



# Planning Board Agenda

## Town of Swansboro

Tuesday, May 06, 2025

### I. Call to Order

### II. Approval of Minutes

- [a.](#) January 7, 2024 Regular Meeting Minutes

### III. Business

- [a.](#) **Extra Territorial Jurisdiction Expansion/Re-zoning Request for 106 Belgrade Swansboro Road**

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

JOED, on behalf of property owner Linda Odum, has submitted an extra territorial jurisdiction expansion request in conjunction with a rezoning request. The property is currently zoned RA (through Onslow County zoning) and is requesting to be rezoned to B-1 along the front of the property and MI along the rear (through Town of Swansboro zoning). The property is further identified as tax parcel ID 1313-3 and the total acreage requested is +/- 15.797 acres.

*Recommended Action: Motion to recommend approval or denial to the Board of Commissioners of ETJ expansion and rezoning of 106 Belgrade Swansboro Road to B-1(front of property) and MI (back of property) subject to the express condition that the board takes action to expand the ETJ of the Town to include the subject property.*

- [b.](#) **Re-zoning Request 1476 W. Corbett Avenue**

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

JOED, on behalf of property owner John Howell, has submitted a rezoning request for 1476 W. Corbett Ave from RA (Rural/Agricultural) to B-1 (Business) in the front of the property to MI (Light Industrial) in the rear of the property. The property is further identified as tax parcel ID 1312-114 and the total acreage requested for rezoning is +/- 30.880 acres.

*Recommended Action: Motion to recommend approval or denial of rezoning 1476 W Corbett Ave from RA (Rural/Agricultural) to B-1 (Business) and MI (Light Industrial) with the Comprehensive Plan Consistency Statement to the Board of Commissioners.*

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

### V. Public Comments

### VI. Adjournment

**Town of Swansboro  
Planning Board  
Regular Meeting Minutes  
January 7, 2025**

Item II - a.

**Call to Order**

The meeting was called to order at 5:30pm. Board members in attendance were Christina Ramsey, Lauren Brown, Tim Vannoy, Sherrie Hancock, and Jerry Seddon. Clara Abalos was absent. There was one ETJ vacancy.

**Approval of Minutes**

On a motion by Mr. Seddon, seconded by Mr. Vannoy the December 3, 2024, Regular Meeting Minutes were approved unanimously.

**Business**

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

Planner Brehmer reviewed that Flybridge Swansboro LLC had submitted an application for a future land use map amendment. The amendment proposed would change the site located at 1481 W. Corbett Avenue from a RA (rural/agricultural) designation to a Suburban Town Center designation.

Planner Brehmer further shared that this was one of three steps (1. CAMA Future Land Use Plan Amendment, 2. Conditional Rezoning, and 3. A Special Use Permit) needed for approval of a future mixed-use development project consisting of multifamily housing and commercial outparcels. The parcel of 39 acres of land was located directly across from the intersection of W. Corbett Avenue and Belgrade Swansboro Road. The CAMA Future Land Use Map designated this land as Rural/Agricultural, deeming it important to preserve what was left of our rural views and working farmland. Changing this designation to a Suburban Town Center would deem this land suitable for medium-to-high intensity uses on the NC 24 corridor. It was important to note that this amendment was a crucial step in Flybridge Swansboro, LLC being able to meet one of the four criteria required in a Special Use Permit application, which was needed for multi-family development.

Brad Schuler from Paramount Engineering, a representative for Fly Bridge LLC, reviewed his power point presentation and provided the following additional details:

- The proposal includes six outparcels on Highway 24
- It was unknown what type of business would be located at that particular location.
- Multi-family housing would go in the middle of the property
- The proposed stormwater facility would be situated at the rear of the property. This placement offered several advantages, it allows the proposed buildings to be positioned closer to the highway creating a greater distance between the new structures and the nearby residential homes in Watercrest Landing. Additionally, the preservation of the existing wetland on-site would serve as a natural buffer.

- The multi-family housing would include a large amenity area near the main access to the development. That main access would be located at the existing traffic signal at the intersection of W. Corbett Avenue and Belgrade Swansboro Rd.
- Sidewalks would be installed throughout the development and along highway 24 to provide pedestrian access.

Mrs. Ramsey and Mr. Seddon expressed their support for the proposed amendment. They recognized that Fly Bridge LLC had fulfilled all necessary requirements and obligations, which further strengthens the case for amending the Land Use Plan.

Ms. Brown emphasized that altering the future Land Use Plan to accommodate this development raised concerns for her and expressed strong support for maintaining the Rural Agriculture designation.

Mr. Vannoy stated that Swansboro would not benefit from this change and had concerns about the Fire Department being able to navigate the through parking lot.

Mr. Schuler addressed Mr. Vannoy's concern and assured him that they had taken steps to address this issue by adhering to the Fire Department's recommendations made during the Technical Review Committee (TRC) meeting.

On a motion by Ms. Brown, seconded by Mr. Vannoy, the proposed CAMA Future Land Use Map Amendment for the parcels on Ww Corbett Avenue from RA to Suburban Town Center was denied for recommendation to the Board of Commissioners. The motion passed 3:2.

Ayes: Brown, Vannoy, Hancock

No: Seddon, Ramsey

***Zoning Map Amendment to rezone parcels on Ww Corbett Avenue from RA to B-1 Conditional Zoning***

Planner Brehmer reviewed that Flybridge Swansboro LLC was also seeking 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.

Planner Brehmer further shared that the conditions proposed by the developer were as follows:

- Strategic placement of development to enhance and preserve the natural buffers already present by providing additional separation from multifamily development, specifically along the rear of the property where residential development was already present
- Even with the stormwater facilities proposed along the rear portion of the site, existing jurisdictional wetlands would be preserved along the eastern side of the property.

- In accordance with the conditional zoning district section of the UDO, the site plan shows a 200ft corridor setback and in turn there was flexibility to allow a 40ft mean height for the multi-family buildings. This was 5ft over the standard 35ft building height requirements.
- The proposal includes a variation of the off-street parking requirements for multi-family housing.

On a motion by Ms. Brown, seconded by Mr. Vannoy, the proposed conditional rezoning for +/- 38.92 acres on the parcels of land identified as Tax Parcel ID 019494 and 027733, from RA (Rural/Agricultural) to B-1 CZ (business conditional zoning) was recommended for denial to the Board of Commissioners along with finding that it was not consistent with the Comprehensive Plan. The motion passed 4:1.

Ayes: Brown, Vannoy, Hancock, Ramsey

No: Seddon

### ***UDO Text Amendment to § 152.016 Definition of Basic Terms and § 152.267 Computation of Sign Area***

Planner Brehmer share that a discrepancy was discovered in the UDO Sections 152.016 Definitions of Basic Terms for the definition “Sign, Area Of” and 152.267 Computation of Sign Area (C) when it comes to calculating the square footage allowed on a sign, therefore a text amendment to these sections was proposed for consistency.

In response to Mr. Vannoy's inquiry regarding the future of the current signs, Planner Brehmer informed him that current signs not meeting the allowed square footage would be classified as non-conforming.

On a motion by Mr. Vannoy, seconded by Mr. Seddon the proposed UDO text amendment to Section §152.016 Definitions of Basic Terms and Section §152.267 Computation of Sign Area was unanimously recommended for approval to the Board of Commissioners and found consistent with the Comprehensive Plan.

### **Chairman/Board Thoughts/Staff Comments**

Mrs. Ramsey reminded the citizens that the Planning Boards made the recommendations, but the Board of Commissioners made the final decision.

### **Public Comments**

Jamie Petani, Wayne Herbert, Terry Herbert, Constance Crocker, Debbie Walker, Jill Adkins, and Mathew Littleton expressed the following concerns:

- Overcrowding in schools was already strained, and any further population growth would overwhelm the school system.
- Increase in population was putting pressure on local resources and services to include fire, and police department.
- They emphasized that the existing infrastructure, such as roads, and power system may not be sufficient to support additional growth.

Debbie Walker, a resident of 120 Camp Queen Road, expressed concern about the impact of traffic from a middle school dance that was held recently. She noted that four sections of the road were blocked and shared a tragic incident from eight months ago when an ambulance was unable to reach her granddaughter in time resulting in her passing.

**Adjournment**

On a motion by Mrs. Hancock, seconded by Mr. Vannoy, the meeting was adjourned at 6:37 pm.



# Planning Board Meeting Agenda Item Submittal

Item To Be Considered: **Extra Territorial Jurisdiction Expansion/Re-zoning Request for 106 Belgrade Swansboro Road**

Board Meeting Date: **May 6, 2025**

Prepared By: **Rebecca Brehmer, CFM, CZO- Town Planner**

**Overview:** JOED, on behalf of property owner Linda Odum, has submitted an extra territorial jurisdiction expansion request in conjunction with a rezoning request. The property is currently zoned RA (through Onslow County zoning) and is requesting to be rezoned to B-1 along the front of the property and MI along the rear (through Town of Swansboro zoning). The property is further identified as tax parcel ID 1313-3 and the total acreage requested is +/- 15.797 acres.

