



# Board of Adjustment Meeting Agenda Item Submittal

---

Item To Be Considered: **Brezza Lofts Minor Special Use Permit- Lot 8 Ward Farm Town Center**

Board Meeting Date: **April 6, 2026**

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

---

**Overview:** Lot 8 of the Ward Farm Town Center is a 1.22-acre parcel and is zoned B-3, Traditional Business. The applicant is asking to construct a mixed-use development of condos and retail space which is permitted in B-3 zoning with issuance of a Minor Special Use Permit.

Lot 8 of the Ward Farm Town Center was granted a Special Use Permit in October of 2024 for the construction of 16 Townhomes. According to the applicant, after extensive market research and local interest in the project it has been determined that the best and highest use for this portion of Ward Farm Towne Center is to construct a mixed-use development instead. Given that this is a new use, a new Minor Special Use Permit will have to be granted. According to Section 152.179 Table of Permitted/Special Uses, mixed use development is permitted with issues of a Minor Special Use and must be reviewed by the Board of Adjustment.

Prior to applying for the Special Use Permit and Minor Special Use Permit, the applicant completed the process for text amendments to the UDO to make this project comply within the requirements needed for the Special Use Permit process and development guidelines outlined in the UDO. The Brezza Lofts Site Plan has also gone through the Technical Review Committee which consists of department heads on Staff as well as representatives from ONWASA and made all necessary changes requested to comply with zoning, building code, fire code, etc.

As outlined in the application package, the mixed-use development would consist of 13 for sale condominiums over approximately 13,200 +/- square feet of for lease commercial space. This project is consistent with Town Ordinance Section 152.210 Procedure for Special Use Permits and appears to be consistent with the Future Land Use Map found in the CAMA Land Use Plan Update which labels Ward Farm as a Traditional Town Center. The Planning Board unanimously recommended approval to the Board of Adjustment at their regular meeting on March 3, 2026.

**Background Attachment(s):**

1. Brezza Lofts Minor Special Use Permit Application
2. Elevations & Site Plan
3. Applicable Ordinance Section

**Recommended Action:**

1. Hold an evidentiary hearing
2. Motion to approve/deny the Special Use Permit based on Section 152.210

---

**Action:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_