



# Planning Board Special Meeting Agenda

**Town of Swansboro**

Thursday, February 12, 2026

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## I. Call to Order

## II. Approval of Minutes

- a. December 2, 2025 Regular Meeting Minutes

## III. Business

- a. **Rezoning Request- Parcel ID 012535 (Swansboro Loop Road)**  
**Presenter: Rebecca Brehmer, CFM, CZO - 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 R10SF - Residential. The property is located in Swansboro's ETJ, and 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.*

## IV. Chairman/Board Thoughts/Staff Comments

## V. Public Comments

## VI. Adjournment

**Town of Swansboro  
Planning Board  
Regular Meeting Minutes  
December 2, 2025**

Item II - a.

**Call to Order**

The meeting was called to order at 5:31pm. Board members in attendance were Christina Ramsey, Tom Pieratti, Sherrie Hancock, Doug Rogers, and Jamie Petani. Frank Jones and Tim Vannoy were absent.

**Approval of Minutes**

On a motion by Mr. Pieratti, seconded by Mrs. Hancock the September 2, 2025, Regular Meeting Minutes were unanimously approved.

Mrs. Ramsey shared that the September 2, 2025, meeting involved extensive discussion and expressed her appreciation that the meeting minutes effectively captured all key points.

**Business**

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

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

Planner Brehmer shared that the applicant was under contract to purchase the property, contingent upon approval of the rezoning request, with plans to subdivide the property for the construction of several single-family homes. Under the existing RA zoning, which required a minimum lot size of 1.5 acres, this development was not permitted. She further explained that the CAMA Land Use Plan designated the property as Rural Agricultural, indicating the importance of preserving existing agricultural lands. Based on this designation, the rezoning request did not appear to be consistent with the future land use plan.

Planner Brehmer further explained that adjacent properties were already zoned R10 and R20 single-family, and that R10 zoning would allow for 10,000-square-foot lots. She also clarified that, because this was a straight rezoning request rather than a conditional one, the specific development plans were not relevant to the decision.

Mr. Pieratti commented that, while the request did not align with the CAMA Land Use Plan on paper, the surrounding area had already been changed from agricultural to residential zoning. He noted that one nearby property had been rezoned from R8 to R20 in 2023, suggesting that the land use plan had already been amended through previous approvals. He stated that denying this 1-acre parcel would be inconsistent, given that it was surrounded by similar residential zoning.

Mrs. Ramsey noted the challenge of reviewing these requests individually rather than as part of a CAMA Land Use Plan update, mentioning that this was the third similar case they had encountered.

Mr. Pieratti emphasized the need to update the CAMA Land Use Plan and suggested that common sense supported approving the request, given that the surrounding land had already been rezoned and developed.

A motion by Mr. Pieratti, seconded by Mrs. Ramsey, for the rezoning request for Parcel ID 012535 (Swansboro Loop Road) to be recommended for approval to the Board of Commissioners failed 2:3.

Ayes: Mr. Pieratti, and Mrs. Ramsey  
Noes: Mr. Rogers, Mrs. Hancock, Mrs. Petani

On a motion by Mrs. Hancock, seconded by Mrs. Petani, the rezoning request for Parcel ID 012535 (Swansboro Loop Road) to be recommended for denial to the Board of Commissioners passed 3:2

Ayes: Mrs. Hancock, Mrs. Petani, and Mr. Rogers  
Noes: Mr. Pieratti, and Mrs. Ramsey

***Ward Farm Village Preliminary Plat Modification***

Planner Brehmer reviewed that Ward Farm, LLC was seeking 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.

Planner Brehmer explained that the subdivision included both residential and commercial components, with this request pertaining to the residential portion. The original preliminary plat, approved on September 18, 2012, included 43 lots on 13.83 acres, of which 20 lots had been recorded and sold in phases 1 and 2. The amendment for phase 3 proposed lots 42-47 on the northeast side of Ward Road. She noted that the request had been updated on the state stormwater permit and was consistent with current zoning and future land use designations.

On a motion by Mr. Rogers, seconded by Mrs. Petani, the Ward Farm Village preliminary plat modification was unanimously recommended for approval to the Board of Commissioners.

**Chairman/Board Thoughts/Staff Comments**

Planner Brehmer noted that some board seats were expiring and those seats were up for appointment or reappointment, which would be addressed at the next Board of Commissioners' meeting. She stated that the election for chair and vice chair would be held next meeting, following the reappointment process, and expressed satisfaction that the board currently had full membership.

**Adjournment**

On a motion by Mr. Pieratti, seconded by Mr. Rogers, the meeting was adjourned at 5:49pm.



