

TEXT AMENDMENT STAFF REPORT



Hearing Date: NA

Case File #: TA-16-10

General Description: Amend Article 6, Zoning Districts, and Article 7, Supplemental Regulations, to remove Private Community Centers as a Permitted Use in the BB-1 Zoning District.

Town Initiated

Citizen Initiated

Applicant(s): Town of Sunset Beach

APPLICATION OVERVIEW:

The Sunset Beach Planning & Inspections Department has initiated an application, at the direction of the Planning Board, to amend Article 6, Section 6.04, and Article 7, Section 7.11, to remove the use "Private Community Centers" from BB-1 Zoning District and to remove the exception granting such outside of a subdivision in the BB-1.

STAFF COMMENTARY

In light of limited commercial land on the island, staff was directed to remove this particular use from the permitted use table so that more appropriate business establishments may locate on the island.

PROPOSAL

The proposed amendment is attached and subsequently amended.

PLANNING BOARD SUMMARY

Action:

- (A) _____ The Planning Board hereby recommends approval of the proposed amendment to the Unified Development Ordinance and finds that it is not
 - (i) Consistent with Policy 5B of the Town’s comprehensive plan (2010 Town of Sunset Beach CAMA Land Use Plan) stating that “Private clubhouse and community centers uses, as defined in the Zoning Ordinance, shall only be allowed on the island in the designated commercial area (BB-1),” but finds
 - (ii) That it is in the public interest because such uses may not provide tax revenue to support services provided by the Town thus limiting resources to protect the health, safety, and welfare of the Town’s citizens.

- (B) _____ The Planning Board hereby recommends denial of the proposed amendment to the Unified Development Ordinance and finds that:
 - (i) It is not consistent with the Town’s comprehensive plan (2010 Town of Sunset Beach CAMA Land Use Plan) and/or;
 - (ii) It is not in the public interests for the following reasons:

_____.

Recommend Approval (A)____ Recommend Denial (B)_____

(For _____ Against _____ Abstained _____)

Commentary:

Department of Planning and Inspections

SECTION 6.04 TABLE OF PERMITTED/SPECIAL USES

P - Permitted Use
S - Special Use

PS - Permitted Use with Supplemental **Regulations**
SS - Special Use with Supplemental **Regulations**

	<i>Primary Zoning Districts</i>															<i>Supplemental Regulations</i>
Uses	MR 1 p.6- 17	MR 2 p.6- 19	MR 2A p.6- 21	MR 3 p.6- 22	MB 1 p.6- 24	MB 2 p.6- 26	BR1 p.6- 27	BR2 p.6- 29	BB1 p.6- 31	MH 1 p.6- 33	MH 2 p.6- 35	RI1 p.6- 37	CR 1 p.6- 39	AF1 p.6- 41	MUD *	
Private community centers	PS	PS	PS	PS	PS	PS			PS	PS	PS	PS		PS	PS	Section 7.11

SECTION 7.11 PRIVATE COMMUNITY CENTERS

(C) That the common area utilized for such activities shall be contained within the **subdivision**. If the **subdivision** is divided by a major thoroughfare or public utility right-of-way, ninety percent (90%) of the **subdivision lots** shall be located on the side where the **community center** is proposed.

~~Exception—Private Community Centers may be permitted outside of the respective subdivision when located in BB-1.~~