

**Town of Swansboro**  
**601 W. Corbett Avenue Swansboro, NC 28584**  
Phone (910) 326-4428 · Fax (910) 326-3101

**APPLICATION FOR ZONING & ORDINANCE AMENDMENTS**

**Check the Appropriate Blank**

- ☐ Add a Use to a Zoning District  
☐ Remove a Use from a Zoning District  
☐ Create a New Zoning District  
☐ Future Land Use Map Amendment

**Application No. \_\_\_\_\_**

- ☐ Amend Code of Ordinances  
☐ Amend Unified Development Ordinance  
☒ Zoning District Designation Change

**A complete application must be received with the fee by the third Friday prior to the month of review.**

Property Owner Name John F. Howell, Jr. BY JOED Phone # 910-358-2836  
Address of Zoning Request 1476 W. Corbett Ave Swansboro, NC 28540  
Mailing Address 156 Howell Rd, Hubert, NC 28539

**Zoning Amendments**

Attach a copy of the legal description of the property (including address if assigned) that is requested for a zoning change (i.e. metes and bounds). The application will not be scheduled for review until these items are received.

Provide a list names and mailing address of adjacent property owner on the reverse side of this application. The application will not be scheduled for review until these items are received.

Present Zoning RA Desired Zoning MI & B-1  
Probable Use of Property Light Industrial Park  
Reason for Zoning Change Request TO BUILD PROJECT COFFEE.

**Ordinance Amendments**

Code Section to be amended \_\_\_\_\_  
Print clearly the code section wordage to be amended \_\_\_\_\_  
Print clearly the code section wordage as suggested \_\_\_\_\_

Reason for requested amendment \_\_\_\_\_

✶ Signature John F. Howell Jr. Date 4-17-2025

**Future Land Use Map Amendment**

Present Future Land Use Category \_\_\_\_\_ Desired Future Land Use Category \_\_\_\_\_  
Use of Property \_\_\_\_\_

Reason for Future Land Use Map Change Request \_\_\_\_\_

**Town Hall Use Only:** Rezoning request  
Fee Paid N/A Date Received 4/18/25 Date scheduled for Planning & Zoning Board review 5/6/25  
Recommendation from Planning & Zoning Board Recommend approval  
Public Hearing Run Dates May 30, 2025 Date of Public Hearing June 10, 2025  
Effective Date of Change \_\_\_\_\_ Ordinance Number \_\_\_\_\_



Map To:

BOOK 486 PAGE 635

WARRANTY DEED-Form WD-601

Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C.

STATE OF NORTH CAROLINA, Onslow County.  
THIS DEED, Made this 29th day of September, 1976, by and between Ida R. Odum, Widow

of Onslow County  
and state of North Carolina, hereinafter called Grantor, and John Franklin Howell, Jr. and wife, Shirley Howell  
of Onslow County and State of North Carolina, hereinafter  
called Grantee, whose permanent mailing address is:

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars  
and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold  
and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in  
Swansboro Township, Onslow County, North Carolina, described as follows:

BEGINNING at an iron stake at a small ditch in the Northeasterly margin of  
the Swansboro-Belgrade Highway at its intersection with N.C. Highway #24;  
thence the Jerry Stroud, formerly the Raeford Stroud, Southwest corner; running thence  
with the Stroud line and with the ditch 1309 feet; thence North 36 degrees 33  
minutes East 1049 feet to the run of Hawks Nest Branch; thence up the run of  
Hawks Nest Branch as it meanders in a Northwesterly and Southwesterly direction  
and with the Ralph Odum line; thence leaving the branch, but continuing with the  
Ralph Odum line South 40 degrees 45 minutes West 254 feet and South 52 degrees  
15 minutes West 886 feet to the Northeastern margin of the Swansboro-Belgrade  
Highway; thence with the margin of the highway South 32 degrees 25 minutes East  
220 feet, South 38 degrees 25 minutes East 226 feet and South 41 degrees 45 minutes  
East 78 feet to the beginning and being the same property described in deed  
recorded in Book 147, Page 15, Onslow County Registry, except that property  
described in deed recorded in Book 241, Page 125, Onslow County Registry.

(THIS WARRANTY DEED SUBJECT TO LIEN IN FORM OF DEED OF TRUST AND PROMISSORY  
NOTE IN THE AMOUNT OF THIRTY-FIVE THOUSAND DOLLARS FROM GRANTEE'S PAYABLE  
TO GRANTOR AS FOLLOWS: The sum of \$6,600.00 due and payable on or before  
December 1, 1976; and \$28,400.00 being due and payable on or before February 15, 1977.)

Stamps \$40.00

The above land was conveyed to Grantor by \_\_\_\_\_, See Book No. \_\_\_\_\_, Page \_\_\_\_\_  
TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his  
heirs and/or successors and assigns forever.  
And the Grantor covenants that he is seised of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from en-  
cumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons  
whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.  
IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, the day and year first above written.

