



# Board of Commissioners Meeting Agenda Item Submittal

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Item To Be Considered: **Zoning Map Amendment to Rezone Parcels Along Water Street from B2HDO to R6SF**

Board Meeting Date: **March 13, 2023**

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

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**Overview:** The Town of Swansboro Board of Commissioners has expressed interest to down zone the parcels along Water Street from Drudy Lane to Casper's Marina from B2HDO to R6SF. Following the public hearing held on December 12, 2022, the board tabled voting on the rezoning until after the Demolition by Neglect and Massing Text amendments were heard and approved.

Par ID 018369 (209 Water Street)  
Par ID 011128 (211 Water Street)  
Par ID 011057 (no active address)  
Par ID 005673 (no active address)  
Par ID 015594 (215 Water Street)  
Par ID 020460 (217 Water Street)  
Par ID 006144 (219 Water Street)  
Par ID 010430 (no active address)

The purpose of the down zoning is to designate the properties referenced above as residential R6 Single Family Zoning. This zoning classification is the same as other residential properties in the Historic District, including those properties across Water Street.

NC General Statute 160D-601(d). Procedure for adopting, amending, or repealing regulations

(d) Down-Zoning. – No amendment to zoning regulations or a zoning map that down-zones property shall be initiated nor is it enforceable without the written consent of all property owners whose property is the subject of the down-zoning amendment, unless the down-zoning amendment is initiated by the local government. For purposes of this section, "down-zoning" means a zoning ordinance that affects an area of land in one of the following ways: (1) By decreasing the development density of the land to be less dense than was allowed under its previous usage. (2) By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, ss. 12, 50(a), 51(a), (b), (d).)

The Planning Board at the November 1, 2022, meeting unanimously recommended the zoning map amendment (rezoning) to the Board of Commissioners.

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**Action:** \_\_\_\_\_  
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**Background Attachment(s):**

1. Ordinance 2023-O2
2. Location Map
3. Future Land Use Plan excerpt
4. Consistency Statement

**Recommended Action:** Motion to approve Ordinance 2023-O2 to rezone the parcels on Water Street from Drudy Lane to Casper's Marina from B2HDO to R6SF.