



Planning Board Meeting Agenda Item Submittal

Item To Be Considered: **Special Use Permit/108 W. Corbett Avenue**

Board Meeting Date: **April 4, 2023**

Prepared By: **Andrea Correll, AICP – Planner**

Overview: Marc Howell, on behalf of Jessmarc Properties LLC, has applied for a special use permit to continue operating a Bed and Breakfast at 108 W. Corbett Avenue. The property is located in the B-2 zoning district and the use of “Bed and Breakfast Accommodations and Inns” is an allowance pursuant to the issuance of a special use permit.

Background Attachment(s):

1. Applicable Ordinance Sections with staff comments
2. Traditional Town Center excerpt from CAMA Land Use Plan Update
3. Special Use Application
4. Traffic Engineer’s Response

Recommended Action: Per Section 152.033 of the Unified Development Ordinance, the Planning Board is charged with the preliminary review of quasi-judicial decisions, provided that no part of the forum or recommendation may be used as a basis for the deciding board.

A recommendation including review of the application in accordance with Section 152.210 which addresses plan consistency and any other items deemed appropriate.

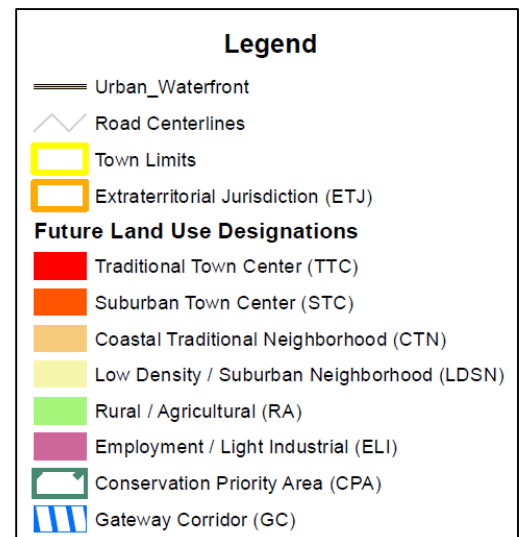
Action: _____

§ 152.210 PROCEDURE FOR SPECIAL USE PERMITS.

(B) In granting a special use permit, the Board of Commissioners shall give due regard to the nature and state of all adjacent structures and uses, and the districts within which the proposed use is to be located, and shall make written findings of fact concerning the existence or absence of the following criteria:

- (1) The special use is allowed pursuant to § 152.210 and meets all the required conditions and specifications, including without limitation, those set out in § 152.211. *The request will meet the standards of the Unified Development Ordinance.*
- (2) The special use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved. *See a sealed statement by Brent Lanier Surveyor in the applicant's submittal.*
- (3) The special use will not substantially injure the value of adjoining or abutting property. OR the special use is a public necessity. *See a sealed appraisal report by Suzanne H. Nelson, MAI in the applicant's submittal.*
- (4) The location and character of the special use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is located. The special use shall demonstrate conformance to the Land Use Plan or other plan in effect at the time and address impacts of the project as required by G.S. §160A-382(b). *The building is a two-story wood frame structure containing two retail businesses on the ground floor along with the proposed bed and breakfast and an existing residential unit on the second floor. The proposed use is in harmony with the area in which it is located and will be a further complement to the waterfront improvement recommended in the Waterfront Access and Development Plan. This waterfront location is in the vicinity of the proposed boardwalk which would be developed from Riverview Park to Bicentennial Park connected by utilizing the sidewalk under the bridge to the Front Street portion of the dock walk. Goal 3 in the Updated CAMA Land Use Plan bullet four states, "make a "place" for people that takes advantage of the unique location and natural assets.*

The property is located adjacent to Bicentennial Park and further identified as tax parcel ID #164745. The CAMA Land Use Plan Update (2019) identifies the property as Traditional Town Center (TTC) along the Gateway Corridor (GC).



Traditional Town Center (TTC) designation is characterized by a mix of residential, commercial, and civic uses in the historic downtown central business district or TTC node. Redevelopment or new development should be compatible with and embody the desired heart of “Swansboro” character.

Gateway Corridor (GC) designation is characterized by State-owned NC 24 and the adjacent development make the first impression of the town. Signage, lighting, sidewalks, landscaping, architectural design along the roadway should reflect the unique features and values of Swansboro.

The 500 square foot Bed and Breakfast does not warrant a Traffic Impact Analysis. (See attached email from the Town’s Traffic Engineer)