



Agenda Item Summary Sheet

Item No: **E-6**
Meeting Date: **October 6, 2021**

Item Title: Request for Public Hearing to consider a text amendment to the Unified Development Ordinance to add "Beach Recreation Equipment Rental/Sales" as a Permitted Use within the C-4, Arts and Culture Zoning District

Item Summary:

Steve Pauls of Farmdog Surf School has submitted a text amendment request to the Unified Development Ordinance, which, if adopted would permit "Beach Recreation Equipment Rentals/Sales" as a permitted use within the C-4, Arts and Culture District. Currently, the Beach Recreation Equipment Rentals/Sales use is only permitted as a by-right use within the CR, C-1 and C-2 zoning districts. There are no supplemental regulations for this use and a parking standard has already been established.

The 2017 Comprehensive Land Use Plan designates this area as Neighborhood Commercial and is within the Gallery Row, Community Center Character Area. This plan states that appropriate land uses within this area include Commercial Uses 10,000 square feet or less, Retail, and Equipment Rentals.

Staff Recommendation/Planning Board Recommendation

Planning Staff finds the proposed use is consistent with the 2017 Comprehensive Land Use Plan and the desire of this area to be a central node for community activity to include amenities and services that can meet a variety of daily needs for residents and visitors. Based upon this analysis, Planning Staff recommends adoption of the proposed text amendment as requested.

At their September 21, 2021 meeting, the Planning Board voted unanimously to recommend adoption of the proposed text amendment as requested.

Number of Attachments: 0

Specific Action Requested:

Schedule the Public Hearing.

Submitted By: Planning and Development

Date: September 27, 2021

Finance Officer Comment:

N/A

Signature: Amy Miller

Date: September 27, 2021

Town Attorney Comment:

N/A

Signature: John Leidy

Date: September 27, 2021

Town Manager Comment and/or Recommendation:

N/A

Signature: Andy Garman

Date: September 27, 2021