



Board of Commissioners Meeting

Agenda Item Submittal

Item To Be Considered: **Zoning Map Amendment to rezone parcels on W. Corbett Avenue from RA to B-1 Conditional Zoning**

Board Meeting Date: **September 23, 2025**

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

Overview: Flybridge Swansboro LLC seeks a conditional rezoning for +/- 38.92 acres on parcels of land identified as Tax Parcel ID 019494 and 027733, from RA (Residential/Agricultural) to B-1 CZ (Business Conditional Zoning) to develop a proposed multi-family and commercial project.

This is Flybridge's second application submittal for this request. The first application was heard and recommended for denial to the Board of Commissioners by the Planning Board at their January 7, 2025, regular meeting and was withdrawn by developer at the Board of Commissioners February 25, 2025, regular meeting. The second submittal for this application was brought before the Planning Board at its August 5, 2025, regular meeting and tabled until their September 2, 2025, regular meeting for further review at which time it was recommended for denial to the Board of Commissioners by the Planning Board. Please see attached Staff Analysis for further details.

Background Attachment(s):

1. Staff Analysis
2. TRC (Technical Review Committee) Comments
3. Flybridge Conditional rezoning Application & Narrative
4. Flybridge Concept Plan
5. Flybridge Building Elevations
6. Community meeting report
7. Traffic Impact Analysis (The updated TIA was required by the Town, but not initially by the NCDOT. The updated study has yet to be thoroughly reviewed.)
8. Sealed memo & addendum from town traffic engineer on TIA approval
9. Comprehensive Plan Consistency Statement
10. Ordinance 2025-O8 & Motion Package

Recommended Action:

1. Hold a public hearing
2. Motion to approve or deny Ordinance 2025-O8 for conditional rezoning of Tax Parcel ID 019494 and 027733, from RA (Residential/Agricultural) to B-1 CZ (Business Conditional Zoning).

Action: _____
