



# Board of Commissioners Agenda

Town of Swansboro

Tuesday, February 25, 2025

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## Board Members

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

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### 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. December 10, 2024, Regular Meeting Minutes
- b. December 10, 2024, Closed Session Minutes
- c. Budget Ordinance Amendment #2025-7

### IV. Appointments/Recognitions/Presentations

#### a. Recognition - The Landing Incident Response

*Presenter: Jacob Randall - Fire Chief*

#### b. ARP Projects Update

*Presenter: Anna Stanley - Parks & Recreation Director*

An update on ARP projects will be provided. All ARP fund have been encumbered and will be complete by the beginning of summer.

*Recommended Action: Receive report*

## V. Public Hearing

### a. **CAMA Future Land Use Map Amendment for parcels on W Corbett Ave 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 site 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-R2 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 Ave 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 (Rural/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 2025-04 for conditional rezoning of Tax Parcel ID 019494 and 027733, from RA (Rural/Agricultural) to B-1 CZ (business conditional zoning).

## VI. Business Non-Consent

### a. **Board of Commissioner Vacancy**

**Presenter: Jon Barlow – Town Manager**

At its February 11, 2025, regular meeting the board was provided with details related to the conflicting rules in the Charter and NCGS rules on vacancies among the board. The Board tabled deciding which rule to follow for filling the vacant commissioner seat for members to spend time thinking about their decision and to allow staff time to research and report back on what steps were taken in the past.

*Recommended Action: Choose one of the remedies available to fill the vacant commissioner seat.*

### b. **Funding Request – PirateFest**

**Presenter: Anna Stanley – Parks & Recreation Director**

Funding to support the PirateFest event to be held in May is requested.

*Recommended Action: Motion to approve or deny allocation of \$3,000 for the annual PirateFest event held each May. If approved a Budget Amendment will be provided for approval at the next regular meeting.*

c. **Monthly Financial Report as of January 31, 2025**

*Presenter: Sonia Johnson – Finance Director*

d. **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. Projects 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**