



# 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



# Planning Board Meeting Agenda Item Submittal

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

Board Meeting Date: **February 6, 2024**

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

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

**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. Buffer map
9. Draft Ordinance
10. 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 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. (modified)

**Additional Conditions were added to address concerns expressed at the required community meetings January 4 and January 5 as well as the Planning Board meeting January 10<sup>th</sup>.**

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.

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

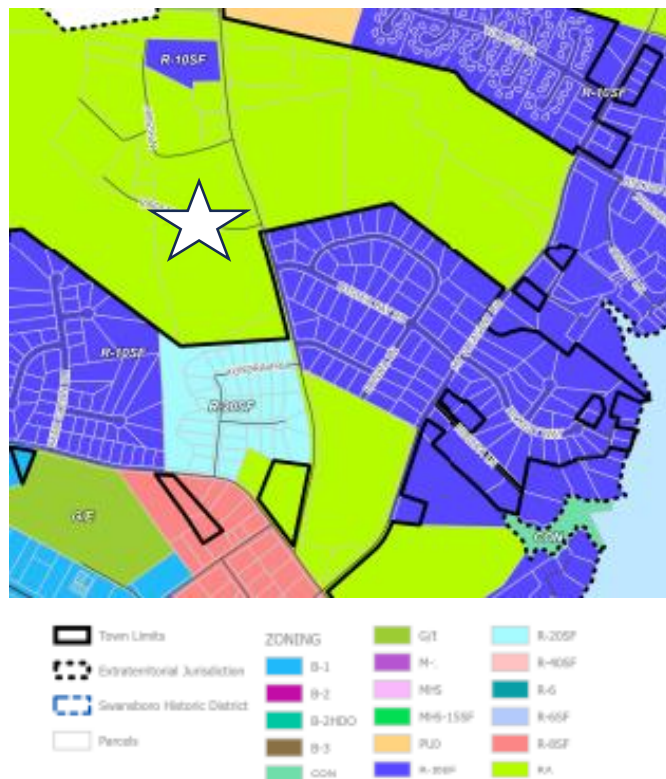
## Staff Analysis

## Expanded Overview:

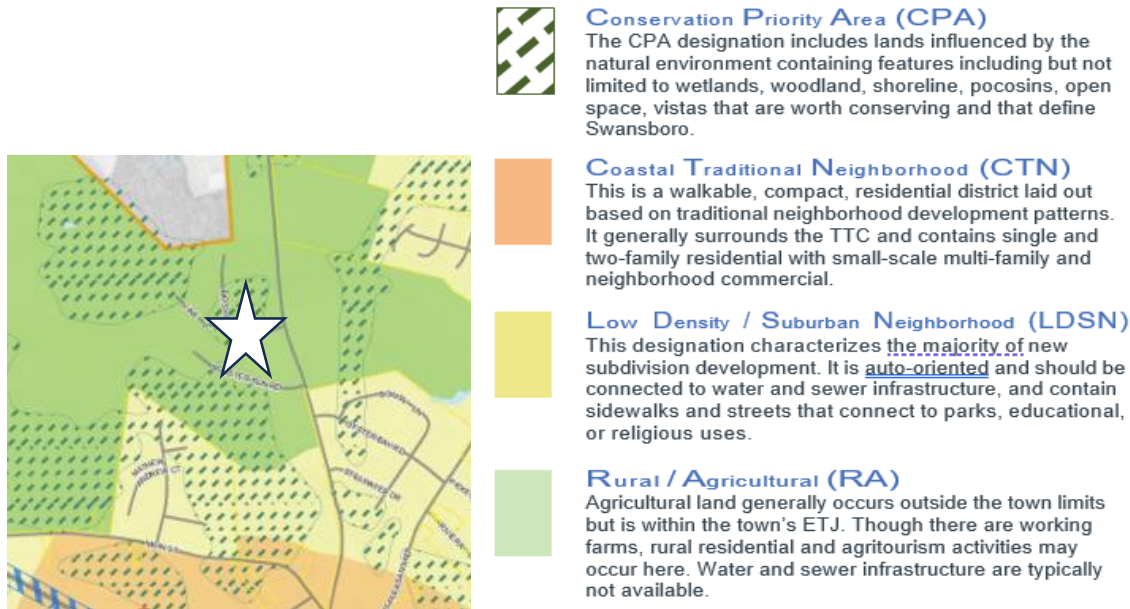
The requested conditional rezoning by Sand Dollar Homes contains a +/- 27.287-acre parcel of land currently zoned RA (Residential Agricultural to R-20SF see **(Figure 1)**). The rezoning request is consistent with the R-20 SF cluster development and is consistent with all Unified Development Ordinance 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 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.



• 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 Andra Conall*  
*revised 11/20/23 Andra 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.

SUBJECT  
PROPERTY

SWANSBORO LOOP ROAD

OYSTER BAY ROAD

TUNDRA TRAIL

STILLWATER DRIVE

MOUNT PLEASANT ROAD

MAIN STREET EXT.

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

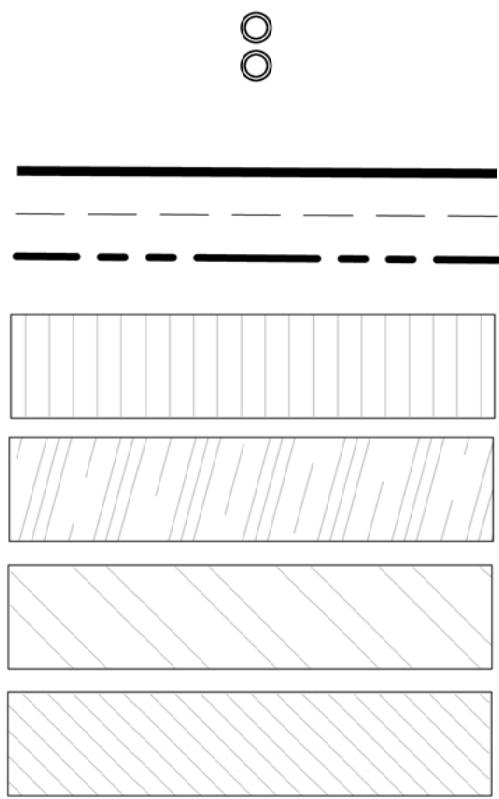
BOUNDARY LINE  
NON-SURVEYED LINE  
RIGHT-OF-WAY LINE

PROPOSED R10SF

RA ZONING

R10SF ZONING

R20SF ZONING



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

EX. EDGE OF PAVEMENT

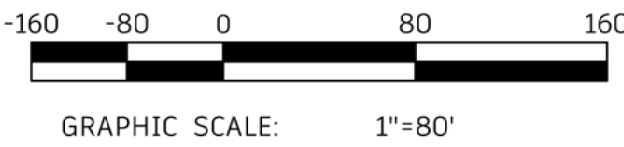
PROPOSED R20SF  
CONDITIONAL ZONING



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

SWANSBORO, ONSLOW COUNTY, NORTH CAROLINA	
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
 STRLOUD 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  
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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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CONSULTING ENGINEERS  
422 HIGHWAY 24  
MOREHEAD CITY, NORTH CAROLINA 28557  
WWW.STROUDENGINEER.COM  
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







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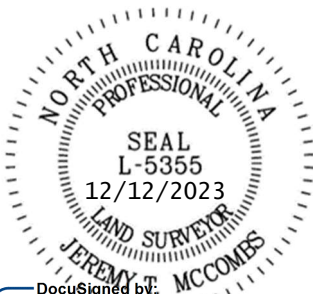
Item II - b.

