



February 16, 2026

Rebecca Brahmer
Planner
Town of Swansboro
601 W. Corbett Avenue
Swansboro, NC 28584

RE: Project Narrative for Minor Special Use for Brezza Lofts Mixed Use

Dear Rebecca,

Thank you for helping me navigate the minor special use process as it relates to Brezza Lofts Mixed Use located on Lot 8 of Ward Farm Towne Center. As you know, we are currently approved to build 16 townhomes on this lot. Through extensive market research and local interest in the project it has been determined that the best and highest use for this portion of Ward Farm Towne Center is to construct 13 for sale condominiums to be built over approximately 13,200 +/- square feet of for lease commercial space. The purpose of this letter is to provide a project narrative as well as address Items 1-4 under Section 152.210 (B) of our UDO.

Project Narrative

Brezza Lofts is designed to be an extension of our beloved Historic Downtown Swansboro. The building uses the color pallets found in the Historical Downtown color charts as well as size and scale. The building will be a (2) story structure with residential condominiums on the first and second floor. There will be approximately 13,200 +/- for-lease commercial space on the ground floor as well. This project will also provide 13 golf cart parking garages clustered together in one structure.

We have accommodated the zoning requirements for B3 zoning designation as shown on the civil and architectural plans.

Items 1-4 of Section 152.210 (B)

Item #1: Rebecca, as I understand from the last round of approvals, you will provide this affirmation during the public meetings, correct?

Item #2: As the architect of the project, I can attest that this project will not materially harm the or endanger the health safety and welfare of the public in that it meets all building codes and uses and is in line with the proposed mixed use nature of the overall development which has been embraced positively by the Town of Swansboro.

Item #3: Please see the included appraisal from Realty Services of Eastern Carolina, Inc.

Item #4: I believe you will need to speak to this as well, but, as a citizen of Swansboro and an architect, this project will enhance the neighborhood and is in harmony with its surroundings as an extension of the historic downtown.

Thanks again for your help.

Sincerely,

A handwritten signature in black ink that reads "John P. Plageman". The signature is fluid and cursive, with a prominent initial "J" and a long, sweeping underline.

John Plageman, AIA, NCARB
Manager
Proforma Studios