

**Town of Swansboro
Board of Commissioners
February 25, 2025, Regular Meeting Minutes**

In attendance: Mayor William Justice, Mayor Pro Tem Jeffrey Conaway, Commissioner Pat Turner, Commissioner Joseph Brown, and Commissioner Douglas Eckendorf. The board had one vacancy.

Call to Order/Opening Prayer/Pledge

The meeting was called to order at 6:00 pm and Mayor Justice led the Pledge of Allegiance.

Public Comment

Margaret Poindexter of 626 West Fire Tower Road spoke, representing herself and her mother, a resident of The Landings of Swansboro. She expressed gratitude to the fire department and officials who responded to an incident at The Landings, praising their efforts in relocating residents and ensuring their safe return. She specifically thanked Mr. Ingram for his role in facilitating the process.

Adoption of Agenda and Consent Items

On a motion by Commissioner Eckendorf, seconded by Commissioner Turner, the agenda and the below consent items were adopted unanimously.

- December 10, 2024, Regular Meeting Minutes
- December 10, 2024, Closed Session Minutes
- Budget Ordinance Amendment #2025-7

Appointments/Recognitions/Presentations

Recognition – The Landing Incident Response

Fire Chief Jacob Randall recognized the extraordinary efforts of various agencies who responded to the emergency at The Landings of Swansboro on January 24, 2025. He detailed the incident, which involved an electrical issue causing a small fire at the senior assisted living facility. Chief Randall highlighted the successful evacuation of 47 residents and all facility personnel to a temporary facility in Jacksonville. He issued a meritorious unit citation to all involved personnel from Swansboro Fire Department, Police Department, Building Inspections, Onslow County Emergency Management, EMS, Morehead City Fire and EMS, Novant Healthcare, New Hanover Regional EMS, and Jacksonville Fire and Emergency Services.

ARP Projects Update

Parks & Recreation Director, Anna Stanley, provided an update on the following ARP-funded projects:

- **Splash Pad Enhancement:** The area around the splash pad was expanded by 5 feet, with a concrete seating wall added. Two 16x20 shades were installed, covering the extended patio area. Additional seating and picnic tables will be added in spring, with a grand reopening planned for May.
- **Basketball Courts:** Resurfacing and new equipment installation are in progress, expected to be completed soon.
- **Outdoor Restrooms:** New toilets were installed in Bicentennial Park, Pirate's Den, and Municipal Park. Some plumbing issues are still being addressed.
- **Water Fountains:** New water fountains with bottle fillers were installed in the recreation center.

Public Hearing

CAMA Future Land Use Map Amendment for parcels on W Corbett Ave from RA to Suburban Town Center

Planner Rebecca Brehmer reviewed that Flybridge Swansboro LLC, sought to amend the future land use map designation for tax parcels 19494 and 27733. These parcels were proposed to change from Rural Agricultural (RA) to Suburban Town Center (STC). This amendment marked the initial step in a three-step approval process aimed at facilitating a mixed-use development project.

The public hearing was opened at 6:14 pm.

Kyle Fountain, an attorney for Flybridge Swansboro LLC, provided a detailed explanation of the application. He discussed the current land designations and emphasized how the proposed change aligns with Swansboro's long-term planning goals. Mr. Fountain highlighted the plan to change the existing RA-designated land to one that could support a variety of uses. He pointed out that this re-designation could help meet the growing demand for both residential and commercial development.

Corey Mabus, representing Flybridge LLC and Carolina Commercial Contractors, shared a vision for careful and responsible growth. Responding to community concerns, Mabus discussed the challenges and solutions related to school capacity, traffic management, and the economic benefits of the project. Mr. Mabus emphasized that Flybridge is aware of these issues and is committed to addressing them carefully, ensuring the development complements Swansboro's existing infrastructure and community values.

Brad Schuller from Paramount Engineering presented the updated concept plan, which included six commercial lots along the growing Highway 24 area and a central section of multi-family housing on the property. He explained how the plan aimed to balance business and residential areas in a way that supports economic growth while meeting the needs of the community.

John Plegman, local architect, also spoke positively about the project. He highlighted his extensive experience with Carolina Commercial and vouched for their integrity and ability to responsibly work within the community's guidelines. Mr. Plegman emphasized that the present land use designation is a misfit for current needs and expressed trust in Carolina Commercial to work with the community towards legitimate concerns while ensuring Swansboro's growth.

Eleven citizens addressed the Board to express concerns regarding the proposed development. Speakers cited potential impacts including increased traffic congestion, school overcrowding, and strain on emergency services. Many voiced apprehensions that the density and scale of the project could overburden existing infrastructure and alter the established character of the Town of Swansboro. Common themes among the comments included the preservation of neighborhood quality of life and the long-term implications for the town's identity. The following individuals spoke:

- Frank Cizerle, 303 River Reach Court
- Ed Binanay, 222 Elm Street
- Elanie Sioufi, 717 Phillips Drive
- Wayne Herbert, 102 Oyster Bay Road
- Jamie Petani, 2102 Holly Hills Court
- Ryan Rockriver, 418 Patriots Point Lane
- Constance Proctor, 111 Jones Road
- Debbie Walker, 120 Camp Queen Road
- Joyce Johnson, 195 Peninsula Manor Lane
- Rita Blackburn, 524 Sabiston Drive

Junior Freeman of 714 W. Corbett Avenue, a local realtor and former town board member, advocated for the project. Mr. Freeman pointed out the demand for affordable housing and economic development, arguing that such a project was essential for regional growth and would address prevailing housing deficits sustainably.

The public hearing was closed at 7:33 pm, and the board took a 3-minute recess.

On a motion by Commissioner Brown, seconded by Commissioner Eckendorf, for approval of Resolution 2025-R2, for the proposed amendment to the CAMA Land Use Plan Map, changing the site from a RA (rural/agricultural) designation to a Suburban Town Center. The vote was 2:2. Ayes: Brown, Eckendorf, Noes: Conaway, Turner

Breaking the tie vote in accordance with Town Code § 3.2 which designates *"Where there is an equal division on a question, the mayor shall determine the matter by his vote"*, Mayor Justice opted against the amendment.

Mayor Justice explained that his decision was guided by a commitment to representing citizen concerns, balancing the potential long-term benefits of growth with the community's expressed values and priorities.

Mayor Pro Tem Conaway emphasized the importance of sticking to the town's existing land use plans to avoid setting a precedent of changing them too readily.

Commissioner Pat Turner thanked the citizens for their participation and acknowledged the merits of the proposal but felt it was not the right time for the project.

Commissioner Doug Eckendorf emphasized that growth in Swansboro is inevitable and highlighted the importance of respecting property rights in development decisions. He acknowledged that while many residents value the town's small-town charm, change is constant, and areas now zoned for rural use will eventually support higher-density development. He praised the Flybridge presentation for addressing traffic, environmental, and infrastructure concerns, and encouraged logical, forward-thinking planning despite the emotional nature of public input. Eckendorf noted that growth must be managed in a way that balances community values with the realities of development.

Commissioner Joe Brown expressed disappointment with the decision, stating that the town missed an opportunity to improve local resources and support economic growth through the proposed development. He noted the project's alignment with the land use plan and highlighted the preparation efforts made by the developer, including plans for traffic, environmental care, and infrastructure. Commissioner Brown mentioned the potential financial benefits for the town and questioned whether Swansboro was ready to take advantage of growth opportunities. He also expressed concern that the opposition did not reflect the views of most residents and stressed the need to consider long-term economic impacts to support key services like EMS.

Following the denial of the CAMA Land Use Plan Map amendment, the applicant withdrew their rezoning application.

Business Non-Consent

Board of Commissioner Vacancy

Town Manager Jon Barlow presented the options for filling the vacant commissioner seat, resulting from appointing Mr. Justice, who had filled the mayor's position following the resignation of the previous mayor. This appointment process was complicated by a conflict between the North Carolina general statutes and the town charter. Mr. Barlow elaborated on the differences: while the town charter mandates the Board to appoint someone to fill the full unexpired term until November 2027, the general statutes offer an alternative that the appointment would be only until the next municipal election in November 2025, followed by a special election to complete the remaining term.

During the discussion, board members shared different views on how to fill the empty seat. Some supported a shorter option that would lead to a special election, while others preferred following the town's rules to appoint someone for the full remaining term to keep things steady.

A motion to follow the NCGS to fill the vacancy through November 2025 was made by Mayor Pro Tem Conaway and seconded by Commissioner Turner. The vote was 2:2.

Ayes: Conaway, Turner

Noes: Brown, Eckendorf

Breaking the tie vote in accordance with Town Code § 3.2 which designates "*Where there is an equal division on a question, the mayor shall determine the matter by his vote*", Mayor Justice opted against filling the vacancy following the NCGS.

Therefore, the appointment made to fill the vacancy would be in accordance with the Town Charter for the unexpired term until November 2027.

The Board agreed to open applications for the vacant commissioner seat starting on February 26, 2025, and ending on March 19, 2025, and the applicants would be considered for appointment at the March 25, 2025, meeting.

Funding Request – PirateFest

Parks & Recreation Director Anna Stanley presented a request for \$3,000 to support the annual PirateFest, a Swansboro tradition for the past 14 years. Now held in collaboration with Onslow County Parks and Recreation, the event takes place on the second Saturday in May and draws approximately 6,000 to 7,000 attendees during a six-hour period—reflecting a 77% increase in attendance since 2019. PirateFest featured historical reenactments, pirate encampments, folk music, sword-fighting demonstrations, live mermaids, and interactive displays that provide both entertainment and educational value.

Director Stanley reported that the total budget for the event was estimated at \$14,000. Swansboro TDA had already contributed \$2,000, and Onslow County Parks and Recreation remains a major partner, covering over 50% of the costs and providing staffing support. Additional funding was supplemented by in-kind media partnerships, including radio promotions and coverage in *Our State Magazine*. An analysis using Placer.ai data indicated a strong local economic impact, with around 1,200 attendees patronizing local businesses.. The funding request aimed to sustain this collaborative event that enhances community engagement and supports Swansboro's tourism economy.

On a motion by Commissioner Turner, seconded by Mayor Pro Tem Conaway, the allocation of \$3,000 for the annual PirateFest event held each May was unanimously

approved. Subsequently, a Budget Amendment would be provided for approval at the next regular meeting.

Monthly Financial Report as of January 31, 2025

Finance Director Sonia Johnson presented the financial report. Key points included:

- General Fund: Excess of revenues over expenditures of \$863,144 (with encumbrances) and \$1,084,283 (without encumbrances)
- Ad Valorem tax collection at 94.61%
- Overall expenditures at 50.53% of budget, 7.78% less than the monthly projection
- Updates on Stormwater and Solid Waste Enterprise Funds
- Summary of town debt and current loan balances
- Overview of current cash and investment accounts

Commissioners discussed the possibility of paying off some debts early, but it was determined that the current low interest rates make it more beneficial to maintain the existing payment schedules.

Future Agenda Topics

Future agenda items were shared for visibility and comments. In addition, an opportunity was provided for the board to introduce items of interest and subsequent direction for placement on future agendas. The following items were addressed:

- Recognition of James Yesunas for State Title achievement

Public Comment

Citizens were offered an opportunity to address the Board for no more than five minutes regarding items not listed on the Agenda. No comments were made.

Board Comments

Commissioners thanked the citizens for their participation and the staff for their work.

Commissioner Joe Brown apologized for getting "testy" with the group and expressed his belief that an opportunity had been missed with the denial of the Flybridge proposal.

Mayor Justice explained his decision-making process, acknowledging the difficulty of the choice and the desire to represent the citizens' wishes.

Closed Session

On a motion by Commissioner Brown, seconded by Commissioner Eckendorf the board entered closed session at 8:27 pm pursuant to NCGS 143-318.11 (a) (3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged; and (5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in

negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

Pursuant to a motion duly made and seconded in closed session the board returned to open session with nothing to report.

Adjournment

On a motion by Mayor Pro Tem Conaway, seconded by Commissioner Eckendorf the meeting adjourned at 9:11 pm.

Regular Meeting February 25, 2025



1

1. Please turn cell phones to "off" or "vibrate".

2. The Board offers the public three opportunities to speak during the meeting:

A comment period is offered at the beginning and end of the meeting. Please note that a separate opportunity is provided for those items requiring a public hearing.

Public Hearing(s) – There are 2 public hearings scheduled for this meeting.

2

PUBLIC COMMENT

Citizen opportunity to address the Board for items listed on the agenda.

3

AGENDA AND CONSENT ITEMS

Action Needed: *Motion to Adopt the Agenda as prepared (or amended) and approval of the Consent Items*

4

The Landing Incident Response

Presenter: Jacob Randall – Fire Chief

5

ARP Projects Update

Presenter: Anna Stanley – Parks & Recreation Director

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PUBLIC HEARING

CAMA Future Land Use Map Amendment for parcels on W Corbett Ave from RA to Suburban Town Center

Flybridge Swansboro LLC has submitted an application for a future land use map amendment. The amendment proposed would change the site located at Tax Parcel ID 019494 and 027733 from a RA (rural/agricultural) designation to a Suburban Town Center designation.

Recommended Action:

1. *Hold a public hearing*
2. *Motion to approve or deny Resolution 2025-R2 for proposed amendment to the CAMA Land Use Plan Map, changing the site from a RA (rural/agricultural) designation to a Suburban Town Center designation.*

Presenter: Rebecca Brehmer, CFM, CZO– Town Planner

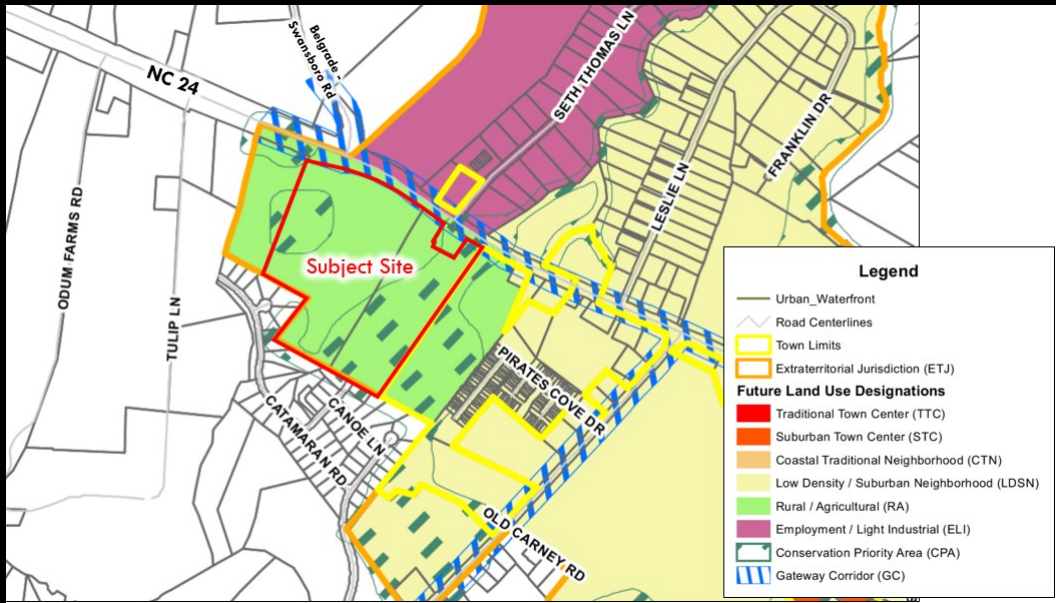
7

SITE MAP



8

CAMA FUTURE LAND USE PLAN



9

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.

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FLYBRIDGE

SWANSBORO

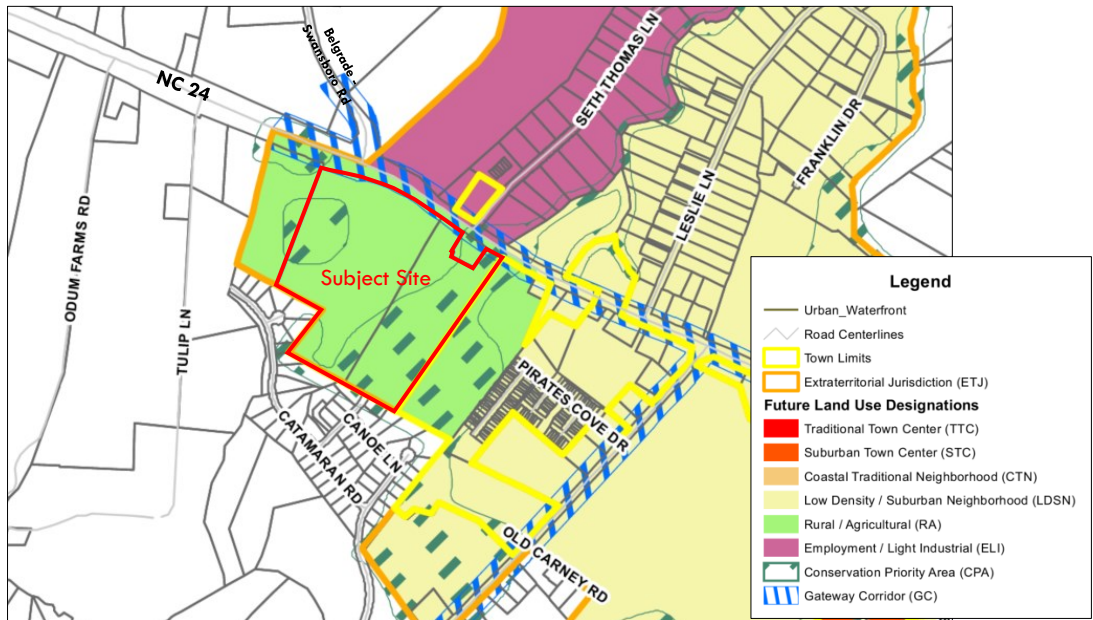
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Subject Site



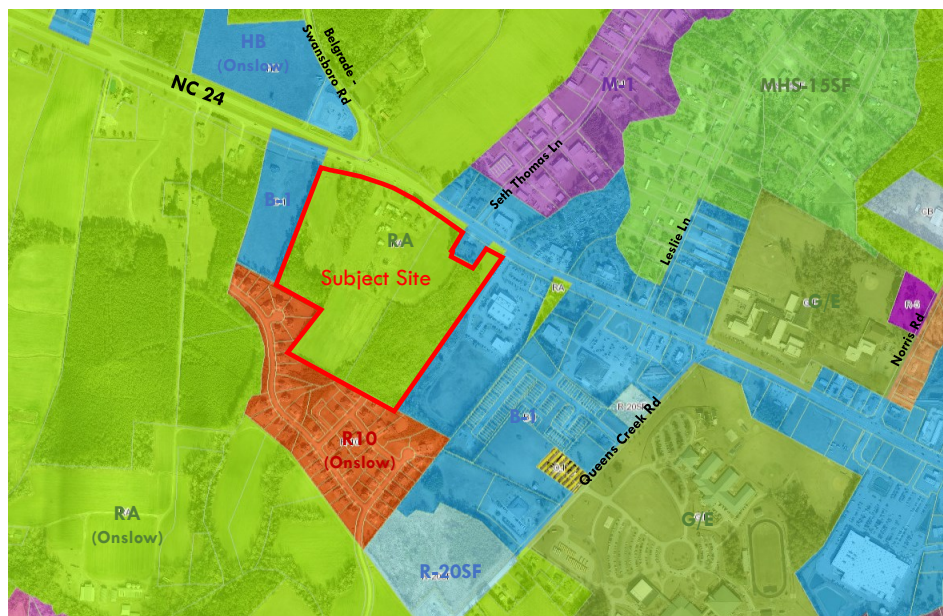
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Subject Site – Future Land Use



13

Subject Site - Zoning



14

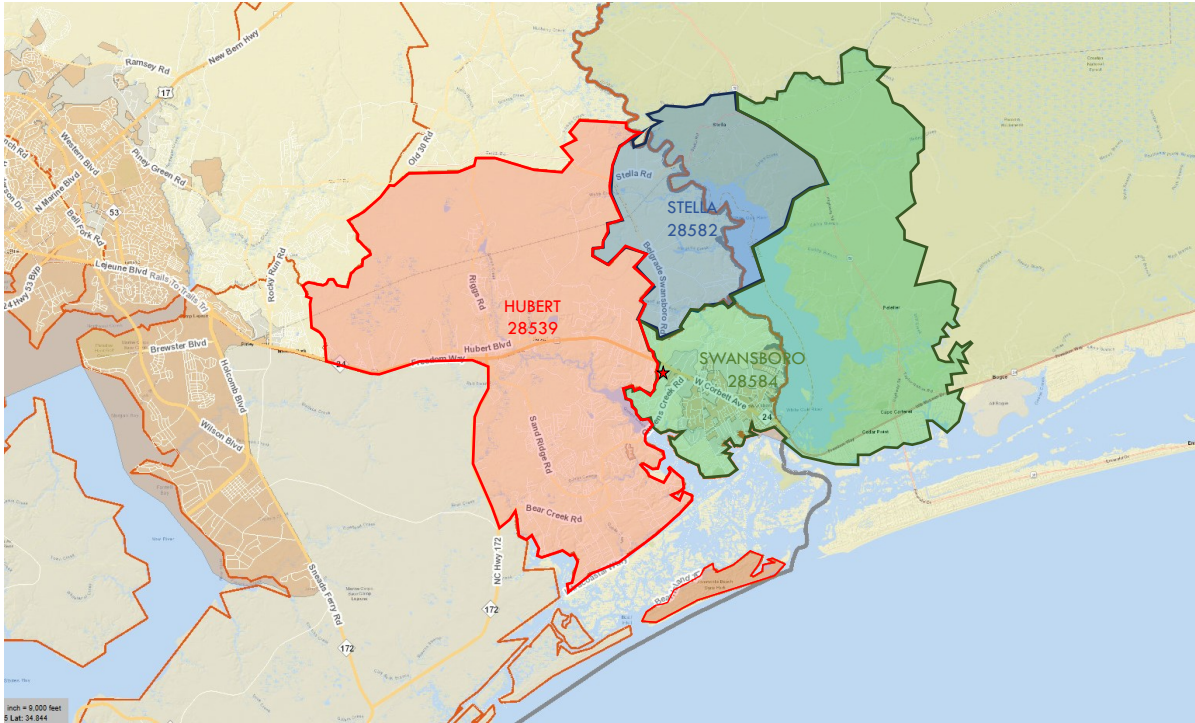
Concept Plan



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16



17

	Swansboro town, North Carolina		ZCTA5 28539		ZCTA5 28582		ZCTA5 28584	
Label	Count	Percent	Count	Percent	Count	Percent	Count	Percent
SEX AND AGE								
Total population	3,744	100.0%	17,039	100.0%	1,891	100.0%	13,584	100.0%
Under 5 years	235	6.3%	1,296	7.6%	89	4.7%	632	4.7%
5 to 9 years	246	6.6%	1,286	7.5%	101	5.3%	795	5.9%
10 to 14 years	218	5.8%	1,177	6.9%	125	6.6%	823	6.1%
15 to 19 years	223	6.0%	1,027	6.0%	147	7.8%	793	5.8%
20 to 24 years	176	4.7%	1,381	8.1%	83	4.4%	559	4.1%
25 to 29 years	221	5.9%	1,350	7.9%	60	3.2%	529	3.9%
30 to 34 years	284	7.6%	1,451	8.5%	104	5.5%	719	5.3%
35 to 39 years	261	7.0%	1,199	7.0%	142	7.5%	853	6.3%
40 to 44 years	200	5.3%	940	5.5%	181	9.6%	815	6.0%
45 to 49 years	208	5.6%	860	5.0%	116	6.1%	870	6.4%
50 to 54 years	204	5.4%	885	5.2%	110	5.8%	864	6.4%
55 to 59 years	254	6.8%	1,166	6.8%	126	6.7%	1,057	7.8%
60 to 64 years	291	7.8%	1,024	6.0%	124	6.6%	1,131	8.3%
65 to 69 years	211	5.6%	791	4.6%	125	6.6%	1,041	7.7%
70 to 74 years	194	5.2%	550	3.2%	120	6.3%	856	6.3%
75 to 79 years	137	3.7%	325	1.9%	79	4.2%	588	4.3%
80 to 84 years	100	2.7%	211	1.2%	37	2.0%	352	2.6%
85 years and over	81	2.2%	120	0.7%	22	1.2%	307	2.3%
Selected Age Categories								
16 years and over	2,988	79.8%	13,035	76.5%	1,550	82.0%	11,146	82.1%
18 years and over	2,901	77.5%	12,624	74.1%	1,493	79.0%	10,809	79.6%
21 years and over	2,772	74.0%	12,039	70.7%	1,401	74.1%	10,399	76.6%
62 years and over	891	23.8%	2,569	15.1%	465	24.6%	3,838	28.3%
65 years and over	723	19.3%	1,997	11.7%	383	20.3%	3,144	23.1%
Male population	1,729	100.0%	8,430	100.0%	960	100.0%	6,546	100.0%
Under 5 years	113	6.5%	642	7.6%	34	3.5%	328	5.0%
5 to 9 years	125	7.2%	645	7.7%	46	4.8%	399	6.1%

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Onslow County Public Schools

Vacancies

Openings as of 2/24/2025

Categories

Locations

[Administration \(1\)](#)
[Elementary School Teaching \(21\)](#)
[Finance \(4\)](#)
[High School Teaching \(10\)](#)
[Maintenance, Custodial & Auxiliary Services \(6\)](#)
[Middle School Teaching \(12\)](#)
[School Nutrition \(24\)](#)
[Secretarial/Clerical \(4\)](#)
[Student Support Services \(25\)](#)
[Substitute \(3\)](#)
[Teacher Assistant \(27\)](#)
[Transportation \(6\)](#)
[Tutors \(17\)](#)

[All Jobs](#) ▶

[FMLA notice](#)

Viewing All Types (160 openings)

Search Postings

GO

Options

Principal for the 2025-2026 School Year

JobID: 8005

Position Type:
Administration/Principal

[Email To A Friend](#)
[Print Version](#)

Date Posted:
2/24/2025

Location:
Location may vary

Closing Date:
03/05/2025

Additional Information: [Show/Hide](#)

Interim Pre-K Teacher

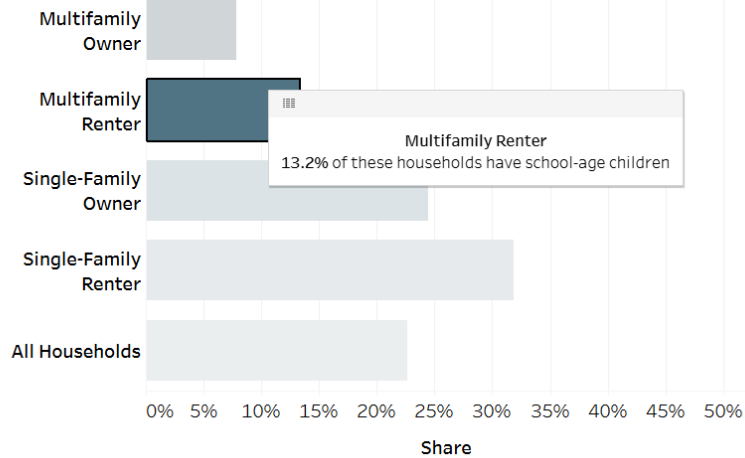
JobID: 7965

Position Type:
Elementary School Teaching/Early Childhood

[Email To A Friend](#)
[Print Version](#)

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Share of Households with School-Age Children



Source: NMHC tabulations of 2023 American Community Survey microdata, U.S. Census Bureau. Updated 10/2024.
Note: School-age children are household members ages 6-17.

[View on Tableau Public](#)

[Share](#)

[Download the data from this chart.](#)

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The improvements identified at each study intersection are expected to mitigate the proposed development's traffic impacts and improve safety in the vicinity of the site.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

June 18, 2024 August 9, 2024

Dyron Capers, PE
DRMP
5808 Faringdon Place
Raleigh, NC 27609

RE: REVISED Approval of the Traffic Impact Analysis (TIA) associated with the proposed **Flybridge (formerly Reserve at Swans Quarter)** development in Swansboro, NC.

The NCDOT and Town of Swansboro staff have reviewed the Flybridge TIA dated May 21, 2024. This development consists of:

- 306 324 dwelling units: Multifamily Housing (Low-Rise) (LUC 220)
- 35,000 square feet: Strip Retail Plaza (LUC 822)
- 7,000 square feet: High-Turnover Restaurant (LUC 932)
- 3,000 square feet: Fast Food Restaurant with Drive-Thru (LUC 934)
- 12 Fueling Positions: Gas Station/Convenience Store (LUC 945)
 - Build Year: 2026

Based on review of the analysis provided in the TIA report, the following improvements are required by the developer. See below the intersections and access types that were studied in the TIA:

21

MOST PROBABLE CASE SCENARIO

CURRENT ASSESSMENT DATA & TAX ESTIMATE							
Year	2024	2025	2026	2027	2028	2029	2030
Lien Date	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030
Multifamily Value	\$889,897	\$889,897	\$2,850,000	\$26,250,000	\$52,500,000	\$52,500,000	\$57,750,000
Outparcel Value	\$0	\$0	\$0	\$2,700,000	\$5,400,000	\$5,400,000	\$5,940,000
Total RE Value	\$889,897	\$889,897	\$2,850,000	\$28,950,000	\$57,900,000	\$57,900,000	\$63,690,000
Value Per UNIT	\$2,966	\$2,966	\$9,500	\$96,500	\$193,000	\$193,000	\$212,300
Effective Tax Rate	0.6550%	0.6616%	1.0050%	1.0151%	1.0252%	1.0355%	0.9837%
Ad Valorem Tax	\$5,829	\$5,887	\$28,643	\$293,857	\$593,591	\$599,527	\$626,506
Special & Direct	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL TAXES	\$5,829	\$5,887	\$28,643	\$293,857	\$593,591	\$599,527	\$626,506
TOTAL TAXES PER UNIT	\$19	\$20	\$95	\$980	\$1,979	\$1,998	\$2,088

22

Multi-Family

\$.60/sq ft
Minimum \$500.00

Plumbing (including renovations and repairs)

\$.13/sq ft

Mechanical (including renovations and repairs, and ductwork)

\$.13/sq ft

Electrical (including renovations and repairs)

\$.13/sq ft

Permitting Fees			
Multi-Family Total Sq Ft			356400
MF Permit Fee	\$ 0.60 per SF		\$ 213,840.00
Plumbing Fee	\$ 0.13 per SF		\$ 46,332.00
Mechanical Fee	\$ 0.13 per SF		\$ 46,332.00
Electrical Fee	\$ 0.13 per SF		\$ 46,332.00
Sprinkler Fee	\$ 0.07 per SF		\$ 24,948.00
TOTAL			\$ 377,784.00

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Concept Plan



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Concept Plan



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Concept Plan



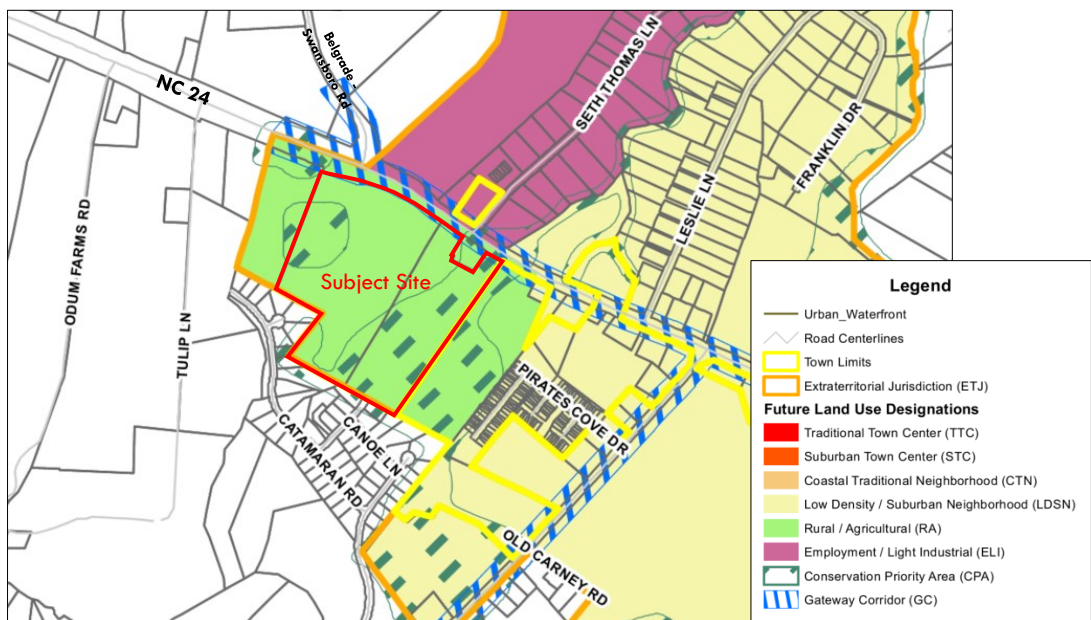
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Concept Plan



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Subject Site – Future Land Use



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Future Land Use Map Amendment


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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.



