



# Planning Board Special Meeting Agenda

**Town of Swansboro**

Wednesday, January 10, 2024

## I. Call to Order

## II. Approval of Minutes

- a. December 5, 2023 Regular Meeting Minutes

## III. Business

- a. **Zoning Map Amendment to rezone parcel on Swansboro Loop Road from RA to R20SF Conditional Zoning**  
**Presenter: Andrea Correll, AICP – Town Planner**

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) to develop a cluster subdivision.

*Recommended Action: Motion to recommend approval or denial of the requested conditional rezoning to the Board of Commissioners. The motion recommending approval of the requested conditional rezoning must include the comprehensive plan consistency statement and be based on the site plan submitted and the following recommended conditions:*

*1. A Traffic Impact Analysis meeting the Town's requirements must be completed and approved prior to the preliminary plat (construction drawings) and before the development is heard at the Planning Board.*

*2. Stormwater methods will be submitted routing the phase 1 development to the open space/wetland to reduce the amount of stormwater routed to Swansboro Loop Road.*

- b. **Text Amendment to Landscape Standards in the Unified Development Ordinance, Historic District Regulations**  
**Presenter: Andrea Correll, AICP – Planner**

The Swansboro Historic Preservation Commission has recommended a landscape standard amendment to the Unified Development Ordinance Historic District Regulations. The purpose of this addition is to keep the landscape of our Historic District to historically accurate native trees and shrubs found in this area.

*Recommended Action: Motion to recommend amending Section 152.479 Certificate of Appropriateness List subsection 43 and 49, along with an addition to Appendix III Section 25 Historic District Landscape, with comprehensive plan consistency statement to Board of Commissioners for their consideration.*

#### **IV. Chairman/Board Thoughts/Staff Comments**

#### **V. Public Comments**

#### **VI. Adjournment**