



Board of Commissioners Meeting Agenda Item Submittal

Item To Be Considered: **CAMA Future Land Use Map Amendment for parcels on W. Corbett Avenue from RA to Suburban Town Center**

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

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

Overview: Flybridge Swansboro LLC has submitted an application for a future land use map amendment. The amendment proposed would change the sites located at Tax Parcel ID 019494 and 027733 from a RA (rural/agricultural) designation to a Suburban Town Center designation.

This is one of three steps (1. CAMA Future Land Use Plan Amendment, 2. Conditional Rezoning, and 3. A Special Use Permit) needing approval for a future mixed-use development project consisting of multifamily housing and commercial outparcels. These parcels of +/- 38.92 acres of land is located directly across from the intersection of W. Corbett Avenue and Belgrade Swansboro Road. The CAMA Future Land Use Map currently designates this land as Rural/Agricultural. Changing the designation to a Suburban Town Center would deem this land suitable for medium to high intensity uses on the NC 24 corridor. It is important to note that this amendment is a crucial step in Flybridge Swansboro, LLC being able to meet one of the four criteria required in a Special Use Permit application, which is needed for multi-family development. The application for a Special Use Permit will be heard at a later date.

This is Flybridge's second application submittal for this request. The first application was heard by the Planning Board at their January 7, 2025, regular meeting and was denied by the Board of Commissioners at their February 25, 2025, regular meeting. The second submittal for this application was brought before the planning board at their August 5, 2025, regular meeting and tabled until their September 2, 2025, regular meeting for further review. On their September 2, 2025, regular it was recommended for denial to the Board of Commissioners by the Planning Board.

Background Attachment(s):

1. Flybridge Future Land Use Map Amendment Application & Narrative
2. Aerial Location Map
3. CAMA Future Land Use Map
4. Resolution 2025-R11 Package

Recommended Action:

1. Hold a public hearing
2. Motion to approve or deny Resolution 2025-R11 for proposed amendment to the CAMA Land Use Plan Map, changing the site from a RA (rural/agricultural) designation to a Suburban Town Center designation.

Action: _____
