



**An Ordinance to Amend  
Article 6 Zoning Districts and Article 7 Supplemental Regulations  
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 jurisdiction; 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**, the Town has initiated a text amendment requesting a review of the town’s Unified Development Ordinance concerning Article 6, Section 6.04, and Article 7, Section 7.11, to remove the use “Private Community Centers” from BB-1 Zoning District and to remove the exception granting such outside of a subdivision in the BB-1; and

**WHEREAS**, the Planning Board initially reviewed and deliberated the options, and reached a 4 to 0 vote to recommend to the Town Council that an amendment for Subsection 6.04 titled Table of Permitted Uses and Subsection 7.11 titled Private Community Centers be approved; and

**WHEREAS**, pursuant to N. C. General Statutes and town ordinances, a public hearing, properly noticed , was held on October 3, 2016, where public comments were heard and considered by the Town Council regarding this issue; and

**WHEREAS**, the Town Council finds that the proposed amendment to the Unified Development Ordinance is not (i) consistent with Policy 5B of the Town’s comprehensive plan (2010 Town of Sunset Beach CAMA Land Use Plan) stating that “Private clubhouse and community centers uses, as defined in the Zoning Ordinance, shall only be allowed on the island in the designated commercial area (BB-1),” but finds (ii) that it is in the public interest because such uses may not provide tax revenue to support services provided by the Town thus limiting resources to protect the health, safety, and welfare of the Town’s citizens.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of Sunset Beach that Unified Development Ordinance Article 6 Zoning Districts and Article 7 Supplemental Regulations are hereby amended as follows:

- To remove Private Community Centers from the BB1 Zoning District as a Permitted Use with Supplemental Regulations

**SECTION 6.04 TABLE OF PERMITTED/SPECIAL USES**

P - Permitted Use

PS - Permitted Use with Supplemental **Regulations**

S - Special Use

SS - Special Use with Supplemental **Regulations**

Uses	Primary Zoning Districts															Supplemental Regulations
	MR1 p.6-17	MR2 p.6-19	MR2A p.6-21	MR3 p.6-22	MB1 p.6-24	MB2 p.6-26	BR1 p.6-27	BR2 p.6-29	BB1 p.6-31	MH1 p.6-33	MH2 p.6-35	RI1 p.6-37	CR1 p.6-39	AF1 p.6-41	MUD *	
<b>Private community centers</b>	PS	PS	PS	PS	PS	PS			PS	PS	PS	PS		PS	PS	Section 7.11

- To remove the expressed Exception stated in Section 7.11 Private Community Centers

**SECTION 7.11 PRIVATE COMMUNITY CENTERS**

(C) That the common area utilized for such activities shall be contained within the **subdivision**. If the **subdivision** is divided by a major thoroughfare or public utility right-of-way, ninety percent (90%) of the **subdivision lots** shall be located on the side where the **community center** is proposed.

~~Exception—Private Community Centers may be permitted outside of the respective subdivision when located in BB-1.~~

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2016

Town of Sunset Beach

\_\_\_\_\_  
By: Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk