



AGENDA ITEM COVERSHEET

PREPARED BY: Jeremy Hardison, Community Development Director

DEPARTMENT: Community Development

MEETING: Town Council – May 13, 2025

SUBJECT: Consider Amending ARTICLE V. - STOPPING, STANDING AND PARKING to create an allowance to authorize public on street parking spaces to be specifically designated for hotel/motel uses.

Applicant: Dan Tollens, Carolina Beach Inn, LLC

BACKGROUND:

The applicant Dan Tollens of Carolina Beach Inn, LLC applied to dedicate public parking spaces for exclusive rights for hotel guests only to utilize located at 205 Harper Ave (Carolina Beach Inn). The Property was purchased by the applicant in 2022. The use of the property is defined as a Hotel/Motel. Prior to the purchase it was formerly the Mt Vernon Inn. According to New Hanover County records the structure was built in 1951. The property does not have any parking spaces on site. The Inn consists of 12 rental rooms. Historically the Inn has used public parking spaces located on Harper Ave for their guests. This is currently allowed, and Harper Ave is dedicated as free parking for anyone to utilize. After the purchase staff noticed signs that were erected stating resident parking only. Staff notified the owner that the ordinance does not authorize dedicating public parking spaces for private businesses. The town recently delineated parking spaces along Harper Ave to count towards the number needed to provide public spaces to the general public to meet the Army Corps of Engineers criteria for a Coastal Storm Damage Reduction project. This included the placement of wheel stops in front of Carolina Beach Inn.

The applicant's request is to dedicate parking spaces in front of the building located in the Harper Ave right-of-way. The property has 85' of property frontage on Harper Ave. There are 7 spaces in front of the Inn. The Town will still meet the USACE requirements if this is approved. There are currently 4 other hotels that were built on or before 1952. They all have parking spaces onsite.

The current ordinance allows only for year-round residents that do not have onsite parking on their property. They can have up to 2 spaces assigned if it was built prior to 1980 with approval by the Town Manager.

ACTION REQUESTED

Included is a draft ordinance for Town Council's consideration. Town staff are concerned

- That non-conforming residential rental property will make similar requests to use the parking exemption.
- Decreases the number of public spaces that are available to the general public.
- Reduce the number of spaces that can count towards the USACE Program.
- Creates conflicts with the continued use of the public right-of-way.

MOTION:

Motion for approval or denial of text amendment to ARTICLE V. - STOPPING, STANDING AND PARKING