



Planning Board Meeting Agenda Item Submittal

Item To Be Considered: **Zoning Map Amendment to rezone parcel on Swansboro Loop Road from RA to R20SF Conditional Zoning**

Board Meeting Date: **January 10, 2024**

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

Overview: Sand Dollar Homes seeks a conditional rezoning for 27.287 +/- acres on a parcel of land identified as Tax Parcel ID 019324, from RA (Agricultural Residential) to R-20SF CZ (Single Family) to develop a cluster subdivision.

Background Attachment(s):

1. Staff Analysis
2. TRC (Technical Review Committee) comments
3. Application Request
4. Sealed Engineer's letters
5. Legal Description and Surveys
6. Sealed Wetlands Report
7. Conditional Rezoning Sketch Plan
8. Draft Ordinance
9. Comprehensive Plan Consistency Statement

Recommended Action: Motion to recommend approval or denial of the requested conditional rezoning to the Board of Commissioners. The motion recommending approval of the requested conditional rezoning must include the comprehensive plan consistency statement and be based on the site plan submitted and the following recommended conditions:

1. A Traffic Impact Analysis meeting the Town's requirements must be completed and approved prior to the preliminary plat (construction drawings) and before the development is heard at the Planning Board.
2. Stormwater methods will be submitted routing the phase 1 development to the open space/wetland to reduce the amount of stormwater routed to Swansboro Loop Road.

Action: _____

