



• Friendly City by the Sea •
Established 1783

www.swansboro-nc.org

Board of Commissioners

John Davis
Mayor

William Justice
Mayor Pro Tem

Jeffrey Conaway
Commissioner

Douglas Eckendorf
Commissioner

Joseph Brown
Commissioner

Patricia Turner
Commissioner

Interim Town Manager

Jon Barlow
tmgr@ci.swansboro.nc.us

Town Clerk

Alissa A. Fender, MMC
afender@ci.swansboro.nc.us

8/6/24

Brezza Lofts
Lot 8 at Ward Farm Town Center
TRC Review Comments

Provide the following items and required changes and notes on your site plan:

Fire Department- Jacob Randall, Fire Chief

- The current site plan will suffice. All additional comments will be included in the building plan review.

ONWASA- Wynee Ray, Technical Operations Supervisor

- Comments will be sent to you by ONWASA under separate cover once submitted to them.

Public Works- Gerald Banks, Public Works Director

- Please provide either in a sealed report or letter, the stormwater runoff information, and methods of routing for our review. Future stormwater treatment area or use existing pond? If so, he would like to see that current stormwater pond can support this size development.

Police Department- Dwayne Taylor, Police Chief

- No comment.

Building Department- Paul Ingram, Building Inspector

- No comment, more review to come with building plans.

Planning Department- Rebecca Brehmer, Planner

- Landscape plan- Please provide separate landscape plan and label and identify each species of plants. We need this to determine if the 8% shade and other requirements for plants in parking lots are met, as outlined in Section 152.529 Landscaping for parking area.
 - Per ONWASA, planting of trees cannot be planted on top of water and sewer lines.
- There is no lighting plan, refer to Section 152.503 and note that cut off luminaries should be used. Include more detailed plan in revised set.
- An elevation with four-sided architecture is required to proof you meet the Town of Swansboro architectural standards.
- Provide the dumpster enclosure details as required in Section 152.539.
- Provide documentation of any required State signoffs (if any are needed).
- If a sign is needed, provide sign submittal or design details. The Town allows monument and building signs only.