



Planning Board Meeting Agenda Item Submittal

Item To Be Considered: **Extra Territorial Jurisdiction Expansion/Re-zoning Request for 106 Belgrade Swansboro Road**

Board Meeting Date: **May 6, 2025**

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

Overview: JOED, on behalf of property owner Linda Odum, has submitted an extra territorial jurisdiction expansion request in conjunction with a rezoning request. The property is currently zoned RA (through Onslow County zoning) and is requesting to be rezoned to B-1 along the front of the property and MI along the rear (through Town of Swansboro zoning). The property is further identified as tax parcel ID 1313-3 and the total acreage requested is +/- 15.797 acres.

JOED is in the planning stages with the property owner and town for the development of a light industrial park and currently the land is not zoned for this use. It is important to note that the parcels will eventually be subdivided to reflect these different zoning designations. This request before the planning board is different than most in that it is not currently in Swansboro's jurisdiction and holds no designation in our CAMA Future Land Use Plan. The property directly adjacent to 106 Belgrade Swansboro Road is Rural Agriculture and is designated as Employment/Light Industrial in our future land use plan. Due to the property not being in Swansboro's jurisdiction, please include in your motion for a recommendation to the board that the recommendation is subject to the express condition that the board takes action to expand the ETJ of the Town to include the subject property.

Background Attachment(s):

1. Application
2. NCGS 106D-202 Municipal extraterritorial jurisdiction
3. Zoning Map
4. CAMA Future Land Use Map
5. Survey

Recommended Action: Motion to recommend approval or denial to the Board of Commissioners of ETJ expansion and rezoning of 106 Belgrade Swansboro Road to B-1(front of property) and MI (back of property) subject to the express condition that the board takes action to expand the ETJ of the Town to include the subject property.

Action: _____
