

**TOWN OF SWANSBORO PLANNING AND ZONING BOARD
STATEMENT OF CONSISTENCY**

On April 2, 2024, the Planning Board heard the requested rezoning of four parcels located on Queens Creek Road from O/I (Office and Institutional) to B-1 (Business). The areas are further identified as 140 Queens Creek Road containing 0.48 acres (tax parcel ID 1313-88), 144 Queens Creek Road containing one acre (tax parcel ID 1313-87), 150 Queens Creek Road containing 1.35 acres (tax parcel ID 1313-85), and 160 Queens Creek Road containing 5 acres (tax parcel ID 1313-85.1). The total acreage requested for rezoning is +/-7.83 acres. The proposed change from O/I (Office/Institutional) to B-1 (Business) is not consistent with the Comprehensive Plan, specifically the Future Land Use Map, and has not been recommended for approval by the Planning Board because of the low-density land use designation identified on the site and development patterns in the area. Additionally, due to safety concerns identified in the 2019 Traffic Impact Analysis.

This statement reflects the recommendation of the Town of Swansboro Planning Board, the 2nd day of April 2024.

Planning Board Chair

Town Planner