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Paula W. Webb, MMC-NCCMC  
[pwebb@ci.swansboro.nc.us](mailto:pwebb@ci.swansboro.nc.us)

Town Clerk

Alissa A. Fender, CMC  
[afender@ci.swansboro.nc.us](mailto:afender@ci.swansboro.nc.us)

**NOTICE OF CONTINUING VIOLATION  
AND CITATION**

October 13, 2023

VIA CERTIFIED MAIL, RECEIPT REQUESTED

William Sherman  
177 Deer Island Road  
Swansboro, NC 28584

Dorothy V. Brooks  
177 Deer Island Road  
Swansboro, NC 28584

**RE: NOTICE OF VIOLATION AND CITATION – TOWN OF SWANSBORO  
UNIFIED DEVELOPMENT ORDINANCE – 177 DEER ISLAND ROAD,  
SWANSBORO, NC 28584 (PIN 536409263115)**

Dear Mr. William and Ms. Brooks,

This Notice of Violation and Citation is being sent to you regarding the property located at 177 Deer Island Road (Onslow County Tax Parcel ID 536409263115) (the "Property"). We are aware that a relative is currently living in the recreational vehicle ("RV") located on the Property. We understand the RV is connected to the water and sewer utilities serving the residence on the Property and has electrical service by means of an extension cord connected to the residence. The Property is therefore in violation of the following Articles of the Town of Swansboro Unified Development Ordinance ("UDO"):

**§ 152.180 NOTES TO THE TABLE OF PERMITTED/SPECIAL USES.**

(G) *Note 7. Accessory uses and structures.*

(1) Accessory uses or structures is a use or a structure on the same lot with, but of a nature customarily incidental and subordinate to the principal use or structure and which contributes to the comfort, convenience, or necessity of occupants, business or industry in the principal building or use being served. No tent, mobile home, camper, travel trailer, nor any other temporary, portable, or removable trailer, container, vehicle, or structure of any kind may be considered an accessory use or accessory structure, whether or not the wheels, axles, and/or tongue have or has been removed and whether or not that any container, structure, or vehicle as described herein has been placed on a foundation, except as hereinafter described. Provided, however, that structures such as storage sheds, garden sheds, and similar structures shall be considered accessory buildings, even though they may be capable of being lifted or

disassembled and removed from the property. Further provided, that a trailer, tent, or similar container, structure, or vehicle may be placed on property on a temporary basis for promotional or other business or charitable related purposes, but such use shall not continue for more than six months.

(R) *Note 18. Recreational vehicles.* Recreational vehicles occupied for human habitation and intended for permanent residential use must be placed in an approved manufactured home or recreational vehicle park. However, temporary residential use may occur in cases where the recreational vehicle is secondary to a primary residential use, and when construction or repair of a single family home occurs. Two general restrictions for either temporary residential use shall apply, as well as specific restrictions and limitations for each. The general restrictions and limitations are as follows: (1) R6, R6SF, R8SF, R20SF, or O-I zoning is required; (2) Location of the recreational vehicle shall be in the rear yard, unless evidence can be provided to the Administrator that size constraints or other factors prevent rear yard location. The specific restrictions and limitations are as follows: (1) When secondary to a primary residential use, the period of human habitation shall not exceed 14 days, and may not be re-established for a period of 90 days from the last day terminated; (2) When construction or repair of a single family home occurs, the homeowner and his family may occupy a recreational vehicle for a period of 180 days. An extension of 180 days may be granted by the Administrator upon presentation of evidence that construction cannot be completed within 180 days due to factors beyond their control. All recreational vehicles shall maintain an adequate disposal system and a source of potable water. Emptying of wastewater disposal systems shall be done in accordance with Section 4.1 of the Town of Swansboro Sewer Use Ordinance. Recreational vehicles which are not occupied may be stored in accordance with the provisions of this chapter, provided that such storage is not relating to manufactured home/recreational vehicle sales and further provided that such storage is not upon the right-of-way of any public street or public land.

**You have thirty days from receipt of this letter to remedy this violation, or you will be assessed a civil fine of \$50.00 for your violation of Note 7, Accessory uses and structures, and a civil fine of \$50.00 for your violation of Note 18, Recreational vehicles. The total amount of fines and civil penalties currently owed is \$100.00.** The penalties must be cleared with the Administrator and Town Hall within 48 hours of the issuance of the citation. Court action may be taken if the violation citation is not cleared within 48 hours after the issuance of the citation.

Further, you must immediately bring the Property into compliance with the UDO by disconnecting the RV from the residence's utilities and ceasing use of the RV as a residence.

