



Planning Board Agenda

Town of Swansboro

Tuesday, February 06, 2024

I. Call to Order

II. Business

a. Election of Chair and Vice Chair

b. 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. The case was reviewed at the January meeting. After receiving public comment, the Board tabled the case until the Feb.6th meeting to receive a legal opinion from the Town attorney. That opinion has not been received to date.

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 required to route the phase 1 development stormwater within the development not impacting the wetlands to reduce the amount of stormwater routed to Swansboro Loop Road.*
- 3. The twenty-five-foot required exterior buffer where there is natural screening where you cannot see through the vegetation will remain. Where there is an open field or no vegetation the area will be planted to screen the adjoining neighbors using the type A buffer standard.*
- 4. An additional ten-foot-wide buffer will be required between the proposed 26-foot-wide fire road on the south side of the development adjacent to tax parcels 056584 and 002598. If there is natural screening where you cannot see through the vegetation it will remain otherwise the type A buffer standard will be used.*
- 5. Construct a 4 ft. wooden privacy fence with gates surrounding the lift station with hardy fast-growing shrubs planted outside the fence to form a hedge meeting ONWASA requirements.*

c. UDO Text Amendment to Massing Study Standards in the Historic District

Presenter: Rebecca Brehmer, Projects/Planning Coordinator, CFM, CZO

During the October 17, 2023, and November 28, 2023, Swansboro Historic Preservation Commission meetings, a request was made by the board to review and amend the current Massing Study Standards found under Section 11 New Construction of our Historic District Design Standards.

Recommended Action: Motion to recommend amendment to Section 11 New Construction as outlined in draft ordinance to the Board of Commissioners.

III. Chairman/Board Thoughts/Staff Comments

IV. Public Comments

V. Adjournment