

City of Mount Airy

November 22, 2021 Planning Board Meeting

Staff Report

November 1, 2021



To: Chairwoman Studnicki & Planning Board

From: Andy Goodall Jr. - Planning Director

Subject: 2021-ZTA-03 (*Rooming Houses*)

A. ACTION REQUESTED BY THE PLANNING BOARD

1. Motion to adopt a statement approving the proposed zoning amendments and describing their consistency with the Comprehensive Plan; or
2. Motion to adopt a statement approving the proposed zoning amendment and declaring that it also amends the Comprehensive 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; or
3. Motion to adopt a statement rejecting the proposed zoning amendments and describing their consistency or inconsistency with the Comprehensive Plan.

B. REQUIRED VOTES TO PASS ACTION

A majority vote is required to pass the requested action.

C. PROPOSED AMENDMENTS

Additions to the Zoning Ordinance are highlighted in **Green**. Deletions are highlighted in **Red**.

USE TYPES	R-20	R-15	R-8	R-6	R-4	B-1	B-2	B-3	B-4	B-5	M-1	SR
Residential Uses												
Boarding/rooming house	X			X	X							37
Rooming house (Transient)					S							37
Rooming house (Non-Transient)	S			S	X							37

SR 37 ~~Boarding/~~Rooming Houses

- A. The maximum number of guest rooms shall be five (5).
- B. The house shall be operated by a resident manager.
- C. The facility shall meet the City of Mount Airy Minimum Housing Code and North Carolina Building Code prior to the issuance of a Certificate of Compliance to operate. ~~The facility shall meet the City's Zoning Ordinance, Minimum Housing Code, and all State Building Codes.~~
- ~~D. Permitted in R-20, R-6, and R-4 residential zoning districts. New structures must meet the minimum lot size of the particular zoning district.~~
- D. One (1) parking space for each guest room and one (1) parking space for the resident manager shall be provided. All parking is to be set to the side or rear of the house. ~~One (1) parking space per room and one (1) handicapped space per building.~~
- ~~E. Any additions to the existing house must have approved building plans.~~

15.4.A Definitions

~~Boarding House. A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single family unit.~~

Rooming House (Transient). Any single dwelling unit ~~building or portion thereof~~ containing not more than five (5) guest rooms, occupied by not more than five (5) guests, where rent is paid and guests are transient. Transient is defined as less than thirty (30) days.

Rooming House (Not Transient). Any single dwelling unit ~~building or portion thereof~~ containing not more than five (5) guest rooms where rent is paid and guests are not transient.

D. APPLICABLE COMPREHENSIVE PLAN GOAL(S)

Land Use & Growth Management

Establish a sustainable land development pattern that complements the character of the City, utilizes existing resources and promotes economic development.

Consistency Statement

The Planning Board shall advise and comment on whether the proposed action is consistent with any Comprehensive Plan that has been adopted and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the Comprehensive Plan shall not preclude consideration or approval of the proposed amendment by the governing board. The statement shall be one (1) of the following:

1. A statement approving the proposed zoning amendment and describing its consistency with the plan; or
2. A statement approving the proposed zoning amendment and declaring that it 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; or
3. A statement rejecting the proposed zoning amendment and describing its consistency or inconsistency with the plan.