## -LEGAL DESCRIPTION-

FOR PT 2<sup>ND</sup> & 3<sup>RD</sup> TR OLAI UNDERSETH, SWANSBORO LOOP ROAD,  
SWANSBORO, ONSLOW COUNTY, N.C.  
LAND OWNED BY SAND DOLLAR HOMES, LLC

Lying and being in Onslow County, Swansboro, North Carolina and being PIN 536518217675, Parcel ID 019324, and being more particularly described as follows:

Commencing at an existing iron rod located in the western right-of-way of Swansboro Loop Road and being the true point of beginning, which point is located S11°47'49"W, 137.61' from an existing iron rod found in the eastern right-of-way of Swansboro Loop Road; thence S86°38'16"W, 91.15' to an existing iron pipe found; thence S59°25'25" W, 323.53' to a point; thence S53°30'22"W, 94.45' to an existing iron pipe found; thence S85°27'52"W, 318.83' to an existing iron pipe found; thence N15°32'08"W, 693.00' to an existing iron pipe found; thence N67°57'52"E, 218.00' to an existing iron pipe found; thence N07°02'08"W, 232.00' to an existing iron pipe found; thence N65°32'08"W, 193.69' to an existing iron rod found; thence N00°23'11"W, 62.71' to an existing iron rod found; thence N04°06'52"W, 263.66' to an existing iron pipe found; thence N04°13'29"W, 210.00' to an existing iron pipe found; N04°14'31"W, 491.29' to an existing iron rod found; thence S61°58'19"E, 409.94' to an existing iron rod found; thence S00°46'52"W, 147.10' to an existing iron rod found; thence N85°16'51"E, 229.54' to an existing iron rod found; thence S04°33'21"E, 12.22' to a point; thence S09°44'56"E, 9.48' to an existing iron rod found; thence S79°15'00"W, 200.11' to an existing iron rod found; thence S04°50'00"E, 210.00' to an existing iron rod found; thence N79°15'00"E, 218.28' to an existing iron rod found; thence S18°05'41"E, 1,004.76' to an existing iron rod found; thence S18°05'00"E, 13.66' to an existing iron rod found; thence S14°05'15"E, 327.33' to the place and point of beginning; containing 27.287+/- acres. Being the property depicted on a boundary retracement survey of map book 80 page 115 prepared by Stroud Engineering, P.A. dated 8/23/2022. Further being property described by way of deed recorded in book 5511 page 585, Onslow County Register of Deeds.



DocuSigned by:

Jeremy T. McCombs

E4A11AADB1742E...

Jeremy T. McCombs  
Registered Land Surveyor L5355

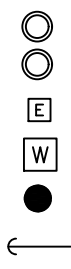
# PRELIMINARY NOT FOR SALE, CONVEYANCE, OR RECORDATION



VICINITY MAP (N.T.S.)

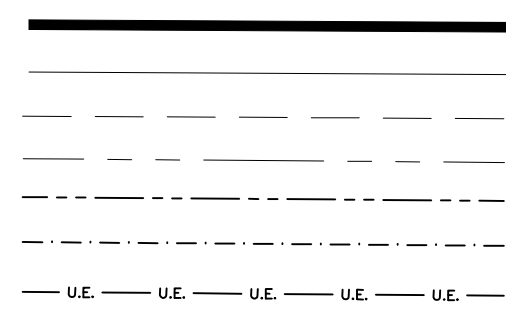
## LEGEND

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

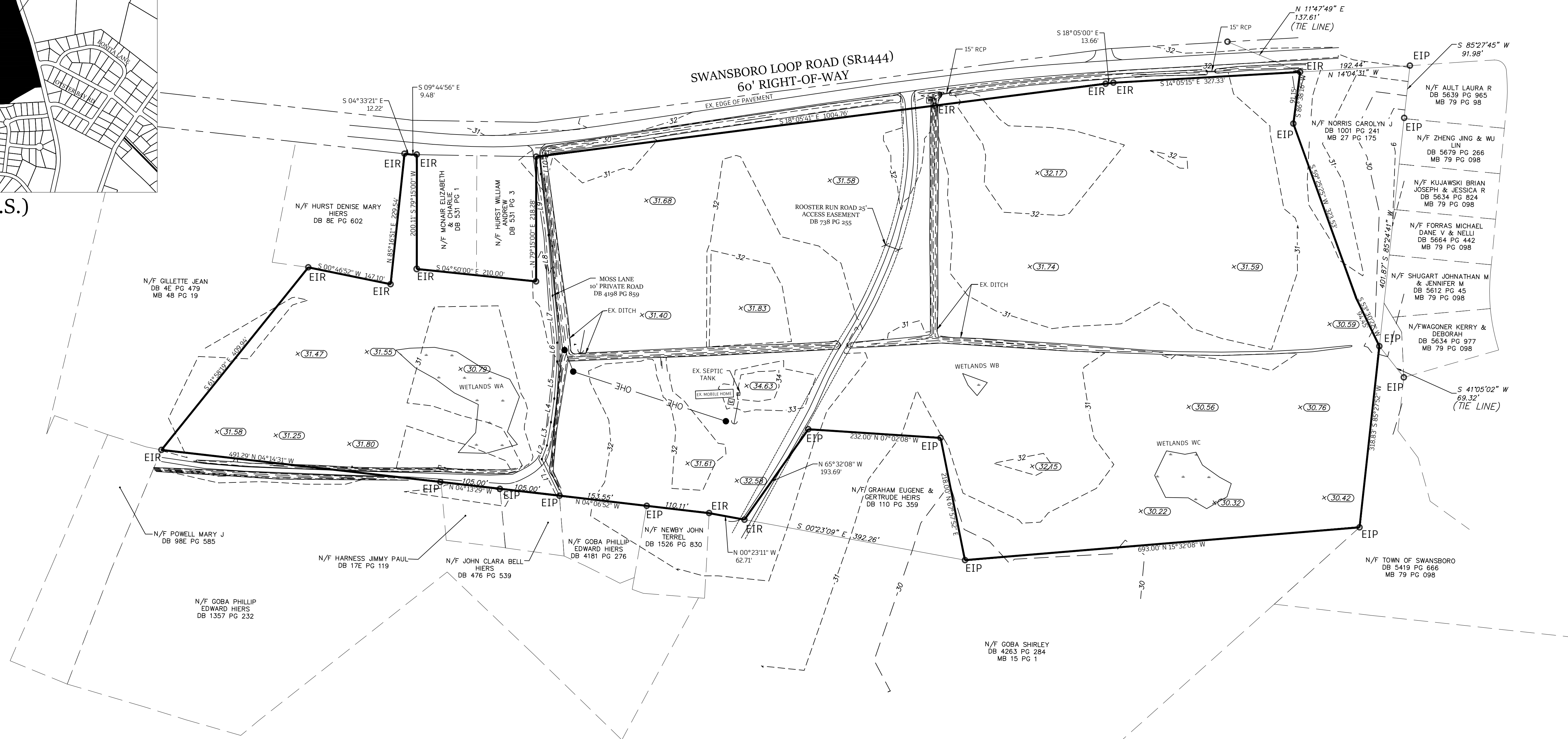


## BOUNDARY LINE

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



MOSS LANE LINE TABLE		
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 UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(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:

- (1) CLASS OF SURVEY: CLASS A  
(2) POSITIONAL ACCURACY: 0.05  
(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) GEOID MODEL: 2012B  
(8) COMBINED GRID FACTOR(S): 0.99992201  
(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)(11) AS AMENDED. WITNESS MY HAND AND SEAL THIS 23RD DAY OF AUGUST, A.D. 2022.

JEREMY T. MCCOMBS PLS L-5355

PROJECT NO.: PM3106-001

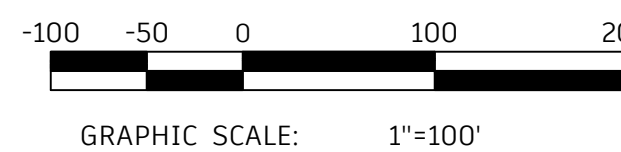
DRAWING NO.: SURVEY

## NOTES:

- AREA BY COORDINATE COMPUTATIONS; AREA= 1,188,623.5217± SQ. FT. OR 27.287 ACRES.
- 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'.
- 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=0.66± ACRES.
- NO GEODETIC MONUMENT WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- THIS SURVEY IS OF AN EXISTING PARCEL OF LAND. THIS MAP IS NOT FOR RECORDATION.

## 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



## REVISIONS

BY	NO.	DATE	DESCRIPTION

BOUNDARY & TOPOGRAPHIC SURVEY FOR:

**PT 2ND & 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 GULL DRIVE  
MOREHEAD CITY, NC 28557  
PHONE: 910-320-2587

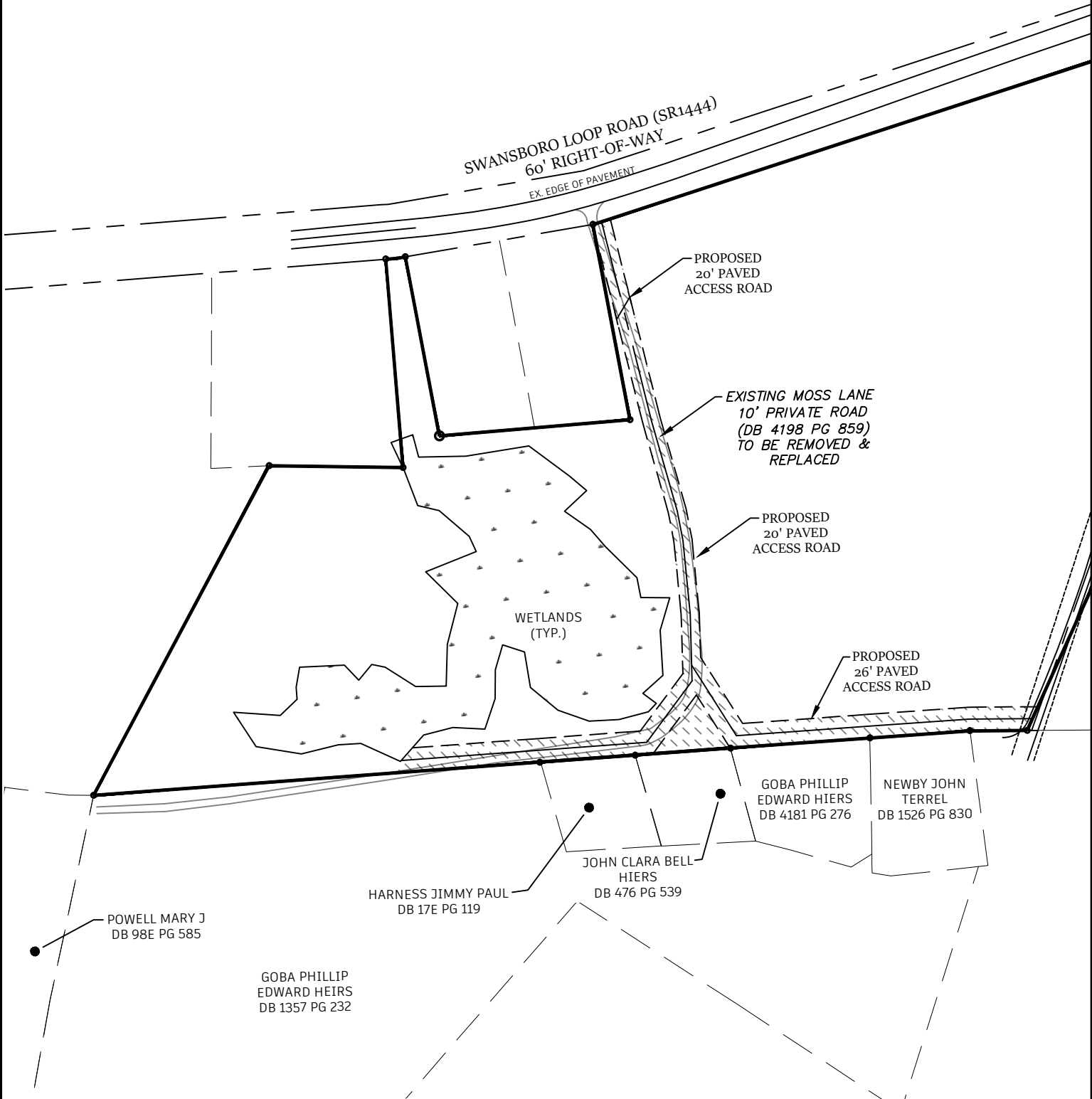
STROUD ENGINEERING, P.A.  
422 HIGHWAY 24  
MOREHEAD CITY, NC 28557  
(252) 247-7479

