

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 WARD FARM, LLC. - C/O PAUL WILLIAMS Phone # 910-389-5480

Address of Zoning Request 108 WARD ROAD (LOT 8) SWANSBORO, NC 28584

Mailing Address 499 WARD ROAD - SWANSBORO, NC 28584

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 _____ Desired Zoning _____

Probable Use of Property _____

Reason for Zoning Change Request _____

Ordinance Amendments

Code Section to be amended _____

Print clearly the code section wordage to be amended current DUA is 12 for B3 zoning

Print clearly the code section wordage as suggested See next page.

Reason for requested amendment See Next Page

Signature  Date 4/19/2024

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 SEE ATTACHED

Town Hall Use Only

Fee Paid \$400 Date Received 4/19/24 Date scheduled for Planning & Zoning Board review 5/9/24

Recommendation from Planning & Zoning Board _____

Public Hearing Run Dates _____ Date of Public Hearing _____

Effective Date of Change _____ Ordinance Number _____

KB 4/19/24

CHANGE REQUESTED

To change the DUA from 12 to 18 in B3 zoning. ~~We propose adding minimum lot dimensions to the B3 zoning (none exist currently) of 8,000 sq.ft. for the first two units and 1,975 sq.ft. for each additional unit above the first two.~~

REASON

The current 12 DUA restriction does not provide enough residential density over commercial to balance out the square footage of commercial spaces on the ground floor with the 80%-20% commercial to residential ratio. Increasing the DUA to 18 would allow for more balanced development and help make the commercial spaces more desirable and successful.

~~We propose adding minimum lot dimensions to the B3 zoning (none exist currently) of 8,000 sq.ft. for the first two units and 1,975 sq.ft. for each additional unit above the first two.~~