Examples of a rural farmstead
Agricultural field

11' minimum L&L yard set back

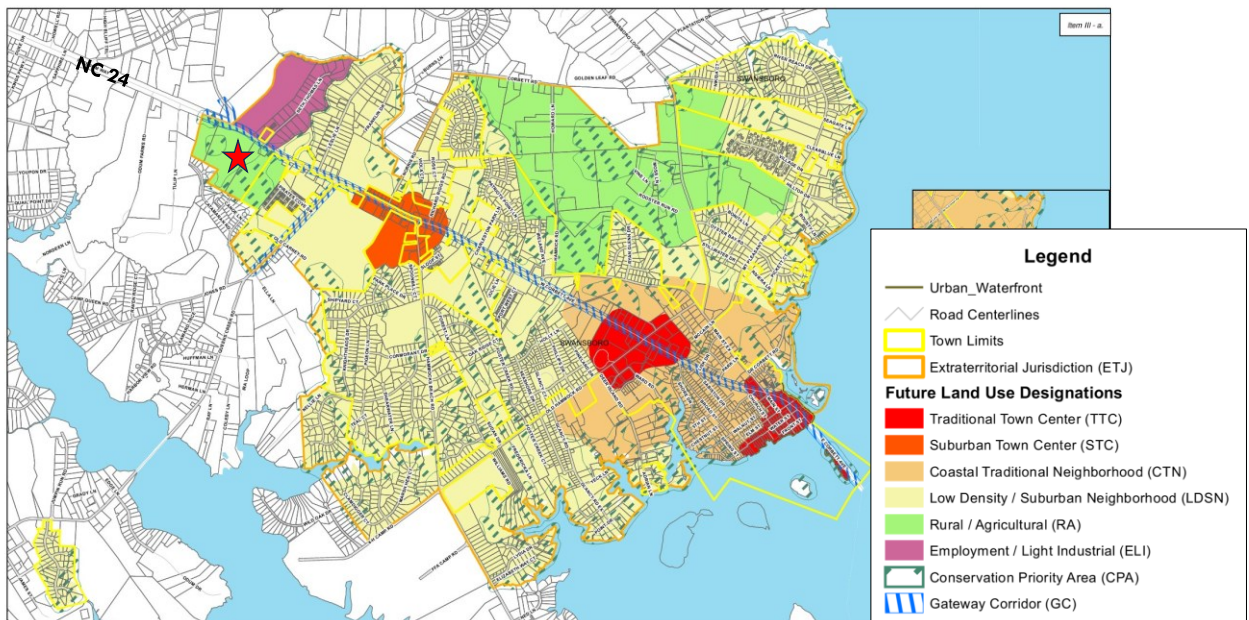
OTHER CONCERNS

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.

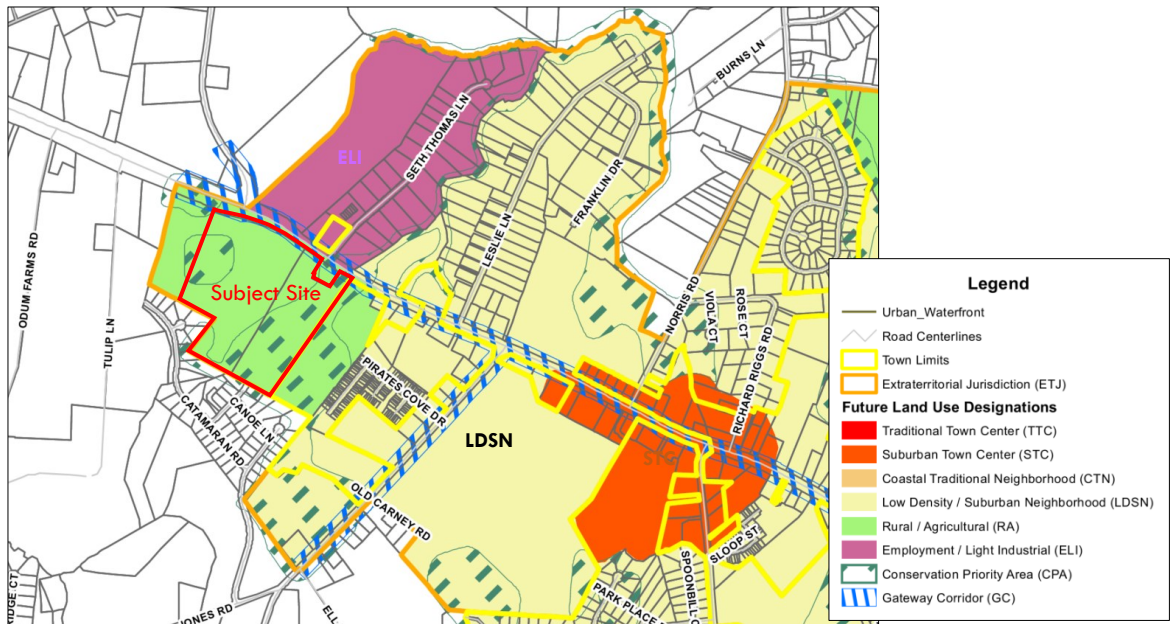
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Subject Site – Future Land Use



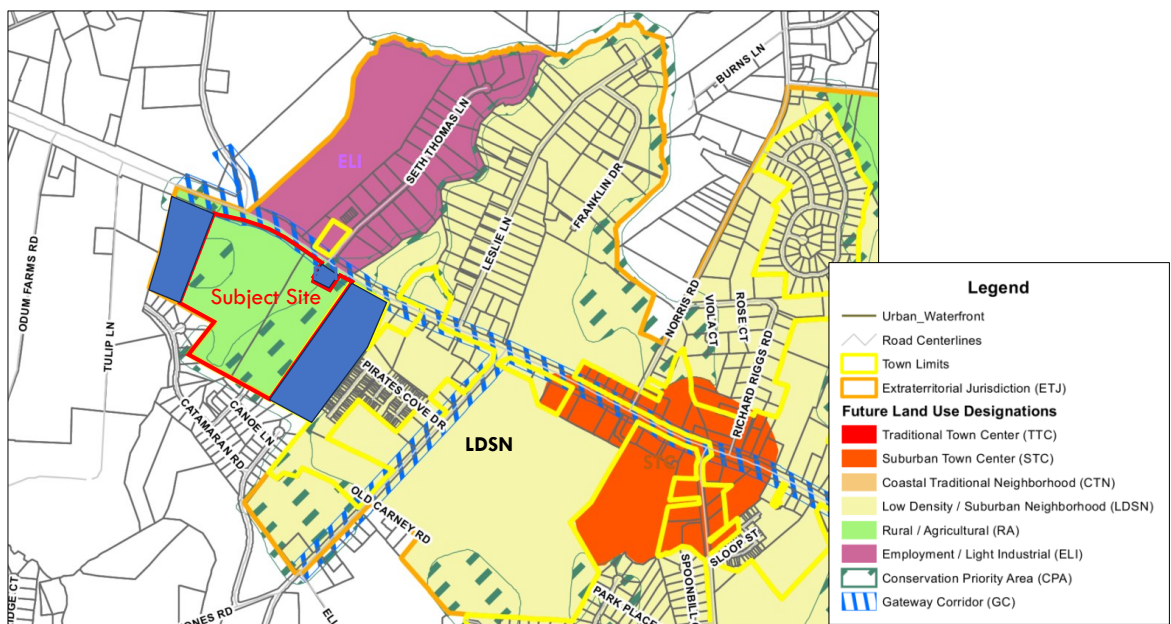
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Future Land Use Map



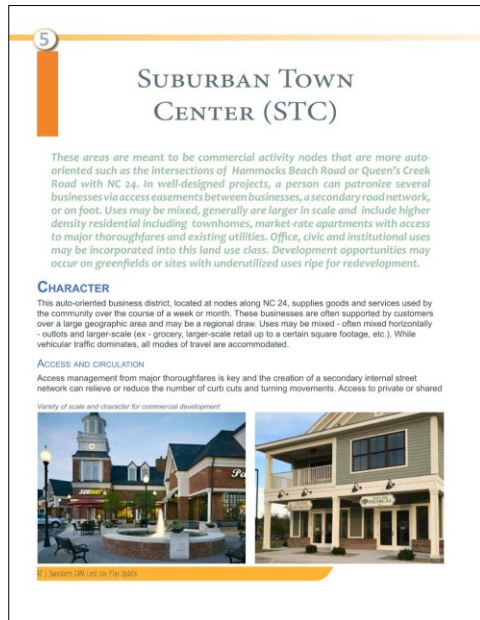
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Future Land Use Map



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Future Land Use Map Amendment



- Auto-oriented business district located at nodes along NC 24.
- Access to several businesses via easements, sidewalks, or a secondary road network.
- Mix of uses including higher density residential including market-rate apartments with access to major thoroughfares and existing utilities.
- Development opportunities on greenfields or underutilized sites.
- Commercial services that supply the community and larger geographic area.
- Secondary internal street network to reduce curb cuts and turning movements along the major thoroughfare.
- Sidewalks throughout the development.

