



# Board of Commissioners Meeting Agenda Item Submittal

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Item To Be Considered: **Zoning Map Amendment to rezone parcel on Swansboro Loop Road from RA to R20SF Conditional Zoning**

Board Meeting Date: **March 26, 2024**

Prepared By: **Andrea Correll, AICP – Town Planner**

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**Overview:** Sand Dollar Homes seeks a conditional rezoning for 27.287 +/- acres on a parcel of land identified as Tax Parcel ID 019324, from RA (Agricultural Residential) to R-20SF CZ (Single Family Conditional Rezoning) to develop a cluster subdivision.

The case was reviewed by the Planning Board at the January meeting and was tabled to the February and was again tabled to the March meeting pending a legal opinion. After receiving a legal opinion from the Town Attorney, at the March meeting, the Planning Board unanimously recommended the requested conditional rezoning from RA to R20SF Conditional Zoning including the six discussed conditions which includes the Town Attorney’s legal opinion. In conditional rezoning, NCGS 160D requires that the applicant accept the recommended conditions. The Board of Commissioners is considering the subdivision drawing and conditions recommended as part of your conditional rezoning recommended by the Planning Board and accepted by Sand Dollar Homes. The conditions are included in Ordinance 2024-O5. If the Board of Commissioners desires any additional conditions, the applicant will have to accept them at the meeting or withdraw his request.

**Background Attachment(s):**

1. Application Request
2. Staff Analysis
3. Technical Review Committee comments
4. Sealed Engineer’s letters
5. Legal Description and Surveys
6. Sealed Wetlands Report
7. Conditional Rezoning Sketch Plan
8. Buffer map
9. Comprehensive Plan Consistency Statement
10. Sand Dollar Homes conditions acceptance letter
11. Ordinance 2024-O5

**Recommended Action:** 1. Hold Public Hearing;  
2. Motion to approve Ordinance 2024-O5 for a conditional rezoning of 27.287 +/- acres on a parcel of land identified as Tax Parcel ID019324, from RA (Agricultural Residential) to R-20SF CZ (Single Family Conditional Rezoning) which includes six required conditions to develop a cluster subdivision and the consistency statement.

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**Action:** \_\_\_\_\_  
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