(SEAL)

Ida Odum

(SEAL)

STATE OF NORTH CAROLINA, Onslow County.

I, Donna M. Madsen  
Ida R. Odum, widow

, a Notary Public of said County, do hereby certify that

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this 29th day of October

My Commission Expires: October 29, 1977, N. P. (SEAL)

STATE OF NORTH CAROLINA, \_\_\_\_\_ County.

, a Notary Public of said County, do hereby certify that

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

My Commission Expires: \_\_\_\_\_, N. P. (SEAL)

STATE OF NORTH CAROLINA, Onslow County.

The foregoing certificate(s) of Donna M. Madsen

is (are) certified to be correct. This instrument was presented for registration this 12 day of October, 1976.

at 2:28 P. M., and duly recorded in the office of the Register of Deeds of Onslow County,

North Carolina, in Book 486, Page 635.

This is the 12 day of October, A. D., 1976.

By William P. Thomas  
Assistant, Deputy Register of Deeds

This deed drawn by \_\_\_\_\_

**Project Coffee:****1476 W Corbett Ave. (Howell Parcel)****Adjacent properties:**

<u>Owner Address</u>	<u>Physical Address</u>	<u>Owner Address</u>	<u>Physical Address</u>
ODUM DONALD H HEIRS C/O LINDA ODUM 106 BELGRADE SWANSBORO RD SWANSBORO, NC 28584-9139	ODUM DONALD H HEIRS C/O LINDA ODUM 106 BELGRADE SWANSBORO RD SWANSBORO, NC 28584-9139	TINGEN MARY ANNE & CHARLIE L 114 E SEAVIEW DR EMERALD ISLE, NC 28594	125 Seth Thomas Ln. Swansboro, NC. 28584
SR INTERNATIONAL HOLDINGS LLC PO BOX 35 SWANSBORO, NC 28584-0035	1468 W CORBETT AVE Swansboro, NC. 28584-8466	RKBC INVESTMENTS LLC 276 RIVER REACH DR SWANSBORO, NC 28584	129 Seth Thomas Ln. Swansboro, NC. 28584
TMF PROPERTIES LLC PO BOX 799 SWANSBORO, NC 28584-0799	105 Seth Thomas Ln. Swansboro, NC. 28584	MCLAND HOLDINGS LLC 135 SETH THOMAS LN SWANSBORO, NC 28584-8538	133 Seth Thomas Ln. Swansboro, NC. 28584
WATSON DEVELOPMENT & INVESTMENTS LLC PO BOX 731 SWANSBORO, NC 28584	105 Seth Thomas Ln. Swansboro, NC. 28584	MCLAND HOLDINGS LLC 135 SETH THOMAS LN SWANSBORO, NC 28584-8538	135 Seth Thomas Ln. Swansboro, NC. 28584
GOWER COMMERCIAL PLAZA OWNERS ASSOCIATION INC PO BOX 799 SWANSBORO, NC 28584	105 Seth Thomas Ln. Swansboro, NC. 28584	TRIPLE M INVESTORS LLC 214 YAUPON DR CAPE CARTERET, NC 28584	141 Seth Thomas Ln. Swansboro, NC. 28584
SOUND BLESSINGS LLC 206 WEST FIRETOWER RD PELETIER, NC 28584-7719	109 SETH THOMAS LN Swansboro, NC. 28584	C & M PROPERTIES OF NC LLC 1164 KELLUM LOOP RD JACKSONVILLE, NC 28546-3304	143 Seth Thomas Ln. Swansboro, NC. 28584
LAWSON JERRY & ANGELA A PO BOX 783 SWANSBORO, NC 28584	113 Seth Thomas Ln. Swansboro, NC. 28584	ISLAND AUTOMATION BUILDING LLC & UNDERSETH JANICE MASON TRUSTEE 110 STILLWATER DR SWANSBORO, NC 28584	145 Seth Thomas Ln. Swansboro, NC. 28584
KJ NATURAL STONE LLC 532 S NEW HOPE RD RALEIGH, NC 27610	117 Seth Thomas Ln. Swansboro, NC. 28584	Page Shirley G & Shirley Burgess Trustees 5417 Highway 24 Newport, NC. 28570-5545	Swansboro Loop Rd. Swansboro, NC. 28584
MCREYNOLDS STANLEY P & MARIA P PO BOX 330 SWANSBORO, NC 28584-0330	121 Seth Thomas Ln. Swansboro, NC. 28584		



# Project Coffee

## Notional Lot Layout. Lots 1-4 Commercial; Lots 5-7 Light Industrial



**JACKSONVILLE ONSLOW**  
ECONOMIC DEVELOPMENT



CONCEPTUAL LOTS EXHIBIT  
**32432 - PROJECT COFFEE**  
ONslow COUNTY, NC

REVISION 11, 2015



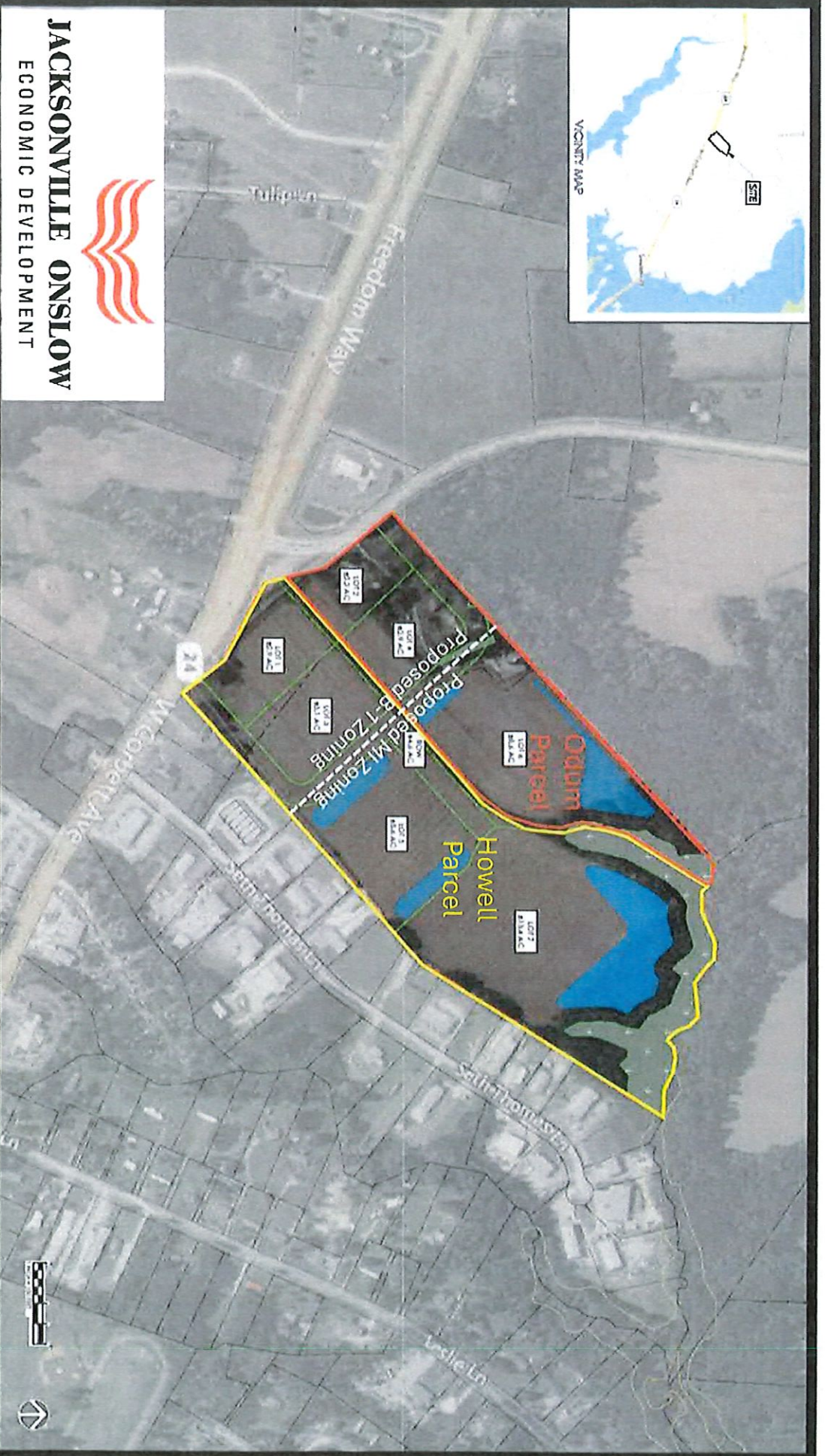
CHARTERED SURVEYORS  
ONslow COUNTY, NC

www.thomashutton.com

This is a conceptual lot layout and is not intended to be used for any other purpose. It is the responsibility of the user to verify the accuracy of the information and to obtain all necessary permits and approvals from the appropriate authorities. The information is provided as is, without warranty, and the user assumes all liability for any use of the information.



# Project Coffee Parcels (Howell and Odum) and Proposed Zoning Designations

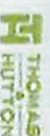


**JACKSONVILLE ONSLOW**  
ECONOMIC DEVELOPMENT



CONCEPTUAL LOTS EXHIBIT  
**32432 - PROJECT COFFEE**  
ONSLow COUNTY, NC

FEBRUARY 16, 2024



100 N. Main Avenue  
Charlotte, NC 28202-2100  
www.thomashutton.com

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