

**Town of Swansboro
Planning Board
Regular Meeting Minutes
May 6, 2025**

Call to Order

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

Approval of Minutes

On a motion by Mr. Vannoy, seconded by Mrs. Hancock the January 7, 2025, Regular Meeting Minutes were approved unanimously.

Business

Extra Territorial Jurisdiction Expansion/Re-zoning Request for 106 Belgrade Swansboro Road

Planner Brehmer reviewed that JOED, was seeking extra territorial jurisdiction expansion in conjunction with a rezoning request on behalf of property owner Linda Odum. The property was currently zoned RA (through Onslow County zoning) and was requested to be rezoned to B-1 along the front of the property and MI along the rear (through Town of Swansboro zoning). The property was further identified as tax parcel ID 1313-3 and the total acreage requested was +/- 15.797 acres.

Planner Brehmer further shared that JOED was in the planning stages with the property owner and the town in the development of a light industrial park and that the land was not zoned for this use. It was important to note that the parcels would be subdivided to reflect these different zoning designations. This request was different because it was not in the Swansboro jurisdiction and did not hold a designation in the towns CAMA Future Land Use Plan.

Mark Sutherland from Jacksonville Onslow Economic Development (JOED) provided background information on Project Coffee.

Mr. Vannoy made a motion to recommend denial of the Extra Territorial Jurisdiction Expansion/Re-zoning Request for 106 Belgrade Swansboro Road to the Board of Commissioners. The motion failed due to a lack of second.

On a motion by Mr. Pieratti, seconded by Mr. Seddon the proposed Extra Territorial Jurisdiction Expansion and Re-zoning Request for 106 Belgrade Swansboro Road to B-1(front of property) and MI (back of property) subject to the express condition that the board takes action to expand the ETJ of the Town to include the subject property was recommended for approval to the Board of Commissioners. The motion passed 4:1

Ayes: Pieratti, Hancock, Seddon, Ramsey

Noes: Vannoy

Re-zoning Request 1476 W. Corbett Avenue

Planner Brehmer reviewed that JOED was also seeking a rezoning request on behalf of the property owner John Howell, to rezone 1476 W. Corbett Ave from RA (Rural/Agricultural) to B-1 (Business) in front of the property and MI (Light Industrial) in the rear of the property. The property was further identified as tax parcel ID 1312-114 and the total acreage requested for rezoning was +/- 30.880 acres.

Planner Brehmer shared that JOED was in the planning stages with the property owner and the town for the development of a light industrial park. The land was not zoned for this use and the parcels would be subdivided to reflect the different zoning designations. The request would be consistent with the CAMA Land Use Plan and The Future Land Use Map designates the property as Employment/Light Industrial (ELI) which was consistent with the rezoning request for MI (Light Industrial).

On a motion by Mr. Pieratti, seconded by Mr. Seddon the proposed re-zoning for +/- 30.880 acres on the parcel of land identified as tax parcel ID 1312-114, located at 1476 W. Corbett Avenue from RA (Rural/Agricultural) to B-1 (Business) and MI (Light Industrial) was recommended for approval to the Board of Commissioners and found consistent with the Comprehensive Plan. The motion passed 4:1

Ayes: Pieratti, Hancock, Seddon, Ramsey,

Noes: Vannoy

Public Comments

Charles Rawls of 117 Hammocks Beach Road and Bill Justice of 223 Elm Street shared that Project Coffee would help retain local citizens by creating light industrial job opportunities.

Vickie Brown of 601 Broad Street shared that she had concerns on the type of control the town would have on the businesses that would come to that location.

Adjournment

On a motion by Mr. Vannoy, seconded by Mr. Pieratti, the meeting was adjourned at 6:07 pm.