

TEXT AMENDMENT STAFF REPORT



Hearing Date: NA

Case File #: TA-16-11

General Description: Amend Article 6, Zoning Districts to allow "Privacy Fences (subdivisions)" as a Permitted Use in the BR-2 Zoning District.

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 6, Section 6.04, to allow the use "Privacy fences (subdivisions)" in the BR-2 Zoning District.

STAFF COMMENTARY

Currently, "privacy fences (subdivisions)" are not allowed in the BR-2 zoning district. A privacy fence is currently allowed for single-family residential uses on the island (BR-2, but not for subdivisions.

PROPOSAL

The proposed amendment is attached and subsequently amended.

PLANNING BOARD SUMMARY

Action:

- (A) _____ The Planning Board hereby recommends approval of the proposed amendment to the Unified Development Ordinance and finds that it is:
 - (i) Consistent with Policy 17D of the Town’s comprehensive plan (2010 Town of Sunset Beach CAMA Land Use Plan) stating that “The Town shall maintain areas exclusively for conventional single-family dwellings for the growing population on the island and the mainland,” and finds;
 - (ii) That it is in the public interest because such fences may protect the health, safety, and welfare of citizens on private roads and limit trespassing.

- (B) _____ The Planning Board hereby recommends denial of 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:

_____.

Recommend Approval (A)_____ Recommend Denial (B)_____

(For_____ Against_____ Abstained_____)

Commentary:

Department of Planning and Inspections

SECTION 6.04 TABLE OF PERMITTED/SPECIAL USES

P - Permitted Use
S - Special Use

PS - Permitted Use with Supplemental **Regulations**
SS - Special Use with Supplemental **Regulations**

	<i>Primary Zoning Districts</i>														<i>Supplemental Regulations</i>	
Uses	MR 1 p.6- 17	MR 2 p.6- 19	MR 2A p.6- 21	MR 3 p.6- 22	MB 1 p.6- 24	MB 2 p.6- 26	BR1 p.6- 27	BR2 p.6- 29	BB1 p.6- 31	MH 1 p.6- 33	MH 2 p.6- 35	RI1 p.6- 37	CR 1 p.6- 39	AF1 p.6- 41	MUD *	
Privacy fences (<i>subdivisions</i>)	PS	PS	PS	PS				PS								Section 7.09