



## AGENDA ITEM COVERSHEET

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**PREPARED BY:** Jeremy Hardison, Planning &  
Development Director

**DEPARTMENT:** Planning

**MEETING:** Town Council – 14 September 2021

**SUBJECT:** Consider a Text Amendment to Chapter 40 Article XII Section 40-354 Review  
Criteria, to update standards related to Major and Minor PUD applications  
Applicant: Town of Carolina Beach

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### **BACKGROUND:**

Since adopting Planned Unit Development (PUD) by right that contain four units or less staff has seen an increase in proposals. Staff has seen a pattern with existing nonconforming structures on properties that are requesting a second detached structure. The issue is that the existing house does not meet code and creating difficult situations when trying to create additional units. The proposed language would eliminate the option to have a PUD without making all structures conforming and to reiterate the site plan requirements for PUDs, as set forth in Article XIII.

### **ACTION REQUESTED:**

Vote on or direct staff on the proposed language

Staff recommends approval of the Text Amendment

### **RECOMMENDED MOTION:**

Approval - whereas in accordance with the provisions of the NCGS, the Commission does hereby find and determine that the adoption of the following ordinance amendment to Chapter 40 Article XII Section 40-354 Review Criteria, to update standards related to Major and Minor PUD applications is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans

Or - 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.