JOED is in the planning stages with the property owner and town for the development of a light industrial park and currently the land is not zoned for this use. It is important to note that the parcels will eventually be subdivided to reflect these different zoning designations. This request before the planning board is different than most in that it is not currently in Swansboro's jurisdiction and holds no designation in our CAMA Future Land Use Plan. The property directly adjacent to 106 Belgrade Swansboro Road is Rural Agriculture and is designated as Employment/Light Industrial in our future land use plan. Due to the property not being in Swansboro's jurisdiction, please include in your motion for a recommendation to the board that the recommendation is subject to the express condition that the board takes action to expand the ETJ of the Town to include the subject property.

## **Background Attachment(s):**

1. Application
2. NCGS 106D-202 Municipal extraterritorial jurisdiction
3. Zoning Map
4. CAMA Future Land Use Map
5. Survey

**Recommended Action:** Motion to recommend approval or denial to the Board of Commissioners of ETJ expansion and rezoning of 106 Belgrade Swansboro Road to B-1(front of property) and MI (back of property) subject to the express condition that the board takes action to expand the ETJ of the Town to include the subject property.

**Action:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Town of Swansboro**  
**601 W. Corbett Avenue Swansboro, NC 28584**  
 Phone (910) 326-4428 - Fax (910) 326-3101

**APPLICATION FOR ZONING & ORDINANCE AMENDMENTS**

**Check the Appropriate Blank**

- ☐ Add a Use to a Zoning District  
☐ Remove a Use from a Zoning District  
☒ Create a New Zoning District  
☐ Future Land Use Map Amendment

**Application No.** \_\_\_\_\_

- ☐ Amend Code of Ordinances  
☐ Amend Unified Development Ordinance  
☐ Zoning District Designation Change

**A complete application must be received with the fee by the third Friday prior to the month of review.**

Property Owner Name Linda Odum BY JOED Phone # 910-325-1204

Address of Zoning Request 106 Belgrade Swansboro Rd, Swansboro, NC 28584

Mailing Address 106 Belgrade Swansboro Rd, Swansboro, NC 28584

**Zoning Amendments**

Attach a copy of the legal description of the property (including address if assigned) that is requested for a zoning change (i.e. metes and bounds). The application will not be scheduled for review until these items are received.

Provide a list names and mailing address of adjacent property owner on the reverse side of this application. The application will not be scheduled for review until these items are received.

Present Zoning RA Desired Zoning MI & B-1

Probable Use of Property Light Industrial Park

Reason for Zoning Change Request TO BUILD PROTECT CHURCH.

**Ordinance Amendments**

Code Section to be amended \_\_\_\_\_

Print clearly the code section wordage to be amended \_\_\_\_\_

Print clearly the code section wordage as suggested \_\_\_\_\_

Reason for requested amendment \_\_\_\_\_

\* Signature Linda Joan Odum Date 04-17-2025

**Future Land Use Map Amendment**

Present Future Land Use Category \_\_\_\_\_ Desired Future Land Use Category \_\_\_\_\_

Use of Property \_\_\_\_\_

Reason for Future Land Use Map Change Request \_\_\_\_\_

Town Hall Use Only : ETS Expansion & rezoning request  
 Fee Paid N/A Date Received 4/18/25 Date scheduled for Planning & Zoning Board review 5/6/25

Recommendation from Planning & Zoning Board \_\_\_\_\_

Public Hearing Run Dates \_\_\_\_\_ Date of Public Hearing \_\_\_\_\_

Effective Date of Change \_\_\_\_\_ Ordinance Number \_\_\_\_\_

BOOK 612 PAGE 227

THIS PRESENTED  
TO TAX OFFICE  
DATE 11-20-10.81  
CRAWFORD COLUMBIANORTH CAROLINA  
ONslow COUNTY

## CORRECTION DEED

This deed made and entered into this 14th day of October, 1981, by and between Ida Odum, party of the first part; and Ralph C. Odum and wife, Dorothy Odum, parties of the second part: all of Onslow County, North Carolina:  
(Single formerly wife of Ralph C. Odum)

## WITNESSETH:

That whereas, said party of the first part heretofore executed to parties of the second part a certain deed dated the 28th day of February, 1953, and recorded in Book 241 on Page 125 in the Register of Deeds of Onslow County; and whereas, by mutual mistake said deed contained an error in that the description of the Deed property did not close; and whereas it was intended that said description of property should close; and whereas, J. L. Odum has died; and whereas Ida Odum became owner of said property because said property was held by the entirety; and whereas said parties of the second part have requested said party of the first part to correct said error and said party of the first part has agreed so to do; and whereas, the correct description intended to be inserted in said former deed is that hereinafter set out;

New, therefore, said party of the first part, for the purpose of correcting said error and in consideration of the sum of Ten (\$10.00) Dollars, to her in hand paid, has bargained and sold and by these presents does bargain, sell, and convey unto said parties of the second part and their heirs and assigns a certain tract of parcel of land lying and being in Onslow County, North Carolina, in Swansboro Township and in the City of Swansboro, and more particularly described as follows:

Commencing at a point where the centerline of the Westbound lane of NC Highway 24 intersects the centerline of the pavement of NCSR 1434 (Belgrade-Swansboro Road); and running thence along

*Prepared by:*  
HAMILTON & SANDLIN  
ATTORNEYS AT LAW  
JACKSONVILLE, N. C.

1313-3

BOOK 612 PAGE 228

the centerline of NCSR 1434 the following courses and distances: North 18 degrees 36 minutes 00 seconds East 119.00 feet; North 04 degrees 36 minutes 00 seconds East 100.00 feet; North 10 degrees 47 minutes 00 seconds West 100.00 feet; North 26 degrees 23 minutes 00 seconds West 100.00 feet; North 31 degrees 16 minutes 00 seconds East 100.00 feet to a point (said point being located South 31 degrees 16 minutes 00 seconds East 3.67 feet from a point where the centerline of NCSR 1434 intersects the centerline of a 24 inch culvert); thence North 54 degrees 44 minutes 35 seconds East 30.00 feet to an iron stake located where the Eastern right of way of NCSR 1434 intersects the centerline of a ditch, Carl S. Ward's Estates Southwest corner, THE TRUE POINT OF BEGINNING; thence from the described beginning and along the said Ward line North 54 degrees 44 minutes 35 seconds East 1816.78 feet to a concrete monument located in a ditch; thence continuing along the said ditch North 54 degrees 44 minutes 35 seconds East 19.50 feet to an iron stake located in the centerline of Hawk Nest Branch; thence along the run of Hawk Nest Branch the following courses and distances: South 61 degrees 24 minutes 00 seconds East 72.00 feet to an iron stake located where another small branch intersects the said Hawk Nest Branch; thence up the run of the said branch and/or ditch the following courses and distances: South 39 degrees 09 minutes 30 seconds West 55.20 feet, South 16 degrees 57 minutes 30 seconds West 49.07 feet, South 85 degrees 05 minutes 30 seconds West 69.33 feet, South 46 degrees 47 minutes 30 seconds West 153.72 feet, South 33 degrees 27 minutes 30 seconds West 128.22 feet, South 03 degrees 49 minutes 30 seconds West 195.90 feet, South 20 degrees 34 minutes 00 seconds West 107.46 feet, South 24 degrees 09 minutes 00 seconds West 93.95 feet, South 45 degrees 25 minutes 00 seconds West 227.18 feet, South 53 degrees 40 minutes 30 seconds West 170.71 feet, South 55 degrees 12 minutes 30 seconds West 818.54 feet to an iron stake located in the old right of way of NCSR 1434; thence along the said old right of way North 32 degrees 10 minutes 47 seconds West 165.02 feet to a D.O.T. concrete monument; thence along the existing right of way of NCSR 1434 North 32 degrees 10 minutes 40 seconds West 316.28 feet to the point of beginning. Containing 16.85 acres. The courses contained herein are correct in angular relationship and are reference to Magnetic North 1981.

To have and to hold said lands, together with all privileges and appurtenances thereunto belonging to them the said parties of the second part and their heirs and assigns in fee simple forever.

And said party of the first part covenants that she is seized of said land in fee and have the right to convey the same in fee simple; that the same are free and clear of all incumbrances and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

In testimony whereof, said parties of the first have hereunto set their hands and seals the day and year first above written.

Ida Odum (SEAL)  
Ida Odum

HAMILTON & HANDELMAN  
ATTORNEYS AT LAW  
JACKSONVILLE, N. C.

