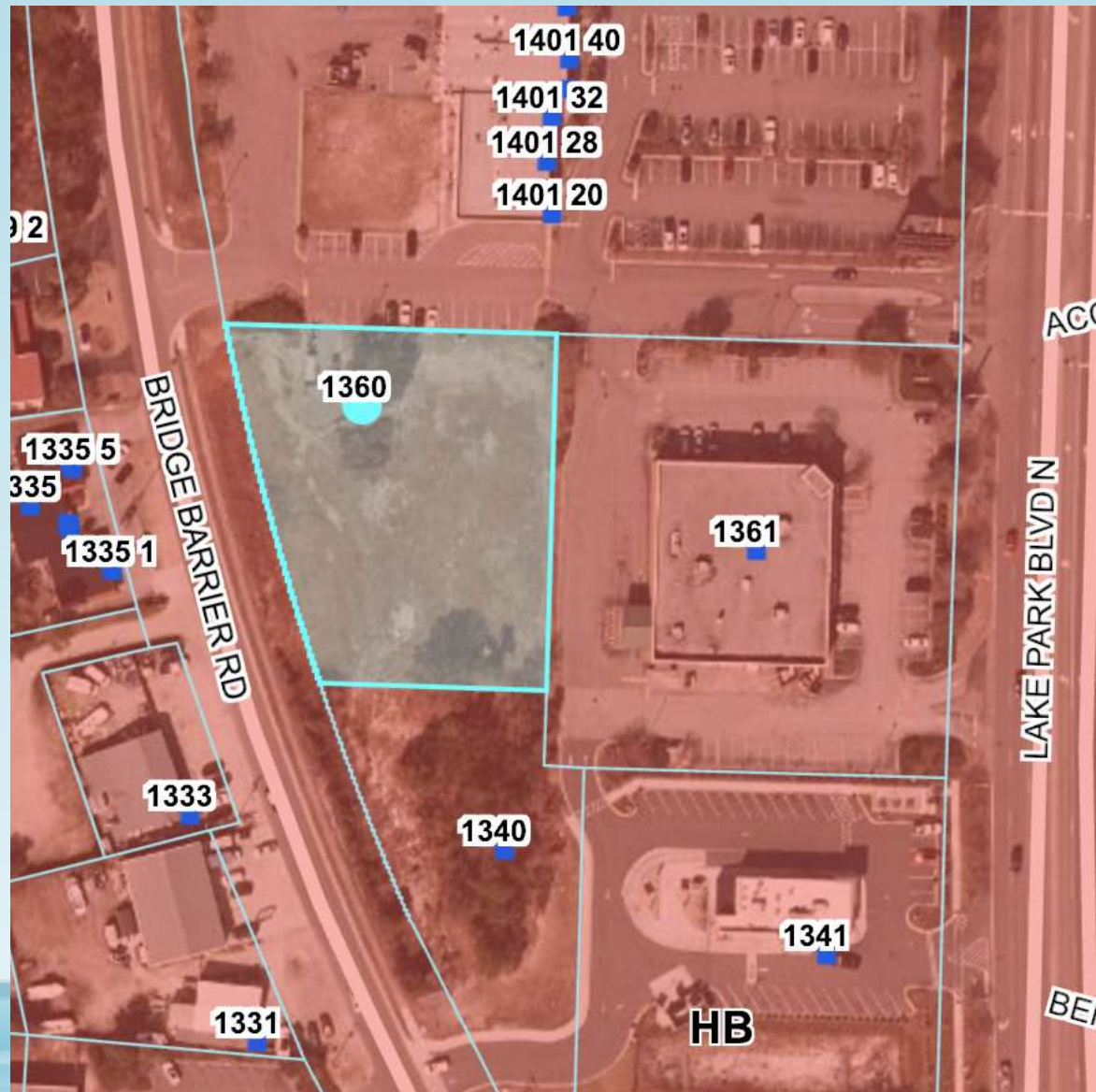




Conditional Zoning to consider a bar/tavern at 1360 Bridge Barrier Rd in the Highway  
Business Zoning District

Applicant: Secret Sand Castles, LLC

# 1360 Bridge Barrier Rd



Current Use: Mini Golf

Highway Business District:

Accommodates businesses oriented toward the motoring public, supports the entire community and beyond. Along major thoroughfares and can be conveniently reached by automobile.





