



# Board of Commissioners Meeting Agenda Item Submittal

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Item To Be Considered: **Zoning Map Amendment to rezone parcels on W. Corbett Ave from RA to B-1 Conditional Zoning**

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

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

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**Overview:** Flybridge Swansboro, LLC seeks a conditional rezoning for +/- 38.92 acres on parcels of land identified as Tax Parcel ID 019494 and 027733, from RA (Rural/Agricultural) to B-1 CZ (business conditional zoning) to develop a proposed multi-family and commercial project.

The conditions proposed by the developer are as follows:

1. Strategic placement of development to enhance and preserve the natural buffers already present by providing additional separation from multifamily development, specifically along the rear of the property where residential development is already present
2. Even with the stormwater facilities proposed along the rear portion of the site, existing jurisdictional wetlands will be preserved along the eastern side of the property.
3. In accordance with the conditional zoning district section of the UDO, the site plan shows a 200ft corridor setback and in turn there is flexibility to allow a 40ft mean height for the multi-family buildings. This is 5ft over the standard 35ft building height requirements.
4. The proposal includes a variation from the off-street parking requirements for multi-family housing. Details found in application narrative.

The Planning Board did not recommend this conditional rezoning at their January 7, 2025, regular meeting due to future land use plan inconsistency.

**Background Attachment(s):**

1. Staff Analysis
2. TRC (Technical Review Committee) Comments
3. Fire Chief TRC Comments
4. Conditional rezoning application
5. Conditional rezoning narrative
6. Flybridge Conditional Rezoning Master Plan
7. Flybridge Building Elevations
8. Community meeting report
9. Traffic Impact Analysis
10. Comprehensive Plan Consistency Statement
11. Ordinance 2025-04

**Recommended Action:**

1. Hold a public hearing
2. Motion to approve or deny Ordinance 2025-04 for conditional rezoning of Tax Parcel ID 019494 and 027733, from RA (Rural/Agricultural) to B-1 CZ (business conditional zoning).

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