

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 DAVID AND LINDA CAMP Phone # lcamp1@ec.rr.com
David Camp 910-340-6423
Linda Camp 910-340-6424

Address of Zoning Request 1149 HAMMOCKS BEACH RD, SWANSBORO NC 28584

Mailing Address 1149 HAMMOCKS BEACH RD, 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 RA Desired Zoning B1

Probable Use of Property PROFESSIONAL OFFICE SPACE 2-4 EMPLOYEES

Reason for Zoning Change Request CONVERSION OF OLDER HOME TO OFFICE SPACE; CURRENTLY UNDER CONTRACT CONTINGENT ON ZONING AMENDMENT

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 David Camp Date 10/31/2024
Linda Camp 11-31-2024

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 10/31/24 Date scheduled for Planning & Zoning Board review 12/3/24

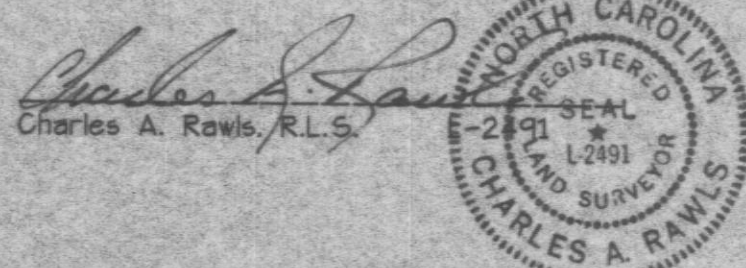
Recommendation from Planning & Zoning Board _____

Public Hearing Run Dates _____ Date of Public Hearing _____

Effective Date of Change _____ Ordinance Number _____

CERTIFICATE OF SURVEY AND ACCURACY

I, Charles A. Rawls, Registered Land Surveyor, hereby certify that this map was drawn under my supervision from an actual survey made under my supervision. That the ratio of precision as calculated by latitudes and departures is 1/10,000+, that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____ Page _____ that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 21st day of July 1998.



SECOND SURVEYORS CERTIFICATION

I, Charles A. Rawls, Registered Land Surveyor No. L-2491, certify to one or more of the following as indicated thus:

- A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
- B. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
- C. That this plat is of a survey of an existing parcel or parcels of land;
- D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision;
- E. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (A) through (D) above.

Charles A. Rawls
Charles A. Rawls, R.L.S. L-2491

CERTIFICATE OF OWNERSHIP & DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property described hereon, which is located in the subdivision jurisdiction of Swansboro Township and that I hereby adopt this subdivision plan with my free consent, establish minimum building setback lines and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

David K. Camp
Owner

7-20-98
Date

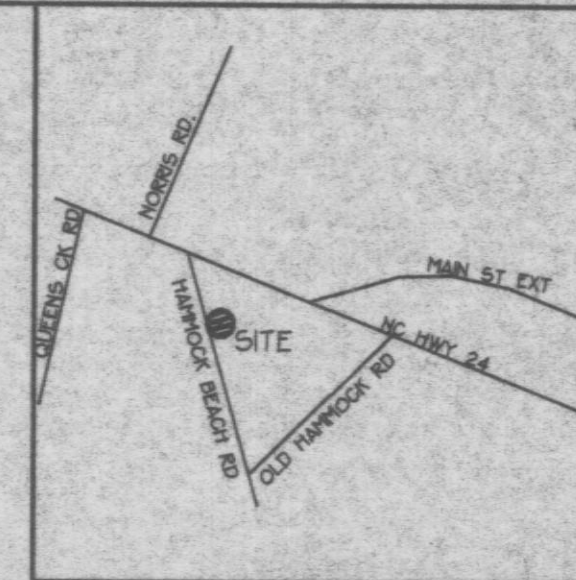
State of North Carolina, County of Onslow

I, GAYE GILLETTE, Review Officer of Onslow County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Plat exempt from review office
Gaye Gillette
Review Officer

