

TOWN OF SWANSBORO
Special Use Application

APPLICANT'S NAME PROFORMA WARD FARM LOT 8, LLC / JOHN PLAGEMAN, MANAGER

MAILING ADDRESS 401 Point Drive, Swansboro Phone # 919-619-5012

OWNER'S NAME WARD FARM, LLC / PAUL WILLIAMS

OWNER'S ADDRESS 205 WARD ROAD, SWANSBORO Phone # 910-389-5480

TAKE NOTICE THAT THE UNDERSIGNED HEREBY PETITIONS THE BOARD OF COMMISSIONERS OF THE TOWN OF SWANSBORO FOR A SPECIAL USE AS DESCRIBED BELOW AND AS ALLOWED BY ARTICLE 10 OF THE UNIFIED DEVELOPMENT ORDINANCE:

16 NEW townhomes with property swimming pool to be built on Lot 8 of WARD FARM town center.

ON THE PREMISES LOCATED AT: 200 WARD ROAD, SWANSBORO
LOT #8 BLOCK _____ MAP _____

THE PROPERTY IS ZONED: B3

THIS 16th DAY OF SEPTEMBER, 2024.

APPLICANT'S SIGNATURE John P. Plyer

DATE FILED 9/16/2024

RECIPIENT SIGNATURE Linda Stegal

ZONING ADMINISTRATOR Kekeen Bunker

APPLICANT OR APPLICANT REPRESENTATIVE MUST BE PRESENT FOR AN APPLICATION TO BE HEARD. IF SOMEONE OTHER THAN THE APPLICANT WILL BE THE REPRESENTATIVE, THE FOLLOWING MUST BE COMPLETED.

I /We PAUL WILLIAMS am /are the owner(s) of the property located at 200 WARD ROAD (Lot #8). I /We hereby authorize JOHN PLAGEMAN to appear my behalf in order to ask for a special use permit at this location. I /We understand that the special use permit, if granted, is permanent and runs with the land unless otherwise conditioned.

Paul Williams 9/16/2024
Owner Date

Owner Date

ONSLOW County, North Carolina

I certify that the above person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated herein.

Date: SEPTEMBER 16, 2024
(Official Seal)

KETRA SWAIN NOTARY PUBLIC Onslow County North Carolina My Commission Expires April 10, 2029

Ketra Swain
Notary Public

SPECIAL USE PERMIT APPLICATION CHECKLIST

STOP

If the following items are not included in your application submittal, your application will not be accepted. Please note that this is not a comprehensive list; there may be other items required following the review of your application.

- Fee(s) as prescribed by the current Town of Swansboro [Fee Schedule](#)
- Application submitted at least 17 days prior to the next Planning Board meeting
- Application must be filled out completely
- Owner affidavit on application must be completed if applicant is not the property owner
- A narrative describing the proposed use of the property. This should include proposed hours of operation, number of employees, etc. Items 1-4 under [Section 152.210](#) (B) of the Unified Development Ordinance (UDO) will also need to be addressed in this narrative.
- A report from a licensed real estate appraiser to address finding #3 on value is required
- A site plan depicting all existing and proposed structures, proposed outdoor dining areas, existing and proposed parking areas and circulation, proposed signage locations, utilities including hydrant locations, etc. is required with all applications. A comprehensive list can be found in [Appendix IV](#) to the UDO
- For new construction, or if the proposed cost of renovations to the structure exceed 50% of the building value per the Onslow County Tax Office, the [Building Design and Compatibility](#) standards of the UDO will apply, and detailed building elevations demonstrating compliance with these standards

Part 4

must be included. A private appraisal may be provided in lieu of the documented tax value

- The [Parking](#) standards will apply whenever there is new construction, when any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area, or when there is a conversion from one type of use or occupancy to another. The number of spaces, dimensions, proposed layout, and circulation pattern need to be depicted on the site plan

- The [Landscaping Regulations](#) will apply to all new or changed uses of land, buildings, and structures and to any use of building or structure which sits idle more than 180 consecutive days or is abandoned, except for those uses exempted in sections (C)(1) through (C)(3) under [Section 152.525](#). A landscaping plan must be included with the application when required

- The [Lighting](#) standards of the UDO apply to any fixtures proposed to be installed. A lighting plan should be included to demonstrate compliance with the ordinance standards

- [Sidewalks](#) are required for property located in Town Limits when the development of vacant property occurs, the redevelopment of property occurs, or when there are substantial additions to property.

