



The City of *Brevard* North Carolina

NEW BUSINESS STAFF REPORT

November 17, 2015

TITLE: Short-Term Rentals
SPEAKER: Daniel P. Cobb AICP, Planning Director
PREPARED BY: Aaron N. Bland AICP, Planner & Asst. Zoning Administrator

EXECUTIVE SUMMARY: Planning Board will continue their discussion regarding text amendments for short-term rentals. Staff will present a summary of the public input process and a framework for potential amendments.

BACKGROUND: At the Board's meeting on October 20, 2015 Staff presented an overview of short-term rentals. The Board responded that there was a need to amend the City's Unified Development Ordinance (UDO) to address short-term rentals and requested Staff create a "framework" of new language for the Board to consider.

DISCUSSION: Since the Board's last meeting, Staff has utilized two methods to engage the public and receive comments and opinions on this issue: an online survey and a formal public input session.

The online survey (included as Attachment A and available at www.cityofbrevard.com/STRsurvey) has been live since October 19th on the City's website and will remain active until Friday, November 20th. As of November 10th at approximately 9:00am, the survey had received 173 responses.

The public input session was held on Thursday, November 5, 2015, and consisted of a brief presentation by Staff at 4:00pm and 5:00pm, with time for questions and discussion following each. Approximately 40 people attended with most participating in the discussions. An overview of the input received will be presented to the Board.

Staff took the input from the survey and input session, as well as the comments heard from both Planning Board and City Council on this issue and created a basic framework of possible amendments to the UDO in order for it to better address short-term rentals.

POLICY ANALYSIS: The framework being presented by Staff has several key aspects:

- Amending existing lodging definitions to clarify what uses fall into which categories.
- Creating two new lodging use categories:
 - "Homestay" category for those renting a spare room or part of a home that they live in.
 - "Short-Term Rental House" category for renting an entire house.
 - Requires special use permit in residential districts

- Creating basic minimum standards for both new short-term rental categories such as off-street parking, signage, and maximum occupancy requirements.
- Requiring a registration process that includes contact information for a local person in responsible charge of the property if any issues arise.
- Exception for incidental rentals if the total rental period is under a certain number of days per year.

Staff will present this framework in greater detail at the meeting.

STAFF RECOMMENDATION: Staff feels that the framework provided represents an approach that will allow for short-term rentals to operate in the City while achieving the goals of City Council and Planning Board by ensuring each establishment is compatible with their individual surroundings. Specific text amendments are not being offered at this time; Staff is requesting feedback and further discussion on the details of the presented ordinance framework.

FISCAL IMPACT: Requiring short-term rentals to receive a special use permit from the Board of Adjustment and/or zoning site plan approval from the Planning Department will result in the collection of additional application fees received by the City. The application fee for a special use permit is \$200. The fee for a zoning permit is currently \$50, however a permit fee specific to short-term rental applications could be established at a different value.

ATTACHMENTS:

- A. Online survey

Online Survey

Do you reside or own property in the City of Brevard or its ETJ? *

- Yes
- No

Do you currently, or are you considering, operating a short-term rental in the City? *

- Yes
- No

What values do you see in allowing short-term rentals? Select all that apply.

- Providing additional income
- We need more lodging in our area
- Travelers like alternative lodging options
- None
- Other

If other, please specify.

What do you see as potential issues of STRs?

- Noise
- Traffic
- Parking
- Safety
- Loss of long-term housing rentals for residents
- Commercial uses in residential neighborhoods
- Other

If other, please specify.

Where do you believe short-term rentals should be allowed?

- Nowhere (ban them city-wide)
- All districts (no prohibitions)
- All districts except for residential
- Commercial districts only

Please provide any additional comments or concerns.