LICENSE NO. C-0647

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



PRELIMINARY  
NOT FOR RECORDATION OR SALES



PROPOSED EASEMENT MAP FOR:

SAND DOLLAR HOMES SUBDIVISION

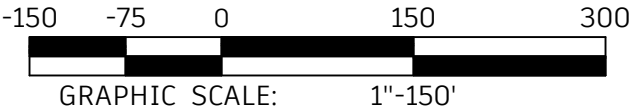
TAX PARCEL: 536518217675  
PHYSICAL ADDRESS: SWANSBORO LOOP ROAD  
REFERENCE: DB 5511 PG 585

SWANSBORO, ONSLOW COUNTY, NC

DEED EXHIBIT-NOT FOR RECORDATION

DATE: JUNE 6, 2023

SCALE: 1"=150'



GRAPHIC SCALE: 1"=150'



STROUD ENGINEERING, P.A.

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



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**



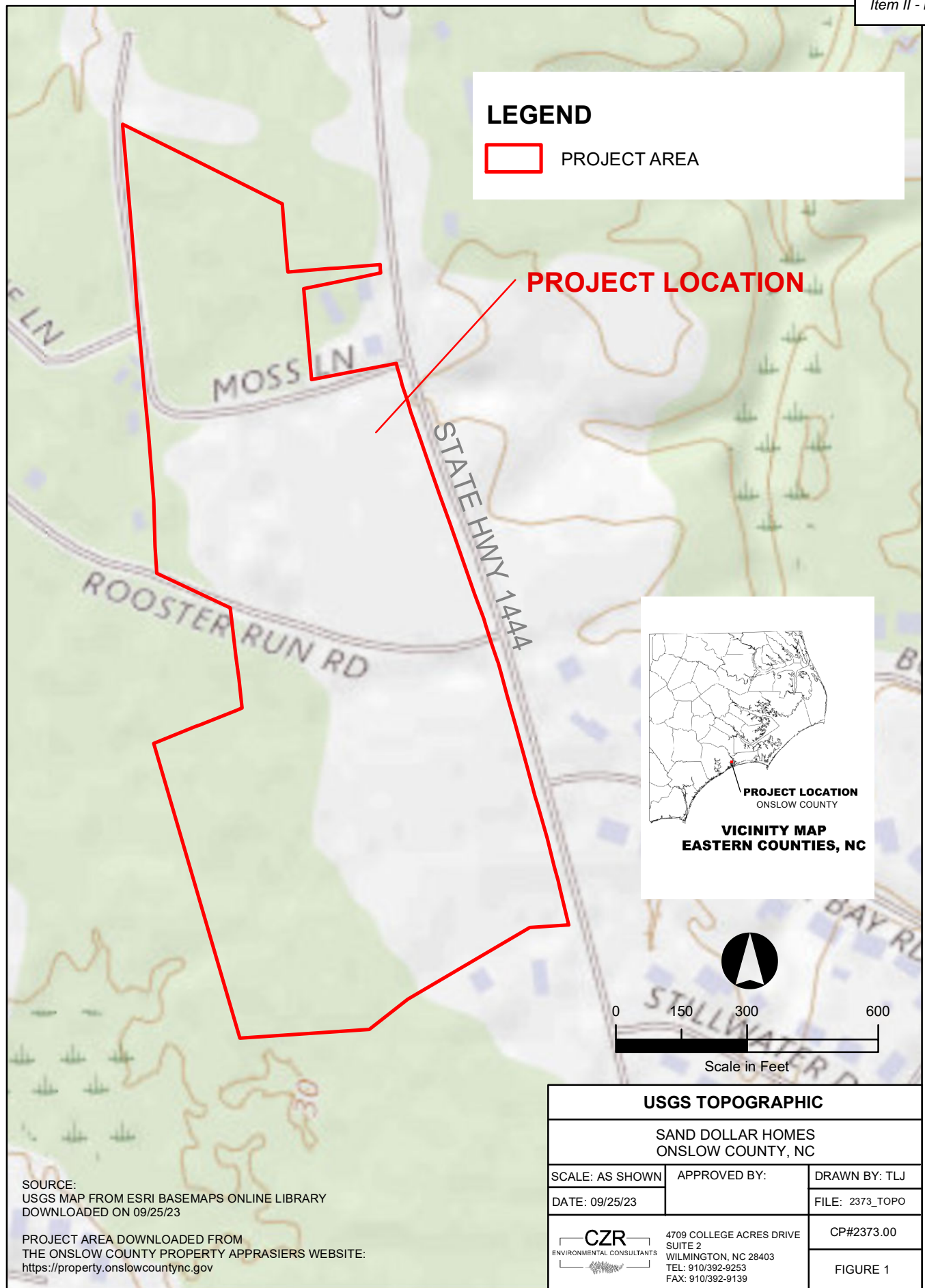
Matt Smith  
 Senior Environmental Scientist  
 Wilmington, NC

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



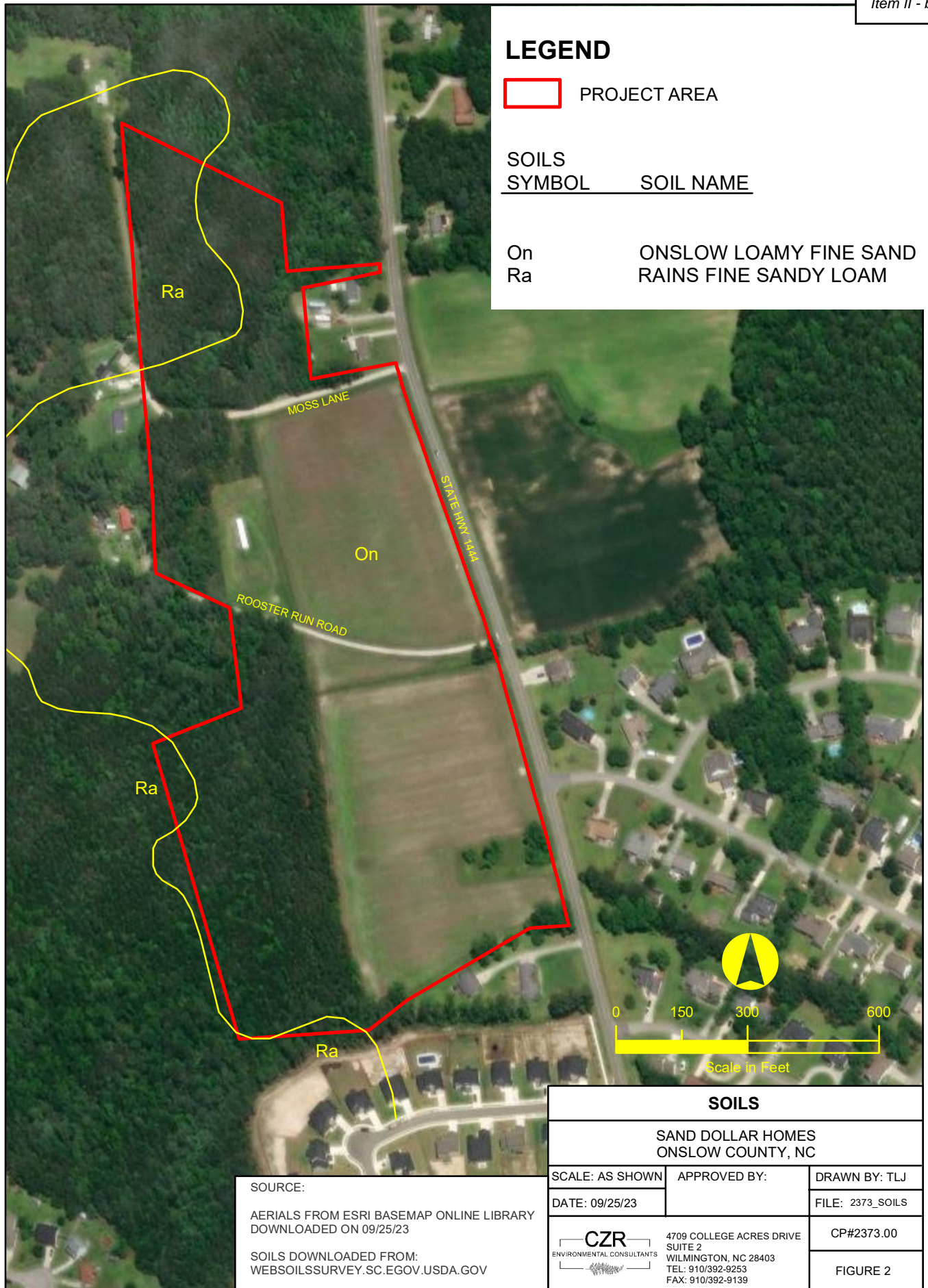


## LEGEND

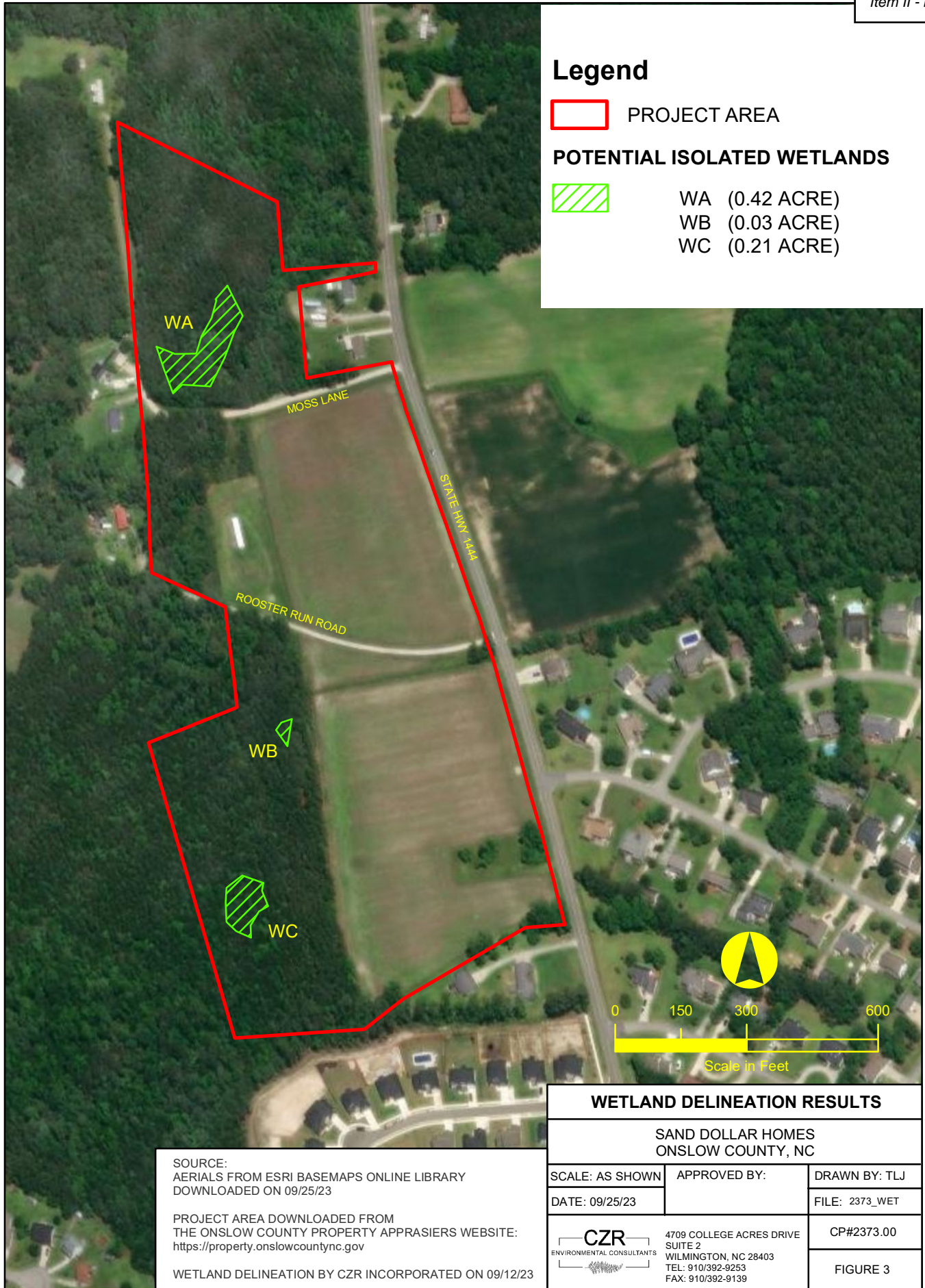
 PROJECT AREA

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 II - b.</div> OMB Control #: 0710-0024, Exp: 11/1/2024 Requirement Control Symbol <b>EXEMPT:</b> (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: <u>Sand Dollar Homes Site</u>	City/County: <u>Onslow</u>	Sampling Date: <u>9/12/2023</u>
Applicant/Owner: <u>Sand Dollar Homes, LLC</u>	State: <u>NC</u>	Sampling Point: <u>wetland</u>
Investigator(s): <u>CZR MKS</u>	Section, Township, Range: <u>NA</u>	
Landform (hillside, terrace, etc.): <u>depression</u>	Local relief (concave, convex, none): <u>concave</u>	Slope (%): <u>&lt;1</u>
Subregion (LRR or MLRA): <u>LRR T, MLRA 153A</u>	Lat: <u>34.703374</u>	Long: <u>-77.128087</u>
Datum: <u>WGS 84</u>		
Soil Map Unit Name: <u>Rains fine sandy loam</u>	NW1 classification: <u>PFO</u>	

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

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed?      Are "Normal Circumstances" present?      Yes ☒      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 <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present?      Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present?      Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<table style="width: 100%;"> <tr> <td style="width: 60%;"><b>Is the Sampled Area within a Wetland?</b></td> <td style="width: 40%;">Yes <input checked="" type="checkbox"/>      No <input type="checkbox"/></td> </tr> </table>	<b>Is the Sampled Area within a Wetland?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Is the Sampled Area within a Wetland?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

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%;"> <input type="checkbox"/> Surface Water (A1)  <input type="checkbox"/> High Water Table (A2)  <input type="checkbox"/> Saturation (A3)  <input type="checkbox"/> Water Marks (B1)  <input type="checkbox"/> Sediment Deposits (B2)  <input type="checkbox"/> Drift Deposits (B3)  <input type="checkbox"/> Algal Mat or Crust (B4)  <input type="checkbox"/> Iron Deposits (B5)  <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)  <input type="checkbox"/> Water-Stained Leaves (B9)         </div> <div style="width: 50%;"> <input type="checkbox"/> Aquatic Fauna (B13)  <input type="checkbox"/> Marl Deposits (B15) (<b>LRR U</b>)  <input type="checkbox"/> Hydrogen Sulfide Odor (C1)  <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)  <input type="checkbox"/> Presence of Reduced Iron (C4)  <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)  <input type="checkbox"/> Thin Muck Surface (C7)  <input type="checkbox"/> Other (Explain in Remarks)         </div> </div>	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum Moss (D8) ( <b>LRR T, U</b> )
--	--

<b>Field Observations:</b> Surface Water Present?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	---

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>Pinus taeda</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Liquidambar styraciflua</u>	<u>5</u>	<u>No</u>	<u>FAC</u>
3. <u>Magnolia virginiana</u>	<u>5</u>	<u>No</u>	<u>FACW</u>
4. <u>Acer rubrum</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>
5. <u>Cyrilla racemiflora</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>Cyrilla racemiflora</u>	<u>15</u>	<u>Yes</u>	<u>FACW</u>
2. <u>Acer rubrum</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
3. <u>Liquidambar styraciflua</u>	<u>5</u>	<u>No</u>	<u>FAC</u>
4. <u>Persea borbonia</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>Osmunda spectabilis</u>	<u>2</u>	<u>No</u>	<u>OBL</u>
2. <u>Pinus taeda</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
3. <u>Woodwardia virginica</u>	<u>2</u>	<u>No</u>	<u>OBL</u>
4. <u>Carex intumescens</u>	<u>15</u>	<u>Yes</u>	<u>FACW</u>
5. <u>Acer rubrum</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>Smilax laurifolia</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 Vegetation

X 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; text-align: right; font-size: small;">Item II - b.</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: <u>Sand Dollar Homes Site</u>	City/County: <u>Onslow</u>	Sampling Date: <u>9/12/2023</u>
Applicant/Owner: <u>Sand Dollar Homes, LLC</u>	State: <u>NC</u>	Sampling Point: <u>upland</u>
Investigator(s): <u>CZR MKS</u>	Section, Township, Range: <u>NA</u>	
Landform (hillside, terrace, etc.): <u>flat</u>	Local relief (concave, convex, none): <u>none</u>	Slope (%): <u>&lt;1</u>
Subregion (LRR or MLRA): <u>LRR T, MLRA 153A</u>	Lat: <u>34.703529</u>	Long: <u>-77.127862</u>
Datum: <u>WGS 84</u>		
Soil Map Unit Name: <u>Rains fine sandy loam</u>	NW1 classification: <u>NA</u>	
Are climatic / hydrologic conditions on the site typical for this time of year?      Yes <u>X</u> No <u>      </u> (If no, explain in Remarks.)		
Are Vegetation <u>      </u> , Soil <u>      </u> , or Hydrology <u>      </u> significantly disturbed?      Are "Normal Circumstances" present?      Yes <u>X</u> No <u>      </u>		
Are Vegetation <u>      </u> , Soil <u>      </u> , or Hydrology <u>      </u> 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>	<table style="width: 100%;"> <tr> <td style="width: 60%;"><b>Is the Sampled Area within a Wetland?</b></td> <td style="width: 40%;">Yes <u>      </u>      No <u>X</u></td> </tr> </table>	<b>Is the Sampled Area within a Wetland?</b>	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; 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>      </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)	<table style="width: 100%;"> <tr> <td style="width: 60%;"><b>Wetland Hydrology Present?</b></td> <td style="width: 40%;">Yes <u>      </u>      No <u>X</u></td> </tr> </table>	<b>Wetland Hydrology Present?</b>	Yes <u>      </u> No <u>X</u>
<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>Pinus taeda</u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Liquidambar styraciflua</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>
3. <u>Acer rubrum</u>	<u>10</u>	<u>No</u>	<u>FAC</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
<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>Liquidambar styraciflua</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Acer rubrum</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
3. <u>Persea borbonia</u>	<u>5</u>	<u>No</u>	<u>FACW</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
<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>Pinus taeda</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Smilax rotundifolia</u>	<u>5</u>	<u>No</u>	<u>FAC</u>
3. <u>Gelsemium sempervirens</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
4. <u>Liquidambar styraciflua</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
<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>Vitis rotundifolia</u>	<u>5</u>	<u>Yes</u>	<u>FAC</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>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: upland**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>		
0-12	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.)**

<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 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 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 X

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.





LEGEND  
EIP= EX. IRON PIPE  
EIR= EX. IRON ROD  
HYDRANT, PROPOSED

BOUNDARY LINE  
SURVEYED LINE  
NON-SURVEYED LINE  
RIGHT-OF-WAY LINE  
FLOOD HAZARD LINE  
FEMA LIMWA LINE  
PHASE LINE  
SETBACK LINE

NOTES:

- AREA BY COORDINATE COMPUTATIONS; AREA= 1,188,623.5217± SQ. FT. OR 27.287 ACRES.
- 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'.
- SETBACKS CONFORM TO THE TOWN OF SWANSBORO CODE OF ORDINANCES. PROPOSED ZONING: R20-CZ RESIDENTIAL CLUSTER DEVELOPMENT. SETBACK: 15' FRONT, 6' SIDE, 12' REAR, AND 25' PERIPHERAL BOUNDARY.
- 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 9-27-23. SEE WETLAND AREAS TABLE.
- NO GEODETIC MONUMENT WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- THIS SURVEY IS OF AN EXISTING PARCEL OF LAND. THIS MAP IS NOT FOR RECORDATION.
- TOTAL OF 50 LOTS PROPOSED: LARGEST 28,674 SF (EXCLUDING WETLANDS); SMALLEST 13,429 SF.
- TRAFFIC CALMING DEVICES PROHIBITED UNLESS APPROVED BY TOWN OF SWANSBORO FIRE CODE OFFICIAL.
- ON-SITE FIRE HYDRANTS ON 6" OR GREATER WATER MAINS SHALL BE PROVIDED WITHIN 400 FEET OF ALL SUBDIVISION BUILDINGS AND FACILITIES.
- NO MASS GRADING IS PROPOSED ON THE PROPERTY.
- ANY AREAS WITH GATES SHALL HAVE SIREN AND KNOX OPERATING CAPABILITIES.
- STORMWATER MANAGEMENT PLAN AND DRAINAGE CONTROL MEASURES TO COMPLY WITH DESIGN CRITERIA FOR NCDEQ REVIEW AND PERMITTING.
- ELECTRICAL LINES WILL TIE INTO EXISTING POWER NETWORK IN AREA.
- GRAVITY SEWER COLLECTION TO SUBDIVISION PUMP STATION AND FORCE MAIN TO MANHOLE NEAR 131 TUNDRA TRAIL.
- WATER CONNECTION TO MUNICIPAL WATER MAIN ALONG SWANSBORO LOOP ROAD AT BOTH ENTRANCES TO SUBDIVISION.
- STREETS, SIDEWALKS, CURBING, AND GUTTERS SHALL MEET MINIMUM NCDOT AND TOWN OF SWANSBORO CODE.
- 20' BUFFER STRIP SHALL BE LOCATED ADJACENT TO SWANSBORO LOOP ROAD; THIS STRIP IS RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE DEVELOPER; THE BUILDING OF STRUCTURES HEREON IS PROHIBITED.

RESIDENTIAL CLUSTER OPEN SPACE AREA TABLE		
LOT #	LOT SIZE (SF)	AMOUNT REDUCED FROM 20,000 SF TO BE PLACED IN OPEN SPACE
1	20,003	-----
2	14,671	5,329
3	14,047	5,953
4	15,790	4,210
5	21,090	-----
6	20,430	-----
7	20,553	-----
8	16,997	3,003
9	14,175	5,825
10	15,576	4,424
11	15,108	4,892
12	17,741	2,259
13	18,048	1,952
14	16,038	3,962
15	15,768	4,232
16	15,676	4,324
17	14,571	5,429
18	16,691	3,309
19	13,488	6,512
20	13,728	6,272
21	13,445	6,555
22	14,915	5,085
23	13,806	6,194
24	13,806	6,194
25	13,503	6,497
26	13,503	6,497
27	13,503	6,497
28	14,148	5,852
29	14,148	5,852
30	14,148	5,852
31	14,148	5,852
32	28,674	-----
33	17,264	2,736
34	17,161	2,839
35	17,368	2,632
36	14,000	6,000
37	14,000	6,000
38	14,024	5,976
39	14,012	5,988
40	14,521	5,479
41	13,429	6,571
42	16,530	3,470
43	15,707	4,293
44	15,707	4,293
45	15,707	4,293
46	15,707	4,293
47	15,707	4,293
48	15,707	4,293
49	15,707	4,293
50	15,707	4,293
TOTAL		220,849
		(220,849 SF) / (43,560 SF/AC) = 5.07 AC
MINIMUM OPEN SPACE		5.07 AC OR 15% OF GROSS ACREAGE, WHICHEVER IS GREATER
15% OF GROSS AVERAGE		15% X 27.29 AC = 4.09 AC
OPEN SPACE PROVIDED		MAIN COMMON AREA = 196,387 SF (4.51 AC) WETLANDS (A) = 16,393 SF (0.38 AC) WETLANDS (C) = 8,235 SF (0.19 AC) MAIL KIOSK LOT = 6,238 SF (0.14 AC) TOTAL OPEN SPACE = 227,253 SF (5.22 AC)

WETLAND AREA TABLE

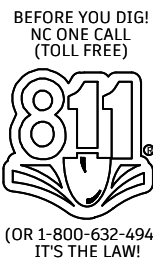
WETLAND	AREA (SF)
"A"	16,393
"B"	708
"C"	8,235

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

REVISIONS

BY	NO.	DATE	DESCRIPTION
TLJ	1	1/30/24	PLANNING BD COMMENTS



SKETCH PLAN

SAND DOLLAR HOMES SUBDIVISION

SWANSBORO LOOP ROAD

TAX PARCEL: 536518217675 D.B. 5511 PG. 585

SWANSBORO ONSLOW COUNTY NORTH CAROLINA

OWNER: SAND DOLLAR HOMES, LLC

ADDRESS: 1705 IVORY GULL DRIVE

MOREHEAD CITY, NC 28557

PHONE: 910-320-2587



STRLOUD ENGINEERING, P.A.

422 HIGHWAY 24

MOREHEAD CITY, NC 28557

(252) 247-7479 LICENSE NO. C-06647

DESIGNED: LES DATE: 12-12-23

DRAWN: TLJ SCALE: 1"=100'

APPROVED: LES SHEET 1 OF 1

PRELIMINARY DRAWING  
DO NOT USE FOR CONSTRUCTION

LINWOOD E. STROUD, P.E.



GRAPHIC SCALE: 1"=100'

PROJECT NO.: PM3106-001

DRAWING NO.: SKETCH





## 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 with the following 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 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.

