

**Draft Ordinance 2025-  
Zoning Map Amendment**

WHEREAS North Carolina General Statute 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 not reasonable and not in the public interest; 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 not reasonable and not in public interest because the conversion of approximately 38.92- acres from RA (Rural/Agricultural) zoning designation to B-1 (Business) Conditional zoning is not consistent with the Comprehensive Plan, specifically the 2019 Land Use Plan Update amended August 28, 2023, and the property is identified as not 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.

This Ordinance shall be effective upon adoption.

Adopted by the Board of Commissioners in regular session, \_\_\_\_\_, 2025.

Attest:

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Alissa Fender, Town Clerk

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William Justice, Mayor Pro Tem