# Planning Board Meeting Agenda Item Submittal

Item To Be Considered: **Rezoning Request- Parcel ID 012535 (Swansboro Loop Road)**

Board Meeting Date: **February 12, 2026**

Prepared By: **Rebecca Brehmer, CFM, CZO – Planner**

**Overview:** 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 R10SF - Residential. The property is located in Swansboro’s ETJ, and is further identified as tax parcel ID 012535, and the total acreage requested for rezoning is +/- 1 acre.

Pinnacle Construction and Development LLC are under contract to buy the property contingent on if the re-zoning is granted with the plan to subdivide the property to build a couple single family homes. With its current RA zoning and 1 ½ minimum lot size for new lots, this is not possible with its current designation. Additionally, the CAMA Land Use Plan labels this property as RA - Residential/Agricultural, deeming it important to preserve existing agricultural lands, though it does outline residential structures separated by large yards and farms. Given this designation, this request does not appear to be consistent with the future land use plan. That being said, it is important to note that abutting properties are zoned R10SF and R20SF. R10SF – Residential is still a residential designation, but allows for 10,000 square foot lots, making the division of the property into several lots possible.

This application was first heard by the Planning Board at their December 2, 2025, regular meeting, the Planning Board did not recommend this rezoning for approval to the BOC due to inconsistency with the future land use plan. It was then reviewed at the January 27, 2026, regular BOC meeting. At this meeting, the BOC approved a motion to send it back to the Planning Board for further review and a new recommendation after receiving information from a Planning Board member that they had made their vote in error at the December 2, 2025, meeting.

**Background Attachment(s):**

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

**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.

**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 Freedom Family LLC Phone # 704-662-5409 Jeff  
919-330-3467 Floyd

Address of Zoning Request 241 Swansboro Loop Rd, Swansboro, NC 28584

Mailing Address 123 Lowery Lane, 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 R10

Probable Use of Property single family home

Reason for Zoning Change Request to subdivide the one acre lot

**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 [Signature] Date 11/04/25

**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**

Fee Paid \$400 Date Received 11/4/25 Date scheduled for Planning & Zoning Board review 12/2/25

Recommendation from Planning & Zoning Board Denial

Public Hearing Run Dates 1/14/26 + 1/21/26 Date of Public Hearing 1/27/26

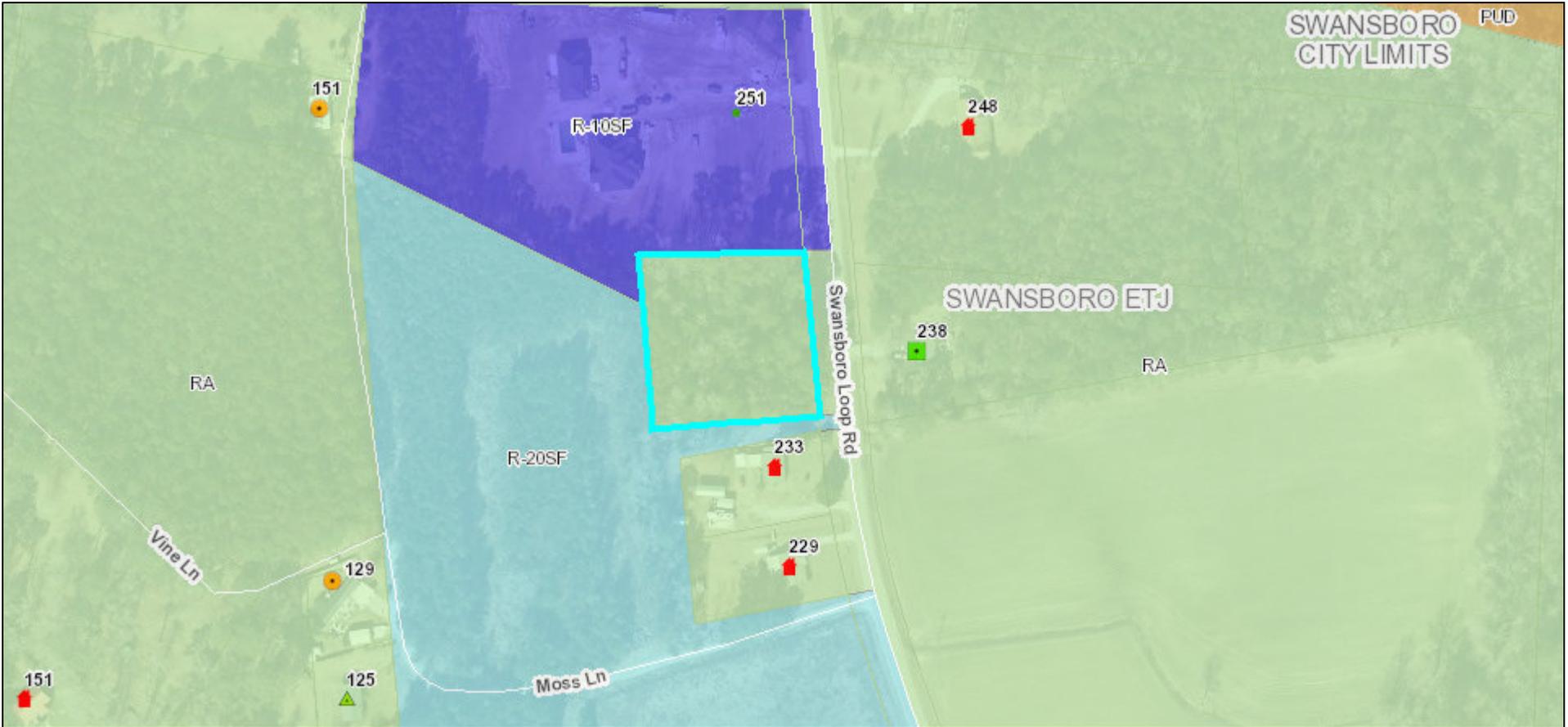
Effective Date of Change \_\_\_\_\_ Ordinance Number \_\_\_\_\_

