



# Planning Board Agenda

## Town of Swansboro

Tuesday, August 05, 2025

### I. Call to Order

### II. Approval of Minutes

- a. July 1, 2025 Meeting Regular Meeting Minutes

### III. Business

- a. **Planning Board Training Session**

***Presenter: Rebecca Brehmer, CFM, CZO-Town Planner***

- b. **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 1481 W Corbett Ave from a RA (rural/agricultural) designation to a Suburban Town Center designation.

*Recommended Action: Motion to recommend approval or denial of proposed amendment to the CAMA Land Use Plan Map, changing the site from a RA (rural/agricultural) designation to a Suburban Town Center designation to the Board of Commissioners.*

- c. **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: Motion to recommend approval or denial of the requested conditional rezoning, including the Comprehensive Plan Consistency Statement and draft ordinance to the Board of Commissioners based on recommendation of previous land use plan amendment and to be based on the site plan submitted and conditions proposed by developer.*

### IV. Chairman/Board Thoughts/Staff Comments

### V. Public Comments

### VI. Adjournment