



Planning Commission  
App. No. 072-2015-TA

## Zoning Text Amendment

City of Brunswick

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**Meeting:** September 2, 2015  
**Applicant:** Brunswick City Planning Commission  
**Hearing:** September 3, 2015  
**Section:** 1242.02(22.1) Commercial Event Center  
**Reviewer:** Susan Hirsch

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**Proposed Amendments:** (New text is **underlined and bold**).

The following amendment proposed by the Brunswick City Planning Commission would include “**Commercial Event Center**” as a use conditionally permitted in the C-G General Commercial District and the GW-C Gateway Commercial Zoning District, and also provide a definition for “Commercial Event Center”, which currently is not defined.

### CHAPTER 1260 C-G GENERAL COMMERCIAL DISTRICT

#### 1260.04 CONDITIONALLY PERMITTED USES.

The Planning Commission may issue conditional zoning certificates for uses listed herein, subject to the applicable provisions of Chapter 1274:

**(s) Commercial Event Center:**

### CHAPTER 1261 GW-C GATEWAY COMMERCIAL DISTRICT

#### 1261.04 CONDITIONALLY PERMITTED USES.

The Planning Commission may issue conditional zoning certificates for uses listed herein, subject to the applicable provisions of Chapter 1274:

**(r) Commercial Event Center:**

### CHAPTER 1242 DEFINITIONS

#### 1242.02 DEFINITIONS

**22.1 Commercial Event Center. (land use) means a facility located on private property within a commercial zoning district, wherein such use is conditionally permitted, that primarily functions to provide a facility for any type of social gathering and consisting of multipurpose meeting and/or recreation facilities, typically consisting of one or more meeting or multipurpose rooms and kitchen and/or outdoor barbeque facilities, that are available for use by various private groups for such activities as meetings, weddings, receptions and dances.**

**Staff Comments:**

1. The C-G General Commercial District is established to provide for needs for convenience goods and the more common and often recurring shopping goods, personal services and household services. The C-G District also provides locations for multifamily development which do not detract from the commercial potential of frontage property on Pearl Road (U.S. 42) and Center Road (S.R. 303).
2. The Gateway District (GW-C) is hereby established to provide for needs for both convenience goods and the more common and often recurring shopping goods, personal services and household services.
3. Many of the Conditionally Permitted Uses identified in both the C-G and GW-C Districts specify that they are subject to specific condition of Section 1274.08. The City may want to consider adding (i) as a condition for Commercial Event Centers.
  - (i) In commercial districts, all structures and activity areas shall be located at least 100 feet from a residential district or from a multifamily property line, subject to the following:
    - (1) In commercial districts, both parking space areas and areas paved for emergency, vehicular, or pedestrian access to and about the property, including any fences surrounding such areas, shall, for setback purposes, be required to comply only with Section [1276.09\(a\)](#), as such section relates to “parking”;
    - (2) The Planning Commission shall have authority to require, for both parking space areas and areas paved for emergency, vehicular, or pedestrian access to and about the property in commercial districts, a greater setback from adjacent residential districts or adjacent multifamily properties up to a maximum of fifty feet, upon a showing by the preponderance of competent, probative evidence that the setbacks permitted in Section [1276.09\(a\)](#) will result in a substantial adverse impact on the value of such adjacent residential district or multifamily development; and
    - (3) No applicant for a conditional zoning certificate shall be required to demonstrate the absence of the substantial adverse impact identified in Section [1274.08\(i\)\(2\)](#) as a condition to receiving a certificate, but may rebut other evidence introduced that purports to show such impact. (Ord. 84-09. Passed 10-26-09.)

**Staff Recommendation:** Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the proposed amendments to the C-G General Commercial and GW-C Gateway Commercial Districts, and the addition of “Commercial Event Center” to Chapter 1242 Definitions, subject to Staff Comments.