

**TOWN OF SWANSBORO
PLANNING BOARD
REGULAR MEETING AGENDA**

**May 3, 2022
Tuesday 5:30 PM**

**Town Hall Community Room
601 W. Corbett Avenue**

1. Call to Order

2. Approval of Minutes

A. March 1, 2022 Regular Minutes

3. Old Business

A. Program of Work-Aligning the Zoning Map with the Future Land Use Map

One of the items on the Planning Board's Program of Work to implement the 2019 Land Use Plan Update was to "consider map amendments (zoning maps) that reflect the Future Land Use categories including the Table of Uses (BOC recommendation)".

Action Needed: Review of the property analysis prepared by Staff and direction on proceeding with rezoning and/or amendments to the Table of Uses.

4. Chairman/Board Thoughts/Staff Comments

Next Special Meeting discussion.

5. Public Comments

6. Adjournment

**Town of Swansboro
Planning Board
Regular Meeting Minutes
March 1, 2022**

Call to Order

The meeting was called to order at 5:30 pm. Board members in attendance were Michael Favata, Christina Ramsey, Scott Chadwick, Laurent Meilleur, Edward Binanay, Sherrie Hancock, and Ed McHale.

Minutes

On a motion by Mrs. Ramsey, seconded by Mr. Binanay, the minutes for the December 7, 2021, Regular Meeting were approved unanimously.

Business

The board discussed and agreed to hold a Special Meeting on the third Monday of the month through September, for the purpose to further review Land Use Plan implementation items.

Building Standards

Planner Ansell reviewed that in April 2021, the Board reviewed the Program of Work goals related to the overall appearance of commercial, industrial and mixed-use development, and tying square footage to the use of higher quality materials and additional stormwater control measures.

In response to inquiries from the Board Mrs. Ansell clarified that stationary/abandoned vehicles were addressed in the Town Code under Chapter 92.

With three new board members coming on, it was determined that there were sufficient details included for this agenda item and that all board members would review the items in depth for further discussion to occur at the next meeting.

Zoning Map and Table of Uses

Mrs. Ansell reviewed that one of the items on the Planning Board's Program of Work was to consider amendments to the zoning map and Table of Uses to reflect the Future Land Use designations. At the last meeting, it was discussed to create a commercial node at the intersection of Queens Creek Road and Highway 24, which relates to this discussion.

Mrs. Ansell explained that aligning the current Table of Uses and Zoning Map of the UDO with the Future Land Use Plan's designations would result in the creation of many non-conforming uses. She believed it was not the intent of the plan to create non-conformities, however, as an example, several areas were currently zoned B1 and businesses were operating in those zones but the Future Land Use plan has the areas identified as Low Density/Suburban Neighborhood (the Bailey Center as an example). Additionally, this would result in the Planning Board's findings on rezoning applications, special use requests etc. in such areas as being inconsistent with comprehensive plans.

Following discussion, the Board agreed to review the areas throughout town in sections and would start with the west end of Town to review at the next meeting.

Adjournment

On a motion by Mr. Meilleur, seconded by Mr. McHale, the meeting adjourned at 6:14 pm.



Planning Board Agenda Item Submittal

Item to Be Considered: **Program of Work-Aligning the Zoning Map with the Future Land Use Map**

Board Meeting Date: **May 3, 2022**

Prepared By: **Jennifer Ansell, Planner**

Overview: One of the items on the Planning Board's Program of Work to implement the 2019 Land Use Plan Update was to "consider map amendments (zoning maps) that reflect the Future Land Use categories including Table of Uses (BOC recommendation)".

Action Needed: Review of the property analysis prepared by Staff and direction on proceeding with rezoning and/or amendments to the Table of Uses.

Attachments

Property Analysis (to Norris Road)
Future Land Use Map (Norris Rd. Area)
Zoning Map (Norris Rd. Area)
Table of Uses
LUP Sections

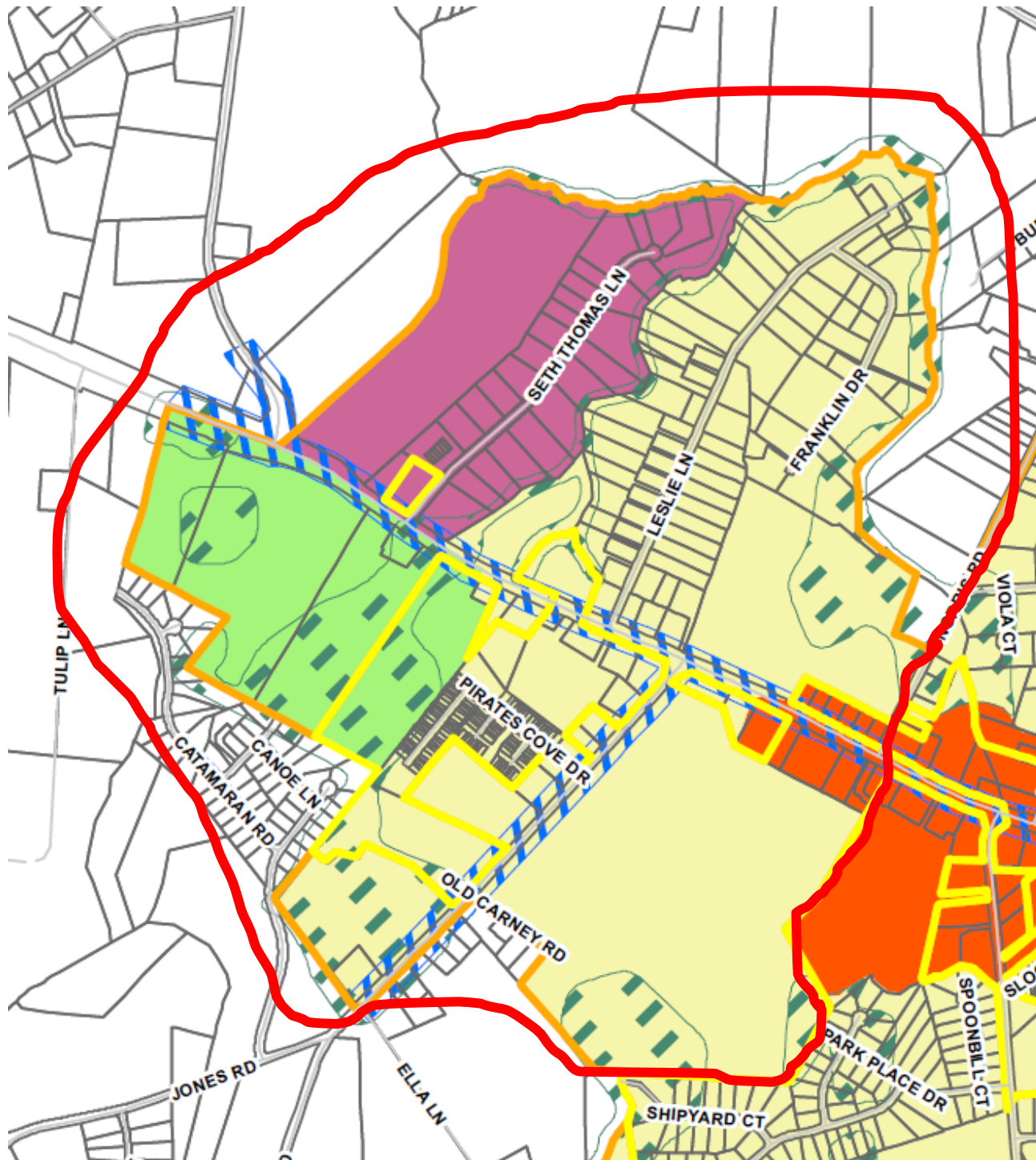
ALTID	OWNER1	PHYSICAL ADD	YEAR BUILT	USE	ZONING	FLU
1319A-4	CARROLL DANNY A & SUSAN R	1214 W CORBETT RD	0	Auto Repair	B-1	STC
1319A-5	SMITH CARL WHITLEY &	1206 W CORBETT AVE	0	Auto Repair	B-1	STC
1319-86	ROWLAND MITCHELL T & RICHARD C KING	1227 W CORBETT AVE	0	Auto Sales	B-1	STC
1313-8	WOOD DOROTHY LUCILLE	1434 W CORBETT AVE	0	Automotive Repair/Junkyard	B-1	LDSN
1319-92.1	STATE EMPLOYEES CREDIT UNION	1412 CORBETT AVE	0	Bank	B-1	LDSN
1319A-6	BATTLE ANTHONY DOUGLAS	1204 W CORBETT AVE	0	Battlefield Tire	B-1	STC
1319A-7	BATTLE ANTHONY DOUGLAS	103 NORRIS RD	0	Battlefield Tire	B-1	STC
1313-89.2	1401 W CORBET AVENUE LLC	1401 W CORBETT AVE	0	Burger King	B-1	LDSN
1319C-9	MESSER FLOYD JR	126 LESLIE LN	0	Commercial Office	B-1	LDSN
1313-7	ROSE FAMILY PROPERTIES LLC	1450 W CORBETT AVE	0	Commercial Shopping Center	B-1	ELI & Conservation Priority Area
1313-89.5	ATLANTIC COAST PROPERTIES II L		0	Commercial Shopping Center	B-1	LDSN
1319-121	RIGGS SHERREL & IRENE	110 LESLIE LN	1971	D	B-1	LDSN
1319-122	HAMILTON MARY K	100 LESLIE LN	1958	D	B-1	LDSN
1319A-3	CARROLL DANNY ALLEN & SUSAN R	1218 W CORBETT AVE	1958	D	B-1	STC
1319C-8	WILLIAMS FOUR LLC	130 LESLIE LN	0	Dance Studio	B-1	LDSN
1313-83	SCF RC FUNDING IV LLC	168 QUEENS CREEK RD	0	Daycare	B-1	LDSN
1319-90	MANNING DORA T HEIRS	101 LESLIE LN	0	Dee's Florist	B-1	LDSN
1319-123	CONLEY RENTALS LLC	1306 W CORBETT AVE	0	Dentist Office	B-1	LDSN
1319C-11.2	CONLEY RENTALS LLC	LESLIE LN	0	Dentist Office	B-1	LDSN
1313-103	MORTON BOBBY R	4178 FREEDOM WAY	1963	Dilapidated Dwelling	B-1	Rural/Agricultural Area & Conservation Priority Area
1313-89.6	DOLGEN CORP INC	1413 W CORBETT AVE	0	Dollar General	B-1	LDSN
1313-89.7	THE ROSEMYR CORPORATION	1409 W CORBETT AVE	0	Food Lion	B-1	LDSN
1313-89.3	QUALITY OIL COMPANY LLC	1403 W CORBETT AVE	0	GOGAS	B-1	LDSN
1313-100.1	PIRATE GIRL INVESTMENT PROPERTIES LLC	1455 W CORBETT AVE	1964	Law Office	B-1	Rural/Agricultural Area & Conservation Priority Area
1313-6	ONSLOW COUNTY	1460 W CORBETT AVE	0	Library	B-1	ELI
1319C-10	ALTERNATIVE ENDING LLC	120 LESLIE LN	0	National Marble Products	B-1	LDSN
1313G-10	SNYDER DANIEL JOSEPH	85 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-100	PPJ INVEST LLC	45 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-101	MAHLUM JOY S	46 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-102	MCCABE PETER M	47 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-103	CHAPMAN SARAH T	48 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-104	J & M SMITH ENTERPRISES LLC	49 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-105	GAONA LOLA P & LOUIS G	50 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-106	ACG PROPERTIES LLC	51 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-107	THOMPSON LESLIE P	52 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-11	ROJAS ALFONSO & NANCY	86 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-12	BENNETT CHRISTOPHER R	87 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-13	HISLOP JOHN M & JEANNE T	88 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-14	BELL DERRICK ALAN	89 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-15	GUTHRIE ELBERT A JR & PATTI C	90 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-16	SLAIGHT ALLEN B & MARGARET M	91 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-17	WHITESIDE DONALD A JR &GINETTE	92 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-18	DUMENIGO MATTHEW & ELIZABETH	93 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-19	FLEMMING JACK J JR & ZARINA	94 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-2	HARRELL STEPHEN C & DELPHIA W	1 PIRATES COVE DR	1998	Pirate's Cove	B-1	LDSN
1313G-20	MERRITT ERIC EVAN	95 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-21	KEISER CHRISTOPHER M & JONI R	96 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-22	ASKE LYNNE DOREEN	97 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-23	MCKEON JAMES G & ELIZABETH	98 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-24	PEARCE MICHAEL R	99 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-25	MESKA PROPERTIES LLC	100 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-26	VAN EMILIE & TLE BINH	101 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-27	LILES JOHN E & MINNETTE R	102 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-28	J & M SMITH ENTERPRISES LLC	103 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-29	HARRELL STEPHEN C & DELPHIA W	104 CENTURY CT	1998	Pirate's Cove	B-1	LDSN
1313G-3	ROSENTHALL LAURA B	2 PIRATES COVE DR	1998	Pirate's Cove	B-1	LDSN
1313G-30	COLLEY BARBARA S	9 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN

ALTID	OWNER1	PHYSICAL ADD	YEAR BUILT	USE	ZONING	FLU
1313G-31	STURDEVANT STEPHEN A & BONNIE S	10 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-32	HARTER ELIZABETH A	11 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-33	KING SAMUEL THOMAS II & BEVERLY ATKINSON	12 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-34	FETZER PROPERTIES LLC	13 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-35	J & M SMITH ENTERPRISES LLC	14 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-36	VAN EMILIE	65 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-37	MARTIN PAMELA S & JOSHUA D	66 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-38	KISTLER DAVID L & BARBARA L &	67 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-39	JOSILEVICH MICHAEL &	68 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-4	ORR DEBRA A	3 PIRATES COVE DR	1998	Pirate's Cove	B-1	LDSN
1313G-40	PEED REBECCA CLARK LIFE ESTATE &	69 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-41	MORROW JAMES	70 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-42	MYLER TRISHA D	71 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-43	SMITH JUNE & DALE	72 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-44	KING BEVERLY ATKINSON & SAMUEL THOMAS II	73 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-45	MCKEON JAMES G	74 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-46	SPARROW WILLIAM C	75 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-47	MCCANN JEFFREY ALLEN & MANDI MAY RUSSELL	76 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-48	MCKEON JAMES G & ELIZABETH	77 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-49	MILLER LORRAINE	78 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-5	WELLS DAVID ADAM & LIANE K	4 PIRATES COVE DR	1998	Pirate's Cove	B-1	LDSN
1313G-50	PONTES GISELI SOARES	79 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-51	DUNT BARRY & THERESA	80 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-52	RYAN LESLIE A JR	81 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-53	LAMBERT ROBERT P & GINA D	82 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-54	BURLINGAME DAVID G &	83 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-55	IFFT DEANN L & OMAR G	84 CRUSH CT	1999	Pirate's Cove	B-1	LDSN
1313G-56	PIRATES COVE TOWNHOME ASOC INC	PIRATES COVE DR	0	Pirate's Cove	B-1	LDSN
1313G-57	J & M SMITH ENTERPRISES LLC	15 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-58	ZHOU JUNYONG	16 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-59	MIGLIACCIO DAVID HENDREN &	17 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-6	BAPPERT SARAH E	5 PIRATES COVE DR	1998	Pirate's Cove	B-1	LDSN
1313G-60	MATAS ADAM K & STEPHANIE F	18 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-61	WELLS DAVID A & LIANE K	19 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-62	IZMACO INVESTMENTS LLC	20 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-63	STEEVES LEBLANC ELLEN HOLMES	21 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-64	DUDLEY CAROL WADE	22 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-65	MARTEL ROBERT J	23 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-66	MATAS ADAM K & STEPHANIE F	24 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-67	MATAS ADAM K & STEPHANIE	25 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-68	J & M SMITH ENTERPRISES LLC	26 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-69	MONROE LASHONDA DENISE	27 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-7	WILLIS PHYLLIS S	6 PIRATES COVE DR	1998	Pirate's Cove	B-1	LDSN
1313G-70	TAUBER TERESA A	28 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-71	TEAGUE ROBERT L & JENNIFER C	53 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-72	MARTEL ROBERT	54 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-73	SAVAGE CORREY S	55 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-74	BRINEGAR BARBARA A	56 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-75	HARGETT WILLIAM A JR	57 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-76	DONALDSON RANDALL D & DEBRA L	58 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-77	HISLOP JOHN M & JEAN T	59 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-78	HISLOP JOHN M & JEAN T	60 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-79	HISLOP JOHN M & JEAN T	61 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-8	HISLOP JOHN & JEAN T	7 PIRATES COVE DR	1998	Pirate's Cove	B-1	LDSN
1313G-80	HISLOP JOHN M & JEAN T	62 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-81	HISLOP JOHN M & JEAN T	63 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN
1313G-82	HISLOP JOHN M & JEAN T	64 PIRATES COVE DR	1999	Pirate's Cove	B-1	LDSN

ALTID	OWNER1	PHYSICAL ADD	YEAR BUILT	USE	ZONING	FLU
1313G-83	PIRATES COVE TOWNHOME ASOC INC		0	Pirate's Cove	B-1	LDSN
1313G-84	WAGNER LINDA	29 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-85	SHEA DONNA A	30 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-86	TROUP JOHN M & TAMMY K	31 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-87	RAMIREZ TAMMY L	32 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-88	PHOEBE ROSE & SOPHIE GRACE HOLDINGS LLC	33 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-89	BOJORQUEZ RICARDO A & NANETTE L	34 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-9	RINEER LINDA & LISA M BARKER &	8 PIRATES COVE DR	1998	Pirate's Cove	B-1	LDSN
1313G-90	RAMSEY JAMES C	35 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-91	VAN EMILIE & BINH T LE	36 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-92	GORMON PROPERTIES LLC	37 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-93	J & M SMITH ENTERPRISES LLC	38 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-94	BECKMAN WESLEIGH M	39 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-95	BALAZS GEORGE & STEFANI	40 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-96	DESHONG DAVID M	41 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-97	HICKS AMY LEA	42 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-98	J & M SMITH ENTERPRISES LLC	43 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313G-99	ZAPATA CHRISTOPHER R	44 PIRATES COVE DR	2002	Pirate's Cove	B-1	LDSN
1313-89.8	PIRATES COVE TOWNHOME ASOC INC	40-1/2 PIRATES COVE DR	0	Pirate's Cove Common Area	B-1	LDSN
1313-89.9	PIRATES COVE TOWNHOME ASOC INC		0	Pirate's Cove Common Area	B-1	LDSN
1319-124	WILLIS VANEK & BALL FISCHER & RICHARDS	1302 W CORBETT AVE	0	Storge Buildings	B-1	LDSN
1319C-11	CHEN PATRICK ZHENXING & LAW BIN WAM	116 LESLIE LN	0	Swansboro Recycling Center	B-1	LDSN
1313-98	1435 W CORBETT LLC	W CORBETT AVE	0	Team Chevrolet	B-1	LDSN
1313-98.1	1435 W CORBETT LLC	1435 W CORBETT AVE	0	Team Chevrolet	B-1	Rural/Agricultural Area & Conservation Priority Area
1313-89	DAVIS ALTON C & LOUISE M	QUEENS CREEK RD	0	V	B-1	LDSN
1313-89.4	PWW PROPERTIES LLC	1411 CORBETT AVE	0	V	B-1	LDSN
1313-95	DAVIS ALTON C & LOUISE M	W CORBETT AVE	0	V	B-1	LDSN
1313-96	BROWNLEY ELYSE & LEONARD		0	V	B-1	LDSN
1319-82	BENCHMARK DEVELOPMENT CORP	W CORBETT AVE	0	V	B-1	STC
1319-83	BENCHMARK DEVELOPMENT CORP	W CORBETT AVE	0	V	B-1	STC
1319-83.2	KEYSTONE CONTRACTORS INC	W CORBETT AVE	0	V	B-1	STC
1319-85	SANDERS ZETA TOLSON TRUSTEE	1223 W CORBETT AVE	0	V	B-1	STC
1319-87	SUSAN PARKER LEE LLC	1237 W CORBETT AVE	1958	V	B-1	LDSN
1319-88	SUSAN PARKER LEE LLC	1247 CORBETT AVE	0	V	B-1	LDSN
1319C-11.1	WILLIS VANEK & BALL FISCHER & RICHARDS	LESLIE LN	0	V	B-1	LDSN
1319C-7	ALLEN NANCEE HARRIETT	LESLIE LN	0	V	B-1	LDSN
1313-5	ALTMAN & WRIGHT LLC	1468 W CORBETT AVE	0	Vacant Commercial Building	B-1	ELI
1319-83.3	WAL MART REAL ESTATE BUSINESS TRUST	W CORBETT AVE	0	Walmart Entrance	B-1	STC
1319-89	ONslow COUNTY	161 QUEENS CREEK RD	0	Queens Creek Elementary/Swansboro HS	G/E	LDSN
1319-125	ONslow COUNTY BOARD OF EDUCATION	1240 W CORBETT AVE	0	Swansboro Middle School	G/E	LDSN
1319-125.1	ONslow COUNTY BOARD OF EDUCATION	W CORBETT AVE	0	Swansboro Middle School	G/E	STC
1313-7.12	KJ NATURAL STONE LLC	117 SETH THOMAS LN	0	C	M-1	ELI
1313-7.13	MCREYNOLDS STANLEY P & MARIA P	121 SETH THOMAS LN	0	C	M-1	ELI
1313-7.14	TINGEN MARY ANNE & CHARLIE L	125 SETH THOMAS LN	0	C	M-1	ELI
1313-7.15	RKBC INVESTMENTS LLC	129 SETH THOMAS LN	0	C	M-1	ELI
1313-7.16	MCLAND HOLDINGS LLC	133 SETH THOMAS LN	0	C	M-1	ELI
1313-7.17	TRIPLE M INVESTORS LLC	141 SETH THOMAS LN	0	C	M-1	ELI
1313-7.18	C & M PROPERTIES OF NC LLC	143 SETH THOMAS LN	0	C	M-1	ELI
1313-7.19	ISLAND AUTOMATION BUILDING LLC &	145 SETH THOMAS LN	0	C	M-1	ELI
1313-7.2	BCA PROPERTY MGMT LLC	104 SETH THOMAS LN	0	C	M-1	ELI
1313-7.22	RICHARD PETERSON PROPERTIES LLC	151 SETH THOMAS LN	0	C	M-1	ELI
1313-7.23	E L JONES DEVELOPMENT LLC	146 SETH THOMAS LN	0	C	M-1	ELI
1313-7.24	BAYVIEW SHORES INVESTMENTS	142 SETH THOMAS LN	0	C	M-1	ELI
1313-7.25	RICHARD PETERSON PROPERTIES LLC	138 SETH THOMAS LN	0	C	M-1	ELI
1313-7.26	C & M PROPERTIES OF NC LLC	134 SETH THOMAS LN	0	C	M-1	ELI
1313-7.27	H & M FARMS LLC	102 SETH THOMAS LN	0	C	M-1	ELI
1313-7.28	MCLAND HOLDINGS LLC	135 SETH THOMAS LN	0	C	M-1	ELI

ALTID	OWNER1	PHYSICAL ADD	YEAR BUILT	USE	ZONING	FLU
1313-7.29	RICHARD PETERSON PROPERTIES LLC	149 SETH THOMAS LN	0	C	M-1	ELI
1313-7.3	ONC PROPERTIES	108 SETH THOMAS LN	0	C	M-1	ELI
1313-7.30	TMF PROPERTIES LLC	105 SETH THOMAS LN	0	C	M-1	ELI
1313-7.31	TMF PROPERTIES LLC	105 SETH THOMAS LN	0	C	M-1	ELI
1313-7.32	WATSON DEVELOPMENT & INVESTMENTS LLC	105 SETH THOMAS LN	0	C	M-1	ELI
1313-7.33	TMF PROPERTIES LLC	105 SETH THOMAS LN	0	C	M-1	ELI
1313-7.34	TMF PROPERTIES LLC	105 SETH THOMAS LN	0	C	M-1	ELI
1313-7.35	TMF PROPERTIES LLC	105 SETH THOMAS LN	0	C	M-1	ELI
1313-7.4	INTEGRITY RENTALS LLC	114 SETH THOMAS LN	0	C	M-1	ELI
1313-7.5	CASPER WILLIAM T JR & SUSAN J	118 SETH THOMAS LN	0	C	M-1	ELI
1313-7.6	COSTON WILLIAM D	122 SETH THOMAS LN	0	C	M-1	ELI
1313-7.8	SOUND BLESSINGS LLC	109 SETH THOMAS LN	0	C	M-1	ELI
1313-7.9	LAWSON JERRY & ANGELA A	113 SETH THOMAS LN	0	C	M-1	ELI
1313-7.11	GOWER COMMERCIAL PLAZA OWNERS	105 SETH THOMAS LN	0	Commercial Shopping Center	M-1	ELI
1313-7.10	BARRINGER INC	130 SETH THOMAS LN	0	Fitness Center	M-1	ELI
1313-7.7	T A LOVING CO INC	126 SETH THOMAS LN	0	O	M-1	ELI
1313-7.1	RICHARD PETERSON PROPERTIES LLC		0	Seth Thomas Lane	M-1, B-1	ELI
1319C-1	INTEGRITY RENTALS LLC	158 LESLIE LN	0	C	MHS-15SF	LDSN
1319-100.1	HOLMES DAVID & PEGGY C	103 FRANKLIN DR	2018	D	MHS-15SF	LDSN
1319-101	BAILES VIRGINIA	115 FRANKLIN DR	1994	D	MHS-15SF	LDSN
1319-102.1	BURDETTE MARLYS MARIE	135 FRANKLIN DR	1981	D	MHS-15SF	LDSN
1319-103	MURPHY EVELYN HEIRS	139 FRANKLIN DR	1978	D	MHS-15SF	LDSN
1319-105	CARR MICHAEL R & RHONDA L	151 FRANKLIN DR	1978	D	MHS-15SF	LDSN
1319-106	WALKER ERIC B & SHARI M	167 FRANKLIN DR	1988	D	MHS-15SF	LDSN
1319-106.1	BERTINO LAURA J	157 FRANKLIN DR	1988	D	MHS-15SF	LDSN
1319-108.1	LINK MICHAEL G & SUZANNE C	160 FRANKLIN DR	2001	D	MHS-15SF	LDSN
1319-109	PUGH ROBERT WILLIAM	138 FRANKLIN DR	1993	D	MHS-15SF	LDSN
1319-110	B2R LLC	144 FRANKLIN DR	1973	D	MHS-15SF	LDSN
1319-111	GARDNER JEANNE MARIE &	134 FRANKLIN DR	1979	D	MHS-15SF	LDSN
1319-112	GREENE ANITA L	130 FRANKLIN DR	0	D	MHS-15SF	LDSN
1319-114	PERDUE ROSALIE HEIRS	202 LESLIE LN	1973	D	MHS-15SF	LDSN
1319-116	STALEY KAREN ELAINE	188 LESLIE LN	1990	D	MHS-15SF	LDSN
1319-118	RUSSELL JENNY H & RICKY D	172 LESLIE LN	2020	D	MHS-15SF	LDSN
1319-244	HILL ARLENE B HEIRS	115 LESLIE LN	1993	D	MHS-15SF	LDSN
1319-245	DENNY TANYA MARIE LIFE ESTATE &	117 LESLIE LN	1999	D	MHS-15SF	LDSN
1319-249	CREECH RUTH WALLNER	127 LESLIE LN	1985	D	MHS-15SF	LDSN
1319-252	MESSER MARTY ALLEN & ANGELA M	133 LESLIE LN	1999	D	MHS-15SF	LDSN
1319-253	SAPP BONNIE M	135 LESLIE LN	2009	D	MHS-15SF	LDSN
1319-255	MOORE E GLEN & KELLY M	141 LESLIE LN	1996	D	MHS-15SF	LDSN
1319-256	MCARTHUR DOUGLAS J	143 LESLIE LN	1988	D	MHS-15SF	LDSN
1319-257	DOROFEE JOHN III & PATRICIA W &	145 LESLIE LN	2019	D	MHS-15SF	LDSN
1319-258	WALTHER GERALD & GLORIA	147 LESLIE LN	1997	D	MHS-15SF	LDSN
1319-259	AMBROSE KIMBERLY S & JEFFREY G	151 LESLIE LN	2009	D	MHS-15SF	LDSN
1319-260	BOONE SAMANTHA NEWMAN	157 LESLIE LN	2005	D	MHS-15SF	LDSN
1319-261	QUINN PATRICIA A	165 LESLIE LN	1988	D	MHS-15SF	LDSN
1319-263	GOODWIN CHARITY R	169 LESLIE LN	1993	D	MHS-15SF	LDSN
1319-264	EUBANKS KATHY D & MANLEY C	171 LESLIE LN	1961	D	MHS-15SF	LDSN
1319-93	NEWMAN RONALD C & JO ANN B	155 LESLIE LN	1972	D	MHS-15SF	LDSN
1319-94	WOOD DALTON WAYNE JR & KIMBERLY HUGGINS	173 LESLIE LN	1975	D	MHS-15SF	LDSN
1319-95	CHEASTY MATTHEW S & ELICIA A DIRAIMONDO	179 LESLIE LN	1990	D	MHS-15SF	LDSN
1319-95.1	SARGENT ANDREW T & NATALIE R VENTIMIGLIA	185 LESLIE LN	1973	D	MHS-15SF	LDSN
1319-95.2	SISK BRIAN LEON & LEAH MARY	191 LESLIE LN	1994	D	MHS-15SF	LDSN
1319-96	SCOTT WILLIAM BRADFORD	195 LESLIE LN	1980	D	MHS-15SF	LDSN
1319-98	BENEDICT SANDRA	223 LESLIE LN	2016	D	MHS-15SF	LDSN
1319-98.1	BOOTH JOHN & AARON ROY &	221 LESLIE LN	2018	D	MHS-15SF	LDSN
1319-99	COLE JOHNNY WEBSTER	220 LESLIE LN	1978	D	MHS-15SF	LDSN
1319-99.1	ELLIOTT TOM HEIRS	226 LESLIE LN	2000	D	MHS-15SF	LDSN

ALTID	OWNER1	PHYSICAL ADD	YEAR BUILT	USE	ZONING	FLU
1319-99.2	BOSTIC JANET HEIRS	230 LESLIE LN	1995	D	MHS-15SF	LDSN
1319C-2	PARKIN NANCY LATHAM	156 LESLIE LN	1987	D	MHS-15SF	LDSN
1319C-3	WALTZ JULIA	150 LESLIE LN	2003	D	MHS-15SF	LDSN
1319C-4	J AND M RENTAL PROPERTIES LLC	146 LESLIE LN	1999	D	MHS-15SF	LDSN
1319C-6	LOGAN HERMAN RONALD & EVELYN L	136 LESLIE LN	1986	D	MHS-15SF	LDSN
1319-103.1	BERTINO LAURA J	137 FRANKLIN DR	0	O	MHS-15SF	LDSN
1319-107	BRUNSON SHANNON LEE	FRANKLIN DR	0	O	MHS-15SF	LDSN
1319-109.1	PUGH ROBERT W	136 FRANKLIN DR	0	O	MHS-15SF	LDSN
1319-113	HANSON MARCUS CHRISTOPHER	110 FRANKLIN DR	0	O	MHS-15SF	LDSN
1319-113.1	HANSON MARCUS CHRISTOPHER	112 FRANKLIN DR	0	O	MHS-15SF	LDSN
1319-115	PERDUE JOHN JR	196 LESLIE LN	0	O	MHS-15SF	LDSN
1319-247	HOLLAND JENNIFER N	121 LESLIE LN	0	O	MHS-15SF	LDSN
1319-250	CREECH RUTH WALLNER	125 LESLIE LN	0	O	MHS-15SF	LDSN
1319-262	EUBANKS KATHY D & MANLEY C	LESLIE LN	0	O	MHS-15SF	LDSN
1319-91	LITTLETON SHELLEY	109 LESLIE LN	0	O	MHS-15SF	LDSN
1319-97	MOORE CHERRIE C	209 LESLIE LN	0	O	MHS-15SF	LDSN
1319-107.1	BRADSHAW LESLIE G SR & JANICE	164 FRANKLIN DR	0	V	MHS-15SF	LDSN
1319-108	PARKIN NANCY L	160 FRANKLIN DR	0	V	MHS-15SF	LDSN
1319-112.1	PERDUE ROSALIE HEIRS	FRANKLIN DR	0	V	MHS-15SF	LDSN
1319-117	KEYSTONE CONTRACTORS INC	LESLIE LN	0	V	MHS-15SF	LDSN
1319-246	FREDIANI DAVID & KERI	119 LESLIE LN	0	V	MHS-15SF	LDSN
1319-251	MORTON MAXWELL C & LOUISE	131 LESLIE LN	0	V	MHS-15SF	LDSN
1319-254	BRUTON DANIEL D III & ELIZABETH C	139 LESLIE LN	0	V	MHS-15SF	LDSN
1319-262.1	BOONE SAMANTHA	LESLIE LN	0	V	MHS-15SF	LDSN
1319-266	HOWELL JOHN F	FRANKLIN RD	0	V	MHS-15SF	LDSN
1319-92	NEWMAN RONALD C & JO ANN	LESLIE LN	0	V	MHS-15SF	LDSN
1319C-5	LOGAN HERMAN R & EVELYN L	LESLIE LN	0	V	MHS-15SF	LDSN
1319-99.3	BOSTIC JANET HEIRS		0		MHS-15SF	LSDN
1319-99.4	ELLIOTT TOM HEIRS		0		MHS-15SF	LDSN
1313-85.1	EMERALD COAST INC	160 QUEENS CREEK RD	0	Barn	O-I	LDSN
1313-85	MURCHISON ROBB STUART A	150 QUEENS CREEK RD	1965	D	O-I	LDSN
1313-88	CSH PROPERTIES # 1 LLC	140 QUEENS CREEK RD	1960	D	O-I	LDSN
1313-87	EMERALD COAST INC	144 QUEENS CREEK RD	0	V	O-I	LDSN
1313-91	BYRNE THOMAS P & DEBRA B	124 QUEENS CREEK RD	1958	D	R-20SF	LDSN
1313-83.1	JONES ONSLOW ELECTRIC MEMBERSH	QUEENS CREEK RD	0	JOEMC Substation	R-20SF	Conservation Priority Area
1313-83.2	MAREADY NANCY P	QUEENS CREEK RD	0	V	R-20SF	Conservation Priority Area
1313-90	B R MORTON LLC	130 QUEENS CREEK RD	0	V	R-20SF	LDSN
1313-97	HART ADOLPHINE		1955	D	RA	LDSN
1313-101	ODUM SHIRLEY P	1481 W CORBETT AVE	1950	Residential/Farm	RA	Rural/Agricultural Area & Conservation Priority Area
1312-114	HOWELL JOHN F JR	1476 W CORBETT AVE	0	V	RA	ELI
1313-100	WALKER SUSAN D & MARK JAMES	W CORBETT AVE	0	V	RA	Rural/Agricultural Area & Conservation Priority Area



Legend

Urban_Waterfront

Road Centerlines

Town Limits

Extraterritorial Jurisdiction (ETJ)

Future Land Use Designations

Traditional Town Center (TTC)

Suburban Town Center (STC)

Coastal Traditional Neighborhood (CTN)

Low Density / Suburban Neighborhood (LDSN)

Rural / Agricultural (RA)

Employment / Light Industrial (ELI)

Conservation Priority Area (CPA)

Gateway Corridor (GC)

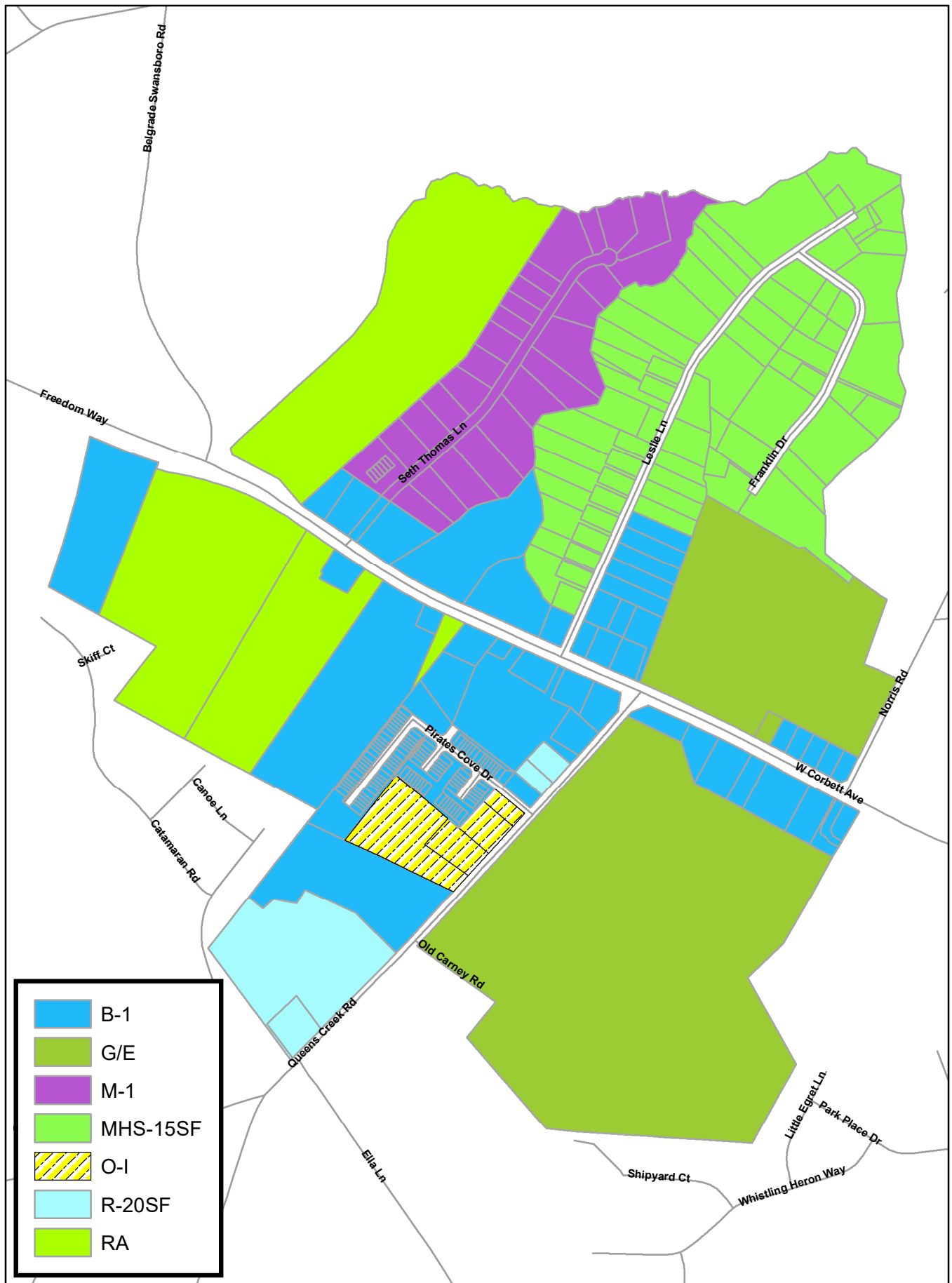


Table of Permitted/Special Uses/Conditional Zoning Districts (See Note 1, § 152.180)

PERMITTED/ SPECIAL USES	ICS ^a	CON	RA	R6	R6SF	R8SF	R10SF	R15SF	R20SF	R40SF	PUD ^b	MHP	MHS	MHS- 15SF	MHS-O ^c	O/I	G/E	B1 ^d	B2 ^e	B3 ^f	B2HDO ^g	MI ^h
Accessory uses/structures incidental to any permitted use (see Note 7, § 152.180)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory structures located on a double frontage lots		S	S	S	S	S	S	S	S	S	S	S	S	S	S							
Adult care home									S													
Adult establishments (less than 500 sq. ft.) (see Note 8, § 152.180)																						P
Agricultural supply sales	422910																	S				
Airports (see § 152.180, note 38)	488119		P																			S
Alcoholic beverages, packaged retail sales only											S							S				
Ambulance service/rescue squad	621910		S	S			S	S	S	S		S	S		S			S				S
Amusement indoor																		S	S			
Amusement outdoor																		S	S			
Animal aquaculture	112519		P																			
Animal medical care (no kennels)	541940		S													S		S				
Antique sales	453310																	P	P	P	P	
Apparel & accessory sales	448150										P							P	P	P	P	
Appliance store	443111																	P	P	P		
Art gallery/sales																		P	P	P	P	
Assembly hall (gymnasiums, stadiums)	713940		S								S					S		S	S	S		P
Assisted living residence	623110		S								S					S		S	S			
Auction sales																		S	S	S	S	
Automobile graveyard																						
Automobile service stations, general (see Note 9, § 152.180)											P							P				
Automobile/trailer/truck sales and rental (under 26,000 gross vehicle weight)	532111																	S				S
Automobile washing	811192																	P				P
Bakeries & confection shops	422420										P							P	P	P	P	
Banks, savings and loans financial activities											P					P		P	P	P		
Bar, night club, tavern	722410																	S		S	S	
Barber and beauty shops	812111										P					P		P	P	P	P	
Bed and breakfast accommodations, & inns (see Note 29, § 152.180)				S		S										S			S	S	S	
Bicycle, sales, repair & rentals											P							P	P	P	P	
Blacksmith or horse shoeing services	541940		P																			
Boat and automobile including accessories (retail sales & service)	441222																	S	S	S	S	
Boat construction (wood) (see § 152.180, note 38)																					P	P
Boat/kayak rental and similar watercraft																		P	P		P	
Boat ramp		S																S	S			P

