town Square	Midpoint	Presby Church	Satulah Brewing	KH / Founders Park	HIGH DIVE	UGLY DOG	PLAY-HOUSE	Asia House (Parking Lot)	
1 PM	COUNTRY BLUES FINGER-PICKING		SINGER/SONGWRITER	BANJO		GOSPEL	CONTEMPORARY SINGER/SONGWRITER		SINGER/SONGWRITER, BLUES HARMONICA	MOUNTAIN PULCIMER GROUP			1 PM
1:30	DOUGIE BAITMONEY	MELODIC ROCK	Lindsay Petsch	CHARLES WOOD		THE SHAHEEN FAMILY	SPENCE DOWNS	CHRIS WILKES & SCOTTY B	JEREMY SIMMS	LADY & THE TRAMPS			1:30
2 PM	1:00-2:00	DAVE NORRIS	1:00-2:00	1:00-2:00	SINGER/SONGWRITER	1:00-1:45	1:00-2:00	1:15-2:15	1:00-2:00	1:00-2:00			2 PM
2:30		1:15-2:15			CONNELY CROWE						JERIOUS DUNCAN		2:30
3 PM	MUSICIAN ROUND TABLE SESSION: "WHAT GOES INTO WRITING A SONG" WITH GRAMMY AWARD WINNING SONGWRITER.	SINGER/SONGWRITER	ACOUSTIC FOLK, ROCK, JAZZ & BLUES	FEMALE DUO SINGER SONGWRITER		CLASSICAL PIANIST	COUNTRY/FOLK SINGER/SONGWRITER	COUNTRY SINGER SONGWRITER	SINGER/SONGWRITER, SOULFUL INDIE/FOLK	SINGER/SONGWRITER, BLUES CLASSIC ROCK N'ROLL			3 PM
3:30	BOB MORRISON	FRED KOPP	Lindsay McCargar	WOOTEN HILL	CONTEMPORARY SINGER/SONGWRITER	LEONIDAS LAGRIMAS	ANDREW WOOTEN	JAY DRUMMONDS	BREEZE CABLE	TOM EDWARDS			3:30
4 PM	2:30-4:00	2:45-3:45	2:30-4:00	2:45-4:00	SPENCE DOWNS	3:00-4:00	2:30-3:30	2:30-3:45	2:45-3:45	2:45-3:45			4 PM
4:30					3:15-4:15						ZORKI		4:30
5 PM	TBA	OUTLAW COUNTRY SINGER/SONGWRITER	GUJARIST SINGER/SONGWRITER	COUNTRY/SOUTHERN ROCK COVER			ACOUSTIC BLUES	SINGER/SONGWRITER	COUNTRY/FOLK SINGER/SONGWRITER	SINGER/SONGWRITER, 60'S/70'S COVERS			5 PM
5:30	PLEASE REFER TO THE WEBSITE FOR UP-TO-DATE SCHEDULE	TANNER BURCH	CHRIS KOHNE	CAROLINA 441	SINGER/SONGWRITER	CONTEMPORARY/NEW ORLEANS JAZZ PIANIST	BILL ALTMAN	SPALDING MCINTOSH	ANDREW WOOTEN	DOUGIE BAITMONEY			5:30
6 PM	4:30-6:00	4:30-6:30	4:30-6:00	4:30-6:00	AXIE RUTH	JACK ADAMS	4:30-6:00	4:00-6:00	4:30-6:00	4:30-5:30	WOOTEN HILL		6 PM
					5:00-6:00	5:00-6:00					5:00-6:00		

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ADULT & YOUTH CLOGGING GROUPS

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HELEN'S BARN HISTORY/STORYTELLING

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• SPIRITUALLY SPEAKING •



Rev. Bentley Manning
Episcopal Church of the
Incarnation

God is our 'Magic Eye'

I was nine when the book Magic Eye: A New Way of Looking at the World became an instant bestseller across the country. Together with its sequels, the books spent 73 weeks on the New York Times Bestseller List. Soon these books were followed by equally popular posters and postcards under the same Magic Eye brand.

For those who missed this craze, Magic Eye was a company that produced and licensed images that offered viewers “a 3D experience without the need of special viewing devices” - such as screens or glasses. Each colorful picture, poster, or card somehow magically displayed a simple three-dimensional pattern, shape, or object.

