

TEXT AMENDMENT STAFF REPORT



Hearing Date: 7-16-15

Case File #: TA-15-04

General Description: Planning Board/Board of Adjustment Provisions

Town Initiated

Citizen Initiated

Applicant(s): Town of Sunset Beach

APPLICATION OVERVIEW:

The Sunset Beach Planning & Inspections Department is submitting an application to revise Articles 3 and 4 in their entirety. These articles refer to how and by what powers the Planning Board and Board of Adjustment operate. These changes are being proposed as a result of the recent separation of the Planning Board and Board of Adjustment into two separate boards.

STAFF COMMENTARY

Staff has reviewed and amended Articles 3 and 4 of the UDO related to the enabling authority of the Planning Board and Board of Adjustment. Staff also took the opportunity to update the language to reflect recent changes in State statutes regarding the Board's powers, authority, and procedures.

In addition to updating the ordinance to comply with the State statutes, staff worked to amend the language to reflect current Town operations and structure. Staff has worked with the Town Attorney on the drafts to ensure compliance with State and applicable laws.

STAFF RECOMMENDATION

Staff **recommends** approval of the amendment, 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: