

**US 441 Development Ordinance
Zoning Text Amendment Request
Staff Report – October 15, 2019
*Modified November 4, 2019***

Applicant: Sequoyah National Golf Club, LLC

Property Location: Golf Course Community District (GC)

Current Property Zoning: Golf Course Community District (GC)

Ordinance Section for which the Text Amendment is requested: Article 9 - Regulated Districts; Section - 9.5 U.S. 441 Gateway District; Section - 9.5.5 Character Areas, Golf Course Community District

Description of Request:

The applicant is requesting a text amendment to the *Golf Course Community District* that would require a “Special Use Permit” for Hotel/Motels in excess of 35’ in structure height.

Background:

The Golf Course Community (GC), a golf course community includes a golf course and clubhouse; with surrounding residential home sites available for sale or lease. Commercial activities supportive of golf course operations may also exist. The permitted uses in the GC District are:

- Adult day-care homes
- Barber shop or Salon
- Child day-care homes
- Community center
- Golf Course
- Health Spa
- Hotels/motels
- Bed and Breakfast Inn
- Multi-Family Dwelling Units
- Place of worship
- Police, fire, or rescue station
- Post office
- Restaurant
- Sporting good sales
- Single family attached dwelling unit
- Single family detached dwelling unit

Golf Course Community: Special Uses

- Pre-School
- Primary-secondary school
- Convenience Store (<10,000 s.f.)
- Grocery Store

The applicant is requesting the following be added to the list of “Special Uses”:

- **Hotel/motels with a maximum primary structure height greater than 35 feet.**

Additional Standards – Special Uses

Hotel/Motels with a primary structure height greater than 35 feet

- ~~Property land area shall be a minimum of 100 acres (one owner).~~
- **Dumpster locations shall be screened and comply with Section 9.5.6 of this article.**
- **All outdoor activities shall conclude by 10:00 p.m. Sunday – Thursday and by 11:30 p.m. Friday – Saturday.**

- All outdoor lighting shall comply with the Jackson County Lighting Ordinance.
- A balloon test be required to identify the proposed structure height along with photo simulation of the structure.

Application Response:

- The applicant is requesting that the list of Special Uses for the GC District, *Article 9 – Section 9.5.5* in the US 441 Development Ordinance be amended to include *“Hotel/motels with a maximum primary structure height greater than 35 feet”* and that Special Use standards for this use also be adopted.

Staff Findings:

- The requested text amendment would not constitute “spot zoning” as the request would allow the proposed special use throughout the entire GC District.
- That the proposed addition of “Hotel/motels with a maximum primary structure height greater than 35 feet” to the “Special Use” section of the GC District would be subject to special standards (as described) and all other relative ordinances, regulations and design standards set forth by the US 441 Development Ordinance as well as any applicable Jackson County Ordinances.