But these Magic Eye pictures did not appear three-dimensional at first glance. No, the images remained two-dimensional until the viewer “diverged” their eyes - a process that is quite difficult to explain, having left many people staring in frustration at these magic images for extended periods, never able to see past the two-dimensional dots on the page.

Thinking about all the time people spent standing in frustration in front of these images makes me wonder about all the other things we miss. How often do we fail to see the world around us as it truly is? How many dimensions of life are we missing? How often do we see our neighbors, family members, coworkers, children, and spouses as God sees them? How often do we flatten people out into two dimensions? How often do we see a world created in our image instead of God's? How often are we blinded from seeing the kingdom of heaven right there in front of our faces? How often?

When I answer these questions for myself, I am left knowing that it is sadly all too often.

If only we had some sort of screen we could hold in front of our faces from time to time or a special pair of magnifying glasses - if only we had some inferred light to illumine our gaze or a travel-sized telescope to pull out of our pocket - if only we were given some sort magic eye... if only.

After exhausting all these imaginative possibilities, my attention is drawn back to the Magic Eye books of my youth, and I am reminded of the instructions on the back page:

“All that you need to see in three dimensions are your two eyes and some patience! One easy way to discover your magic eye is to hold the image very, very, close - right up to your nose and very, very slowly, pull the image away.”

In the end, I suspect we already have what we need to see the world clearly, for God has come close - right up to our noses. Indeed, “the home of God is among mortals. He will dwell with them; they will be his peoples, and God himself will be with them.”

Move closer, then, to God. Move closer to the kingdom of heaven. Move closer to Christ and see the fullness of God's grace and truth.

Proverbs 3:5

• PLACES TO WORSHIP •

John 3:16

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Rev. Oliver Rice. Pastor (706) 782-3965

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Sunday night services every 2nd & 4th Sunday at 7

Wednesdays: Mid-week prayer meeting: 7 p.m.

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Sundays: School: 10 a.m.; Worship: 11

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Sundays: School at 9:30 Worship 10:30

Wednesday night Dinner and Service 5:30

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www.christanglicancashiers.com

Sun. - 9:30am Worship (no music); 10:30am Sunday

School; 10:30am Worship Service.

Mon. Night Bible Study & Dinner: 6pm. call for details.

CHRIST CHURCH OF THE VALLEY. CASHIERS

Pastor Brent Metcalf • 743-5470

Sun. 10:45am. S.S 9:30am. Wed. 6pm supper and teaching.

Tues. Guys study 8am. Gals 10am.

CHRISTIAN SCIENCE CHURCH

283 Spring Street - Sunday Service: 10:30 a.m.

Testimony meeting: 3rd Wednesday at 5:30 p.m.

CLEAR CREEK BAPTIST CHURCH

Pastor Jim Kinard

Sundays: School: 10 a.m.; Worship: 11 a.m.

1st & 3rd Sunday night Service: 7 p.m.

Wednesdays - Supper at 6 p.m.

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www.cbchighlands.com • 526-4685

3645 Cashiers Rd. Highlands, NC • Sr. Pastor Gary Hewins

Sun: 10:45am Children's Program, HS 4:30-6:30pm

Mon: 4:30-6pm Women's Bible Study; Tues: 7-8am Men's Bible

Study@Zookeeper Bistro; 10am-Noon Women's Bible Study

Wed: MS 5:30-7pm; Thurs: 7-8:15am Men's Bible Study@

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Pastor Steve Kerhoulas

Worship: Sun. 10:30 a.m. Holy Communion 2nd Sunday

EPISCOPAL CHURCH OF THE INCARNATION

Rev. W. Bentley Manning, Rector • 526-2968

5th and Main streets • www.incarnationwnc.org

Sunday Services Chapel: Rite I spoken, 8a. Rite II with Choir in

Sanctuary 10:30a; Morning Prayer Mon-Thurs 8:30a in Chapel

Sept 18: 9 AM Morning Prayer, 4:45 Festival Eucharist

FIRST BAPTIST CHURCH HIGHLANDS

828-526-4153 • www.fbchighlands.org

Dr. Mark Ford, Pastor • 220 Main Street, Highlands

Sun.: Worship 10:45 am; Sun.: Bible Study 9:30 am

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

FIRST PRESBYTERIAN CHURCH

Curtis Fussell & Emily Wilmarth, pastors

828-526-3175 • fpchighlands.org

Sun.: Adult Ed.: 10 a.m.; Worship 11 a.m.

