



# 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**

**Town of Swansboro  
Planning Board  
Regular Meeting Minutes  
December 5, 2023**

Item II - a.

**Call to Order**

The meeting was called to order at 5:30 pm. Board members in attendance were, Christina Ramsey, Ed McHale, Joseph Brown, and Sherrie Hancock. Scott Chadwick, Ed Binanay and Clara Abalos were absent.

**Minutes**

On a motion by Mr. McHale and, seconded by Mr. Brown, the minutes for the July 11, 2023, Special Meeting and the August 1, 2023, Regular Meeting were approved unanimously.

**Business**

***Zoning Map Amendment to Rezone four parcels from R-10SF to RA***

Planner Correll reviewed a request by the Corbett family to down zone their property from R-10SF to RA (Agriculture) to continue the family farm (harvesting pecan trees) which has been the use since the 1930s. The parcels were located on Corbett Rd, and Kathleen Place.

In response to inquiries from the board the following was clarified by Planner Correll:

- There was no plan for subdividing.
- The Land Use Map would not need to be updated.

On a motion by Mrs. Hancock and seconded by Mr. McHale, the Zoning Map Amendment to rezone four parcels from R-10SF to RA was unanimously recommended for approval to the Board of Commissioners.

***Historic District Color Palette Amendment to the UDO***

Project/ Planning Coordinator Brehmer reviewed that during its October 17, 2023, regular meeting, the Swansboro Historic Preservation Commission recommend an amendment to the historic district color palette along with amendment to Section 152.479 subsection 58. A draft ordinance amendment was provided for consideration. During its September 19, 2023, regular meeting, the Swansboro Historic Preservation Commission appointed a subcommittee with two board members, Kim Kingrey and Gregg Casper, to work with staff on amending the Historic District's color palette and the subcommittee met on Tuesday, October 3<sup>rd</sup>. The subcommittee eliminated a few bright and out of character colors from the palette, add a "Approved Primary Color- Business" section, and added a disclaimer to section 152.479 subsection 58 stating that staff has the right to refer to the board for input for any out of character color/ color combination choices to the Historic District.

In response to inquiries from the board the following was clarified by Project/ Planning Coordinator Brehmer:

- There were homes in the historic district with colors that are being removed from the color palette. The homes that have colors that are no longer part of the color palette are considered grandfathered in and will not be affected by the change.

On a motion by Mrs. Ramsey and seconded by Mr. McHale the amendment to the historic district color palette along with an amendment to section 152.479 subsection 58 was unanimously recommended for approval to the Board of Commissioners.

**Staff Comments**

Ms. Brehmer shared with the board that the next meeting fell on January 2, 2024, and inquired if another date was preferred by the board due to the holiday.

All board members agreed to change the next board meeting to January 9, 2024.

**Board Comments**

None

**Adjournment**

On a motion by Mrs. Ramsey, seconded by Mr. Brown, the meeting adjourned at 5:54 pm





# Planning Board Meeting Agenda Item Submittal

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Item To Be Considered: **Zoning Map Amendment to rezone parcel on Swansboro Loop Road from RA to R20SF Conditional Zoning**

Board Meeting Date: **January 10, 2024**

Prepared By: **Andrea Correll, AICP – Town Planner**

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**Overview:** 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.

**Background Attachment(s):**

1. Staff Analysis
2. TRC (Technical Review Committee) comments
3. Application Request
4. Sealed Engineer's letters
5. Legal Description and Surveys
6. Sealed Wetlands Report
7. Conditional Rezoning Sketch Plan
8. Draft Ordinance
9. Comprehensive Plan Consistency Statement

**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.

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**Action:** \_\_\_\_\_

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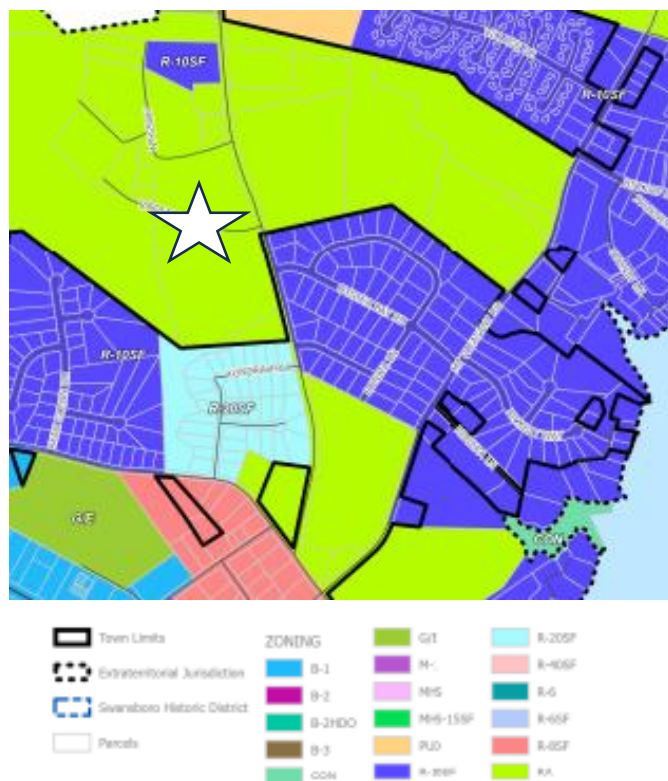
## Staff Analysis

### Expanded Overview:

The requested conditional rezoning by Sand Dollar Homes contains a +/- 27.287-acre parcel of land currently zoned RA (Residential Agricultural to R-20SF see **(Figure 1)**). The rezoning request is consistent with the R-20 SF cluster development and is consistent with all Unified Development Ordinance requirements. The requested rezoning is consistent with the Swansgate subdivision zoned R-20 Cluster, the Oyster Bay subdivision across Swansboro Loop Road zoned R-10 and the other R-10 subdivisions in the area.

The CAMA Land Use Plan Future Land Use Map depicts this parcel as Rural/Agricultural and CPA (Conservation Priority Area). The Conservation Priority Area is because of the wetlands located on the site. Please see **(Figure 2)**. On August 28, 2023, an amendment to the CAMA Land Use Plan Update changed the analysis on pages A-29 and A-30 from protection of only isolated wetlands to protection of all environmentally sensitive areas. Further, the amendment included isolated wetlands in the definition of environmentally sensitive areas and protects wetlands when development is proposed with zoning incentives such as cluster development. Find the link below:

<https://storage.googleapis.com/proudcity/swansboronc/uploads/2022/10/Swansboro-CAMA-LUP-Updated10.2023.pdf>



**Figure 1- Town of Swansboro Zoning Map**



**Figure 2- Future Land Use Map**

**To support the request, the applicant refers to Chapter 5, page 49 of the CAMA LUP under the Rural/Agricultural Appropriate Density section:**

- Up to 4 dwellings per acre of any type of residential within a 1/2-mile walking distance of any Town Center area or within 1/4-mile walking distance of a Coastal Traditional Neighborhood area, whichever is greater (i.e.- allows increased densities to more property).

**The staff has reviewed Residential Cluster Standards provided in the Unified Development Ordinance and the proposal meets the standards found in Sections 152.225-152.228.**

Please note that the other regulations in the Unified Development Ordinance, which the proposal will be required to meet, have been reviewed by staff for consistency. The subdivision will have to be heard again by the Planning Board and the Board of Commissioners for the preliminary plat (construction drawing phase) as well as for the final plat, if the platting is greater than seven lots. Seven lots or less are reviewed by staff.

The Sand Dollar subdivision is proposed for fifty lots in two phases. There is a sewer lift station proposed behind lot 41 serving both phases, as well as a mailbox kiosk serving both phases near lot 8.

#### **Traffic and Infrastructure Comments:**

On November 27<sup>th</sup>, the sealed engineering letter was received that a Traffic Impact Analysis was not required based on his calculations. This letter was reviewed by the Town's Traffic engineer on December 8<sup>th</sup>, and he calculated differently following appropriate NCDOT methodology that 50 single family units would generate 533 vehicles/day which would meet the Town's standard requiring a Traffic Impact Analysis for subdivision generating 400 trips or more in a 24-hour period. The design

team chose to split the neighborhood into two phases, during the conditional rezoning to get the traffic count in the twenty-four-hour period below that standard. **This issue will have to be addressed at the preliminary plat (construction drawing phase) when both phases are combined, and the required threshold is met.** The developer will be required to submit the required Traffic Impact Analysis to the Town's traffic engineer for review. Please note NC GS 160D enables development to occur in phases. As a Town, we have to follow both State and Local law.

The Swansboro Unified Development Ordinance Section **152.180 Notes to the Table of Permitted/Special Uses. (A) Note 1.** *Conditional zoning district in which the development and use of the property is subject to site specific conditions imposed as part of the legislative decision creating the zoning district.*

This means that if recommended by the Planning Board, the Town Board is considering the Subdivision drawing and conditions recommended as part of their conditional rezoning decision.

### **Recommended Conditions**

1. A Traffic Impact Analysis meeting the Town's requirement 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.



• Friendly City by the Sea •  
Established 1783

[www.swansboro-nc.org](http://www.swansboro-nc.org)

## TOWN OF SWANSBORO TECHNICAL REVIEW COMMITTEE MEETING

November 21, 2023

Tuesday 10:30 AM

Town Hall Community Room

### Review of a Conditional Rezoning/Major Subdivision

#### Board of Commissioners

John Davis  
*Mayor*

Frank Tursi  
*Mayor Pro Tem*

Patricia Turner  
*Commissioner*

Harry Pugliese  
*Commissioner*

Larry Philpott  
*Commissioner*

Jeffrey Conaway  
*Commissioner*

#### Town Manager

Paula W. Webb, MMC-NCCMC  
[pwebb@ci.swansboro.nc.us](mailto:pwebb@ci.swansboro.nc.us)

#### Town Clerk

Alissa A. Fender, CMC  
[afender@ci.swansboro.nc.us](mailto:afender@ci.swansboro.nc.us)

#### Clerk:

- Street Names to be included.
- Plat must include intentions for infrastructure.
- Provide legal description of property for rezoning notice.

#### Fire Department:

- All streets will need to be 26' wide.
- The development will need to install fire hydrants. Starting from the beginning in the neighborhood, no greater than 400' apart.
- Each cul-de-sac shall have a fire hydrant.
- Hydrants must be on water mains 6" or greater.
- There shall not be any traffic calming devices (speed bumps) installed unless approved.
- The development shall have two means of ingress and egress.
- Any areas with gates shall have siren and Knox operating capabilities.
- We highly encourage the builder to consider installation of residential sprinkler systems to the home design for added protection.

#### Planning:

- Documentation from a sealed professional on wetland delineation.
- Sealed documentation from a professional engineer that a traffic impact analysis is not required based on the International Traffic Engineering Manual.
- Update lot 42 as being in both phases since it will contain the sewer pump station for the neighborhood.
- Note concerning the topography and where the stormwater is flowing.
- Are you mass grading the site?
- Has NCDOT approved the road locations on the State route?
- Provide a metes and bounds legal description and survey of the property.

#### Public Works:

- Stormwater Management Plan for subdivision must be reviewed and approved by NCDEQ.
- Streets, sidewalks, curbing and gutters must meet the minimum NCDOT and Town of Swansboro Code
- Coordinate with NCDOT on stormwater pipes along NCDOT roads that will be impacted by the additional stormwater runoff.



