

TEXT AMENDMENT STAFF REPORT



Hearing Date: NA

Case File #: TA-17-03

General Description: Amend Section 9.09 Off-Street Parking Schedule to add an additional parking ratio for a small carry-out/take-out restaurants.

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 Town Planning Board, to allow for more flexibility in the permitting of restaurants as it relates to parking.

STAFF COMMENTARY

Off-street parking requirements are an ever-evolving issue for coastal municipalities and communities with high land values. In many downtown districts, off-street parking is simply not required and businesses rely on the availability of public on-street parking. In beach communities, there is a limited supply of land that can be occupied by surface parking, thus making it difficult for certain businesses to expand or open due to suburb-style parking ratio standards. As a result, staff has drafted a text amendment to allow a lower parking ratio requirement for smaller carry-out restaurant/cafe type businesses.

It should be noted, this text amendment is just the first step that should initiate a more robust discussion about parking requirements in Sunset Beach. Lastly, as part of the recent land use plan process, public input showed that residents are interested in encouraging more restaurant uses in Sunset Beach. As such, the proposed amendment is generally in keeping with public desires for more eating establishments.

PROPOSAL

DEPARTMENT OF PLANNING AND INSPECTIONS

The proposal includes an additional parking ratio standard for a “Carry-out restaurant/café” with 5 or fewer seats. Staff believes such an establishment should not be required to provide parking at a similar ratio to a traditional sit-down restaurant. As such, the parking ratio proposed is in line with a typical retail establishment at 1 space per 200 square feet.

PROPOSED TEXT AMENDMENT

SECTION 9.09 OFF-STREET PARKING SPACE REQUIREMENTS

(D) Minimum Number of Required Spaces. Each principal and accessory use of land shall be provided with at least the number of off-street parking spaces indicated for that use in Table 9-1.

Table 9-1. Required Off-Street Parking Spaces

Building Type	Number of Required Parking Spaces
Restaurants	1 per 3 seats or 50 sq. ft. (whichever is greater)
Carry-out restaurant/café (5 or fewer seats)	1 per 200 sq. ft.
Drive-through Window (Restaurants)	3 stacking or queuing spaces for the first window; 3 stacking spaces for each additional window.

PLANNING BOARD SUMMARY

Action:

- (A) X The Planning Board hereby recommends approval of the proposed amendment to the Unified Development Ordinance and finds that it is (i) consistent with the Town’s comprehensive plan (2010 Town of Sunset Beach CAMA Land Use Plan), Policy 21 (A) stating that “Redevelopment may be permitted as long as the activity complies with the spirit and intent of existing regulatory requirements, meaning proposed redevelopment activities which would require substantial changes to existing regulations shall be discouraged,” and finds that it is in the public interest because Town residents support additional restaurant establishments.
- (B) _____ The Planning Board hereby recommends denial of the proposed amendment to the Unified Development Ordinance and finds that (i) it is not addressed in 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) X Recommend Denial (B) _____

(For 4 Against 0 Abstained _____)

Commentary:

During the Planning Board meeting held April 20, 2017, the proposed text amendment was unanimously recommended for approval by Town Council.

TOWN COUNCIL SUMMARY

Action:

(A) _____ The Town Council hereby accepts the recommendation of the Planning Board regarding the proposed amendment to the Unified Development Ordinance and has set a public hearing for the following date _____.

(B) _____ The Town Council hereby declines to accept the recommendation of the Planning Board regarding the proposed amendment to the Unified Development Ordinance and is sending the proposal back to the Planning Board for further review for the following reasons: _____.

(For _____ Against _____ Abstained _____)

Commentary: