



Board of Commissioners Agenda

Town of Swansboro

Tuesday, May 28, 2024

Board Members

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

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. February 13, 2024, Regular Meeting Minutes
- b. February 13, 2024, Closed Session Minutes
- c. February 19, 2024, Special Meeting Minutes
- d. February 26, 2024, Special Meeting Minutes
- e. ONWASA Administrative Service Agreement
- f. Tax Refund Request
- g. Budget Ordinance Amendment #2024-10

IV. Appointments/Recognitions/Presentations

a. One Place

Presenter: Kathleen Holbrook – One Place Advocacy & Community Relations Director

b. Recognition of Andrea Correll

Presenter: Mayor John Davis

- c. **Presentation related to the rules and regulations on Moratoriums in North Carolina**
Presenter: Francis Rasberry – Interim Town Attorney
- d. **Board Appointments**
Presenter: Alissa Fender – Town Clerk

Due to expiration of terms, and a vacancy. There are appointments or reappointments needed for the Board of Adjustment.

Recommended Action: Consider appointments or re-appointments to the Board of Adjustment

V. Public Hearing

- a. **Amendment to the CAMA Future Land Use Plan**
Presenter: Rebecca Brehmer – Projects/Planning Coordinator, CFM, CZO

Ward Farm, LLC, has applied for a text amendment to the CAMA Future Land Use Plan pg. 41 in the Traditional Town Center (TTC) section, in order to better serve an upcoming condominium project, Brezza Lofts.

Recommended Action:

1. *Hold a public hearing;*
2. *Motion to approve Resolution 2024-R8 amending the CAMA Future Land Use Plan, adding an exception of up to 18 units per acre for multifamily in the Traditional Town Center for the B-3 Zoning district.*

- b. **UDO Text Amendments to Section 152.180 and Section 152.195**
Presenter: Rebecca Brehmer – Projects/Planning Coordinator, CFM, CZO

Ward Farm, LLC, has applied for text amendments to Section 152.180 Notes to the Table of Permitted/Special Uses, Note 37. B-3 Traditional Business District and to Section 152.195 Table of Area, Yard, Square Footage and Height Requirements to adjust dimensional requirements in the B-3 zoning district for an upcoming condominium project, Brezza Lofts. Both amendments were recommended for approval by the Planning Board at their May 9, 2024, meeting.

Recommended Action:

1. *Hold a Public Hearing*
2. *Motion to approve Ordinance 2024-010 amending Section 152.180 Notes to the Table of Permitted/Special Uses, Note 37 and B-3 Traditional Business District requirements in Section 152.195 Table of Area, Yard, Square Footage and Height Requirements.*

VI. Business Non-Consent

- a. **Public Street and Sidewalk Acceptance Request- Shadow Creek Estates**
Presenter: Rebecca Brehmer – Projects/Planning Coordinator, CFM, CZO

Tidewater Associates, Inc, on behalf of One Harbor Church, Inc, is requesting acceptance of public streets and sidewalks for Shadow Creek Estates subdivision. This request includes all streets within the subdivision, Shadowcreek Drive, Big Pine Court, Diamond Ridge Court, Hibiscus Court, Marshview Court, and sidewalks.

Recommended Action: Motion to approve or deny Resolution 2024-R9 to accept public streets and sidewalks in Shadow Creek Estates subdivision.

b. **Monthly Financial Report as of April 30, 2024**

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. 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) (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 amount of compensation and other material terms of an employment contract or proposed employment contract, and NCGS 143-318.11 (a) (6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee.*

XII. Adjournment