



Planning Board Agenda

Town of Swansboro

Tuesday, March 05, 2024

I. Call to Order

II. Approval of Minutes

[a.](#) January 10, 2024 Special Meeting Minutes

[b.](#) February 6, 2024 Regular Meeting Minutes

III. 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 Conditional Rezoning) to develop a cluster subdivision. The case was reviewed at the January meeting and tabled to the February meeting. At the February meeting the case was again tabled to the March 5th meeting. The Planning Board has a sixty-day deadline and action should be taken at the March 5th meeting with a recommendation to move forward to the Board of Commissioners. The legal opinion from the town attorney will be provided at the meeting.

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 10th.

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 20-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.

IV. Chairman/Board Thoughts/Staff Comments

V. Public Comments

VI. Adjournment

**Town of Swansboro
Planning Board
Special Meeting Minutes
January 10, 2024**

Call to Order

The meeting was called to order at 6:00 pm. Board members in attendance were, Scott Chadwick, Christina Ramsey, Sherrie Hancock, and Clara Abalos. The board had three vacancies.

Minutes

On a motion by Mrs. Ramsey, seconded by Mr. Chadwick, the minutes for the December 5, 2023, Regular Meeting were approved unanimously.

Public Comments

Ralph Kohlmann of 60 Pickett Ct; Jonny Newby of 134 Rooster Run Rd; Wayne Hubert of 102 Oyster Bay Rd; Steve Myers of 109 Stillwater Dr; James Phillips of 196 Swansboro Loop Rd; and Justine Hall of 151 Rooster Run Rd all shared their concerns and were not in favor of the rezoning request.

The following concerns were mentioned:

- Stormwater retention
- School overcrowding
- No clear definition of time frame for phase 1 and phase 2
- Rooster Run Rd being eliminated
- Traffic
- Wetlands

Business

Conditional Rezoning Map Amendment for +/- 27.287-acres of land to enable development of a cluster subdivision

Planner Correll reviewed Sand Dollar Homes was seeking a conditional rezoning for +/- 27.287-acres of land (further identified as Tax Parcel ID 019324) from RA (Agricultural Residential) to R-20SF CZ (Single Family) to develop a cluster subdivision.

Tonja Jackson from Stroud Engineering shared details regarding the Community Meetings that were held as required by the Unified Development Ordinance. There were 1,712 notices that were mailed on December 26, 2023, and December 27, 2023. The Community Meetings were held Thursday January 4, 2024, with 27 people in attendance, and Friday January 5, 2024, with 18 people in attendance.

The community's concerns were the following:

- Protecting the wetlands
- Traffic on Swansboro Loop Road
- Stormwater runoff
- Overcrowded schools
- Buffering requirements
- Emergency services

- Lift station

In response to inquiries from the board, the following was clarified by Planner Correll, and Josh Johnson PE Project Engineer:

- This property is in the ETJ
- To be a public road they would have to annex.
- No knowledge of any sewer capacity issues.

On a motion by Mr. Chadwick and seconded by Mrs. Ramsey, the Conditional Rezoning Map Amendment for +/- 27.287-acres of land to enable development of a cluster subdivision was tabled to the February 6, 2024, meeting to give the Town attorney the opportunity to review and provide guidance. The motion was approved unanimously.

Proposed Landscape Standards to the Unified Development Ordinance Historic District Regulations

Planner Correll reviewed that at the November 28, 2023, Special Meeting the Swansboro Historic Preservation Commission recommended an amendment to the Unified Development Ordinance Historic Regulations. The purpose of this addition was to keep the landscape of our Historic District to historically accurate native trees and shrubs found in this area.

On a motion by Mrs. Ramsey and seconded by Mrs. Abalos, the Proposed Text Amendment to Landscape Standards to the Unified Development Ordinance Historic District Regulations was unanimously recommended for approval.

Board Comments

Mr. Chadwick acknowledged Preston Barnes from the Boy Scouts who attended the meeting to earn his Citizenship merit badge.

The board discussed that they would like to have their Planning Board meeting to begin at 5:30pm instead of 6:00pm. They all agreed.

Adjournment

On a motion by Mrs. Hancock, seconded by Mrs. Ramsey, the meeting adjourned at 6:47pm.

**Town of Swansboro
Planning Board
Regular Meeting Minutes
February 6, 2024**

Call to Order

The meeting was called to order at 5:33 pm. Board members in attendance were Christina Ramsey, Sherrie Hancock, Clara Abalos, and Tim Vannoy. The board had three vacancies.

Business

Election of Chair and Vice Chair

In accordance with the Planning Board's General Rules, a Chairman and a Vice-Chairman shall be elected from within the membership by the members.

On a motion by Mrs. Ramsey, seconded by Mr. Vannoy, with unanimous approval. The Election of the Chair and Vice- Chair was tabled to the March 5, 2024, meeting until board appointments for the Planning Board were completed by the Board of Commissioners at their February 13, 2023, regular meeting.

Zoning Map Amendment to rezone parcel on Swansboro Loop Road from RA to R20SF Conditional Zoning

Vice Chair Ramsey reviewed that Sand Dollar Homes was seeking a conditional rezoning for 27.287 +/- acres 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 first reviewed at the planning boards January 10, 2024, special meeting and tabled to this meeting to allow time to receive a legal opinion from the Town attorney. To date that opinion had not been received.

On a motion by Mrs. Ramsey, seconded by Mrs. Hancock, the Zoning Map Amendment to rezone parcel on Swansboro Loop Road from RA to R20SF Conditional Zoning was tabled again to the next regular meeting on March 5, 2024, pending the legal opinion from the Town attorney. The motion was approved unanimously.

UDO Text Amendment to Massing Study Standards in the Historic District

Projects/Planning Coordinator Brehmer shared that during the October 17, 2023, and November 28, 2023, Swansboro Historic Preservation Commission meetings, they reviewed a request to amend the current Massing Study Standards found under Section 11 New Construction of our Historic District Design Standards, and created a proposed amendment that would exclude small additions or projects from needing massing studies.

On a motion by Mr. Vannoy seconded by Mrs. Hancock, the proposed text amendment related to Massing Standards in the Historic District was unanimously recommended for approval.

Public Comments

Andy Underseth of 110 Stillwater Dr shared that there is erosion on his ditch because the water can't flow down Swansboro Loop Rd and has to back up and go around the natural flow that is cut behind his property at 170 Swansboro Loop Rd. Mr. Underseth stated that he is concerned on where the stormwater for phase two would go.

Stephen Simmons of 407 Tasha Terr; Dustin Cline of 411 Tasha Terr; and Joseph Brown of 202 Knightheds Dr. all shared their concerns and were not in favor of the rezoning request.

The following concerns were mentioned:

- Stormwater
- School overcrowding
- Traffic

In response to inquiry from the board, Andy Underseth stated he did not have any video footage showing how Stormwater runs over Swansboro Loop Rd and Main St Ext.

Staff Comments

Planner Correll shared the following:

- cluster subdivisions are not the problem. Swansgate has problems because of their Stormwater design and the engineer was still in the process of working to remedy it.
- Schools are not a municipal purview in North Carolina, they are a county purview.

Adjournment

On a motion by Mr. Vannoy, seconded by Mrs. Abalos, the meeting adjourned at 5:57 pm.



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: **March 5, 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 Conditional Rezoning) to develop a cluster subdivision. The case was reviewed at the January meeting and tabled to the February meeting. At the February meeting the case was again tabled to the March 5th meeting. The Planning Board has a sixty-day deadline and action should be taken at the March 5th meeting with a recommendation to move forward to the Board of Commissioners. The legal opinion from the town attorney will be provided at the meeting.

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 10th.

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 20-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.

Action: _____

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.

Item III - b.

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>

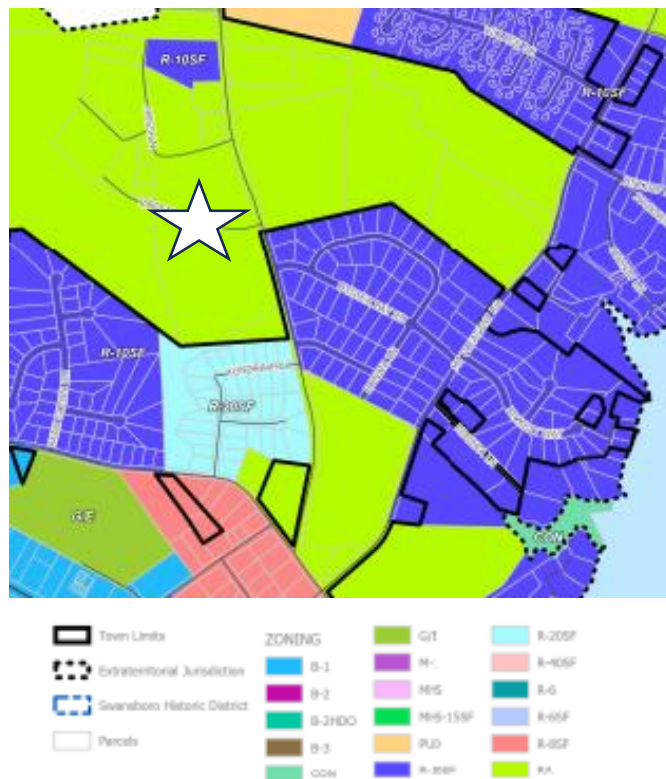


Figure 1- Town of Swansboro Zoning Map



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 27th, 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 8th, 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 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 10th.
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.



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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

Town Clerk

Alissa A. Fender, CMC
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)

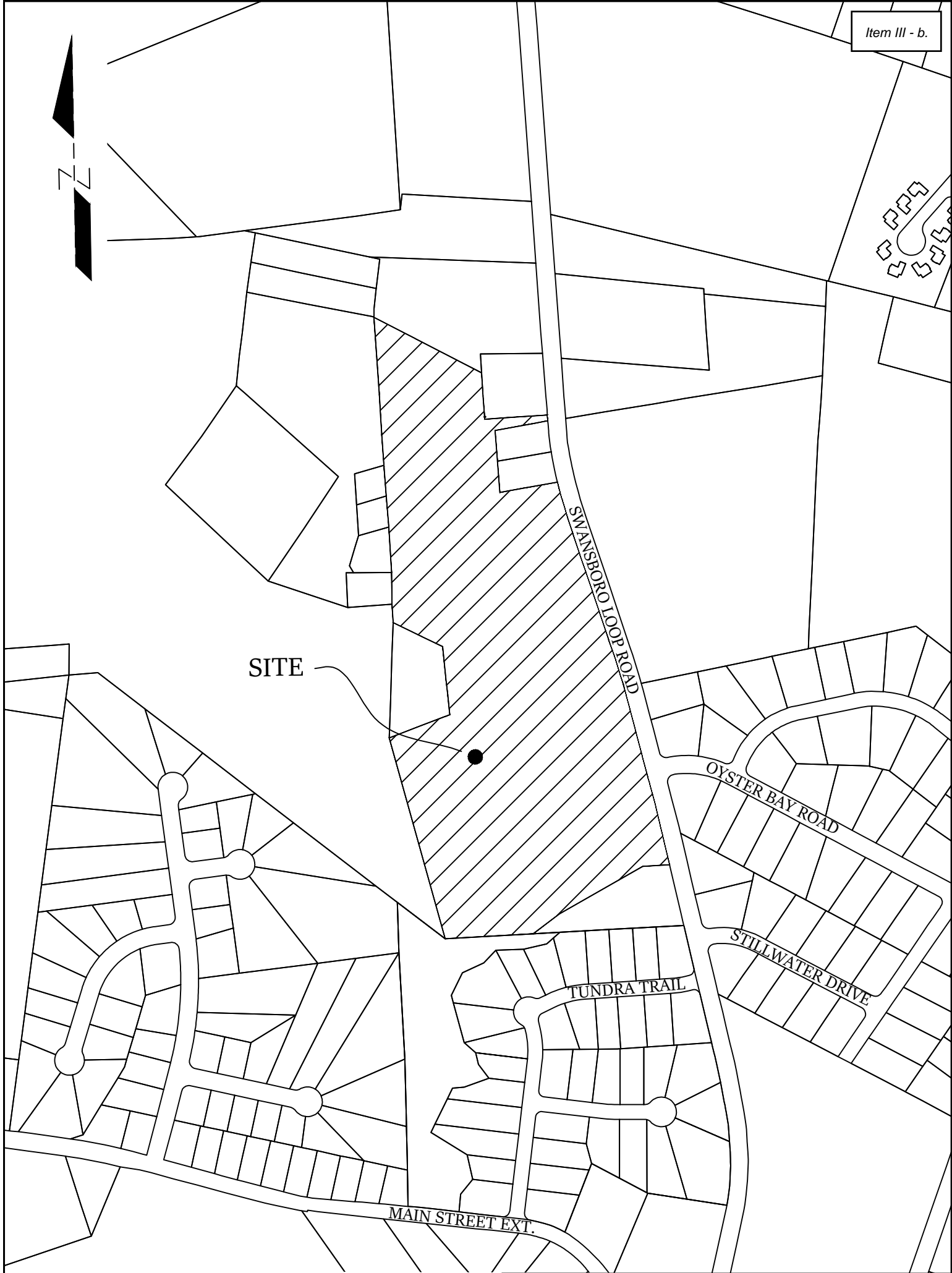
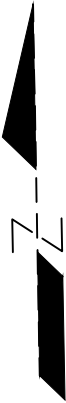
The property owners are requesting to rezone the above-referenced property for a residential development. All of the existing wetlands will be preserved and the development will be clustered away from the largest portion of the wetlands. The development will be done in 2 phases; the 1st phase will be Lots 1 – 15; 46 – 50; the common space/open area and the lift station. The 2nd 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.



PRELIMINARY

VICINITY 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



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

00

PRELIMINARY
NOT FOR RECORDATION OR SALES

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

EX. EDGE OF PAVEMENT

R10SF

RA

RA

RA

R20SF

PROPOSED R20SF
CONDITIONAL ZONING

RA

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

N/F POWELL MARY J
DB 98E PG 585

N/F HARNESS JIMMY PAUL
DB 17E PG 119

N/F JONES CLARA
BELL HIERS
DB 476 PG 539

N/F GOBA PHILLIP
EDWARD HIERS
DB 1357 PG 232

N/F GOBA PHILLIP
EDWARD HIERS
DB 4181 PG 276

N/F NEWBY
JOHN TERREL
DB 1526 PG 830

N/F GRAHAM EUGENE &
KEVIN
DB 110 PG 359

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

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

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.	DATE: 03/30/23
422 HIGHWAY 24 MOREHEAD CITY, NC 28557 (252) 247-7479	SCALE: 1"=80'
LICENSE NO. C-0647	SHEET 1 OF 1





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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 (11th 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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WWW.STROUDENGINEER.COM
LICENSE NO. C-0647

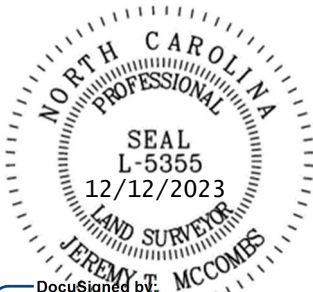
Item III - b.

-LEGAL DESCRIPTION-

FOR PT 2ND & 3RD 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.



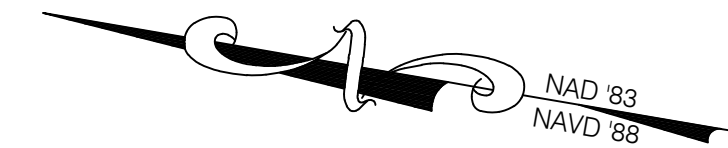
DocuSigned by:

Jeremy T. McCombs

E4A11AADBD1742E...

Jeremy T. McCombs
Registered Land Surveyor L5355

PRELIMINARY NOT FOR SALE, CONVEYANCE, OR RECORDATION



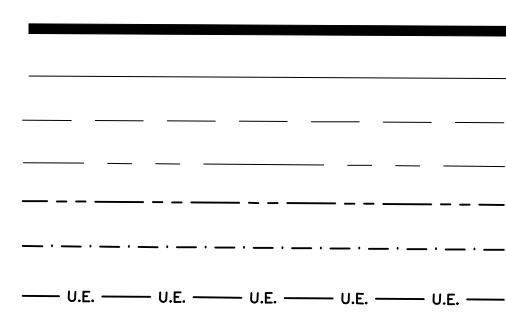
VICINITY MAP (N.T.S.)

LEGEND

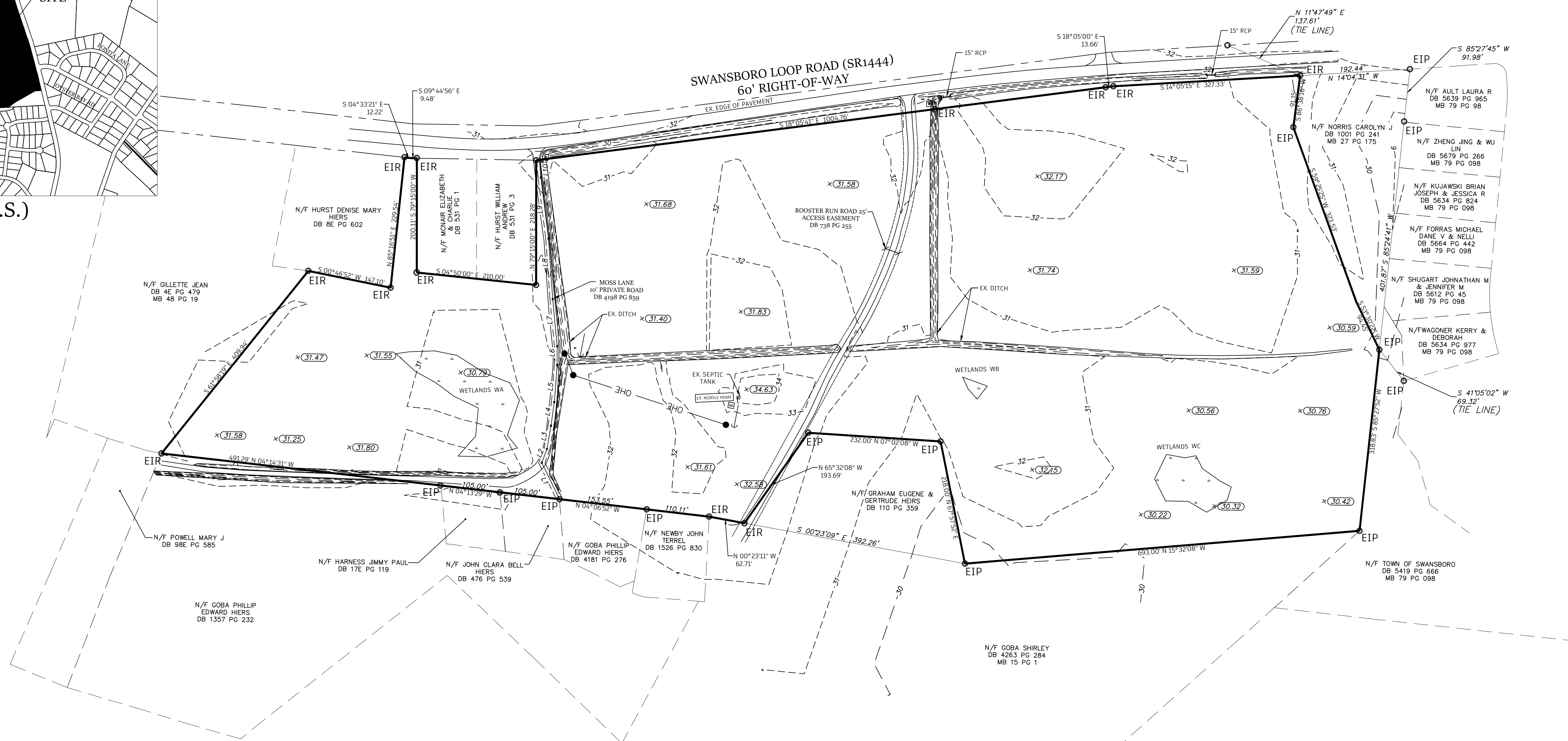
EIP= EX. IRON PIPE
EIR= EX. IRON ROD
ELECTRIC METER
WATER METER
LIGHT POLE
GUY WIRE