PERMITTED/ SPECIAL USES	ICS*	CON	RA	R6	R6SF	R8SF	R10SF	R15SF	R20SF	R40SF	PUD ^b	MHP	MHS	MHS- 15SF	MHS-O ^c	O/I	G/E	B1 ^d	B2 ^e	B3 ^f	B2HDO ^g	MI ^h
Bona fide farms			P																			P
Bookstore	451211															P		P	P	P	P	
Bottling plants (see § 152.180, note 38)																						P
Building components and construction materials manufacturing (see § 152.180, note 38)	326199																					P
Building supplies	444190																	S				p
Bulk grain storage (see § 152.180, note 38)	493130		P																			P
Bulk mail and packaging																		S	S	S		P
Bus terminal	488490																	S				
Cabinet/woodworking shop	337110																					P
Campgrounds & travel trailer parks (see note 23, § 152.180)		S	S																			
Carnivals and fairs	711190		S															S				
Catering establishments	722320																	P				P
Cemetery, public	812220		S															S				
Churches & related uses	813110		S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S			
Clothing alteration and repair																		P	P	P		
Clothing and textile manufacturing (see § 152.180, note 38)	313312																					P
Club or lodge, public or private (see note 25, § 152.180)			S				S	S		S						S		S	S	S	S	
Cluster development			P	P	P	P	P	P	P	P								S	S	S	S	
Cold storage (see § 152.180, note 38)	493120																	S	S			P
Colleges, universities & related uses	611310		S														P	S	S			
Commercial storage, flammables fluids & gases (see note 10, § 152.180) (see § 152.180, note 38)																		S				S
Communication or broadcasting facility	513112																	P				P
Computer sales	443120																	P	P	P		
Computer services	541511																	P	P	P		P
Concealed wireless telecommunications facility			S								S					S	S	S	S	S	S	S
Conference center/retreat facilities	813110																	P	P			
Contractors office/equipment storage	234990																					P
Cosmetics manufacturing (see § 152.180, note 38)	325620																					P
Country clubs, private or public	713910		S	P			P	P	P	P	P											
Courier service	492110																	P				P
Court yard mall																		P	P	P		
Crating services	488991																	P				P
Crude petroleum & natural gas (see § 152.180, note 38)	211111																					S
Dairy products (sales)	422430										P							S		P	P	P
Dairy products (processing)																						P

PERMITTED/ SPECIAL USES	ICS*	CON	RA	R6	R6SF	R8SF	R10SF	R15SF	R20SF	R40SF	PUD ^b	MHP	MHS	MHS- 15SF	MHS-O ^c	O/I	G/E	B1 ^d	B2 ^e	B3 ^f	B2HDO ^g	MI ^h
Day care facility (adult)			S								S					S		P	P	S		
Day care facility (child)	624410		S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S		
Department stores	452110																	P		P		
Detention facilities																						
Distribution centers (see § 152.180, note 38)	221																	P				P
Docks, piers (commercially operated, with or without launching facilities)																		S	S		S	
Docks, piers (not commercially operated, with or without launching facilities)		P	P	P	P	P	P	P	P	P	P	P	P		P	P		P	P		P	
Docks, piers (government operated with or without launching facilities)		P	P	P	P	P	P	P	P	P	P	P	P		P	P		P	P	P	P	
Drug store	446110																	P	P	P	P	
Drugs, manufacture of (see § 152.180, note 38)	422210																					P
Dry cleaning & laundry service (see note 11, § 152.180)	812323										P							P	P	P		
Dwelling, manufactured home (see note 12, § 152.180)	531110		P									P	P	P	P							
Dwelling, modular home			P	P	P	P	P	P	P	P	P		P		P	P						
Dwelling, multi-family and condominiums (see notes 22 and 37, § 152.180)	233220			S							S					S		S	S	S		
Dwelling located over a business (see notes 13 and 37, § 152.180)																		P	P	P	P	
Dwelling, single-family	233210		P	P	P	P	P	P	P	P	P		P	P	P	S		S	S			
Dwelling, three/four family					S	S	S	S		S								S				
Dwelling, townhouses (see note 37, § 152.180)				S							S							S	S	S		
Dwelling, two-family/ duplex	233220			P	S						P							S	S	S	S	
Electrical appliance manufacturing (see § 152.180, note 38)	334																					P
Electrical appliance sales and service	443111																	S				P
Electrical industrial apparatus, assembly (see § 152.180, note 38)																						P
Electrical industrial apparatus, manufacturing (see § 152.180, note 38)																						P
Electrical machinery manufacture and/or assembly (see § 152.180, note 38)																						P
Electronic component assembly operations (see § 152.180, note 38)																						P
Electronic gaming operations (see note 28, § 152.180)																		S	S			
Emergency shelter	624221		P	P	P	P	P	P	P	P	P	P	P		P	P		P	P	P	P	P
Employment/personnel agency	561310																	P	P	P		P
Exterminating services																		P				P

PERMITTED/ SPECIAL USES	ICS*	CON	RA	R6	R6SF	R8SF	R10SF	R15SF	R20SF	R40SF	PUD ^b	MHP	MHS	MHS- 15SF	MHS-O ^c	O/I	G/E	B1 ^d	B2 ^e	B3 ^f	B2HDO ^g	MI ^h
Fabric or piece goods store	451130																	P		P	P	
Fabrication shops (wood, metal, upholstery, fabric, plastics, etc.)	332312																	P				P
Family care home	623990															P		P				
Family foster home							S	S	S	S	S											
Farm equipment and engine repair	811310		P															P				P
Farm machinery sales and service	811310		S															P				P
Feed and grain sales and storage	422910		S																			P
Fertilizer wholesale and retail sales	422910		S																			P
Fiber manufacturing (see § 152.180, note 38)	325221																					P
Financial institutions (bank, savings and loan, credit unions)	522120																	P	P	P		
Fire station	922160		P	P	S	S	P	P	S	P	P	P	P	P	P	P	P	P	P	P		P
Fish mongers/sales (no outside storage)																		P	P		S	
Fishing piers (public/commercial)																		S	S		S	S
Flea markets	453310																	S				
Floor coverings, sales	442210																	P	P	P		P
Florist shops	453110										P							P	P	P	P	
Flour and feed mills (see § 152.180, note 38)	311211																					P
Food processing/production facilities (see § 152.180, note 38)	233310																					P
Forestry	115310	P	P																			
Fuel sales	422710																	S	S			P
Funeral homes and mortuaries	812210					S										S		S				S
Furniture and fixtures assembly (see § 152.180, note 38)	337215																					P
Furniture and wood product manufacturing (see § 152.180, note 38)	337122																					P
Glass, sales	327212																	P	P	P		P
Golf course (see note 14, § 152.180)	713910		P	P		S	P	P		P	S						S	S	S	S		
Golf course, miniature	713990		S	S			S	S		S	S							S	S	S		
Golf driving range (see note 14, § 152.180)	713990		S	S			S	S		S	S							S	S	S		
Government offices, buildings and facilities																S	S	S	S	S		
Grain mill products (see § 152.180, note 38)	311230																					P
Greenhouse operations			P															P				P
Grocery and convenience stores	445110																	S	S	S	S	
Hardware, paint, & garden supply sales	444130										P							P	P	P	P	P
Hatcheries	112340	P	P																			
Heating, equipment and plumbing fixtures, sales	333414																	S	S	S		P
Heavy equipment manufacturing (see § 152.180, note 38)																						P

PERMITTED/ SPECIAL USES	ICS*	CON	RA	R6	R6SF	R8SF	R10SF	R15SF	R20SF	R40SF	PUD ^b	MHP	MHS	MHS- 15SF	MHS-O ^c	O/I	G/E	B1 ^d	B2 ^e	B3 ^f	B2HDO ^g	MI ^h
Home furnishings & appliance sales	442299										P							S	P	P		P
Home occupations (see note 15, § 152.180)			S	S	S	S	S	S	S	S	P	S		S	S	P		S	S	S	S	
Horse shows	711310		P																			
Hospitals	622110		S													P	P	P	S	S	S	
Ice production	312113																					P
Industrial manufacturing the assembly, fabrication, finishing, manufacturing, packaging or processing of goods (see § 152.180, note 38)																						P
Industrial sales & repair of equipment	421830																	S				P
Industrial supplies and equipment services	811310																					P
Jails (see note 16, § 152.180)																						
Jewelry manufacturing (see § 152.180, note 38)	339911																	P				P
Kennels, breeding/boarding (not related to veterinarian's office)			S													S		S				S
Laboratory operations, medical or dental (see § 152.180, note 38)	621512 621511														P		S				P	
Laboratory research (see § 152.180, note 38)	541380															S	S	S				P
Landscape and horticultural services	561730		P															P				P
Laundromat	812310																	S	S	S	S	
Law enforcement station	541110				S											S	S	S	S			
Leather and leather products (tanning) manufacturing (see § 152.180, note 38)	316110																					P
Library	514120		S	S		S	S	S		S	S					S	S	S	S	S		
Livestock and horse boarding			P																			
Livestock, sales & auction			S																			
Locksmith, gunsmith	561622																	P				P
Machine tool manufacturing (see § 152.180, note 38)	333515																	S				P
Manufactured home park but excl. any manufactured home sales (see note 21, § 152.180)	531190											S										
Manufacture of millwork, plywood and veneer (see § 152.180, note 38)	337212																					P
Marinas (greater than 10 boat slips)																		S	S	S	S	
Medical, dental and surgical equipment manufacturing (see § 152.180, note 38)	421450																					P
Metal fabrication facilities (see § 152.180, note 38)																						P
Mixed use																S		S	S	S	S	
Mobile construction site offices, temporary (see note 17, § 152.180)	531110		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Mobile construction site containers (see note 34, § 152.180)			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Mobile home subdivision														P								
Monument sales	327991																	P				P

PERMITTED/ SPECIAL USES	ICS ^a	CON	RA	R6	R6SF	R8SF	R10SF	R15SF	R20SF	R40SF	PUD ^b	MHP	MHS	MHS- 15SF	MHS-O ^c	O/I	G/E	B1 ^d	B2 ^e	B3 ^f	B2HDO ^g	MT ^h
Mooring fields		P																S	S		S	
Motels/hotels/condotels	721110															S		P	S	S	S	P
Motor vehicle assembly (see § 152.180, note 38)																		S				P
Motor vehicle sales (new and used)																		P				
Motorcycle sales	441221																	P				
Multi-unit assisted housing with services									S							S						
Municipal parking lots		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Municipal public facilities		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Municipal utility stations and substations		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Municipal utility workshops and storage, and municipal water towers		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Museums & natural science displays and exhibits																	P	P	P	P	P	
Musical recording sales	451220																	P	P	P	P	
Musical instrument sales/ instruction	421990																	P	P	P	P	
Newspaper offices & incidental printing																P		P	P			
Newsstand	451212										P							P	P	P	P	
Nurseries (plants)	444220		P															P	S			
Nursing home				S			S	S		S	S							S	S			
Off-street parking and loading facilities (in accordance with §§ 152.290 - 152.296)	812930		P	P	P	P	P	P	P	P	P	P	P		P	P		P	P	P	P	
Office for business, professional, or personal services											P					P		P	P	P	P	P
Outdoor fruit and vegetable markets	445230		P															P		P	P	
Outdoor market, municipal																		P	P		P	
Paper goods manufacturing (see § 152.180, note 38)	322121																					P
Parking lots (commercial)			S	S	S	S	S	S	S	S		S	S		S		P	P	S	P	S	
Parks and playgrounds, public	712190	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Parks and playgrounds, semi- public (see note 26, § 152.180)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Pawnshop or used merchandise store	522298																		S			
Pedestrian walkways, waterfront		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Pest or termite control services	561710																	S				P
Pet cremation																						P
Petroleum products, storage and/or distribution (see note 10, § 152.180) (see § 152.180, note 38)	812220																	S				S
Photography, commercial	422720										P					P		P	P	P	P	
Portable storage containers or structures (see note 32, § 152.180)	333315															P	P	P	P			P
Portland cement mixing plants (see § 152.180, note 38)	327310																					S
Post office	491110										P					P		P	P	P		

