Hotel Development Study

Moratorium Extension Public Hearing







September 8, 2020

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THE CITY OF ASHEVILLE

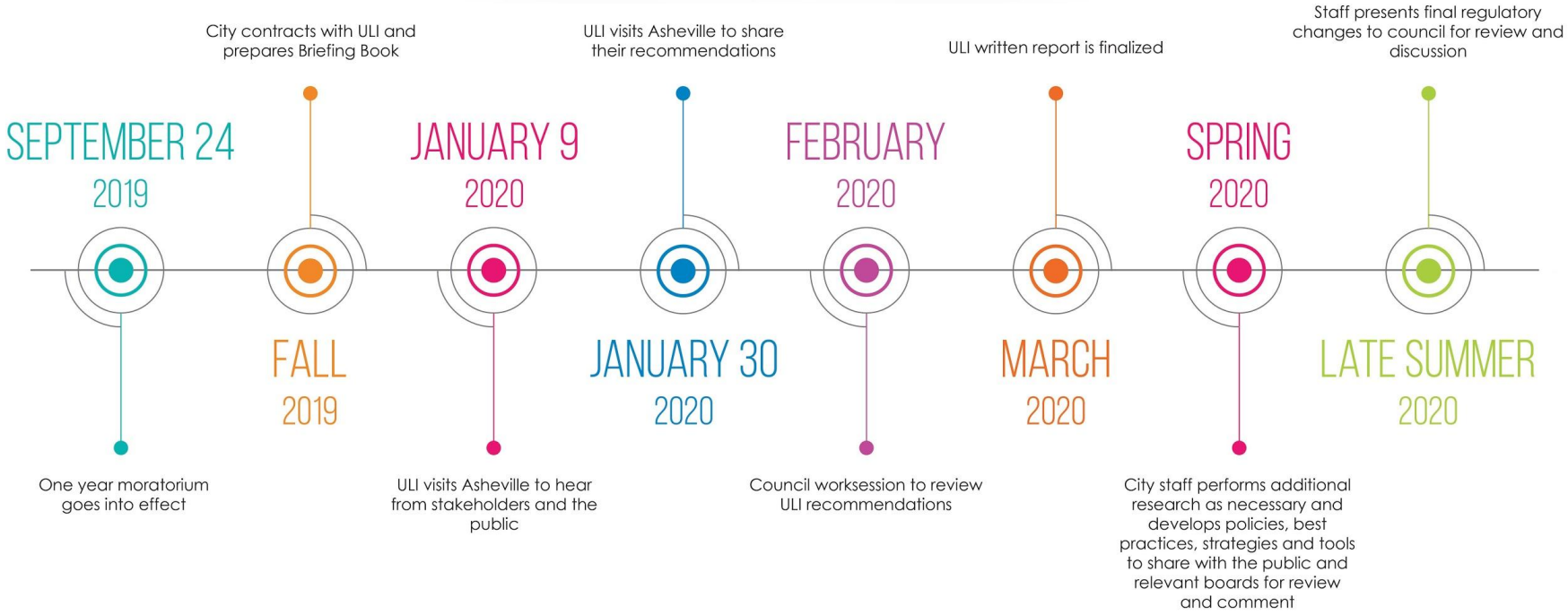
Municipal Moratoriums in North Carolina

North Carolina law allows cities such Asheville to place a temporary moratorium on certain development approvals required by law.

- N.C. General Statute §160A-381(e)

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Hotel Development Study Timeline



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Development Moratoria

Moratoria Duration Extension

NCGS §160A-381(e)(4) - A moratorium may not be extended unless the city has taken reasonable steps to address the problems or conditions leading to the moratorium and unless new facts and conditions warrant an extension.

Steps Taken

- Briefing Report
- Urban Land Institute recommendations
- Community engagement
- Draft zoning text and map amendments

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Development Moratoria

Facts and Conditions Warranting an Extension

- The COVID-19 pandemic delayed opportunities for community engagement early in the planning process
- During the pandemic, city staff and resources were redirected to address other priority community needs

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Development Moratoria

Duration

NCGS §160A-381(e)(3) - A moratorium ordinance must have a termination date and explain why duration is necessary to address the problem.

New Expiration Date and Rationale For Extension

- November 24, 2020
- Additional time is needed to complete the hotel development study, conduct additional community engagement, draft and revise proposed zoning amendments, and present to City Council

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Development Moratoria

Staff Recommendation

- City Council adoption of an ordinance to extend the temporary moratorium on new hotel development to November 24, 2020 due to the stated reasons
- City staff have taken reasonable steps during the hotel moratorium to study the issues and develop recommendations
- Additional time is needed to complete the hotel development study and present proposed zoning changes to City Council