# Adjacent properties



# Ordinance

## 3.4. Table of uses

USES OF LAND	HB
Bars and taverns	CZ

### 3.10 Eating and/or drinking establishments

C. A conditional zoning shall be required if an eating and/or drinking establishment meets any of the following:

1. Meets the criteria for a bar/tavern

D. Standards for bars/taverns:

1. Bars/taverns which because of their nature may have serious adverse secondary impacts, and are therefore required to meet the separation requirements

a) 200 feet of an established church or school

b) 200 feet of any residential district

### 7.3. Definitions

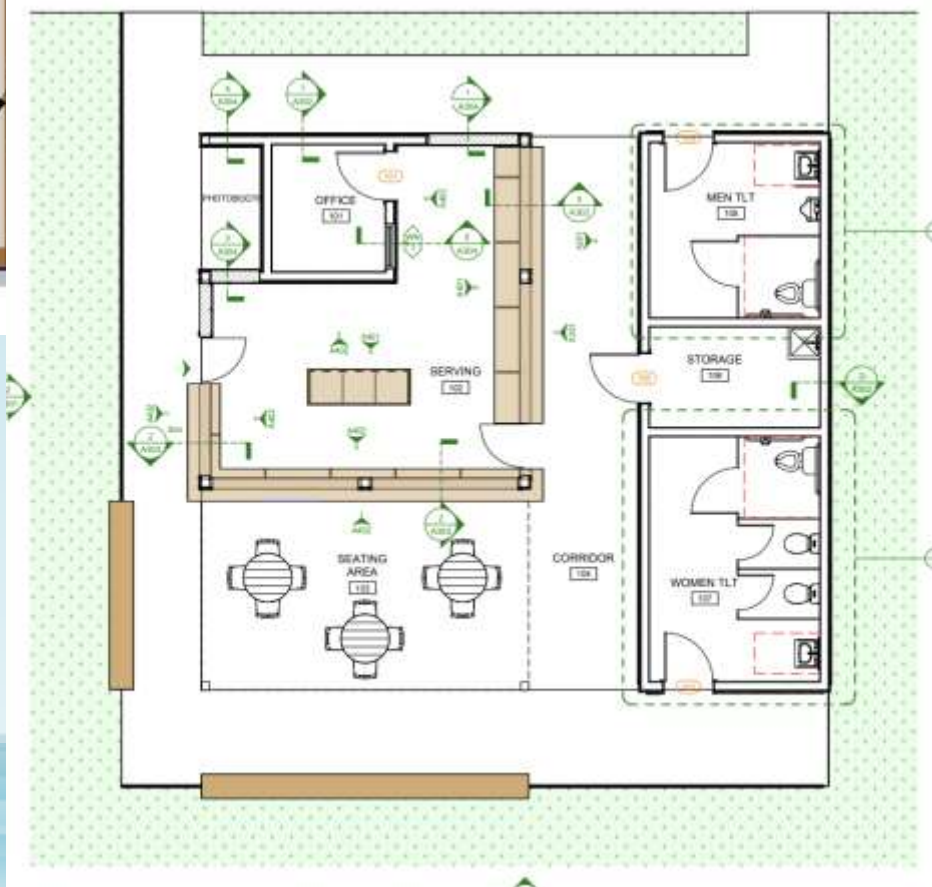
*Bars and taverns* means establishments primarily engaged in the sale and service of alcoholic beverages for on-premises consumption during any period of the day as permitted by law. The incidental sale or provision of food or snacks shall not entitle such a use to be considered a restaurant under other provisions of this Code. Synonyms: Private club as defined by the ABC commission, tavern, saloon, barroom, inn, pub, watering hole, drinking hole, gin mill, tap room.













# Criteria

- When evaluating, Council shall consider the following:
  - The application's consistency to the general policies and objectives of the Town's CAMA Land Use Plan, any other officially adopted plan that is applicable, and the Zoning Ordinance.
  - The potential impacts and/or benefits on the surrounding area, adjoining properties.
  - The report of results from the public input meeting.