If you bring the Property into compliance with the UDO **and** pay the fines and penalties within 48 hours after issuance of this citation, the Town will take no further action against you. If the Property is not brought into compliance with the UDO **and** the fines and penalties are not paid within 48 hours after issuance of this citation, you will be assessed additional civil penalties of \$50.00 per violation for each day the violations continue without additional notice.

If the Property has not been brought into compliance **and** all penalties paid with thirty (30) days of the date of this Notice and Citation, the Town will turn this matter over to its attorney and seek assistance from the General Court of Justice, including but not limited to asking the Court for injunctive relief, an order of abatement, a judgment for all monetary amounts that are due and owing to the City, interest at the legal rate, and attorneys' fees allowed by law.

You may answer the citation by mailing the citation and the stated penalty or penalties to 601 W. Corbett Avenue, Swansboro, North Carolina 28584, or you may pay the amount at the Town Hall, corner of W. Corbett Avenue and Church Streets, Swansboro, North Carolina.

You may appeal this decision in writing to the Town of Swansboro Board of Adjustment within thirty (30) days of receipt of this letter pursuant to § 152.045 of the UDO. Please contact this office if you choose to file an appeal with the Board of Adjustment or if you wish to otherwise discuss the matter.

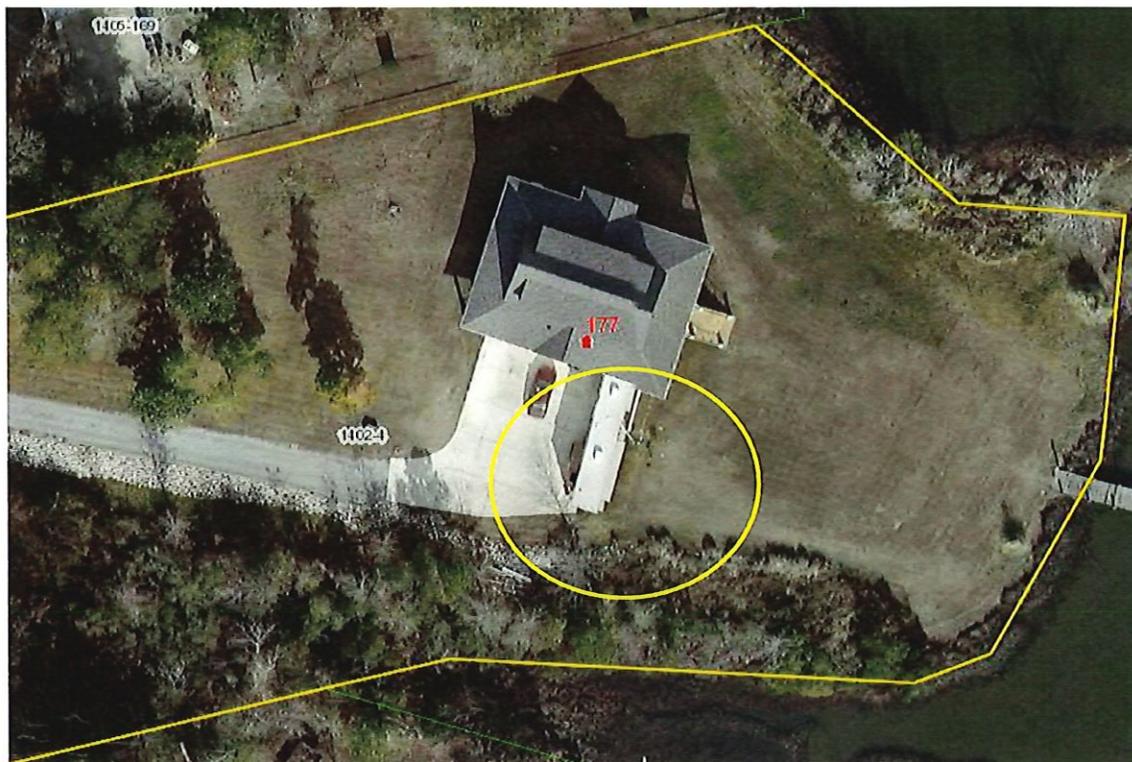
Thank you for your prompt attention to this matter.

Yours truly,



Andrea Correll, AICP, Planner

**Aerial Imagery 2022**



ND:4885-7105-3697, v. 2

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DEPOSITED in the United State Mail, Certified Mail, Return Receipt Requested on Oct. 13, 2023.

By: Andrea Correll  
(print name of person depositing Notice of Violation and Citation in the mail).

Andrea Correll  
(signature of person depositing Notice of Violation and Citation in the mail).