

TOWN OF SWANSBORO
Special Use Application

APPLICANT'S NAME Anthony Howell

MAILING ADDRESS P.O. Box 4399 Emerald Isle Phone # 919 961-4683

OWNER'S NAME Jessmarc Properties LLC

OWNER'S ADDRESS P.O. Box 4399 Emerald Isle Phone # 919 961-4683

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:

See Attached Letter

ON THE PREMISES LOCATED AT: 108 West Corbett Ave. Swansboro

LOT _____ BLOCK _____ MAP _____

THE PROPERTY IS ZONED: _____

THIS 17 DAY OF March, 2023

APPLICANT'S SIGNATURE Anthony Howell

DATE FILED 3-17-23

RECIPIENT SIGNATURE Alissa Fender

ZONING ADMINISTRATOR Cardinal

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

I /We Jessmarc Properties LLC Anthony Howell am /are the owner(s) of the property located at 108-4 West Corbett Ave.. I /We hereby authorize Marc Howell 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.

Anthony Howell 3-17-23
Owner Date

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: March 17, 2023

Alissa A. Fender
Notary Public

(Official Seal) **ALISSA A. FENDER**
Notary Public
North Carolina
Onslow County

My commission expires: July 17, 2023

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
- ☐ 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.

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

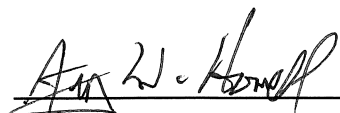
- ☐ A site plan depicting all existing and proposed structures, proposed outdoor dining areas, existing and proposed parking areas and circulation, proposed signage locations, utilities including hydrant locations, etc. is required with all applications. A comprehensive list can be found in Appendix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

3-17-23

Date

Dear Swansboro,

I am writing to express my interest in obtaining a Special Use Permit to operate a short term rental in my unit located in Swansboro at 108 W Corbett Ave, Swansboro, NC in 108-4. I believe that this property in the downtown area, along with my plans for responsible management, make it a perfect fit for this type of business.

My unit is situated in a prime location for downtown businesses, providing guests with easy access to local restaurants, shops, and other attractions. By offering a unique and personalized experience for visitors to our area, I believe that my short term rental will be a valuable asset to our community.

I understand that traffic concerns are often a consideration when granting Special Use Permits, and I would like to assure you that a study that has been conducted shows that this short term rental will not cause any significant increase in traffic in the area. Additionally, I am committed to ensuring that my guests have only one car and follow all traffic laws and regulations.

I also want to emphasize that my short term rental will not hurt the value of adjacent properties. On the contrary, I believe that it will contribute to the vitality of the surrounding properties and businesses by bringing in more visitors and providing a unique experience for them.

In conclusion, I believe that my unit in Swansboro is an ideal location for a short term rental. I have been hosting short term rentals for 4 years now and have earned super host and premier host status on the platforms I use for bookings! I am committed to being a responsible host, and I am confident that my short term rental will be a positive addition to the community. Thank you for considering my application for a Special Use Permit.

Sincerely, Marc Howell

(See Images Provided)





LANIER

SURVEYING COMPANY

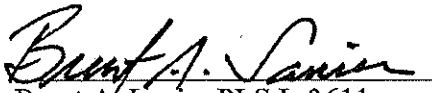
329 Foster Creek Road
Swansboro NC, 28584

Date: 1-19-2023

To: Town of Swansboro
For: Anthony Howell

Subject: Impact of Proposed Short Term Vacation Rental
108-4 West Corbett Avenue, Swansboro, N.C.

The proposed short-term rental at 108-4 West Corbett Avenue in my opinion would not have a significant negative impact. In my opinion, it would be a positive benefit to the town due to most rentals are on second floor. This rental has a ramp near the entrance that would benefit elderly and people with a disability. Vacation rentals with views of the river and access to downtown are few. As a former owner of Swansboro Paddle Boarding next unit over, it would be hard to believe this would have any negative impact on parking or otherwise, as have spent many days looking at people come and go during all seasons.


