



AGENDA ITEM COVERSHEET

PREPARED BY: Jeremy Hardison, Planning Director

DEPARTMENT: Planning

MEETING: Town Council – 11 May 2021

SUBJECT: Text Amendment: Consider amending Chapter 40, Article III & Article XVIII, to address rooming houses.
Applicant: Town of Carolina Beach

BACKGROUND:

Currently the zoning ordinance does not address rooming houses or also referred to as boarding houses. There have been recent discussions at what point are you operating as a single-family home or now you are defined as a rooming house. The definition of a single-family home by the zoning ordinance means one or more individuals occupying a premises and living as a single nonprofit housekeeping unit, provided that a group of five or more persons who are not related by blood or marriage shall not be deemed to constitute a family.

Staff is proposing to prohibit rooming houses in table of permitted uses and creating a definition on what exactly is a rooming house. This is a result of complaints that have generated from a house that was offering individual rooms for rent to unrelated individuals. The issues that have resulted in this type of arrangement have been parking, noise, and increase in police calls with the transient nature of the tenants. The proposed definition would regulate when offering rooms for rent on individual basis when not owner occupied, but did not want to cast a wide net to have a negative impact on vacation rentals or offering roommate living for residence that are owner occupied.

ACTION REQUESTED:

Review the proposed ordinance and make a motion to Council or direct staff to bring back alternative language

RECOMMENDED MOTION:

Approval - whereas in accordance with the provisions of the NCGS, the Council does hereby find and determine that the adoption of the following ordinance amendment to amending Chapter 40, Article III & Article XVIII, 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.