



Agenda Item Summary Sheet

Item No: **F-2**
Meeting Date: **April 7, 2021**

Item Title: Public Hearing to consider text amendments to the UDO pertaining to nonconforming hotels and accessory uses in association with preexisting fishing piers; and text amendments pertaining to the permitted zoning district location and supplemental regulations for hotels (*Attachment F-2*)

Item Summary:

This item will allow the Board to consider two related text amendment proposals. The first proposal would establish a provision allowing for preexisting nonconforming hotels in the CR zoning district to seek a Conditional Use Permit to modify the use and/or structure, including enlarging or altering the use and/or structure, in a manner that would otherwise be precluded by the provisions pertaining to nonconforming uses; the proposal would also establish that dwelling units existing as of July 1, 2020 were an allowed accessory use to fishing piers. The second proposal would amend the UDO to allow hotels in the CR zoning district, subject to a Conditional Use Permit.

Staff Recommendation/Planning Board Recommendation

Planning Staff believes both amendments have merit and achieve similar or the same outcomes, and therefore recommends adoption of either of the amendments as proposed.

With respect to the first proposal to address preexisting nonconforming hotels and accessory uses as part of fishing piers, the Planning Board has taken several votes recommending approval, with the most recent being at their meeting on February 16, 2021; with respect to the amendment to allow hotels in the CR zoning district, the Planning Board voted 7-0 to recommend approval of the amendment, subject to a limitation that only hotels and sites used as hotels prior to January 1, 2021 would be considered to be a permitted use.

Number of Attachments: 4

Specific Action Requested:

Consider action on the proposed text amendments.

Submitted By: Planning and Development

Date: March 30, 2021

Finance Officer Comment:

Insufficient information to determine fiscal impact.

Signature: Amy Miller

Date: March 30, 2021

Town Attorney Comment:

I will participate in the discussion as necessary.

Signature: John Leidy

Date: March 30, 2021

Town Manager Comment and/or Recommendation:

I will participate in the discussion as necessary.

Signature: Greg L. Sparks

Date: March 30, 2021