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: **UDO Text Amendment to Massing Study Standards in the Historic District**

Board Meeting Date: **February 6, 2024**

Prepared By: **Rebecca Brehmer, Projects/Planning Coordinator, CFM, CZO**

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**Overview:** 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.

Currently, Section 11 New Construction of our Historic District Design Standards requires all new construction, including additions, require a Massing Study completed by an architect or engineer to make sure anything new is congruous with the special character of the district. The purpose of the draft amendment is to exclude small additions or projects from needing massing studies as is currently required. The draft ordinance proposed to the Swansboro Unified Development Ordinance adds to Appendix III Section 11.1 New Construction Standards that if a small outbuilding is 150 square feet or less or if an addition of a home is 250 square feet or less a massing study is not required.

**Background Attachment(s):**

1. Draft Ordinance 2024-
2. Section 11 New Construction (current massing study requirements)
3. Consistency Statement

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

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

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## DRAFT ORDINANCE 2024-

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 a revision to the massing standards that massing studies do not apply to outbuildings and additions 100 sq. ft or less 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.

### *Appendix III*

#### **HISTORIC DISTRICT DESIGN STANDARDS**

#### **SECTION 11 NEW CONSTRUCTION**

##### *11.1 New Construction Standards*

*(Text highlighted in yellow are amendments that need to be added to the Unified Development Ordinance.)*

It is the intent of these regulations to assure that new construction, including additions to existing improvements, is congruous with the special character of the district. In considering new construction, the Commission and/or the Planner shall direct design that is harmonious with the character of the district. **If a small outbuilding is 150 square feet or less or an addition of a home is a 250 square feet or less a massing study is not required.**

This Ordinance shall be effective upon adoption.

Adopted by the Board of Commissioners in regular session, \_\_\_\_, 2024.

Attest:

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

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

It is the intent of these regulations to assure that new construction, including additions to existing improvements, is congruous with the special character of the district. In considering new construction, the Commission and/or the Planner shall direct design that it is harmonious with the character of the district.

Consultation with the Swansboro Historic Preservation Commission in the early stages of a new construction project to become familiar with its procedures and aspects of design is recommended.

Massing studies enable graphic analysis of the shape, form, size and building envelope of proposed new construction. The massing study provides the applicant with a way to document the proposed building height and scale, and other elements of the proposed construction as they relate to nearby existing buildings, especially in the block.

#### **MASSING STUDY**

1) Engage a state-licensed architect or engineer to prepare a massing study. This massing study shall include an existing conditions plan (including, but not limited to, showing topography, any significant trees, and utilities,) and a proposed condition site plan. Plans shall be prepared with a scale of 1 inch = 20 feet or of a size easily reviewed by staff and the Swansboro Historic Commission.

#### **SITE PLACEMENT**

2) Maintain a similar front, side, and rear yard setback to other contributing and non- contributing buildings on the block and/or side of the street.

3) Orient the building's front entrance similar to other contributing and non-contributing structures on the block and/or side of the street. Use architectural elements such as porches to define new entrances.

4) Maintain the pattern of building separation and lot coverage that is found on the block and/or side of the street.

5) Place outbuildings and accessory structures in rear yards. Avoid locations that obscure the principal building's prominent architectural features or significant site features.

6) Make the proposed landscaping, groundcover, and any pavement treatment for the site compatible with surrounding properties on the block and in the historic district.

7) Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

#### **BUILDING HEIGHT/SCALE**

8) Maintain a building height that is consistent with the height of contributing buildings found on the block or side of the street. Residential buildings traditionally range from one to two and one-half stories in height, while commercial buildings range in height from one to four stories.

9) Make the scale (the relationship of a building's mass and details to a human being) of the proposed building compatible with the scale of other contributing structures in the historic district. This relationship to building mass should include nearby buildings in the block and adjoining open space.

10) Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements in the historic district.

11) Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings in the historic district.

#### **MATERIALS**

12) Keep the siding and trim material of the proposed building consistent with materials traditionally used on the immediate block and in the historic district. This includes the physical elements of the building, such as stone or wood walls, brick, fencing, landscaping mass, building facades and other elements, or combinations thereof.

13) The use of synthetic products such as vinyl siding and other modern day products marketed to imitate traditional building materials are permitted but not encouraged.

14) Use materials in traditional ways. New materials should appear as if they were applied in a traditional manner so as to convey the same visual appearance as historically used and applied building materials.

#### **DETAILS**

15) Use architectural details on the building that complement the architectural details of contributing structures on the block and/or side of the street.

16) Avoid exact replications of historic buildings and their architectural elements. Such efforts may provide a false sense of history by confusing the age of a "new" building.

17) Provide a date brick or other exterior date identification marker on all new construction to assist future generations in the dating of buildings.

## TEXTURE

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18) Create in new construction a similar degree of texture that is found in contributing buildings in the historic district. However, concentrate on the ability to blend rather than duplication. Texture is the relief on a building surface that is achieved through the use and interaction of a variety of building materials and shapes. Materials such as weatherboard siding, decorative fish-scale shingles, and beaded board porch ceilings are examples of wooden architectural elements that have different physical and visual qualities and contribute to the “texture” of a building surface.

19) Use traditional building materials in traditional locations to achieve texture.

## COLOR

20) Choose exterior colors for new construction that will blend and work with the surrounding buildings and area.

## FORM AND RHYTHM

21) Design new construction that reflects the basic shapes and forms found on the block and in the historic district.

22) Maintain a consistency in roof shape between new construction and the contributing structures found on the block and/or side of the street. Roof forms commonly found in the historic district include gable varieties with an average pitch of 7/12 or greater, hipped roofs in the residential areas, and flat roofed buildings in the late 19th and early 20th century commercial downtown with storefront facades.

23) Maintain similar percentages and patterns of window and door openings. Openings which vary considerably from the established patterns found on the block in which the new construction is placed will tend to have a disruptive effect on the desired harmony of the streetscape.

24) Create form and rhythm in new construction through the use of architectural elements and details. Study neighboring historic structures on the block to see if a consistent treatment of elements exists and emulate this pattern in the new construction. However, limit the amount in which one new building emulates a contributing building unless the building is a reproduction of an existing contributing building from the Town's Historic District. In which case, a key stone should be imbedded in the foundation to identify when the new building was built.

(Ord. 2005-O3, passed 3-15-2005; Am. Ord. 2021-O3, passed 5-24-2021; Am. Ord. 2023-O2, passed 1-23-2023)

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

On February 6, 2024, the Planning Board heard the requested text amendment and recommended unanimous approval of the text amendment to the Town Unified Development Ordinance as followed: Appendix III Historic District Design Standards, Section 11.1 New Construction.

The Town's Planning Board finds that the proposed text amendment is 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