

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 SAND DOLLAR HOMES, LLC Phone # 910-320-2587

Address of Zoning Request SWANSBORO LOOP ROAD

Mailing Address 1705 IVORY GULL DRIVE, MOREHEAD CITY, NC 28557

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 (RESIDENTIAL/AGRICULTURAL) Desired Zoning R20SF-CZ

Probable Use of Property RESIDENTIAL SUBDIVISION

Reason for Zoning Change Request CREATE A RESIDENTIAL SINGLE-FAMILY CLUSTER DEVELOPMENT

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 _____ Date _____

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 4/14/23 Date scheduled for Planning & Zoning Board review _____

Recommendation from Planning & Zoning Board 1/10/24

Public Hearing Run Dates _____ Date of Public Hearing _____

Effective Date of Change _____ Ordinance Number _____

revised 8/1/23 Andrea Council
revised 11/20/23 Andrea Council
revised 12/21/23 ac

revised 11/2/23 ac



STROUD ENGINEERING, P. A.

CONSULTING ENGINEERS
422 HIGHWAY 24
MOREHEAD CITY, NORTH CAROLINA 28557
WWW.STROUDENGINEER.COM
LICENSE NO. C-0647

SAND DOLLAR HOMES REZONING REQUEST

Property: 27.29 Acres located off Swansboro Loop Road

Current Zoning: RA

Proposed Zoning: R20SF-CZ

Existing Land Use Classification: Agricultural

Future Land Use Classification: RA (Rural Agricultural) & CPA (Conservation Priority Area)

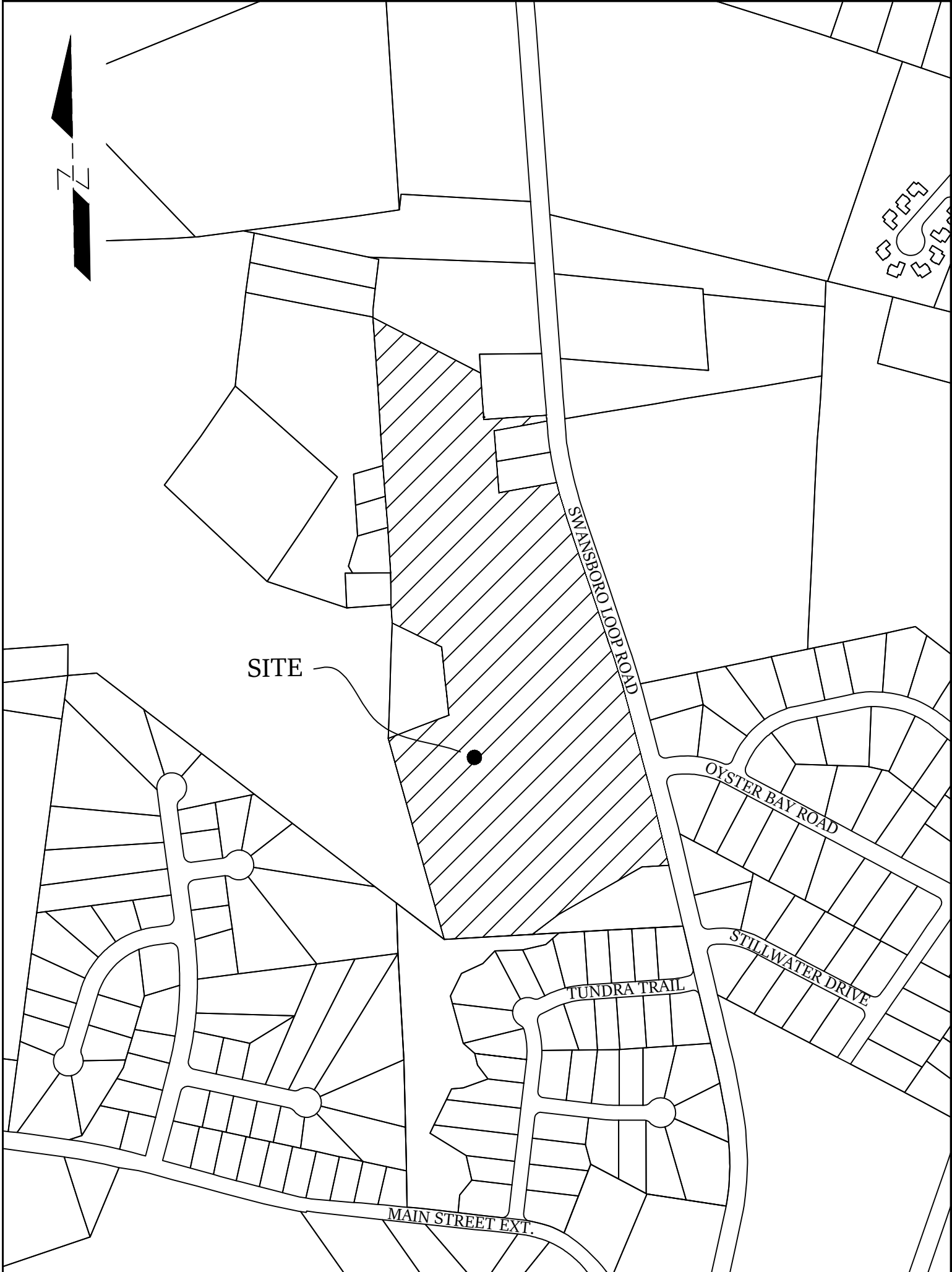
The property owners are requesting to rezone the above-referenced property for a residential development. All of the existing wetlands will be preserved and the development will be clustered away from the largest portion of the wetlands. The development will be done in 2 phases; the 1st phase will be Lots 1 – 15; 46 – 50; the common space/open area and the lift station. The 2nd phase will be Lots 16 – 45 and the lift station. The property is surrounded by R-10SF zoning to the North, RA and R-10SF on the East, R20SF on the South and RA and R-10SF to the West.

According to the Town's CAMA Land Use Plan, the Rural Agricultural Land Use supports 4 dwelling units per acre within ¼ mile walking distance of a Coastal Traditional Neighborhood Area – the subject property is located .22 miles to the nearest CTN Area which allows for a possibility of 109 dwelling units – 50 are proposed in this development. The breakdown on the size of the lots is: 46% are 12,000 SF – 15,000 SF; 44% are 15,000 SF – 20,000 SF and 10% are 20,000+ SF.

Appendix A of the Land Use Plan states “*The Town of Swansboro supports larger lots, decreased impervious surface areas, and cluster development in conservation classified areas and areas with low land suitability.*” This will be a cluster development.

Recent changes to the Town's CAMA Land Use Plan states “*Change zoning to include isolated wetlands in the definition of environmentally sensitive areas and protect wetlands when development is proposed with zoning incentives such as cluster development.*”

In addition, the Town does not have many policies that go beyond protections under Section 404 of the CWA. Going forward, the Town intends to amend the Unified Development Ordinance to enable clustering in office and business zoning districts, as well as residential districts.



PRELIMINARY

VICINITY MAP FOR:

SAND DOLLAR HOMES SUBDIVISION

TAX PARCEL: 536518217675
 PHYSICAL ADDRESS: SWANSBORO LOOP ROAD
 REFERENCE: DB 5511 PG 585

SWANSBORO, ONSLOW COUNTY, NC

DEED EXHIBIT-NOT FOR RECORDATION

DATE: JUNE 6, 2023



STROUD ENGINEERING, P.A.

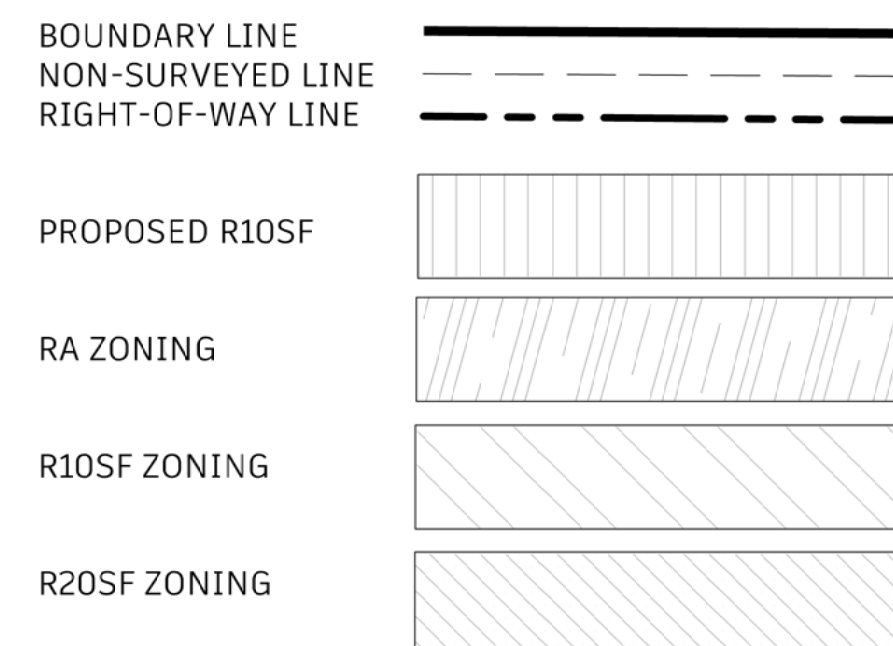
422 HIGHWAY 24
 MOREHEAD CITY, NC 28557
 (252) 247-7479

LICENSE NO.C-0647



VICINITY MAP (N.T.S.)

LEGEND:
ETP = EX. IRON PIPE
EIR = EX. IRON ROD

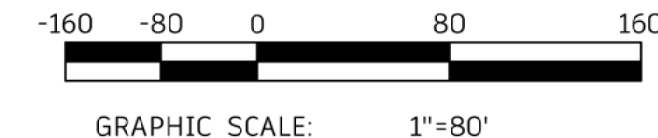


PRELIMINARY
NOT FOR RECORDATION OR SALES



REVISIONS			
BY	NO.	DATE	DESCRIPTION
TL	1	8/1/23	CHANGE TO R20SF-CZ

PROJECT NO.: PM3106-001
DRAWING NO.: REZONING



REZONING MAP FOR:
SAND DOLLAR HOMES SUBDIVISION
SWANSBORO LOOP ROAD
TAX PARCEL: 536518217675 D.B. 5511 PG. 585

SWANSBORO, DONSLOW COUNTY, NORTH CAROLINA

OWNER: SAND DOLLAR HOMES, LLC	SURVEYED: BB/AC
ADDRESS: 1705 IVORY GULL DRIVE MOREHEAD CITY, NC 28557	DRAWN: TLJ
PHONE: 910-320-2587	APPROVED: JTM
 STROUD ENGINEERING, P.A. 422 HIGHWAY 24 MOREHEAD CITY, NC 28557 (252) 247-7479 <small>LICENSE NO. C-0647</small>	DATE: 03/30/23
	SCALE: 1"=80'
	SHEET 1 OF 1