

**Town of Swansboro
Planning Board
Regular Meeting Minutes
April 4, 2023**

Call to Order

The meeting was called to order at 5:32 pm. Board members in attendance were Michael Favata, Christina Ramsey, Scott Chadwick, Laurent Meilleur, Edward Binanay, and Ed McHale. Sherrie Hancock was absent.

Minutes

On a motion by Mr. Favata, seconded by Mr. Binanay, the minutes for the January 3, 2023, Regular Meeting were approved unanimously.

Business

Special Use Permit/ 108-4 W. Corbett Avenue

Planner Correll reviewed that Marc Howell, on behalf of Jessmarc Properties LLC, had applied for a special use permit to continue operating a Bed and Breakfast at 108-4 W. Corbett Avenue. The property was located in the B-2 zoning district and the use of “Bed and Breakfast Accommodations and Inns” was an allowance pursuant to the issuance of a special use permit.

Marc Howell on behalf of Jessmarc Properties LLC shared that he was unaware that he needed a special use permit and would like to obtain one so he can continue to operate his short-term rental Gone Costal Airbnb.

Mr. Chadwick entered into the recorded, a letter from Mr. Brent Lanier from Lanier Surveying company. (*See attachment A*)

In response to inquiries from the board, clarification was provided from Mr. Howell and Mrs. Correll on the following:

- The property is located near the By Bridge restaurant and a boutique.
- The customers park in River View Park and there is no agreement for use the River View Parking because it’s designated as public parking.
- Out of 53 reviews the property had a 4.89 rating and there’s been no mention of having any parking issues.
- The Bed and breakfast sleeps 3 people.
- No customers who have stayed at the bed and breakfast have docked there.

On a Motion by Mr. Meilleur and seconded by Mr. Binanay, the special use permit was unanimously recommended for approval.

Rezoning Request/1130 Hammock Beach Road

Planner Correll reviewed that property owner Justin Weiss had requested a rezoning for his property located at 1130 Hammocks Beach Road from RA (Residential Agricultural) to B-1 (Highway Business). The property is further identified as tax parcel ID 025381 which contains +/- 1.26 acres of land and abuts properties zoned R-8SF (Residential) and B-1 (Highway Business). The CAMA Land Use Plan Update (2019) identified the property as Suburban Town Center (STC).

In response to inquiries from the board, Mrs. Correll clarified the following:

- Advertising and notice to adjoining property owners were not required prior to Planning Board review, that process will occur prior to the public hearing with the Board of Commissioners in accordance with NCGS 160D.
- The properties across the street were a mix of commercial and residential zoning designations.
- This property was included in the Town Sidewalk plan under priority 3, currently there were still additional easements to be secured before installation of sidewalks by NCDOT.

On a motion by Mr. McHale and seconded by Mr. Favata, the rezoning request for 1130 Hammocks Beach Road unanimously recommended for approval was consistent with the Comprehensive Plan.

Board Comments

Mr. Binanay reminded the board of their joint meeting with the Board of Commissioners on April 10, 2023.

Mr. Chadwick thanked the subcommittee for their work on the review of the table of permitted uses in the Unified Development Ordinance.

Adjournment

On a motion by Mr. Meilleur, seconded by Mr. McHale, the meeting adjourned at 5:57 pm

LANIER

SURVEYING COMPANY

329 Foster Creek Road
Swansboro NC, 28584

Date: 1-19-2023

To: Town of Swansboro
For: Anthony Howell

Subject: Impact of Proposed Short Term Vacation Rental
108-4 West Corbett Avenue, Swansboro, N.C.

The proposed short-term rental at 108-4 West Corbett Avenue in my opinion would not have a significant negative impact. In my opinion, it would be a positive benefit to the town due to most rentals are on second floor. This rental has a ramp near the entrance that would benefit elderly and people with a disability. Vacation rentals with views of the river and access to downtown are few. As a former owner of Swansboro Paddle Boarding next unit over, it would be hard to believe this would have any negative impact on parking or otherwise, as have spent many days looking at people come and go during all seasons.


Brent A. Lanier PLS L-3611

