



September 18th, 2025

Rebecca Brehmer, CFM, CZO
Town Planner
Town of Swansboro
601 W. Corbett Ave
Swansboro, NC 28584
(910) 326-4428

RE: Flybridge Technical Review Memorandum Update

Dear Rebecca,

Timmons Group reviewed the Flybridge Traffic Impact Analysis (TIA) completed by DRMP and submitted to the North Carolina Department of Transportation (NCDOT) / Town of Swansboro (Town) on Tuesday May 21st, 2024**. On August 20th, 2025, the Town's technical review comments were provided (see attached). This memorandum provides a summary of intersection improvements required to satisfy the Town's UDO requirements.

** Note: DRMP provided an updated TIA on September 17th, 2025. The updated TIA included a reduction in multifamily residential units (to 300) and 10,000 square-foot reduction in overall commercial square footage. Additionally, one (1) site access connection to NC-24 (W Corbett Ave) was removed. No changes were made to overall project recommendations. The updated TIA was required by the Town, but not initially by the NCDOT. The updated study has yet to be thoroughly reviewed.

TIA Memorandum Update Contents

The intersections below met the Town's UDO requirements during both 2027 Build peak hour. NCDOT / Town required improvements (dated August 9th, 2024) are attached to this memorandum.

- NC-24 (W Corbett Ave) / Belgrade-Swansboro Road / Access A (Signalized)
 - Overall intersection LOS D or better with required improvements
- NC-24 (W Corbett Ave) / Norris Road / Walmart Entrance (Signalized)
 - Overall intersection LOS C
- NC-24 (W Corbett Ave) / Hammocks Beach Road (Signalized)
 - Overall intersection LOS C or better
- Belgrade-Swansboro Road / Swansboro Loop Road (Unsignalized)
 - Intersection movements LOS B or better
- NC-24 (W Corbett Ave) / Access B (Unsignalized)
 - Intersection movements LOS D or better with required improvements
- NC-24 (W Corbett Ave) / Access C (Unsignalized)
 - Intersection movements LOS C or better with required improvements

The following intersection did not meet the Town's UDO requirements:

- NC-24 (W Corbett Ave) / Queens Creek Road / School Exit
 - LOS E / D with required improvements

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Based on additional analyses (completed by Timmons Group), to satisfy the Town's UDO, the following improvements are necessary at the NC-24 (W Corbett Ave) / Queens Creek Road / School Exit intersection:

- Free flow, channelized, northbound right-turn lane on Queens Creek Road
- An additional eastbound lane along NC-24 from Queens Creek Road to Norris Road / Walmart Entrance
- An additional westbound left-turn lane on NC-24 (825-feet full width storage)
- An additional southbound through lane along Queens Creek Road from NC-24 to Pirates Cove Drive

Assuming the addition of the improvements listed above, the intersection is projected to operate at a LOS D and C during the 2027 Build+Improvements AM and PM peak hours (respectively) and meet the Town's UDO.

Per the DRMP TIA, the development's trips represent approximately 5.5% of the total intersection traffic during the PM peak hour. A fee-in-lieu recommendation was initially precluded due to overall projected construction costs, adjacent property owner impacts, and feasibility of construction. Improvements of this magnitude are typically constructed by NCDOT using Federal and State funding and are beyond the scope of most private development projects.

Should you have any questions regarding this memorandum or need any additional information from Timmons Group, please do not hesitate to contact me.

Sincerely,

Jeffrey P. Hochanadel, PE, PTOE
Principal | Transportation Group Leader

(Attachments)