

**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 Jacks 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.