**Town of Swansboro**  
**601 W. Corbett Avenue Swansboro, NC 28584**  
 Phone (910) 326-4428 - Fax (910) 326-3101

**APPLICATION FOR ZONING & ORDINANCE AMENDMENTS**

**Check the Appropriate Blank**

- ☐ Add a Use to a Zoning District  
☐ Remove a Use from a Zoning District  
☐ Create a New Zoning District  
☐ Future Land Use Map Amendment

**Application No. \_\_\_\_\_**

- ☐ Amend Code of Ordinances  
☐ Amend Unified Development Ordinance  
☒ Zoning District Designation Change

**A complete application must be received with the fee by the third Friday prior to the month of review.**

Property Owner Name SAND DOLLAR HOMES, LLC Phone # 910-320-2587

Address of Zoning Request SWANSBORO LOOP ROAD

Mailing Address 1705 IVORY GULL DRIVE, MOREHEAD CITY, NC 28557

**Zoning Amendments**

Attach a copy of the legal description of the property (including address if assigned) that is requested for a zoning change (i.e. metes and bounds). The application will not be scheduled for review until these items are received.

Provide a list names and mailing address of adjacent property owner on the reverse side of this application. The application will not be scheduled for review until these items are received.

Present Zoning RA (RESIDENTIAL/AGRICULTURAL) Desired Zoning R20SF-CZ

Probable Use of Property RESIDENTIAL SUBDIVISION

Reason for Zoning Change Request CREATE A RESIDENTIAL SINGLE-FAMILY CLUSTER DEVELOPMENT

**Ordinance Amendments**

Code Section to be amended \_\_\_\_\_

Print clearly the code section wordage to be amended \_\_\_\_\_

Print clearly the code section wordage as suggested \_\_\_\_\_

Reason for requested amendment \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Future Land Use Map Amendment**

Present Future Land Use Category \_\_\_\_\_ Desired Future Land Use Category \_\_\_\_\_

Use of Property \_\_\_\_\_

Reason for Future Land Use Map Change Request \_\_\_\_\_

**Town Hall Use Only**

Fee Paid 400 Date Received 4/14/23 Date scheduled for Planning & Zoning Board review \_\_\_\_\_

Recommendation from Planning & Zoning Board 11/10/24

Public Hearing Run Dates \_\_\_\_\_ Date of Public Hearing \_\_\_\_\_

Effective Date of Change \_\_\_\_\_ Ordinance Number \_\_\_\_\_

*revised 8/1/23 Andrea Conall*  
*revised 11/20/23 Andrea Conall*  
*revised 12/21/23 ac*

*revised 11/2/23 ac*



## STROUD ENGINEERING, P. A.

CONSULTING ENGINEERS  
422 HIGHWAY 24  
MOREHEAD CITY, NORTH CAROLINA 28557  
WWW.STROUDENGINEER.COM  
LICENSE NO. C-0647

### SAND DOLLAR HOMES REZONING REQUEST

Property: 27.29 Acres located off Swansboro Loop Road

Current Zoning: RA

Proposed Zoning: R20SF-CZ

Existing Land Use Classification: Agricultural

Future Land Use Classification: RA (Rural Agricultural) & CPA (Conservation Priority Area)

The property owners are requesting to rezone the above-referenced property for a residential development. All of the existing wetlands will be preserved and the development will be clustered away from the largest portion of the wetlands. The development will be done in 2 phases; the 1<sup>st</sup> phase will be Lots 1 – 15; 46 – 50; the common space/open area and the lift station. The 2<sup>nd</sup> phase will be Lots 16 – 45 and the lift station. The property is surrounded by R-10SF zoning to the North, RA and R-10SF on the East, R20SF on the South and RA and R-10SF to the West.

According to the Town's CAMA Land Use Plan, the Rural Agricultural Land Use supports 4 dwelling units per acre within ¼ mile walking distance of a Coastal Traditional Neighborhood Area – the subject property is located .22 miles to the nearest CTN Area which allows for a possibility of 109 dwelling units – 50 are proposed in this development. The breakdown on the size of the lots is: 46% are 12,000 SF – 15,000 SF; 44% are 15,000 SF – 20,000 SF and 10% are 20,000+ SF.

Appendix A of the Land Use Plan states “*The Town of Swansboro supports larger lots, decreased impervious surface areas, and cluster development in conservation classified areas and areas with low land suitability.*” This will be a cluster development.

Recent changes to the Town's CAMA Land Use Plan states “*Change zoning to include isolated wetlands in the definition of environmentally sensitive areas and protect wetlands when development is proposed with zoning incentives such as cluster development.*”

In addition, the Town does not have many policies that go beyond protections under Section 404 of the CWA. Going forward, the Town intends to amend the Unified Development Ordinance to enable clustering in office and business zoning districts, as well as residential districts.



VICINITY MAP

## SAND DOLLAR HOMES

TAX PARCEL: 536518217675  
PHYSICAL ADDRESS: SWANSBORO LOOP ROAD

REFERENCE: DB 5511 PG 585 OF  
THE ONSLOW COUNTY REGISTRY

SWANSBORO, NC

DATE: JUNE 1, 2023

SCALE: 1" = 150'



STROUD ENGINEERING, P.A.

422 HIGHWAY 24  
MOREHEAD CITY, NC 28557  
(252) 247-7479





VICINITY MAP (N.T.S.)

LEGEND:  
ETP = EX. IRON PIPE  
EIR = EX. IRON ROD

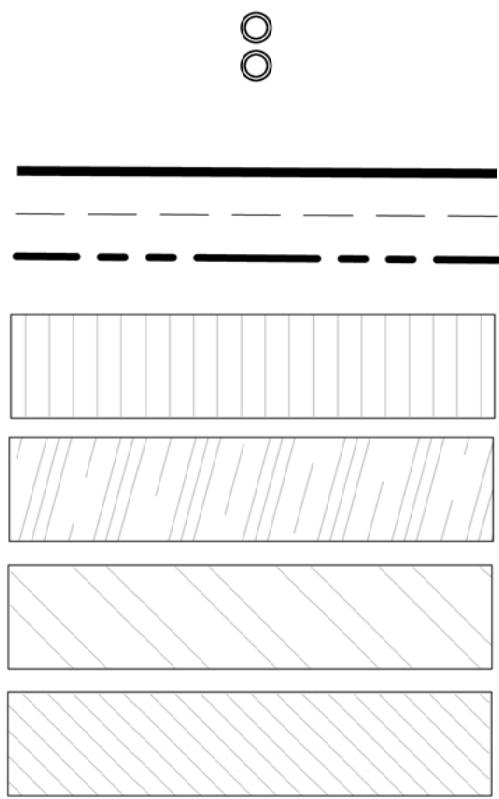
BOUNDARY LINE  
NON-SURVEYED LINE  
RIGHT-OF-WAY LINE

PROPOSED R10SF

RA ZONING

R10SF ZONING

R20SF ZONING



SWANSBORO LOOP ROAD (SR1444)  
60' RIGHT-OF-WAY

EX. EDGE OF PAVEMENT

PROPOSED R20SF  
CONDITIONAL ZONING

R10SF

RA

RA

RA

R20SF

RA

N/F PATE, MARVIN & JULIE  
DB 5885 PG 543  
MB 48 PG 019

N/F DOUGLAS FIR  
CAPITAL, LLC  
DB 5821 PG 384

N/F MCNAIR ELIZABETH  
& CHARLIE  
DB 531 PG 1

N/F HURST WILLIAM  
ANDREW  
DB 531 PG 3

N/F NORRIS CAROLYN J  
DB 1001 PG 241  
MB 27 PG 175

N/F AULT LAURA R  
DB 5639 PG 965  
MB 79 PG 98

N/F ZHENG JING & WU  
LIN  
DB 5679 PG 266  
MB 79 PG 098

N/F KUJAWSKI BRIAN  
JOSEPH & JESSICA R  
DB 5634 PG 824  
MB 79 PG 098

N/F FORRAS MICHAEL  
DANE V & NELLI  
DB 5664 PG 442  
MB 79 PG 098

N/F SHUGART JOHNATHAN M  
& JENNIFER M  
DB 5612 PG 45  
MB 79 PG 098

N/F WAGONER KERRY &  
DEBORAH  
DB 5634 PG 977  
MB 79 PG 098

N/F TOWN OF SWANSBORO  
DB 5419 PG 686  
MB 79 PG 098

N/F GRAHAM EUGENE &  
KEVIN  
DB 110 PG 359

N/F GOBA PHILLIP  
EDWARD HIRS  
DB 4181 PG 276

N/F NEWBY  
JOHN TERREL  
DB 1526 PG 830

N/F HARNESS JIMMY PAUL  
DB 17E PG 119

N/F JONES CLARA  
BELL HIRS  
DB 476 PG 539

N/F GOBA PHILLIP  
EDWARD HIRS  
DB 1357 PG 232

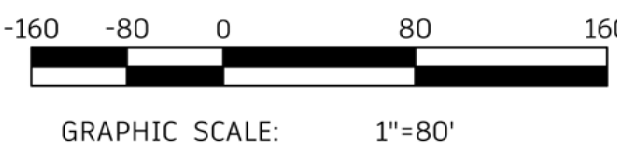
N/F POWELL MARY J  
DB 98E PG 585

N/F GRAF, BRIAN & ERIK  
& KEVIN  
DB 22E PG 1163  
MB 15 PG 1

REVISIONS			
BY	NO.	DATE	DESCRIPTION
TL	1	8/1/23	CHANGE TO R20SF-CZ

REZONING MAP FOR:  
**SAND DOLLAR HOMES SUBDIVISION**  
SWANSBORO LOOP ROAD  
TAX PARCEL: 536518217675 D.B. 5511 PG. 585

OWNER: SAND DOLLAR HOMES, LLC	SURVEYED: BB/AC
ADDRESS: 1705 IVORY GULL DRIVE MOREHEAD CITY, NC 28557	DRAWN: TLJ
PHONE: 910-320-2587	APPROVED: JTM
 STROUD ENGINEERING, P.A. 422 HIGHWAY 24 MOREHEAD CITY, NC 28557 (252) 247-7479 LICENSE NO. C-0647	DATE: 03/30/23
	SCALE: 1"=80'
	SHEET 1 OF 1



PROJECT NO.: PM3106~001  
DRAWING NO.: REZONING



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CONSULTING ENGINEERS  
422 HIGHWAY 24  
MOREHEAD CITY, NORTH CAROLINA 28557  
WWW.STROUDENGINEER.COM  
LICENSE NO. C-0647

November 27, 2023

Ms. Andrea Correll  
Planner - Town of Swansboro  
601 W, Corbett Avenue  
Swansboro, NC 28584

RE: Traffic Study - Sand Dollar Homes Subdivision on Swansboro Loop Road

Dear Ms. Correll:

Per your request, Stroud Engineering performed a preliminary traffic impact evaluation of the proposed development by Sand Dollar Homes on Swansboro Loop Road in Swansboro, NC. The ITE Trip Generation Manual (11<sup>th</sup> edition) indicates an average daily Vehicle Trip Generation Per Dwelling unit rate of 9.43 trips per dwelling unit per day. In consideration of the number of dwelling units proposed in each respective phase, the average daily trips projected falls short of the 400 trips per daily threshold for single family residential projects as outlined in Unified Development Ordinance Section 152.312 Part C requiring a traffic impact study.

