

TEXT AMENDMENT STAFF REPORT



Hearing Date: 4-21-16

Case File #: TA-16-06

General Description: Amend Appendix A, Definitions in the UDO to provide for a definition of sand dunes.

Town Initiated

Citizen Initiated

Applicant(s): Town of Sunset Beach

APPLICATION OVERVIEW:

The Sunset Beach Planning & Inspections Department has initiated an application to amend Appendix A in the UDO to provide for a definition for “sand dunes”. This application is being initiated by Town staff at the direction of the Planning Board. The concern from the Planning Board was related to the need of having a definition of sand dunes in the UDO that matched that of the Federal Emergency Management Agency (FEMA).

STAFF COMMENTARY

Staff has reviewed the UDO for the appropriate sections to incorporate language. Staff has also researched the definition FEMA uses for “sand dunes” and has included it below.

PROPOSAL

Staff has provided the following proposed language for consideration:

Sand Dunes

Naturally occurring accumulations of sand in ridges or mounds landward of the beach.

Staff **recommends consideration and/or approval** of the proposed language.

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: