



City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2023-320

Agenda Item# I.1.

Agenda Date: 5/2/2023. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2023-320 Public Hearing for an Ordinance Amending the Greensboro Land Development Ordinance in Relation to Short Term Rentals

Council Priority: Place an 'x' in the box.

- | | |
|--|---|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input checked="" type="checkbox"/> Youth Sports Capital | <input checked="" type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Promote Economic Development</u> |

Council District: All Districts

Public Hearing: Yes

Advertising Date/By: April 20 and 27, 2023/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

The purpose of this request is to amend Table 8-1, Permitted Uses; and Sections 30-8-8.3(A), Overnight Accommodations; 30-8-10.4, Office Retail and Commercial Uses; 30-15-3, Terms Beginning with 'B'; 30-15-12, Terms Beginning with 'L' and 30-15-18, Terms Beginning with 'S' related to establish definitions and regulations related to Short Term Rentals.

BACKGROUND:

The City of Greensboro has been working since July 2021 on new regulations related to the use of Short Term Rentals (ex. Air BnB, VRBO, etc). Following a public hearing on March 1, 2023, the Planning and Zoning Commission voted 8-0 to recommend approval of this proposed ordinance as presented. There were a total of 42 speakers during the March 1 public hearing. (See summary minutes of the March 1, 2023 Planning and Zoning Commission meeting).

Based on comments from the public meeting and follow up discussions, staff has drafted an updated ordinance text amendment to clarify items related to the issuance and revocation of the required zoning permit; establish a limit on the number of short term rentals allowed in individual multifamily buildings; clarified parking rights and adherence to community standards and removed the two night minimum stay for certain types of short term rentals.

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

BUDGET IMPACT:

N/A

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing and approve this request. The Council may approve the ordinance amendment as presented; approve with modification; or deny the amendment.

The Planning and Zoning Commission recommended **approval** of this request 8-0.

Planning recommends **approval** of the **ordinance text amendment** request based on:

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.
- Request is consistent with the **Growing Economic Competitiveness** Big Idea to promote homegrown businesses, support entrepreneurship, cultivate industry leaders and welcome major corporations and institutions