Thank you,

DocuSigned by:

*Joshua L. Johnson*  
C5D4A5370748432...

11/27/2023

Joshua L. Johnson, PE





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422 HIGHWAY 24  
MOREHEAD CITY, NORTH CAROLINA 28557  
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LICENSE NO. C-0647

December 18, 2023

Ms. Andrea Correll  
Planner – Town of Swansboro  
601 W. Corbett Avenue  
Swansboro, NC 28584

RE: TRC comments – Sand Dollar Homes Subdivision on Swansboro Loop Road

Dear Ms. Correll:

Please see the items listed below that were requested during the Technical Review Committee meeting on November 21, 2023.

Drainage: Stormwater Management Plan and Stormwater Control Measures to comply with design criteria for NCDEQ review and permitting. Stormwater will be routed through curb and gutter and drainage swales for capture in stormwater control measures (likely to be wet pond, but TBD pending soil study), and anticipated to be released from the property in two primary directions, divided between White Oak River subwatershed (toward Stevens Creek) and Queen's Creek subwatershed (toward Halls Creek), rather than toward Bogue Sound-Bogue Inlet subwatershed (toward Ward Creek and Swansboro downtown). Intent is to not contribute to Swansgate stormwater runoff.


Power: Overhead or underground TBD, electric lines to tie into existing power network in area.

Sewer: Intention for sanitary sewer is gravity sewer collection within subdivision, to a subdivision pump station, and a force main to the manhole near 131 Tundra Trail (Swansgate), pending evaluation of flows tributary to this downstream receiving sewer, to demonstrate discharge will not overload.

Water: Connect to municipal 6" water main along Swansboro Loop Road in two locations (at both subdivision entrances). Water lines will follow subdivision streets.

Streets, sidewalks, curbing and gutters shall meet the minimum NCDOT and Town of Swansboro Code.

Thank you,

DocuSigned by:  
 12/18/2023  
C5D4A5370748432...  
Joshua L. Johnson, PE







VICINITY MAP (N.T.S.)

- LEGEND.
- EIP= EX. IRON PIPE
  - EIR= EX. IRON ROD
  - ELECTRIC METER
  - WATER METER
  - LIGHT POLE
  - GUY WIRE

- BOUNDARY LINE
- SURVEYED LINE
  - NON-SURVEYED LINE (PLATTED BY DEED)
  - (RIGHT-OF-WAY LINE
  - OVERHEAD POWER

LINE #	LENGTH	DIRECTION
L1	70.61'	N 53°16'37" E
L2	25.71'	S 80°19'55" E
L3	41.18'	N 89°01'00" E
L4	42.04'	N 87°16'52" E
L5	64.90'	N 83°34'56" E
L6	32.95'	N 79°11'08" E
L7	82.76'	N 73°44'52" E
L8	106.07'	N 75°15'45" E
L9	107.82'	N 72°05'42" E
L10	31.42'	N 74°43'20" E

I, JEREMY T. MCCOMBS, CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE BOUNDARIES NOTED HEREON WERE MEASURED AND PLOTTED FROM INFORMATION AS REFERENCED HEREON; AND THAT THE RATIO OF PRECISION WAS 1:10,000+ AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

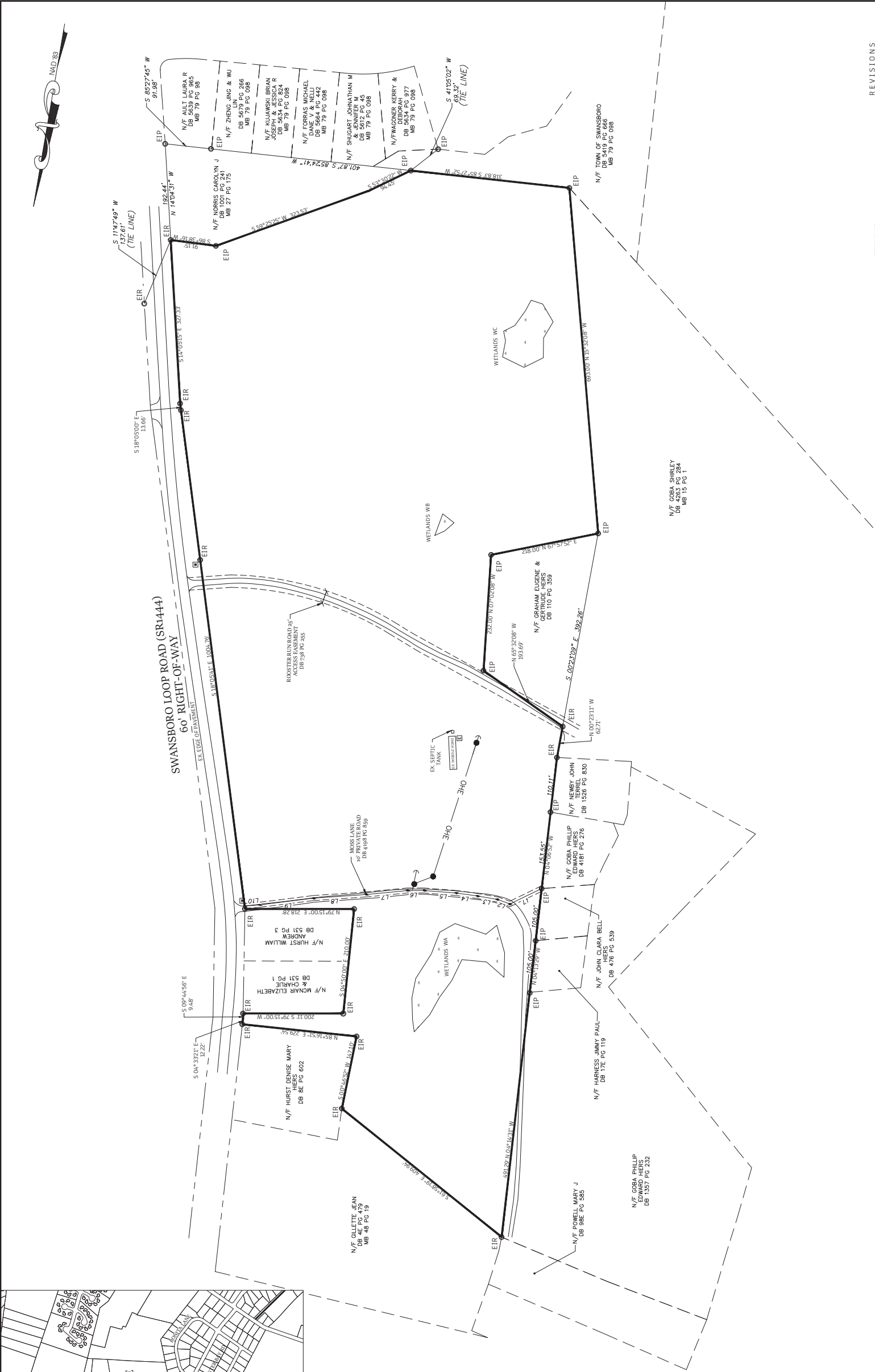
- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: 0.16
- (3) TYPE OF GPS SURVEY: RTK
- (4) DATES OF SURVEY: 07-05-2022
- (5) DATUM/EPOCH: NAD83(2011)
- (6) PUBLISHED/FIXED-CONTROL USE: VRS
- (7) GEOD. MODEL: 2012B
- (8) COMBINED GRID FACTOR(S): 0.99999220
- (9) UNITS: US SURVEY FOOT

I FURTHER CERTIFY THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET, THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(F)(1) AS AMENDED, WITNESSES MY HAND AND SEAL THIS 23RD DAY OF AUGUST, A.D. 2022.

DocuSigned by:  
**Jeremy T. McCombs**  
E41X117A0ED1742E...

JEREMY T. MCCOMBS PLS L-5355

PROJECT NO.: PM3106-001  
DRAWING NO.: SURVEY



- NOTES:
- AREA BY COORDINATE GEOMETRY COMPUTATIONS: AREA= 1,186,623.5217 FT<sup>2</sup> OR 27.287± ACRES.
  - THE BASIS OF BEARINGS IS N.C. STATE PLANE COORDINATE SYSTEM; NAD83.
  - SETBACKS CONFORM TO THE ONSLOW COUNTY CODE OF ORDINANCE: CURRENT ZONING: RA, SETBACK: 30' FRONT, 8' SIDE, AND 15' REAR.
  - THIS LOT IS LOCATED IN A "SHADED X" FLOOD ZONE AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FIRM PANEL 3720536500L DATED 6/19/2020.
  - WETLANDS DELINEATED BY CZR ENVIRONMENTAL CONSULTANTS ON 9/12/2023. WETLAND AREA=0.582± ACRES.
  - NO GEODETC MONUMENT WITHIN 2,000 FEET OF SUBJECT PROPERTY.
  - THIS SURVEY IS OF AN EXISTING PARCEL OF LAND. THIS MAP IS NOT FOR RECORDATION.



BY	NO.	DATE	DESCRIPTION
JTM	1	10/2/23	WETLANDS

BOUNDARY SURVEY FOR:  
**SAND DOLLAR HOMES**  
SWANSBORO LOOP ROAD  
TAX PARCEL: 536518217675 D.B. 5511 PG. 585  
SWANSBORO, ONSLOW COUNTY, NORTH CAROLINA

REFERENCES:

- MAP BOOK 80 PAGE 115
- MAP BOOK 79 PAGE 98
- MAP BOOK 27 PAGE 9
- MAP BOOK 15 PAGE 1
- MAP BOOK 48 PAGE 19
- MAP BOOK 27 PAGE 175

OWNER: SAND DOLLAR HOMES, LLC  
ADDRESS: 1705 IVORY GULL DRIVE  
PHONE: 910-320-2587  
MOREHEAD CITY, NC 28557

SURVEYED: BB/JAC  
DRAWN: CBL  
APPROVED: JTM  
DATE: 08/23/2022  
SCALE: 1"=100'  
SHEET 1 OF 1

STROUD ENGINEERING, P.A.  
422 HIGHWAY 24  
MOREHEAD CITY, NC 28557  
(252) 247-7479  
LICENSE #00-50607

**LEGEND**  
 EIP= EX. IRON PIPE  
 EIR= EX. IRON ROD  
 ELECTRIC METER  
 WATER METER  
 LIGHT POLE  
 GUY WIRE

BOUNDARY LINE  
SURVEYED LINE  
NON-SURVEYED LINE  
RIGHT-OF-WAY LINE  
FLOOD HAZARD LINE  
FEMA LIMWA LINE  
OVERHEAD POWER

LINE #	LENGTH	DIRECTION	MOSS LAKE LINE TABLE
L1	70.61'	N 53°16'37" E	
L2	23.71'	N 57°19'55" E	
L3	41.18'	N 80°17'00" E	
L4	42.04'	N 87°16'52" E	
L5	64.90'	N 83°34'56" E	
L6	32.95'	N 79°11'08" E	
L7	82.76'	N 73°44'52" E	
L8	106.07'	N 75°15'45" E	
L9	107.82'	N 72°05'49" E	
L10	31.42'	N 74°43'20" E	

I, JEREMY T. MCCOMB, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF \_\_\_\_\_ SECTION(S) AS RECORDED IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON, THAT THE RATIO OF PRECISION WAS 1:10,000, AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

- | CLASS A                          |                |
|----------------------------------|----------------|
| (1) CLASS OF SURVEY:             | 0.05           |
| (2) POSITIONAL ACCURACY          | RTK            |
| (3) TYPE OF GPS SURVEY:          | 07-05-2022     |
| (4) DATES OF SURVEY:             | NAD83(2011)    |
| (5) DATUM/EPOCH:                 | VRS            |
| (6) PUBLISHED/FIXED-CONTROL USE: | 2012B          |
| (7) GEOD MODEL:                  | 0.9999201      |
| (8) COMBINED GRID FACTOR(S):     | US SURVEY FOOT |
| (9) UNITS:                       |                |

I FURTHER CERTIFY THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. THAT THIS PLAN MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(F)(1) AS AMENDED. WITNESSE MY HAND AND SEAL THIS 23RD DAY OF AUGUST, A.D. 2022.

JEREMY T. MCCOMBS PLS L-5355

PROJECT NO.: PM3106~001

DRAWING NO.: SURVEY

1. AREA BY COORDINATE COMPUTATIONS; AREA= 1,188,623.5217± SQ. FT. OR 27,287 ACRES
2. THE BASIS OF BEARINGS IS N.C. STATE PLANE COORDINATE SYSTEM; NAD'83. VERTICAL DATUM IS BASED ON NAVD'88. CONTOUR INTERVAL IS 1.0'.
3. SETBACKS CONFORM TO THE ONSLOW COUNTY CODE OF ORDINANCE: CURRENT ZONING: RA SETBACK: 30' FRONT, 8' SIDE, AND 15' REAR.
4. THIS LOT IS LOCATED IN A "SHADED X" FLOOD ZONE AS DETERMINED BY THE NATIONAL FIRE INSURANCE PROGRAM. FIRM PANEL 3720536500L DATED 6/19/2020.
5. WETLANDS DELINEATED BY CZR ENVIRONMENTAL CONSULTANTS ON 9/12/2023. WETLAND AREA=0.66± ACRES.

6. NO GEODETIC MONUMENT WITHIN 2,000 FEET OF SUBJECT PROPERTY.

7. THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.

THIS MAP IS NOT FOR RECORDATION.

## NOTES:

1. AREA BY COORDINATE COMPUTATIONS; AREA= 1,188,623.5217± SQ. FT. OR 27.287 ACRES.
2. THE BASIS OF BEARINGS IS N.C. STATE PLANE COORDINATE SYSTEM; NAD'83. VERTICAL DATUM IS BASED ON NAVD'88. CONTOUR INTERVAL IS 1.0'.
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THIS MAP IS NOT FOR RECORDATION.

-MAP BOOK 80 PAGE 115  
 -MAP BOOK 79 PAGE 98  
 -MAP BOOK 27 PAGE 9  
 -MAP BOOK 15 PAGE 1  
 -MAP BOOK 48 PAGE 19  
 -MAP BOOK 27 PAGE 175

**BOUNDARY & TOPOGRAPHIC SURVEY FOR:**

## PT 2ND &amp; 3RD TR OLAI UNDERSETH

SWANSBORO LOOP ROAD  
TAX PARCEL: 536518217675 D.B. 5511 PG. 585

SWANSBORO, ONSLOW COUNTY, NORTH CAROLINA

**OWNER:** SAND DOLLAR HOMES, LLC

ADDRESS: 1705 IVORY G

PHONE: 910-320-2587

<p> <math>\gamma</math> </p>
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A  
STROUD ENG

422 HIGHWAY 24

**MOREHEAD CITY, NC**  
**(252) 247-7479**

LICENSE NO. C-0647

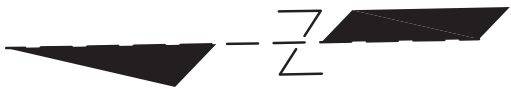
GRAPHIC SCALE: 1"=100'



GRAPHIC SCALE: 1"=100'

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LICENSE NO. C-0647



SWANSBORO LOOP ROAD (SR1444)  
60' RIGHT-OF-WAY

EX. EDGE OF PAVEMENT

MOSS LANE  
10' PRIVATE ROAD  
DB 4198 PG 859

PROPOSED  
25' PAVED  
ACCESS ROAD

WETLANDS  
(TYP.)

N/F POWELL MARY J  
DB 98E PG 585

N/F GOBA PHILLIP  
EDWARD HIERS  
DB 1357 PG 232

N/F HARNESS JIMMY PAUL  
DB 17E PG 119

N/F JOHN CLARA BELL  
HIERS  
DB 476 PG 539

N/F GOBA PHILLIP  
EDWARD HIERS  
DB 4181 PG 276

N/F NEWBY JOHN  
TERREL  
DB 1526 PG 830

## SAND DOLLAR HOMES

TAX PARCEL: 536518217675  
PHYSICAL ADDRESS: SWANSBORO LOOP ROAD

REFERENCE: DB 5511 PG 585 OF  
THE ONSLOW COUNTY REGISTRY

SWANSBORO, NC

DATE: JUNE 1, 2023

SCALE: 1" = 150'



STROUD ENGINEERING, P.A.

422 HIGHWAY 24  
MOREHEAD CITY, NC 28557  
(252) 247-7479

LICENSE NO.C-0647



4709 COLLEGE ACRES DRIVE  
SUITE 2  
WILMINGTON, NC 28403

TEL (910) 392-9253  
FAX (910) 392-9139  
[czrwilm@czr-inc.com](mailto:czrwilm@czr-inc.com)

27 September 2023

Mr. Ty Crowder  
Sand Dollar Homes, LLC  
1705 Ivory Gull Drive  
Morehead City, NC 28557

Re: Reconnaissance and delineation of potential Section 404/401 wetland jurisdictional areas on a 27.29-acre parcel (PIN# 536518217675) near Swansboro in Onslow County, NC.

Dear Mr. Crowder

Thank you for contacting CZR Incorporated (CZR) in regard to the above referenced project. At your request CZR has completed an evaluation of wetlands and Waters of the United States (WOTUS) for an approximate 27.29-acre parcel (PIN# 536518217675) located at the intersection of Swansboro Loop Road and Rooster Run Road near Swansboro, Onslow County, NC. Fieldwork was conducted on 12 September 2023.

### Background Research

Prior to field efforts online available resources were reviewed for the project area including:

- U.S. Geological Survey (USGS) 7.5 minute topographic quadrangle of Hubert, NC.
- Natural Resource Conservation Service (NRCS) published Soil Surveys of Onslow County, NC.
- Aerial photography.

### Topography

The project area is generally flat. Elevations range from a low of 30 feet above mean sea level (MSL) to a high of approximately 32 feet above MSL based on a review of the USGS topographic map (Figure 1).

### Soils

The NRCS Soil Survey for Onslow County depicts two mapped soil units, Onslow loamy fine sand and Rains fine sandy loam (0-2% slopes) (Figure 2). Onslow loamy fine sand is a non-hydric soil mapping unit that may contain inclusions of hydric soils. Rains fine sandy loam (0-2% slopes) is a hydric soil mapping unit.

### Wetlands and Surface Waters

The project area was reviewed for the presence/absence of wetland areas in accordance with the *1987 Corps of Engineers Wetlands Delineation Manual and the Regional Supplement (Atlantic and Gulf Coast – November 2010)* and the 2023 Revised Definition of “Waters of the United States” Final Rule (September 8, 2023).

### Results of Field Visit

No Section 404 jurisdictional wetlands were identified in the study area; however, three potential isolated wetlands were identified in the study. These features are surrounded by uplands with no direct connection to surface waters and appear to be isolated wetlands. Although these features are not under federal jurisdiction, they may be considered wetlands under the State’s 401 wetland jurisdiction administered by the N.C. Division of Water Resources (NCDWR). These areas were delineated in the field with sequentially numbered pink flagging (Figure 3 and Table 1).



**Table 1. Summary of Results**

Feature ID.	Cowardin Classification	NCWAM Classification	Regulatory Authority	Approximate Area (acres)
WA	PFO	Basin Wetland	NCDWR	0.42
WB <sup>1</sup>	PFO <sup>1</sup>	Basin Wetland <sup>1</sup>	NCDWR <sup>1</sup>	0.03
WC <sup>1</sup>	PFO <sup>1</sup>	Basin Wetland <sup>1</sup>	NCDWR <sup>1</sup>	0.21

<sup>1</sup> Features WB and WC lack sufficient indicators of wetland hydrology and therefore may not be classified as wetlands subject to state or federal wetland regulations.

One wetland area (WA) has evidence of wetland hydrology, hydrophytic vegetation, and hydric soils (3 parameters needed to be considered a wetland) but is surrounded by uplands with no direct connection to surface waters. Hydrologic indicators were limited to geomorphic position and vegetation that passes the FAC-Neutral Test. Soils in this area are hydric (Munsell color 2.5Y 2.5/1) along with hydrophytic vegetation including sweet bay (*Magnolia virginiana*), little-leaf titi (*Cyrilla racemiflora*), and greater bladder sedge (*Carex intumescens*).

Two additional areas (WB and WC) have evidence of hydrophytic vegetation and hydric soils but lacked evidence of wetland hydrology (only one secondary indicator of wetland hydrology was observed) and are surrounded by uplands with no direct connection to surface waters. Hydrologic indicators were limited to vegetation that passes the FAC-Neutral Test. Soils in this area are hydric (Munsell color 2.5Y 2.5/1) along with hydrophytic vegetation including red maple (*Acer rubrum*) and little-leaf titi.

### Recommendations

The results of the delineation should be considered preliminary until reviewed and approved by the U.S. Army Corps of Engineers (USACE) and NCDWR. No Section 404 jurisdictional wetlands were identified in the study area and isolated depressional wetlands (potential 401 jurisdiction) were identified in the study area. Isolated wetlands are not regulated by the U.S. Army Corps of Engineers (USACE) however, isolated wetlands are regulated by NCDWR and a permit may be required from NCDWR for any potential impacts to isolated wetlands. Depending on your plans, and if needed and/or requested; CZR can coordinate with the USACE to seek concurrence for the field delineation. We recommend your surveyor/builder document the wetland/upland boundary and evaluate options for use.

Please contact us with any questions or items you wish to discuss. We appreciate the opportunity to assist you with this project.

