



Board of Commissioners Agenda

Town of Swansboro

Monday, September 12, 2022

Board Members

John Davis, Mayor | Frank Tursi, Mayor Pro Tem | Pat Turner, Commissioner | Harry PJ Pugliese, Commissioner | Larry Philpott, Commissioner | Jeffrey Conaway, Commissioner

I. Call to Order/Opening Prayer/Pledge

II. Public Comment

Citizens have an opportunity to address the Board for no more than three minutes per speaker regarding items listed on the agenda. There is a second opportunity at the end of the agenda for the public to address the Board on items not listed on the agenda.

III. Adoption of Agenda and Consent Items

The Town Clerk respectfully submits to the Board, the Regular Agenda and the below consent items, which are considered to be of general agreement and little or no controversy. These items may be voted on as a single group without Board discussion "or" if so desired, the Board may request to remove any item(s) from the consent agenda and placed for consideration separately.

III. Consent Items:

- a. Resolution Approving the Plan to Annex Certain Real Property
- b. Stormwater Planning Application Assistance Resolution of Support

IV. Appointments/Recognitions/Presentations

- a. Employee Introductions

V. Public Hearing

- a. **Petition for Voluntary Annexation – Swansgate Subdivision**
Alissa Fender – Town Clerk

The property owners of Swansgate subdivision have petitioned to voluntary annex consolidated real property known as Swansgate Subdivision. The consolidated real property is zoned R20SF and is currently located within the ETJ – contiguous to the town limits.

Recommended Action:

- 1) Hold a public hearing; and*
- 2) Motion to adopt Ordinance 2022-013 annexing the Swansgate Subdivision as described by its legal description and all exhibits into the Swansboro Town Limits.*

VI. Business Non-Consent

a. Direction on Scheduling Public Hearing for Rezoning Request

Alissa Fender – Town Clerk

Per the Board of Commissioners Policy #9, public hearings related to proposed changes in the official zoning map are authorized to be scheduled when supported by both the Planning Board and staff.

A rezoning request from Emerald Coast, LLC, on behalf of themselves and other property owners was submitted and reviewed by the Planning Board on September 6, 2022. The request was to rezone the four parcels located on Queen Creek Road from O/I (Office and Institutional) to B-1 (Business). The areas are further identified as 140 Queens Creek Road containing 0.48 acres (tax parcel 1313-88), 144 Queens Creek Road containing one acre (tax parcel ID 1313-87) and 150 Queens Creek Road containing 1.35 acres (tax parcel ID 1313-85) 160 Queens Creek Road containing 5 acres (tax parcel ID 1313-85.1) the total acreage requested for rezoning is +/-7.83 acres.

The proposed change from O\I (Office\Institutional) to B-1 (Business) is not consistent with the Comprehensive Plan, specifically the Future Land Use Map, and was unanimously not recommended for approval by the Planning Board because of the low-density land use designation identified on the site and development pattern in the area and due to safety concerns identified in the 2019 Traffic Impact Analysis.

Recommended Action: *Provide direction to staff on scheduling a public hearing for the rezoning request.*

b. Future Agenda Items

Alissa Fender - Town Clerk

Future agenda items are shared for visibility and comment. In addition, an opportunity is provided for the Board to introduce items of interest and subsequent direction for placement on future agendas.

Recommended Action: Discuss and provide any guidance

VII. Items Moved from Consent

VIII. Public Comment

Citizens have an opportunity to address the Board for no more than five minutes regarding items not listed on the Agenda.

IX. Manager's Comments

X. Board Comments

XI. Closed Session

XII. Adjournment