



**An Amendment to Article 6 Zoning Districts,  
Section 6.06(C)(B) MR-3 Mainland Multi-Family Residential District  
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 6.06(C)(B) of the town’s Unified Development Ordinance concerning minimum lot sizes in the Mainland Multi-family Residential (MR-3) District; and

**WHEREAS**, the town staff reviewed Section 6.06(C)(B) and provided the Planning Board with recommended ordinance language for Section 6.06(C)(B) for their consideration; and

**WHEREAS**, the Planning Board reviewed, deliberated, and reached a 4 to 0 vote to recommend to the Town Council that an amendment to Article 6, Section 6.06(C)(B) MR-3 Mainland Multi-Family Residential District 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 6.06(C)(B) 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 minimum lot sizes to construct single family homes in said district, (ii) ensures that reasonable review and approval processes are established to ensure compatibility with existing residential character, and (iii) will not compromise safety or enjoyment of residential property.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of Sunset Beach that Unified Development Ordinance Article 6 Section 6.06 (C)(B) is hereby amended as follows:

(B) Minimum Required Mean Lot Area for any Single-Family Project: 40,000 sq. ft. **7,500 sq. ft.**

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Town of Sunset Beach

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

ATTEST:

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