



Board of Commissioners Meeting Agenda Item Submittal

Item To Be Considered: **Extra Territorial Jurisdiction Expansion/Re-zoning Request for 106 Belgrade Swansboro Road**

Board Meeting Date: **June 10, 2025**

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

Overview: JOED, on behalf of property owner Linda Odum, has submitted an extra territorial jurisdiction (ETJ) expansion request in conjunction with a rezoning request. The property is currently zoned RA (through Onslow County zoning) and is requesting to be rezoned to B-1 (Highway Business) along the front of the property and MI (Light Industrial) along the rear (through Town of Swansboro zoning). The property is further identified as tax parcel ID 1313-3 and the total acreage requested is +/- 15.797 acres.

JOED is in the planning stages with the property owner and town for the development of a light industrial park and currently the land is not zoned for this use. It is important to note that the parcels will eventually be subdivided to reflect these different zoning designations. This request before the board is different than most in that it is not currently in Swansboro's jurisdiction and holds no designation in our CAMA Future Land Use Plan. The property directly adjacent to 106 Belgrade Swansboro Road is Rural Agriculture and is designated as Employment/Light Industrial in our future land use plan. The Planning Board did recommend this request for approval to the board at their regular meeting on May 6th subject to the express condition that the board takes action to expand the ETJ of the Town to include the subject property.

Background Attachment(s):

1. Application
2. NCGS 160D-202 Municipal extraterritorial jurisdiction
3. Zoning Map
4. CAMA Future Land Use Map
5. Survey
6. Ordinance 2025-O5

Recommended Action:

1. Hold a public hearing
2. Motion to approve or deny Ordinance 2025-O5 for extra territorial jurisdiction expansion and re-zoning request from RA (Rural/Agricultural) to B-1 (Highway Business) along the front of parcel and MI (Light Industrial) to the back of the parcel for 106 Belgrade Swansboro Road.

Action: _____
