



Community Development
Department

STAFF REPORT

Town Council Meeting Date:	September 8, 2026
Agenda Title:	ZMA 26-01: 18 Court Street
Requested Action:	Hold a Public Hearing
Staff Lead:	Casey DeHaven, Planning Manager

EXECUTIVE SUMMARY

The Applicant, Mr. Kevin Ash, is seeking a Zoning Map Amendment (ZMA) of 18 Court Street (ZMA 2026-01) from Public-Semi-Public (PSP) to Central Business District (CBD) zoning per Article 11-3.9 of the Zoning Ordinance. The proposal includes redevelopment of the 18 Court Street (GPIN: 6984-33-7459-000) property into a restaurant and club.

BACKGROUND

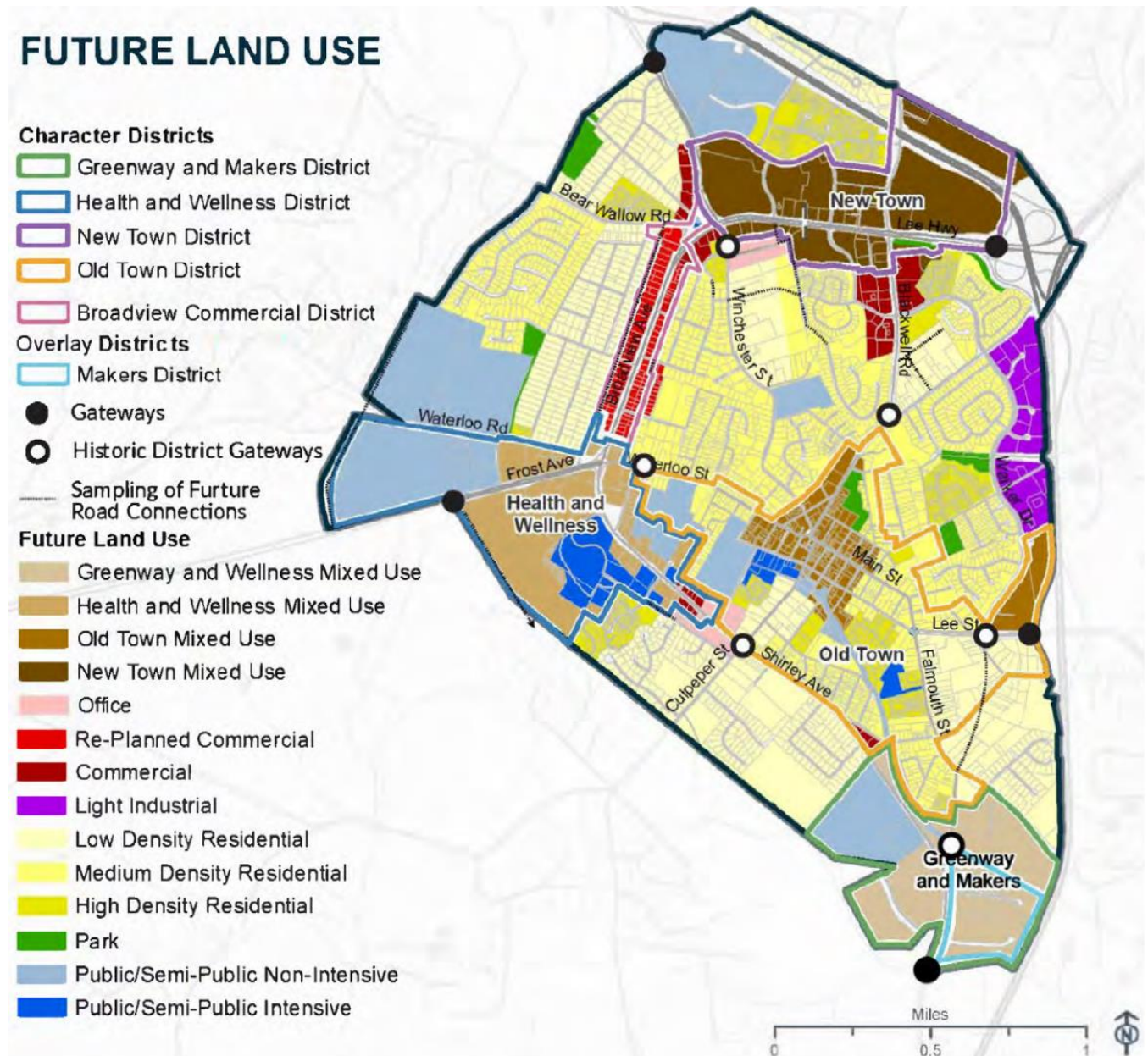
ZMA 2026-01 for 18 Court Street was accepted on May 22, 2026. Staff provided agency comments on June 8, 2026. Staff identified comments related to Rezoning Plan submission, building regulations, signage, parking, lighting, Site Development Plan submission, and landscaping.

The Planning Commission provided comments on ZMA 26-01 at the Work Session held on June 16, 2026. The following key points were discussed:

- 1) Typical by-right versus permissible uses within the Public/Semi-Public (PSP) and Central Business District (CBD) – hotel and restaurants considered by-right within the CBD.
- 2) Water and sewer capacity requirements – considered acceptable for the proposed uses as a hotel and restaurant per the Director of Utilities, Steven Friend.
- 3) Parking requirements – the Zoning Administrator, Heather Jenkins, confirmed they currently meet parking and overflow parking requirements, as well as loading/un-loading space requirements.

An initial Public Hearing was held for ZMA 2026-01 on July 21, 2026. However, due to a discrepancy with the associated GPINs for 18 Court Street, Staff has been advised at the direction of the Town Attorney to have the Planning Commission hold a second Public Hearing for ZMA 2026-01. In order to avoid any confusion, 18 Court Street will be reviewed utilizing only the parcel GPIN: 6984-33-8623-000.

The second public hearing was held by the Planning Commission on August 18, 2026, where the Planning Commission unanimously recommended approval, 4-0 (Ainsworth and McGuire absent). The Town Council will hold a public hearing on ZMA 26-01 at the September 8, 2026 meeting.



STAFF RECOMMENDATION

Hold a Public Hearing.