

TEXT AMENDMENT STAFF REPORT



Hearing Date: 1-21-16
[UPDATED 3-3-16]

Case File #: TA-16-02

General Description: Amend Article 6, Zoning Districts; Zoning District Development Standards to create the statutory authority for overlay districts within the Town and to provide for the creation of a Gateway Corridor Overlay 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 6.03 and create a new section 6.08 in the UDO to provide the statutory authority for the creation of overlay districts within the Town and to create a Gateway Corridor Overlay District. The concern from the Planning Board was need to implement certain aesthetic and design standards for development that would enhance the entranceway through Town and to the island for both permanent residents and visitors.

STAFF COMMENTARY

Staff has reviewed the UDO for the appropriate location to incorporate the language for overlay districts, in general, and for the Gateway Corridor Overlay District, specifically.

Between 2012 and 2013, the Town of Sunset Beach undertook a process to develop a vision plan for Sunset Blvd. The planning process was quite involved; with numerous public input meetings being conducted and stakeholder input being solicited. The ultimate document that was produced included a number of specific recommendations for implementation. Recommendations ranged from capital improvement projects to policy changes via regulatory code amendments.

Department of Planning and Inspections

Ultimately, Town Council did not adopt the entire plan. However, one of the recommendations in the plan called for the creation of an overlay district to address design standards for enhancing the Sunset Blvd. corridor in Town. These standards would be targeted to a specific area along Sunset Blvd. and would require enhanced standards above what would be found in the general zoning districts. The Planning Board wished to pursue the creation of this district and directed staff accordingly.

The Planning Board created a sub-committee consisting of 2 board members and a third business stakeholder who is the property manager for nearly all of the area in question. The result of these meetings was the creation of an overlay district that contains enhanced standards for parking and access, signs, architectural design, and landscaping. In addition, the sub-committee agreed to expand the geographical scope of the overlay to not only include Sunset Blvd., but to also include Hwy. 904 to the Town limits; thus making it a true “gateway” in its scope.

PROPOSAL

The proposed amendment is attached as “Attachment 1”. Also attached is a GIS zoning map exhibit indicating the boundaries of the district.

Staff **recommends approval** of the amendment.

PLANNING BOARD SUMMARY

Action:

The Planning Board finds that the proposed amendments to Unified Development Ordinance _____ is _____ **is not** consistent with the Sunset Beach Comprehensive Land Use Plan.

Passed _____ Denied _____ (For _____ Against _____ Abstained _____)

Commentary:

[UPDATE for 3-3-16] Based upon discussion at the 2-18-16 meeting, the Planning Board asked staff to review the applicability requirements with the sub-committee and bring back some clarification. Staff met with the committee members and has amended the language accordingly. The amended language is noted in blue in the updated, attached language.