



**ORDINANCE AMENDING SECTION 6.18 OF THE UNIFIED
DEVELOPMENT ORDINANCE OF THE
TOWN OF ATLANTIC BEACH, NORTH CAROLINA**



WHEREAS, the Planning Board and staff are recommending text amendments to Section 6.18, Manufactured Home Park Regulations, of the Unified Development Ordinance; and

WHEREAS, the text amendment will remove a requirement that necessitates a Conditional Use Permit on a mobile home park to be renewed every three years; and

WHEREAS, the public hearing was advertised by the Town Clerk in the Carteret County News Times; and

WHEREAS, the Planning Board finds that the recommended change is consistent with the Town of Atlantic Beach CAMA Land Use Plan;

NOW THEREFORE BE IT HEREBY ORDAINED by the Town of Atlantic Beach that the Unified Development Ordinance, Town of Atlantic Beach, Section 6.18 be amended as follows:

Section 6.18

SECTION 6.18 MANUFACTURED HOME PARK REGULATIONS

6.18.1 Administration

(A) *Permits.*

- (1) It shall be unlawful for any person to maintain or operate a manufactured home park within the jurisdiction of this Ordinance unless such persons shall first obtain a conditional use permit as described in Article 14.
- (2) The conditional use permit shall be issued if the Board of Adjustment finds that the applicable provisions of this Ordinance and all other applicable provisions of this the Town Code and any other Town ordinances are satisfactorily complied with and, at the time of the initial conditional use request, if the Board of Adjustment finds that the location of a proposed park is acceptable.

(B) *Construction or Alterations of Manufactured Home Parks.*

- (1) No person shall construct or engage in the construction of any manufactured home park or make any addition or alteration to a manufactured home park that **increases** the number of sites for manufactured homes within the park or affects the facilities required therein until he/she first secures a conditional use permit authorizing such construction addition, or alteration. The construction, addition, or alteration shall be done in accordance with plans and specifications submitted with the application and approved by the proper authorities. Procedures for the application securing such permit are described in Article 14. However, before the Planning Board shall review the conditional use request, a park plan (described below) must be submitted for review and approval by the Planning Board. No plan is required to be prepared and approved for issuance of a permit to make minor facility improvements in an existing manufactured home park where the

number of manufactured home sites within the park is not affected. When no plan is required, application for a zoning permit may be made directly to the UDO Administrator.

- (2) Four copies of the park plan shall be submitted and, upon approval by the Board of Adjustment, each copy shall be dated and signed by the Mayor and UDO Administrator, denoting Town approval. One copy shall be returned to the park owner or developer, one copy shall be submitted to the Town Hall to be held for public view, one copy shall be sent to the Inspections Department, and the fourth copy shall be retained by the Planning Board for its records.
- (3) The approved park plan becomes part of the conditions for the conditional use and must be constructed and maintained accordingly in order to retain the permit. The UDO Administrator or Building Inspector shall make an examination of the construction at any reasonable time to determine whether the work is being done according to approved plans and specifications and the owner shall make available any records, test data or other information essential to such determination.
- (4) When all specified improvements have been made, the Building Inspector and Administrator may issue a Certificate of Occupancy and the developer may begin moving in homes and begin operations.
- (5) Adherence to the operating standards are other conditions required for the conditional use permit to be renewed.

Adopted on a motion of *Mayor Pro Tem Archer*, seconded by *Councilmember Batt*, and approved on a vote of 4 in favor and 0 against.

This 23rd day of November, 2009

TOWN OF ATLANTIC BEACH

By: _____
A.B. Cooper, III, Mayor

ATTEST:

Kelly L. Cyrus, Town Clerk