



**TOWN OF KURE BEACH
PLANNING AND ZONING COMMISSION**

Meeting Date: July 5, 2023

New Business Item No. 5.2

**ZONING CONSISTENCY STATEMENT
N.C.G.S. 160D-604**

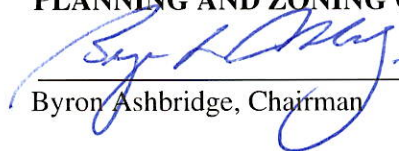
- X Consideration of proposed text amendments to 15.28.020, 15.30.020, 15.32.020, and 15.34.020 of the Town of Kure Beach Code (“KBC”) which are attached hereto and incorporated herein by reference.
- X The proposed text amendments are CONSISTENT WITH the goals, objectives, and policies of the Town of Kure Beach 2022 Comprehensive Land Use Plan (“CLUP”).
- _____ The proposed text amendments are NOT CONSISTENT WITH the goals, objectives, and policies of the CLUP.

The Planning and Zoning Commission (“PZC”) requests Town Council’s consideration and adoption of the proposed text amendments to KBC 15.28.020, 15.30.020, 15.32.020, and 15.34.020. The subject provisions regulate permitted uses in Districts B-2, B-3, RB-1, and B-4 and were adopted decades ago. PZC finds that the intent of the proposed amendments is to align permitted uses with existing conditions in those districts. Based on this finding, PZC concludes that the proposed amendments are consistent with Policy 5.1.A *New Development and Redevelopment should be Consistent with Existing Development* on Page 5-10 of the CLUP which provides, in pertinent part, that:

[t]he Town shall protect existing development through regulating new development proposals to ensure their character retains the existing low-profile and predominant housing type characteristics. Accordingly, the Town shall utilize zoning [regulations]...to preserve the unique characteristics of the community.

Based on this finding and conclusion, PZC recommends that Town Council adopt the proposed text amendments.

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Byron Ashbridge, Chairman