

TEXT AMENDMENT STAFF REPORT



Hearing Date: 12-13-15

[UPDATED: 2-4-16, 4-7-16, 8-4-16]

Case File #: TA-15-13

General Description: Amend Article 2, General Regulations in the UDO to provide development standards for the use of fill on lots.

Town Initiated

Citizen Initiated

Applicant(s): Town of Sunset Beach

APPLICATION OVERVIEW:

The Sunset Beach Planning & Inspections Department has initiated an application to amend Article 2 in the UDO to provide development standards for placing fill on lots within the Town's planning and zoning jurisdiction. This application is being initiated by Town staff at the direction of the Planning Board. The concern from the Planning Board was centered on the apparent omission of this former Town Code standard in the UDO at the time of its adoption. The Board expressed a need to place this or a derivation of this standard back into the current code.

STAFF COMMENTARY

Staff has reviewed the UDO for the appropriate section to incorporate this language in the current code. Staff believes the most appropriate location for this language given the difference in Town Code structure versus the UDO format is to place the standard in Article 2, General Regulations.

UPDATE (5-19-16): IN RESPONSE TO COMMENTS FROM THE PLANNING BOARD AT THE 5-5-2016 MEETING, STAFF INSERTED FORMER LANGUAGE RELATIVE TO SAND REMOVAL FROM THE ISLAND. STAFF ALSO HAS INCLUDED GRAPHICS IN THE UDO TO HELP RELAY CONCEPTS. STAFF HAS ATTACHED THE NEW ORDINANCE LANGUAGE WITH THE NEW INSERTIONS AS "ATTACHMENT A".

TOWN COUNCIL SUMMARY

Action:

(A) _____ The Town Council hereby adopts the proposed amendment to the Unified Development Ordinance is (i) consistent with Policy 14 of the Town’s comprehensive plan (2010 Town of Sunset Beach CAMA Land Use Plan) stating that: A) “Sunset Beach desires as much as practicable that all development be designed and placed so as to be compatible with its existing coastal town and residential character,” C (i) “the suitability of land to accommodate the use,” and C (iv) “the density of development and the proposed height of the structure” and finds that it is in the public interest and further protects the health, safety, and welfare of the Town’s citizens.

(B) _____ The Town Council hereby denies the proposed amendment to the Unified Development Ordinance and finds that (i) it is not consistent with the Town’s comprehensive plan (2010 Town of Sunset Beach CAMA Land Use Plan) and/or (ii) it is not in the public interests for the following reasons: _____.

Adopt (A)_____ Deny (B)_____

(For_____ Against_____ Abstained_____)

Commentary: