

Town of Swansboro
601 W. Corbett Avenue Swansboro, NC 28584
Phone (910) 326-4428 • Fax (910) 326-3101

APPLICATION FOR ZONING & ORDINANCE AMENDMENTS

Check the Appropriate Blank

- ☐ Add a Use to a Zoning District
☐ Remove a Use from a Zoning District
☐ Create a New Zoning District
☐ Future Land Use Map Amendment

Application No. _____

- ☐ Amend Code of Ordinances
☐ Amend Unified Development Ordinance
☒ Zoning District Designation Change

A complete application must be received with the fee by the third Friday prior to the month of review.

Property Owner Name John F. Howell, Jr. BY JOED Phone # 910-358-2836
Address of Zoning Request 1476 W. Corbett Ave Swansboro, NC 28540
Mailing Address 156 Howell Rd, Hubert, NC 28539

Zoning Amendments

Attach a copy of the legal description of the property (including address if assigned) that is requested for a zoning change (i.e. metes and bounds). The application will not be scheduled for review until these items are received.

Provide a list names and mailing address of adjacent property owner on the reverse side of this application. The application will not be scheduled for review until these items are received.

Present Zoning RA Desired Zoning MI & B-1
Probable Use of Property Light Industrial Park
Reason for Zoning Change Request TO BUILD PROJECT COFFEE.

Ordinance Amendments

Code Section to be amended _____
Print clearly the code section wordage to be amended _____
Print clearly the code section wordage as suggested _____

Reason for requested amendment _____

✶ Signature John F. Howell Jr. Date 4-17-2025

Future Land Use Map Amendment

Present Future Land Use Category _____ Desired Future Land Use Category _____
Use of Property _____

Reason for Future Land Use Map Change Request _____

Town Hall Use Only: Rezoning request
Fee Paid N/A Date Received 4/18/25 Date scheduled for Planning & Zoning Board review 5/6/25
Recommendation from Planning & Zoning Board _____
Public Hearing Run Dates _____ Date of Public Hearing _____
Effective Date of Change _____ Ordinance Number _____

Map To:

BOOK 486 PAGE 635

WARRANTY DEED-Form WD-601

Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C.

STATE OF NORTH CAROLINA, Onslow County.
THIS DEED, Made this 29th day of September, 1976, by and between Ida R. Odum, Widow
of Onslow County
and state of North Carolina, hereinafter called Grantor, and John Franklin Howell, Jr. and wife, Shirley Howell
of Onslow County and State of North Carolina, hereinafter
called Grantee, whose permanent mailing address is _____

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars
and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold
and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in
Swansboro Township, Onslow County, North Carolina, described as follows:

BEGINNING at an iron stake at a small ditch in the Northeasterly margin of
the Swansboro-Belgrade Highway at its intersection with N.C. Highway #24;
the Jerry Stroud, formerly the Raeford Stroud, Southwest corner; running thence
with the Stroud line and with the ditch 1309 feet; thence North 36 degrees 35
minutes East 1049 feet to the run of Hawks Nest Branch; thence up the run of
Hawks Nest Branch as it meanders in a Northwesterly and Southwesterly direction
and with the Ralph Odum line; thence leaving the branch, but continuing with the
Ralph Odum line South 40 degrees 45 minutes West 254 feet and South 52 degrees
15 minutes West 886 feet to the Northeastern margin of the Swansboro-Belgrade
Highway; thence with the margin of the highway South 32 degrees 25 minutes East
220 feet, South 38 degrees 25 minutes East 226 feet and South 41 degrees 45 minutes
East 78 feet to the beginning and being the same property described in deed
recorded in Book 147, Page 15, Onslow County Registry, except that property
described in deed recorded in Book 241, Page 125, Onslow County Registry.

(THIS WARRANTY DEED SUBJECT TO LIEN IN FORM OF DEED OF TRUST AND PROMISSORY
NOTE IN THE AMOUNT OF THIRTY-FIVE THOUSAND DOLLARS FROM GRANTEES PAYABLE
TO GRANTOR AS FOLLOWS: The sum of \$6,600.00 due and payable on or before
December 1, 1976; and \$28,400.00 being due and payable on or before February 15, 1977.)

Stamps \$40.00

The above land was conveyed to Grantor by _____ See Book No. _____, Page _____
TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his
heirs and/or successors and assigns forever.
And the Grantor covenants that he is seised of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from en-
cumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons
whomsoever.

When reference is made in the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.
IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, the day and year first above written.

(SEAL)

Ida Odum

(SEAL)

STATE OF NORTH CAROLINA, Onslow County.

Donna M. Madsen
Ida R. Odum, widow

, a Notary Public of said County, do hereby certify that _____

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the 4th day of _____

My Commission Expires: October _____, N. P. (SEAL)

STATE OF NORTH CAROLINA, _____ County.

, a Notary Public of said County, do hereby certify that _____

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the _____ day of _____, 19____.

My Commission Expires: _____, N. P. (SEAL)

STATE OF NORTH CAROLINA, Onslow County.

The foregoing certificate(s) of Donna M. Madsen

is (are) certified to be correct. This instrument was presented for registration this 12 day of October, 1976,

at 2:28 PM, and duly recorded in the office of the Register of Deeds of Onslow County,

North Carolina, in Book 486, Page 635.

This the 12 day of October, A. D., 1976.

Mildred P. Johnson
Register of Deeds

By _____
Assistant, Deputy Register of Deeds

This Deed drawn by _____

Project Coffee:**1476 W Corbett Ave. (Howell Parcel)****Adjacent properties:**

<u>Owner Address</u>	<u>Physical Address</u>	<u>Owner Address</u>	<u>Physical Address</u>
ODUM DONALD H HEIRS C/O LINDA ODUM 106 BELGRADE SWANSBORO RD SWANSBORO, NC 28584-9139	ODUM DONALD H HEIRS C/O LINDA ODUM 106 BELGRADE SWANSBORO RD SWANSBORO, NC 28584-9139	TINGEN MARY ANNE & CHARLIE L 114 E SEAVIEW DR EMERALD ISLE, NC 28594	125 Seth Thomas Ln. Swansboro, NC. 28584
SR INTERNATIONAL HOLDINGS LLC PO BOX 35 SWANSBORO, NC 28584-0035	1468 W CORBETT AVE Swansboro, NC. 28584-8466	RKBC INVESTMENTS LLC 276 RIVER REACH DR SWANSBORO, NC 28584	129 Seth Thomas Ln. Swansboro, NC. 28584
TMF PROPERTIES LLC PO BOX 799 SWANSBORO, NC 28584-0799	105 Seth Thomas Ln. Swansboro, NC. 28584	MCLAND HOLDINGS LLC 135 SETH THOMAS LN SWANSBORO, NC 28584-8538	133 Seth Thomas Ln. Swansboro, NC. 28584
WATSON DEVELOPMENT & INVESTMENTS LLC PO BOX 731 SWANSBORO, NC 28584	105 Seth Thomas Ln. Swansboro, NC. 28584	MCLAND HOLDINGS LLC 135 SETH THOMAS LN SWANSBORO, NC 28584-8538	135 Seth Thomas Ln. Swansboro, NC. 28584
GOWER COMMERCIAL PLAZA OWNERS ASSOCIATION INC PO BOX 799 SWANSBORO, NC 28584	105 Seth Thomas Ln. Swansboro, NC. 28584	TRIPLE M INVESTORS LLC 214 YAUPON DR CAPE CARTERET, NC 28584	141 Seth Thomas Ln. Swansboro, NC. 28584
SOUND BLESSINGS LLC 206 WEST FIRETOWER RD PELETIER, NC 28584-7719	109 SETH THOMAS LN Swansboro, NC. 28584	C & M PROPERTIES OF NC LLC 1164 KELLUM LOOP RD JACKSONVILLE, NC 28546-3304	143 Seth Thomas Ln. Swansboro, NC. 28584
LAWSON JERRY & ANGELA A PO BOX 783 SWANSBORO, NC 28584	113 Seth Thomas Ln. Swansboro, NC. 28584	ISLAND AUTOMATION BUILDING LLC & UNDERSETH JANICE MASON TRUSTEE 110 STILLWATER DR SWANSBORO, NC 28584	145 Seth Thomas Ln. Swansboro, NC. 28584
KJ NATURAL STONE LLC 532 S NEW HOPE RD RALEIGH, NC 27610	117 Seth Thomas Ln. Swansboro, NC. 28584	Page Shirley G & Shirley Burgess Trustees 5417 Highway 24 Newport, NC. 28570-5545	Swansboro Loop Rd. Swansboro, NC. 28584
MCREYNOLDS STANLEY P & MARIA P PO BOX 330 SWANSBORO, NC 28584-0330	121 Seth Thomas Ln. Swansboro, NC. 28584		