PERMITTED/ SPECIAL USES	ICS ^a	CON	RA	R6	R6SF	R8SF	R10SF	R15SF	R20SF	R40SF	PUD ^b	MHP	MHS	MHS- 15SF	MHS-O ^c	O/I	G/E	B1 ^d	B2 ^e	B3 ^f	B2HDO ^g	MT ^h
Pottery and related products, sales	327112																	P	P	P	P	
Precision instrument manufacturing (see § 152.180, note 38)	332212																	S				P
Printing and reproduction establishments	511130																	P	P	P		P
Private recreation club			S	P	S	S	P	P	S	P	P	S	S	S	S			P				
Processing establishments (see § 152.180, note 38)																						
Production of glass products from purchased glass (see § 152.180, note 38)	327215																					P
Production of manufactured housing and wood buildings (see § 152.180, note 38)	421390																					P
Public and private utility facilities (see note 27, § 152.180)																					S	
Public utility stations & substations			S	S			S	S	S	S	S	S	S	S	S	S	P	S			S	S
Public utility workshops & storage					S												P	S				S
Radio & television studio activity without associated tower											P					P		P				P
Radio & television transmitting	513112 513120	P	P	P	P	P	P	P	P	P		P	P		P		P	P				P
Recreation or amusement conducted for profit, not otherwise listed											P					P		S	S	S		
Recreational vehicles (see note 18, § 152.180)				P	P	P	P	P	P	P		P	P		P							
Recreational vehicle sales	441210																	S				
Refrigerated warehousing (see § 152.180, note 38)	493120																	S				P
Rehabilitation facility			P	P												P						
Remote off-street parking																S		S	S	S	S	
Research facilities, including manufacturing incidental to same (see § 152.180, note 38)																		S				S
Residential child care facility									S													
Residential family child care home			P	P	P	P	P	P	P	P		P	P	P	P							
Restaurants (including take- out only establishments)	722110										S							S	S	S	S	
Retail fish markets																		S	S		S	
Retail merchandise sales (greater than 5,000 sq. ft.)											S							S	S			
Retail merchandise sales (less than 5,000 sq. ft.)											P							P	P	P	P	
Retail or service, not otherwise listed																		S				
Riding school or commercial stable	713990		P																			
Salvage and recovery yards (see note 19, § 152.180)																						
Sanitary landfill	562212		S																			
Sawmill or planing mills	321113		S																			
School, business or commercial	611410															P	P	P	S			
School, elementary or secondary & related uses (see note 36, § 152.180)	611110		S	S			S	S	S	S	S					S	S	S	S			

PERMITTED/ SPECIAL USES	ICS ^a	CON	RA	R6	R6SF	R8SF	R10SF	R15SF	R20SF	R40SF	PUD ^b	MHP	MHS	MHS- 15SF	MHS-O ^c	O/I	G/E	B1 ^d	B2 ^e	B3 ^f	B2HDO ^g	MT ^h
School, trade or vocational	611210															S	S	S	S			P
Service establishments (see note 24, § 152.180)																				P	P	
Shopping centers	233320																	P	S	P		
Sign painting and fabrication shop	541890																	S				P
Sign, principal use		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Solar farms																						S
Stone manufacturing facility primarily engaged in cutting, shaping and finishing marble, granite and other stone (see § 152.180, note 38)																						P
Storage or baling of scrap paper, iron, bottles, rags, or junk	333999																					P
Storage, warehouse, including mini storage	493110																	S				P
Swimming pools (private/ noncommercial) (see note 20, § 152.180)	611620		P	P	P	P	P	P	P	P		P	P	P	P			P				
Swimming pools (public/ commercial) (see note 20, § 152.180)			S	S			S	S		S	S	S		S			S	P	S			
Tattoo/piercing parlor																						
Taxicab office or stand																	S	S			S	S
Telecommunication towers	234920		S													S	S				S	S
Telephone exchange operations											S					S		S	S			P
Temporary residential storage units (see note 33, § 152.180)			P	P	P	P	P	P	P	P	P	P	P	P	P							
Textile manufacturing (see § 152.180, note 38)	313210																					P
Theaters, indoor											P					P		P	S	P		
Theaters, outdoor																		P				
Therapeutic massage business																		S	S			
Tire recapping	326212																	S				P
Tire sales	441320																	S				
Tires and inner tubes manufacturing (see § 152.180, note 38)	421130																					P
Tobacco products manufacturing or processing (see § 152.180, note 38)	312229																					P
Tobacco sales (retail)																		S	S			
Tobacco warehousing (see § 152.180, note 38)																						P
Tour guide/charter services																	P	P	P		P	
Travel agency	561510										P					P		P	P	P	P	
Truck terminal activities (see § 152.180, note 38)	447190																					P
Truck/trailer rentals (over 26,000 gross vehicle weight)	811111																					P
Trucking, transfer companies, and heavy equipment terminals (see § 152.180, note 38)	488490																					P

PERMITTED/ SPECIAL USES	ICS ^a	CON	RA	R6	R6SF	R8SF	R10SF	R15SF	R20SF	R40SF	PUD ^b	MHP	MHS	MHS- 15SF	MHS-O ^c	O/I	G/E	B1 ^d	B2 ^e	B3 ^f	B2HDO ^e	MT ^h
Vehicle storage lot (less than 5,000 sq. ft.)																		P				
Veterinary office/hospitals	541940																	S	S			
Warehouse (general storage, enclosed) (see § 152.180, note 38)	493110																	S				P
Water towers			S	S	S	S	S	S	S	S		S	S		S		S	S	S			S
Wedding chapel																					P	
Welding shops	811310		S															S				P
Wholesale fish sales																		S	S			P
Wholesale operations not otherwise listed																		S	S			P
Windmills			S			S												S				S
Wood products, manufacture (see § 152.180, note 38)	421990																					P
Yacht, sailing, and fishing clubs	713930		S	S			S	S	S	S			S		S			P	P		P	
^(a) See § 152.180(B) Note 2. ^(b) See § 152.180(C) Note 3. ^(c) See § 152.180(D) Note 4. ^(d) See § 152.180(E), (F) Notes 5, 6. ^(h) See § 152.180(LL) Note 38.																						

(Ord. passed 3-15-2005) (Amended 6-08-2005; Am. Ord. 2005-O8, passed 7-19-2005; Am. Ord. 9-20-2005; Am. Ord. 2006-11, passed 4-18-2006; Am. Ord. passed 6-20-2006; Am. Ord. passed 9-18-2007; Am. Ord. 2008-O4, passed 2-19-2008; Am. Ord. 2009-O6, passed 4-21-2009; Am. Ord. passed 1-19-2010; Am. Ord. 2010-O6, passed 2-16-2010; Am. Ord. 2010-O14, passed 5-18-2010; Am. Ord. passed 6-15-2010; Am. Ord. passed 11-16-2010; Am. Ord. passed 1-18-2011; Am. Ord. passed 6-21-2011; Am. Ord. passed 7-19-2011; Am. Ord. 2011-O26, passed 8-16-2011; Am. Ord. passed 2-19-2013; Am. Ord. 2013-O9, passed 3-19-2013; Am. Ord. passed 5-21-2013; Am. Ord. passed 6-12-2013; Am. Ord. 2014-O9, passed 4-15-2014; Am. Ord. passed 1-26-2016; Am. Ord. passed 3-22-2016; Am. Ord. passed 7-26-2016; Am. Ord. 2016-O11, passed 9-13-2016; Am. Ord. 2016-O14, passed 10-25-2016; Am. Ord. passed 11-22-2016; Am. Ord. 1-10-2017; Am. Ord. passed 2-28-2017; Am. Ord. 2019-O4, passed 4-23-2019)

§ 152.179 TABLE OF PERMITTED/SPECIAL USES.

PERMITTED/SPECIAL USES	CON	RA	R6	R6SF	R8SF	R10SF	R15SF	R20SF	R40SF	PUD ^b	MHP	MHS	MHS- 15SF	MHS- O ^c
Accessory structures located in the front yard on lots two (2) acres or greater, flag lots, or on a double frontage lot	S	S	S	S	S	S	S	S	S	S	S	S	S	S

§ 152.180 NOTES TO THE TABLE OF PERMITTED/SPECIAL USES/CONDITIONAL ZONING DISTRICTS (CD).

(G) *Note 7. Accessory uses and structures.*

- 2) No accessory building or use may be erected or installed on any lot where a principal building does not exist. No lot shall have in excess of two accessory buildings. Accessory building number on property is exempt if property is identified as having a bonafide farm tax identification number. No accessory structure or swimming pool is allowed in the front yard or on a double frontage lot unless authorized by special use permit is obtained.

§ 152.196 NOTES TO THE TABLE OF AREA, YARD, AND HEIGHT REQUIREMENTS.

(F) *Note 6. Accessory structures.*

- 1) Accessory structure setbacks shall also apply to the placement of swimming pools.
- 2) No accessory building, or use, or swimming pool shall be erected in any front yard, within any required side yard, or within six feet of the rear lot line (unless otherwise allowed by the following, or if the rear lot line abuts navigable waters, and it is therefore subject to the CAMA rules):-
- 3) No accessory building or use shall be erected within eight feet of any side lot line.
- 4a) Exception, that any "T" or "L" shaped lot may have accessory uses or structures in what is defined by the Unified Development Ordinance as the front yard or side yard as long as that front or side yard does not have a road or street adjacent to the front yard or side yard of the lot.
- b) Accessory structures may be constructed or placed in the front yard on residential lots two (2) acres or greater and on flag lots provided that a special use permit is obtained, and the structure meets the required front and side setbacks for principal structures in the applicable zoning district.

§ 152.179 TABLE OF PERMITTED/SPECIAL USES.

(F) All new nonresidential and mixed use development and expansions or alterations of any such existing building where the expansion or alteration exceeds 50% of the building value as assessed for real property taxes considered permitted by right and referred to as a commercial use shall be reviewed under §§ 152.210 through 152.211, Special Uses.