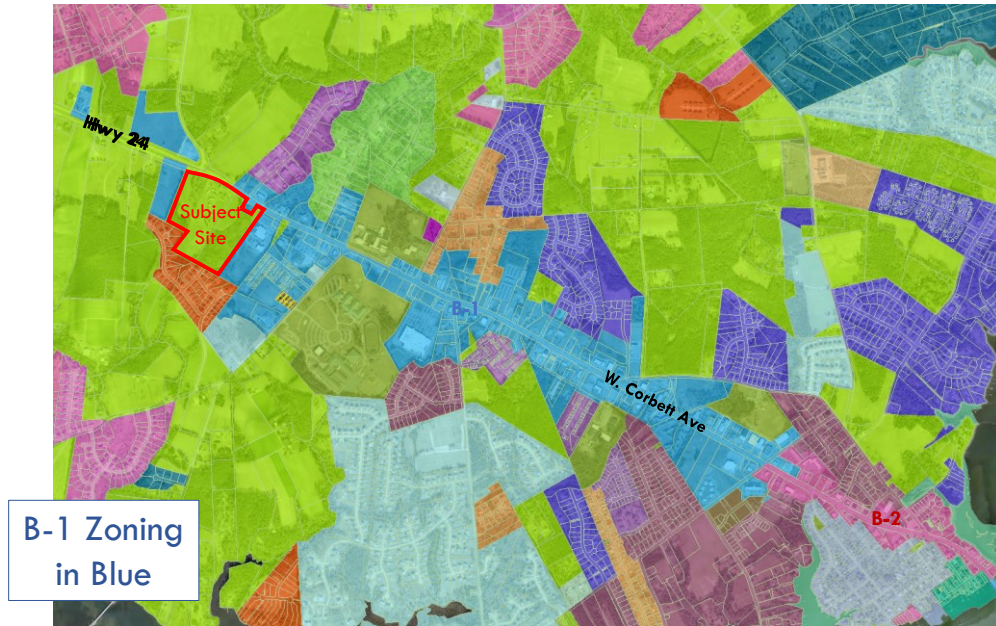
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Concept Plan



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Subject Site - Zoning Along Corbett Ave



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Flybridge – Next Steps



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Subject Site – Town Limits / ETJ



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Welcome to
SWANSBORO

38



Current view when entering Swansboro from the east

39



Potential view when entering Swansboro from the east

40

Impact on schools

62 children will be added to the rolls in grades K-12

Source: NMHC tabulations of 2023 American survey microdata. US Census Bureau, October 2024

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Children per 100 Households				
All Households	Single-Family Renter Households	Single-Family Owner Households	Multifamily Renter Households	Multifamily Owner Households
55.3	81.9	58.5	33.1	17.4
Children per 100 Apartment Households				
All Apartment Households	Households in Apartments Built Before 1990	Households in Apartments Built 1990-1999	Households in Apartments Built 2000-2009	Households in Apartments Built 2010-2019
33.1	35.2	37.1	34.5	25.2
Source: NMHC tabulations of 2023 American Community Survey microdata, US Census Bureau. Updated 10/2024. Note: Children are household members under the age of 18.				
Share of Households with Children				
All Households	Single-Family Renter Households	Single-Family Owner Households	Multifamily Renter Households	Multifamily Owner Households
28.8%	40.2%	30.5%	18.5%	11.0%
Source: NMHC tabulations of 2023 American Community Survey microdata, US Census Bureau. Updated 10/2024. Note: Children are household members under the age of 18.				
Share of Apartment Households with Children				
All Apartment Households	Households in Apartments Built Before 1990	Households in Apartments Built 1990-1999	Households in Apartments Built 2000-2009	Households in Apartments Built 2010-2019
18.5%	19.3%	20.9%	19.8%	14.6%
Source: NMHC tabulations of 2023 American Community Survey microdata, US Census Bureau. Updated 10/2024. Note: Children are household members under the age of 18.				
Share of Apartment Households with School-Age Children				
All Apartment Households	Households in Apartments Built Before 1990	Households in Apartments Built 1990-1999	Households in Apartments Built 2000-2009	Households in Apartments Built 2010-2019
13.2%	14.2%	15.0%	13.9%	9.6%
Source: NMHC tabulations of 2023 American Community Survey microdata, US Census Bureau. Updated 10/2024. Note: School-age children are household members between the ages of 6-17.				
School-Age Children per 100 Households				
All Households	Single-Family Renter Households	Single-Family Owner Households	Multifamily Renter Households	Multifamily Owner Households
38.5	56.0	41.8	20.7	11.3
Source: NMHC tabulations of 2023 American Community Survey microdata, US Census Bureau. Updated 10/2024. Note: School-Age children are household members between the ages of 6-17.				
School-Age Children per 100 Apartment Households				
All Apartment Households	Households in Apartments Built Before 1990	Households in Apartments Built 1990-1999	Households in Apartments Built 2000-2009	Households in Apartments Built 2010-2019
20.7	22.5	23.1	21.9	14.6
Source: NMHC tabulations of 2023 American Community Survey microdata, US Census Bureau. Updated 10/2024. Note: School-age children are household members between the ages of 6-17.				

Using DATA available the impact of FlyBridge 20.7 X 3=62.1 That is K thru 12 all ages

42

FlyBridge Apartment Complex

Addressing some of the concerns
and how they are viewed through the
Land Use Plan

43

?? DUKE Energy ??

As of February 2025, Duke Energy has outlined several strategic initiatives to enhance and modernize the energy infrastructure in North Carolina, which will impact Swansboro and the surrounding regions.

Carolinas Resource Plan: In November 2024, the North Carolina Utilities Commission approved Duke Energy's Carolinas Resource Plan. This comprehensive roadmap focuses on transitioning to cleaner energy sources while ensuring grid reliability and affordability. Key components include:

- Expansion of Renewable Energy:** Plans to add multiple gigawatts of solar photovoltaic (PV) capacity over the next six years, significantly increasing the share of renewables in the energy mix.

- Integration of Energy Storage:** Incorporating advanced energy storage solutions to enhance grid stability and support the intermittent nature of renewable sources.

- Development of Hydrogen-Capable Natural Gas Facilities:** Constructing new natural gas plants designed to transition to hydrogen fuel, aiming to reduce carbon emissions and support cleaner energy production.

These initiatives are designed to meet the growing energy demands of North Carolina's expanding economy while maintaining a commitment to environmental sustainability.

44

Local Infrastructure Enhancements: While specific projects in Swansboro have not been detailed publicly, Duke Energy's broader infrastructure plans for North Carolina include:

- Grid Modernization:** Upgrading transmission and distribution networks to improve reliability, accommodate new energy sources, and enhance resilience against extreme weather events.

- Smart Grid Technologies:** Implementing advanced metering and automated control systems to provide real-time data, improve outage response times, and empower customers with better energy management tools. These efforts aim to provide Swansboro residents with a more reliable and efficient energy system, aligning with the town's growth and development objectives.

Customer-Focused Programs: Duke Energy offers programs to help residents and businesses in Swansboro improve energy efficiency and manage costs:

- Improve & Save Program:** This initiative allows customers to finance energy efficiency upgrades—such as HVAC improvements and insulation—through their energy bills over time, with no upfront costs.

- Time-of-Use Rate Plans:** Customers can opt for rate plans that offer lower electricity rates during off-peak hours, encouraging energy use when demand is lower and potentially reducing monthly bills. These programs are part of Duke Energy's commitment to providing flexible solutions that meet the diverse needs of its customer base.

For the most current information on specific projects and programs affecting Swansboro, residents are encouraged to visit Duke Energy's official website or contact their customer service directly.

Swansboro CAMA Land Use Plan Update. Page 20

Many people in Swansboro may object to the idea of 8 homes per acre (net density). That said, the downtown neighborhoods on Water and Church Streets (which are held dearly to many residents), are developed at that same net density. Likewise, less dense developments (1.5 - 2 homes per acre) tend to consume land very quickly and return fewer tax dollars per linear foot of street frontage, all other things being equal. Linear frontage is a decent proxy for measuring the public infrastructure (roads, sidewalks, water and sewer pipes, etc.) that property tax dollars are used to support. There is often a conflict between a community's desire to balance their tax rolls (expenditures to income), while restricting development to lower densities, and still providing adequate public services for residents. Often times, it is the case that the more dense parts of town (central business district, multi-family apartments, small lot residential neighborhoods, etc.) wind up subsidizing the public services provided to the less dense parts of town (large lot residential, big box and strip commercial plazas, etc.). However, an economic analysis is necessary to determine the exact relationship. Nevertheless, if preservation of green space, agriculture, and natural areas is a priority, one of the best strategies is to allow more dense development in targeted areas, to hopefully prevent large tracts of land from being quickly

Swansboro CAMA Land Use Plan Update. Page 18

Underutilized: primary structure value that is less than the land value. Generally, this indicates land that is ripe for redevelopment or not being utilized in a highest and best purpose.

47

LUP page 19 the map below delineates the proposed development site underutilized



48

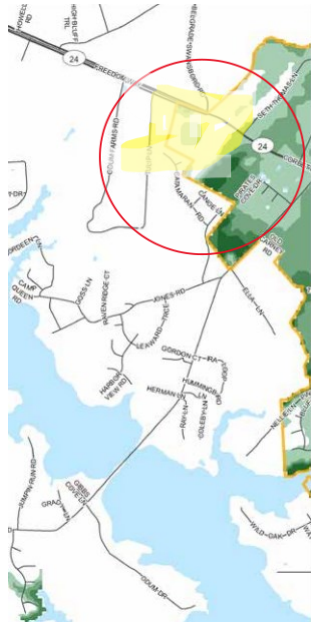
Swansboro CAMA Land Use Plan Update. Page 30

There are only a few working farms left in Swansboro's jurisdiction and some of those families have expressed a strong desire to continue that way of life.

Given the community's expressed interest in regulating growth away from areas that are highly suited for conservation, this analysis is particularly relevant and was a component of the creation of the future Land Use Plan

49

The high lighted area shows the development site the LUP labels this piece of land as moderate to lowest value in regard to Conservation Suitability



50

Some interesting numbers:

Current tax on this land is approx.\$6,000

The projected Tax on the finished project is approx. \$593,000

The value of this project is just shy of \$ 58 million. Granted the county will be taking the lion share of this but there will be taxes generated by other sources that will benefit the town.

Just the cost of the building permits are estimated to more that double the current budget for our inspections and permitting department.

51

PUBLIC HEARING

Zoning Map Amendment to rezone parcels on W. Corbett Ave from RA to B-1 Conditional Zoning

Flybridge Swansboro, LLC seeks a conditional rezoning for +/- 38.92 acres on parcels of land identified as Tax Parcel ID 019494 and 027733, from RA (Rural/Agricultural) to B-1 CZ (business conditional zoning) to develop a proposed multi-family and commercial project.

Recommended Action:

- 1. Hold a public hearing*
- 2. Motion to approve or deny Ordinance 2025-04 for conditional rezoning of Tax Parcel ID 019494 and 027733, from RA (Rural/Agricultural) to B-1 CZ (business conditional zoning).*