Sincerely,

**CZR INCORPORATED**



Matt Smith  
 Senior Environmental Scientist  
 Wilmington, NC

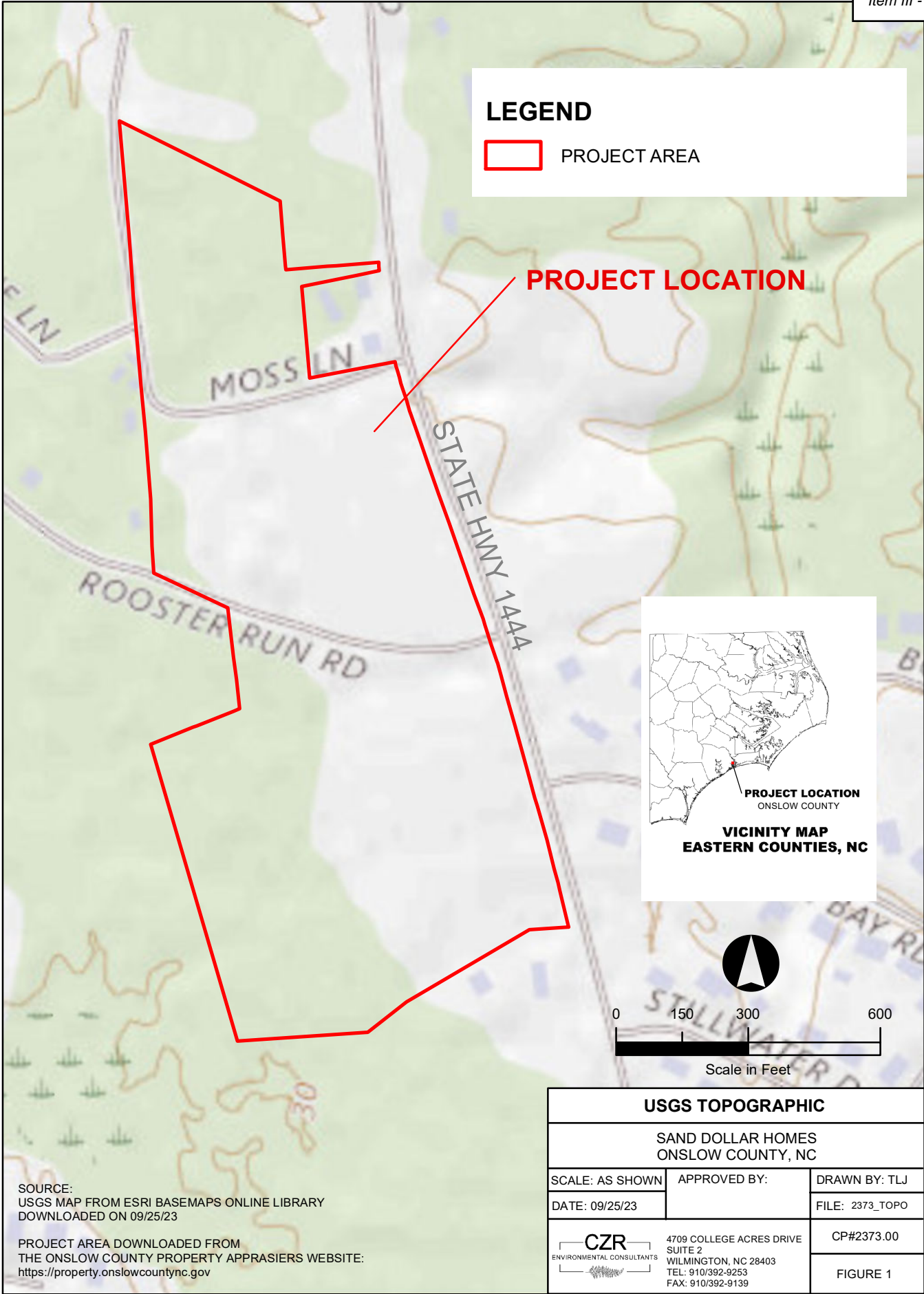
CP# 2373

CC: Sam Cooper, CZR Incorporated

### Attachments:

- Figures (1-topo, 2-soils, 3-wetland delineation results)
- Routine onsite data forms of site conditions
- Characteristic photos of the site



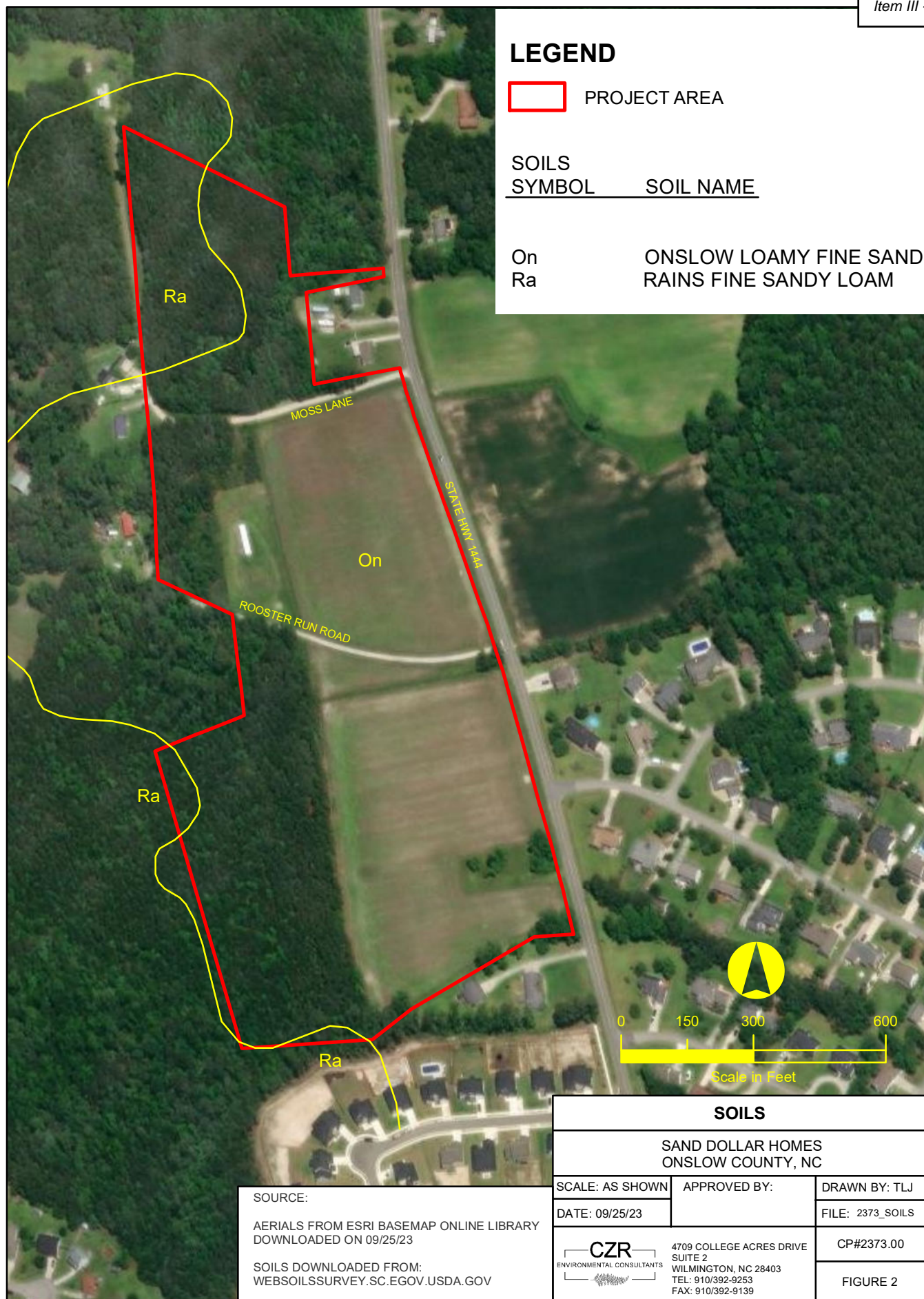


**LEGEND**

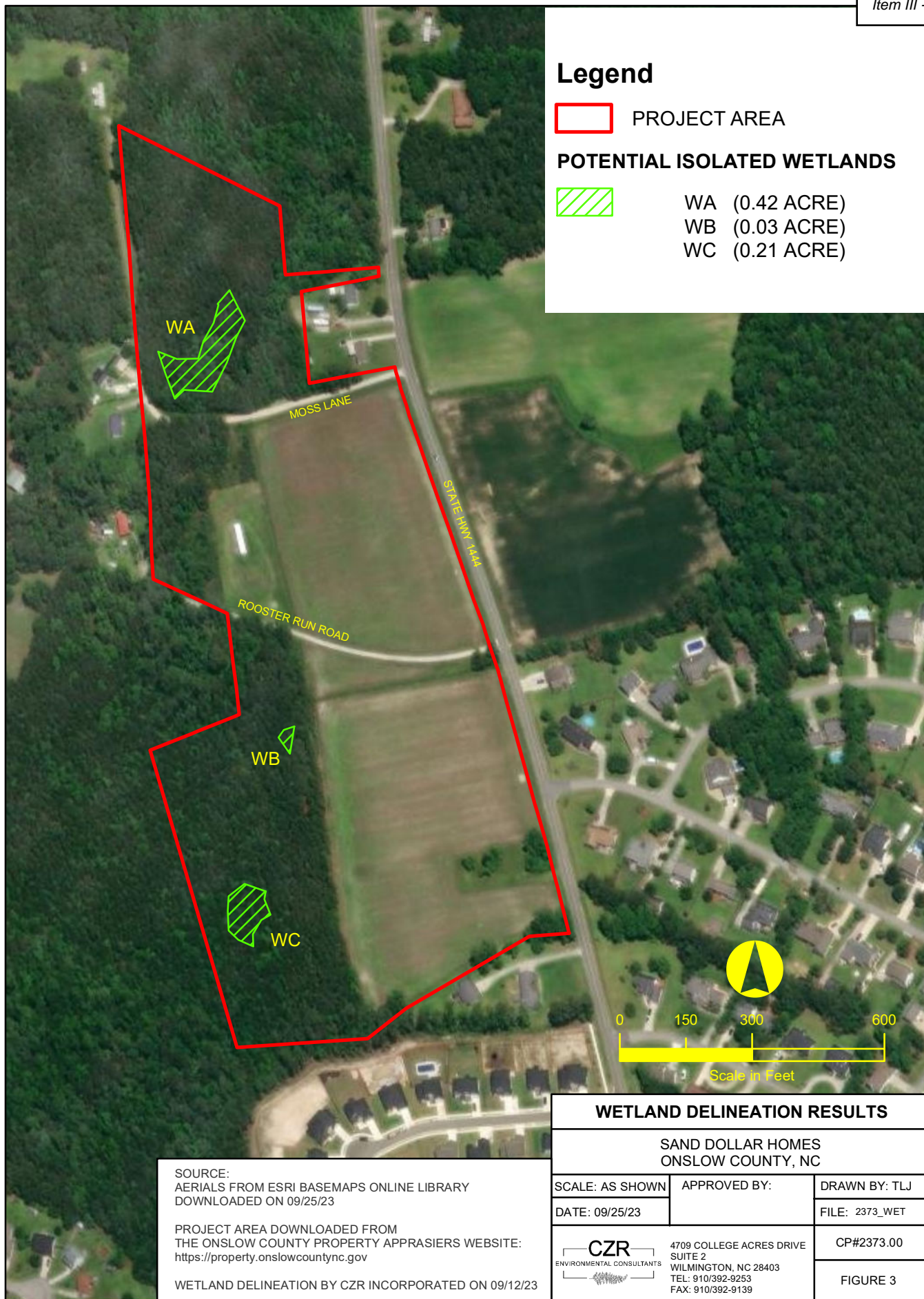
 PROJECT AREA

SOILS  
SYMBOL      SOIL NAME

On      ONSLOW LOAMY FINE SAND  
Ra      RAINS FINE SANDY LOAM







<b>U.S. Army Corps of Engineers</b> <b>WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region</b> See ERDC/EL TR-10-20; the proponent agency is CECW-CO-R	<div style="border: 1px solid black; padding: 2px; float: right; font-size: 0.8em;">Item III - a.</div> OMB Control #: 0710-0024, Exp: 11/1/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Sand Dollar Homes Site City/County: Onslow Sampling Date: 9/12/2023

Applicant/Owner: Sand Dollar Homes, LLC State: NC Sampling Point: wetland

Investigator(s): CZR MKS Section, Township, Range: NA

Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope (%): <1

Subregion (LRR or MLRA): LRR T, MLRA 153A Lat: 34.703374 Long: -77.128087 Datum: WGS 84

Soil Map Unit Name: Rains fine sandy loam NWI classification: PFO

Are climatic / hydrologic conditions on the site typical for this time of year? Yes      No X (If no, explain in Remarks.)

