



## AGENDA ITEM COVERSHEET

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**PREPARED BY:** Miles Murphy, Senior Planner

**DEPARTMENT:** Planning

**MEETING:** Town Council – 8 DEC 2020

**SUBJECT:** Consider a Text Amendment to Chapter 40, Sec. 40-72 Table of Permissible Uses - Residential PUDs and Multifamily Developments

Applicant: Town of Carolina Beach

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### **BACKGROUND:**

Staff is currently updating many aspects of the zoning ordinance related to the required 160D update in the State Statutes. As a prequel to other updates, staff has been directed to review all uses and determine whether they should remain a conditional zoning use or if they are not intensive enough a use to merit the conditional zoning process.

Staff was specifically directed to examine the way small multifamily and residential PUDs were organized. Staff adjusted the table so that small-scale PUD and multifamily no longer require the intensive conditional process/review of P&Z and TC. These projects would still have to follow the zoning standards related to the district where they are located and meet all other requirements for a building permit issuance. With these goals in mind, staff decided to divide the requirements for PUDs and multifamily into two categories. PUDs and multifamily consisting of 4 units or less will no longer require a conditional process. PUDs and multifamily greater than 4 units will require a conditional review process.

### **ACTION REQUESTED:**

Staff recommends the Text Amendment to update the Residential PUDs and Multifamily use

Planning and Zoning voted 7-0 in favor of the approval in October 2020

### **RECOMMENDED MOTION:**

A Statement of Approval – The Commission, whereas in accordance with the provisions of the NCGS 160A-383, does hereby find and determine that the adoption of a Text Amendment: To amend Chapter 40 Article VIII Sec. 40-72 – PUDs and Multi-Family developments in the Town of Carolina Beach, it is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans. (If applicable - List any recommended restrictions or requirements)

A statement approving the proposed amendment and declaring that this also amends the plan, along with an explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.

Denial - based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents.