

**Town of Swansboro
Planning Board
Regular Meeting Minutes
January 7, 2025**

Call to Order

The meeting was called to order at 5:30pm. Board members in attendance were Christina Ramsey, Lauren Brown, Tim Vannoy, Sherrie Hancock, and Jerry Seddon. Clara Abalos was absent. There was one ETJ vacancy.

Approval of Minutes

On a motion by Mr. Seddon, seconded by Mr. Vannoy the December 3, 2024, Regular Meeting Minutes were approved unanimously.

Business

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

Planner Brehmer reviewed that Flybridge Swansboro LLC had submitted an application for a future land use map amendment. The amendment proposed would change the site located at 1481 W Corbett Avenue from a RA (rural/agricultural) designation to a Suburban Town Center designation.

Planner Brehmer further shared that this was one of three steps (1. CAMA Future Land Use Plan Amendment, 2. Conditional Rezoning, and 3. A Special Use Permit) needed for approval of a future mixed-use development project consisting of multifamily housing and commercial outparcels. The parcel of 39 acres of land was located directly across from the intersection of W Corbett Avenue and Belgrade Swansboro Road. The CAMA Future Land Use Map designated this land as Rural/Agricultural, deeming it important to preserve what was left of our rural views and working farmland. Changing this designation to a Suburban Town Center would deem this land suitable for medium to high intensity uses on the NC 24 corridor. It was important to note that this amendment was a crucial step in Flybridge Swansboro, LLC being able to meet one of the four criteria required in a Special Use Permit application, which was needed for multi-family development.

Brad Schuler from Paramount Engineering, a representative for Fly Bridge LLC reviewed his power point presentation and provided the following additional details:

- The proposal includes six outparcels on Highway 24
- It was unknown what type of business would be located at that particular location.
- Multi-family housing would go in the middle of the property
- The proposed stormwater facility would be situated at the rear of the property. This placement offered several advantages, it allows the proposed buildings to be positioned closer to the highway creating a greater distance between the new structures and the nearby residential homes in Watercrest Landing. Additionally, the preservation of the existing wetland on-site would serve as a natural buffer.

- The multi-family housing would include a large amenity area near the main access to the development. That main access would be located at the existing traffic signal located at the intersection of West Corbett Ave and Belgrade Swansboro Rd.
- Sidewalks would be installed throughout the development and along highway 24 to provide pedestrian access.

Mrs. Ramsey and Mr. Seddon expressed their support for the proposed amendment. They recognized that Fly Bridge LLC had fulfilled all necessary requirements and obligations, which further strengthens the case for amending the Land Use Plan.

Ms. Brown emphasized that altering the future Land Use Plan to accommodate this development raised concerns for her and expressed strong support for maintaining the Rural Agriculture designation.

Mr. Vannoy stated that Swansboro would not benefit from this change and had concerns about the Fire Department being able to navigate the through parking lot.

Mr. Schuler addressed Mr. Vannoy's concern and assured him that they had taken steps to address this issue by adhering to the Fire Department's recommendations made during the Technical Review Committee (TRC) meeting.

On a motion by Ms. Brown, seconded by Mr. Vannoy, the proposed CAMA Future Land Use Map Amendment for parcels on W Corbett Ave from RA to Suburban Town Center was denied for recommendation to the Board of Commissioners. The motion passed 3:2.

Ayes: Brown, Vannoy, Hancock

No: Seddon, Ramsey

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

Planner Brehmer reviewed that Flybridge Swansboro LLC was also seeking 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.

Planner Brehmer further shared that the conditions proposed by the developer were as follows:

- Strategic placement of development to enhance and preserve the natural buffers already present by providing additional separation from multifamily development, specifically along the rear of the property where residential development was already present
- Even with the stormwater facilities proposed along the rear portion of the site, existing jurisdictional wetlands would be preserved along the eastern side of the property.

- In accordance with the conditional zoning district section of the UDO, the site plan shows a 200ft corridor setback and in turn there was flexibility to allow a 40ft mean height for the multi-family buildings. This was 5ft over the standard 35ft building height requirements.
- The proposal includes a variation of the off-street parking requirements for multi-family housing.

On a motion by Ms. Brown, seconded by Mr. Vannoy, the proposed conditional rezoning for +/- 38.92 acres on the parcels of land identified as Tax Parcel ID 019494 and 027733, from RA (Rural/Agricultural) to B-1 CZ (business conditional zoning) was recommended for denial to the Board of Commissioners along with finding that it was not consistent with the Comprehensive Plan. The motion passed 4:1.

Ayes: Brown, Vannoy, Hancock, Ramsey

No: Seddon

UDO Text Amendment to § 152.016 Definition of Basic Terms and § 152.267 Computation of Sign Area

Planner Brehmer share that a discrepancy was discovered in the UDO Sections 152.016 Definitions of Basic Terms for the definition “Sign, Area Of” and 152.267 Computation of Sign Area (C) when it comes to calculating the square footage allowed on a sign, therefore a text amendment to these sections was proposed for consistency.

In response to Mr. Vannoy's inquiry regarding the future of the current signs, Planner Brehmer informed him that current signs not meeting the allowed square footage would be classified as non-conforming.

On a motion by Mr. Vannoy, seconded by Mr. Seddon the proposed UDO text amendment to Section §152.016 Definitions of Basic Terms and Section §152.267 Computation of Sign Area was unanimously recommended for approval to the Board of Commissioners and found consistent with the Comprehensive Plan.

Chairman/Board Thoughts/Staff Comments

Mrs. Ramsey reminded the citizens that the Planning Boards made the recommendations, but the Board of Commissioners made the final decision.

Public Comments

Jamie Petani, Wayne Herbert, Terry Herbert, Constance Crocker, Debbie Walker, Jill Adkins, and Mathew Littleton expressed the following concerns:

- Overcrowding in schools was already strained, and any further population growth would overwhelm the school system.
- Increase in population was putting pressure on local resources and services to include fire, and police department.
- They emphasized that the existing infrastructure, such as roads, and power system may not be sufficient to support additional growth.

Debbie Walker, a resident of 120 Camp Queen Road, expressed concern about the impact of traffic from a middle school dance that was held recently. She noted that four sections of the road were blocked and shared a tragic incident from eight months ago when an ambulance was unable to reach her granddaughter in time resulting in her passing.

Adjournment

On a motion by Mrs. Hancock, seconded by Mr. Vannoy, the meeting was adjourned at 6:37 pm.