Date 7-27-98

FILED FOR REGISTRATION AT 9:30 A.M. O'CLOCK
ON THE 27th DAY OF July 1998
RECORDED IN MAP BOOK 36 Page 190 Slide J-931
Willy A. Thomas, R.P.S.
By: Howard A. Gumberton, Not.
Register of Deeds



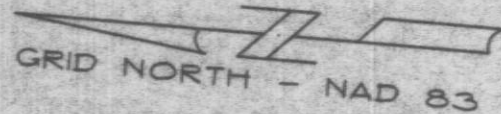
Charles A. Rawls and Associates
242-B MAIN STREET, P.O. BOX 1126, SWANSBORO, N.C. 28584
TELEPHONE: (910) 326-1408
FAX: (910) 326-1400

Survey For
David A. Camp and wife Linda K. Camp
Individual Lot on N.C.S.R. 1511, A Portion of DB 1139, Page 795, Onslow County Registry
Swansboro Township
Onslow County, North Carolina

CAR
PLANNING
MAPPING
SURVEYING

DATE	SCALE
07-15-98	1"=30'
REVISION	DRAWN
	DTC
	CHECKED

PROJECT NO. 98-1482
CADD FILE D:\98-1482\Camp



Planning Board Statement

This action requires no approval by the Swansboro Planning Board.

