

**Expanded overview:**

The property is located in Swansboro’s ETJ and currently zoned R-10SF (Single Family) and requesting to down-zone to RA (Residential Agriculture). The Corbett farm has been at this location since the 1930s. The Town rezoned the area to R-10SF likely as part of efforts updating the zoning map after the 2000 Unified Development Ordinance was adopted.

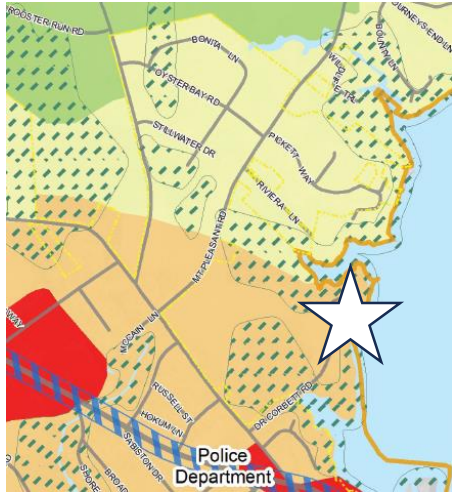
It is important to note the farmland uses and zoning classification that abuts the Corbett property to the west and runs all the way to Swansboro Loop Road.

**Zoning Map:**



## Future Land Use Map

The CAMA Land Use Plan Update (2019) identifies the property as Coastal Traditional Neighborhood which the same classification as Edgewater Estates and Historic District. The Swansboro CAMA Land Use update states that The Future Land Use Map (FLUM) and associated land use (FLU) designations will be used to guide rezoning, investments, and land use decision in the Town. This requested rezoning map amendment is consistent with the current agricultural land use pattern abutting the Corbett property to the west. However, the Future Land designation for residential subdivision development will have to be revised after the rezoning is approved.



### 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.