

**ORDINANCE 2026-01
(PROPOSED REZONING, APPROX. 1 ACRE,
SWANSBORO LOOP ROAD, PARID 12535)**

WHEREAS, North Carolina General Statute 160D-501 requires local governments to adopt and maintain in effect a Comprehensive Plan establishing goals, policies, and programs to guide future development in their jurisdictions; and

WHEREAS, NCGS 160D-605 also states that, when considering any proposed zoning amendment, the governing board shall approve a statement describing whether its action is consistent with its adopted Comprehensive Plan and any other officially adopted, applicable plan (Consistency Statement”): and t; and

WHEREAS, NCGS 160D-605 provides that, should the governing board approve a proposed change in zoning which is inconsistent with its Comprehensive Plan, it should include with its action a brief explanation why the board considers the action taken to be reasonable and in the public interest (“Reasonableness Statement”); and

WHEREAS, the Planning Board, by its action of January 27, 2026, and February 12, 2026, found the proposed rezoning of the property described above to be inconsistent with the Future Land Use component of the Town’s Comprehensive Plan, and accordingly recommend that the rezoning be Denied; and

WHEREAS, the recommendation of the Planning Board was fully considered by the Board of Commissioners as it rendered its decision on the proposed rezoning; and

WHEREAS, the Board of Commissioners finds that, notwithstanding its inconsistency with the Comprehensive Plan, the proposed re-zoning of the property described above, is reasonable and in the public interest for the following reasons: (1) the area affected is small, comprising only one acre in size; (2) the property is substantially adjacent on two sides by property zoned R-10SF and R-20SF, respectfully.; and (3) surrounding properties are generally residential in nature.

NOW BE IT ORDAINED by the Town of Swansboro Board of Commissioners that the Town Zoning Map be amended by converting PARID Number: 012535 from the RA (Residential/Agricultural) zoning designation to the R10SF zoning designation.

This Ordinance shall be effective upon adoption.

Adopted by the Board of Commissioners in regular session, March 10, 2026.

Attest:

Alissa Fender, Town Clerk

William Justice, Mayor