



Planning Board Meeting Agenda Item Submittal

Item To Be Considered: **CAMA Future Land Use Map Amendment for parcels on W Corbett Ave from RA to Suburban Town Center**

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

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Overview: Flybridge Swansboro LLC has submitted an application for a future land use map amendment. The amendment proposed would change the site located at 1481 W Corbett Ave from a RA (rural/agricultural) designation to a Suburban Town Center designation.

This is one of three steps (1. CAMA Future Land Use Plan Amendment, 2. Conditional Rezoning, and 3. A Special Use Permit) needing approval for a future mixed-use development project consisting of multifamily housing and commercial outparcels. This parcel of 39 acres of land is located directly across from the intersection of W Corbett Ave and Belgrade Swansboro Road. The CAMA Future Land Use Map currently designates this land as Rural/Agricultural deeming it important to preserve what is left of our rural views and working farmland. Changing the designation to a Suburban Town Center would deem this land suitable for medium to high intensity uses on the NC 24 corridor. It is important to note that this amendment is a crucial step in Flybridge Swansboro, LLC being able to meet one of the four criteria required in a Special Use Permit application, which is needed for multi-family development. The application for a Special Use Permit will be heard at a later date.

This is Flybridge's second application submittal for this request. The first application was heard by the Planning Board at their January 7, 2025, regular meeting and was denied by the Board of Commissioners at their 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. Flybridge Application
2. Future Land Use Map Amendment Application & Narrative
3. Aerial Location Map
4. CAMA Future Land Use Map

Recommended Action: Motion to recommend approval or denial of proposed amendment to the CAMA Land Use Plan Map, changing the site from a RA (rural/agricultural) designation to a Suburban Town Center designation to the Board of Commissioners.

Action: _____