Presenter: Rebecca Brehmer, CFM, CZO– Title

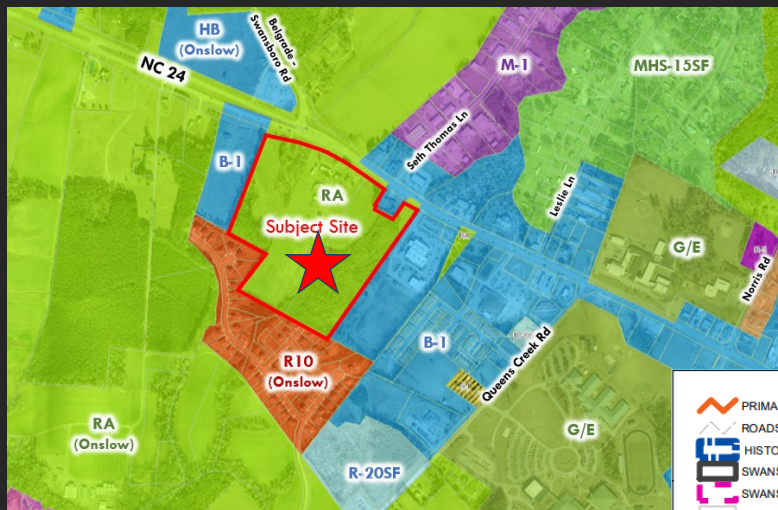
52

SITE MAP



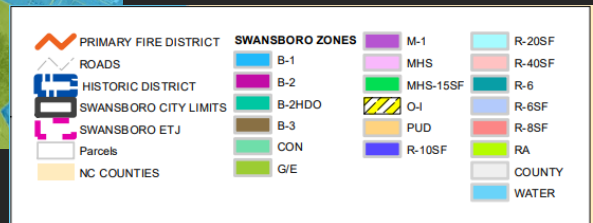
53

ZONING MAP



Presenter: Rebecca Brehmer,
Projects/Planning Coordinator, CFM, CZO

Town Limits Map



54

CONCEPT PLAN



55

BUILDING ELEVATION




FLYBRIDGE
SWANSBORO

SCHEMATIC ELEVATION
FLYBRIDGE SWANSBORO
SEPTEMBER 27, 2023


P
PLAGEMAN
ARCHITECTURE

56

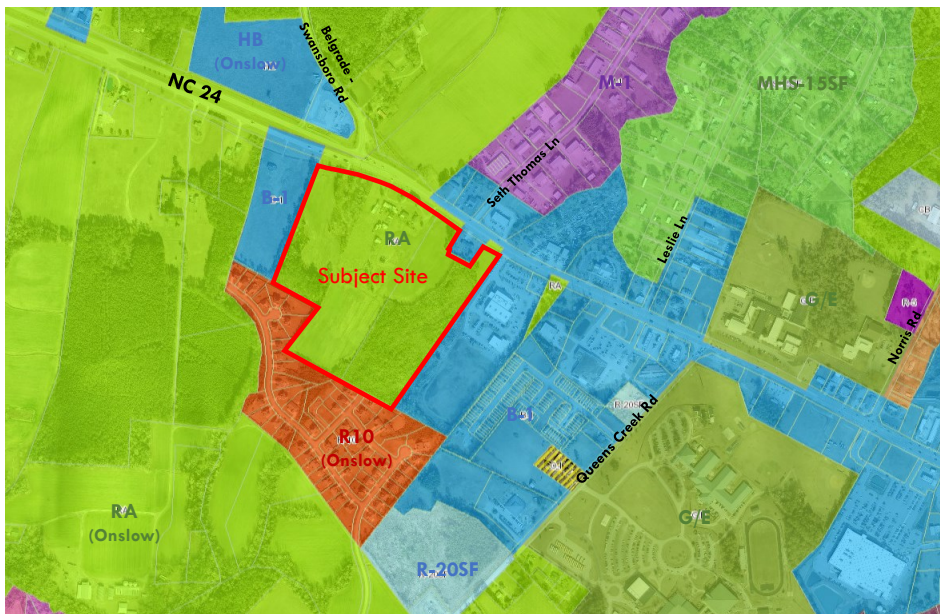


FLYBRIDGE

SWANSBORO

57

Subject Site - Zoning



58

Concept Plan



59

Concept Plan

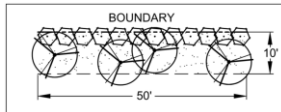
Plan reviewed by the
TRC and revised
accordingly



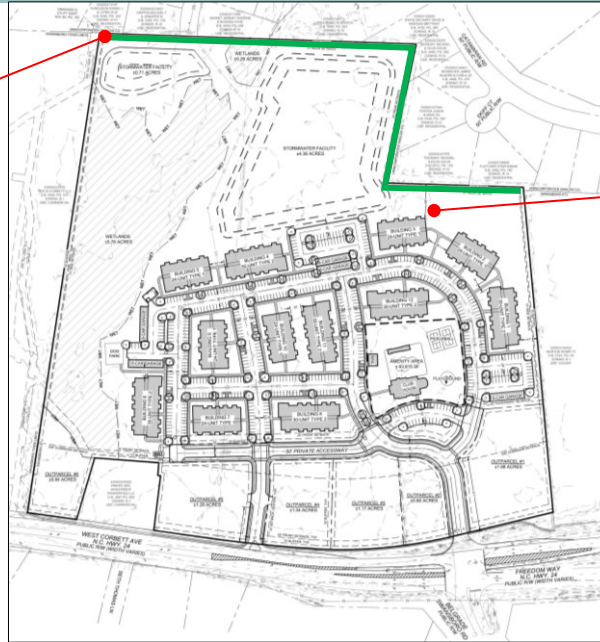
60

Concept Plan

Required Buffer
-Includes 6' wooden
fence along
residential zoning



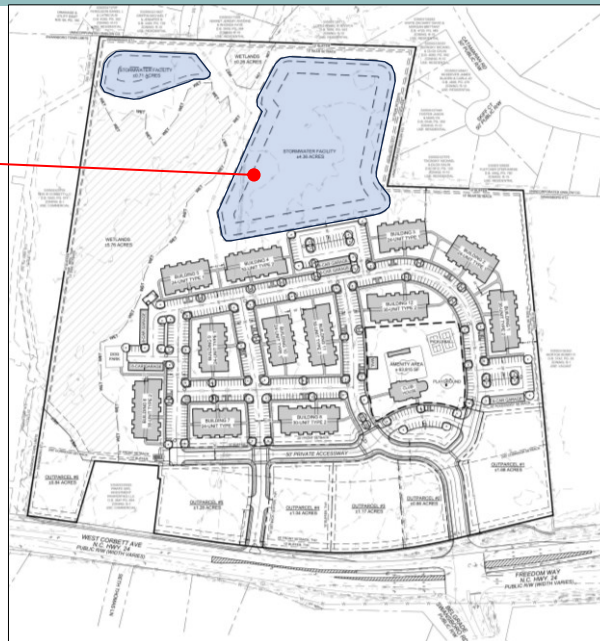
Proposed
buildings setback
90+ feet



61

Concept Plan

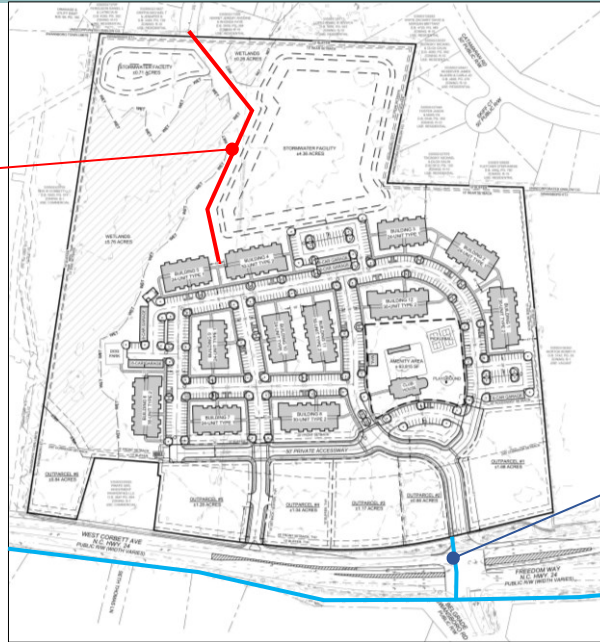
Proposed stormwater
facilities to exceed
State standards by
designing to at least
a 100-year storm
event.



62

Concept Plan

Proposed sewer
connection from
Watercrest
Landing
(ONWASA)



Proposed water
connection
(ONWASA)

63

Concept Plan

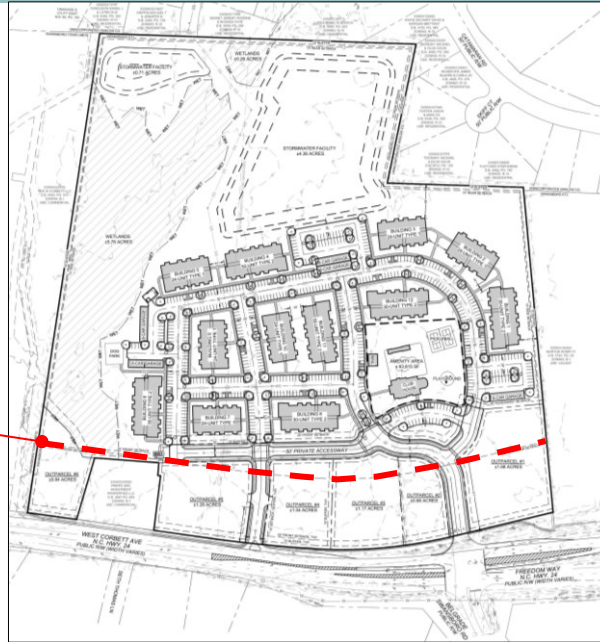
Drive aisles aligned
to provide better
emergency access



64

Concept Plan

200-foot setback for
buildings exceeding
35 feet in height
(40-foot max building
height)



