



**An Amendment to Article 7 Supplemental Regulations,
Section 7.03 Modular Homes/Buildings
of the Unified Development Ordinance (UDO)
of the Town of Sunset Beach, North Carolina**

THAT WHEREAS, the Town has enacted a Unified Development Ordinance that control land development within both the Town’s incorporated areas and within its extraterritorial area; and

WHEREAS, in order to promote the public health, safety and general welfare and to promote the best interests of the town and community, it is necessary from time to time for the Town Council to consider appropriate revisions, modifications and additions to the town’s Unified Development Ordinance; and

WHEREAS, town staff has received a citizen initiated text amendment requesting a review of Section 7.03 of the town’s Unified Development Ordinance concerning modular homes/buildings being held to the same standard as a stick-built home; and

WHEREAS, the town staff reviewed Section 7.03 and provided the Planning Board with three (3) options concerning roof pitch requirements for Section 7.03 for their consideration; and

WHEREAS, the Planning Board reviewed and deliberated the options, and reached a 4 to 0 vote to recommend to the Town Council that an amendment removing subsection (B) from Article 7 Section 7.03 Modular Homes/Buildings be approved; and

WHEREAS, pursuant to N. C. General Statutes and town ordinances, a public hearing, properly noticed , was held on April 6, 2015, where public comment was heard and considered by the Town Council regarding this issue; and

WHEREAS, the Planning Board and Town Council finds that the proposed amendment to Unified Development Ordinance Article 7 Section 7.03 is consistent with the Sunset Beach Comprehensive Land Use Plan; and

WHEREAS, the Town Council further finds that the approval of this proposed amendment is reasonable and in the public interest in that the amendment: (i) provides for safe, affordable housing within the community, (ii) ensures that housing standards for modular homes are compatible with similar housing types in surrounding areas, as well as other town goals, and (iii) will not compromise safe housing standards.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Sunset Beach that Unified Development Ordinance Article 7 Section 7.03 is hereby amended by removing the following subsection:

(B) Minimum Roof Pitch shall be 7/12.

Adopted this the _____ day of _____, 2015.

Town of Sunset Beach

By: Mayor

ATTEST:

Town Clerk