

STAFF-SUGGESTED BOC FORM OF ACTION *(RESOLUTION)
TO NOT APPROVE THE COMP PLAN AMENDMENT

“RESOLUTION # 2025-R11

A RESOLUTION TO NOT APPROVE AN APPLICATION TO AMEND THE COMPREHENSIVE (CAMA)
PLAN OF THE TOWN OF SWANSBORO

WHEREAS, Flybridge Swansboro, LLC (“the Applicant”) has submitted a proposal to amend the CAMA Land Use Plan of the Town of Swansboro, specifically, the Future Land Use Plan Component (FLUP) with respect to approximately 39 acres having Tax Parcel ID 019494 & 027733, and situated on U.S Highway# 24 /W. Corbett Avenue near the intersection of #24 and Belgrade-Swansboro Road (“the subject property”); and

WHEREAS, the Applicant has proposed that the FLUP be amended from a Rural/Agricultural to a Suburban Town Center classification;

WHEREAS, in accordance with applicable statutes and Town ordinances, the Applicant’s proposal to amend the FLUP, together with the Applicant’s proposal to rezone the subject property from its current zoning to a B-1 Conditional zoning classification, has been referred to and considered by the Planning Board for a recommendation;

WHEREAS, on September 2, 2025, the Planning Board voted to recommend to the Board of Commissioners that the Applicant’s proposal to amend the FLUP be disapproved;

WHEREAS, on September 23, 2025, a public hearing was held pursuant to N.C.G.S 160D, Article 6, to consider the Applicant’s proposal that the FLUP be amended;

WHEREAS, at the public hearing, the Applicant presented its proposal to amend the FLUP, and presentations for and against the proposal were received.

NOW, THEREFORE, following the conclusion of the public hearing, and after full consideration of the Applicant’s proposal, all materials submitted and arguments for and against the proposal, and with due consideration given to the Planning Board’s recommendation on the proposal, the Board of Commissioners has determined and hereby Resolves that the Applicant’s proposal that the Comprehensive (CAMA) Plan of the Town of Swansboro be amended to provide that the subject property be re-classified in the Future Land Use Plan from Rural/Agricultural to Suburban Town Center, is hereby **DENIED.**”

Adopted this 23rd day of September 2025.

William Justice, Mayor

Attest:

Alissa Fender, Town Clerk

Effective: Upon adoption.

**Staff note:* While the above resolution is suggested and recommended, non-approval/denial is not legally required to be in resolution form. Also, failure to achieve a majority vote is tantamount to denial, that is, the Comprehensive Plan remains unchanged.