Are Vegetation     , Soil     , or Hydrology      significantly disturbed? Are "Normal Circumstances" present? Yes X No     

Are Vegetation     , Soil     , or Hydrology      naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No <u>    </u> Hydric Soil Present? Yes <u>X</u> No <u>    </u> Wetland Hydrology Present? Yes <u>X</u> No <u>    </u>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 5px;"> <b>Is the Sampled Area within a Wetland?</b> </td> <td style="width: 40%; padding: 5px;">           Yes <u>X</u> No <u>    </u> </td> </tr> </table>	<b>Is the Sampled Area within a Wetland?</b>	Yes <u>X</u> No <u>    </u>
<b>Is the Sampled Area within a Wetland?</b>	Yes <u>X</u> No <u>    </u>		
Remarks: According to the Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network, the site conditions were normal at the time of the field work.			

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <u>    </u> Surface Water (A1)  <u>    </u> High Water Table (A2)  <u>    </u> Saturation (A3)  <u>    </u> Water Marks (B1)  <u>    </u> Sediment Deposits (B2)  <u>    </u> Drift Deposits (B3)  <u>    </u> Algal Mat or Crust (B4)  <u>    </u> Iron Deposits (B5)  <u>    </u> Inundation Visible on Aerial Imagery (B7)  <u>    </u> Water-Stained Leaves (B9)         </div> <div style="width: 50%;"> <u>    </u> Aquatic Fauna (B13)  <u>    </u> Marl Deposits (B15) (<b>LRR U</b>)  <u>    </u> Hydrogen Sulfide Odor (C1)  <u>    </u> Oxidized Rhizospheres on Living Roots (C3)  <u>    </u> Presence of Reduced Iron (C4)  <u>    </u> Recent Iron Reduction in Tilled Soils (C6)  <u>    </u> Thin Muck Surface (C7)  <u>    </u> Other (Explain in Remarks)         </div> </div>	<u>Secondary Indicators (minimum of two required)</u> <u>    </u> Surface Soil Cracks (B6) <u>    </u> Sparsely Vegetated Concave Surface (B8) <u>    </u> Drainage Patterns (B10) <u>    </u> Moss Trim Lines (B16) <u>    </u> Dry-Season Water Table (C2) <u>    </u> Crayfish Burrows (C8) <u>    </u> Saturation Visible on Aerial Imagery (C9) <u>X</u> Geomorphic Position (D2) <u>    </u> Shallow Aquitard (D3) <u>X</u> FAC-Neutral Test (D5) <u>    </u> Sphagnum Moss (D8) ( <b>LRR T, U</b> )		
<b>Field Observations:</b> Surface Water Present? Yes <u>    </u> No <u>X</u> Depth (inches): <u>    </u> Water Table Present? Yes <u>    </u> No <u>X</u> Depth (inches): <u>    </u> Saturation Present? Yes <u>    </u> No <u>X</u> Depth (inches): <u>    </u> (includes capillary fringe)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 5px;"> <b>Wetland Hydrology Present?</b> </td> <td style="width: 40%; padding: 5px;">           Yes <u>X</u> No <u>    </u> </td> </tr> </table>	<b>Wetland Hydrology Present?</b>	Yes <u>X</u> No <u>    </u>
<b>Wetland Hydrology Present?</b>	Yes <u>X</u> No <u>    </u>		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

## VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: Wetland

Tree Stratum (Plot size: <u>30x30 ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <u><i>Pinus taeda</i></u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>
2. <u><i>Liquidambar styraciflua</i></u>	<u>5</u>	<u>No</u>	<u>FAC</u>
3. <u><i>Magnolia virginiana</i></u>	<u>5</u>	<u>No</u>	<u>FACW</u>
4. <u><i>Acer rubrum</i></u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>
5. <u><i>Cyrilla racemiflora</i></u>	<u>5</u>	<u>No</u>	<u>FACW</u>
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
	<u>65</u> = Total Cover		
50% of total cover: <u>33</u>	20% of total cover: <u>13</u>		

Sapling/Shrub Stratum (Plot size: <u>30x30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <u><i>Cyrilla racemiflora</i></u>	<u>15</u>	<u>Yes</u>	<u>FACW</u>
2. <u><i>Acer rubrum</i></u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
3. <u><i>Liquidambar styraciflua</i></u>	<u>5</u>	<u>No</u>	<u>FAC</u>
4. <u><i>Persea borbonia</i></u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
	<u>40</u> = Total Cover		
50% of total cover: <u>20</u>	20% of total cover: <u>8</u>		

Herb Stratum (Plot size: <u>30x30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <u><i>Osmunda spectabilis</i></u>	<u>2</u>	<u>No</u>	<u>OBL</u>
2. <u><i>Pinus taeda</i></u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
3. <u><i>Woodwardia virginica</i></u>	<u>2</u>	<u>No</u>	<u>OBL</u>
4. <u><i>Carex intumescens</i></u>	<u>15</u>	<u>Yes</u>	<u>FACW</u>
5. <u><i>Acer rubrum</i></u>	<u>2</u>	<u>No</u>	<u>FAC</u>
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	<u>31</u> = Total Cover		
50% of total cover: <u>16</u>	20% of total cover: <u>7</u>		

Woody Vine Stratum (Plot size: <u>30x30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <u><i>Smilax laurifolia</i></u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
	<u>5</u> = Total Cover		
50% of total cover: <u>3</u>	20% of total cover: <u>1</u>		

**Dominance Test worksheet:**Number of Dominant Species That Are OBL, FACW, or FAC: 8 (A)Total Number of Dominant Species Across All Strata: 8 (B)Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>4</u>	x 1 = <u>4</u>
FACW species <u>55</u>	x 2 = <u>110</u>
FAC species <u>82</u>	x 3 = <u>246</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>141</u> (A)	<u>360</u> (B)
Prevalence Index = B/A = <u>2.55</u>	

**Hydrophytic Vegetation Indicators:**1 - Rapid Test for Hydrophytic VegetationX 2 - Dominance Test is >50%X 3 - Prevalence Index is ≤3.0<sup>1</sup>\_\_\_\_\_ Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**Definitions of Four Vegetation Strata:****Tree** – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.**Sapling/Shrub** – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.**Woody Vine** – All woody vines greater than 3.28 ft in height.**Hydrophytic  
Vegetation  
Present?**Yes X No \_\_\_\_\_

Remarks: (If observed, list morphological adaptations below.)

## SOIL

Sampling Point: Wetland

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-14	2.5Y 2.5/1	100					Loamy/Clayey	
14-20	10YR 5/1	90	10YR 6/8	10	C	PL	Loamy/Clayey	Prominent redox concentrations

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.<sup>2</sup>Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Barrier Islands 1 cm Muck (S12)
<input type="checkbox"/> Black Histic (A3)	<b>(MLRA 153B, 153D)</b>
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)
<input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U)	<input type="checkbox"/> Depleted Matrix (F3)
<input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U)	<input type="checkbox"/> Redox Dark Surface (F6)
<input type="checkbox"/> Muck Presence (A8) (LRR U)	<input type="checkbox"/> Depleted Dark Surface (F7)
<input type="checkbox"/> 1 cm Muck (A9) (LRR P, T)	<input type="checkbox"/> Redox Depressions (F8)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Marl (F10) (LRR U)
<input checked="" type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Ochric (F11) (MLRA 151)
<input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T)
<input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S)	<input checked="" type="checkbox"/> Umbric Surface (F13) (LRR P, T, U)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Delta Ochric (F17) (MLRA 151)
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B)
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A)
<input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)	<input type="checkbox"/> Anomalous Bright Floodplain Soils (F20)
<input type="checkbox"/> Polyvalue Below Surface (S8)	<b>(MLRA 149A, 153C, 153D)</b>
<b>(LRR S, T, U)</b>	<input type="checkbox"/> Very Shallow Dark Surface (F22)
	<b>(MLRA 138, 152A in FL, 154)</b>

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

<input type="checkbox"/> 1 cm Muck (A9) (LRR O)
<input type="checkbox"/> 2 cm Muck (A10) (LRR S)
<input type="checkbox"/> Coast Prairie Redox (A16)
<b>(outside MLRA 150A)</b>
<input type="checkbox"/> Reduced Vertic (F18)
<b>(outside MLRA 150A, 150B)</b>
<input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, T)
<input type="checkbox"/> Anomalous Bright Floodplain Soils (F20)
<b>(MLRA 153B)</b>
<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Very Shallow Dark Surface (F22)
<b>(outside MLRA 138, 152A in FL, 154)</b>
<input type="checkbox"/> Barrier Islands Low Chroma Matrix (TS7)
<b>(MLRA 153B, 153D)</b>
<input type="checkbox"/> Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**

Type: \_\_\_\_\_

Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes ☒ No ☐

Remarks:

<b>U.S. Army Corps of Engineers</b> <b>WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region</b> See ERDC/EL TR-10-20; the proponent agency is CECW-CO-R	<div style="border: 1px solid black; padding: 2px; float: right; font-size: 0.8em;">Item III - a.</div> OMB Control #: 0710-0024, Exp: 11/1/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Sand Dollar Homes Site

City/County: Onslow

Sampling Date: 9/12/2023

Applicant/Owner: Sand Dollar Homes, LLC

State: NC

Sampling Point: upland

Investigator(s): CZR MKS

Section, Township, Range: NA

Landform (hillside, terrace, etc.): flat

Local relief (concave, convex, none): none

Slope (%): <1

Subregion (LRR or MLRA): LRR T, MLRA 153A

Lat: 34.703529

Long: -77.127862

Datum: WGS 84

Soil Map Unit Name: Rains fine sandy loam

NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year?      Yes X      No             (If no, explain in Remarks.)  
 Are Vegetation       , Soil       , or Hydrology        significantly disturbed?      Are "Normal Circumstances" present?      Yes X      No         
 Are Vegetation       , Soil       , or Hydrology        naturally problematic?      (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present?      Yes <u>X</u> No <u>      </u> Hydric Soil Present?      Yes <u>      </u> No <u>X</u> Wetland Hydrology Present?      Yes <u>      </u> No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes <u>      </u> No <u>X</u>
--	---

Remarks:  
 According to the Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network, the site conditions were normal at the time of the field work.

