

Ordinance



City Council
City of Wilmington
North Carolina

0-2008-87

Introduced By: Thomas C. Pollard, City Attorney

Date: 11/05/2008

Ordinance to Amend the Land Development Code Regarding the Board of Adjustment (LDC-01-1008)

LEGISLATIVE INTENT/PURPOSE:

In 2005, N.C.G.S. §160A-388 regarding boards of adjustment was amended, and the Land Development Code became effective, consolidating into one unified ordinance all of the City's major land development and land use regulations.

On September 18, 2008, the BOA adopted Amended and Restated Rules of Procedure to be consistent with the amendments to N.C.G.S. §160A-388 and the Land Development Code, to clarify procedures regarding applications and hearings, to extend the expiration date of a variance and to authorize extensions of the expiration date.

It is necessary to amend Chapter 18, Article 2, Division II of the City Code to bring these provisions into conformity with the amendments to N.C.G.S. §160A-388 and in addition to extend the expiration date of a variance granted by the BOA and allowing the BOA to grant an extension to the expiration date.

THEREFORE, BE IT ORDAINED:

SECTION 1. The last sentence of §18-27 of the City Code, "Appeals to the board of adjustment", is hereby amended to read as follows:

"At the hearing, any person may appear in person or by agent or attorney."

SECTION 2. The last sentence of §18-29(b)(2) of the City Code, "Variances", is hereby amended to read as follows:

"Any person may appear at said hearing, in person or by agent or attorney."

SECTION 3. §18-29(b) of the City Code, "Variances", is amended by adding a new subsection (6) to read as follows:

"(6) Any order or decision of the board of adjustment granting a variance shall expire if a building permit for the affected use is not obtained by the applicant within twenty-four (24) months from the date the decision is filed in the Planning Division office or any successor office. One extension of time for the variance, not to exceed twelve (12) months, may be grant by the board of

CERTIFIED TO BE A TRUE COPY
Emel...
Siddbury
CITY CLERK

PH1a-8

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author details the various methods used to collect and analyze the data. This includes both manual and automated processes. The goal is to ensure that the information gathered is both reliable and comprehensive.

The third section focuses on the results of the analysis. It shows that there is a clear trend in the data, which suggests that the current strategy is effective. However, there are some areas where improvement is needed, particularly in terms of efficiency and cost reduction.

Finally, the document concludes with a series of recommendations for future action. These include implementing new software tools, training staff on best practices, and conducting regular audits to ensure ongoing compliance and accuracy.

The following table provides a summary of the key findings from the analysis. It shows the percentage change in various metrics over the specified period.

Metric	Start Date	End Date	Percentage Change
Revenue	2023-01-01	2023-06-30	+15.2%
Expenses	2023-01-01	2023-06-30	+8.7%
Profit Margin	2023-01-01	2023-06-30	+6.5%
Customer Satisfaction	2023-01-01	2023-06-30	+3.1%
Operational Efficiency	2023-01-01	2023-06-30	+4.8%

Based on these findings, it is recommended that the company continue to invest in technology and training to further optimize its operations. Regular communication with stakeholders is also essential to ensure that everyone is aligned with the company's goals and objectives.

adjustment provided an application for such extension is submitted in writing prior to the expiration of the variance."

SECTION 4. §18-29(d) of the City Code, "Voting", is hereby amended to read as follows:

"(d) *Voting*. The concurring vote of four-fifths (4/5) of the members of the board shall be necessary to reverse any order, requirement, decision or determination of the City Manager, or to decide in favor of the applicant on any matter upon which it is required to pass under this chapter, or to effect any variation in the application of this chapter."

SECTION 5. The second to last sentence of §18-30 of the City Code, "Appeals from the board of adjustment", is hereby amended to read as follows:

"Any petition for review by the superior court shall be filed with the Clerk of Superior Court within thirty (30) days after the decision of the board is filed in the planning division office or any successor office, or after a written copy thereof is delivered to every aggrieved party who has filed a written request for such copy with the secretary or chairman of the board at the time of the hearing of the case, whichever is later."

SECTION 6. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

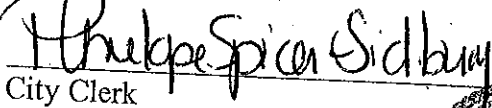
SECTION 7. If any section, subsection, paragraph, sentences, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable and such holding shall not affect the validity of the remaining portions hereof.

SECTION 8. This ordinance shall be effective immediately upon its adoption.

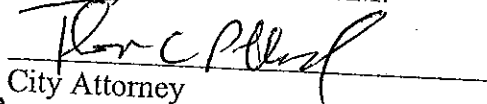

Bill Saffo, Mayor

Adopted at a regular meeting
on November 5, 2008

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney



...the first of these is the fact that the ...

...the second of these is the fact that the ...

...the third of these is the fact that the ...

...the fourth of these is the fact that the ...

...the fifth of these is the fact that the ...

...the sixth of these is the fact that the ...

...the seventh of these is the fact that the ...

...the eighth of these is the fact that the ...

...the ninth of these is the fact that the ...

...the tenth of these is the fact that the ...