**Owner:**  
FAMILY FREEDOM GROUP LLC

**Mailing Address:**  
123 LOWERY LN  
SWANSBORO NC 28584-7542

November 2025  
Item III - a.

NC PIN: 536503227691  
Map Number: 1319-234  
Parcel ID: 012535



**General Information**

**Physical Address:** SWANSBORO LOOP RD

**Total Acres:** 1  
**Land Value:** \$ 0  
**Bldg Value:** \$ 0  
**Market Val:** \$ 0  
**Heated Sqft:**  
**# of Bedrooms:**  
**Year Built:**  
**Nbhd Code:** 4398  
**Improv Code:** R  
**Township:** SWANSBORO  
**City Limit:** UNINCORPORATED ONSLOW  
**Fire District:** WHITE OAK RIVER (SWANSBORO)  
**Subdivision:** NO SUBDIVISION RECORDED  
**Property Desc:** SR 1444  
**Plat Book:** 00NO-SUBDIV

**WARNING: THIS IS NOT A SURVEY**  
 This map was prepared for the inventory of real property found within jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

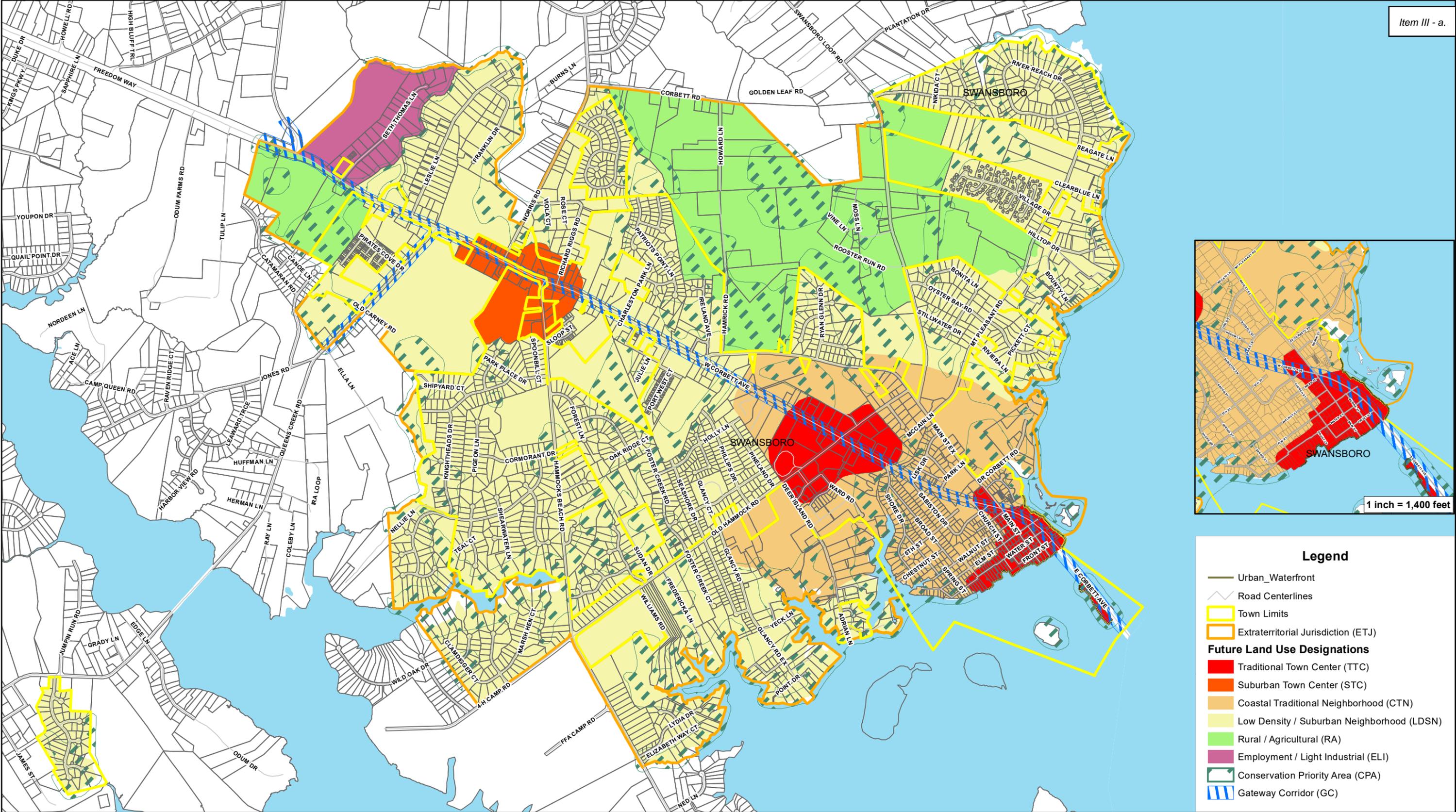
**Last Sale Info:**

**Deed Ref:** 6046 / 910  
**Sale Price:** \$ 53500  
**Sale Date:** 11-OCT-23



Onslow County  
 Geographical Information Services  
 234 NW Corridor Blvd  
 Jacksonville, NC 28540  
 (910) 937-1190  
[gis@onslowcountync.gov](mailto:gis@onslowcountync.gov)





**Legend**

- Urban\_Waterfront
- Road Centerlines
- Town Limits
- Extraterritorial Jurisdiction (ETJ)

**Future Land Use Designations**

- Traditional Town Center (TTC)
- Suburban Town Center (STC)
- Coastal Traditional Neighborhood (CTN)
- Low Density / Suburban Neighborhood (LDSN)
- Rural / Agricultural (RA)
- Employment / Light Industrial (ELI)
- Conservation Priority Area (CPA)
- Gateway Corridor (GC)



# SWANSBORO CAMA LAND USE PLAN UPDATE

- Future Land Use -

Date printed: 2/12/2020

1 inch = 1,600 feet

Adopted: January 22, 2019  
Amended: June 8, 2020

**DRAFT ORDINANCE**

WHEREAS North Carolina General Statute 160d-605 and 160D-701 requires that zoning regulations shall be made in accordance with a Comprehensive Plan; and

WHEREAS NCGS 160D-604 also states that when adopting or rejecting any zoning amendment, the governing board shall approve a statement describing whether its action is consistent with an adopted Comprehensive Plan and any other officially adopted plan that is applicable, and briefly explain why the board considers the action taken to be reasonable and in the public interest; and

