



Board of Commissioners Meeting Agenda Item Submittal

Item To Be Considered: **Public Street and Sidewalk Acceptance Request- Swansgate Subdivision**

Board Meeting Date: **July 14, 2026**

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

Overview: Tidewater Associates, Inc, on behalf of A Sydes Construction, is requesting acceptance of public streets and sidewalks for Swansgate Subdivision. This request includes all streets within the subdivision, Tundra Trail and Coscoroba Court, and all sidewalks.

The Developer has completed the required improvements and repairs for the subdivision, and the NCDEQ state stormwater permit is in compliance and has been successfully transferred from the developer to the Swansgate HOA as of January 2026.

Larion, a local engineering firm, was hired by the town to complete an inspection and report on the streets and sidewalks in May of 2023 and repairs were completed. Due to complications with the transfer of the stormwater permit to the HOA, the request for street and sidewalk acceptance was delayed. Since 2 years had passed, the town opted to have a new inspection report completed by Larion in April of 2026. Street and sidewalk maintenance items referenced needing attention in both reports were coordinated with the Town of Swansboro Planner, Manager, and Public Works Director, with all items being completed and approved.

All additional documentation such as the request for acceptance, recorded plat, street certification, as-built certification, cost opinion of calculation of the required one-year 10% warranty as well as a letter of comfort for credit from First Citizens Bank has been provided by the applicant.

Background Attachment(s):

1. Request for acceptance letters (2/26 & 6/26)
2. Swansgate Subdivision recorded plat
3. Cost opinion for calculation of warranty & Letter of Credit
4. 2020 Swansgate street certification
5. 2025 as-built certification
6. State Stormwater Permit
7. LARION Inspection Reports (2023 & 2026)
8. Resolution 2026-R9

Recommended Action: Motion to approve or deny Resolution 2026-R9 to accept public streets and sidewalks in Swansgate Subdivision.

Action: _____
