

**SUNSET BEACH PLANNING BOARD**

June 16, 2011

Mayor and Town Council  
700 Sunset Blvd. N.  
Sunset Beach, NC 28468

Dear Mayor and Council,

In a duly called meeting of the Planning Board on June 16, 2011, the Board discussed a proposed Text Amendment to #151.216; Permitted Uses in the MB-2 Mainland Mixed Use District.

The Planning Board held a Regular Meeting and a Public Hearing to address the proposed Text Amendment. The Planning Board recommends that Restaurants and Cafeterias be added as a Special Use under Section 151.217; Special Uses Permissible on Appeal to Board of Adjustment.

The current ordinance does not allow restaurants in the MB-2 Zoning District. Under Section 151.216; restaurants are not listed as a permitted use and 151.216 (C) Professional and Neighborhood Services does not have a definition to include restaurants. The Board's concern is the MB-2 District is a corridor that runs alongside a residential district and a restaurant could have a negative impact on the neighboring environment with noise, trash, and lighting as well as other concerns.

By making restaurants a Special Use, the Board of Adjustment will be able to set conditions on a proposed restaurant whether in an existing building or a new structure.

The Board is in full consensus that the draft is complete and addresses all areas of concern for this to be fully adopted.

To approve this request would better serve the needs of the town and clarify ordinances not clearly defined.

This amendment is consistent and in accord with Sunset Beach Land Use Plan and other officially adopted plans and are reasonable and in the public interest.

If you have any questions please feel free to contact me.

Sincerely,

Bill McDonald  
Chairman

Attachments