Brent A. Lanier PLS L-3611



REALTY SERVICES OF EASTERN CAROLINA, INC.
Appraisers, Consultants and Brokers

Suzanne H. Nelson, MAI
suzanne.nelson@realtyservicesec.com

www.realtyservicesec.com

Post Office Box 15069 (28561-5069)
2313 Grace Avenue
New Bern, NC 28562

Office (252) 633-6484, Ext. 227
Cell (910) 376-1874

January 26, 2023

Swansboro Planning Board
Swansboro Board of Commissioners
601 W. Corbett Avenue
Swansboro, NC 28584

Via email

RE: Gone Coastal Airbnb
108 - 4 W. Corbett Avenue
Swansboro, Onslow County, NC

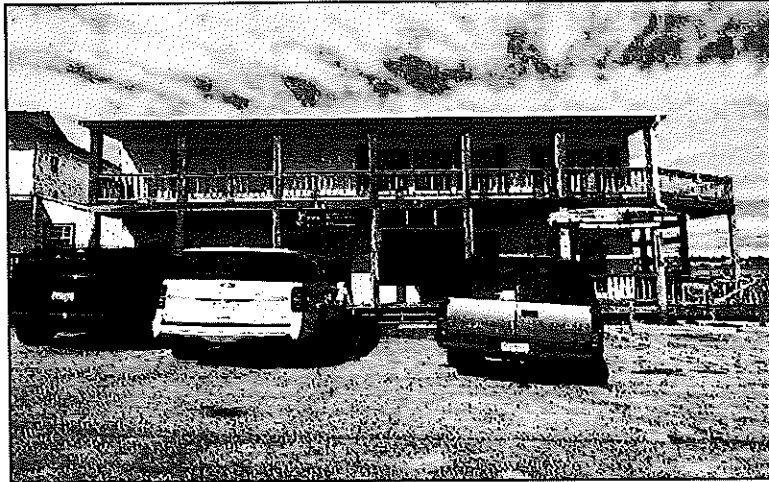
The purpose of this report is to analyze the impact, if any, that the use for Gone Coastal Airbnb may have on surrounding properties. The use is located in Unit 4 within the Jessmarc Building located at 108 W. Corbett Avenue. The parent tract is further identified as Tax Map No. 1407-1.1 and is under the ownership of Jessmarc Properties, LLC.



The parent tract containing 0.09 acres is located along the northwest side of Corbett Avenue with frontage along the White Oak River and adjacent to the historic district of Swansboro. The physical address is 108 W. Corbett Avenue. The site is bound to the north by a vacant lot owned by Carteret Property Holdings, LLC, to the south by Front Street (parking area), to the east by the White Oak River and to the west by By the Bridge Restaurant & Bar (second floor is a condo advertised on Airbnb). Uses within this neighborhood include a variety of retail stores, restaurants, recreational rentals/tours, lodging, multi-family residential and single-family residential.



The parent site containing 0.9-acres is improved with a two-story wood frame building and related site improvements. The improvement was originally designed and constructed around 1978 with renovations/remodeling over the past ten. The ground floor is designed for three units (2 retail; 1 Airbnb) and the second floor is designed for an Airbnb. Related site improvements include concrete walks, landscaping, pier/dock and seawall.

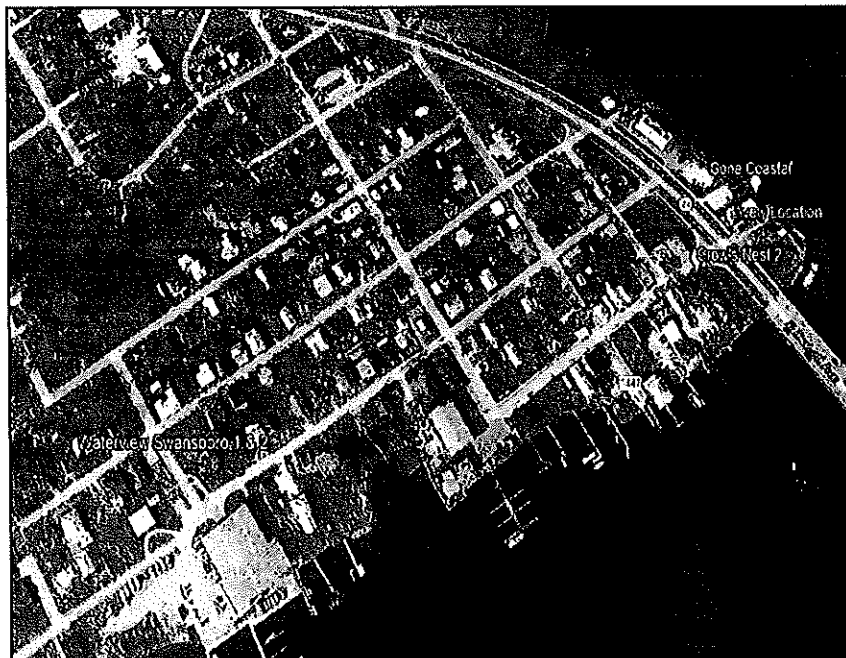


The subject is identified as Unit 4, located on the ground floor, and currently utilized for Gone Coastal Airbnb.