Patricia D. Lanier
Chairman, Swansboro Planning Board

N/F
PRESCOTT MANAGEMENT PARTNERSHIP
MB. 34, PG. 119

PROPERTY LINE IS CENTER OF
EAGLE POND BRANCH

THIS PORTION TO BE DEEDED TO
PRESCOTT MANAGEMENT PARTNERSHIP

241.83 Sq. Ft.
0.006 ACRES

N.C.S.R. 1511
80'RAW

LEGEND:
EIP ... EXISTING IRON PIPE
SIS ... SET IRON STAKE

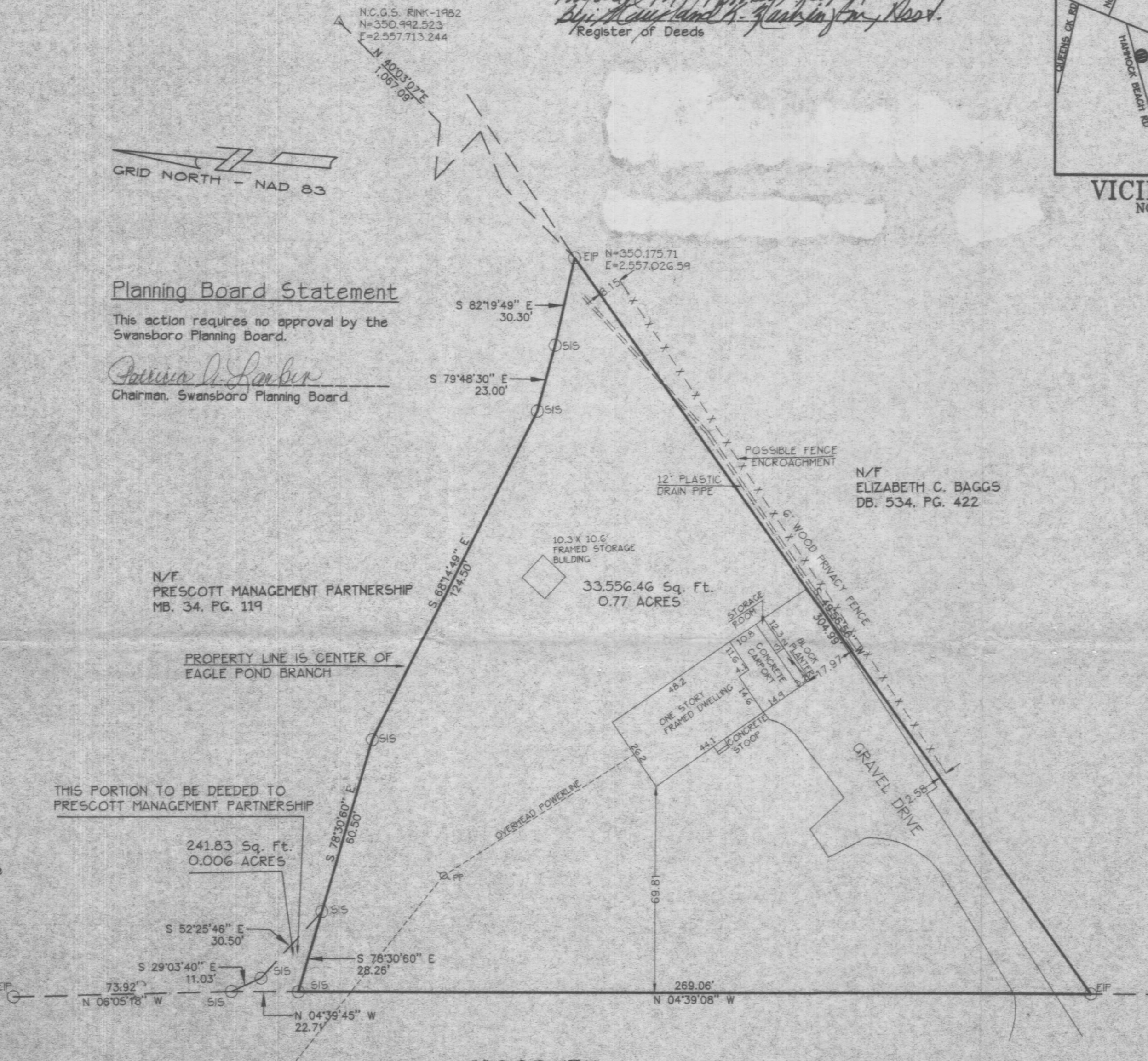
REFERENCE:
MB. 34, PG. 119
DB. 1134, PG. 745
ONSWLOW COUNTY REGISTRY



Scale 1" = 30'

36/190

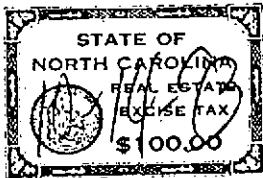
1319-666
5355.04



10.

BOOK 1139 PAGE 795

THIS DOCUMENT PRESENTED
TO TAX OFFICE
DATE 10/14/93
CRAWFORD COLLINS
str



100 OCT 14 11 31 AM '93

Excise Tax 100.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 1319-66

Verified by County on the day of 19.....
by

Mail after recording to Mr. and Mrs. David A. Camp

This instrument was prepared by WARLICK, MILSTED, DOTSON & CARTER

Brief description for the Index SWANSBORO TWP.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of July, 19 90, by and between

GRANTOR

GRANTEE

ELNETA COLE, WIDOW

DAVID A. CAMP AND WIFE
LINDA K. CAMP

CT 1319-64

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Swansboro Township, Onslow County, North Carolina and more particularly described as follows:

LYING and being in Swansboro Township, Onslow County, North Carolina, and on the eastward side of the Hammock Road, and beginning in the center of a culvert on the eastward side of the Hammock Road, which culvert is over Eagle Pond Branch; thence with the eastward right of way line of the Hammock Road in a southerly direction 320 feet to an iron stake in the Ed Foster line; thence with the Foster line in an eastwardly direction approximately 300 feet to the run of Eagle Pond Branch; thence with the run of Eagle Pond Branch in a northwestwardly direction approximately 275 feet to the beginning, and being a triangular tract of land which lies south of Eagle Pond Branch between the Eagle Pond Branch and the Ed Foster line, and being a part of a tract of land purchased by Tim Brite and wife Ida Brite from Ed Foster and wife Annie Foster, by deed recorded in Book 170 Page 193, Onslow County Registry.

