



**An Amendment to Article 6 Zoning Districts,
Section 6.04 Table of Permitted/Special Uses
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 initiated a text amendment requesting a review of Section 6.04 of the town’s Unified Development Ordinance concerning approvals of outdoor display and storage of merchandise; and

WHEREAS, the town staff reviewed Section 6.04 and provided the Planning Board with recommended ordinance language for Section 6.04 for their consideration; and

WHEREAS, the Planning Board reviewed, deliberated, amended staff’s recommendation and reached a 4 to 0 vote to recommend to the Town Council that an amendment to Article 6 Section 6.04 Table of Permitted/Special Uses be approved; and

WHEREAS, pursuant to N. C. General Statutes and town ordinances, a public hearing, properly noticed, was held on June 29, 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 6 Section 6.04 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 reasonable use of property when displaying or storing outdoor merchandise, (ii) ensures that reasonable review and approval processes are established to ensure compatibility with the existing character of commercial areas within town, and (iii) will not compromise safety or enjoyment of commercial property.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Sunset Beach that Unified Development Ordinance Article 6 Section 6.04 is hereby amended as follows:

Uses	MR1	MR2	MB3	MB1	MB2	BR1	BR2	BB1	MH1	MH2	RI1	CR1	AF1	MUD	Supplemental Regulations
Outdoor display and storage of merchandise					SPS	SPS		SPS							Section 7.26

Adopted this the ____ day of _____, 2015.

Town of Sunset Beach

By: Mayor

ATTEST:

Town Clerk