



# Planning Board Meeting Agenda Item Submittal

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Item To Be Considered: **Rezoning Request/1130 Hammock Beach Road**

Board Meeting Date: **April 4, 2023**

Prepared By: **Andrea Correll, AICP – Planner**

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**Overview:** Justin Weiss has submitted a rezoning request for his property located at 1130 Hammock Beach Road from RA (Residential Agricultural) to B-1 (Highway Business). The property is further identified as tax parcel ID 025381 which contains +/- 1.26 acres of land and abuts properties zoned R-8SF (Residential) and B-1 (Highway Business)

**Background Attachment(s):**

1. Expanded Overview
2. Suburban Town Center excerpt from the CAMA Land Use Plan Update
3. Application for Zoning Amendment
4. Comprehensive Plan Consistency Statement

**Recommended Action:** Consider motion to recommend or deny rezoning of 1130 Hammock Beach Road from RA (Residential Agricultural) to B-1 (Highway Business) with drafted consistency statement.

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**Action:** \_\_\_\_\_

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## Expanded overview:

The property is located in town limits and currently zoned RA (Residential Agriculture) and the CAMA Land Use Plan Update (2019) identifies the property as Suburban Town Center (STC). These areas are meant to be commercial activity nodes that are more auto-oriented such as the intersection of Hammocks Beach Road with NC 24. In the Swansboro CAMA Land Use update states that The Future Land Use Map (FLUM) and associated land use (FLU) designations will be used to guide rezoning, investments, and land use decision in the Town. This requested rezoning map amendment is consistent with the adopted future land use designation.

