



## AGENDA ITEM COVERSHEET

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**PREPARED BY:** Jeremy Hardison, Planning Director

**DEPARTMENT:** Planning

**MEETING:** Planning & Zoning – 8 April 2021

**SUBJECT:** **Text Amendment** Consider amending Chapter 40, Article III & Article IX, to address Private Parking Lots that Charge for Parking  
Applicant: Town of Carolina Beach

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### **BACKGROUND:**

Town Council requested staff to review the allowances for permanent and temporary commercial parking lots. In 2007 an allowance was created to allow for private lots to charge for parking in the Central Business District (CBD). The allowance was created with the downturn in the economy to allow vacant lot property owners to make use of their property that were in transition.

The town currently has 5 parking lot in the Central Business District that are town owned. Three privately owned lots have agreements with the Town to manage parking in the district. There are 5 private temporary parking lots that are potentially looking to charge for parking this coming summer in the CBD (see attached parking map). Permits for private parking lots are issued annually. If a permit is issued prior to the ordinance change then they would still be able to operate this summer. Temporary private parking lots can charge for parking from Memorial Day weekend to Labor Day. Private lots can charge all year long if they are approved as permanent parking lots but are required to do more upgrades to handle stormwater and provide landscaping. The town has not issued any permits for a permanent parking lot since the allowance was created in 2007.

Concerns about the operation of commercial parking lots operating practices have caused the review of this ordinance. Private parking lots are known to be more aggressive with their enforcement practices (towing, booting, fines, etc.), require handicap to pay for any space, Town decals are not honored, often do not provide golf cart parking, fees are not controlled by the town, and private lots occasionally improperly manage trash. Along, with the confusion the public has had if the parking lot is managed by the town or a private entity.

### **ACTION REQUESTED:**

Staff has provided three options for the Commission to review (attached).

1. Eliminate the allowance for private parking lots to charge for parking. The property owners could still benefit from utilizing their property for parking. An option would be

to have an agreement with the town. This would create unified parking standards and regulations for all parking lots managed by one entity.

2. Allow existing commercial business in the CBD to charge for parking when the business is closed.
3. No change and continue to allow for private parking lots to charge in the CBD

**RECOMMENDED MOTION:**

Approval - whereas in accordance with the provisions of the NCGS, the Commission does hereby find and determine that the adoption of option \_\_\_ ordinance amendment to Chapter 40, Sec. 40-72. & Sec. 40-261 is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans or

A statement approving the proposed amendment and declaring that this also amends the plan, along with an explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.

Denial - based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents.