

TOWN OF SWANSBORO
Special Use Application

Mixed

APPLICANT'S NAME Proforma WARD FARM lot 8, LLC / John PLAGEMAN

MAILING ADDRESS 401 Point Drive - Swansboro, NC Phone # 919-619-5012

OWNER'S NAME WARD FARM LLC / Paul Williams

OWNER'S ADDRESS ~~100 #99 WARD Road~~ 211 WILD OAK DR - Swansboro Phone # 910-389-5480

TAKE NOTICE THAT THE UNDERSIGNED HEREBY PETITIONS THE BOARD OF COMMISSIONERS OF THE TOWN OF SWANSBORO FOR A SPECIAL USE AS DESCRIBED BELOW AND AS ALLOWED BY ARTICLE 10 OF THE UNIFIED DEVELOPMENT ORDINANCE:

13
A NEW mixed use BUILDING of ~~16~~ Condominiums (for SALE) and
~~13,200~~ ~~14,400~~ +/- (±) SF of for LEASE Commercial Space (No VAPE or tobacco stores)

ON THE PREMISES LOCATED AT: 200 WARD Road, Swansboro, NC

Pin: 53640517676 / LOT _____ BLOCK _____ MAP 152288 = PARID # _____

THE PROPERTY IS ZONED: B-3

THIS 13 DAY OF February, 2026.

APPLICANT'S SIGNATURE John Plegeman

DATE FILED 13 FEB 2026

RECIPIENT SIGNATURE Rebecca Brehmer

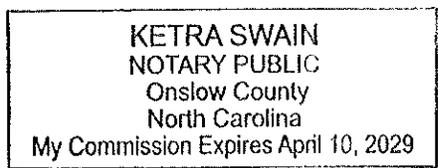
ZONING ADMINISTRATOR Rebecca Brehmer

APPLICANT OR APPLICANT REPRESENTATIVE MUST BY PRESENT FOR AN APPLICATION TO BE HEARD. IF SOMEONE OTHER THAN THE APPLICANT WILL BE THE REPRESENTATIVE, THE FOLLOWING MUST BE COMPLETED.

I /We Paul E. Williams am /are the owner(s) of the property located at 200 WARD Road - Swansboro, NC. I /We hereby authorize John PLAGEMAN to appear my behalf in order to ask for a special use permit at this location. I /We understand that the special use permit, if granted, is permanent and runs with the land unless otherwise conditioned.

Paul E. Williams _____
Owner Date 2/13/2026

Owner Date _____



Onslow County, North Carolina

I certify that the above person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated herein

Date: 02/13/2026

Ketra Swain
Notary Public KETRA SWAIN

(Official Seal)

SPECIAL USE PERMIT APPLICATION CHECKLIST

STOP

If the following items are not included in your application submittal, your application will not be accepted. Please note that this is not a comprehensive list; there may be other items required following the review of your application.

- Fee(s) as prescribed by the current Town of Swansboro [Fee Schedule](#)
- Application submitted at least 17 days prior to the next Planning Board meeting
- Application must be filled out completely
- Owner affidavit on application must be completed if applicant is not the property owner

NEED this written

- A narrative describing the proposed use of the property. This should include proposed hours of operation, number of employees, etc. Items 1-4 under [Section 152.210](#) (B) of the Unified Development Ordinance (UDO) will also need to be addressed in this narrative.

Print Appraisal

A report from a licensed real estate appraiser to address finding #3 on value is required

Drawings Plans

- A site plan depicting all existing and proposed structures, proposed outdoor dining areas, existing and proposed parking areas and circulation, proposed signage locations, utilities including hydrant locations, etc. is required with all applications. A comprehensive list can be found in [Appendix IV](#) to the UDO

Print 50% Set Back and HEUR CEUS & Plans

- For new construction, or if the proposed cost of renovations to the structure exceed 50% of the building value per the Onslow County Tax Office, the [Building Design and Compatibility](#) standards of the UDO will apply, and detailed building elevations demonstrating compliance with these standards

must be included. A private appraisal may be provided in lieu of the documented tax value

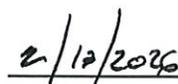
- The [Parking](#) standards will apply whenever there is new construction, when any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area, or when there is a conversion from one type of use or occupancy to another. The number of spaces, dimensions, proposed layout, and circulation pattern need to be depicted on the site plan
- The [Landscaping Regulations](#) will apply to all new or changed uses of land, buildings, and structures and to any use of building or structure which sits idle more than 180 consecutive days or is abandoned, except for those uses exempted in sections (C)(1) through (C)(3) under [Section 152.525](#). A landscaping plan must be included with the application when required
- The [Lighting](#) standards of the UDO apply to any fixtures proposed to be installed. A lighting plan should be included to demonstrate compliance with the ordinance standards
- [Sidewalks](#) are required for property located in Town Limits when the development of vacant property occurs, the redevelopment of property occurs, or when there are substantial additions to property.

Additionally, sidewalks are required in the Extraterritorial Jurisdiction (ETJ) when the development or redevelopment of vacant commercial property occurs; provided that the development involves the razing, dismantling, or removal of all principal structures existing on a tract of land substantially to ground level. See [Section 152.180](#), Note 5

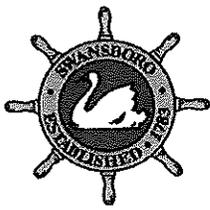
Proposed sidewalks must be shown on the site plan



Applicant Signature



Date



TOWN OF SWANSBORO
 601 W. CORBETT AVE
 SWANSBORO, NC 28584

Receipt Number: R00020067

Cashier Name: JMS

Terminal Number: 1

Receipt Date: 2/13/2026 11:37:45 AM

John P Plageman
 Cheryl W Plageman
 401 Point Dr
 Swansboro, NC 28584-9635

Trans Code: Miscellaneous	Name: John P Plageman	\$400.00
Product: Planning & Zoning Fees	Amount: 400.00	
Ward Farm/Brezza Loft Minor Special Use Permit		
	Total Balance Due:	\$400.00
Payment Method: Check	Reference: 3084	Amount: \$400.00
Payor: John P Plageman		
	Total Payment Received:	\$400.00
	Change:	\$0.00