65

Building Elevation



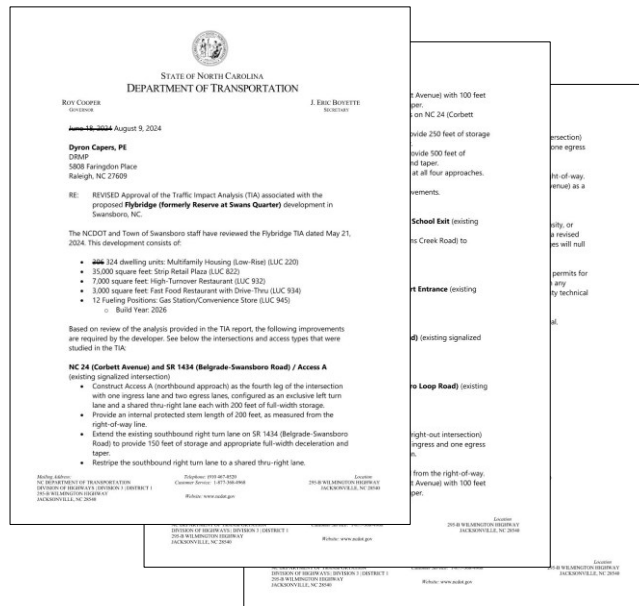
SCHEMATIC ELEVATION
FLYBRIDGE SWANSBORO
SEPTEMBER 27, 2023



66

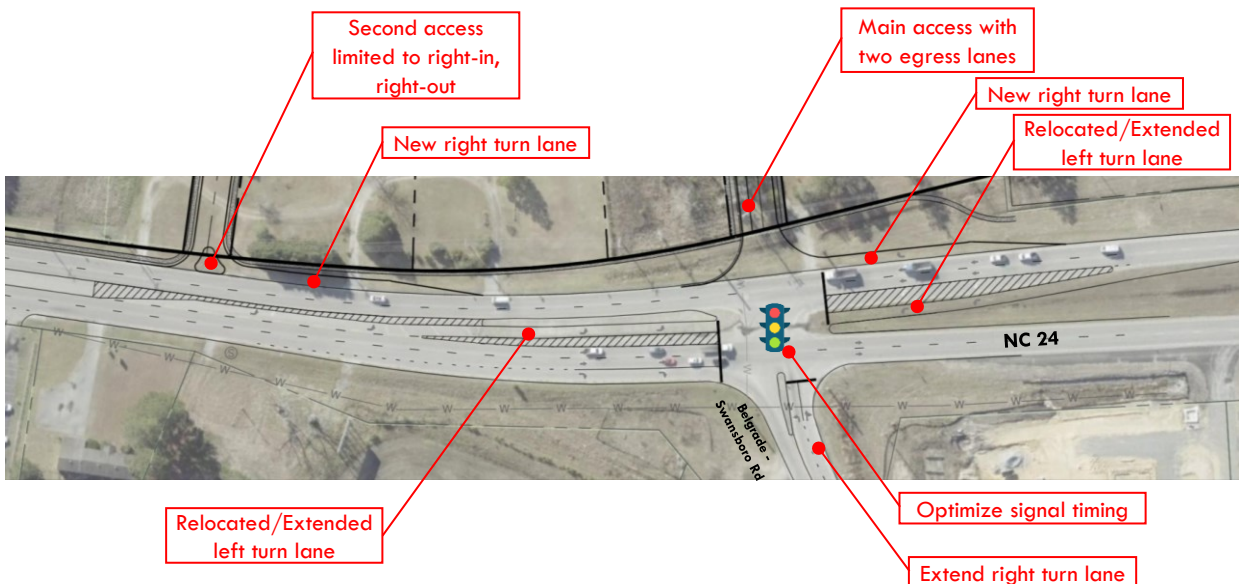
Traffic Impact Analysis

TIA reviewed and
approved by NCDOT



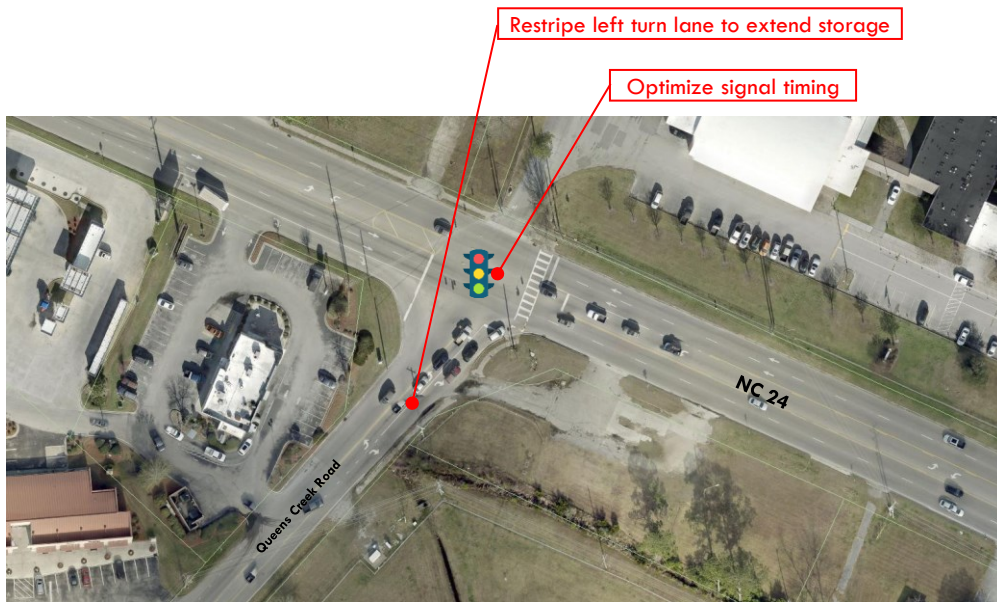
67

Notable Roadway Improvements



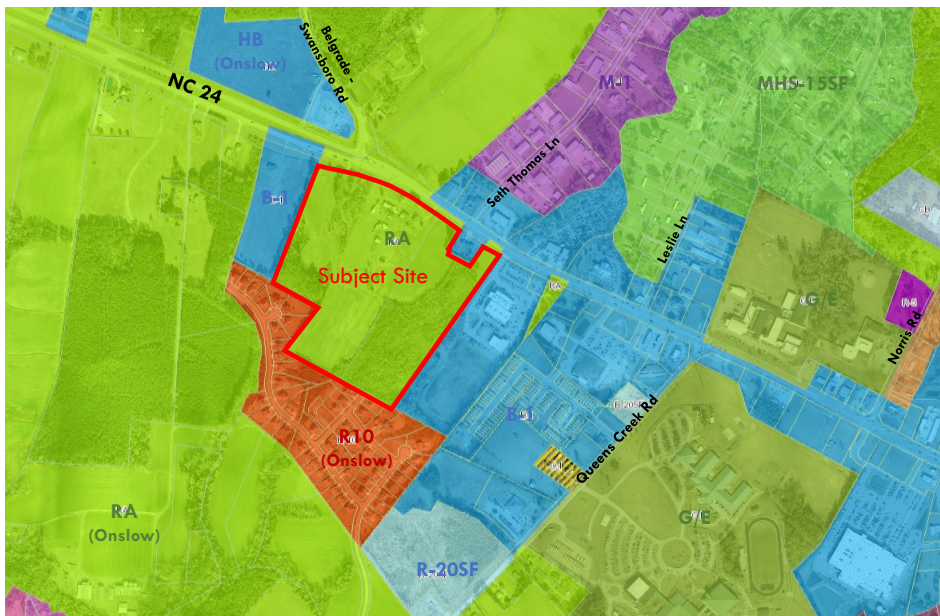
68

Notable Roadway Improvements



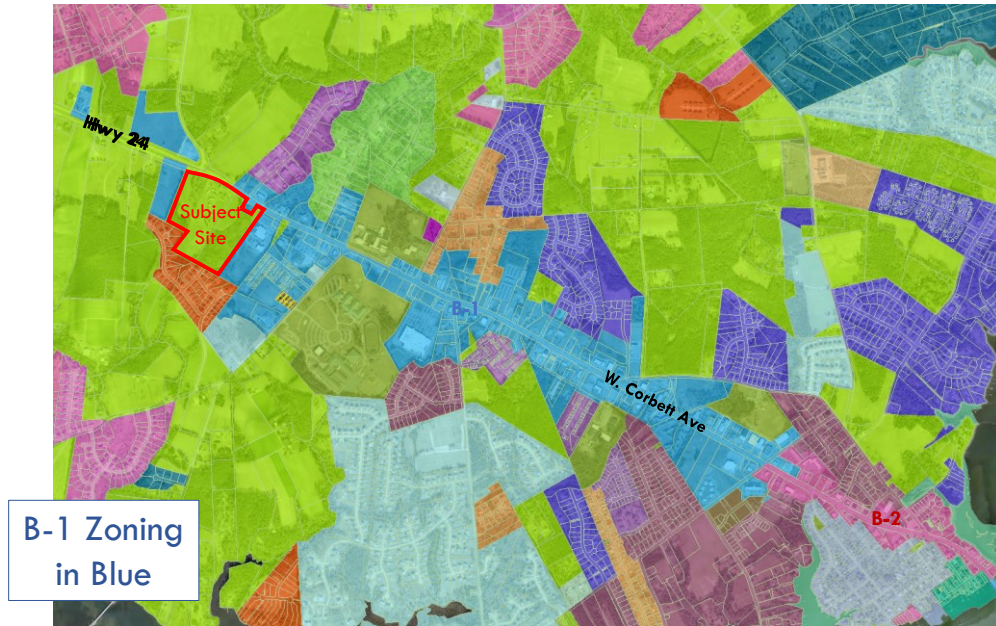
69

Subject Site - Zoning



70

Subject Site - Zoning Along Corbett Ave



71

Concept Plan



72

NEW BUSINESS/NON-CONSENT

Board of Commissioner Vacancy

At its February 11, 2025, regular meeting the board was provided with details related to the conflicting rules in the Charter and NCGS rules on vacancies among the board. The Board tabled deciding which rule to follow for filling the vacant commissioner seat for members to spend time thinking about their decision and to allow staff time to research and report back on what steps were taken in the past.

Recommended Action: Choose one of the remedies available to fill the vacant commissioner seat.

Presenter: Jon Barlow – Town Manager

73

NEW BUSINESS/NON-CONSENT

Funding Request – PirateFest

Funding to support the PirateFest event to be held in May is requested.

Recommended Action: Motion to approve or deny allocation of \$3,000 for the annual PirateFest event held each May. If approved a Budget Amendment will be provided for approval at the next regular meeting.

Presenter: Anna Stanley – Parks & Recreation Director

74



75

Event History

- Event has been in held in Swansboro for 14 years
- Prior to 2017 event was held at Hammocks Beach State Park
- In 2017 Onslow County Parks & Recreation partnered with Swansboro Parks & Recreation to bring the event to Downtown Swansboro
- Event is now held on the second Saturday in May
- The event has grown to bringing 6-7,000 visitors to Downtown Swansboro in a six-hour period, which is an increase of 77% since 2019
- In 2022 we had a logo designed that represents Swansboro as well as Onslow County

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77

Combined Marketing Efforts

- **Social Media Platforms**
- **Websites**
- **Billboards**
- **Media Interviews**
- **G-10 Television**
- **Exclusive radio partner, 5 radio stations, reaching 18+ demographics**
- **Work with ad agency that handles marketing for Visit Swansboro NC**

78



79

What does the even cost?

- Estimated to cost \$14,000
- Onslow County pays for more than 50% of the cost
- Onslow County provides staff for the event

Detail	2022 Actuals	2023 Actuals	2024 Actuals	2025 Projections
Entertainment				
Performers	\$5,150.00	\$7,305.00	\$10,880.00	\$11,700.00
Hotels	\$1,440.00	\$1,852.00	\$1,100.00	\$1,600.00
Supplies	\$84.00			\$260.00
Rentals	\$613.00	\$508.11	\$413.11	\$450.00
Advertising	in-kind	in-kind	in-kind	in-kind
Totals	\$7,287.00	\$9,665.11	\$12,393.11	\$14,010.00

PIRATEFEST FUNDING

Funding	2022	2023	2024	2025	Notes
Federal	\$0.00	\$0.00	\$0.00		
Local-STD A				\$2,000	Funded
County TDA-OCPR	\$6,000	\$7,500	\$7,500	\$8,000	Funded
Onslow County Parks & Recreation				\$1,000	
Swansboro Parks & Recreation	\$2,823	\$3,513	\$3,753	\$3,000	Requesting
Total	\$8,823	\$11,013	\$11,253	\$14,000	



80

Benefits to the Town

- Significant growth in attendance-reflects community's and the events' appeal, drawing residents and visitors to downtown
- Collaborative effort and shared resources-this partnership minimizes the financial burden on the town while maximizing community benefits
- Strengthening community identity and engagement
- Economic impact

Tourism Related Impacts	2022	2023	2024
Attendance	4,000	7,100	6,100
Overnight Stays -pd by County	13	12	98
Economic Impact-Day	\$23,250.00	\$41,268.75	\$35,456.25
Economic Impact-Overnight	\$2,509.00	\$2,316.00	\$18,914.00
Economic Impact-total	\$25,759.00	\$43,584.75	\$54,370.25

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82

NEW BUSINESS/NON-CONSENT

Financial Report

Presenter: Sonia Johnson – Finance Director

83

TOWN OF SWANSBORO FINANCIAL REPORT (AS OF JANUARY 31, 2025)

