

**Town of Swansboro**  
601 W. Corbett Avenue Swansboro, NC 28584  
Phone (910) 326-4428 - Fax (910) 326-3101

**APPLICATION FOR ZONING & ORDINANCE AMENDMENTS**

**Check the Appropriate Blank**

- Add a Use to a Zoning District
- Remove a Use from a Zoning District
- Create a New Zoning District
- Future Land Use Map Amendment

**Application No.** \_\_\_\_\_

- Amend Code of Ordinances
- Amend Unified Development Ordinance
- Zoning District Designation Change

**A complete application must be received with the fee by the third Friday prior to the month of review.**

Property Owner Name SAND DOLLAR HOMES, LLC Phone # 910-320-2587

Address of Zoning Request SWANSBORO LOOP ROAD

Mailing Address 1705 IVORY GULL DRIVE, MOREHEAD CITY, NC 28557

**Zoning Amendments**

Attach a copy of the legal description of the property (including address if assigned) that is requested for a zoning change (i.e. metes and bounds). The application will not be scheduled for review until these items are received.

Provide a list names and mailing address of adjacent property owner on the reverse side of this application. The application will not be scheduled for review until these items are received.

Present Zoning RA (RESIDENTIAL/AGRICULTURAL) Desired Zoning R20SF-CZ

Probable Use of Property RESIDENTIAL SUBDIVISION

Reason for Zoning Change Request CREATE A RESIDENTIAL SINGLE-FAMILY CLUSTER DEVELOPMENT

**Ordinance Amendments**

Code Section to be amended \_\_\_\_\_

Print clearly the code section wordage to be amended \_\_\_\_\_

Print clearly the code section wordage as suggested \_\_\_\_\_

Reason for requested amendment \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Future Land Use Map Amendment**

Present Future Land Use Category \_\_\_\_\_ Desired Future Land Use Category \_\_\_\_\_

Use of Property \_\_\_\_\_

Reason for Future Land Use Map Change Request \_\_\_\_\_

**Town Hall Use Only**

Fee Paid 400 Date Received 4/14/23 Date scheduled for Planning & Zoning Board review \_\_\_\_\_

Recommendation from Planning & Zoning Board 1/10/24

Public Hearing Run Dates \_\_\_\_\_ Date of Public Hearing \_\_\_\_\_

Effective Date of Change \_\_\_\_\_ Ordinance Number \_\_\_\_\_

*revised 8/1/23 Andrea Council*  
*revised 11/20/23 Andrea Council*  
*revised 12/21/23 ac*

*revised 11/2/23 ac*



## STROUD ENGINEERING, P. A.

CONSULTING ENGINEERS  
422 HIGHWAY 24  
MOREHEAD CITY, NORTH CAROLINA 28557  
WWW.STROUDENGINEER.COM  
LICENSE NO. C-0647

### SAND DOLLAR HOMES REZONING REQUEST

Property: 27.29 Acres located off Swansboro Loop Road

Current Zoning: RA

Proposed Zoning: R20SF-CZ

Existing Land Use Classification: Agricultural

Future Land Use Classification: RA (Rural Agricultural) & CPA (Conservation Priority Area)

The property owners are requesting to rezone the above-referenced property for a residential development. All of the existing wetlands will be preserved and the development will be clustered away from the largest portion of the wetlands. The development will be done in 2 phases; the 1<sup>st</sup> phase will be Lots 1 – 15; 46 – 50; the common space/open area and the lift station. The 2<sup>nd</sup> phase will be Lots 16 – 45 and the lift station. The property is surrounded by R-10SF zoning to the North, RA and R-10SF on the East, R20SF on the South and RA and R-10SF to the West.

According to the Town's CAMA Land Use Plan, the Rural Agricultural Land Use supports 4 dwelling units per acre within ¼ mile walking distance of a Coastal Traditional Neighborhood Area – the subject property is located .22 miles to the nearest CTN Area which allows for a possibility of 109 dwelling units – 50 are proposed in this development. The breakdown on the size of the lots is: 46% are 12,000 SF – 15,000 SF; 44% are 15,000 SF – 20,000 SF and 10% are 20,000+ SF.

Appendix A of the Land Use Plan states “*The Town of Swansboro supports larger lots, decreased impervious surface areas, and cluster development in conservation classified areas and areas with low land suitability.*” This will be a cluster development.

Recent changes to the Town's CAMA Land Use Plan states “*Change zoning to include isolated wetlands in the definition of environmentally sensitive areas and protect wetlands when development is proposed with zoning incentives such as cluster development.*”

In addition, the Town does not have many policies that go beyond protections under Section 404 of the CWA. Going forward, the Town intends to amend the Unified Development Ordinance to enable clustering in office and business zoning districts, as well as residential districts.



VICINITY MAP

# SAND DOLLAR HOMES

TAX PARCEL: 536518217675  
PHYSICAL ADDRESS: SWANSBORO LOOP ROAD

REFERENCE: DB 5511 PG 585 OF  
THE ONSLOW COUNTY REGISTRY

SWANSBORO, NC

DATE: JUNE 1, 2023

SCALE: 1" = 150'



**STROUD ENGINEERING, P.A.**

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VICINITY MAP (N.T.S.)

LEGEND:  
 ETP = EX. IRON PIPE  
 EIR = EX. IRON ROD

BOUNDARY LINE  
 NON-SURVEYED LINE  
 RIGHT-OF-WAY LINE

PROPOSED R10SF

RA ZONING

R10SF ZONING

R20SF ZONING



REVISIONS

BY	NO.	DATE	DESCRIPTION
TL	1	8/1/23	CHANGE TO R20SF-CZ

PROJECT NO.: PM3106-001  
 DRAWING NO.: REZONING



REZONING MAP FOR:  
**SAND DOLLAR HOMES SUBDIVISION**  
 SWANSBORO LOOP ROAD  
 TAX PARCEL: 536518217675 D.B. 5511 PG. 585

SWANSBORO, ONSLOW COUNTY, NORTH CAROLINA

OWNER: SAND DOLLAR HOMES, LLC  
 ADDRESS: 1705 IVORY GULL DRIVE  
 MOREHEAD CITY, NC 28557  
 PHONE: 910-320-2587

SURVEYED: BB/AC  
 DRAWN: TLJ  
 APPROVED: JTM  
 DATE: 03/30/23  
 SCALE: 1"=80'  
 SHEET 1 OF 1

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