Tues: Men's Group 10 a.m. Wed: Bell Choir 4 p.m.. Choir: 6p

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Sunday: School 9:45a. Worship 11a & 7p. Bible Study 6p

Wed. Kidsquest 6p.; Worship 7p.

HIGHLANDS ASSEMBLY OF GOD

Randy Reed. Pastor 828-421-9172 • 165 S. Sixth Street

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Pastor Dan Robinson • 11339 Buck Creek Road

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Pastor Zane Talley

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Wed: Bible Study and Youth Mtg.: 7 p.m.

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mountainsynagoguewnc.com.

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4224 Big Ridge Road (4.5 miles from NC 107)

Weds: Bible Study 6:30 p.m.; Youth Group 6 p.m.

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Rev. Marty Kilby

Sundays: School - 10 a.m.; Worship - 11 a.m. & 7

Wednesdays: Prayer Mtg.: 7 p.m.

SCALY MOUNTAIN CHURCH OF GOD

290 Buck Knob Road; Pastor Donald G. Bates • 526-3212

Sun.: School: 10 a.m.; Worship: 10:45 a.m.; Worship: 6 p.m.

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Pastor Rev. Andy Cloer

Sundays: School: 10 a.m.; Worship: 11 a.m.

Wednesdays: Prayer & Bible Study: 6 p.m.

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Mass: Tues. noon (Latin). Thurs. 9a.; Fri.. noon;

Sat. 5:30p; Sun. 9a

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WHITESIDE PRESBYTERIAN CHURCH

Rev. Sam Forrester/Cashiers

Sunday School: 10 am. Worship Service: 11 am

• POLICE & FIRE REPORTS •

Highlands Police entries from Sept. 9. Only the names of persons arrested, issued a Class-3 misdemeanor or public officials have been used.

Sept. 9

• At 1:55 p.m., the dept. responded to a 2-vehicle accident in Highlands Plaza.

The Highlands Fire & Rescue log from Sept. 6.

Sept. 6

• At 9:59 a.m., the dept. was first-responders to a location on Main Street.

• At 6:12 p.m., the dept. was first-responders to a residence on East View Way.

• At 10:15 p.m., the dept. responded to a fire alarm at a residence on Horse Cove Road.

Sept. 7

• At 3:59 p.m., the dept. responded to a call of smoke at a residence on Paul Walden Road.

• At 4:13 p.m., the dept. was first-responders to a residence on Short-off Road.

Sept. 8

• At 11:47 a.m., the dept. was first-responders to a location on Spring Street.

• At 1:51 p.m., the dept. responded to a fire alarm at a location on Pierson Drive.

• At 2:45 p.m., the dept. responded to a call of a tree on Buck Creek Road.

At 10:13 p.m., the dept. responded to a fire alarm at a residence on Horse Cove Road.

Sept. 9

• At 5:25 p.m., the dept. responded to a motor vehicle accident on NC 106.

• At 10:19 p.m., the dept. responded to a fire alarm at a residence on Horse Cove Road.

Sept. 10

• At 9 a.m., the dept. responded to a call of a power line down on US 64 west.

• At 8:14 p.m., the dept. provided mutual aid to Scaly Fire and Rescue.

• At 10:18 p.m., the dept. respond-

ed to a fire alarm at a residence on Horse Cove Road.

Sept. 11

• At 10:18 p.m., the dept. responded to a fire alarm at a residence on Horse Cove Road.

Sept. 12

• At 7:03 a.m., the dept. was first-responders to a residence on Spruce Lane.

• At 1:18 p.m., the dept. was first-responders to a residence on Falcon Ridge.

• At 4:07 p.m., the dept. responded to a fire alarm at a location on Chestnut Street.

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AS THIS?"

