

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 SECTION 152.180 (NOTE 37)

Print clearly the code section wordage to be amended SEE ITEM #1 ON NEXT PAGE

Print clearly the code section wordage as suggested SEE ITEM #2 ON NEXT PAGE - RED IS THE TEXT AMENDMENT

Reason for requested amendment To create more residential density to stimulate the development of Ward Farm TC and to create a better transition from the single family lots to the commercial buildings on the lots that from Hammocks

Beach Road. _____

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 _____

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 _____

RB 4/19/24

ITEM #1:

Note 37. B-3 Traditional Business District. In the B-3 Traditional Business zoning district, the uses "Dwelling, multi-family and , and condominium", and "dwelling, townhouses" shall be limited to 20% of the first floor area. There shall be no limits placed on the use, "dwelling Located Over a Business", other than those specified in Note 13.

ITEM #2:

*Note 37. B-3 Traditional Business District. In the B-3 Traditional Business zoning district, the uses "Dwelling, multi-family and , and condominium", and "dwelling, townhouses" shall be limited to 20% of the first floor area. **Only Lot #8 of the Ward Farm Town Center shall be exempt of this restriction.** There shall be no limits placed on the use, "dwelling Located Over a Business", other than those specified in Note 13.*