

Montgomery City Council
AGENDA REPORT

Meeting Date: May 28, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on calling a Public Hearing to be held on July 9, 2024 regarding a proposed amendment to Chapter 98 of the City Code of Ordinances.

Recommendation

Staff recommends calling a Public Hearing to be held on 7/9/24 at 6:00pm at city hall.

Discussion

Issue:

You will recall an agenda item calling a Public Hearing on a Special Use Permit application for a proposed outdoor event venue at 504 Caroline Street at the 4/9/24 meeting. City Council denied calling the Public Hearing on the SUP request, which effectively denied the application. During the discussion, City Council asked staff to review the existing zoning regulations and provide a recommendation that allows for small event venues to operate within the city without special approval.

Regulations:

Section 98-88 Table of Special and Permitted Uses regulates what types of activities are allowed by right within each zoning district. Proposed uses not found within the table require a Special Use Permit.

Analysis:

The purpose of the proposed amendment is to regulate the establishment and operation of small event venues within B – Commercial zoning districts as accessory uses to a primary permitted land use. Like any other land use, this activity must comply with all applicable regulations regarding noise, sanitation, waste management, and public safety, etc. The legislative steps to amend the zoning code are:

Amend Section 98-1 (Definitions) by adding:

Small Event Venue is defined as a self-contained area for hosting events such as dinner parties, music or theatrical performances, outdoor markets, and other similar gatherings. These venues typically accommodate 10-100 attendees. Small event venues shall not impact public services and must be an accessory uses to an existing permitted primary use on the property.

Amend Section 98-88 (Table of Special and Permitted Uses) by adding “Small Event Venue (accessory to a primary permitted use)” to the table allowed in B – Commercial districts.

The schedule for the proposed amendment is as follows:

5/28: CC calls for PH on the proposed amendment to be held on 7/9/24

6/4: P&Z calls a PH on the amendment for 7/2/24

6/10 -6/14: staff publishes legal notice in paper of PH (two publications).

7/2: P&Z holds PH and approves report and recommendation on proposed amendment

7/9: CC accepts report, holds PH, and acts on ordinance amending the zoning code.

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Conclusion:

The narrow focus of tonight’s action is to call the Public Hearing. Staff recommends calling the Public Hearing for 6:00 pm on July 9, 2024 to be held at city hall. The date is the second regular meeting of the month.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 05/25/2024