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

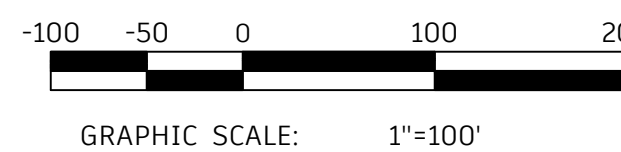
DRAWING NO.: SURVEY

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

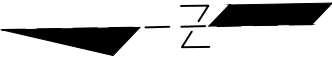
SWANSBORO, ONSLOW COUNTY, NORTH CAROLINA

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

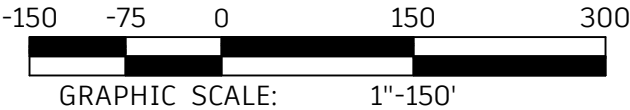
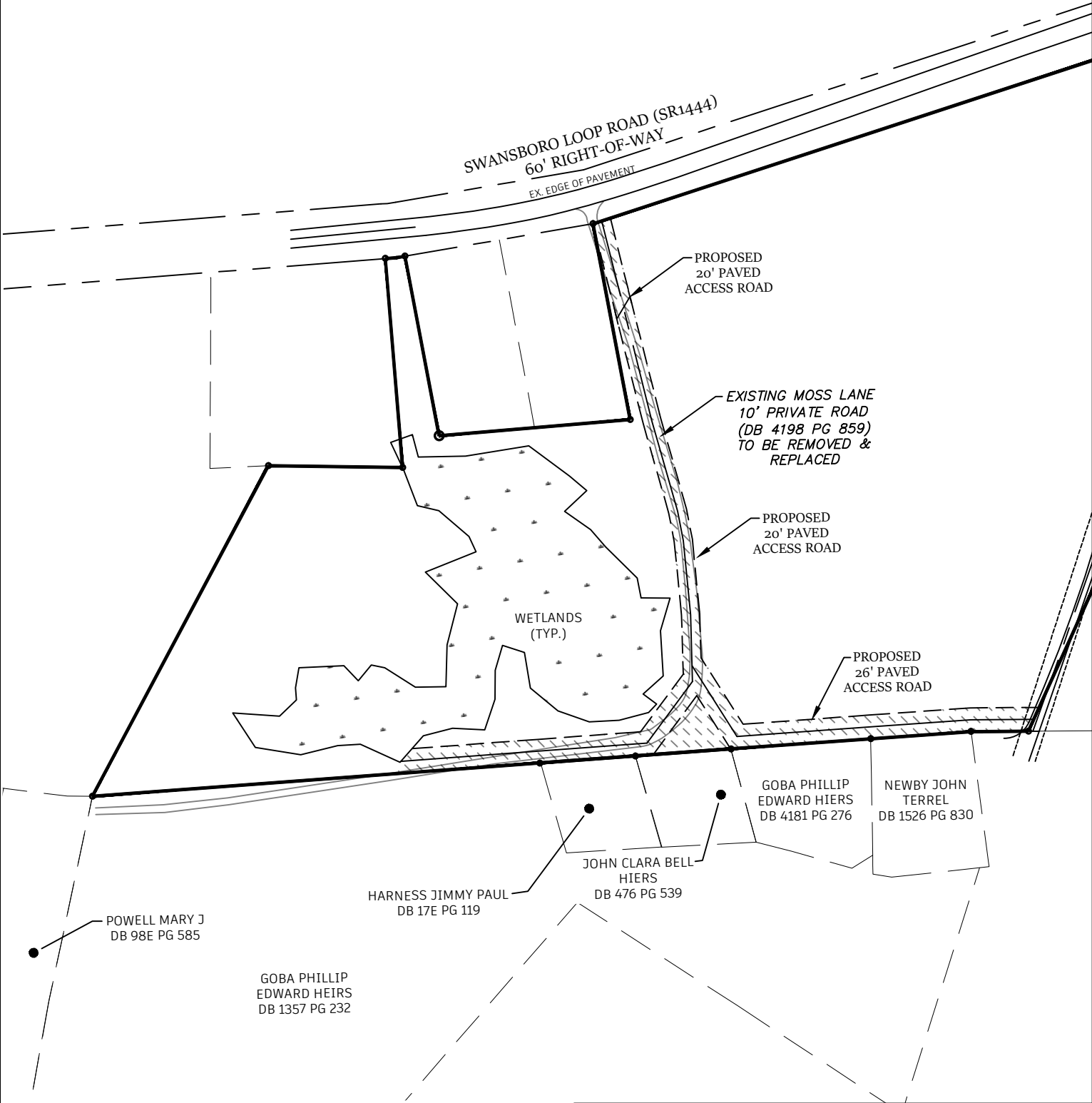
STROUD ENGINEERING, P.A.
422 HIGHWAY 24
MOREHEAD CITY, NC 28557
(252) 247-7479

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'



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

21

LICENSE NO. C-0047



4709 COLLEGE ACRES DRIVE
SUITE 2
WILMINGTON, NC 28403

TEL (910) 392-9253
FAX (910) 392-9139
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 ¹	PFO ¹	Basin Wetland ¹	NCDWR ¹	0.03
WC ¹	PFO ¹	Basin Wetland ¹	NCDWR ¹	0.21

¹ 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



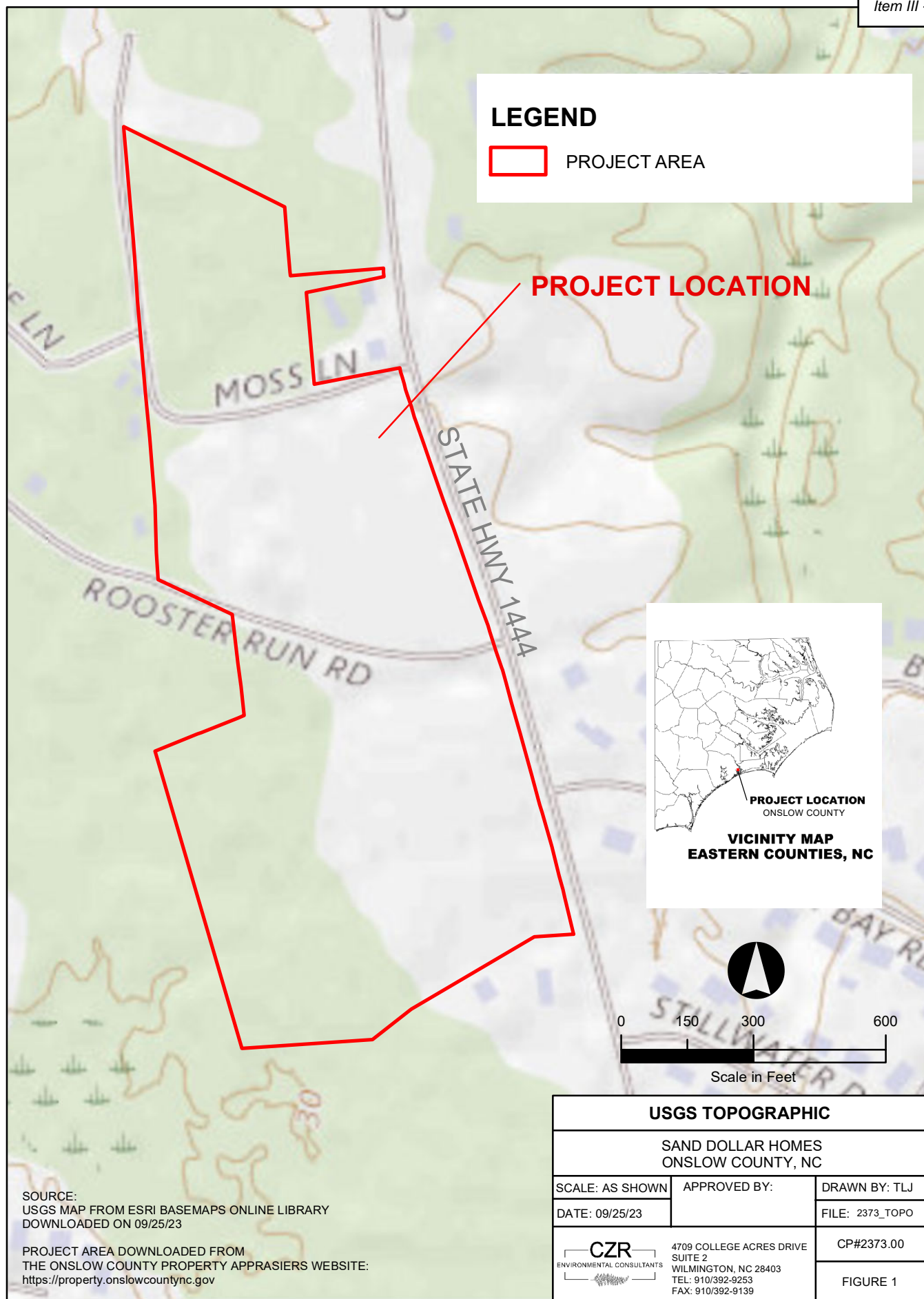
Matt Smith
 Senior Environmental Scientist
 Wilmington, NC

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

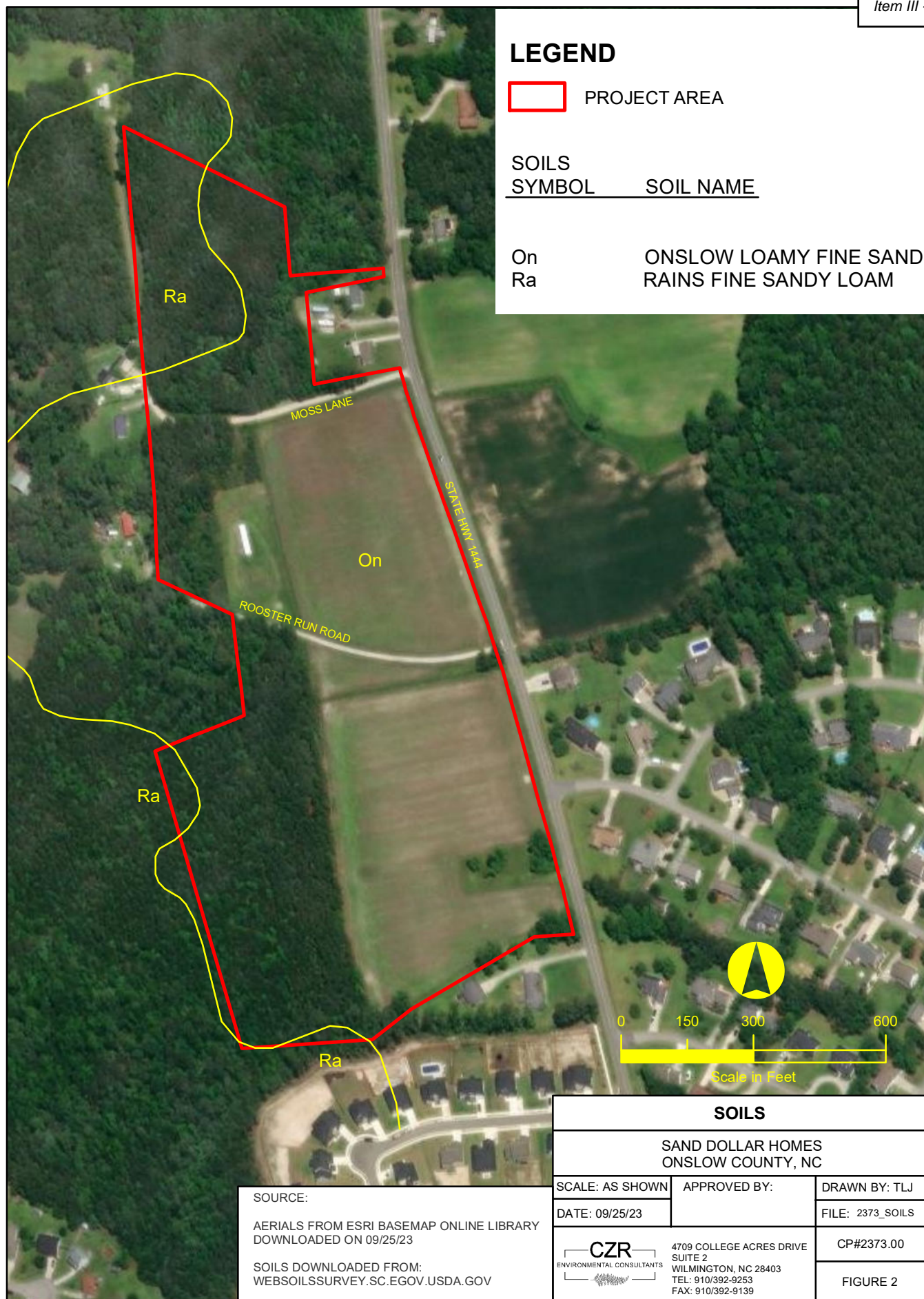


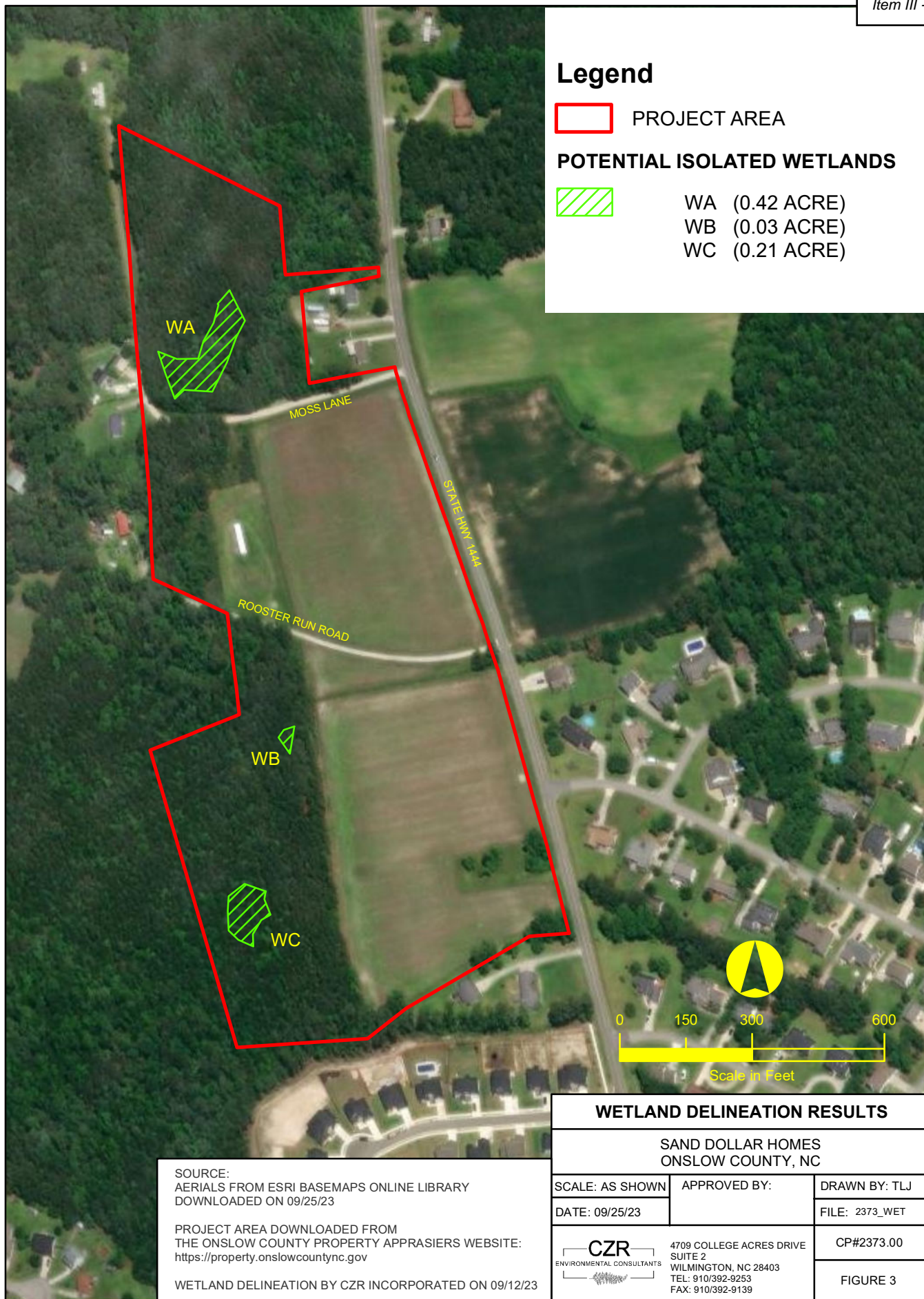
LEGEND

 PROJECT AREA

SOILS
SYMBOL SOIL NAME

On ONSLOW LOAMY FINE SAND
Ra RAINS FINE SANDY LOAM





U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region 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 III - 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>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><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 <u> </u> No <u> X </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> X </u> No <u> </u> Wetland Hydrology Present? Yes <u> X </u> No <u> </u>	Is the Sampled Area within a Wetland? 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