Table of Permitted/Special Uses /Conditional Zoning Districts (See Note 1, § 152.180)

PERMITTED/ SPECIAL USES	ICS ^a	C O N	R A	R 6	R6 SF	R8 SF	R10 SF	R15 SF	R20 SF	R40 SF	PUD ^b	MHP	MHS	MHS- 15SF	MHS -O ^c	O /I	G / E	B 1 _d	B 2 ^e	B 3 ^f	B2H DO ^g	MI ^h
Bona fide farms		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Family care home (see §152.180, note 39)	623990			P	P	P	P	P	P	P		P	P	P	P	P		P				
Temporary family health care structures (see §152.180, note 40)			P	P	P	P	P	P	P	P			P	P	P	S		S	S			
Wireless telecommunication towers-facilities (see §152.180, note 41)	234920		S													S	S	S			S	S

- 2) Any person licensed and/or approved to sell agricultural or horticultural products, handmade products, artwork, or other products within a municipally-operated public market; or
- 3) Push cart and food truck vendors ~~if same are allowed in a specific~~ where allowed by the underlying zoning district ~~or otherwise exempted~~.

§ 112.03 PEDDLERS AND ITINERANT SALESMEN PROHIBITED.

No peddler or itinerant salesman shall be permitted to engage in any of the activities described in this chapter upon any private residence and the premises thereof, unless such peddler or itinerant salesman has been requested or invited to do so by the owner or occupant of the private residence and premises. ~~nor shall any such~~

No peddler or itinerant salesman shall be permitted to engage in any of the activities described in this chapter upon any public park, street, highway, alley, sidewalk, or other public way, or upon any property owned or leased ~~as lessee~~ by the town ~~unless otherwise specifically exempted~~.

Violation of this chapter shall be a misdemeanor.

§ 112.04 NON-PROFIT AND SERVICE ORGANIZATIONS.

Recognized non-profit and service organizations are exempt from this chapter.

§ 112.05 PEDDLERS AND ITINERANT SALESMEN PROHIBITED: EXCEPTIONS.

- A) ~~That p~~ Peddlers or itinerant salesmen duly authorized by the sponsoring agency of any event or exhibition show under town's approval.
- B) Mobile ice cream vendor with certificate of convenience and necessity issued through the Police Chief or his or her designee following approval by the Board of Commissioners; ~~or~~
- C) ~~Special events or sales conducted by businesses on their property not to exceed three (3) days in duration.~~

CHAPTER 152: UNIFIED DEVELOPMENT ORDINANCE

§ 152.016 DEFINITIONS OF BASIC TERMS.

FOOD SALES, FOOD TRUCK. Sales of food and/or beverages from a mobile food truck, trailer, or other vehicle.

§ 152.179 TABLE OF PERMITTED/SPECIAL USES.

PERMITTED/SPECIAL USES

B1 B2 B3 MI

FOOD SALES, PUSH CART/FOOD TRUCK (see Note 30)

P P P P

§ 152.180 NOTES TO THE TABLE OF PERMITTED/SPECIAL USES/CONDITIONAL ZONING DISTRICTS (CD).

(DD) Note 30. Food sales, push cart/food truck. ~~Deleted when amended.~~ A zoning permit is required prior to the establishment of a push cart or food truck on any property within the

SUBURBAN TOWN CENTER (STC)

These areas are meant to be commercial activity nodes that are more auto-oriented such as the intersections of Hammocks Beach Road or Queen's Creek Road with NC 24. In well-designed projects, a person can patronize several businesses via access easements between businesses, a secondary road network, or on foot. Uses may be mixed, generally are larger in scale and include higher density residential including townhomes, market-rate apartments with access to major thoroughfares and existing utilities. Office, civic and institutional uses may be incorporated into this land use class. Development opportunities may occur on greenfields or sites with underutilized uses ripe for redevelopment.

CHARACTER

This auto-oriented business district, located at nodes along NC 24, supplies goods and services used by the community over the course of a week or month. These businesses are often supported by customers over a large geographic area and may be a regional draw. Uses may be mixed - often mixed horizontally - outlots and larger-scale (ex - grocery, larger-scale retail up to a certain square footage, etc.). While vehicular traffic dominates, all modes of travel are accommodated.

ACCESS AND CIRCULATION

Access management from major thoroughfares is key and the creation of a secondary internal street network can relieve or reduce the number of curb cuts and turning movements. Access to private or shared

Variety of scale and character for commercial development





Example of Suburban Town Center (STC)

parking, cross-access and shared driveways between adjacent businesses should be required in order to reduce traffic congestion. There are limited on-street parking opportunities.

Complete streets should be utilized, including bicycle and pedestrian infrastructure. Sidewalks should be included on all roads and from the main roads to business entrances. Ideally, sidewalks will be separated from traffic lanes by landscaping which is also used to screen the parking areas. Inter-parcel access is paramount for improving traffic circulation between developments and adjacent parcels of land.

SETBACKS

Large developments should be presented as a cohesive plan and can be implemented in phases. Smaller lot development is characterized by moderate setbacks which can accommodate vehicular circulation. Access between parcels is required. Parking may be either allowed or discouraged between the main structure and the streets, depending on context, but should be screened with landscaping.

MASSING AND BUILDING HEIGHTS

Scale is important. Large buildings setback behind a field of parking a couple hundred feet from the road is not the desired aesthetic expressed by the community. Minimum heights and maximum setbacks should be considered along thoroughfares. The orientation of entrances

to other buildings to create “spaces” that are “places” is important.

PARKING

Parking is primarily accommodated in private lots for each business or building. Some on-street parking may be present, but likely only in targeted areas.

APPROPRIATE DENSITY / INTENSITY

This district has a moderate level of density with:

- » Up to eight dwellings per acre single family detached residential.
- » Up to 12 dwellings per acre multi-family residential.
- » Development of this intensity should employ stormwater control measures that exceed the State stormwater control standards, and may include solutions that are shared between several properties. With increased density, the minimum elements of the Watershed Plan should be addressed:
 - » Identify pollution sources that need control measures
 - » Identify and detail reduction load and measures necessary to meet water quality standards
 - » Detailed management activities and the expected outcome
 - » Utilize green infrastructure

LOW DENSITY / SUBURBAN NEIGHBORHOOD (LDSN)

This residential neighborhood type generally reflects recent development in Swansboro. Lots are a little larger and although the neighborhood is walkable, most people move into and out of the neighborhood by car. Although some small-scale non-residential or multi-family residential may occur at key intersections or near significant public resources (like parks), this area is primarily single family detached residential homes.

CHARACTER

Almost exclusively single family detached residential, although occasionally more intense development may be allowed near select town infrastructure, such as near large parks. Low intensity, low nuisance nonresidential uses may also be allowed at select crossroads or neighborhood activity centers. Lots are wider and regular.

ACCESS AND CIRCULATION

Streets are residential in character, with low speeds and occasional, informal on-street parallel parking. Street trees are present but may be separated from the edge of pavement by a ditch. Sidewalks are present but depending on density may not be on both sides of the street.

SETBACKS

Setbacks are generally more restrictive than in other residential districts, with significantly sized yards often present on all sides of a building.

MASSING AND BUILDING HEIGHTS

Lower height structures, that typically do not exceed two stories, with one-story structures also common. Buildings are separated from each other by relatively large side yards.

BLOCKS

Maximum block lengths must be similar to those of the CTN, regardless of density of development. This is especially relevant when connecting to existing roads which are or will be thoroughfares or collectors of any sort, including residential collectors. The appropriate block length will allow the neighborhood to evolve as the town grows and changes through time.



Forestbrook Neighborhood



Example of Low Density / Suburban Neighborhood (LDSN)

PARKING

Parking location is less restrictive than in CTN, and can be located on any side of a building, including in corner yards. The larger lots accommodate garages on the sides of buildings, which may be front- or side-loaded.

APPROPRIATE DENSITY

- » This low-density residential type will occupy most of the town's land area.
- » Up to 5 dwellings per acre of any type of residential within 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 density).
- » Up to 4 dwellings per acre of any type residential within 1/4 mile walking distance of a public park of 5 acres or more in size, if there is improved pedestrian access.
- » Up to 2 dwellings per acre in all other areas.

REPRESENTATIVE AREAS

- » The Forestbrook, Halls Creek, Halls Creek North, and River Reach neighborhoods, especially if there was greater connectivity or stub-outs to adjacent parcels.
- » The neighborhood surrounding Swansboro Hills Apartments

OTHER CONCERNS

Maintaining connectivity between subdivisions and neighborhoods is what creates a community. Blocks and street connections must be designed such that future connections and extensions are made that create a cohesive, regular, intuitive street pattern, to the greatest extent possible. This also ensures that as the area evolves, more intense uses can replace older uses through redevelopment.

The lower density of development in the outskirts of this FLU designation (2 du/acre) will quickly consume land and may inadvertently displace residential demand and development to just outside the town's ETJ. This may be exacerbated by the availability of water and sewer services, and potentially lower lot size requirements. The Town should coordinate with the County and ONWASA to avoid this outcome.

Additionally, a restriction on density within the town (i.e. - 2 dwellings per acre) which provides municipal services (i.e. - parks, streets, water, sewer, police, etc.) may consume a large amount of land and return a lower amount of revenue (property taxes) that is used to support those municipal services. Generally speaking, higher density lots will provide greater return on investment (property taxes) to support the services that the town provides.

RURAL / AGRICULTURAL (RA)

Respect for agricultural lands was determined to be an important character of the Swansboro area. Rural views and working farms were once a major component of the landscape. Contrary to common conception, farms are not idyllic gardens or “neighborhoods waiting to develop” but are an almost industrial-type use where soil is worked and food/products are grown and harvested by large machines. Higher, flatter, drier areas are often the first to be consumed by development, and that has occurred in Swansboro, even as recently as the construction of the new high school. Preservation of existing agricultural areas was therefore prioritized with the creation of a FLU designed to protect these landscapes.

CHARACTER

Residential structures are typically separated from each other by large yards and/or working farms that may contain industrial-style structures like pole barns or large metal sheds. Farm equipment and machinery is likely to be found stored outside either year-round or in between jobs. Landscaping is often sparse and generally is subservient to the uses on the farms.

ACCESS AND CIRCULATION

Characterized by rural roads with ditches and very little accommodation for pedestrians. Additional right-of-way may be reserved if the road is a rural thoroughfare, or likely to be widened and improved in the future.



Example of a rural homestead



Agricultural field

SETBACKS

Setbacks for residential structures often mimic Low Density/Suburban Neighborhood (LDSN), but setbacks for industrial structures should be closer to or greater than those found in Employment / Light Industrial (ELI). Minimum setbacks are often exceeded by nonresidential structures, which are located to facilitate work operations. Farm buildings often also function as repair shops, storage facilities, and limited processing operations, and so should be treated (and buffered) as such.

