



# STAFF REPORT

<b>CASE:</b>	<b>ZC17-2</b>
<b>EXISTING ZONING</b>	<b>R</b>
<b>PROPOSED ZONING</b>	<b>R (CD)</b>
<b>PROPERTY OWNER:</b>	<b>DANIEL HAYES</b>
<b>APPLICANT</b>	<b>GAYLE SMITH</b>
<b>LOCATION</b>	<b>10450 BRIEF RD</b>
<b>TAX PARCEL NUMBERS</b>	<b>197-131-01, 197-271-09 AND 197-271-16</b>
<b>REQUEST:</b>	<b>BED AND BREAKFAST</b>
<b>RECOMMENDATION</b>	<b>FAVORABLE</b>

## **APPLICATION SUMMARY:**

The applicant is requesting conditional zoning approval to allow a Bed and Breakfast on the subject property, which is actually three (3) separate tracts as shown in the attached maps.

### 7.2.10

#### *Supplementary Use Regulations for Bed and Breakfasts/Inns.*

- A. *Bed and breakfast establishments must meet all of the dimensional requirements in Section 6.1.1 (Dimensional Requirements) for the district in which they are located and have the required road frontage on an arterial street i.e., (major and minor thoroughfares) or a secondary street.*
- B. *The principal use of the structure is the single-family dwelling and the bed and breakfast is a secondary function within the principal house structure. No separate exterior doorways for individual guest rooms shall be permitted unless the separate doorway was part of the architecture of the house prior to the establishment of the bed and breakfast.*
- C. *Bed and breakfast establishments in any permitted district shall be the principal residence of the owner/manager of the establishment. Exterior alterations required by North Carolina Building Code, such as fire escapes, handicap ramps, doorways, etc., shall be in keeping with the exterior architectural character of the structure. Guest rooms will be located within the principal house structure and limited to one existing accessory structure without cooking facilities to be used as a guest room in residential districts. Additions to increase the number of available guestrooms may only be made to the principal house structure and must conform to Mint Hill setbacks.*
- D. *Bed and breakfast establishments may provide food service to guests lodging in the facility or during special events held on site. Individual guest rooms shall not be equipped with cooking facilities.*
- E. *Guests are limited to a length of stay no more than seven (7) consecutive days. The manager of any bed and breakfast establishment shall keep a current guest register including names, permanent addresses, dates of occupancy and motor vehicle license number of all guests.*
- F. *Screening and street trees shall be provided as required in Section 6.4.2 (Screening and Landscaping) of this Ordinance. Off-street parking and loading facilities shall provide landscaping and screening as per Article 6, Section 6.3 (Off-Street Parking and Loading) of this Ordinance.*
- G. *Driveway widths shall be in compliance with Section 6.2.2 of this Ordinance*

- H. Off-street parking and loading shall comply with all applicable requirements in Article 6, Section 6.3 (Off-Street Parking and Loading) of this Ordinance. The paving requirements may be waived in the R (Residential) District, in order to keep the residential character of the area.*
- I. Events shall be allowed if sufficient off-street or satellite parking is provided and documented. These special events must be held between the hours of 9:00 a.m. and 11:00 p.m.*
- J. Bed and breakfasts. Bed and breakfasts are limited to eight (8) guest rooms.*

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

**STAFF RECOMMENDATION:**

Staff recommends approval