



**An Ordinance to Amend Article 7 Supplemental Regulations  
to 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 the town’s Unified Development Ordinance concerning the placement of privacy fences for single family residential; 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 to subsection 7.09 (B) to reword the last sentence to clarify fence placement along the property line and to correct a misspelled word in 7.09 (B) (3); and

**WHEREAS**, pursuant to N. C. General Statutes and town ordinances, a public hearing, properly noticed, was held on December 5, 2016, where public comment was heard and considered by the Town Council regarding this issue; and

**WHEREAS**, the Planning Board finds that the proposed amendments to the Unified Development Ordinance Article 7 Supplemental Regulations is not addressed in 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) clarifies Town regulations in order to protect the health, safety, and welfare of citizens and (ii) works to enhance and protect the public health safety and general welfare of the community.

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

1. To amend Section 7.09 Privacy Fences (B) Single Family Residential by amending the last sentence as follows:

**A fence or wall may be constructed on the property line subject to the** ~~The~~ following conditions ~~must be met~~ in all **zoning** districts:...

2. To amend Section 7.09 Privacy Fences (B) Single Family Residential (3) to correct a misspelled word as follows:

(3) Side **fences** or walls shall be placed a minimum of five (5) feet behind the front ~~foot~~ **floor**-print of the house.

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

Town of Sunset Beach

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

ATTEST:

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