



Town of Ocean Isle Beach

Resolution No. 2014 - 24

Date Adopted: December 9, 2014

RESOLUTION

WHEREAS, the Town has enacted a zoning ordinance that controls land development within both the Town's incorporated areas and within extraterritorial areas; and

WHEREAS, there is an intent to serve the general needs of the community by making appropriate revisions to the Town's zoning ordinance; and

WHEREAS, the Planning Board has considered this matter and is recommending a proposal for consideration by the Board of Commissioners, and

WHEREAS, in compliance with statutory authority, a public hearing, properly noticed was held on December 9, 2014, where public comment was invited regarding the issue;

WHEREAS, the application is neither consistent nor inconsistent with the town of Ocean Isle Beach CAMA Land Use Plan and any other officially adopted plan that is applicable; and

WHEREAS, the application is both reasonable and in the public interest for the reason(s) set below:

The proposed amendment will allow lots platted prior to 2005 which are at least 47 feet in width and less than 5,000 square feet in area to be built upon. The amendment is reasonable and in the public interest because all other setbacks and requirements of the zoning will have to be met.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF OCEAN ISLE BEACH to modify the Town's Zoning Ordinance Section 66-45.R-1 Single Family Residential District as follows:

1) That Section 66-45 (3)(d) R-1 Single Family Residential District be amended to read as follows:

(d) The Town takes notice of the fact that there are several lots within residential subdivisions that when originally platted or modified are only 47 feet in width or less than 5,000 square feet. Since these lots were platted prior to 2005, the Town will not deny the issuance of a permit for construction as long as these lots are at least 47 feet in width and contain less than 5000 square feet. However, all other requirements of the zoning ordinance must be met.

2. That, except as may be modified herein, all other terms and conditions contained in said ordinance shall remain in full force and effect. That this modification shall take place immediately.

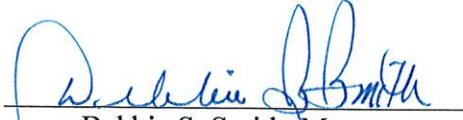
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3. That the clerk shall place a copy of this ordinance in the Town's ordinance book and shall provide a copy to the codification company when modifications are made in the future.

This the 9th day of December, 2014.


Debbie S. Smith, Mayor

ATTEST: 
Sue Stuhr, Town Clerk