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <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: 48%;"> <u> </u> Aquatic Fauna (B13) <u> </u> Marl Deposits (B15) (LRR U) <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) (LRR T, U)
---	---

Field Observations: 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)	Wetland Hydrology Present? 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.	<i>Pinus taeda</i>	20	Yes	FAC
2.	<i>Liquidambar styraciflua</i>	5	No	FAC
3.	<i>Magnolia virginiana</i>	5	No	FACW
4.	<i>Acer rubrum</i>	30	Yes	FAC
5.	<i>Cyrilla racemiflora</i>	5	No	FACW
6.				
7.				
8.				
		65	=Total Cover	
50% of total cover:		33	20% of total cover:	13

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

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

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

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 ≤3.0¹ Problematic Hydrophytic Vegetation¹ (Explain)¹Indicators 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 ¹	Loc ²		
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

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: 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)	(MLRA 153B, 153D)
<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)	(MLRA 149A, 153C, 153D)
(LRR S, T, U)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
	(MLRA 138, 152A in FL, 154)

Indicators for Problematic Hydric Soils³:

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

³Indicators 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:

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region 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 - 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><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 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>	<table style="width: 100%;"> <tr> <td style="width: 60%;">Is the Sampled Area within a Wetland?</td> <td style="width: 40%;">Yes <u> </u> No <u>X</u></td> </tr> </table>	Is the Sampled Area within a Wetland?	Yes <u> </u> No <u>X</u>
Is the Sampled Area within a Wetland?	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

Wetland Hydrology Indicators: <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) (LRR U) <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) (LRR T, U)		
Field Observations: 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%;">Wetland Hydrology Present?</td> <td style="width: 40%;">Yes <u> </u> No <u>X</u></td> </tr> </table>	Wetland Hydrology Present?	Yes <u> </u> No <u>X</u>
Wetland Hydrology Present?	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. _____	_____	_____	_____
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><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. _____	_____	_____	_____
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><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. _____	_____	_____	_____
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><i>Vitis rotundifolia</i></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 Vegetation¹ (Explain)

¹Indicators 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 ¹	Loc ²		
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	
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.							² Location: PL=Pore Lining, M=Matrix.	
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)							Indicators for Problematic Hydric Soils³:	
<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)				³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.	
<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)								
Restrictive Layer (if observed):								
Type: _____						Hydric Soil Present? Yes _____ No <u> X </u>		
Depth (inches): _____								
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.



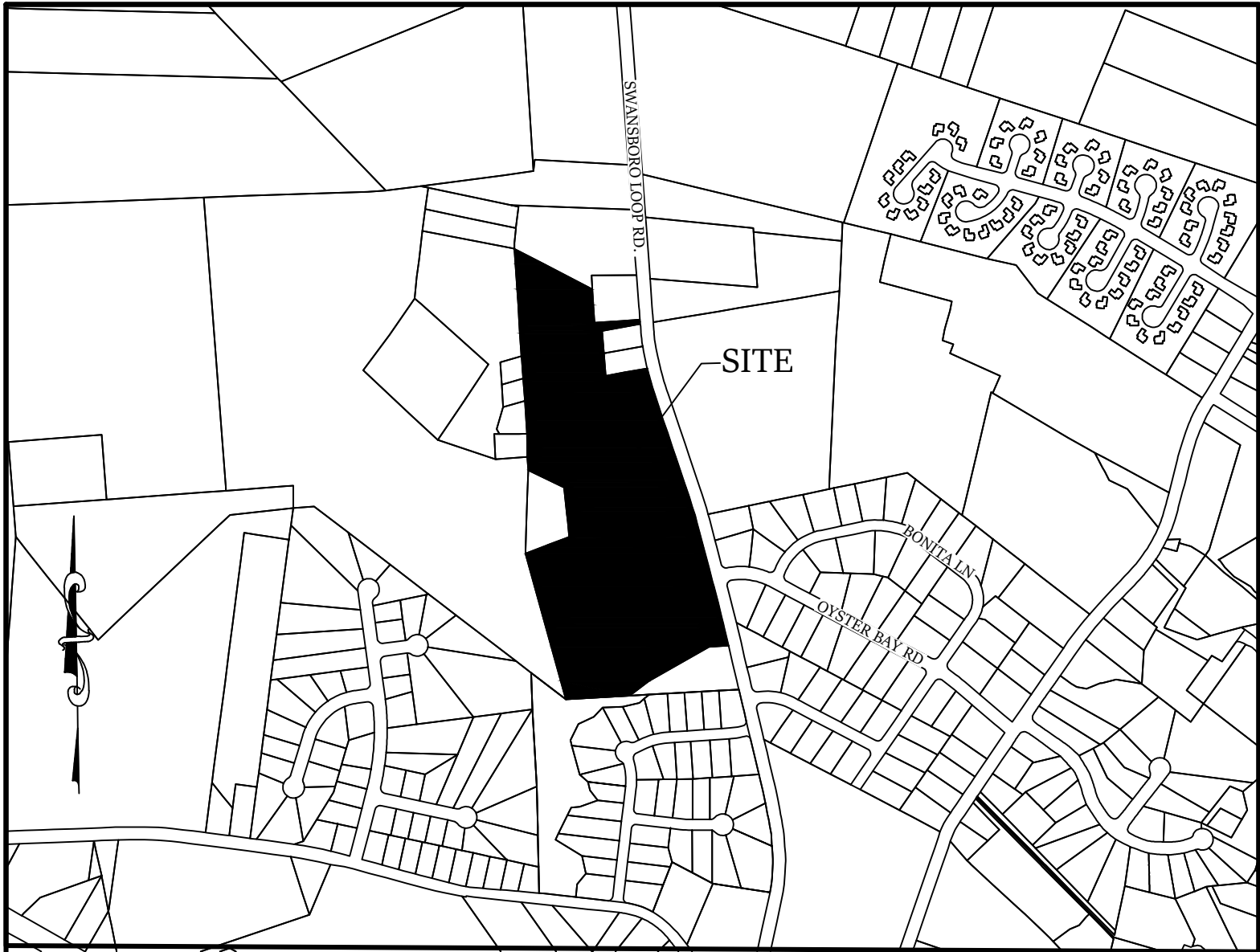
Photo 4 – View adjacent to non-wetland feature (WB) on 12 September 2023.