— ESTHER 4:14b

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TUESDAY, SEPT. 26th – 6:00PM

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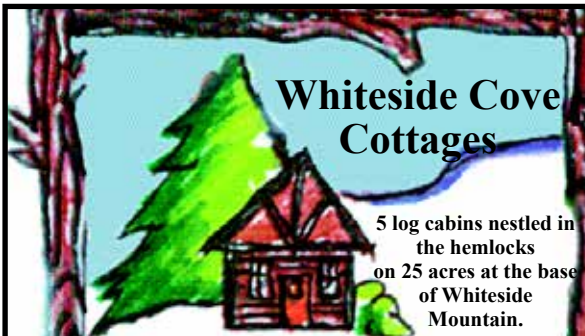
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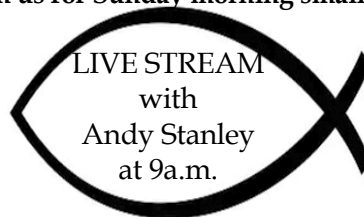
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three years or more experience as a Realtor Association Executive or executive of an association, we have an opportunity for you. The Highlands-Cashiers Board of Realtors is looking for an initiative-taker that is not afraid to THINK BIG and initiate plans and activities to continue the amazing growth experienced over the last five years.

The Executive is responsible for administration of the REALTOR® association and Multiple Listing Service for Macon Jackson, and portions of Transylvania counties. The association is member-focused, and the AE should have a clear understanding of the basic activities of its REALTORS. AE will collaborate with Board leadership and volunteers on the management of the organization. Currently active REALTORS® must be willing to take their license "Inactive" for the duration of their employment. Please do not call the HCBOR Office concerning this position. If interested, email a resume with compensation requirements to INFO@HCBOR.NET. (st. 9/8)

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...CLASSIFIEDS from page 21

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...STR continued from page 1

court, it will determine if attorneys will be rewarded later on because it shows careful consideration and documentation as to why this is being done.”

Long before the end of the first worksession, it was clear the majority of the board was gunning for the amortization of STRs -- it was just a matter of working out the details.

Those details involved the length of the amortization period -- two or three years beginning Sept. 15, 2022; which STRs would be allowed to continue during that period -- existing and/or new ones; whether to allow homes under renovation but booked for terms after Sept. 15, 2022, to be considered existing; and whether to allow Homestays with no more than two rooms to be leased for less than seven days in R2 -- Homestays being where the owner or manager stays on the property; and whether to lump Homestays with Tourist Homes or whether to define and classify Homestays, Tourist Homes and Bed and Breakfast as separate entities.

The board of four -- John Dotson, Amy Patterson, Eric Pierson, and Brian Stiehler agreed to a three-year amortization period beginning Sept. 15, 2022. Commissioner Marc Hehn wasn't at the meeting because it coincided with his wife's birthday celebration but he submitted a letter outlining his views on the subject.

“Can't we just talk to both sides in this dispute? There is no doubt in my mind that we could quickly draft new standards for the operation of short-term rentals that everyone would agree on,” he wrote.

The Highlands Neighborhood Coalition is pleased with the outcome so far.

“The UDO is now being amended to add and define the term “short-term rental” and make explicitly clear that a short-term rental (any rental less than 30 days) is a commercial activity that is prohibited in R-1 and R-2 residential neighborhoods,” said Cathy Henson, president of the

...GRANTS continued from page 1

“Contact your provider and ask for an update and remind them to apply. You may call the North Carolina Broadband Office to obtain specific information on which providers have applied and where they are located. Money is being provided to all Western North Carolina counties.”

The project will cover primarily the central and southern portion of Macon County and must reach what the state defines as “unserved” households. As part of the application process, Senator Kevin Corbin and Rep. Karl Gillespie, and other leaders in WNC provided letters of recommendation in support of specific projects to improve internet for rural areas of the state.

Senator Corbin said that the influx of applications for providers in Western North Carolina as well as the allocation of funds distributed to this end of the state is a direct result of a regional meeting held earlier this year in Macon County that brought together service providers, state department heads, and elected officials. Senator Corbin, along with House Representative Karl Gillespie hosted the public meeting to explain the GREAT grant process and encourage providers to apply.

The GREAT grant program provides matching grants to internet service providers and electric membership cooperatives that may partner with individual counties to com-

pete for funding to expand high-speed internet service to unserved and underserved areas of the state. The GREAT grant awards are in addition to the \$23.4 million awarded on July 18 and the \$30.8 million awarded on August 1 of the \$350 million total funding for this round.

