

Staff Report

Subject: Conditional Use (Third District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: June 6, 2023
Item Description: **Sperry Tents Southeast** as Agent for **Robert M. North** requests a **conditional use**, to allow for an event rental business in **B-1** zoning. Located on Highway 21. **[Map#366 Parcel# 39A]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request a **conditional use**, to allow for an event rental business in **B-1** zoning, with conditions.

Executive Summary/Background

- Appendix C – Zoning Ordinance, Article V-Uses Permitted in Districts, Section 5.9 – B-1 Neighborhood commercial districts describes uses permitted in the B-1 zoning district as *designed for small scale retail and service businesses that primarily cater to the surrounding residential neighborhoods*.
- As an event rental business, the applicant’s proposed operations are focused on catering to surrounding residential neighborhoods and resident needs.
- The use is keeping in scope with permitted uses within B-1, and could be considered “personal and professional services”, but is not clearly identified in the list of permitted uses in Section 5.9.1.
- Because the use is neither expressly permitted, nor prohibited, it may be approved as a conditional use.
- At the May 9, 2023 Planning Board meeting, Peter Higgins made a motion for approval.
- The motion was seconded by Ryan Thompson, and carried unanimously.

Alternatives

1. **Approve** the request of a **conditional use**, to allow for an event rental business in **B-1** zoning.
2. **Deny** the request of a **conditional use**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Conditional Use application

2. Aerial photograph 3. Deed