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.



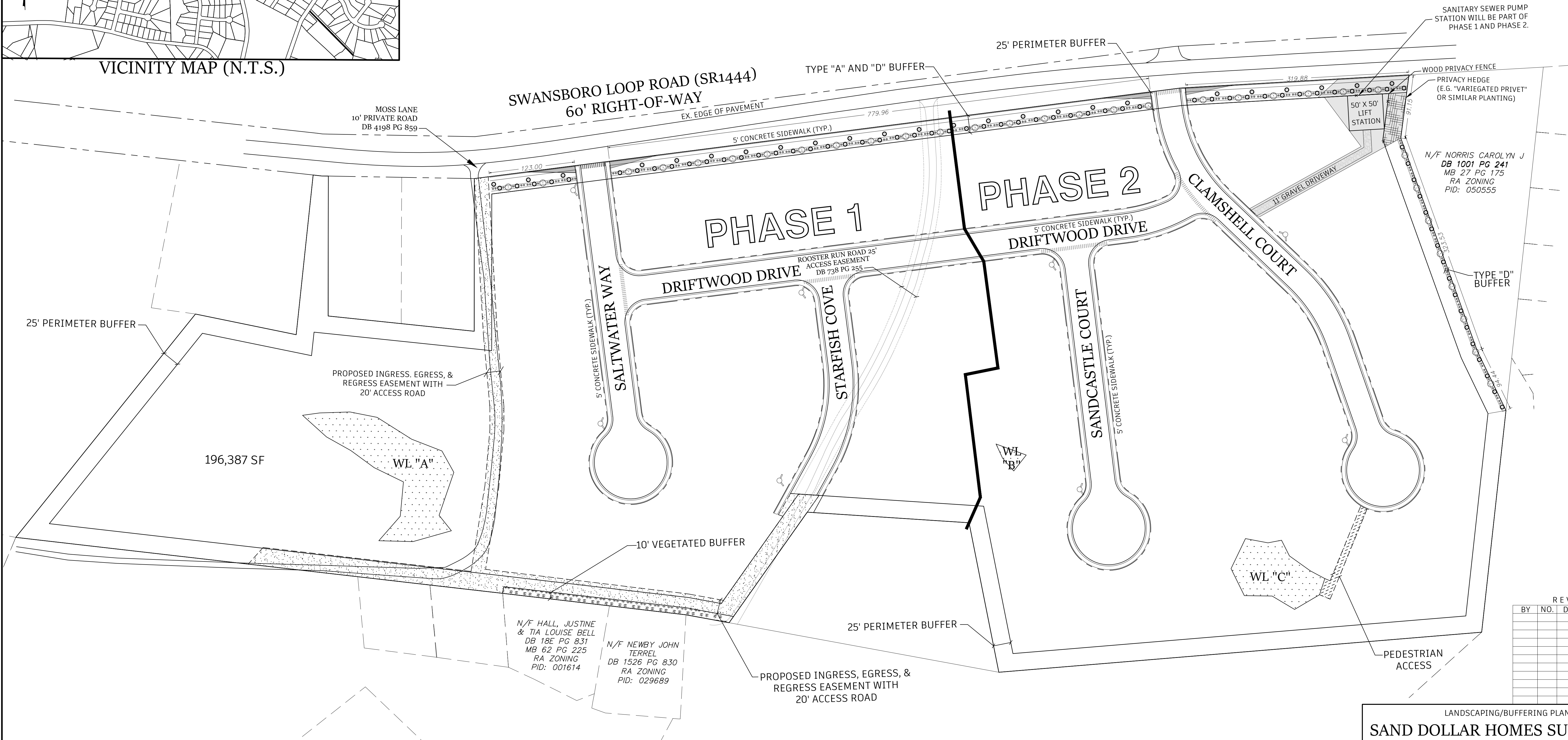
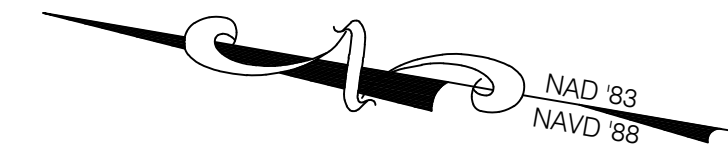
VICINITY MAP (N.T.S.)

LEGEND

- CANOPY TREE
- UNDERSTORY TREE
- SHRUB

NOTES:

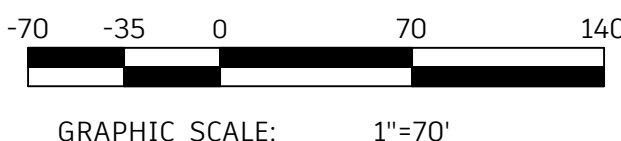
- BUFFER TYPE "A" AND "D" REQUIRED ALONG SWANSBORO LOOP ROAD.
- BUFFER TYPE "D" REQUIRED ALONG ADJOINING PROPERTY LINE WITH PID# 050555.
- A 10' VEGETATED BUFFER SHALL BE PROVIDED ALONG A PORTION OF THE 20' ACCESS EASEMENT ADJOINING PARCEL #'S 001614 AND 029689.
- EXISTING VEGETATION LOCATED IN THE 25' PERIMETER BUFFER IS TO REMAIN.



REVISIONS			
BY	NO.	DATE	DESCRIPTION

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

TOTAL PROJECT AREA = 27.3 AC



PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

LINWOOD E. STROUD, P.E.

LANDSCAPING/BUFFERING 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

PHONE: MOREHEAD CITY, NC 28557

910-320-2587

DESIGNED: LES

DRAWN: TLJ

APPROVED: LES

DATE: 01-29-24

SCALE: 1"=70'

SHEET 1 OF 1

STROUD ENGINEERING, P.A.

422 HIGHWAY 24

MOREHEAD CITY, NC 28557

(252) 247-7479

LICENSE NO. C-06647

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 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)
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 March 5, 2024, the Planning Board heard the requested conditional rezoning map amendment and recommended 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.

Planning Board Chair

Town Planner