

# TEXT AMENDMENT STAFF REPORT



Hearing Date: 5-7-15

Case File #: TA-15-10

General Description: Single Family Density in MR-3 District

Town Initiated

Citizen Initiated

Applicant(s): Town of Sunset Beach

## APPLICATION OVERVIEW:

The Sunset Beach Planning & Inspections Department is submitting an application to revise the text in Article 7, Section 6.06; MR-3 Mainland Residential Multi-Family Residential District. Specifically, the Town is proposing to change Section 6.06(C)(B) regarding mean lot area for “single family projects”. In summary, the Land Use Plan adopted in 2010 specifically details that single family lots in this district should be a minimum of 7,500 sq. ft.; not 40,000 sq. ft. as currently outline in the UDO.

## STAFF COMMENTARY

The MR-3 zoning district is the designated “high density” residential district for the Town. The adopted UDO has a 40,000 sq. ft. lot size requirement for both multi-family and single family uses in this district. After reviewing the Land Use Plan, it was discovered that this minimum lot size is accurate for multi-family projects. However, it appears that this standard was duplicated for single-family lots as well.

The current ordinance standard does not conform to the adopted Land Use Plan. Staff believes this was a typographical error made when the UDO was adopted. By having this 40,000 sq. ft. lot standard in place for single family lots in the MR-3 district, it renders the vast majority all mainland residential single-family lots as nonconforming in relation to lot size. Staff recommends the following amendment language:

**Section 6.06 (C)(B)** Minimum Required Mean Lot Area for any Single-Family Project:  
~~40,000~~ 7,500 sq. ft.

## Department of Planning and Inspections

Staff reviewed this application against the adopted land use plan. Staff believes the following goals, objectives, or policies apply:

1. Policy 30:

**a. Land Use and Development Decisions Consistent with Land Use Plan;** mandates any decision for land use and development–related activities must be consistent with the adopted land use plan.

2. Table 40; Future Land Use Classification Area Development Standards Table:

**a. “Residential High Density (MR-3)”;** Minimum lot size for single-family, 7,500 sq. ft.

### STAFF RECOMMENDATION

For all the foregoing reasons, staff **recommends approval** of the subject application, as proposed.

### PLANNING BOARD SUMMARY

#### Action:

The Planning Board finds that the proposed amendments to Unified Development Ordinance \_\_\_\_\_ **is** \_\_\_\_\_ **is not** consistent with the Sunset Beach Comprehensive Land Use Plan.

Passed \_\_\_\_\_ Denied \_\_\_\_\_ (For \_\_\_\_\_ Against \_\_\_\_\_ Abstained \_\_\_\_\_)

#### Commentary:

**Department of Planning and Inspections**

\_\_\_\_\_BELOW TO BE COMPLETED BY TOWN CLERK\_\_\_\_\_

**TOWN COUNCIL ACTION**

**TOWN COUNCIL SUMMARY**

**Planning Board Recommendation Accepted:**  Yes  No  Returned

**Public Hearing Scheduled/Held:**

**Council Action:**

The Town Council finds that the proposed amendments to Unified Development Ordinance \_\_\_\_\_ is \_\_\_\_\_ is not consistent with the Sunset Beach Comprehensive Land Use Plan.

**Text Amendment Ordinance:**

Adopted\_\_\_\_\_ Denied\_\_\_\_\_ (For\_\_\_\_\_ Against\_\_\_\_\_ Abstained\_\_\_\_\_)

**Commentary:**