Project Coffee

Notional Lot Layout. Lots 1-4 Commercial; Lots 5-7 Light Industrial



JACKSONVILLE ONSLOW
ECONOMIC DEVELOPMENT



DUKE ENERGY
POWER & GAS SERVICES DIVISION

CONCEPTUAL LOTS EXHIBIT
32432 - PROJECT COFFEE
ONSLOW COUNTY, NC

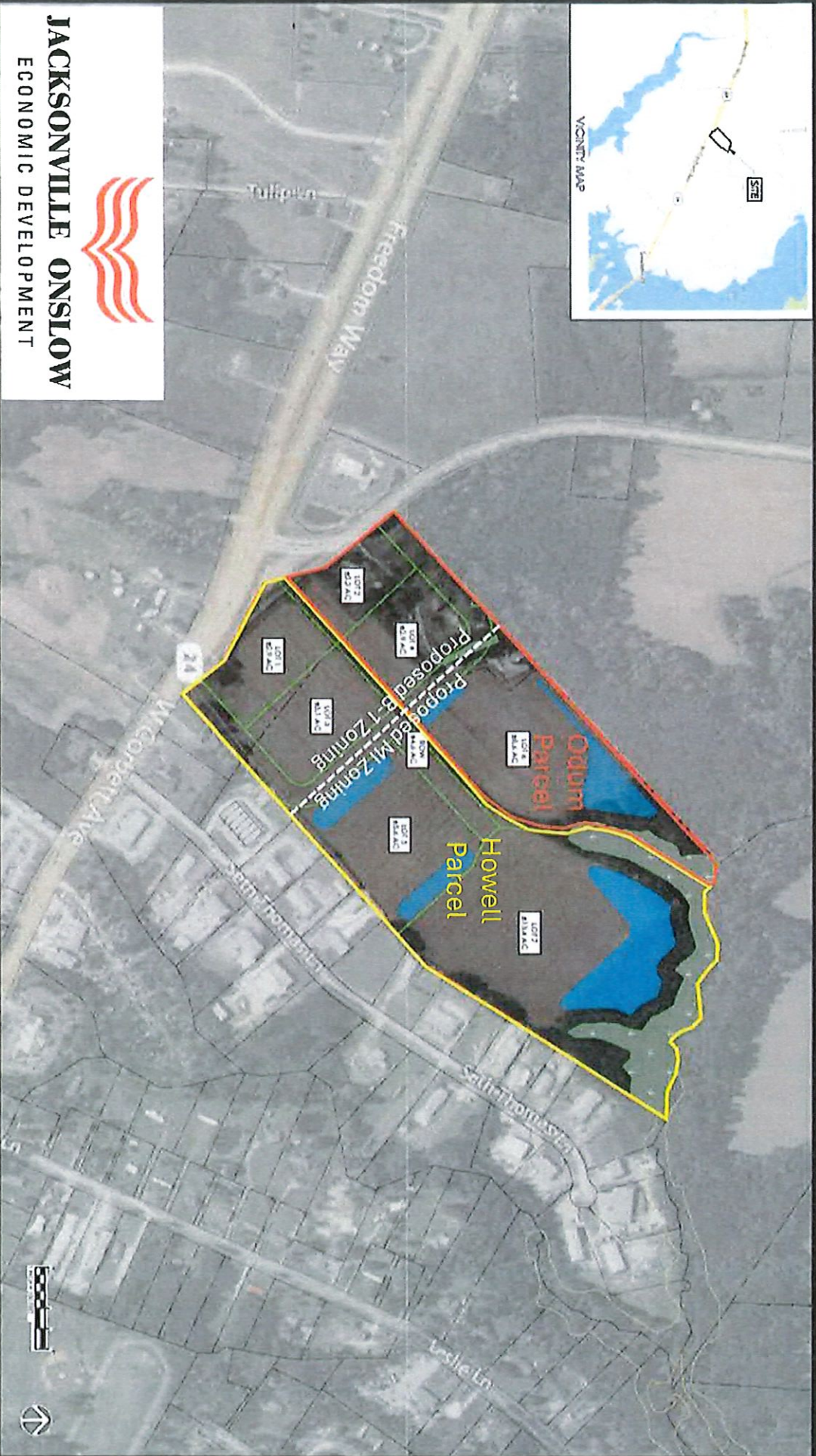
REPLACEMENT 10/2015



THOMAS & HUTTON
COUNTY & CITY ENGINEERS
www.thomashutton.com

For the Board of Commissioners of Onslow County, NC
COUNTY & CITY ENGINEERS
PROJECT NO. 32432 - PROJECT COFFEE
DATE: 10/20/15
DRAWN BY: J. H. HUTTON
CHECKED BY: J. H. HUTTON
APPROVED BY: J. H. HUTTON

Project Coffee Parcels (Howell and Odum) and Proposed Zoning Designations



JACKSONVILLE ONSLOW
ECONOMIC DEVELOPMENT



THE DUKES OF THE SOUTHEAST
DUKE ENERGY
DUKE ENERGY

CONCEPTUAL LOTS EXHIBIT
32432 - PROJECT COFFEE
ONSLOW COUNTY, NC

REPLACEMENT 10, 2025



THOMAS & HUTTON

1000 N. 10th Street, Suite 100
Onslow, NC 28575-1000

www.thomashutton.com

This document is prepared for the use of the client and is not to be used for any other purpose without the written consent of Thomas & Hutton. The information contained herein is confidential and may be subject to change without notice. The client warrants that the information provided to Thomas & Hutton is true and accurate to the best of their knowledge.