

**Town of Swansboro**  
601 W. Corbett Avenue Swansboro, NC 28584  
Phone (910) 326-4428 - Fax (910) 326-3101

**APPLICATION FOR ZONING & ORDINANCE AMENDMENTS**

**Check the Appropriate Blank**

- Add a Use to a Zoning District
- Remove a Use from a Zoning District
- Create a New Zoning District
- Future Land Use Map Amendment

**Application No.** \_\_\_\_\_

- Amend Code of Ordinances
- Amend Unified Development Ordinance
- Zoning District Designation Change

**A complete application must be received with the fee by the third Friday prior to the month of review.**

Property Owner Name Harold Lee Ship Jr Phone # 252-241-4496

Address of Zoning Request 208 Main Street, Swansboro, NC 28584

Mailing Address 228 Elm Street, Swansboro, NC, 28584

**Zoning Amendments**

Attach a copy of the legal description of the property (including address if assigned) that is requested for a zoning change (i.e. metes and bounds). The application will not be scheduled for review until these items are received.

Provide a list names and mailing address of adjacent property owner on the reverse side of this application. The application will not be scheduled for review until these items are received.

Present Zoning B2HDO Desired Zoning \_\_\_\_\_

Probable Use of Property \_\_\_\_\_

Reason for Zoning Change Request \_\_\_\_\_

**Ordinance Amendments**

Code Section to be amended Section 152.179

Print clearly the code section wordage to be amended See attached.

Print clearly the code section wordage as suggested See attached.

Reason for requested amendment To have the ability to brew @ craft beer onsite.

Signature [Signature] Date 3/7/2024

**Future Land Use Map Amendment**

Present Future Land Use Category \_\_\_\_\_ Desired Future Land Use Category \_\_\_\_\_

Use of Property \_\_\_\_\_

Reason for Future Land Use Map Change Request \_\_\_\_\_

**Town Hall Use Only**

Fee Paid 3/13/24 Date Received 3/7/24 Date scheduled for Planning & Zoning Board review 4/2/24

Recommendation from Planning & Zoning Board \_\_\_\_\_

Public Hearing Run Dates \_\_\_\_\_ Date of Public Hearing \_\_\_\_\_

Effective Date of Change \_\_\_\_\_ Ordinance Number \_\_\_\_\_



**larger brewing- questions in yellow**

Andrea Correll <acorrell@ci.swansboro.nc.us> Mon, Jan 8, 2024 at 4:41 PM  
To: "tyler.d.skipper@gmail.com" <tyler.d.skipper@gmail.com>  
Cc: "maryskipperhomes@gmail.com" <maryskipperhomes@gmail.com>, Rebecca Brehmer <rbrehmer@ci.swansboro.nc.us>

Tyler,

If you are still interested in the old post office at 208 Main Street. Please let me know so we can work on the text amendment prior to Planning Board submittal date.

The next deadline is Friday January 19<sup>th</sup>, and we close at 1 pm. The Planning Board would hear the text amendment on Feb . 6<sup>th</sup> and the Town Board in March.

Find below the ordinance amendment draft for Swansboro. Please fill in the underlined yellow highlights to meet your needs. The property you interested in is zoned B2HDO but I wanted to give you room to grow into light industrial if it took off or if special foods or wineries were looking for a place.

§ 152.212 USE STANDARDS

**(N) Use- Food, Beverage, & Craft Processing and Production with Retail Sales**

**Food, Beverage, & Craft Processing and Production with Retail Sales.** (B2HDO, M-1) These types of establishments include processing and manufacturing facilities for one type or group of merchandise sold at retail, and possibly wholesale, on-site. Permitted uses include, but are not limited to, breweries, wineries and specialty foods. Processing and manufacturing uses shall be limited to no more \_\_,000 square feet of the subject property in the B2HDO zoning district. Retail sales in the M-1 zoning district shall occupy no more than 50% of the total square footage devoted to the operation. This use standard is intended for a larger brewery with tap room.

Section

| PERMITTED/<br>SPECIAL<br>USES  | CON | RA | R6 | R6SF | R8SF | R10SF | R15SF | R20SF | R40SF | PUD <sub>b</sub> | MHP | MHS | MHS-<br>15SF | MHS-<br>O <sub>c</sub> | O/I | G/E | B1 <sub>d</sub> | B2 <sub>e</sub> | B3 <sub>f</sub> | B2HDO <sub>g</sub> | Mh <sub>h</sub> |    |    |
|--|-----|----|----|------|------|-------|-------|-------|-------|------------------|-----|-----|--------------|------------------------|-----|-----|-----------------|-----------------|-----------------|--------------------|-----------------|----|----|
| Food, Beverage & Craft Processing with<br>Production with Retail Sales |     |    |    |      |      |       |       |       |       |                  |     |     |              |                        |     |     |                 |                 |                 |                    | -               | US | US |

The text amendment application is the section in the middle of the page titled Ordinance Amendment.

The reference to put on the forms (Code section to amended) would be Section 152.179 Table of Permitted Uses adding Food, Beverage & Craft Processing with Production with Retail Sales and Section 152.212 Use Standard for Food, Beverage & Craft Processing with Production with Retail Sales.

Thanks

Andrea

**Andrea Correll, AICP**

**Planner**

**Town of Swansboro**

**601 W. Corbett Avenue**

**Swansboro, NC 28584**

**(910) 326-4428 phone**