Additionally, sidewalks are required in the Extraterritorial Jurisdiction (ETJ) when the development or redevelopment of vacant commercial property occurs; provided that the development involves the razing, dismantling, or removal of all principal structures existing on a tract of land substantially to ground level. See [Section 152.180](#), Note 5

Proposed sidewalks must be shown on the site plan


Applicant Signature


Date

BREZZA LOFTS
LOT 8 AT WARD FARM TOWN CENTER
SWANSBORO, NORTH CAROLINA
SPECIAL USE APPLICATION NARRATIVE

Thank you for accepting this application for a special use permit for BREZZA LOFTS which is to be built upon lot #8 of Ward Farm Town Center. This narrative should satisfy the requirements of the special use application as well as provide a detailed description of our intent for this project.

The property is a 1.22 acre parcel which is part of the Ward Farm Town Center. This project consists of 16 townhome unit, ample parking, 4 per unit, and a private community pool.

Section 152.210(B)

- (1) This project meets all zoning requirements for the B3 zoning. Earlier in the year we successfully received text amendments to this zoning to further support this project.
- (2) This project is in-line with the intent of its designated use and as single-family townhome buildings will not materially endanger the public health safety and welfare. This project shall use building materials equal to its surrounding parcels and as required by the Ward Farm master covenants which include metal roofing, impact resistant windows and cementitious siding.
- (3) This property shall not injure property values of adjoining or abutting properties as described in the included appraisal from Realty Services of Eastern Carolina, Inc.
- (4) This project conforms to all zoning for B3 as well as the current Ward Farm design standards.

Should you require more detailed information please inquire anytime. My cell is 919-619-5012 and my email is john@pl-arch.com.

Sincerely,
John Plageman

Post Office Box 15069 (28561-5069)
2313 Grace Avenue
New Bern, NC 28562

Office (252) 633-6484, Ext. 227
Cell (910) 376-1874

August 13, 2024

Swansboro Planning Board
Swansboro Board of Commissioners
601 W. Corbett Avenue
Swansboro, NC 28584

Via email

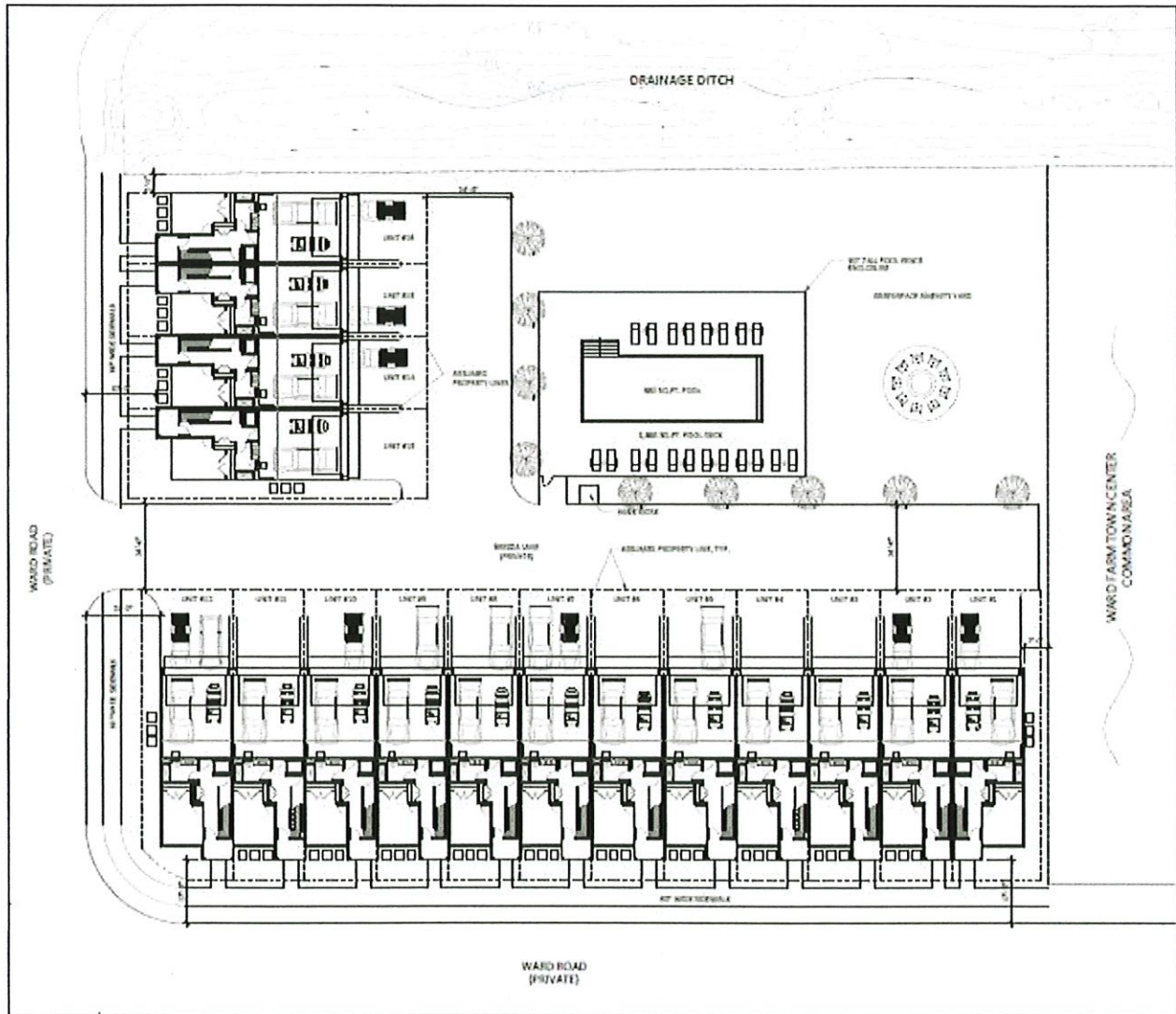
RE: Proposed Brezza Lofts at Ward Farm Town Center
200 Ward Road
Swansboro, Onslow County, North Carolina

The purpose of this report is to analyze the impact, if any, that the proposed Brezza Lofts at Ward Farm Town Center may have on surrounding properties. The proposed use will be located along Ward Road in Swansboro, Onslow County, North Carolina. The subject is further identified as Tax Parcel No. 152288. The property is currently under the ownership of Ward Farm, LLC. The Tax/GIS Aerial is provided below for convenience.



The subject parcel containing 1.211 acres is proposed to be designed and developed for Brezza Lofts at Ward Farm Town Center. Upon completion, Brezza Lofts will consist of sixteen 3-story townhome units, a community pool, greenspace amenity yard and related site improvements. Related site improvements will include an enclosed dumpster pad, landscaping, concrete walks, and asphalt-paved parking (64 spaces).

The Site Plan for the proposed project is provided below for convenience.

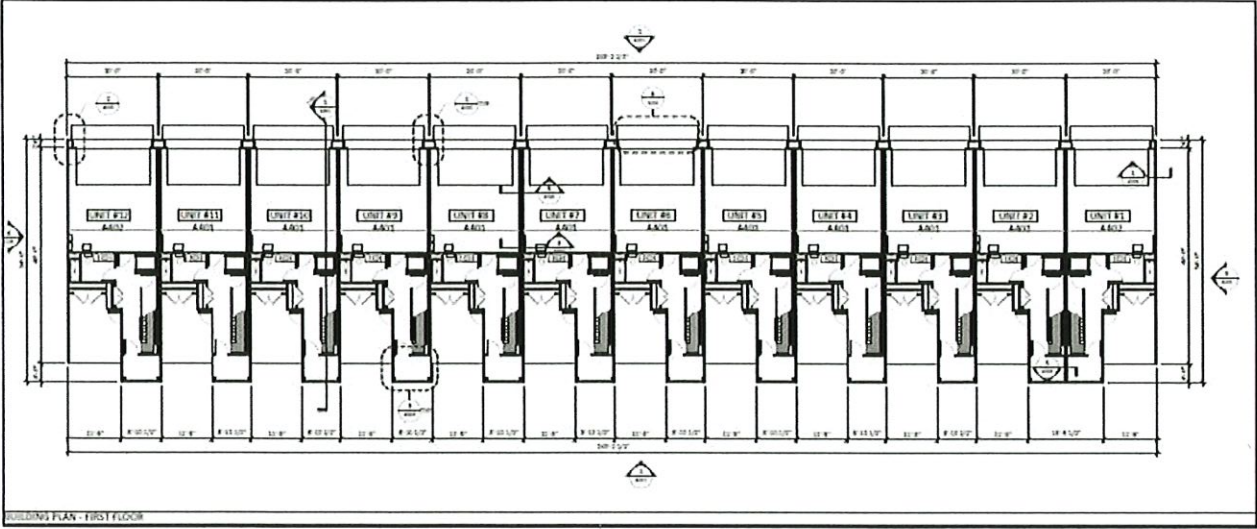




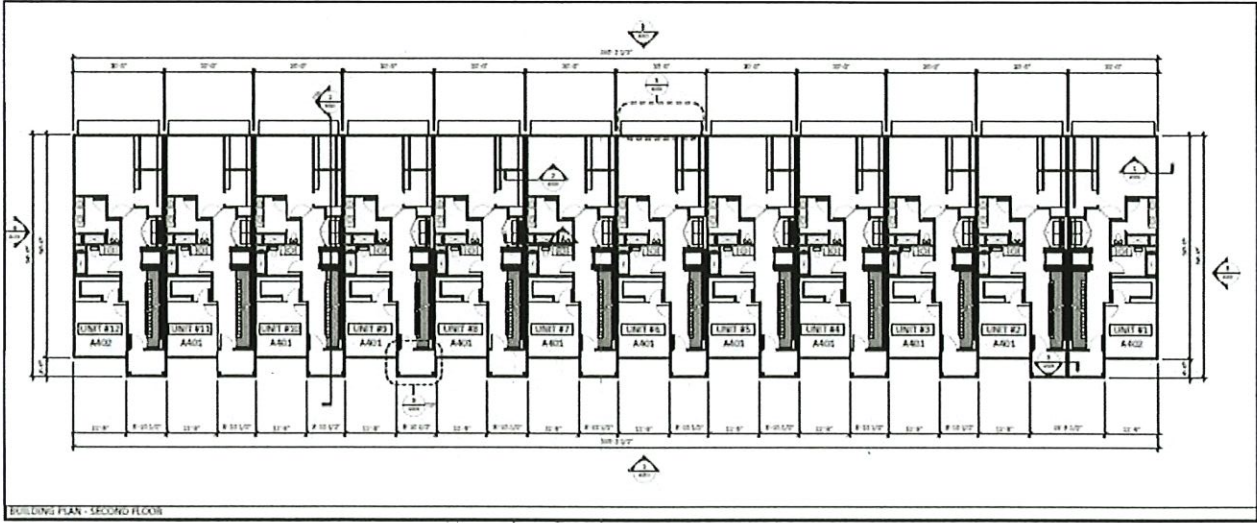
The basic physical construction consists of a reinforced concrete slab floor system. The wood-framed walls will be covered with Hardie siding, windows will be double hung in vinyl clad and the gable/hip design roof will have metal covering.

The interior floor plan of the ground floor will include one bedroom, one bathroom and a two-car garage with utility sink. The second floor will include two bedrooms, two bathrooms, and a laundry room. The third floor will include the living room, kitchen with walk-in pantry, powder-room and rooftop patio. In addition, each unit will have an option for an elevator.

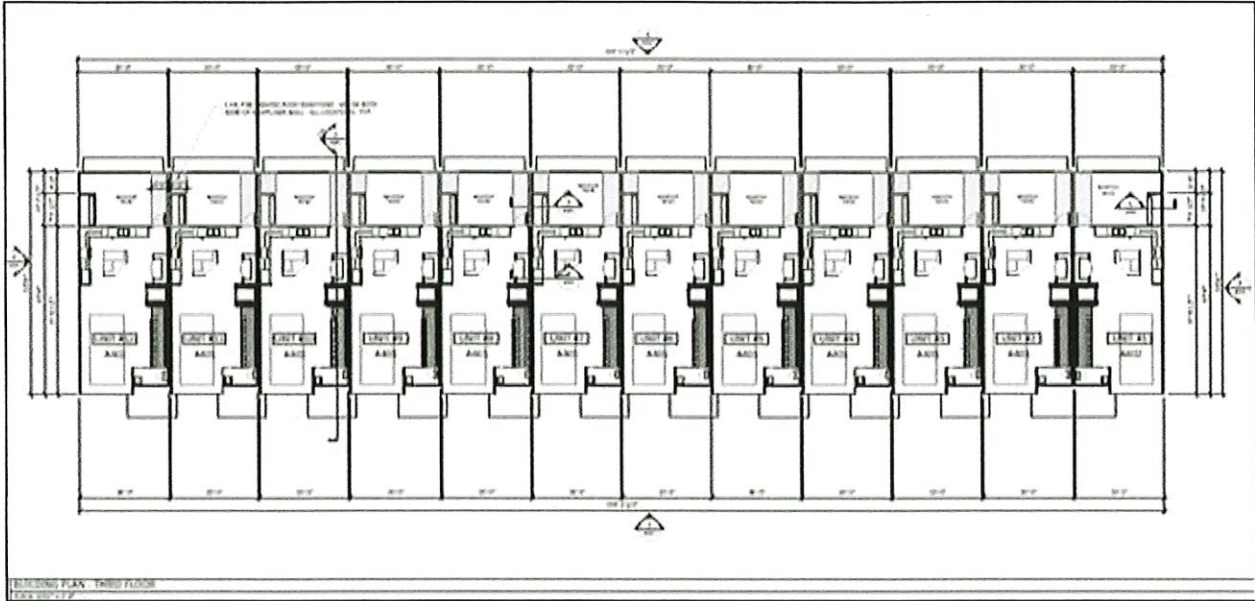
A copy of the Floor Plan is provided for convenience.