**Project Coffee:****106 Belgrade Swansboro Rd. (Odum Parcel)****Adjacent properties:****Owner Address****Physical Address**

McClanahan Montana L & Crystal L Burns  
304 Naples Ct.  
Chesapeake, VA. 23322

Belgrade Swansboro Rd.  
Swansboro, NC. 28584

Page Shirley G & Shirley Burgess  
Trustees  
5417 Highway 24  
Newport, NC. 28570-5545

Swansboro Loop Rd.  
Swansboro, NC. 28584

HOWELL JOHN F JR  
156 HOWELL RD  
HUBERT, NC 28539-3910

1476 W CORBETT AVE  
Swansboro, NC. 28584-8466

# Project Coffee

## Notional Lot Layout. Lots 1-4 Commercial; Lots 5-7 Light Industrial



**JACKSONVILLE ONSLOW**  
ECONOMIC DEVELOPMENT



CONCEPTUAL LOTS EXHIBIT  
**32432 - PROJECT COFFEE**  
ONSLow COUNTY, NC  
FEBRUARY 18, 2023



# Project Coffee Parcels (Howell and Odum) and Proposed Zoning Designations



CONCEPTUAL LOTS EXHIBIT  
**32432 - PROJECT COFFEE**  
ON SLOW COUNTY, NC  
FEBRUARY 18, 2025



THOMAS HUTTON  
ARCHITECTS  
1000 W. 10th St., Suite 100  
Jacksonville, FL 32202  
Phone: 904.241.1111  
Fax: 904.241.1112  
www.thomashutton.com

**§ 160D-202. Municipal extraterritorial jurisdiction.**

(a) **Geographic Scope.** – Any city may exercise the powers granted to cities under this Chapter within a defined area extending not more than one mile beyond its contiguous corporate limits. In addition, a city of 10,000 or more population but less than 25,000 may exercise these powers over an area extending not more than two miles beyond its limits and a city of 25,000 or more population may exercise these powers over an area extending not more than three miles beyond its limits. In determining the population of a city for the purposes of this Chapter, the city council and the board of county commissioners may use the most recent annual estimate of population as certified by the Secretary of the North Carolina Department of Administration. Pursuant to G.S. 160A-58.4, extraterritorial municipal planning and development regulation may be extended only from the primary corporate boundary of a city and not from the boundary of satellite areas of the city.

(b) **Authority in the Extraterritorial Area.** – A city may not exercise any power conferred by this Chapter in its extraterritorial jurisdiction that it is not exercising within its corporate limits. A city may exercise in its extraterritorial area all powers conferred by this Chapter that it is exercising within its corporate limits. If a city fails to extend a particular type of development regulation to the extraterritorial area, the county may elect to exercise that particular type of regulation in the extraterritorial area.

(c) **County Approval of City Jurisdiction.** – Notwithstanding subsection (a) of this section, no city may extend its extraterritorial powers into any area for which the county has adopted and is enforcing county zoning and subdivision regulations. However, the city may do so where the county is not exercising both of these powers, or when the city and the county have agreed upon the area within which each will exercise the powers conferred by this Chapter. No city may extend its extraterritorial powers beyond one mile from its corporate limits without the approval of the board or boards of county commissioners with jurisdiction over the area.

(d) **Notice of Proposed Jurisdiction Change.** – Any municipality proposing to exercise extraterritorial jurisdiction under this Chapter shall notify the owners of all parcels of land proposed for addition to the area of extraterritorial jurisdiction, as shown on the county tax records. The notice shall be sent by first-class mail to the last addresses listed for affected property owners in the county tax records. The notice shall inform the landowner of the effect of the extension of extraterritorial jurisdiction, of the landowner's right to participate in a legislative hearing prior to adoption of any ordinance extending the area of extraterritorial jurisdiction, as provided in G.S. 160D-601, and of the right of all residents of the area to apply to the board of county commissioners to serve as a representative on the planning board and the board of adjustment, as provided in G.S. 160D-303. The notice shall be mailed at least 30 days prior to the date of the hearing. The person or persons mailing the notices shall certify to the city council that the notices were sent by first-class mail, and the certificate shall be deemed conclusive in the absence of fraud.

(e) **Boundaries.** – Any council exercising extraterritorial jurisdiction under this Chapter shall adopt an ordinance specifying the areas to be included based upon existing or projected urban development and areas of critical concern to the city, as evidenced by officially adopted plans for its development. A single jurisdictional boundary shall be applicable for all powers conferred in this Chapter. Boundaries shall be defined, to the extent feasible, in terms of geographical features identifiable on the ground. Boundaries may follow parcel ownership boundaries. A council may, in its discretion, exclude from its extraterritorial jurisdiction areas lying in another county, areas separated from the city by barriers to urban growth, or areas whose projected development will have minimal impact on the city. The boundaries specified in the ordinance shall at all times be drawn on a map, set forth in a written description, or shown by a combination of these techniques. This delineation shall be maintained in the manner provided in

G.S. 160A-22 for the delineation of the corporate limits and shall be recorded in the office of the register of deeds of each county in which any portion of the area lies.

Where the extraterritorial jurisdiction of two or more cities overlaps, the jurisdictional boundary between them shall be a line connecting the midway points of the overlapping area unless the city councils agree to another boundary line within the overlapping area based upon existing or projected patterns of development.

(f) County Authority Within City Jurisdiction. – The county may, on request of the city council, exercise any or all of these powers in any or all areas lying within the city's corporate limits or within the city's specified area of extraterritorial jurisdiction.

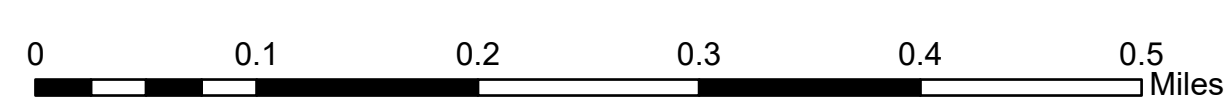
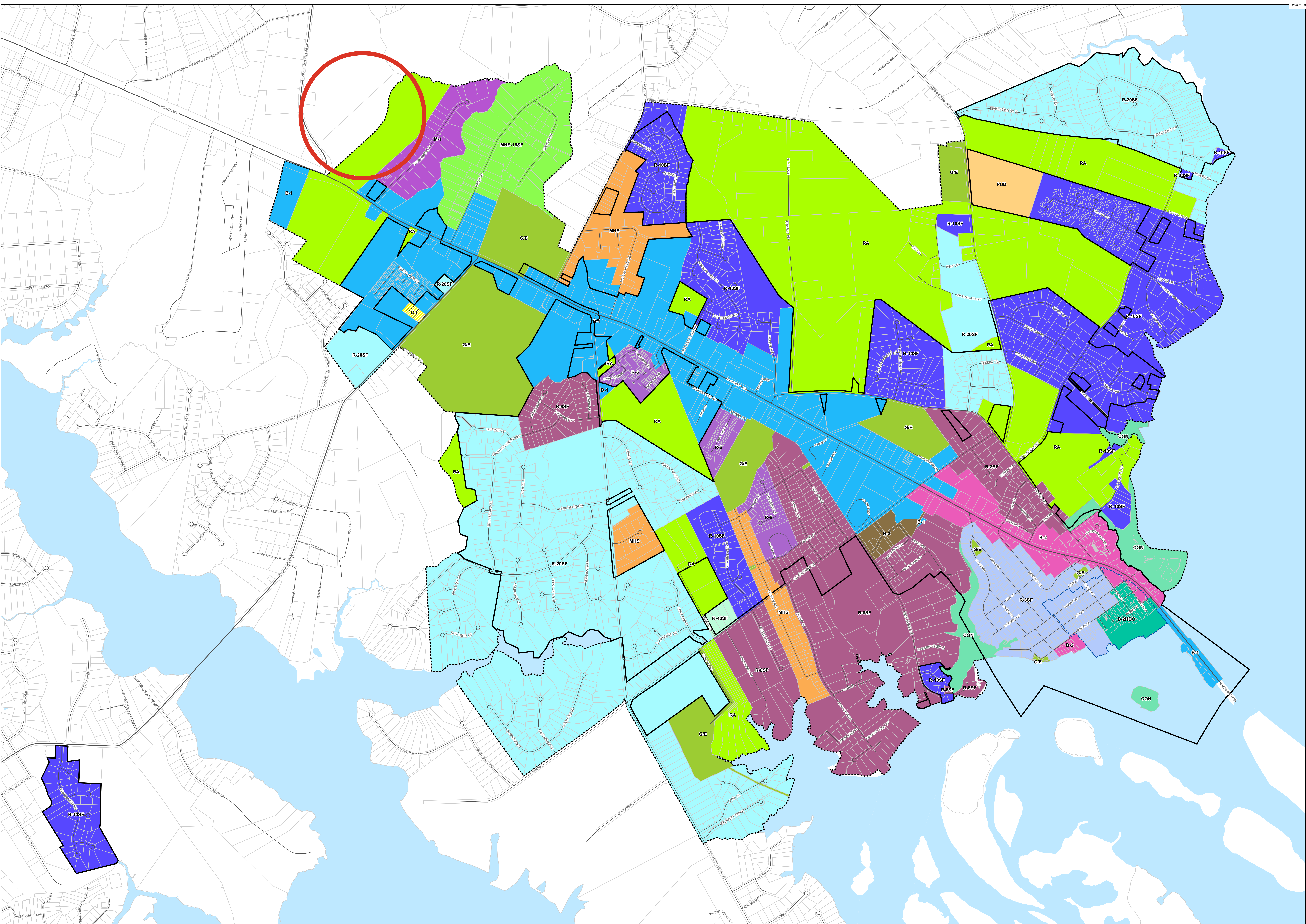
(g) Transfer of Jurisdiction. – When a city annexes, or a new city is incorporated in, or a city extends its jurisdiction to include, an area that is currently being regulated by the county, the county development regulations and powers of enforcement shall remain in effect until (i) the city has adopted such development regulations or (ii) a period of 60 days has elapsed following the annexation, extension, or incorporation, whichever is sooner. Prior to the transfer of jurisdiction, the city may hold hearings and take any other measures consistent with G.S. 160D-204 that may be required in order to adopt and apply its development regulations for the area at the same time it assumes jurisdiction.

(h) Relinquishment of Jurisdiction. – When a city relinquishes jurisdiction over an area that it is regulating under this Chapter to a county, the city development regulations and powers of enforcement shall remain in effect until (i) the county has adopted such development regulation or (ii) a period of 60 days has elapsed following the action by which the city relinquished jurisdiction, whichever is sooner. Prior to the transfer of jurisdiction, the county may hold hearings and take other measures consistent with G.S. 160D-204 that may be required in order to adopt and apply its development regulations for the area at the same time it assumes jurisdiction.

(i) Process for Local Government Approval. – When a local government is granted powers by this section subject to the request, approval, or agreement of another local government, the request, approval, or agreement shall be evidenced by a formally adopted resolution of the governing board of the local government. Any such request, approval, or agreement can be rescinded upon two years' written notice to the other governing boards concerned by repealing the resolution. The resolution may be modified at any time by mutual agreement of the governing boards concerned.

(j) Local Acts. – Nothing in this section shall repeal, modify, or amend any local act that defines the boundaries of a city's extraterritorial jurisdiction by metes and bounds or courses and distances.

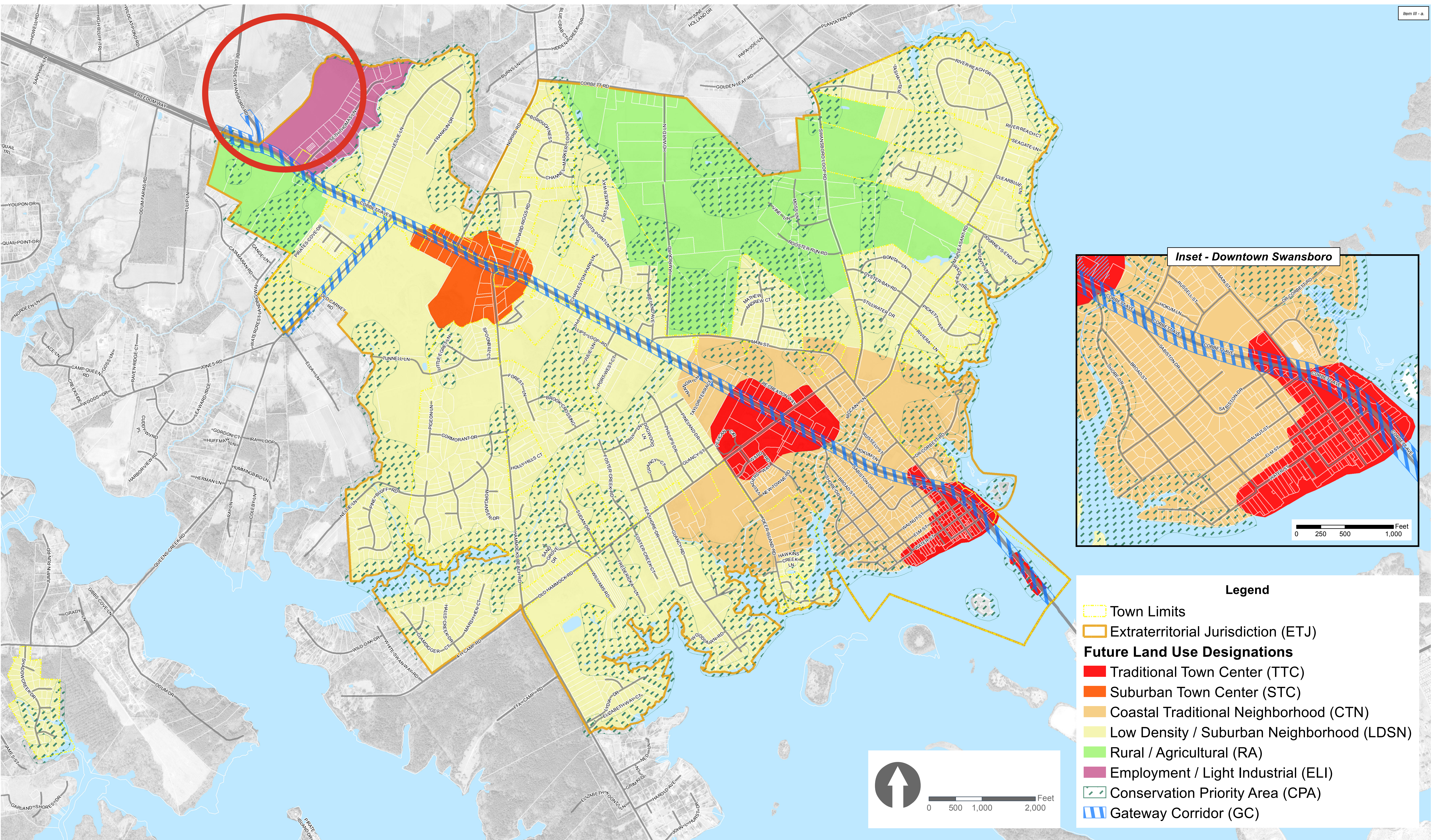
(k) Effect on Vested Rights. – Whenever a city or county, pursuant to this section, acquires jurisdiction over a territory that theretofore has been subject to the jurisdiction of another local government, any person who has acquired vested rights in the surrendering jurisdiction may exercise those rights as if no change of jurisdiction had occurred. The city or county acquiring jurisdiction may take any action regarding such a development approval, certificate, or other evidence of compliance that could have been taken by the local government surrendering jurisdiction pursuant to its development regulations. Except as provided in this subsection, any building, structure, or other land use in a territory over which a city or county has acquired jurisdiction is subject to the development regulations of the city or county. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)



**ZONING**  
**TOWN OF SWANSBORO**  
January 14, 2025

Town Limits	ZONING	CON	O-1	B-6
Extraterritorial Jurisdiction	B-1	G/E	PUD	R-40SF
Swanboro Historic District	B-2	M-1	R-10SF	R-8SF
Parcels	B-3	MHS	R-20SF	RA
		MHS-15SF	R-40SF	

Produced by Onslow County GIS.  
This map is intended for reference only.  
All dimensions are approximate.  
As per NCGS 132-10 this map is not to be  
relied on or otherwise used  
for commercial purposes.  
[View the updated Swansboro Zoning Ordinance](#)



# SWANSBORO CAMA LAND USE PLAN UPDATE

- Future Land Use Map -

Adopted: January 22, 2019



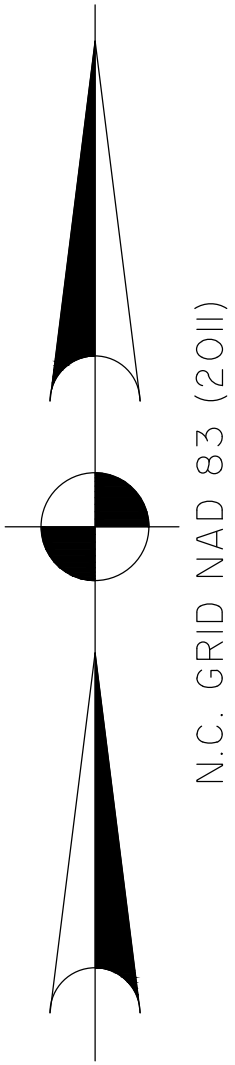
STEWART

Date printed: 5/9/2019

PARCEL DATA				
PARCEL	OWNER INFO	PIN #	DEED BOOK	MAP BOOK
A	C & M PROPERTIES OF NC L.L.C.	5355-0344-1774	4561 / 968	47 / 141
B	TRIPLE M. INVESTORS, LLC	5355-0344-1616	4733 / 439	47 / 141
C	MCLAND HOLDINGS, LLC	5355-0344-0567	5210 / 763	48 / 153
D	MCLAND HOLDINGS, LLC	5355-0334-9590	5382 / 413	48 / 153
E	RKBC INVESTMENTS, LLC	5355-0334-9337	4334 / 636	40 / 85
F	MARY ANNE TINGEN AND HUSBAND, CHARLIE L. TINGEN	5355-0334-8233	1765 / 254	40 / 85
G	STANLEY P. MCREYNOLDS AND WIFE, MARIA P. MCREYNOLDS	5355-0334-7039	1754 / 212	40 / 85
H	KJ NATURAL STONE, LLC	5355-0333-6919	5315 / 155	40 / 85
I	JERRY LAWSON AND WIFE, ANGELA A. LAWSON	5355-0333-5807	2019 / 80	39 / 216
J	SOUND BLESSINGS, LLC	5355-0333-3778	4228 / 186	39 / 216
K	GOWER COMMERCIAL PLAZA OWNERS ASSOCIATION INC.	5355-0333-2513	3904 / 58	54 / 147
L	S.R. INTERNATIONAL HOLDINGS, LLC	5355-0323-9436	6069 / 896	
M	FLYBRIDGE SWANSBORO LLC	5355-0322-1934	5998 / 846	
N	REDCO PROPERTIES, LLC	5355-0324-0011	5341 / 906	



Know what's below.  
Call before you dig.  
CALL 1-800-632-4949 OR 811  
WWW.NC811.ORG  
NC ONE-CALL CENTER  
IT'S THE LAW!



N/F  
MONTANA LEE MCCLANAHAN  
AND CRYSTAL LYNN  
BURNS-MCCLANAHAN  
PIN: 5355-0325-5684  
DB 5867 PG 583

N/F  
DONALD H. ODUM, DONALD H.  
HEERS, FORMERLY  
RALPH C. ODUM AND WIFE,  
DOROTHY ODUM  
PIN: 5355-0324-9636  
DB 612 PG 227  
688,17 SQ FT  
15.797 ACRES

N/F  
JOHN F. HOWELL, JR.  
PIN: 5355-0334-5522  
DB 596 PG 463  
1,345,149 SQ FT  
30.880 ACRES

N/F  
SHIRLEY G. PAGE AND SHIRLEY  
BURRESS, TRUSTEES  
PIN: 5355-0334-8034  
DB 6207 PG 295

N/F  
ISLAND AUTOMATION  
BUILDING, LLC  
PIN: 5355-0344-2994  
DB 5034 PG 293

LINE	BEARING	LENGTH
L1	N 73°02'34" E	28.17'
L2	S 52°18'37" E	74.28'
L3	N 53°30'14" E	17.97'
L4	S 76°34'02" E	22.97'
L5	N 58°56'02" E	12.92'
L6	S 75°22'48" E	41.06'
L7	N 75°44'02" E	33.53'
L8	N 86°14'04" E	20.25'
L9	N 69°56'37" E	55.24'
L10	N 68°19'50" E	36.53'
L11	S 66°15'59" E	45.52'
L12	S 58°46'29" E	32.78'
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L17	N 77°32'15" E	38.12'
L18	S 52°12'42" E	36.27'
L19	S 02°27'53" E	17.20'
L20	S 73°13'48" E	33.88'
L21	S 54°18'03" E	32.73'
L22	N 72°01'13" E	18.57'
L23	S 69°59'58" E	45.44'
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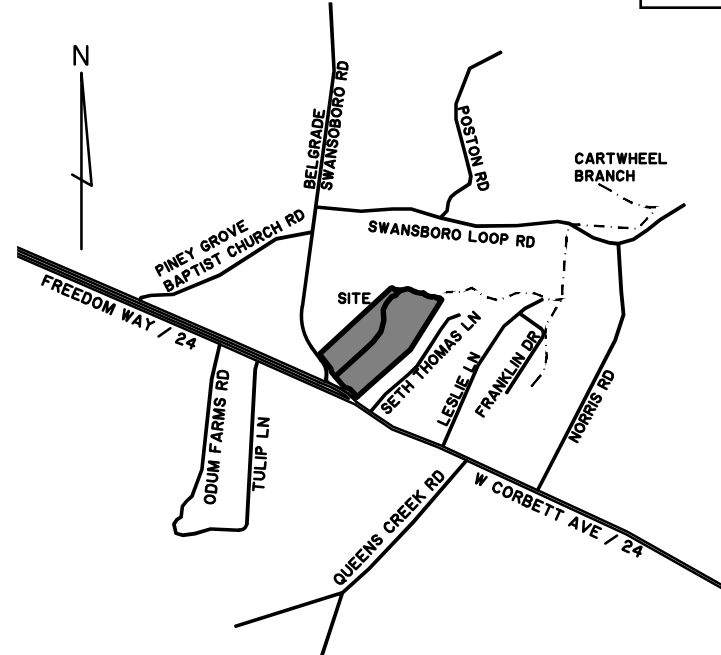
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- IRON REBAR FOUND (SIZE NOTED)
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  - ⊕ COMPUTED POINT
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  - ⊕ POWER POLE
  - ☆ LIGHT POLE
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  - CHAIN LINK FENCE
  - OVERHEAD POWER LINES
  - RCP REINFORCED CONCRETE PIPE
  - HDPE HIGH DENSITY POLYETHYLENE
  - ASPHALT

I, Anthony DiBona, certify that this map was drawn under my supervision from an actual GNSS survey made under my supervision, that any boundaries not surveyed are clearly indicated as drawn from references shown and/or drawn with a broken line and the following information was used to perform the survey:  
Ratio of Precision: 1:10,000+

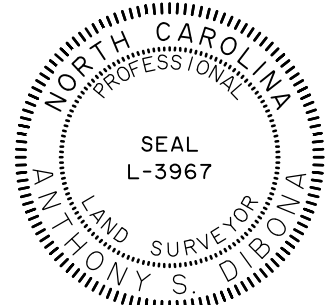
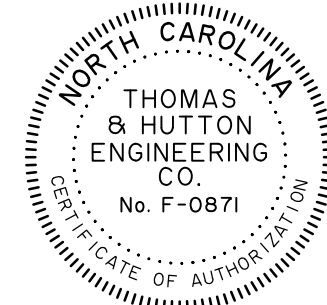
Class of survey: A  
Positional accuracy: 0.08'  
Type of GNSS field procedure: RTN  
Date(s) of survey: Oct 15, 2024  
Datum/Epoch: NAD 83(2011)/2010.0000  
Published/fixed control-use: RTN  
Geoid model: GEOID18  
Combined grid factor: 0.99997694  
Units: U.S. Survey Feet

Witness my original signature and seal this 23th day of December 2024.

PARCEL PIN # 5355-0324-9636 15.797 AC.  
PARCEL PIN # 5355-0334-5522 30.880 AC.  
TOTAL 46.677 AC.



VICINITY MAP not to scale  
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I, Anthony S. DiBona, certify that this plat was drawn under my supervision from an actual survey performed under my supervision (references as shown), any boundaries not surveyed are clearly indicated as drawn from references shown and/or drawn with a broken line; that the ratio of precision exceeds 1:10,000 and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)

Witness my original signature and seal this the 23th day of December, 2024.

ANTHONY S. DIBONA, N.C. PROFESSIONAL LAND SURVEYOR  
LICENSE NO. L-3967

BOUNDARY SURVEY

parcels:  
5355-0324-9636 &  
5355-0334-5522

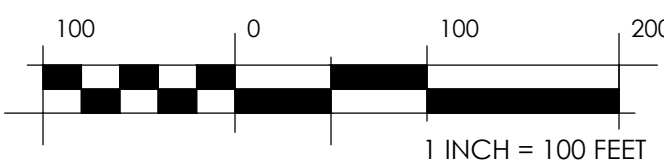
TOWN OF SWANSBORO, SWANSBORO TOWNSHIP  
ONSLOW COUNTY, NORTH CAROLINA

prepared for  
Jacksonville Onslow  
Economic Development

No.	Revision	By	Date



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Charlotte, NC 28203 • 980.201.5505  
www.thomasandhutton.com



plot 12/23/24 drawn ASD reviewed xx field 12/13/24 crew SW/NO

job 32406.0000

SHEET 1 OF



# Planning Board Meeting Agenda Item Submittal

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Item To Be Considered: **Re-zoning Request 1476 W. Corbett Avenue**

Board Meeting Date: **May 6, 2025**

Prepared By: **Rebecca Brehmer, CFM, CZO- Town Planner**

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**Overview:** JOED, on behalf of property owner John Howell, has submitted a rezoning request for 1476 W. Corbett Ave from RA (Rural/Agricultural) to B-1 (Business) in the front of the property to MI (Light Industrial) in the rear of the property. The property is further identified as tax parcel ID 1312-114 and the total acreage requested for rezoning is +/- 30.880 acres.

JOED is in the planning stages with the property owner and town for the development of a light industrial park and currently the land is not zoned for this use. It is important to note that the parcels will eventually be subdivided to reflect these different zoning designations. This request appears to consistent with the CAMA Land Use Plan. The Future Land Use Map designates this property as Employment/Light Industrial (ELI) which is consistent with the rezoning request for MI (Light Industrial).

**Background Attachment(s):**

1. Application
2. Zoning Map
3. CAMA Future Land Use Map
4. Survey
5. Comprehensive Plan Consistency Statement

**Recommended Action:** Motion to recommend approval or denial of rezoning 1476 W Corbett Ave from RA (Rural/Agricultural) to B-1 (Business) and MI (Light Industrial) with the Comprehensive Plan Consistency Statement to the Board of Commissioners.

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**Action:** \_\_\_\_\_

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**Town of Swansboro**  
**601 W. Corbett Avenue Swansboro, NC 28584**  
 Phone (910) 326-4428 · Fax (910) 326-3101

**APPLICATION FOR ZONING & ORDINANCE AMENDMENTS**

**Check the Appropriate Blank**

- ☐ Add a Use to a Zoning District  
☐ Remove a Use from a Zoning District  
☐ Create a New Zoning District  
☐ Future Land Use Map Amendment

**Application No. \_\_\_\_\_**

- ☐ Amend Code of Ordinances  
☐ Amend Unified Development Ordinance  
☒ Zoning District Designation Change

**A complete application must be received with the fee by the third Friday prior to the month of review.**

Property Owner Name John F. Howell, Jr. BY JOED Phone # 910-358-2836  
 Address of Zoning Request 1476 W. Corbett Ave Swansboro, NC 28540  
 Mailing Address 156 Howell Rd, Hubert, NC 28539

**Zoning Amendments**

Attach a copy of the legal description of the property (including address if assigned) that is requested for a zoning change (i.e. metes and bounds). The application will not be scheduled for review until these items are received.

Provide a list names and mailing address of adjacent property owner on the reverse side of this application. The application will not be scheduled for review until these items are received.

Present Zoning RA Desired Zoning MI & B-1

Probable Use of Property Light Industrial Park

Reason for Zoning Change Request TO BUILD PROJECT COFFEE.

**Ordinance Amendments**

Code Section to be amended \_\_\_\_\_

Print clearly the code section wordage to be amended \_\_\_\_\_

Print clearly the code section wordage as suggested \_\_\_\_\_

Reason for requested amendment \_\_\_\_\_

✶ Signature John F. Howell Jr. Date 4-17-2025

**Future Land Use Map Amendment**

Present Future Land Use Category \_\_\_\_\_ Desired Future Land Use Category \_\_\_\_\_

Use of Property \_\_\_\_\_

Reason for Future Land Use Map Change Request \_\_\_\_\_

**Town Hall Use Only: Rezoning request**

Fee Paid N/A Date Received 4/18/25 Date scheduled for Planning & Zoning Board review 5/6/25

Recommendation from Planning & Zoning Board \_\_\_\_\_

Public Hearing Run Dates \_\_\_\_\_ Date of Public Hearing \_\_\_\_\_

Effective Date of Change \_\_\_\_\_ Ordinance Number \_\_\_\_\_

M&amp;U To:

BOOK 486 PAGE 635

WARRANTY DEED-Form WD-601

Printed and for sale by James Williams &amp; Co., Inc., Yadkinville, N. C.

STATE OF NORTH CAROLINA, Onslow County.  
 THIS DEED, Made this 29th day of September, 1976, by and between Ida R. Odum, Widow  
 of Onslow County  
 and state of North Carolina, hereinafter called Grantor, and John Franklin Howell, Jr. and wife, Shirley Howell  
 of Onslow County and State of North Carolina, hereinafter

called Grantee, whose permanent mailing address is \_\_\_\_\_

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars  
 and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold  
 and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in  
Swansboro Township, Onslow County, North Carolina, described as follows:

NE 55 55, 1309  
 BEGINNING at an iron stake at a small ditch in the Northeasterly margin of  
 the Swansboro-Belgrade Highway at its intersection with N.C. Highway #24;  
 the Jerry Stroud, formerly the Raeford Stroud, Southwest corner; running thence  
 with the Stroud line and with the ditch 1309 feet; thence North 36 degrees 35  
 minutes East 1049 feet to the run of Hawks Nest Branch; thence up the run of  
 Hawks Nest Branch as it meanders in a Northwesterly and Southwesterly direction  
 and with the Ralph Odum line; thence leaving the branch, but continuing with the  
 Ralph Odum line South 40 degrees 45 minutes West 254 feet and South 52 degrees  
 15 minutes West 886 feet to the Northeastern margin of the Swansboro-Belgrade  
 Highway; thence with the margin of the highway South 32 degrees 25 minutes East  
 220 feet, South 38 degrees 25 minutes East 226 feet and South 41 degrees 45 minutes  
 East 78 feet to the beginning and being the same property described in deed  
 recorded in Book 147, Page 15, Onslow County Registry, except that property  
 described in deed recorded in Book 241, Page 125, Onslow County Registry.

(THIS WARRANTY DEED SUBJECT TO LIEN IN FORM OF DEED OF TRUST AND PROMISSORY  
 NOTE IN THE AMOUNT OF THIRTY-FIVE THOUSAND DOLLARS FROM GRANTEE'S PAYABLE  
 TO GRANTOR AS FOLLOWS: The sum of \$6,600.00 due and payable on or before  
 December 1, 1976; and \$28,400.00 being due and payable on or before February 15, 1977.)

## Stamps \$40.00

The above land was conveyed to Grantor by \_\_\_\_\_ See Book No. \_\_\_\_\_, Page \_\_\_\_\_  
 TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his  
 heirs and/or successors and assigns forever.  
 And the Grantor covenants that he is seised of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from en-  
 cumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons  
 whomsoever.

When reference is made in the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.  
 IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, the day and year first above written.

(SEAL)

(SEAL)

Ida Odum

STATE OF NORTH CAROLINA Onslow County.  
Donna M. Madsen  
Ida R. Odum, widow

, a Notary Public of said County, do hereby certify that \_\_\_\_\_  
 Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the 4th day of October, 1976  
 My Commission Expires: November 1, 1977

STATE OF NORTH CAROLINA \_\_\_\_\_ COUNTY.  
 \_\_\_\_\_, a Notary Public of said County, do hereby certify that \_\_\_\_\_  
 Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
 My Commission Expires: \_\_\_\_\_, N. P. (SEAL)

STATE OF NORTH CAROLINA \_\_\_\_\_ COUNTY.  
 \_\_\_\_\_, a Notary Public of said County, do hereby certify that \_\_\_\_\_  
 Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
 My Commission Expires: \_\_\_\_\_, N. P. (SEAL)

STATE OF NORTH CAROLINA, Onslow County.  
 The foregoing certificate(s) of Donna M. Madsen  
 is (are) certified to be correct. This instrument was presented for registration this 12 day of October, 1976,  
 at 2:28 PM, and duly recorded in the office of the Register of Deeds of Onslow County,

North Carolina, in Book 486, Page 635.  
 This the 12 day of October, A. D., 1976.

Mildred P. Johnson By \_\_\_\_\_  
 Register of Deeds Assistant, Deputy Register of Deeds

This Deed drawn by \_\_\_\_\_

**Project Coffee:****1476 W Corbett Ave. (Howell Parcel)****Adjacent properties:**

<u>Owner Address</u>	<u>Physical Address</u>	<u>Owner Address</u>	<u>Physical Address</u>
ODUM DONALD H HEIRS C/O LINDA ODUM 106 BELGRADE SWANSBORO RD SWANSBORO, NC 28584-9139	ODUM DONALD H HEIRS C/O LINDA ODUM 106 BELGRADE SWANSBORO RD SWANSBORO, NC 28584-9139	TINGEN MARY ANNE & CHARLIE L 114 E SEAVIEW DR EMERALD ISLE, NC 28594	125 Seth Thomas Ln. Swansboro, NC. 28584
SR INTERNATIONAL HOLDINGS LLC PO BOX 35 SWANSBORO, NC 28584-0035	1468 W CORBETT AVE Swansboro, NC. 28584-8466	RKBC INVESTMENTS LLC 276 RIVER REACH DR SWANSBORO, NC 28584	129 Seth Thomas Ln. Swansboro, NC. 28584
TMF PROPERTIES LLC PO BOX 799 SWANSBORO, NC 28584-0799	105 Seth Thomas Ln. Swansboro, NC. 28584	MCLAND HOLDINGS LLC 135 SETH THOMAS LN SWANSBORO, NC 28584-8538	133 Seth Thomas Ln. Swansboro, NC. 28584
WATSON DEVELOPMENT & INVESTMENTS LLC PO BOX 731 SWANSBORO, NC 28584	105 Seth Thomas Ln. Swansboro, NC. 28584	MCLAND HOLDINGS LLC 135 SETH THOMAS LN SWANSBORO, NC 28584-8538	135 Seth Thomas Ln. Swansboro, NC. 28584
GOWER COMMERCIAL PLAZA OWNERS ASSOCIATION INC PO BOX 799 SWANSBORO, NC 28584	105 Seth Thomas Ln. Swansboro, NC. 28584	TRIPLE M INVESTORS LLC 214 YAUPON DR CAPE CARTERET, NC 28584	141 Seth Thomas Ln. Swansboro, NC. 28584
SOUND BLESSINGS LLC 206 WEST FIRETOWER RD PELETIER, NC 28584-7719	109 SETH THOMAS LN Swansboro, NC. 28584	C & M PROPERTIES OF NC LLC 1164 KELLUM LOOP RD JACKSONVILLE, NC 28546-3304	143 Seth Thomas Ln. Swansboro, NC. 28584
LAWSON JERRY & ANGELA A PO BOX 783 SWANSBORO, NC 28584	113 Seth Thomas Ln. Swansboro, NC. 28584	ISLAND AUTOMATION BUILDING LLC & UNDERSETH JANICE MASON TRUSTEE 110 STILLWATER DR SWANSBORO, NC 28584	145 Seth Thomas Ln. Swansboro, NC. 28584
KJ NATURAL STONE LLC 532 S NEW HOPE RD RALEIGH, NC 27610	117 Seth Thomas Ln. Swansboro, NC. 28584	Page Shirley G & Shirley Burgess Trustees 5417 Highway 24 Newport, NC. 28570-5545	Swansboro Loop Rd. Swansboro, NC. 28584
MCREYNOLDS STANLEY P & MARIA P PO BOX 330 SWANSBORO, NC 28584-0330	121 Seth Thomas Ln. Swansboro, NC. 28584		

# Project Coffee

## Notional Lot Layout. Lots 1-4 Commercial; Lots 5-7 Light Industrial



**JACKSONVILLE ONSLOW**  
ECONOMIC DEVELOPMENT

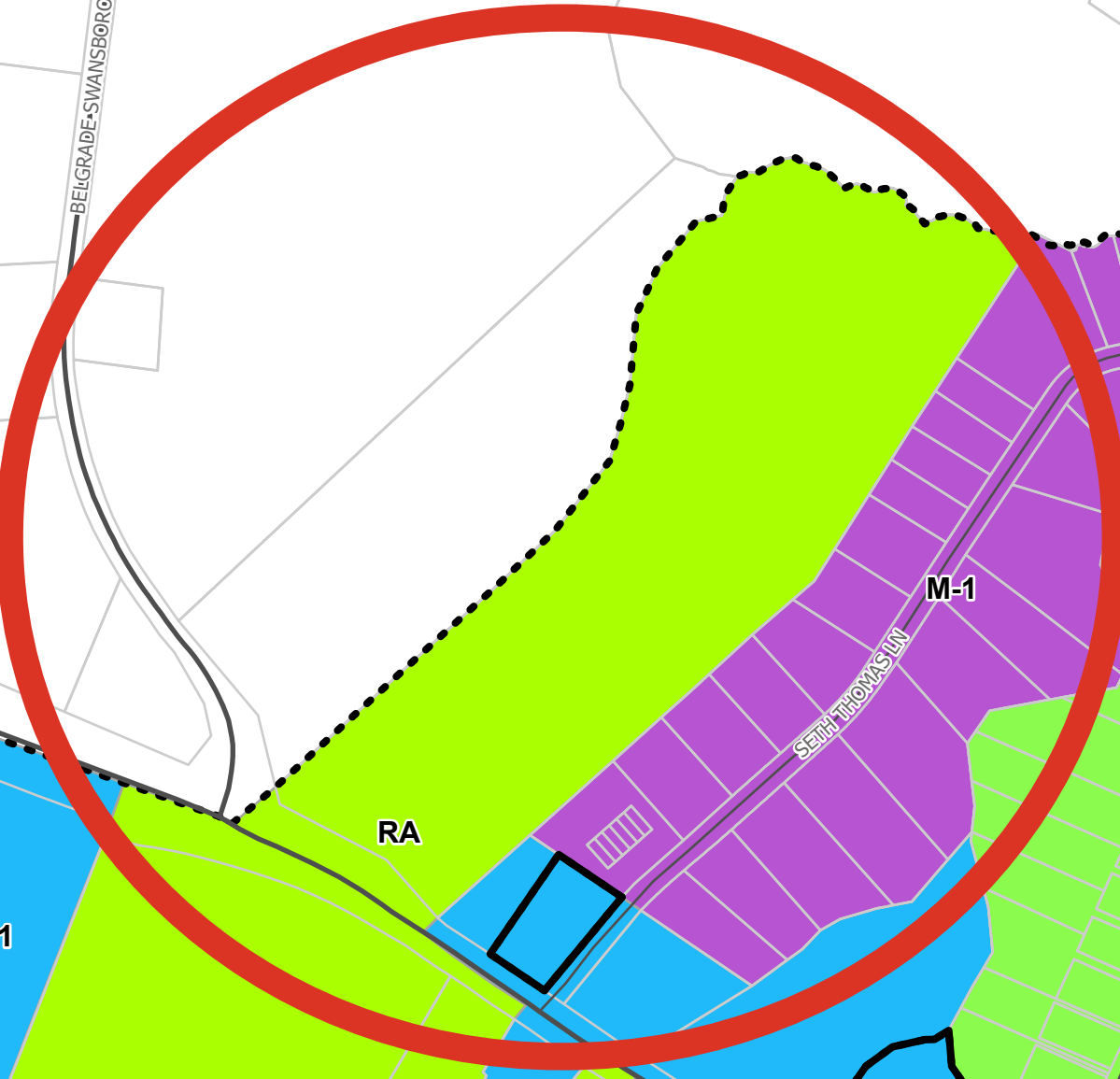


CONCEPTUAL LOTS EXHIBIT  
**32432 - PROJECT COFFEE**  
ONSLOW COUNTY, NC  
REPLACEMENT 10/2015



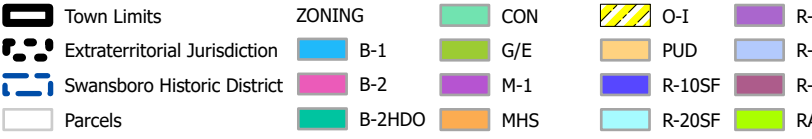
For more information, please contact:  
Thomas & Hutton  
1000 N. 1st Street, Suite 100  
Onslow, NC 28576  
www.thomashutton.com  
Phone: 252.281.1111  
Fax: 252.281.1112



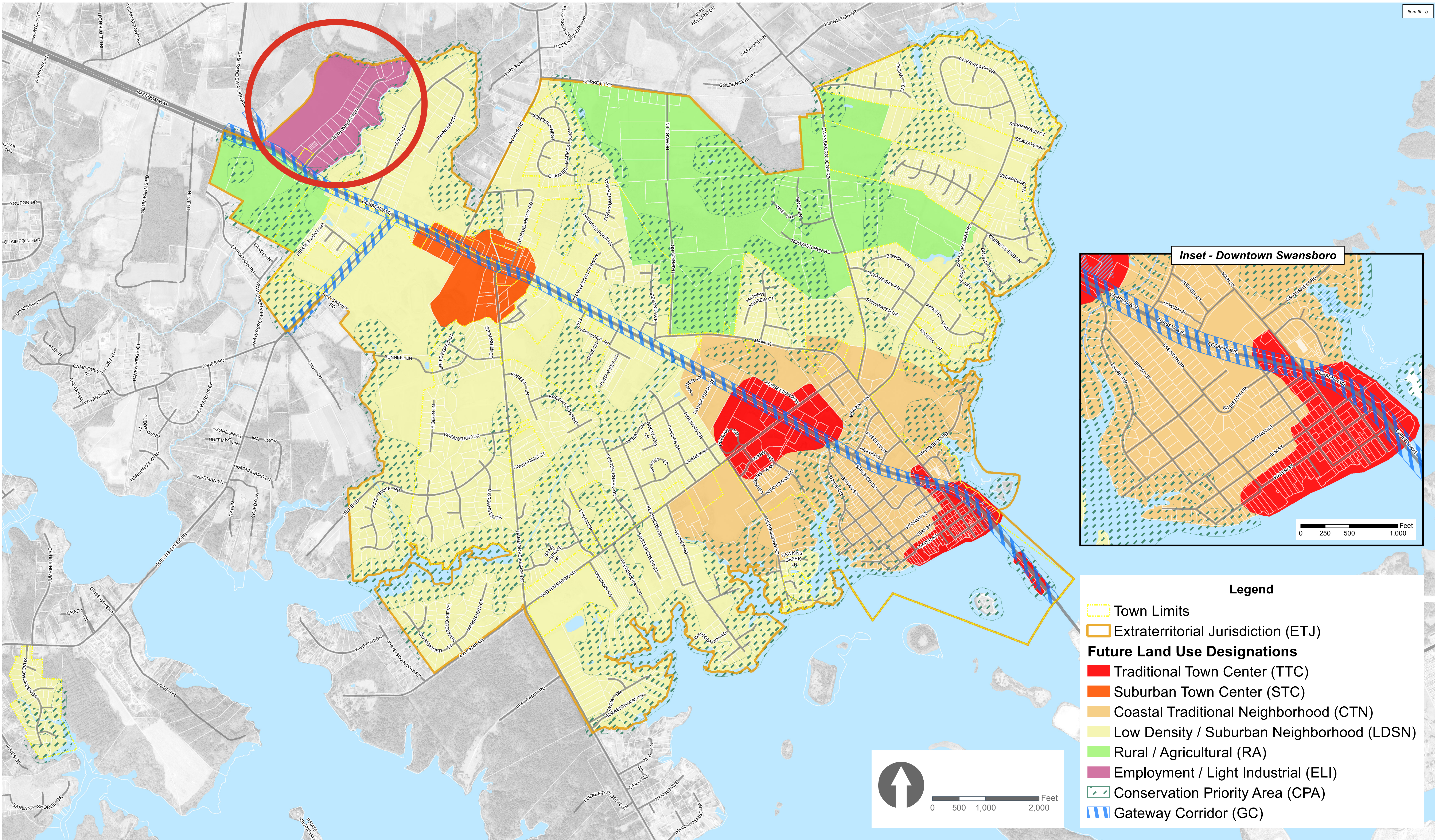


# ZONING

## TOWN OF SWANSBORO



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This map is intended for reference only.  
All dimensions are approximate.  
As per NCGS 132-10 this map is not to be  
resold or otherwise used  
for commercial purposes.