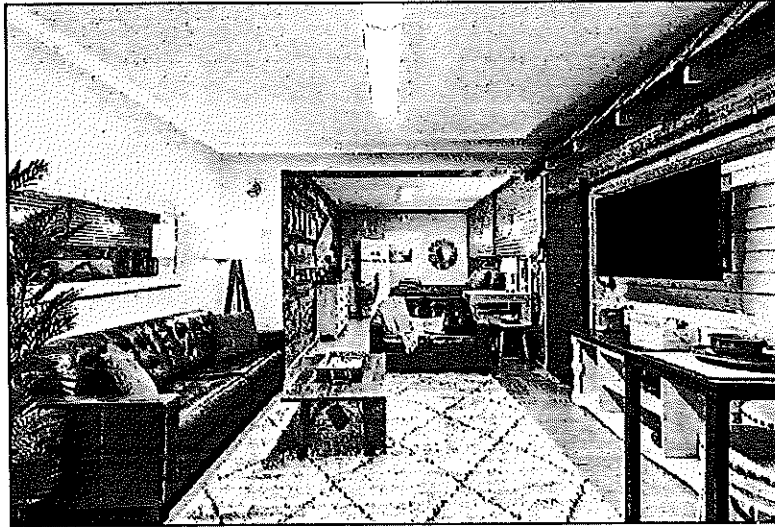




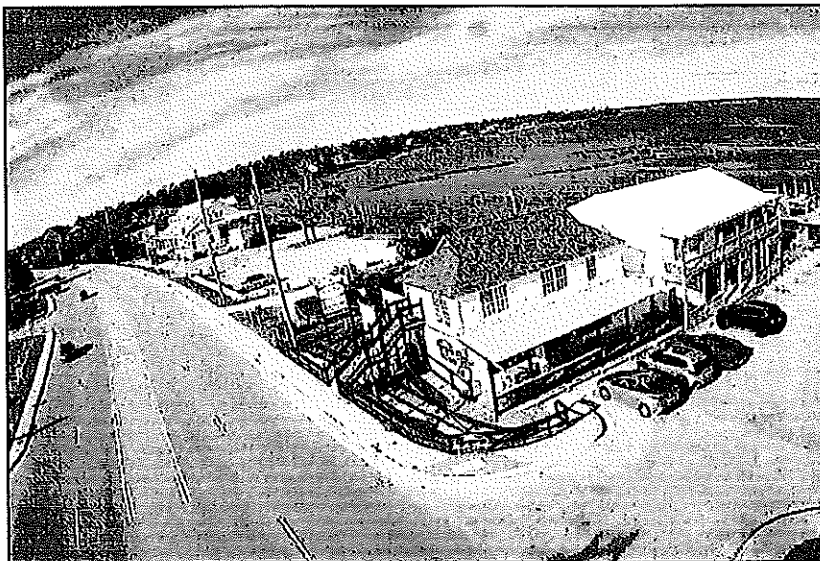
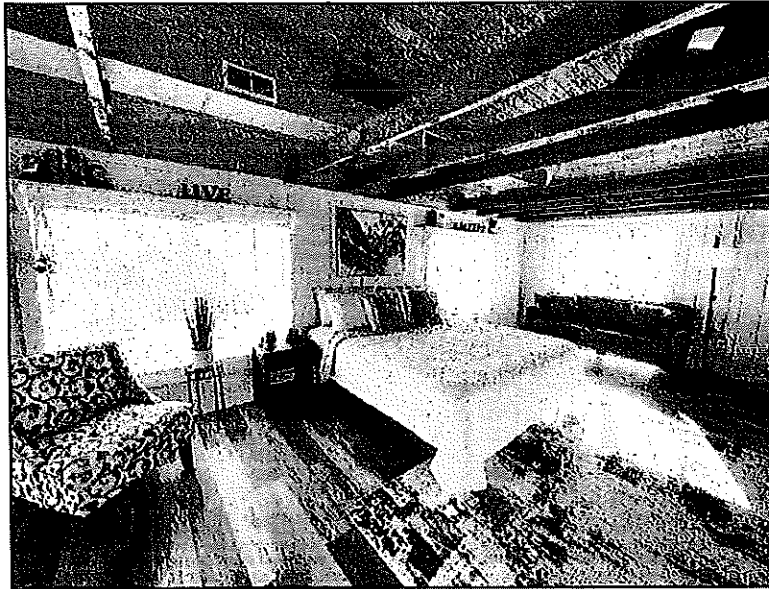
As requested, the purpose of this report is to analyze the impact, if any, of the use of Unit 108-4 for an Airbnb, on adjoining/abutting properties. As previously noted, the subject neighborhood consists of a variety of restaurants, retail, residential and lodging uses. We have analyzed several of the local Airbnbs which include Gone Coastal, Lively Location, The Crow's Nest 2, Waterview Swansboro #1, and Waterview Swansboro #2.



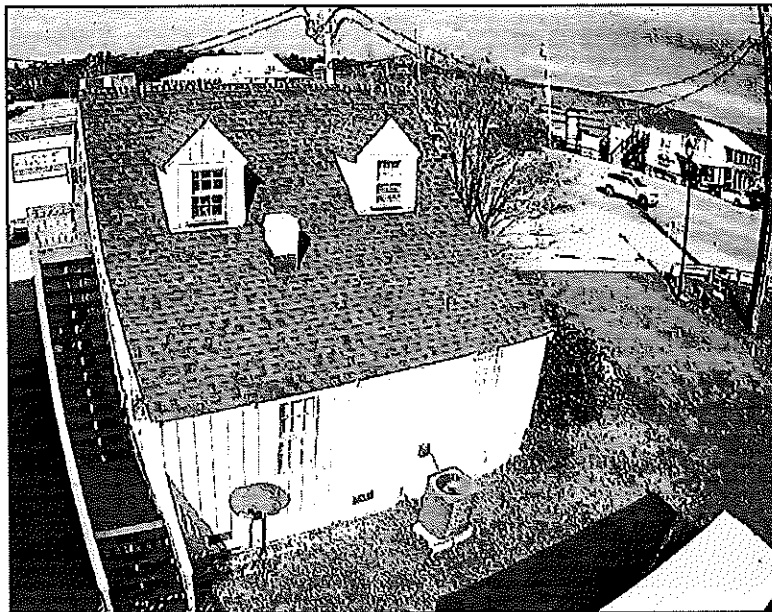
Gone Coastal is located at 108 W. Corbett Avenue. The one bedroom/one bath property offers water views of the White Oak River and overlooks Swansboro's Bicentennial Park. The Airbnb opened in September of 2022. Our analysis of the adjoining/abutting properties revealed no negative impact on property values due to the use for Airbnb purposes.



