



Planning Board Agenda

Town of Swansboro

Tuesday, July 01, 2025

I. Call to Order

II. Approval of Minutes

- [a.](#) May 6, 2025 Regular Meeting Minutes

III. Business

- [a.](#) **Upcoming training presentation-August 5th regular meeting**
Presenter: Rebecca Brehmer, CFM, CZO- Town Planner

With upcoming board appointments by the board of commissioners in July for 2 vacant seats on the planning board (one ETJ seat and one regular seat) as well as a recent appointment of a new member, staff feel it would be beneficial to give the board an updated training/overview on the duties and functions of the planning board. Please be present at the August 5th, 2025, meeting for this presentation.

Recommended Action: None

- [b.](#) **Staff Report**
Presenter: Rebecca Brehmer, CFM, CZO- Town Planner

Please see the report below on recent/upcoming activity regarding the planning board.

Recommended Action: None

IV. Chairman/Board Thoughts/Staff Comments

V. Public Comments

VI. Adjournment

Town of Swansboro
Planning Board
Regular Meeting Minutes
May 6, 2025

Item II - a.

Call to Order

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

Approval of Minutes

On a motion by Mr. Vannoy, seconded by Mrs. Hancock the January 7, 2025, Regular Meeting Minutes were approved unanimously.

Business

Extra Territorial Jurisdiction Expansion/Re-zoning Request for 106 Belgrade Swansboro Road

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

Planner Brehmer further shared that JOED was in the planning stages with the property owner and the town in the development of a light industrial park and that the land was not zoned for this use. It was important to note that the parcels would be subdivided to reflect these different zoning designations. This request was different because it was not in the Swansboro jurisdiction and did not hold a designation in the towns CAMA Future Land Use Plan.

Mark Sutherland from Jacksonville Onslow Economic Development (JOED) provided background information on Project Coffee.

Mr. Vannoy made a motion to recommend denial of the Extra Territorial Jurisdiction Expansion/Re-zoning Request for 106 Belgrade Swansboro Road to the Board of Commissioners. The motion failed due to a lack of second.

On a motion by Mr. Pieratti, seconded by Mr. Seddon the proposed Extra Territorial Jurisdiction Expansion and Re-zoning Request for 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 was recommended for approval to the Board of Commissioners. The motion passed 4:1

Ayes: Pieratti, Hancock, Seddon, Ramsey

Noes: Vannoy

Re-zoning Request 1476 W. Corbett Avenue

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

Planner Brehmer shared that JOED was in the planning stages with the property owner and the town for the development of a light industrial park. The land was not zoned for this use and the parcels would be subdivided to reflect the different zoning designations. The request would be consistent with the CAMA Land Use Plan and The Future Land Use Map designates the property as Employment/Light Industrial (ELI) which was consistent with the rezoning request for MI (Light Industrial).

On a motion by Mr. Pieratti, seconded by Mr. Seddon the proposed re-zoning for +/- 30.880 acres on the parcel of land identified as tax parcel ID 1312-114, located at 1476 W. Corbett Avenue from RA (Rural/Agricultural) to B-1 (Business) and MI (Light Industrial) was recommended for approval to the Board of Commissioners and found consistent with the Comprehensive Plan. The motion passed 4:1

Ayes: Pieratti, Hancock, Seddon, Ramsey,

Noes: Vannoy

Public Comments

Charles Rawls of 117 Hammocks Beach Road and Bill Justice of 223 Elm Street shared that Project Coffee would help retain local citizens by creating light industrial job opportunities.

Vickie Brown of 601 Broad Street shared that she had concerns on the type of control the town would have on the businesses that would come to that location.

Adjournment

On a motion by Mr. Vannoy, seconded by Mr. Pieratti, the meeting was adjourned at 6:07 pm.



Planning Board Meeting Agenda Item Submittal

Item To Be Considered: **Upcoming training presentation-August 5th regular meeting**

Board Meeting Date: **July 1, 2025**

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

Overview: With upcoming board appointments by the board of commissioners in July for 2 vacant seats on the planning board (one ETJ seat and one regular seat) as well as a recent appointment of a new member, staff feel it would be beneficial to give the board an updated training/overview on the duties and functions of the planning board. Please be present at the August 5th, 2025, meeting for this presentation.

Background Attachment(s): None

Recommended Action: None

Action: _____



Planning Board Meeting Agenda Item Submittal

Item To Be Considered: **Staff Report**

Board Meeting Date: **July 1, 2025**

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

Overview: Please see the report below on recent/upcoming activity regarding the planning board.

- **Planning board vacancy:** Due to the recent resignation of a swansboro historic preservation commission member who served as the SHPC representative on the planning board, there is now a vacancy on the planning board. Since Christina Ramsey serves on both boards, she resigned from her regular seat on the planning board to become the new SHPC representative. She will remain chair of the planning board, and her voting privileges will not change. The board of commissioners will conduct board appointments for the vacant ETJ seat and vacant regular seat during their meeting on July 22nd.
- **Update on agenda items heard by the planning board at their Tuesday, May 6th regular meeting:** The ETJ expansion/rezoning request for 106 Belgrade Swansboro Road and the rezoning request for 1476 W. Corbett Ave was recommended for approval by the planning board. The applicant recently decided to pull the application from being heard by the board of commissioners so as of right now, the rezoning/ETJ expansion is on hold.
- **Upcoming text amendment project:** It was recently brought to staff's attention by the town attorney that we have outdated code enforcement penalty in our town code. Back in 2021, there was a decriminalization effort in North Carolina that prohibited development regulations to be enforced criminally like it was done in the past. Under this Senate Bill 300, a local government must amend local ordinance to specifically identify violations that may be enforced criminally and for planning and zoning, the law prohibits the enforcement with criminal penalty entirely. This project will be a large undertaking and the text amendment to update our code will be brought to the planning board for their recommendation to the board of commissioners soon.

Background Attachment(s): None

Recommended Action: None

Action: _____