# SWANSBORO CAMA LAND USE PLAN UPDATE

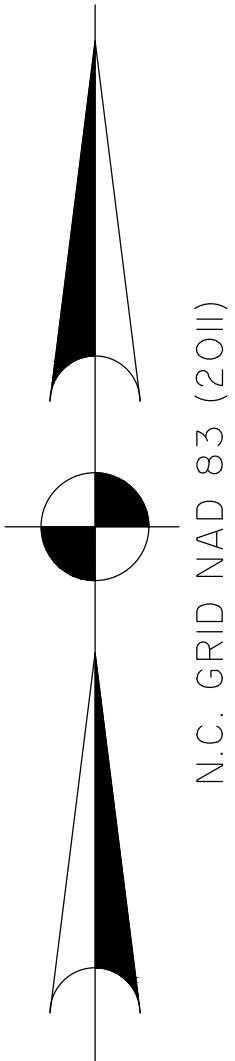
- Future Land Use Map -

Adopted: January 22, 2019

PARCEL DATA				
PARCEL	OWNER INFO	PIN #	DEED BOOK	MAP BOOK
A	C & M PROPERTIES OF NC L.L.C.	5355-0344-1774	4561 / 968	47 / 141
B	TRIPLE M. INVESTORS, LLC	5355-0344-1616	4733 / 439	47 / 141
C	MCLAND HOLDINGS, LLC	5355-0344-0567	5210 / 763	48 / 153
D	MCLAND HOLDINGS, LLC	5355-0334-9590	5382 / 413	48 / 153
E	RKBC INVESTMENTS, LLC	5355-0334-9337	4334 / 636	40 / 85
F	MARY ANNE TINGEN AND HUSBAND, CHARLIE L. TINGEN	5355-0334-8233	1765 / 254	40 / 85
G	STANLEY P. MCREYNOLDS AND WIFE, MARIA P. MCREYNOLDS	5355-0334-7039	1754 / 212	40 / 85
H	KJ NATURAL STONE, LLC	5355-0333-6919	5315 / 155	40 / 85
I	JERRY LAWSON AND WIFE, ANGELA A. LAWSON	5355-0333-5807	2019 / 80	39 / 216
J	SOUND BLESSINGS, LLC	5355-0333-3778	4228 / 186	39 / 216
K	GOWER COMMERCIAL PLAZA OWNERS ASSOCIATION INC.	5355-0333-2513	3904 / 58	54 / 147
L	S.R. INTERNATIONAL HOLDINGS, LLC	5355-0323-9436	6069 / 896	
M	FLYBRIDGE SWANSBORO LLC	5355-0322-1934	5998 / 846	
N	REDCO PROPERTIES, LLC	5355-0324-0011	5341 / 906	



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N/F  
MONTANA LEE MCCLANAHAN  
AND CRYSTAL LYNN  
BURNS-MCCLANAHAN  
PIN: 5355-0325-5684  
DB 5867 PG 583

N/F  
DONALD H. ODUM, DONALD H.  
HEERS, FORMERLY  
RALPH C. ODUM AND WIFE,  
DOROTHY ODUM  
PIN: 5355-0324-9636  
DB 612 PG 227  
688,17 SQ FT  
15.797 ACRES

N/F  
JOHN F. HOWELL, JR.  
PIN: 5355-0334-5522  
DB 596 PG 463  
1,345,149 SQ FT  
30.880 ACRES

N/F  
SHIRLEY G. PAGE AND SHIRLEY  
BURRESS, TRUSTEES  
PIN: 5355-0358-8034  
DB 6207 PG 295

N/F  
ISLAND AUTOMATION  
BUILDING, LLC  
PIN: 5355-0344-2994  
DB 5034 PG 293

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#### LEGEND

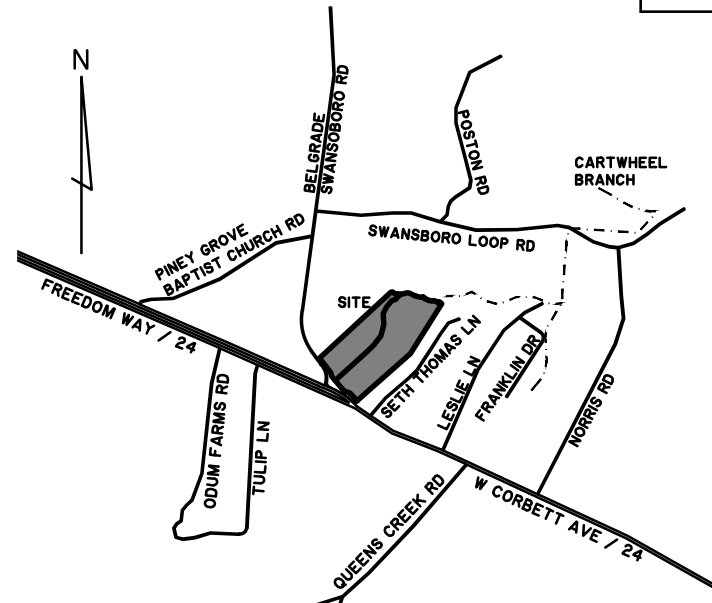
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- STORM GRATE
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- CHAIN LINK FENCE
- OVERHEAD POWER LINES
- RCP REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- ASPHALT

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Ratio of Precision: 1:10,000+

Class of survey: A  
Positional accuracy: 0.08'  
Type of GNSS field procedure: RTN  
Date(s) of survey: Oct 15, 2024  
Datum/Epoch: NAD 83(2011)/2010.0000  
Published/fixed control-use: RTN  
Geoid model: GEOID18  
Combined grid factor: 0.99997694  
Units: U.S. Survey Feet

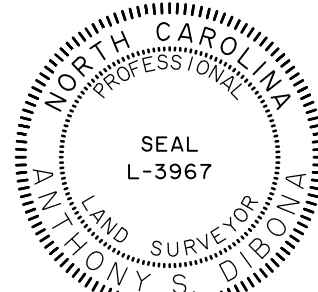
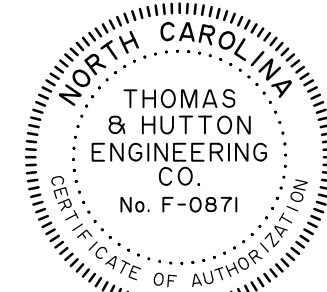
Witness my original signature and seal this 23th day of December 2024.

PARCEL PIN # 5355-0324-9636 15.797 AC.  
PARCEL PIN # 5355-0334-5522 30.880 AC.  
TOTAL 46.677 AC.



#### VICINITY MAP not to scale

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I, Anthony S. DiBona, certify that this plat was drawn under my supervision from an actual survey performed under my supervision (references as shown), any boundaries not surveyed are clearly indicated as drawn from references shown and/or drawn with a broken line; that the ratio of precision exceeds 1:10,000 and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)

Witness my original signature and seal this the 23th day of December, 2024.

ANTHONY S. DIBONA, N.C. PROFESSIONAL LAND SURVEYOR  
LICENSE NO. L-3967

#### BOUNDARY SURVEY

parcels:  
**5355-0324-9636 &  
5355-0334-5522**

TOWN OF SWANSBORO, SWANSBORO TOWNSHIP  
ONSLOW COUNTY, NORTH CAROLINA

prepared for  
Jacksonville Onslow  
Economic Development

No.	Revision	By	Date



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plot 12/23/24 drawn ASD reviewed xx field 12/13/24 crew SW/NO

job 32406.0000

SHEET 1 OF

**TOWN OF SWANSBORO PLANNING AND ZONING BOARD  
STATEMENT OF CONSISTENCY**

On May 6, 2025, the Planning Board heard the requested rezoning of one parcel located on W Corbett Ave from RA (Rural/Agricultural) to B-1 (Business) and MI (Light Industrial). The area is further identified as 1476 W Corbett Ave containing 30.880 acres (tax parcel ID 1312-114). The proposed change from RA (Rural/Agricultural) to B-1 (Business) and MI (Light Industrial) is partly consistent with the Comprehensive Plan, specifically the Future Land Use Map, and has been recommended for \_\_\_\_\_ by the Planning Board.

This statement reflects the recommendation of the Town of Swansboro Planning Board, the 6<sup>th</sup> day of May 2025.

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Planning Board Chair

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Town Planner