First Floor



Second Floor



Third Floor

As requested, the purpose of this report is to analyze the impact, if any, of the proposed Brezza Lofts at Ward Farm Town Center on adjoining/abutting properties. Therefore, our analysis includes a review of similar multi-family developments within Onslow County, Carteret County, and Craven County — The Hammocks at Port Swansboro Townhouses, Swann Harbour Condominiums (Phase 2), Madisen Townes Condominiums (Phases 3 & 5), Villas at Magens Bay Condominiums, and Hudson at Carolina Colours Apartments. We have analyzed each property, neighborhood, surrounding parcels, market transactions and historical tax-assessed values to determine if the existing multi-family developments have had a negative impact on the neighborhood and/or surrounding parcels.

The Hammocks at Port Swansboro is a townhome complex located along W. Corbett Avenue in Swansboro, Onslow County, North Carolina. The complex is situated between W. Corbett Avenue and Hammocks Beach Road. The 10.27-acre site was designed and developed in 2022 for an 83-unit townhome project (three 4-plex buildings, one five-plex building, and eleven six-plex buildings). The townhome units consist of two-story wood-frame dwellings with vinyl siding and stone-veneer accents. Each unit includes a covered porch, and the rear of each unit has a patio with a storage area. The floor plan for each unit consists of a living room, kitchen, dining area, pantry, and one 2-fixture restroom on the first floor. The second floor includes two bedrooms, laundry area, one 3-fixture restroom, one 4-fixture restroom, and closet/storage area. Neighborhood amenities include a pool and a clubhouse.



Due to the recent construction of the complex, few re-sales of adjoining properties were found; however, a survey of the tax values of adjoining properties revealed no negative/adverse impact on property values due to the development of The Hammocks at Port Swansboro. In addition, The Hammocks at Port Swansboro has not hindered the development along the Corbett Avenue corridor. The adjoining property was purchased in 2023 for the newly constructed Strickland Brothers Oil Change. In addition, the former ABC Store and former Nance Quick Lube & Car Wash located at 1071 and 1073 W. Corbett Avenue were acquired in 2022, for the development of a Wawa gas station/c-store.

The Swann Harbour Subdivision consists of a mixed-use development located along Main Street Extension, with frontage along the White Oak River in Swansboro, Onslow County, North Carolina. The subdivision has been constructed in phases and includes two condominium buildings, 15 single-family residential lots, and common area. Swann Harbour, Phase 2 is located along Harbour View Drive and consists of a 0.33-acre lot designed and developed in 2006 for one 3-story condominium building containing four total units. The building consists of wood-frame construction with brick-veneer. Each unit consists of 4-bedrooms/3.5-bathrooms with a den, kitchen, dining room, laundry room, private elevator, and single-car garage.



Our research of sales transactions within the Swann Harbour Subdivision revealed no negative/adverse impact on property values due to the development of Swann Harbour, Phase 2. For your convenience, we have provided the most recent re-sales of adjoining parcels.

Parcel No.	Address	Sales Transactions
059311	502 Main Street Extension - Unit 104	June 11, 2004 - \$196,000 January 28, 2022 - \$250,000
059312	502 Main Street Extension - Unit 105	April 27, 2012 - \$170,000 August 15, 2019 - \$195,000 July 29, 2022 - \$253,500
059313	502 Main Street Extension - Unit 106	October 15, 2010 - \$170,000 November 13, 2019 - \$189,000 March 9, 2021 - \$235,500
059314	502 Main Street Extension - Unit 107	September 16, 2005 - \$187,000 June 20, 2022 - \$240,000
059316	502 Main Street Extension - Unit 109	August 28, 2023 - \$195,000 February 13, 2018 - \$219,500 September 10, 2021 - \$270,000
033914	207 Harbour Drive	July 15, 2020 - \$375,000 August 16, 2022 - \$495,000

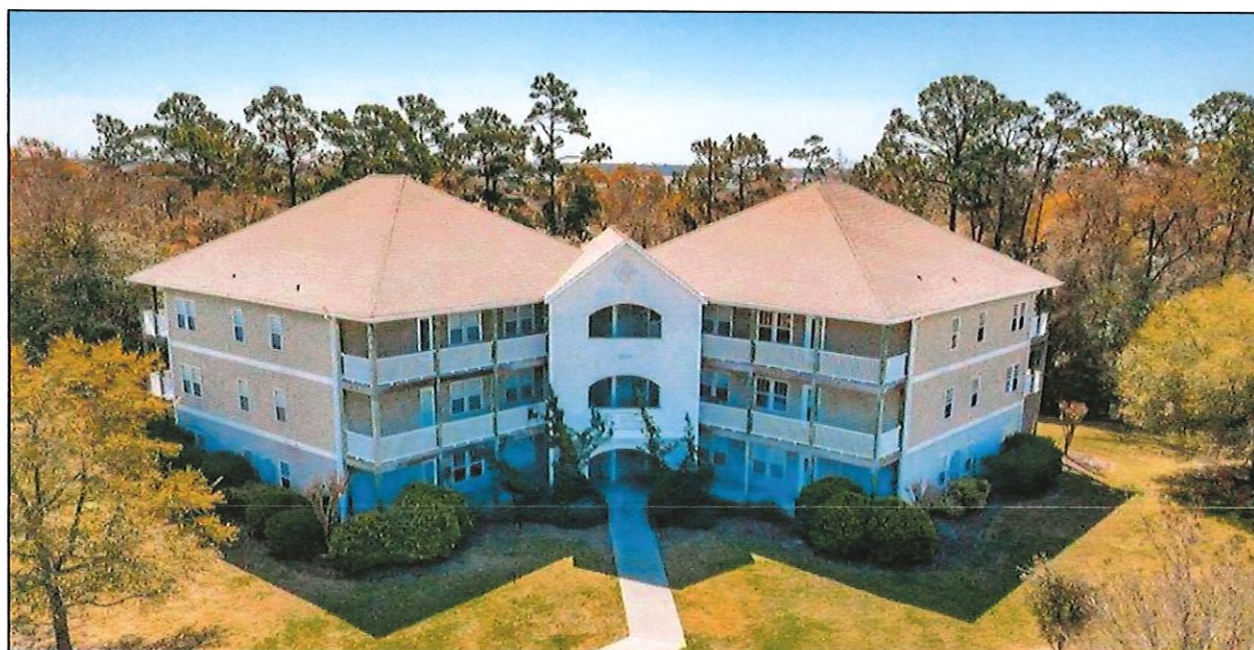
The Madison Park Subdivision consists of a multi-family development located along both sides of Penny Lane in Morehead City, Carteret County, North Carolina. The subdivision includes two condominium complexes: Madisen Court Condominiums and Madisen Townes Condominiums. Madisen Townes Condominiums was constructed in phases and consists of 17 units. Phases 3 and 5, the most recently developed phases consist of a 0.59-acre lot designed and developed in 2007 for one 2-story condominium building containing six units. The building consists of wood-frame construction with vinyl siding and brick-veneer. Each unit contains of 3-bedrooms/2.5-bathrooms with a living room, kitchen, laundry room, storage, and a two-car garage.



Our research of sales transactions within the Madisen Park Subdivision revealed no negative/adverse impact on property values due to the development of Madisen Townes Condominiums, Phases 3 and 5. For your convenience, we have provided the most recent re-sales of adjoining parcels.