The grant for Frontier Communications requires a match of \$665,224.05. In March, prior to the application deadline, the Macon County Board of Commissioners voted unanimously to set aside \$200,000 of the county's American Rescue Plan funding to use as a match for the four projects being submitted. Balsam West, Altice and Frontier submitted projects. County funds, as well as funding from Frontier Communications, will be used to meet the match requirement.

As part of the GREAT grant eligibility requirements, all internet service provider applicants must be participating in the Affordable Connectivity Program (ACP), which provides eligible low-income households a \$30 per month discount on high-speed internet service or provide access to a comparable low-cost program.

The project will take about 24 months to complete from when the contracts with the state are executed or Dec. 31, 2024, whichever one comes first, as defined by the terms of the GREAT grant requirements.

Highlands Neighborhood Coalition. “To HNC, this simply reflects the updating of the UDO to include current terminology, and reflects the longstanding intention of the zoning regulations to prohibit these types of commercial activities in residential neighborhoods. We are very grateful to the Mayor and Town Commissioners to have listened to its homeowners and protected a future for Highlands that acknowledges its past as a magical place for full-time and part-time residents to live.”

When amortization was first brought up, the board agreed to allow every homeowner to rent their home as an STR during the amortization period to “level the playing field” when it came to home values.

However, since according to Attorney Essick, the town will most certainly be going to court over the amortization issue, commissioners realized that if they lose, they would have allowed the proliferation of STRs where previously there hadn't been any.

SAVE Highlands is ready to contest the town's amortization ordinance.

“If the Town Council votes in any type of amortization, which it appears it plans to do, we look forward to fighting for our rights in court,” said Jennifer Huff with SAVE Highlands.

Town Manager Josh Ward said even if the town loses the amortization case, it will have at least stopped the proliferation of STRs in R1 and R2 by not allowing new STRs.

Whether to allow those STRs under renovation but already booked for periods after Sept. 15, 2022, to be considered “existing” was an unsettled issue and will presumably be decided at tonight's Town Board meeting.

Over the last month, the board has gone back and forth on whether to allow Homestays in residential districts.

As of last Thursday, they said “yes” to the concept, but discussed whether to classify that use as a Tourist Home.

Tourist Homes have long been in the town's ordinance

-- that being a home where four rooms can be rented out (less than seven days), where meals can be served to guests (or not) and where the owner or manager lives on the premises.

Since that's basically what commissioners envisioned as a Homestay, they discussed nixing that label and just calling them Tourist Homes.

Tourist Homes are also considered Bed and Breakfasts which come with their own stipulations. According to the state, which is involved only due to health and safety issues, a Bed and Breakfast Home is eight bedrooms and a Bed and Breakfast Inn in up to 12 bedrooms.

Commissioner Dotson asked Attorney Essick if the town's bedroom limitation of four rooms for Tourist Homes, which many consider Bed and Breakfasts, could be more restrictive than the state's. Attorney Essick said yes, because the town's issue is in regards to zoning, not public health and safety which is the state's concern.

At the close of the worksession, it appeared that the commissioners wanted to keep the Tourist Home designation at least in R2, though what to call the use was left up in the air as was the number of bedrooms for lease.

“We don't want to make this so onerous for fixed income individuals who want and need to do Homestays,” said Commissioner Patterson. “So, we should say ‘no’ to Homestays in R1 but allow them in R2.”

Attorney Essick said that designation would be a “use by right” subject to standards (limited to four rooms) in those districts without the need to obtain a special use permit (SUP). The town wishes to do away with the SUP requirement across the board.

Attorney Essick will present the ordinance as discussed at tonight's Town Board meeting at 7 p.m. in the Community Building at which time it could be made law.

– Kim Lewicki

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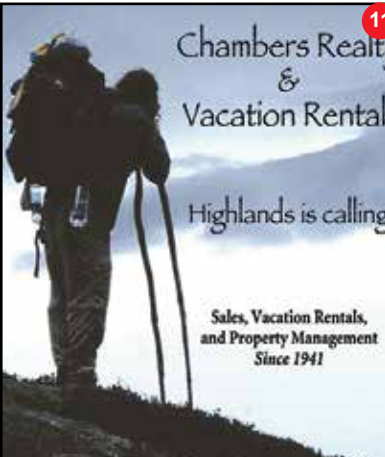
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