



## Agenda Briefing

**Date of Meeting:** April 4, 2023

**Submitting Department:** Planning and Permits

**Date Submitted:** March 3, 2023

**Prepared By:** Sean Landis

**Presenter:** Sean Landis

**Will there be a guest/visitor presenter who is not an employee?:**  Yes  No

**What is this person's first and last name and affiliation to this item?:**

**Subject:** Consider and take all appropriate action relating to an amendment to the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix" by changing "Gasoline Service Station/Convenience Store" from a "Use by Right" to a "Conditional Use" within the following zoning districts: "Medium Commercial District" (C-2), "Heavy Commercial District" (C-3), "The Seabrook Town Center Commercial Development Overlay District" (STCOD), and "Light Industrial District" (LI) .

**Type of Item:**  Ordinance  Resolution  Contract/Agreement  Public Hearing  Discussion & Direction

### Executive Summary:

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE LAND USE REGULATION MATRIX," BY REQUIRING WITHIN THE "MEDIUM COMMERCIAL DISTRICT" (C-2) , "HEAVY COMMERCIAL DISTRICT" (C-3), "THE SEABROOK TOWN CENTER COMMERCIAL DEVELOPMENT OVERLAY DISTRICT" (STCOD), AND "LIGHT INDUSTRIAL DISTRICT" (LI), A CONDITIONAL USE PERMIT FOR "GASOLINE SERVICE STATIONS/CONVENIENCE STORES" USES; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**Background/Issue (What prompted this need?):**

Due to the differing types of construction methods, along with differing sizes and scale of development, Staff is recommending to amend the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix" by changing "Gasoline Service Station/Convenience Store" from a "Use by Right" to a "Conditional Use" within the following zoning districts: "Medium Commercial District" (C-2), "Heavy Commercial District" (C-3), "The Seabrook Town Center Commercial Development Overlay District" (STCOD), and "Light Industrial District" (LI) .

---

**Budget Analysis/Funding Comments:** N/A

---

**Expenditure Required:** \$N/A

**Budgeted Amount:** \$N/A **Source of Funds/Funding Account:** N/A

**Not Budgeted: If approved, the following will be included in the next Budget Amendment and \$N/A will be added to Revenue Account: N/A and \$N/A added to Expenditure Account: N/A**

**1295 Form Required?** Yes No

---

**Name of Applicant (if applicable) :** N/A

**Legal Description/Location (if applicable):** N/A

**Supporting Materials Attached:**

1. Proposed Updated Land-Use Matrix
2. Planning and Zoning Commission Official Report
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

---

**Recommended Placement on Agenda: Specific Public Hearing/New Business**

**Recommended Action:**

The Planning and Zoning Commission at the February 16, 2023 meeting unanimously recommended approval of the following:

An amendment to the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix" by changing "Gasoline Service Station/Convenience Store" from a "Use by Right" to a "Conditional Use" within the following zoning districts: "Medium Commercial District" (C-2), "Heavy Commercial District" (C-3), "The Seabrook Town Center Commercial Development Overlay District" (STCOD), and "Light Industrial District" (LI) .

Aye: Renola, Picha, Caradec, Thompson, and Klein,  
Absent: Reynolds, and Rodgers

---

Reviewed by Department Director, if applicable

Reviewed by Finance Director, if applicable

Reviewed by City Attorney, if applicable

Reviewed by City Manager