# Conditional Zoning Process

- Public Meeting – February 15, 2025
- No one attended
- No concerns or changes to plans





# Conditions

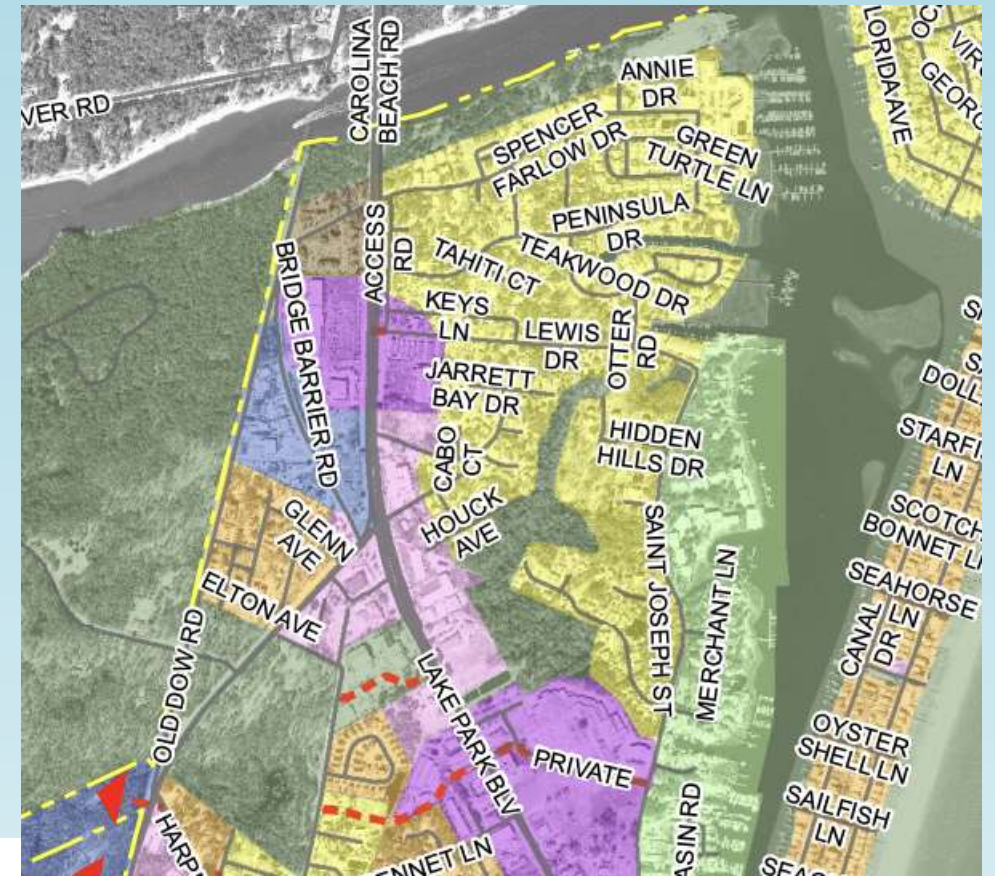
## Staff Proposed Conditions

1. All federal, state, and local ordinances shall be met.
2. Outdoor artificial lighting fixtures shall not be designed and positioned so that the point source of light (light bulb) is directly visible from adjacent properties & rights-of-way.
3. Provide a bike rack with a minimum of 4 spaces.
4. Any proposed signage will have to meet all standards.
5. Refuse collection shall be enclosed on 3 sides with a 6' opaque fence.

Council may include additional standards such as landscaping, design guidelines, buffers, infrastructure improvements (i.e. water), pedestrian, street and right-of-way improvements.

# Land Use Plan

- The project is in general conformity with the 2020 Land Use Plan for the Office, Industrial, & Employment Character Area.
- Staff recommends approval.
- P&Z recommends unanimous approval.



## **Office, Industrial, & Employment**

Mix of office, commercial, light industrial, and employment-generating uses. Typical uses include higher intensity offices, workspaces, indoor manufacturing/fabrication, microbrewery, and freight/transport. 3-4 story purpose-built structures. Streets accommodate truck traffic and balance the needs of pedestrians and automobiles.





**MOTION:**

Approval - whereas in accordance with the provisions of the NCGS, the Town Council does hereby find and determine that the adoption of the Conditional Use District to allow for a bar located at 1360 Bridge Barrier is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans and the potential impacts on the surrounding area, are mitigated by the approved conditions.

Denial - based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents and the potential impacts on the surrounding areas.