

RESOLUTION NUMBER 09-11-10

**A RESOLUTION AMENDING POLICY LU-1-2.3 OF THE
2007-2027 TOWN OF LAKE LURE COMPREHENSIVE PLAN;
PROVIDING ADDITIONAL GUIDANCE REGARDING
THE REGULATION OF VACATION RENTALS**

WHEREAS, Policy LU-1-2.3 of the 2007-2027 Town of Lake Lure Comprehensive Plan called for the study of the impacts of vacation rentals and the adoption of controls for such uses; and

WHEREAS, pursuant to said Policy, the Town of Lake Lure appointed a Stakeholders' Committee to study the impacts of residential vacation rentals and to make recommendations regarding the regulations of such uses; and

WHEREAS, the Report of the Stakeholders' Committee called for, among other things, the eventual prohibition and amortization of residential vacation rentals; and

WHEREAS, Town Council desires to institute a regulatory program for residential vacation rentals and to study the effects of that program to see if the impacts of residential vacation rentals on single-family residential districts can be satisfactorily mitigated; and

WHEREAS, Town Council desires to amend the aforementioned Comprehensive Plan to provide additional guidance regarding the regulation of vacation rentals.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Commissioners of the Town of Lake Lure that Policy LU-1-2.3 of the 2007-2027 Town of Lake Lure Comprehensive Plan is amended to read as follows:

Policy LU-1-2.3: Study the impacts (e.g. economic, quality of life, etc.) of vacation rentals, particularly those along the lakefront, to determine the need for controls (e.g. additional regulations) or other measures to ensure that the value and enjoyment of all lakefront properties are maintained, and adopt controls for vacation rentals as determined by study recommendations. Once regulatory controls have been put in place, the Town should then study the effects of those controls and of the impacts of residential vacation rentals on single-family

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residential zoning districts. ~~Should those studies indicate that the controls are not proving effective in preserving the character of the Town's single-family residential neighborhoods, then the Town should proceed to prohibit vacation rentals in those zoning districts whose primary purpose is for single-family dwellings and should take the steps necessary to amortize vacation rentals within such districts.~~ objectives of the regulatory controls are not being achieved, it is the desire of Council and the intent of the Comprehensive Plan that future ordinance(s) be enacted to further regulate and, if necessary, prohibit residential vacation rentals in the R-1, R-1A, R-1B, R-1C, R-1D, R-2, and M-1 zoning districts and to amortize them in such districts for an appropriate period of time.

[ADDITIONS TO TEXT ARE UNDERLINED; DELETIONS ARE STRUCK THROUGH.]

ADOPTED the 10th day of November, 2009.

ATTEST:

Mary A. Flack, MMC
Town Clerk

Jim Proctor
Mayor