



Agenda Item Summary Sheet

Item No: **E-6**
Meeting Date: **September 2, 2020**

Item Title: Request for Public Hearing to consider text amendments to the UDO pertaining to nonconforming hotels and accessory uses in association with preexisting fishing piers

Item Summary:

The proposed text amendments to the UDO seek to add a Section 7.12.3. pertaining to existing nonconforming hotels, allowing a conditional use permit to be sought 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 of Sections 5.5, Nonconforming Use of Land, or 5.6, Nonconforming Use of a Structure. Additionally, and related, Section 7.50.1. pertaining to fishing piers is proposed to reference that dwelling units existing as of July 1, 2020 are an allowable use in conjunction with fishing piers.

The proposed amendments are the result of an issue raised in February 2020 where it was identified that the requirements of the Town Code impose limitations on the evolution of certain nonconforming uses which may constitute "legacy" businesses, establishments, and structures warranting preservation pursuant to applicable policies in the Town's Comprehensive Plan.

Staff Recommendation/Planning Board Recommendation

Planning staff recommends that the public hearing be scheduled.

At their August 18, 2020 meeting the Planning Board voted 6-1 to recommend approval of the proposed text amendments as presented.

Number of Attachments: 1

Specific Action Requested:

Schedule the Public Hearing.

Submitted By: Planning and Development

Date: August 25, 2020

Finance Officer Comment:

N/A

Signature: Amy Miller

Date: August 25, 2020

Town Attorney Comment:

N/A

Signature: John Leidy

Date: August 25, 2020

Town Manager Comment and/or Recommendation:

N/A

Signature: Greg Sparks

Date: August 25, 2020