



# Planning Board Meeting Agenda Item Submittal

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Item To Be Considered: **Rezoning Request- Parcel ID 012535 (Swansboro Loop Road)**

Board Meeting Date: **February 12, 2026**

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

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**Overview:** Pinnacle Construction and Development, LLC, on behalf of property owners, Family Freedom, LLC has submitted a rezoning request for a property on Swansboro Loop Road from RA - Residential/Agricultural to R10SF - Residential. The property is located in Swansboro's ETJ, and is further identified as tax parcel ID 012535, and the total acreage requested for rezoning is +/- 1 acre.

Pinnacle Construction and Development LLC are under contract to buy the property contingent on if the re-zoning is granted with the plan to subdivide the property to build a couple single family homes. With its current RA zoning and 1 ½ minimum lot size for new lots, this is not possible with its current designation. Additionally, the CAMA Land Use Plan labels this property as RA - Residential/Agricultural, deeming it important to preserve existing agricultural lands, though it does outline residential structures separated by large yards and farms. Given this designation, this request does not appear to be consistent with the future land use plan. That being said, it is important to note that abutting properties are zoned R10SF and R20SF. R10SF – Residential is still a residential designation, but allows for 10,000 square foot lots, making the division of the property into several lots possible.

This application was first heard by the Planning Board at their December 2, 2025, regular meeting, the Planning Board did not recommend this rezoning for approval to the BOC due to inconsistency with the future land use plan. It was then reviewed at the January 27, 2026, regular BOC meeting. At this meeting, the BOC approved a motion to send it back to the Planning Board for further review and a new recommendation after receiving information from a Planning Board member that they had made their vote in error at the December 2, 2025, meeting.

**Background Attachment(s):**

1. Application
2. Zoning Map
3. CAMA Future Land Use Map
4. Draft Ordinance
5. Comprehensive Plan Consistency Statement

**Recommended Action:** Motion to recommend approval or denial of rezoning parcel ID 012535 on Swansboro Loop Road from RA (Residential/Agricultural) to R10 Single Family with the Comprehensive Plan Consistency Statement to the Board of Commissioners.

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**Action:** \_\_\_\_\_

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