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <u>      </u> Surface Water (A1)  <u>      </u> High Water Table (A2)  <u>      </u> Saturation (A3)  <u>      </u> Water Marks (B1)  <u>      </u> Sediment Deposits (B2)  <u>      </u> Drift Deposits (B3)  <u>      </u> Algal Mat or Crust (B4)  <u>      </u> Iron Deposits (B5)  <u>      </u> Inundation Visible on Aerial Imagery (B7)  <u>      </u> Water-Stained Leaves (B9)           </div> <div style="width: 45%;"> <u>      </u> Aquatic Fauna (B13)  <u>      </u> Marl Deposits (B15) (<b>LRR U</b>)  <u>      </u> Hydrogen Sulfide Odor (C1)  <u>      </u> Oxidized Rhizospheres on Living Roots (C3)  <u>      </u> Presence of Reduced Iron (C4)  <u>      </u> Recent Iron Reduction in Tilled Soils (C6)  <u>      </u> Thin Muck Surface (C7)  <u>      </u> Other (Explain in Remarks)           </div> </div>	<u>Secondary Indicators (minimum of two required)</u> <u>      </u> Surface Soil Cracks (B6) <u>      </u> Sparsely Vegetated Concave Surface (B8) <u>      </u> Drainage Patterns (B10) <u>      </u> Moss Trim Lines (B16) <u>      </u> Dry-Season Water Table (C2) <u>      </u> Crayfish Burrows (C8) <u>      </u> Saturation Visible on Aerial Imagery (C9) <u>      </u> Geomorphic Position (D2) <u>      </u> Shallow Aquitard (D3) <u>      </u> <u>X</u> FAC-Neutral Test (D5) <u>      </u> Sphagnum Moss (D8) ( <b>LRR T, U</b> )
---	--

<b>Field Observations:</b> Surface Water Present?      Yes <u>      </u> No <u>X</u> Depth (inches): <u>      </u> Water Table Present?      Yes <u>      </u> No <u>X</u> Depth (inches): <u>      </u> Saturation Present?      Yes <u>      </u> No <u>X</u> Depth (inches): <u>      </u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>      </u> No <u>X</u>
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

## VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: Upland

Tree Stratum (Plot size: <u>30x30ft</u> )		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u><i>Pinus taeda</i></u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>
2.	<u><i>Liquidambar styraciflua</i></u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>
3.	<u><i>Acer rubrum</i></u>	<u>10</u>	<u>No</u>	<u>FAC</u>
4.	<u></u>	<u></u>	<u></u>	<u></u>
5.	<u></u>	<u></u>	<u></u>	<u></u>
6.	<u></u>	<u></u>	<u></u>	<u></u>
7.	<u></u>	<u></u>	<u></u>	<u></u>
8.	<u></u>	<u></u>	<u></u>	<u></u>
		<u>90</u>	=Total Cover	
50% of total cover:		<u>45</u>	20% of total cover:	<u>18</u>

Sapling/Shrub Stratum (Plot size: <u>30x30ft</u> )		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u><i>Liquidambar styraciflua</i></u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>
2.	<u><i>Acer rubrum</i></u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
3.	<u><i>Persea borbonia</i></u>	<u>5</u>	<u>No</u>	<u>FACW</u>
4.	<u></u>	<u></u>	<u></u>	<u></u>
5.	<u></u>	<u></u>	<u></u>	<u></u>
6.	<u></u>	<u></u>	<u></u>	<u></u>
7.	<u></u>	<u></u>	<u></u>	<u></u>
8.	<u></u>	<u></u>	<u></u>	<u></u>
		<u>45</u>	=Total Cover	
50% of total cover:		<u>23</u>	20% of total cover:	<u>9</u>

Herb Stratum (Plot size: <u>30x30ft</u> )		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u><i>Pinus taeda</i></u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
2.	<u><i>Smilax rotundifolia</i></u>	<u>5</u>	<u>No</u>	<u>FAC</u>
3.	<u><i>Gelsemium sempervirens</i></u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
4.	<u><i>Liquidambar styraciflua</i></u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
5.	<u></u>	<u></u>	<u></u>	<u></u>
6.	<u></u>	<u></u>	<u></u>	<u></u>
7.	<u></u>	<u></u>	<u></u>	<u></u>
8.	<u></u>	<u></u>	<u></u>	<u></u>
9.	<u></u>	<u></u>	<u></u>	<u></u>
10.	<u></u>	<u></u>	<u></u>	<u></u>
11.	<u></u>	<u></u>	<u></u>	<u></u>
12.	<u></u>	<u></u>	<u></u>	<u></u>
		<u>35</u>	=Total Cover	
50% of total cover:		<u>18</u>	20% of total cover:	<u>7</u>

Woody Vine Stratum (Plot size: <u>30x30ft</u> )		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u><i>Vitis rotundifolia</i></u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>
2.	<u></u>	<u></u>	<u></u>	<u></u>
3.	<u></u>	<u></u>	<u></u>	<u></u>
4.	<u></u>	<u></u>	<u></u>	<u></u>
5.	<u></u>	<u></u>	<u></u>	<u></u>
		<u>5</u>	=Total Cover	
50% of total cover:		<u>3</u>	20% of total cover:	<u>1</u>

**Dominance Test worksheet:**Number of Dominant Species That Are OBL, FACW, or FAC: 8 (A)Total Number of Dominant Species Across All Strata: 8 (B)Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>5</u>	x 2 = <u>10</u>
FAC species <u>170</u>	x 3 = <u>510</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>175</u> (A)	<u>520</u> (B)
Prevalence Index = B/A = <u>2.97</u>	

**Hydrophytic Vegetation Indicators:**

- 1 - Rapid Test for Hydrophytic Vegetation  
X 2 - Dominance Test is >50%  
3 - Prevalence Index is  $\leq 3.0^1$   
Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**Definitions of Four Vegetation Strata:****Tree** – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.**Sapling/Shrub** – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.**Woody Vine** – All woody vines greater than 3.28 ft in height.**Hydrophytic  
Vegetation  
Present?**Yes X No 

Remarks: (If observed, list morphological adaptations below.)



## SOIL

Sampling Point: Upstream

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)							
Depth (inches)	Matrix		Redox Features			Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>		
0-12	10YR 3/2	100					Loamy/Clayey
12-14	10YR 3/4	95	10YR 3/2	5			Loamy/Clayey
14-20	2.5Y 5/2	100					Loamy/Clayey

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils <sup>3</sup> :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U)	<input type="checkbox"/> 1 cm Muck (A9) (LRR O)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Barrier Islands 1 cm Muck (S12)	<input type="checkbox"/> 2 cm Muck (A10) (LRR S)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> (MLRA 153B, 153D)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O)	<input type="checkbox"/> (outside MLRA 150A)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Reduced Vertic (F18)
<input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> (outside MLRA 150A, 150B)
<input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, T)
<input type="checkbox"/> Muck Presence (A8) (LRR U)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Anomalous Bright Floodplain Soils (F20)
<input type="checkbox"/> 1 cm Muck (A9) (LRR P, T)	<input type="checkbox"/> Redox Depressions (F8)	<input type="checkbox"/> (MLRA 153B)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Marl (F10) (LRR U)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Ochric (F11) (MLRA 151)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T)	<input type="checkbox"/> (outside MLRA 138, 152A in FL, 154)
<input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S)	<input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U)	<input type="checkbox"/> Barrier Islands Low Chroma Matrix (TS7)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Delta Ochric (F17) (MLRA 151)	<input type="checkbox"/> (MLRA 153B, 153D)
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A)	
<input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)	<input type="checkbox"/> Anomalous Bright Floodplain Soils (F20)	
<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> (MLRA 149A, 153C, 153D)	
<input type="checkbox"/> (LRR S, T, U)	<input type="checkbox"/> Very Shallow Dark Surface (F22)	
	<input type="checkbox"/> (MLRA 138, 152A in FL, 154)	

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes _____ No <u>X</u>
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Remarks:

**Site Photos**



Photo 1 – View of isolated wetland feature (WA) on 12 September 2023.



Photo 2 – View of upland adjacent to isolated wetland feature (WA) on 12 September 2023.





Photo 3 – View of non-wetland feature (WB) on 12 September 2023.



Photo 4 – View adjacent to non-wetland feature (WB) on 12 September 2023.





Photo 5 – View of non-wetland feature (WC) on 12 September 2023.



Photo 6 – View adjacent to non-wetland feature (WC) on 12 September 2023.





## Draft Ordinance

WHEREAS North Carolina General Statute 160D-701 requires that zoning regulations shall be made in accordance with a Comprehensive Plan; and

WHEREAS NCGS 160D-604 also states that when adopting or rejecting any zoning amendment, the governing board shall approve a statement describing whether its action is consistent with an adopted Comprehensive Plan and any other officially adopted plan that is applicable, and briefly explain why the board considers the action taken to be reasonable and in the public interest; and

WHEREAS the Board of Commissioners finds that the proposed conditional re-zoning of PARID Number: 019324 located off of Swansboro Loop Road, is reasonable and in the public interest because the conversion of approximately 27.287- acres from RA (Residential Agricultural) zoning designation to R20SF (Residential) zoning designation is consistent with the Comprehensive Plan, specifically the 2019 Land Use Plan Update amended August 28, 2023, and the property is identified as appropriate for residential land use.

NOW BE IT ORDAINED by the Town of Swansboro Board of Commissioners that the Town Zoning Map be amended by converting PARID Numbers 019324 from RA (Residential Agricultural) to R20SF (Residential) zoning designation.

This Ordinance shall be effective upon adoption.

Adopted by the Board of Commissioners in regular session, (Month) (Day), 2024.

Attest:

\_\_\_\_\_  
Alissa Fender, Town Clerk

\_\_\_\_\_  
John Davis, Mayor

TOWN OF SWANSBORO PLANNING AND ZONING BOARD  
STATEMENT OF CONSISTENCY

On January 10, 2024, the Planning Board heard the requested conditional rezoning map amendment and recommended unanimous approval of the requested rezoning map amendment to the Board of Commissioners.

The Town's Planning Board finds that the requested conditional rezoning map amendment is consistent with the Comprehensive Plan including 2019 Cama Land Use Plan Update amended August 23, 2023, and considers the action taken to be reasonable and in keeping with the Town's adopted plan.

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Planning Board Chair

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Town Planner



# Planning Board Meeting Agenda Item Submittal

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Item To Be Considered: **Text Amendment to Landscape Standards in the Unified Development Ordinance, Historic District Regulations**

Board Meeting Date: **January 10, 2024**

Prepared By: **Andrea Correll, AICP – Planner**

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**Overview:** 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. All material was presented and provided by NC Sea Grant publications.

Section 152.479 Certificate of Appropriateness List subsection 43 and 49 needs to be amended along with an addition to Appendix III Section 25 Historic District Landscape. The proposed text amendment was reviewed by the Town Attorney and his changes are included in the attachment.

**Background Attachment(s):**

1. Draft Ordinance
2. Comprehensive Plan Consistency Statement

**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.

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**Action:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## Draft Ordinance

WHEREAS North Carolina General Statute 160D-605 and 160D-701 requires that zoning regulations shall be made in accordance with a Comprehensive Plan; and

WHEREAS the Board of Commissioners finds that the proposed text amendment to the Unified Development Ordinance regarding the Landscape Standards in the Historic District to be consistent with the Town of Swansboro CAMA LAND USE Plan updated January 22, 2019, and amended August 28, 2023.

