



Board of Commissioners Agenda

Town of Swansboro

Tuesday, September 23, 2025

Board Members

William Justice, Mayor | Jeffrey Conaway, Mayor Pro Tem | Pat Turner, Commissioner
Douglas Eckendorf, Commissioner | Joseph Brown, Commissioner | Tamara Pieratti, Commissioner

The Board welcomes community members to attend the meeting in the Community Room; however, please be advised that, in accordance with local fire code and occupancy regulations, the room has a strict capacity limit, and once the maximum number of attendees is reached, no additional entry will be permitted.

I. Call to Order/Opening Prayer/Pledge

II. Public Comment

Citizens have an opportunity to address the Board for no more than three minutes per speaker regarding items listed on the agenda. There is a second opportunity at the end of the agenda for the public to address the Board on items not listed on the agenda.

III. Adoption of Agenda and Consent Items

The Town Clerk respectfully submits to the Board, the Regular Agenda and the below consent items, which are considered to be of general agreement and little or no controversy. These items may be voted on as a single group without Board discussion "or" if so desired, the Board may request to remove any item(s) from the consent agenda and placed for consideration separately.

III. Consent Items:

- a. August 12, 2025, Regular Meeting Minutes
- b. August 12, 2025, Closed Session Minutes
- c. August 26, 2025, Regular Meeting Minutes
- d. August 26, 2025, Closed Session Minutes
- e. Accepting the Public Beach and Coastal Waterfront Access Funds and Adopting a Grant Project Ordinance for the Replacement of Main Street Dock
- f. Budget Ordinance Amendment #2026-2
- g. Tax Refund Request

The Onslow County Tax Collector recommends refunds of the below listed taxes totaling \$138.63

Vehicle Tax

O'Dell, Kyle Douglas & Catherine Leigh	\$108.01	Tag Surrender
Geddes, Derek Kenneth	\$3.46	Tag Surrender
Skrabacz, Richard Wayne & Robin Erickson	\$27.16	Over Assessment

IV. Appointments/Recognitions/Presentations – None

V. Public Hearing

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

Presenter: Rebecca Brehmer, CFM, CZO – Town Planner

Flybridge Swansboro LLC has submitted an application for a future land use map amendment. The amendment proposed would change the sites located at Tax Parcel ID 019494 and 027733 from a RA (rural/agricultural) designation to a Suburban Town Center designation.

Recommended Action:

- 1. Hold a public hearing*
- 2. Motion to approve or deny Resolution 2025-R11 for proposed amendment to the CAMA Land Use Plan Map, changing the site from a RA (rural/agricultural) designation to a Suburban Town Center designation.*

b. Zoning Map Amendment to rezone parcels on W. Corbett Avenue from RA to B-1 Conditional Zoning

Presenter: Rebecca Brehmer, CFM, CZO – Town Planner

Flybridge Swansboro LLC seeks a conditional rezoning for +/- 38.92 acres on parcels of land identified as Tax Parcel ID 019494 and 027733, from RA (Residential/Agricultural) to B-1 CZ (Business Conditional Zoning) to develop a proposed multi-family and commercial project.

Recommended Action:

- 1. Hold a public hearing*
- 2. Motion to approve or deny Ordinance 2025-08 for conditional rezoning of Tax Parcel ID 019494 and 027733, from RA (Residential/Agricultural) to B-1 CZ (Business Conditional Zoning).*

VI. Business Non-Consent

a. Interlocal Agreement for IT Services

Presenter: Jon Barlow – Town Manager

The Town of Swansboro and Onslow County Government are proposing to enter into an agreement for the provision of IT Services. The Town currently uses a third-party vendor for service, but that contract expires on September 30, 2025.

Recommended Action: Motion to approve the Interlocal Agreement for IT Services with Onslow County.

b. Monthly Financial Report as of August 31, 2025

Presenter: Sonia Johnson – Finance Director

c. Future Agenda Topics

Presenter: Alissa Fender – Town Clerk

Future agenda items are shared for visibility and comment. In addition, an opportunity is provided for the Board to introduce items of interest and subsequent direction for placement on future agendas.

Recommended Action: Discuss and provide any guidance

VII. Items Moved from Consent

VIII. Public Comment

Citizens have an opportunity to address the Board for no more than five minutes regarding items not listed on the Agenda.

IX. Manager's Comments

- a. Project Brief
- b. Department Reports

X. Board Comments

XI. Closed Session

- a. *Recommended Action: Motion to enter closed session pursuant to NCGS 143-318.11 (a) (3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged; and (5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.*

XII. Adjournment