



AGENDA ITEM COVERSHEET

PREPARED BY: Miles Murphy, Senior Planner

DEPARTMENT: Planning

MEETING: Town Council Workshop – 27 OCT 2020

SUBJECT: A briefing on an upcoming Text Amendment related to changes to Chapter 40 – Zoning related to 160D requirements regarding Conditional Zoning, Special Use Permits, and the Table of Permissible Uses

Applicant: Town of Carolina Beach

BACKGROUND:

Staff is currently updating many aspects of the zoning ordinance related to the required 160D update in the State Statutes. Part of this involves a change of conditional use permits to conditional zoning. Staff has also 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 updated Chapter 40 to represent the shift from Conditional use to special use/conditional zoning and reviewed the table. Staff specifically conferred over what uses they believe had overly intense requirements and have compiled the recommendations.

One of the big focuses of this update is the drastically reduce the need for cumbersome quasi-judicial procedures while still providing sufficient review and control over potentially deleterious uses. Staff has been directed that conditional zoning is the recommended approval process and supported in the 160D updates for North Carolina.

ACTION REQUESTED:

Learn about ordinance changes