WHEREAS the Board of Commissioners finds that the proposed re-zoning of PARID Number: 012535 located off Swansboro Loop Road, is reasonable and in the public interest because the conversion of approximately 1 acre from RA (Residential/Agricultural) designation to R10SF zoning designation is not consistent with the Comprehensive Plan, specifically the Land Use Plan, but still residential in nature and due to surrounding zoning designations.

NOW BE IT ORDAINED by the Town of Swansboro Board of Commissioners that the Town Zoning Map be amended by converting PARID Number: 012535 from RA (Residential/Agricultural) zoning designation to R10SF zoning designation.

This Ordinance shall be effective upon adoption.

Adopted by the Board of Commissioners in regular session, \_\_\_\_, 2026.

Attest:

\_\_\_\_\_  
Alissa Fender, Town Clerk

\_\_\_\_\_  
William Justice, Mayor

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

On February 12, 2026, the Planning Board heard the requested rezoning of one parcel located on Swansboro Loop Road from RA (Residential/Agricultural) to R10SF. The area is further identified as tax parcel ID 012535 containing 1 acre. The proposed change from RA (Residential/Agricultural) to R10SF is not consistent with the Comprehensive Plan, specifically the Future Land Use Map, and has been recommended for denial by the Planning Board.

This statement reflects the recommendation of the Town of Swansboro Planning Board, the 12th day of February 2026.

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Planning Board Chair

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Town Planner

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

On February 12, 2026, the Planning Board heard the requested rezoning of one parcel located on Swansboro Loop Road from RA (Residential/Agricultural) to R10SF. The area is further identified as tax parcel ID 012535 containing 1 acre. The proposed change from RA (Residential/Agricultural) to R10SF is not consistent with the Comprehensive Plan, specifically the Future Land Use Map, but is still in the best interest of the town due to nature of request and surrounding zoning designations and has been recommended for approval by the Planning Board.

This statement reflects the recommendation of the Town of Swansboro Planning Board, the 12<sup>th</sup> day of February 2026.

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Planning Board Chair

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Town Planner