1149 HAMMOCKS BEACH RD

ADJACENT PROPERTY OWNER ADDRESSES

1: PARCEL: 034411

SEASIDE MEMORIAL PARK

1161 HAMMOCKS BEACH RD

CITADEL SEASIDE MEMORIAL PK LL

C/O EVERSTORY PARTNERS

PO BOX 207

FSTRVL TRVOSE, PA 19053-0207

2: PARCEL: 071060

THE HAMMOCKS AT PORT SWANSBORO

OWNERS ASSOCIATION INC

18 SCHOONER DR

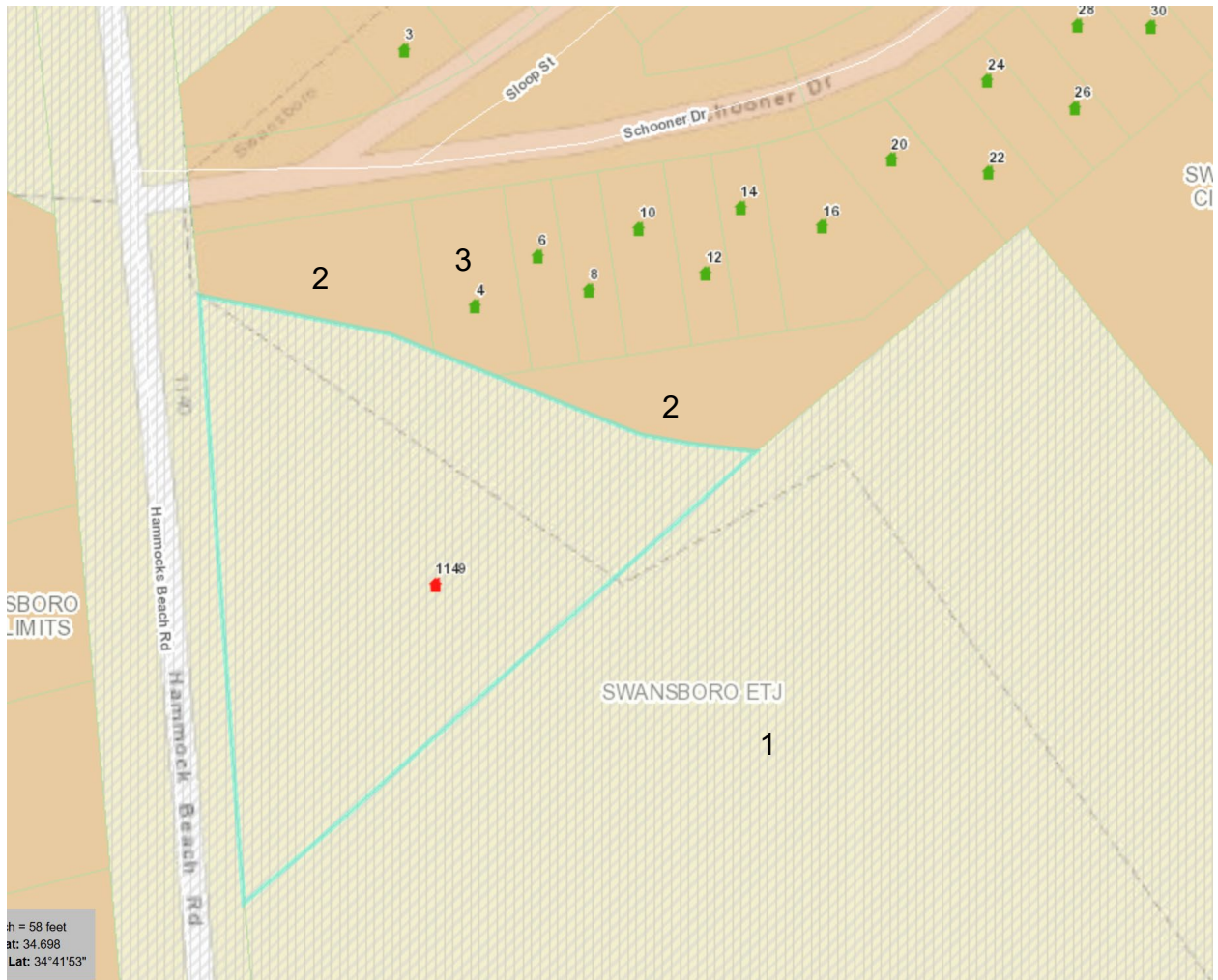
SWANSBORO, NC 28584-8666

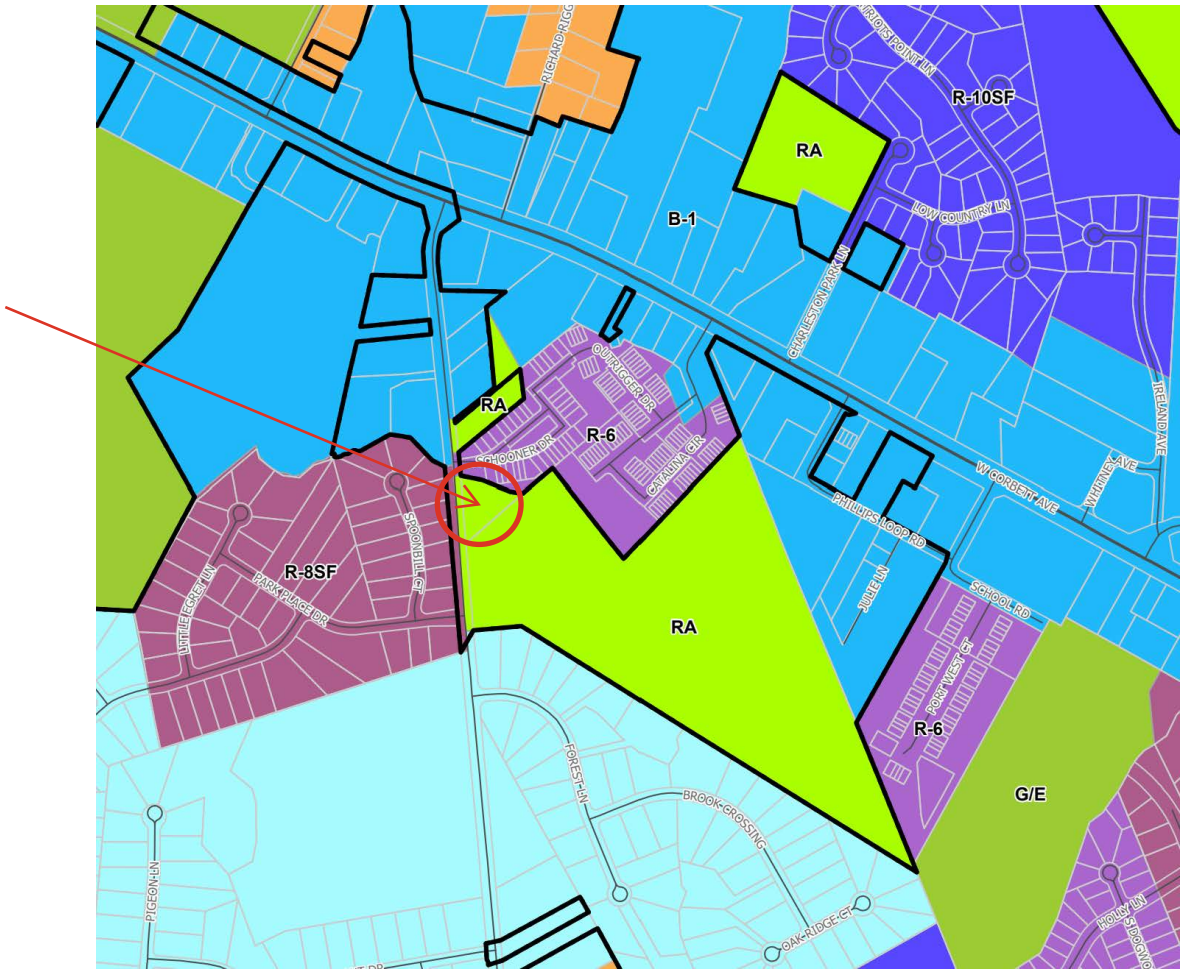
3: PARCEL: 071061

FAVATA MICHAEL ANTHONY

4 SCHOONER DR

SWANSBORO, NC 28584-8666





1149 HAMMOCKS BEACH RD – LAND USE

Larion PLLC (Larion) is solely owned by Shannon Weaver, PE. Larion is a local, woman owned, structural engineering firm formed in Swansboro in 2012. Larion is interested in purchasing the property as an office for their 2 employees. Larion has had up to 4 employees in the past and does not anticipate needing more than that in the future.

The home is currently under contract contingent on the approval of zoning amendment. It is an older home built in 1959 and is currently zoned RA. Potential use as a professional services office is in alignment with the Swansboro CAMA Land Use Plan Update (2019) for a small scale non-residential use at a key intersection near a significant public resource (shopping center). Professional engineering service is considered a low nuisance activity.

As per the Swansboro CAMA Land Use Plan Update (2019), the property is identified as Low Density / Suburban Neighborhood (LDSN).

