



Planning Board Agenda

Town of Swansboro

Tuesday, December 02, 2025

I. Call to Order

II. Approval of Minutes

- a. September 2, 2025 Regular Meeting Minutes

III. Business

- a. **Rezoning Request- Parcel ID 012535 (Swansboro Loop Road)**

Presenter: Rebecca Brehmer, CFM, CZO- Town Planner

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

Recommended Action: Motion to recommend approval or denial of rezoning parcel ID 012535 on Swansboro Loop Road from RA (Residential/Agricultural) to R10 Single Family with the Comprehensive Plan Consistency Statement to the Board of Commissioners.

- b. **Ward Farm Village Preliminary Plat Modification**

Presenter: Rebecca Brehmer, CFM, CZO- Town Planner

Ward Farm, LLC is requesting 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.

Recommended Action: Motion to recommend approval or denial to the Board of Commissioners for the Ward Farm Subdivision Plat Modification.

IV. Chairman/Board Thoughts/Staff Comments

V. Public Comments

VI. Adjournment