

**Town of Swansboro
Planning Board
Regular Meeting Minutes
December 2, 2025**

Call to Order

The meeting was called to order at 5:31pm. Board members in attendance were Christina Ramsey, Tom Pieratti, Sherrie Hancock, Doug Rogers, and Jamie Petani. Frank Jones and Tim Vannoy were absent.

Approval of Minutes

On a motion by Mr. Pieratti, seconded by Mrs. Hancock the September 2, 2025, Regular Meeting Minutes were unanimously approved.

Mrs. Ramsey shared that the September 2, 2025, meeting involved extensive discussion and expressed her appreciation that the meeting minutes effectively captured all key points.

Business

Rezoning Request- Parcel ID 012535 (Swansboro Loop Road)

Planner Rebecca Brehmer reviewed that Pinnacle Construction and Development, LLC, was seeking a rezoning request for a property on Swansboro Loop Road from RA (Residential/Agricultural) to R10 Single Family on behalf of property owners, Family Freedom, LLC. The property was located in Swansboro's ETJ, it was further identified as tax parcel ID 012535, and the total acreage requested for rezoning was +/- 1 acre.

Planner Brehmer shared that the applicant was under contract to purchase the property, contingent upon approval of the rezoning request, with plans to subdivide the property for the construction of several single-family homes. Under the existing RA zoning, which required a minimum lot size of 1.5 acres, this development was not permitted. She further explained that the CAMA Land Use Plan designated the property as Rural Agricultural, indicating the importance of preserving existing agricultural lands. Based on this designation, the rezoning request did not appear to be consistent with the future land use plan.

Planner Brehmer further explained that adjacent properties were already zoned R10 and R20 single-family, and that R10 zoning would allow for 10,000-square-foot lots. She also clarified that, because this was a straight rezoning request rather than a conditional one, the specific development plans were not relevant to the decision.

Mr. Pieratti commented that, while the request did not align with the CAMA Land Use Plan on paper, the surrounding area had already been changed from agricultural to residential zoning. He noted that one nearby property had been rezoned from R8 to R20 in 2023, suggesting that the land use plan had already been amended through previous approvals. He stated that denying this 1-acre parcel would be inconsistent, given that it was surrounded by similar residential zoning.

Mrs. Ramsey noted the challenge of reviewing these requests individually rather than as part of a CAMA Land Use Plan update, mentioning that this was the third similar case they had encountered.

Mr. Pieratti emphasized the need to update the CAMA Land Use Plan and suggested that common sense supported approving the request, given that the surrounding land had already been rezoned and developed.

A motion by Mr. Pieratti, seconded by Mrs. Ramsey, for the rezoning request for Parcel ID 012535 (Swansboro Loop Road) to be recommended for approval to the Board of Commissioners failed 2:3.

Ayes: Mr. Pieratti, and Mrs. Ramsey

Noes: Mr. Rogers, Mrs. Hancock, Mrs. Petani

On a motion by Mrs. Hancock, seconded by Mrs. Petani, the rezoning request for Parcel ID 012535 (Swansboro Loop Road) to be recommended for denial to the Board of Commissioners passed 3:2

Ayes: Mrs. Hancock, Mrs. Petani, and Mr. Rogers

Noes: Mr. Pieratti, and Mrs. Ramsey

Ward Farm Village Preliminary Plat Modification

Planner Brehmer reviewed that Ward Farm, LLC was seeking an amendment to the preliminary plat that was previously approved for Ward Farm Village Subdivision, located on Deer Island Road located within Swansboro town limits and zoned R-8 SF.

Planner Brehmer explained that the subdivision included both residential and commercial components, with this request pertaining to the residential portion. The original preliminary plat, approved on September 18, 2012, included 43 lots on 13.83 acres, of which 20 lots had been recorded and sold in phases 1 and 2. The amendment for phase 3 proposed lots 42–47 on the northeast side of Ward Road. She noted that the request had been updated on the state stormwater permit and was consistent with current zoning and future land use designations.

On a motion by Mr. Rogers, seconded by Mrs. Petani, the Ward Farm Village preliminary plat modification was unanimously recommended for approval to the Board of Commissioners.

Chairman/Board Thoughts/Staff Comments

Planner Brehmer noted that some board seats were expiring and those seats were up for appointment or reappointment, which would be addressed at the next Board of Commissioners' meeting. She stated that the election for chair and vice chair would be held next meeting, following the reappointment process, and expressed satisfaction that the board currently had full membership.

Adjournment

On a motion by Mr. Pieratti, seconded by Mr. Rogers, the meeting was adjourned at 5:49pm.