The Lively Location is located at 108 W. Corbett Avenue, above By the Bridge restaurant. The one bedroom/one bath property offers water views of the White Oak River and overlooks Swansboro's Bicentennial Park. The Airbnb opened in February of 2016 and was renovated/remodeled in 2022, upon the recent conveyance. Our analysis of the adjoining/abutting properties revealed no negative impact on property values due to the use for Airbnb purposes.



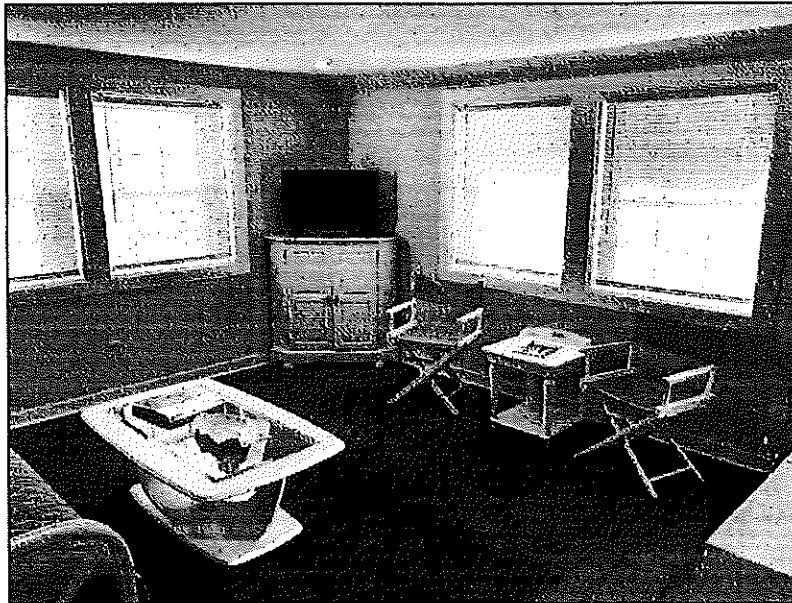
The Crow's Nest 2 is located at 105 Front Street within downtown Swansboro. The one bedroom/one bath property offers water views of the White Oak River and Intracoastal Waterway. The Airbnb opened in February of 2017. Our analysis of the adjoining/abutting properties revealed no negative impact on property values due to the use for Airbnb purposes.



Waterview Swansboro #1 is located at 306 Elm Street. The one bedroom/one bath property has a water view of the Intracoastal Waterway and is a short walk to the shops and restaurants in downtown Swansboro. The Airbnb opened in December of 2020. Our analysis of the adjoining/abutting properties revealed no negative impact on property values due to the use for Airbnb purposes.

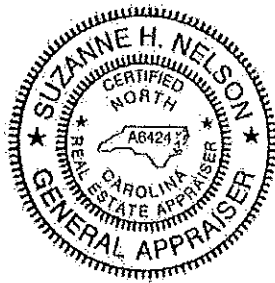


Waterview Swansboro #2 is located at 306 Elm Street Swansboro. The one bedroom/one bath property has a water view of the Intracoastal Waterway and is a short walk to the shops and restaurants in downtown Swansboro. The Airbnb opened in December of 2020. Our analysis of the adjoining/abutting properties revealed no negative impact on property values due to the use for Airbnb purposes.



Therefore, based on the physical characteristics of the property, study of the neighborhood and analysis of local Airbnb properties, it is our opinion the use of the subject for Gone Coastal Airbnb located at 108 - 4 W. Corbett Avenue in Swansboro, is in harmony with the neighborhood. In addition, as long as the use adheres to the regulations and guidelines of the local municipality as well as the state of North Carolina, it does not substantially injure or alter the value of the adjoining or abutting property owners.

Respectfully,



Suzanne Nelson
Suzanne H. Nelson, MAI
NC Certified General Real Estate Appraiser A6424

Walker Jones
Walker T. Jones
NC Trainee Real Estate Appraiser T7026