



ROY COOPER
Governor

MICHAEL REGAN
Secretary

BRAXTON DAVIS
Director

MEMORANDUM

CRC- 17-24

To: Coastal Resources Commission
From: Michael Christenbury, Wilmington District Planner
Date: September 12, 2017
Subject: Certification of the 2009 Swansboro CAMA Land Use Plan

Recommendation:

Certification of an Amendment to the 2009 Town of Swansboro CAMA Land Use Plan with the determination that the Town has met the substantive requirements outlined in the 15 NCAC 7B Land Use Plan Guidelines and that there are no conflicts with either state or federal law or the State’s Coastal Management Program.

Overview

The Town of Swansboro is seeking Certification of an amendment to the 2009 Swansboro CAMA Land Use Plan. The Town amended the plan to modify the Future Land Use Map designation of approximately 3.5 acres of land located at 130 Phillips Loop Road from High Density Residential to Commercial, as well as modify the Future Land Use Map acreage table. The property is currently zoned B-1 Highway Business.

The Town of Swansboro held a duly advertised public hearing on August 8, 2017 and voted unanimously by resolution to adopt the Land Use Plan Amendment. DCM Staff has reviewed the amendment and has determined that the Town has met the substantive requirements outlined in the CRC’s 15A NCAC 7B Land Use Plan Guidelines and that there are no conflicts with either state or federal law or the State’s Coastal Management Program. Staff recommends Certification of the amendment to the 2009 Town of Swansboro CAMA Land Use Plan.

Attachments: Town Staff Report
Town Planning and Zoning Board Statement of Consistency
Resolution of Adoption



Board of Commissioners Meeting Agenda Item Submittal

Item To Be Considered: **CAMA Future Land Use Plan Map Amendment**

Board Meeting Date: **August 8, 2017**

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

Overview:

An amendment has been proposed to the 2009 CAMA Land Use Plan for an area of approximately 3.526 acres at 130 Phillips Loop Road. (tax parcel 1319-35) currently zoned B-1. The proposed amendment would affect the Future Land Use Map (Map 16), and the Town of Swansboro Future Land Use Acreages (Table 45).

The proposed amendment consists of converting a portion of the property from a High Density Residential land use designation to a Commercial land use designation and adjusting the acreages shown in Table 45 to reflect the change. The property was zoned B-1 commercial prior to the adoption of the CAMA Land Use Plan.

The Planning Board on June 5, 2017 recommended approval of the amendment.

Background Attachment(s):

1. Future Land Use Acreages
Existing FLU Map (FLUM)
Proposed FLU Map (FLUM)
2. Planning Board Consistency Statement
3. Resolution 2017 – R14

Recommended Action:

- 1) Hold the Public Hearing; and
- 2) Motion to adopt Resolution 2017-R14 amending the future land use map changing tax parcel 1319-35 (130 Phillips Loop Road) from the high density residential land use designation to the commercial land use designation. Include statement that: The future land use change is consistent with the commercial land use of the property and development patterns in the area. This action is consistent with the B-1 zoning designation existing on the property.

		Reviewed By:	
Town Manager	<u>7.25.17</u>	Finance Director	_____
Town Clerk	<u>7.28.17</u>	Town Attorney	_____
Date Action Approved by Board: <u>8.8.2017</u>		Action if different from Recommended:	

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3. Future Land Use Acreages

The Town believes that the future land use map and associated goals and implementing actions are consistent with the land suitability analysis. Table 45 provides a summary of the estimated future land use acreages (as delineated on Map 16, Future Land Use Map).

Table 45. Town of Swansboro Future Land Use Acreages (revised previously 2013)

Land Use	Corporate Limits	ETJ	Planning Area	Total
Commercial	216.21	119.026 115.5	0.00	334.636 342.90
Commercial Central Business	17.57	0.00	0.00	17.57
Conservation	86.93	202.96	0.00	289.89
High Density Residential	42.98	22.154 25.68	0.00	56.864 60.39
Medium Density Residential	365.36	358.43	0.00	723.79
Low Density Residential	125.89	1,010.21	0.00	1087.95
Office & Institutional	38.37	146.91	0.00	185.28
Light Industrial	0.00	34.69	0.00	34.69
Undesignated Planning Area	0.00	0.00	2,881.37	2,881.37
Total	890.47	1,894.38	2,881.37	5,666.22

Source: Holland Consulting Planners, Inc.

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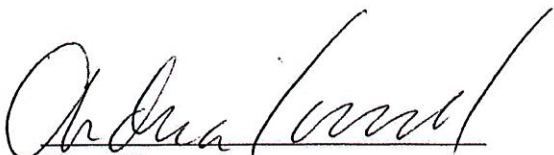
**TOWN OF SWANSBORO PLANNING AND ZONING BOARD
STATEMENT OF CONSISTENCY**

On June 5, 2017, the Town of Swansboro Planning and Zoning board reviewed a proposed amendment to the CAMA Land Use Plan. The Town of Swansboro is proposing an amendment to our 2009 CAMA land Use Plan for an area of approximately 3.526 acres located at 130 Phillips Loop Road. The proposed amendment would affect the Future Land Use Map (Map 16), and the Town of Swansboro Future Land Use Acreages (Table 45).

The proposed amendment consists of converting the property from High Density Residential land use designation to a Commercial land use designation and adjusting the acreages shown in Table 45 to reflect the change. The property is zoned B-1- Highway Business.

The Town's Planning Board finds that the proposed amendment is consistent with the current Comprehensive Plan and other applicable plans and policies, including, but not limited to, the Gateway Vision Plan, and considers the action taken to be reasonable and in the public interest because it provides the structure for Town staff to proactively address issues related to impacts caused by new development in order to protect the health, safety, and welfare of the Town's residents.


Planning Board Chair


Town Planner

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RESOLUTION 2017-R14

RESOLUTION OF THE TOWN OF SWANSBORO NORTH CAROLINA
AUTHORIZING AN AMENDMENT TO THE CAMA CORE LAND USE PLAN

WHEREAS, the Town desires to amend its 2009 CAMA Core Land Use Plan, specifically the Future Land Use Map (Map 16), and the Town of Swansboro Future Land Use Acreages (Table 45) to show an area of approximately 3.526 acres at 130 Phillips Loop Road (tax parcel 1319-35) as Commercial; and

WHEREAS, the Town conducted a duly advertised public hearing on the draft amendment to the CAMA Core Land Use Plan at the Regular Meeting of the Board of Commissioners on August 8, 2017; and

WHEREAS, the amendment to the Future Land Use Map has been evaluated for its consistency with other existing policies and no internal inconsistencies exist; and

WHEREAS, the amendment is consistent with the currently approved North Carolina Coastal Management Program and the rules of the Coastal Resources Commission; and

WHEREAS, the amendment is consistent with the six (6) management topics outlined in the Town's Land Use Plan; and

WHEREAS, the amendment does not violate any state or federal laws.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Town of Swansboro, North Carolina, has unanimously adopted the draft CAMA Core Land Use Plan amendment; and

BE IT FURTHER RESOLVED that the Town Manager of Swansboro is hereby authorized to submit the adopted CAMA Core Land Use Plan amendment to the State for certification as described above.

Adopted this 8th day of August 2017.



Scott Chadwick, Mayor



Attest: Paula Webb, Town Clerk



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