

**Ordinance 2025-04**  
**Zoning Map Amendment**

WHEREAS North Carolina General Statute (NCGS) 160D-701 requires that zoning regulations shall be made in accordance with a Comprehensive Plan; and

WHEREAS NCGS 160D-604 also states that when adopting or rejecting any zoning amendment, the governing board shall approve a statement describing whether its action is consistent with an adopted Comprehensive Plan and any other officially adopted plan that is applicable, and briefly explain why the board considers the action taken to be reasonable and in the public interest or not; and

WHEREAS the Board of Commissioners finds that the proposed conditional re-zoning of PARID Number: 019494 and 027733 located off of W. Corbett Ave, is reasonable and in the public interest because the conversion of approximately 38.92- acres from RA (Rural/Agricultural) zoning designation to B-1 (Business) Conditional Zoning is \_\_\_\_\_ with the Comprehensive Plan, specifically the 2019 Land Use Plan Update amended August 28, 2023, and the property is identified as is appropriate for mixed-use land use.

NOW BE IT ORDAINED by the Town of Swansboro Board of Commissioners that the Town Zoning Map be amended by converting PARID Numbers 019494 and 027733 from RA (Rural/Agricultural) zoning designation to B-1 (Business) Conditional Zoning designation with the following conditions:

1. Strategic placement of development to enhance and preserve the natural buffers already present by providing additional separation from multifamily development, specifically along the rear of the property where residential development is already present
2. Even with the stormwater facilities proposed along the rear portion of the site, existing jurisdictional wetlands will be preserved along the eastern side of the property.
3. In accordance with the conditional zoning district section of the UDO, the site plan shows a 200 ft corridor setback and in turn there is flexibility to allow a 40 ft mean height for the multi-family buildings. This is 5 ft over the standard 35 ft building height requirements.
4. The proposal includes a variation from the off-street parking requirements for multi-family housing. Details found in application narrative.

This Ordinance shall be effective upon adoption.

Adopted by the Board of Commissioners in regular session, February 25, 2025.

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William Justice, Mayor

Attest:

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Alissa Fender, Town Clerk