



## AGENDA ITEM COVERSHEET

---

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

**DEPARTMENT:** Planning

**MEETING:** Planning & Zoning – 8 OCT 2020

**SUBJECT:** Consider a Text Amendment to modify Article III - Residential PUDs and Multifamily 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. As a prequel to that update, 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 reviewed the table and conferred over what uses they believe had overly intense requirements and have compiled the recommendations.

In particular, Staff was directed to modify the way small multifamily and residential PUDs were organized. Staff was asked to modify the table of uses so that small-scale PUD and multifamily projects no longer required the intensive review of P&Z and TC. These projects would still have to follow the zoning standards related to the district where they are located. 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 not require a conditional process. PUDs and multifamily greater than 4 units will require a conditional review process.

### **ACTION REQUESTED:**

Staff recommends the approval of the Text Amendment to update the Residential PUDs and multifamily use

### **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 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. (4) That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the town land use plan and policies.