“This residential neighborhood type generally reflects recent development in Swansboro. Lots are a little larger and although the neighborhood is walkable, most people move into and out of the neighborhood by car. ***Although some small scale non-residential*** or multi-family residential may occur at key intersections or near significant public resources (like parks), this area is primarily single family detached residential homes.”

Requested Land Use is B1. Land use B1 is currently located across the street from this property.

§ 152.170 ESTABLISHMENT OF ZONING DISTRICTS, AND THE PURPOSE THEREOF.

(P) *B1 - Highway Business*. The purpose of this district shall be to provide for the proper grouping and development of roadside business uses, and for uses not basically related to central or neighborhood business areas.

Owner is open to B2, or O/I designation if the Town deems it more appropriate.

Thank you for your consideration.

FUTURE LAND USE DESIGNATIONS



TRADITIONAL TOWN CENTER (TTC)

This designation is characterized by a mix of residential, commercial, and civic uses in the historic downtown central business district or TTC node. Redevelopment or new development should be compatible with and embody the desired heart of “Swansboro” character.



SUBURBAN TOWN CENTER (STC)

The highway commercial designation contains medium to high intensity uses on the NC 24 corridor. A mix of uses including multi-family with managed access is encouraged.



EMPLOYMENT / LIGHT INDUSTRIAL (ELI)

