



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: **March 5, 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 Conditional Rezoning) to develop a cluster subdivision. The case was reviewed at the January meeting and tabled to the February meeting. At the February meeting the case was again tabled to the March 5th meeting. The Planning Board has a sixty-day deadline and action should be taken at the March 5th meeting with a recommendation to move forward to the Board of Commissioners. The legal opinion from the town attorney will be provided at the meeting.

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. Buffer map
9. Draft Ordinance
10. 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 required to route the phase 1 development stormwater within the development not impacting the wetlands to reduce the amount of stormwater routed to Swansboro Loop Road. (modified)

Additional Conditions were added to address concerns expressed at the required community meetings January 4 and January 5 as well as the Planning Board meeting January 10th.

3. The twenty-five-foot required exterior buffer where there is natural screening where you cannot see through the vegetation will remain. Where there is an open field or no vegetation the area will be planted to screen the adjoining neighbors using the type A buffer standard.
4. An additional ten-foot-wide buffer will be required between the proposed 20-foot-wide fire road on the south side of the development adjacent to tax parcels 056584 and 002598. If there is natural screening where you cannot see through the vegetation it will remain otherwise the type A buffer standard will be used.

Action: _____

5. Construct a 4 ft. wooden privacy fence with gates surrounding the lift station with hardy fast-growing shrubs planted outside the fence to form a hedge meeting ONWASA requirements.