MASSING AND BUILDING HEIGHTS

Usually lower height structures, especially for residential, although some non-residential structures will likely be two stories tall to accommodate larger farm equipment.

BLOCKS

Maximum block lengths must not exceed twice the specifications found in Coastal Traditional Neighborhoods, regardless of density of development. This is especially relevant when connecting to existing roads which are or will be thoroughfares or collectors of any sort, including residential collectors. The appropriate block length will allow the neighborhood to evolve as the town grows and changes through time.

PARKING

Off-street parking is prevalent in this area. It is not uncommon to have informal parking areas associated with farm operations. Residential uses will have parking consistent with their zoning.

APPROPRIATE DENSITY

- » Lower densities that are separated by working agricultural areas.
- » 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).
- » Up to 4 dwellings per acre of any type residential within a 1/4-mile walking distance



Example of Rural Agricultural (RA)

of a public park of 5 acres or more in size, if there is improved pedestrian access.

- » Up to 0.2 dwellings per acre in all other areas.

REPRESENTATIVE AREAS

- » Farmland and residential homes on Howard Lane
- » And to a lesser degree, on Corbett Road, Ella Lane, and some areas along Swansboro Loop Road

OTHER CONCERNS

The lower density of development in RA will quickly consume land in this area when it is developed and may inadvertently displace residential demand and development to just outside the town's ETJ. This may be exacerbated by the availability of water and sewer services, and potentially lower lot size requirements. The Town should coordinate with the County and ONWASA to avoid this outcome.

Additionally, a restriction on density within the town which provides municipal services (i.e. - parks, streets, water, sewer, police, etc.) may consume a large amount of land and return a lower amount of revenue (property taxes) that is used to support those municipal services. Generally speaking, higher density lots will provide greater return on investment (property taxes) to support the services that the town provides.

EMPLOYMENT / LIGHT INDUSTRIAL (ELI)

This land use designation primarily occurs off of NC 24 on the western end of Swansboro, including the existing development on Seth Thomas Lane. The light industrial uses involve automotive or vehicular work, storage of goods, and limited manufacturing, which occurs entirely indoors and not likely to be nuisance to neighbors. The expansion of this district provides a prime location for economic development opportunities that could also include warehousing, distribution, office, research and development, tech-flex. The ELI district is distinguished by the look and feel of an industrial park with circulation for trucks but should include amenities for employees and customers.

CHARACTER

Light industrial and manufacturing, office, and tech-flex uses are encouraged in the ELI. Work occurs almost exclusively indoors, with only storage of vehicles or goods potentially allowed outdoors. With buffers and screens, these areas can be made somewhat compatible with mixed use or adjacent higher density residential development. Water and sewer utilities should be available.



Flex-tenant/ light industrial site



Light industrial manufacturing site



Example of Employment / Light Industrial (ELI)

ACCESS AND CIRCULATION

Streets are designed to accommodate larger vehicles and trucks that are used in deliveries goods and bulk products. Sidewalks should be considered at a minimum on one side of the street to accommodate employee/pedestrian traffic. Businesses should be accessed by way of an internal road that connects to the thoroughfare and a cross access to the adjacent similar development. Landscaping should be placed to buffer dissimilar uses.

SETBACKS

Setbacks are greater and are partially intended to create space for landscaping screen operations and buffer adjacent dissimilar development from potential nuisance from the light industrial / employment use, whether visual, sound, smell, or vibration.

MASSING AND BUILDING HEIGHTS

Buildings are designed to facilitate their intended purpose although some may be spec'd as "flex" industrial space. How the structures interact with the main highway is less important, though the placement of these sort of uses close to the gateway of town begs attention to the quality of the viewshed (signage, lighting, landscaping). High quality architecture and materials should be used on sides that are adjacent to or highly visible from NC 24.

BLOCKS

- » 600 feet maximum block length, with up to 800 feet allowed only if necessary to avoid floodplains, creeks, or other environmentally sensitive areas, or to accommodate structures of significant size that cannot otherwise be reconfigured.
- » Adequate loop and loading area circulation or turnaround, especially for trucks and delivery vehicles.

PARKING

Parking is primarily accommodated in private lots for each business or building.

APPROPRIATE INTENSITY

- » Intensity of development is regulated by the zoning district.
- » Business activities are generally conducted inside of a building, although outdoor storage may be allowed.
- » Residential units are not allowed in this area.
- » Site layout needs to respect the probably need for truck and delivery circulation.
- » Loading and service areas should be screened from the public right-of-way.

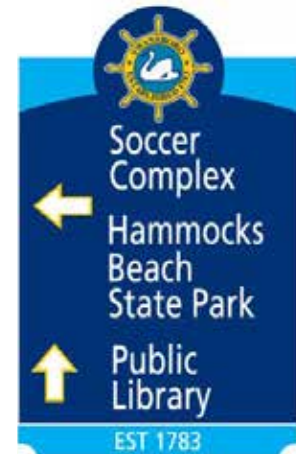
GATEWAY CORRIDOR (GC)

The area around and encompassing NC 24 is the foyer of the community: a place that welcomes travelers and residents alike. For some people, it may be the only part of Swansboro that they see, and the impression it leaves should be reflective of the community's values: welcoming friendliness, coastal charm, and beauty. The appearance and function of this corridor are in need of attention, and updated and enhanced regulation were identified as important to the community. The Gateway Corridor is all lots within 100' of and visible from, or with frontage on NC 24.

CHARACTER

The Gateway Corridor is a new designation intended to enhance the function and appearance of the NC 24 corridor, as well as other main entranceways to the town. Generally, the GC area encompasses properties that are directly adjacent to, visible from, and interact with NC 24, although any regulations developed

Character concepts for the GC district





Example of Gateway Corridor (GC)

may need to reduce or expand that definition to accomplish their goals. Recommendations from the Gateway Corridor Report (2013) as well as input from the public open house workshop should inform any regulations that will be developed for this area.

ACCESS AND CIRCULATION

This designation lies along the major thoroughfares in the Town. These high speed, NCDOT-owned roadways designed for local and through traffic. Pedestrian accommodations (likely built to NCDOT Complete Street standards), median beautification and additional landscaping, and reduced left-turn movements should be required and retrofitted. Additional right-of-way dedication or reservation will likely be required for new development or redevelopment, to accommodate anticipated or likely future widenings.

SETBACKS

Additional setbacks, and potentially right-of-way reservation or dedication, will likely be required along major thoroughfares, particularly state highways that are likely to be widened in the future.

MASSING AND BUILDING HEIGHTS

The underlying FLU may control the massing of buildings within the GC, but additional

requirements may also be necessary depending on the particulars of the desired outcome(s).

BLOCKS

As designated by the underlying FLU category, but potentially modified depending on access and traffic management concerns. Adding cross access and interconnectivity between parcels will be crucial to enhancing connectivity and function.

PARKING

Parking is governed by the underlying FLU designation but should also take into account visual impacts on the corridor. Generally, jurisdictions seek to minimize the visibility of parking areas along character enhancement corridors.

APPROPRIATE DENSITY / INTENSITY

As designated by the underlying FLU category, and potentially modified to create an area with enhanced functional and visual characteristics.

REPRESENTATIVE AREAS

This newly formed designation functions as an overlay designed to enhance the existing NC 24 corridor. Ideally, it will have associated zoning regulations that will regulate and enhance the function and appearance of the corridor.

CONSERVATION PRIORITY AREA (CPA)

Conservation Priority Areas (CPA) represent opportunities to allow lower density development clustered away from and respectful of environmentally sensitive areas, important natural views, and priority conservation preservation areas as identified by the community. Agricultural preservation was also identified as a community priority, but where Rural Agricultural (RA) areas overlap the CPA, the development character and density restrictions of the RA area shall prevail, and not be further restricted by the CPA.

CHARACTER

Generally speaking, flood-prone areas (including 100-yr and 500-yr floodplains), all wetlands (coastal and upland), streams (perennial or “blue line” and intermittent), riparian areas and mature forests are priority preservation areas. This is especially true of areas that have an impact on water quality and accommodation of storm surge.

Development within this overlay should respect the natural environment that creates the quality of life that defines Swansboro. Clustering development away from sensitive environmental features or assets (views, habitat, etc.) is required. Deviations from typical lot standards may be necessary to accommodate clustering.



Coastal wetland



Agricultural field

ACCESS AND CIRCULATION

Streets will respect the underlying FLU designation, but may be designed with additional criteria that respect and enhance the natural environment. In particular, additional or enhanced flood mitigation, low impact design, or stormwater treatment measures may be necessary.

SETBACKS

Setbacks should provide enhanced protection of environmental assets and provide additional buffering for structures or infrastructure that will be placed near CPAs. As such, setbacks will likely be determined by the underlying FLU(s) or zoning, but with additional setbacks from environmental features (stream, wetland, floodplain, open water body) that are within the CPA.

MASSING AND BUILDING HEIGHTS

Modifications to the massing standards of the underlying FLU may be necessary to protect environmental resources and additional attention may be necessary to accommodate views of CPAs, which in some cases are considered a community asset.

BLOCKS

- » Blocks are allowed as appropriate for the underlying FLU category, but larger blocks should be allowed if necessary to avoid environmentally sensitive areas.
- » Stub-out connections should be located logically to facilitate future connections to adjacent areas, if environmentally feasible.

PARKING

Parking areas should be designed to minimize stormwater generation or other negative externalities (i.e. - light pollution, runoff, etc.) that might impact CPAs.

APPROPRIATE DENSITY / INTENSITY

Low intensity development is allowed within this FLU designation at 50% of the gross density otherwise specified by the underlying FLU category. This means that less development will occur in or near the CPAs. All development that does occur must be clustered in the least



Example of Conservation Priority Area (CPA) with coastal wetlands.

environmentally sensitive part of the property and net density in that clustered, developed area may exceed the gross density for the total property, particularly if it is uplands.

REPRESENTATIVE AREAS

Currently, there are no representative areas in town that effectively demonstrate environmentally respectful cluster development.

OTHER CONCERNS

It is important to note maps within this plan depicting the CPA are for reference only, as these areas will naturally shift and realign, requiring field verification to determine exact location.

Lowering the intensity and density of development within this area in the town's jurisdiction may result in the demand for that development being displaced elsewhere, including to the area just outside the ETJ. If Onslow County has less restrictive regulations on development, it is likely this will result in additional higher intensity growth just outside of town, which could quickly consume farmland and land in environmentally-sensitive areas. This effect will likely be accelerated by availability of water and sewer services by the ONWASA. Consequently, the Town should coordinate with the County to implement a mutually-beneficial solution to this potential problem.



Example of Conservation or Cluster subdivision. (Source: Chatham County Comprehensive Plan)