

**Town of Swansboro
Planning Board
Regular Meeting Minutes
March 3, 2026**

Call to Order

The meeting was called to order at 5:31pm. Board members in attendance were Christina Ramsey, Tom Pieratti, Doug Rogers, Frank Tursi, Jamie Petani, and Frank Jones. Sherrie Hancock was absent.

Approval of Minutes

On a motion by Mr. Tursi, seconded by Mr. Pieratti the February 12, 2026, Special Meeting Minutes were unanimously approved.

Business

Election of Chair, and Vice Chair

In accordance with the Planning Board's General Rules, a Chairman and a Vice-Chairman shall be elected from within the membership by the members.

On a motion by Mrs. Petani, seconded by Mr. Tursi and approved unanimously, Christina Ramsey was reappointed to serve as Chair.

On a motion by Mrs. Petani, seconded by Mr. Rogers and approved unanimously, Tom Pieratti was appointed to serve as Vice Chair.

Brezza Lofts Special Use Permit- Lot 8 Ward Farm Town Center

Planner Rebecca Brehmer reviewed that Lot 8 of the Ward Farm Town Center was a 1.22-acre parcel and was zoned B-3, Traditional Business. The applicant was requesting to construct a mixed-use development of condos and retail space which was permitted in B-3 zoning with issuance of a Minor Special Use Permit.

Planner Brehmer explained that the proposal would require a Minor Special Use Permit, which differed from traditional Special Use Permits in that it was reviewed by the Board of Adjustment rather than the Board of Commissioners. She emphasized that this was the first Minor Special Use Permit the Town had encountered, though it still required a recommendation from the Planning Board prior to final review.

A background overview was provided, explaining that Lot 8 had previously been granted a Special Use Permit in October 2024 for 16 townhomes, but the applicant had returned with a different proposal. According to the applicant, extensive market research and local interest indicated that a mixed-use development would be the best and highest use for this portion of Ward Farm Town Center. Since this represented a new use, a new Minor Special Use Permit was required.

She detailed that prior to applying, the applicant had completed text amendments to the Unified Development Ordinance (UDO) to ensure compliance with Special Use Permit requirements and development guidelines. These amendments had included minor adjustments such as raising the height limit to 40ft in B-3 Traditional Business Zoning and expanding the minimum square feet per building lot and all necessary amendments had been approved before the original application. The new proposed mixed-use development would

consist of 13 for-sale condominiums over approximately 13,200 square feet of commercial lease space. Planner Brehmer noted that the project appeared consistent with Town Ordinance Section 152.210 procedures for Special Use Permits and aligned with the Future Land Use Map in the CAMA Land Use Plan Update, which designated Ward Farm as a traditional town center.

In response to inquiries from the board Planner Brehmer clarified the following:

- B-3 was unique in that it applied only to the Ward Farm development and had been specifically created to guide future development in that area. The district permitted townhomes, condominiums, mixed-use developments, and a range of commercial uses typical of business districts.
- The list of permitted commercial uses was broad and comparable to those in other business districts; however, specific examples would require reference to the ordinance.

On a motion by Mr. Rogers, seconded by Mr. Pieratti, the Brezza Lofts Minor Special Use Permit for Lot 8 of Ward Farm Town Center was recommended for approval to the Board of Adjustment. The Board found the project was consistent with Town Ordinance Section 152.210, Procedures for Special Use Permits, and the Future Land Use Map in the CAMA Land Use Plan Update, which designates Ward Farm as a Traditional Town Center.

Public Comments

Citizens were offered an opportunity to address the Board. No public comments were made.

Adjournment

On a motion by Mr. Pieratti, seconded by Mr. Rogers, the meeting adjourned at 5:43pm.