

**Town of Swansboro  
Planning Board  
Special Meeting Minutes  
May 9, 2024**

**Call to Order**

The meeting was called to order at 5:30 pm. Board members in attendance were Christina Ramsey, Jerry Seddon, Tim Vannoy, Lauren Brown, and Sherri Hancock. Clara Abalos was absent. There was one ETJ vacancy. The purpose of the special meeting was to handle items originally scheduled for the regular meeting on May 7, 2024, that was rescheduled due to scheduling conflicts.

Mr. John Plageman, the architect representing Ward Farms for the development project, Brezza Lofts, joined the meeting through a conference call.

**Business**

***Amendment to the CAMA Future Land Use Plan***

Projects/Planning Coordinator Brehmer reviewed that Ward Farm, LLC, had applied for a text amendment to the CAMA Future Land Use Plan for an exception of up to 18 for Multifamily in B3 zoning, in order to better serve an upcoming condominium project, Brezza Lofts.

Mr. John Plageman, the architect representing Ward Farms for the development project, Brezza Lofts, joined the meeting through a conference call.

In response to inquiries from the board, the following was clarified by Projects/Planning Coordinator Brehmer and Mr. Plageman architect representing Ward Farms:

- Ward Farm was located in the B3 zone and was the only B3 zone in the entire town.
- Parking would be at the rear of the property and would accommodate all residential units.

On a motion by Mr. Vannoy, seconded by Mr. Seddon the proposed amendment to the excerpt from CAMA Future Land Use Plan, for an exception of up to 18 for Multifamily in B3 zoning, along with the Comprehensive Plan of Consistency Statement was unanimously recommended for approval to the Board of Commissioners.

***UDO Text Amendment to Section 152.180 Notes to the Table of Permitted/Special Uses***

Project Coordinator/Planning Brehmer reviewed that Ward Farm, LLC, had also applied for a text amendment to Section 152.180 Notes to the Table of Permitted/Special Uses, Note 37. B-3 Traditional Business District. The purpose of this amendment was to allow Brezza Lofts, an upscale condominium project located on Lot 8 of the Ward Farm Town Center, to be exempt from the limitation currently outlined in Note 37 that permits buildings to only have 20% of first floor be used for residential use. (I added this from the agenda memo because the quick summary from the agenda page doesn't give context of exactly what the amendment was for and that needs to be captured.

On a motion by Mr. Vannoy, seconded by Mr. Seddon the proposed text amendment to Section 152.180 Notes to the Table of Permitted/Special Uses, Note 37 to allow Brezza Lofts, an upscale condominium project located on Lot 8 of the Ward Farm Town Center, to be exempt from the limitation currently outlined in Note 37 that permits buildings to only have 20% of first floor be used for residential use was unanimously recommended for approval to the Board of Commissioner along with the Comprehensive Plan of Consistency Statement

***UDO Text Amendment to Section 152.195 Table of Area, Yard, Square Footage and Height Requirements***

Project Coordinator/Planning Brehmer reviewed that Ward Farm, LLC, had also applied for a text amendment to Section 152.195 Table of Area, Yard, Square Footage and Height Requirements to adjust dimensional requirements in the B-3 zoning district for an upcoming condominium project, Brezza Lofts. The purpose of this text amendment was to raise the maximum building height in B-3 Traditional Business from 35ft to 40ft in order to allow for more desirable floor to floor heights in the ground floor commercial spaces.

On a motion by Mr. Vannoy, seconded by Mr. Seddon the text amendment to Section 152.195 Table of Area, Yard, Square Footage, and Height Requirements to raise the maximum building height in B-3 Traditional Business from 35ft to 40ft was unanimously recommended for approval to the Board of Commissioners along with the Comprehensive Plan of Consistency Statement.

**Chairman/Board Thoughts/Staff Comments**

Mrs. Ramsey reminded the board of the upcoming workshop for Legislative Zoning Decisions scheduled for May 16, 2024, at 12:30 pm

Mrs. Correll informed the board that this would be her final Planning Board meeting and had enjoyed working with them.

Mrs. Ramsey thanked Mrs. Correll for her service to the Town of Swansboro.

**Adjournment**

On a motion by Mr. Vannoy, seconded by Mr. Seddon, the meeting was adjourned at 5:58 pm.