



Planning Board Meeting Agenda Item Submittal

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

Board Meeting Date: **September 2, 2025**

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

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 of the off-street parking requirements for multi-family housing. Details found in application narrative.

This is Flybridge's second application submittal for this request. The first application was heard and recommended for denial to the Board of Commissioners by the Planning Board at their January 7, 2025, regular meeting and was withdrawn by developer at the Board of Commissioners February 25, 2025, regular meeting. The second submittal for this application was brought before the planning board at their August 5, 2025, regular meeting and tabled until their September 2, 2025, regular meeting for further review.

Background Attachment(s):

1. Staff Analysis
2. TRC (Technical Review Committee) Comments
3. Conditional rezoning application & narrative
4. Flybridge Concept Plan
5. Flybridge Building Elevations
6. Community meeting report
7. Traffic Impact Analysis
8. Sealed memo from town traffic engineer on TIA approval
9. Comprehensive Plan Consistency Statement
10. Draft Ordinance

Recommended Action: Motion to recommend approval or denial of the requested conditional rezoning, including the Comprehensive Plan Consistency Statement and draft ordinance to the Board of Commissioners based on recommendation of previous land use plan amendment and to be based on the site plan submitted and conditions proposed by developer.

Action: _____
