



**PLANNING BOARD
RESOLUTION No. 2020-0009**

**Plan Consistency Statement
for Case #OA20-0007**

Request submitted by John Ballou Jr. to amend section 2-2 of the Unified Development Ordinance to adjust definitions for manufactured home park and recreational vehicle and to add a definition for recreational vehicle, park model; to add subsection 14-14.17 to allow recreational vehicles to be located within manufactured home parks subject to specific restrictions outlined in the proposed new section; and to amend subsection 18-5.2(F) to clarify requirements for temporary and permanent recreational vehicles located within special flood hazard areas.

WHEREAS, A request was submitted by John Ballou Jr. to amend section 2-2 of the Unified Development Ordinance to adjust definitions for manufactured home park and recreational vehicle and to add a definition for recreational vehicle, park model; to add subsection 14-14.17 to allow recreational vehicles to be located within manufactured home parks subject to specific restrictions outlined in the proposed new section; and to amend subsection 18-5.2(F) to clarify requirements for temporary and permanent recreational vehicles located within special flood hazard areas; and

WHEREAS, effective October 1, 2017, North Carolina General Statute 160A-383 requires that “Prior to adopting or rejecting any zoning amendment, the governing board shall adopt one of the following statements which shall not be subject to judicial review: (1) A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest. (2) A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest. (3) A statement approving the zoning amendment and containing at least all of the following: (a) A declaration that the approval is also deemed an amendment to the comprehensive plan. The governing board shall not require any additional request or application for amendment to the comprehensive plan. (b) An explanation of the change in conditions the governing board took into account in amending the zoning ordinance to meet the development needs of the community. (c) Why the action was reasonable and in the public interest”; and

WHEREAS, the ordinance amendment request was duly advertised and was the subject of a public meeting of the Morehead City Planning Board on October 20, 2020, during which the applicant, interested parties, and staff were given the opportunity to comment on the application; and

WHEREAS, the Planning Board has made the following findings and conclusions:

*RV's in Manufactured Home Parks Text Amendment Request
Resolution 2020-0009*

1. The proposed text amendment is consistent with the CAMA Land Use Plan Vision Statement and does appear to be consistent with the following land use and development policies:
 - Section 4.2.2 Land Use Compatibility, Policy #1; and
 - Section 4.2.7 Areas of Local Concern, Policies #1, #3, and #4.

2. The proposed text amendment is in the public interest because:
 - It will promote the diversification of housing in varying types and costs to meet the demands of all income levels and groups and will maintain current residential densities.

3. The proposed text amendment does not appear to conflict with other City plans.

NOW, THEREFORE, BE IT RESOLVED, on the basis of the foregoing findings and conclusions, that the Morehead City Planning Board does hereby find the request for text amendment to be consistent with the CAMA Land Use Plan to be in the public interest and recommends to the Morehead City Council that the text amendment request be approved.

Tom Outlaw, Chairman

Date