

**Town of Swansboro
Planning Board
Regular Meeting Minutes
August 5, 2025**

Call to Order

The meeting was called to order at 5:30pm. Board members in attendance were Christina Ramsey, Tim Vannoy, Tom Pieratti, Sherrie Hancock, and Doug Rogers. The board had one in-town vacancy and one ETJ vacancy.

Approval of Minutes

On a motion by Mr. Vannoy, seconded by Mrs. Hancock the July 1, 2024, Regular Meeting Minutes were approved unanimously.

Business

Planning Board Training Session

Planner Rebecca Brehmer conducted training on the functions of the Planning Board. The session addressed the Board's statutory authority, composition, and additional duties that may be assigned by local ordinance. She emphasized that the Planning Board served in an advisory capacity, particularly in reviewing and providing comments on whether proposed text amendments were consistent with the community's comprehensive plan.

Planner Brehmer also referenced General Statute 160D-301 and Town UDO Section 152.033, which outlined the Planning Board's powers and duties. These included preparing and reviewing comprehensive plans, along with other responsibilities established by statute or ordinance. In addition, she reviewed the rules of conduct for board members, highlighted the importance of faithful attendance at meetings, avoiding conflicts of interest, and refraining from expressing individual opinions on cases prior to the Board's formal determination.

In response to a comment from the board about training during the meeting, Planner Brehmer explained that the training had already been scheduled before the applications for Flybridge Swansboro LLC were received and that all members were offered individual training opportunities prior to the meeting.

CAMA Future Land Use Map Amendment for parcels on W Corbett Ave from RA to Suburban Town Center and Zoning Map Amendment to rezone parcels on W Corbett Ave from RA to B-1 Conditional Zoning

Before Planner Brehmer could provide a review of the application, Mr. Vannoy expressed his concerns about proceeding with the agenda items, due to the recent resignation of a member, the lack of training for newly appointed members, and the absence of the newly appointed ETJ representative. He further stated that continuing with the agenda would not be fair to Flybridge, the Commissioners, the residents, or the Planning Board.

Mr. Pieratti shared that he felt that he had received adequate training and was comfortable with moving forward with the agenda items.

Planner Brehmer advised the Board that tabling the items would require the applications to be reviewed within 30 days; otherwise, it would automatically advance to the Board of

Commissioners without a recommendation from the Planning Board. Town Attorney Francis Rasberry further clarified that the 30-day period would begin from the date of this meeting.

On a motion by Mr. Vannoy and seconded by Mrs. Hancock, the CAMA Future Land Use Map Amendment for parcels on W Corbett Ave from RA to Suburban Town Center and the Zoning Map Amendment to rezone parcels on W Corbett Ave from RA to B-1 Conditional Zoning were tabled until the next regular Planning Board meeting on September 2, 2025. The motion passed 4:1.

Ayes: Vannoy, Hancock, Rogers, Pieratti

No: Ramsey

Public Comments

Ralph Kohlmann, Frank Tursi, Terri Herbert, Todd Gardner, Matthew Prane, Jody Serafin, and Andrew Hodge expressed strong opposition to the Flybridge proposal. They stated that the project was inconsistent with Swansboro's land use plan and zoning standards. They urged the Planning Board to consider the long-term consequences of permitting such density and recommended that any fundamental changes to the land use plan undergo a full review process.

Ted Pope spoke about his plans to open a potato chip factory in Swansboro through the Project Coffee economic incentive currently underway, emphasizing the potential economic benefits to the town.

Adjournment

On a motion by Mr. Pieratti, seconded by Mrs. Hancock, the meeting was adjourned at 6:37 pm.