Parcel No.	Address	Sales Transactions
63761434813900D	402 Penny Lane - Unit D	November 23, 2020 - \$150,500 January 31, 2023 - \$224,500
63761434813900I	402 Penny Lane - Unit I	May 1, 2023 - \$104,500 July 17, 2020 - \$136,000 July 27, 2023 - \$215,000
63761434813900L	402 Penny Lane - Unit L	July 18, 2008 - \$150,000 January 19, 2022 - \$187,000 May 6, 2022 - \$217,000
63761434902700F	404 Penny Lane - Unit F	November 22, 2006 - \$160,000 January 3, 2024 - \$190,000
63761434902700G	404 Penny Lane - Unit G	July 21, 2015 - \$92,000 February 15, 2021 - \$152,000 April 13, 2023 - \$210,000

Magens Bay Subdivision is a mixed-use development located along the south side of Cedar Point Boulevard in Cedar Point, Carteret County, North Carolina. The subdivision consists of 100+ single-family residential lots, four condominium buildings (three complete; one under construction), and commercial development tracts. Phases 1 - 3 of The Villas at Magens Bay, consist of a 4.28-acre site designed and developed in 2006/2007 for three 3-story condominium buildings containing a total of 36 total units. Phase 4 of The Villas at Magens Bay was recently constructed and actively listed on the market from \$319,000 - \$325,000 per unit. The buildings consist of wood-frame construction with vinyl siding and stucco. Each unit consists of 2-bedrooms/2-bathrooms with a living room, kitchen, dining room, and laundry room.



Few recent re-sales of adjoining properties were found; however, The Villas at Magens Bay has not hindered the development or marketability of properties along the Cedar Point Boulevard corridor. Over the past four years, The Village at Magens Bay Tract 3 and Tract 2 were purchased for investment purposes and Tract 1 with Phases 5 and 6 were purchased for the development of Carteret Health Care. There appears to be no negative/adverse impact on property values due to the development of The Villas at Magens Bay.

Carolina Colours is a mixed-use subdivision located in New Bern, Craven County, North Carolina. The neighborhood consists of over 1,800 acres developed for various uses, including single-family residential, multi-family residential, commercial/neighborhood business, and recreational uses. The development of Carolina Colours began in 2005 and has been constructed in phases over the past 18 years. The Hudson at Carolina Colours is a recently developed apartment complex located within Carolina Colours Subdivision. The first phase of the apartment complex consists of 240 units within 10 garden-style buildings. The units vary in size and consist of a mixture of 1-bedroom/1-bath; 2-bedroom/2-bath; and 3-bedroom/2-bath units.



Our research of sales transactions within the Carolina Colours Subdivision revealed no negative/adverse impact on property values due to the development of the site for an apartment complex. Sales transactions within the subdivision are provided below.

Parcel No.	Address	Sales Transactions
7-104-4-013	3514 Cranberry Ln	May 1, 2019 - \$335,000 December 22, 2022 - \$460,000
7-104-4-016	3508 Cranberry Ln	March 31, 2017 - \$347,000 July 8, 2022 - \$600,000
7-104-4-017	3506 Cranberry Ln	August 13, 2021 - \$67,000 July 31, 2023 - \$76,500
7-104-4-019	3502 Cranberry Ln	June 1, 2018 - \$357,500 September 6, 2022 - \$540,000
7-104-4-059	3904 Sienna Trl	December 30, 2021 - \$775,000 February 28, 2023 - \$838,000
7-104-14-208	4914 Spring Green Pass	May 13, 2021 - \$460,000 August 18, 2023 - \$585,000
7-104-14-011	4165 Cinnamon Run	April 24, 2020 - \$255,000 June 30, 2023 - \$400,000
7-104-4-100	4205 Sienna Pl	April 5, 2021 - \$59,000 July 9, 2021 - \$63,000 August 24, 2023 - \$80,000

Therefore, based on the physical characteristics of the proposed project, study of the neighborhood and analysis of existing multi-family communities, it is my opinion the proposed use of the subject site for Brezza Lofts at Ward Farm Town Center to be located at 200 Ward Road in Swansboro, Onslow County, North Carolina would be in harmony with the neighborhood. In addition, if the proposed project is designed and constructed as presented, adhering to the regulations and guidelines of the local municipality as well as the state of North Carolina, it will not substantially injure or alter the value of the adjoining or abutting property owners.

Respectfully,

Suzanne H. Nelson
Suzanne H. Nelson, MAI
NC Certified General Real Estate Appraiser A6424