REVENUES

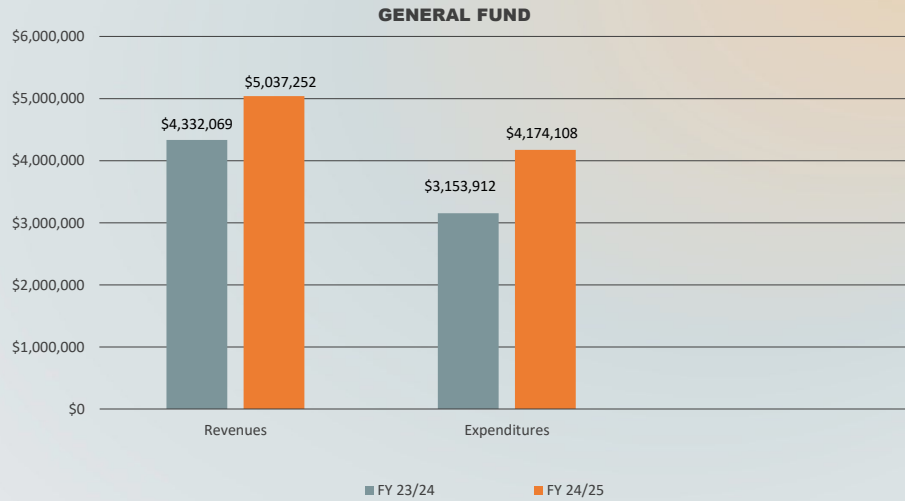
EXPENDITURES

LOAN PAYMENTS

INVESTMENTS

84

**TOWN OF SWANSBORO
REVENUES/EXPENDITURES
TWO YEAR COMPARISON
(AS OF JANUARY 31, 2025)**

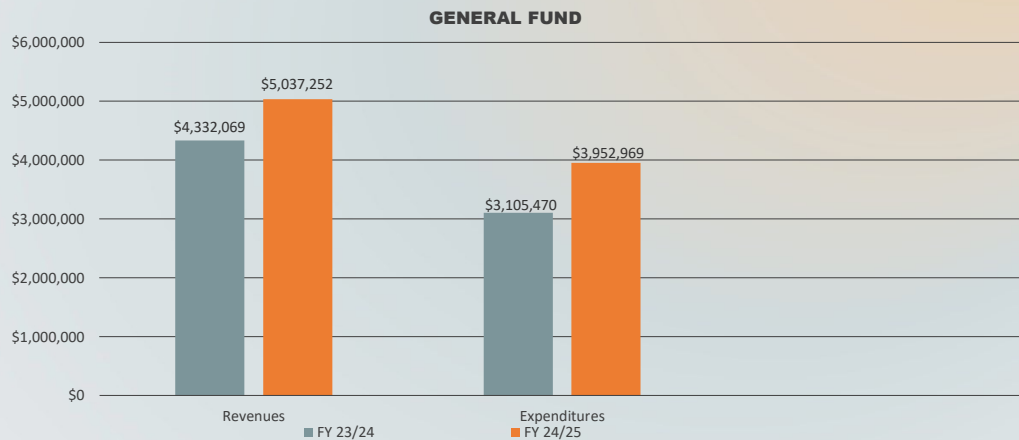


ENCUMBRANCES INCLUDED
Total Excess of Revenues Over Expenditures **\$863,144**

85

**TOWN OF SWANSBORO
REVENUES/EXPENDITURES
TWO YEAR COMPARISON
(AS OF JANUARY 31, 2025)**

(ACTUAL)



(ENCUMBRANCES NOT INCLUDED)
Total Excess of Revenues Over Expenditures **\$1,084,283**

86

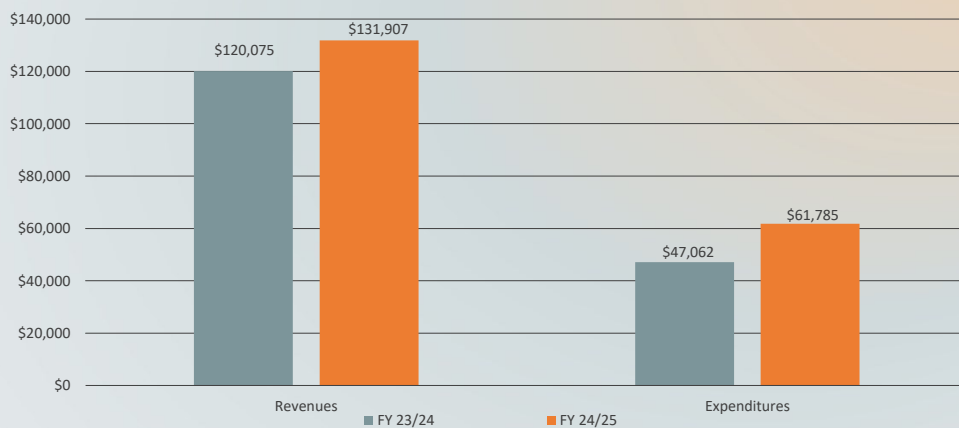
DEPT.	BUDGET	YTD ACTUAL	(PURCHASE ORDERS) ENCUMBERED BALANCE	SPENT % January 31, 2025
GOVERNING BODY	45,195	15,916	465	36.2%
ADMIN SERVICES	432,052	242,569	4,277	57.1%
FINANCE	315,178	161,636	565	51.5%
LEGAL	59,300	25,091	-	42.3%
PUBLIC BUILDINGS	439,973	178,634	2,695	41.2%
FIRE	2,135,877	928,616	154,276	50.7%
PERMITTING	288,270	198,275	797	69.1%
PLANNING	86,293	45,554	-	52.8%
POLICE	1,391,604	617,246	23,027	46.0%
PUBLIC WORKS-STREETS	1,498,086	742,068	2,428	49.7%
POWELL BILL-STREETS	191,791	78,929	461	41.4%
PARKS & RECREATION	486,086	174,715	14,491	38.9%
DOWNTOWN FACILITIES	130,326	47,961	892	37.5%
EMERGENCY MANAGEMENT	13,229	10,555	800	85.8%
FESTIVALS & EVENTS	134,635	83,604	13,924	72.4%
NON DEPARTMENTAL	612,764	401,599	2,042	65.9%
TOTAL	8,260,659	3,952,969	221,139	50.53%

**

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**TOWN OF SWANSBORO
REVENUES/EXPENDITURES
TWO YEAR COMPARISON
(AS OF JANUARY 31, 2025)**

STORMWATER ENTERPRISE FUND

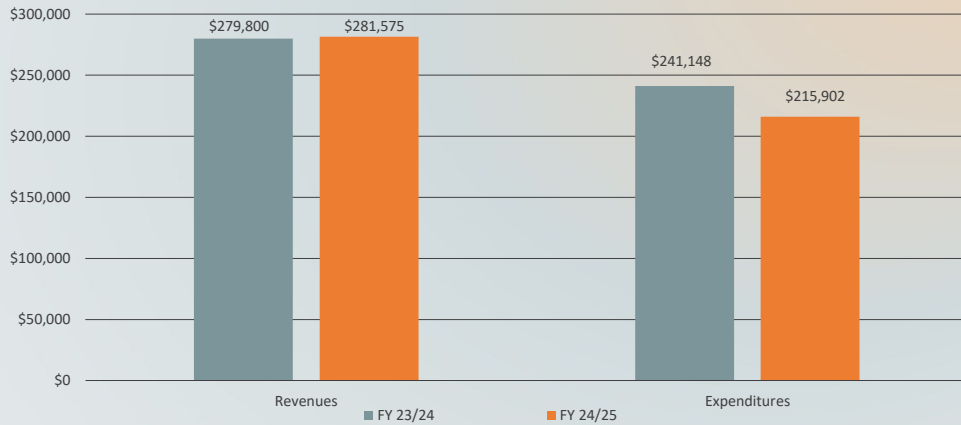


ENCUMBRANCES INCLUDED
Total Excess of Revenues Over Expenditures **\$70,122**

88

**TOWN OF SWANSBORO
REVENUES/EXPENDITURES
TWO YEAR COMPARISON
(AS OF JANUARY 31, 2025)**

SOLID WASTE ENTERPRISE FUND



ENCUMBRANCES INCLUDED
Total Excess of Revenues Over Expenditures **\$65,673**

89

**TOWN OF SWANSBORO
LOAN REPORT
(AS OF JANUARY 31, 2025)**

Item	Principal Balance	Interest Rate	End Date	Annual Debt Service
Town Hall/Tanker	\$317,275	2.69	03/21/2028	\$84,724
Public Safety Facility	\$0.00 PAID IN FULL	2.58	12/22/2024	
Fire Truck	\$92,139	2.08	11/01/2026	\$47,512
Sleeping Quarters	\$50,000	2.43	12/14/2026	\$26,823
Grapple Truck/Town Hall Generator	\$47,106	1.72	6/25/2025	\$47,917
Vehicles(Police & Fire Department) & Software	\$45,495	1.84	7/15/2026	\$23,377
Cab Tractor/Dump Truck	\$254,500	4.82	4/3/2029	\$58,491
Jet Vac Truck, Police Vehicle, (2) Fire Chief Vehicles	\$570,000	4.40	12/31/2029	\$129,183
Total Debt	\$1,376,515			\$418,027

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**TOWN OF SWANSBORO
CASH & INVESTMENTS REPORT
(AS OF JANUARY 31, 2025)**

CASH & INVESTMENTS

BANK	BALANCE	INTEREST RATE
First Citizens Bank	\$332,698	.05%
NC CMT-General	\$6,098,910	4.29%
TD Bank (SCIF Funds for EOC & Sidewalks)	\$9,483,424	4.18%

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GRANT UPDATE

	Budget	YTD Expenditures	Encumbrances	Unencumbered
American Rescue Plan Act Fund	\$1,102,599	\$1,032,492	\$70,107	\$0.00
Swansboro Bicentennial Park Boardwalk Extension	\$386,650	\$315,681	\$0	\$70,969
Emergency Operation Center	\$9,403,472	\$24,840	\$0	\$9,378,632
Emmertton School Repairs	\$424,000	\$161,075	\$0	\$262,925
Stormwater Master Plan	\$400,000	\$199,225	\$0	\$200,775
Total Outstanding Grants	\$11,716,721	\$1,733,313	\$70,107	\$9,913,301

92

Any Questions

?

93

NEW BUSINESS/NON-CONSENT

Future Agenda Items

Future agenda items are shared for visibility and comment. In addition, an opportunity is provided for the Board to introduce items of interest and subsequent direction for placement on future agendas.

Action Needed: Discuss and provide any guidance.

Presenter: Alissa Fender, MMC – Town Clerk

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PUBLIC COMMENT

Citizen opportunity to address the Board.

95

MANAGER'S COMMENTS

Town Manager
Jonathan Barlow

96

BOARD COMMENTS

Mayor William Justice
Commissioner Jeffrey Conaway
Commissioner Douglas Eckendorf
Commissioner Joseph Brown
Commissioner Patricia Turner

97

CLOSED SESSION

Recommended Action: Motion to enter closed session pursuant to NCGS 143-318.11 (a) (3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged; and (5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

98

ADJOURN