



# Board of Commissioners Meeting Agenda Item Submittal

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Item To Be Considered: **CAMA Future Land Use Map Amendment for parcels on W Corbett Ave from RA to Suburban Town Center**

Board Meeting Date: **February 25, 2025**

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

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**Overview:** Flybridge Swansboro LLC has submitted an application for a future land use map amendment. The amendment proposed would change the site located at Tax Parcel ID 019494 and 027733 from a RA (rural/agricultural) designation to a Suburban Town Center designation.

This is one of three steps (1. CAMA Future Land Use Plan Amendment, 2. Conditional Rezoning, and 3. Special Use Permit) needing approval for a future mixed-use development project consisting of multifamily housing and commercial outparcels. This parcel of 39 acres of land is located directly across from the intersection of W Corbett Ave and Belgrade Swansboro Road. The CAMA Future Land Use Map currently designates this land as Rural/Agricultural deeming it important to preserve what is left of our rural views and working farmland. Changing the designation to a Suburban Town Center would deem this land suitable for medium to high intensity uses on the NC 24 corridor. It is important to note that this amendment is a crucial step in Flybridge Swansboro, LLC being able to meet one of the four criteria required in a Special Use Permit application, which is needed for multi-family development. The application for a Special Use Permit will be heard at a later date.

The Planning Board did not recommend this future land use map amendment at their January 7, 2025, regular meeting.

**Background Attachment(s):**

1. Flybridge Application
2. Future Land Use Map Amendment Narrative
3. Aerial Location Map
4. CAMA Future Land Use Map
5. Resolution 2025-R2

**Recommended Action:**

1. Hold a public hearing
2. Motion to approve or deny Resolution 2025-R2 for proposed amendment to the CAMA Land Use Plan Map, changing the site from a RA (rural/agricultural) designation to a Suburban Town Center designation.

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