This designation includes office, light industrial or assembly, and flex-tenant spaces. Site layout should allow for truck circulation, buffers between dissimilar uses, and quality architecture adjacent to the highway.



GATEWAY CORRIDOR (GC)

State-owned NC 24 and the adjacent development make the first impression of the town. Signage, lighting, sidewalks, landscaping, architectural design along the roadway should reflect the unique features and values of Swansboro.



CONSERVATION PRIORITY AREA (CPA)

The CPA designation includes lands influenced by the natural environment containing features including but not limited to wetlands, woodland, shoreline, pocosins, open space, vistas that are worth conserving and that define Swansboro.



COASTAL TRADITIONAL NEIGHBORHOOD (CTN)

This is a walkable, compact, residential district laid out based on traditional neighborhood development patterns. It generally surrounds the TTC and contains single and two-family residential with small-scale multi-family and neighborhood commercial.



LOW DENSITY / SUBURBAN NEIGHBORHOOD (LDSN)

This designation characterizes the majority of new subdivision development. It is auto-oriented and should be connected to water and sewer infrastructure, and contain sidewalks and streets that connect to parks, educational, or religious uses.



RURAL / AGRICULTURAL (RA)

Agricultural land generally occurs outside the town limits but is within the town’s ETJ. Though there are working farms, rural residential and agritourism activities may occur here. Water and sewer infrastructure are typically not available.