NOW BE IT ORDAINED by the Town of Swansboro Board of Commissioners that the Town Unified Development Ordinance be amended to include additions to Section 152.479 Certificate of Appropriateness List 43 and 49 and Appendix III adding Section 25 Historic District Landscape.

### Unified Development Ordinance

#### § 152.479 CERTIFICATE OF APPROPRIATENESS LIST.

Certificates of appropriateness shall be required for properties identified as contributing (C) and non-contributing (N) in the Historic District according to the chart which follows. In the chart, and “N” entry applies to those homes built after 1938, and a “C” entry applies to those homes built before 1938. An “X” entry applies to both Contributing and Non-contributing structures.

	<i>Type of Work</i>	<i>Routine Maintenance</i>	<i>Minor Work (M.C.)</i>	<i>Major Work (SHPC)</i>	<i>Staff Approval</i>
43	Alteration/addition of gardens, planting beds, or shrubbery. <b>Refer to Appendix III, Section 25 Historic District Landscape for additional requirements and the approved list of planting materials such as trees and shrubs. Vines, perennials, and annuals are the choice of the property owner.</b>	X			
49	Addition of trees. <b>Refer to Appendix III, Section 25 Historic District Landscape for additional requirements and the approved list of planting materials for trees.</b>	X			

## Appendix III

### **Section 25 Historic District Landscape**

#### **25.1 Historic District Landscape for selection of trees and shrubs.**

**1) Use the following approved list for planting new trees and shrubs in the Historic District.**






**2) If a tree or shrub is not on the approved list, please fill out a staff approval application to be reviewed.**

**3) Palm trees are not on the approved list because they are not native, nor a tree used historically in the Historic District. Dwarf palmettos, however, are on the approved list because they are a native plant.**

**4) No planting materials shall be placed in the street right of way or in utility easements in the district.**

**5) Call 811 to mark a property before digging on it.**

# Trees


Common Name	Scientific Name	Height/ Width	Light	Soil	Photo
Red Maple	<i>Acer rubrum</i>	H:40'-120' W:30'-50'	Full sun to Part shade	Moist	
Serviceberry	<i>Amelanchier canadensis</i>	H: 10'-20' W:15'-20'	Full sun to Part shade	Moist	
Red Buckeye	<i>Aesculus pavia</i>	H:15'-20' W:15'-20'	Part shade	Moist	
Devilwood	<i>Cartrema americana</i>	H:10'-30' W:6'-15'	Full sun to Part shade	Moist	
Redbud	<i>Cercis canadensis</i>	H: 20'-30' W: 25'-35'	Full sun to Part shade	Moist	
Fringetree	<i>Chionanthus virginicus</i>	H: 12'-30' W: 12'-20'	Part shade	Moist	
Flowering Dogwood	<i>Cornus florida</i>	H:15'-25' W:20'-25'	Full sun to Part shade	Moist	
Hawthorn	<i>Crataegus phaenopyrum</i>	H:25'-30' W:20'-25'	Full sun to Part shade	Dry to moist	
Dahoon Holly	<i>Ilex cassine</i>	H: 20'-30' W:10'-15'	Full sun to Part shade	Moist to wet	

**Trees**

<b>Common Name</b>	<b>Scientific Name</b>	<b>Height/ Width</b>	<b>Light</b>	<b>Soil</b>	<b>Photo</b>
<b>Yaupon Holly</b>	<b>Ilex vomitoria</b>	<b>H: 10'-20' W: 8'-12'</b>	<b>Full sun to Part shade</b>	<b>Dry to Wet</b>	
<b>Eastern Red Cedar</b>	<b>Juniperus virginiana</b>	<b>H: 30'-40' W: 10'-20'</b>	<b>Full sun to Part shade</b>	<b>Dry to Wet</b>	
<b>Southern Magnolia</b>	<b>Magnolia grandiflora</b>	<b>H: 15'-80' W: 6'-50'</b>	<b>Full sun to Part shade</b>	<b>Moist</b>	
<b>Sweetbay Magnolia</b>	<b>Magnolia virginiana</b>	<b>H: 15'- 100' W: 10'-20'</b>	<b>Full sun to Part shade</b>	<b>Moist</b>	
<b>Red Mulberry</b>	<b>Morus rubra</b>	<b>H: 25'-60' W: 30'-40'</b>	<b>Sun to Part shade</b>	<b>Moist</b>	
<b>Carolina cherry Laurel</b>	<b>Prunus caroliniana</b>	<b>H: 20'-40' W: 15'-20'</b>	<b>Full sun to Part shade</b>	<b>Moist</b>	
<b>Sparkleberry</b>	<b>Vaccinium arboreum</b>	<b>H: 8'-15' W: 4'-10'</b>	<b>Full sun to Part shade</b>	<b>Moist</b>	
<b>Blackhaw</b>	<b>Viburnum prunifolium</b>	<b>H: 12'-20' W: 6'-15'</b>	<b>Full sun to Part shade</b>	<b>Moist</b>	
<b>*Live oak</b>	<b>Quercus virginiana</b>	<b>H: 40'-80' W: 60'-100'</b>	<b>Full sun to Part shade</b>	<b>Moist</b>	

**Shrubs**

<b>Common Name</b>	<b>Scientific Name</b>	<b>Height/Width</b>	<b>Light</b>	<b>Soil</b>	<b>Photo</b>
<b>Red chokeberry</b>	<b>Aronia arbutifolia</b>	<b>H: 6'-10'</b> <b>W: 3'-5'</b>	<b>Full sun to Part shade</b>	<b>Dry to Wet</b>	
<b>Beautyberry</b>	<b>Callicarpa americana</b>	<b>H: 3'-8'</b> <b>W: 3'-6'</b>	<b>Full sun to Part shade</b>	<b>Dry to Wet</b>	
<b>New Jersey Tea</b>	<b>Ceanothus americanus</b>	<b>H: 2'-3'</b> <b>W: 3'-5'</b>	<b>Full sun to Part shade</b>	<b>Dry to Wet</b>	
<b>Silky Dogwood</b>	<b>Cornus amomum</b>	<b>H: 6'-12'</b> <b>W: 6'-12'</b>	<b>Full sun to Part shade</b>	<b>Moist</b>	
<b>Strawberry Bush</b>	<b>Euonymus americanus</b>	<b>H: 4'-6'</b> <b>W: 4'-6'</b>	<b>Full sun to Part shade</b>	<b>Moist</b>	
<b>Witchalder</b>	<b>Fothergilla major</b>	<b>H: 6'-12'</b> <b>W: 6'-10'</b>	<b>Full sun to Part shade</b>	<b>Moist</b>	
<b>Smooth Hydrangea</b>	<b>Hydrangea arborescens</b>	<b>H: 3'-5'</b> <b>W: 3'-5'</b>	<b>Full sun to Part shade</b>	<b>Moist</b>	
<b>Inkberry</b>	<b>Ilex glabra</b>	<b>H: 6'-8'</b> <b>W: 6'-8'</b>	<b>Full sun to Part shade</b>	<b>Dry to Wet</b>	
<b>Winterberry Holly</b>	<b>Ilex verticillata</b>	<b>H: 3'-5'</b> <b>W: 3'-12'</b>	<b>Full sun to Part shade</b>	<b>Moist to Wet</b>	
<b>Dwarf Yapon Holly</b>	<b>Ilex vomitoria, e.g., 'Nana'</b>	<b>H: 3'-5'</b> <b>W: 3'-6'</b>	<b>Full sun to Part shade</b>	<b>Moist</b>	
<b>Northern Bayberry</b>	<b>Morella pensylvanica</b>	<b>H: 5'-10'</b> <b>W: 5'-10'</b>	<b>Full sun to Part shade</b>	<b>Dry to Wet</b>	

<b>Common Name</b>	<b>Scientific Name</b>	<b>Height/Width</b>	<b>Light</b>	<b>Soil</b>	<b>Photo</b>
<b>Wax myrtle</b>	<b>Morella cerifera</b>	<b>H: 6'-12'</b> <b>W: 10'-20'</b>	<b>Full sun to</b> <b>Part</b> <b>shade</b>	<b>Dry to</b> <b>Wet</b>	
<b>Ninebark</b>	<b>Physocarpus opulifolius</b>	<b>H: 5'-8'</b> <b>W: 6'-10'</b>	<b>Full sun to</b> <b>Part</b> <b>shade</b>	<b>Moist</b>	
<b>Coastal Azalea</b>	<b>Rhododendron atlanticum</b>	<b>H: 3'-6'</b> <b>W: 3'-6'</b>	<b>Full sun to</b> <b>Part</b> <b>shade</b>	<b>Moist</b>	
<b>Dwarf palmetto</b>	<b>Sabal minor</b>	<b>H: 2'-7'</b> <b>W: 4'-6'</b>	<b>Full sun to</b> <b>Part</b> <b>shade</b>	<b>Moist</b> <b>to Wet</b>	
<b>Sparkleberry</b>	<b>Vaccinium arboreum</b>	<b>H: 8'-15'</b> <b>W: 4'-10'</b>	<b>Full sun to</b> <b>Part</b> <b>shade</b>	<b>Moist</b>	
<b>Highbush blueberry</b>	<b>Vaccinium corymbosum</b>	<b>H: 3'-12'</b> <b>W: 3'-10'</b>	<b>Full sun to</b> <b>Part</b> <b>shade</b>	<b>Moist</b>	
<b>Rabbitvee Blueberry</b>	<b>Vaccinium virgatum</b>	<b>H: 8'-15'</b> <b>W: 6'-8'</b>	<b>Full sun to</b> <b>Part</b> <b>shade</b>	<b>Moist</b>	
<b>Adam's needle</b>	<b>Yucca filamentosa</b>	<b>H: 3'-8'</b> <b>W: 3'-5'</b>	<b>Full sun to</b> <b>Part</b> <b>shade</b>	<b>Moist</b>	
<b>Zenobia</b>	<b>Zenobia pulverulenta</b>	<b>H: 3'-10'</b> <b>W: 3'-7'</b>	<b>Full sun to</b> <b>Part</b> <b>shade</b>	<b>Moist</b>	

Source: Sea Grant North Carolina

From the Coastal Landscapes Initiative publication "*Plant This Instead*".

\*Live Oaks are already part of Swansboro's historic landscape.



This Ordinance shall be effective upon adoption.

Adopted by the Board of Commissioners in regular session, (month) (date), 2024.

Attest:

\_\_\_\_\_  
Alissa Fender, Town Clerk

\_\_\_\_\_  
John Davis, Mayor

## **TOWN OF SWANSBORO PLANNING AND ZONING BOARD STATEMENT OF CONSISTENCY**

On January 10, 2024, the Planning Board heard the requested text amendments and recommended unanimous approval of the text amendments to the Town Unified Development Ordinance as followed: § 152.479 subsection 43 and 49 as well as Appendix III adding Section 25 Historic Landscape..

The Town's Planning Board finds that the proposed text amendments are consistent with the current Comprehensive Plan and other applicable plans and policies and considers the action taken to be reasonable and in the public interest because it provides the structure, for Town staff to proactively address issues related to impacts caused by development in order to protect the health, safety, and welfare of the Town's residents.

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Planning Board Chair

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Town Planner