



Community Meeting Report for Flybridge Swansboro

Conditional Rezoning by Flybridge Swansboro, LLC

Two community meetings were held by the applicant to discuss the Flybridge Swansboro proposal with interested neighbors. Notice of the meetings was mailed to owners of all properties located within one mile of the perimeter of the parcel boundaries as listed on the Onslow County tax records. The meetings were held on July 28, 2025 at 6:00pm & 7:00pm at the Swansboro Recreation Center, 830 Main Street Ext, Swansboro, NC 28584.

In addition to the below summary of the meeting, the following items are attached:

1. A list of the adjacent property owners to whom written notice was mailed;
2. A copy of the written notice; and
3. A list of the parties who attended the meeting.

General information on the project was provided at the meeting including wetland preservation, project architecture, number of bedrooms, use of the commercial outparcels, proposed stormwater facilities, site access points, as well as discussion on the Traffic Impact Analysis and the proposed roadway improvements.

- **Traffic**
 - *Several neighbors had concerns about the existing traffic back up, specifically near the Food Lion area and school traffic.*
 - *The proposed development has completed a Traffic Impact Analysis (TIA) which was reviewed and approved by NCDOT. As a result of the TIA, the developer is required to install several roadway improvements along the Hwy 24 corridor. The improvements include the installation of right turn lanes at the project's entrances, and the extension of existing turn lanes at the NC 24/Belgrade-Swansboro Road intersection. Signal timing will also be optimized at this intersection and at the NC 24/Queens Creek Road intersection. With the proposed improvements, the studied intersections can operate at the same or better level of services as without the development.*
- **Buffering**
 - *Many neighbors asked how the project would be buffered.*
 - *The Town's zoning regulations require a buffer to be installed around the project. The buffer will include a 6-foot wooden fence abutting residentially zoned property (except in areas that contain existing wetlands). Existing vegetation will be retained within the preserved wetlands and in buffer areas. It was noted that our concept plan showed less preservation than discussed – we have altered that graphic for Board review. Additional landscaping will be installed within the buffer in areas where existing vegetation is inadequate to provide the required screening. In addition, stormwater facilities are proposed in the rear of the site resulting in the multi-family buildings to be located farther from the adjacent single-family homes.*

- **Stormwater**
 - *Neighbors expressed concerns about flooding.*
 - *The project is required to comply with local and State stormwater regulations. Stormwater facilities will be provided within the development that are designed to collect and treat all stormwater runoff generated by the site. In addition, our engineers are examining designing the system for a 200-year storm event.*
- **Commercial Uses**
 - *Neighbors were interested in the types of proposed commercial uses.*
 - *The exact uses that will occupy the commercial outparcels are unknown at this time but would be limited to businesses permitted in the B1 zoning district. The TIA studied a range of commercial uses including a convenience store with gas sales, restaurants, and strip-style commercial that would typically have a mixture of office, retail, and restaurant establishments.*
- **Concerns with Multi-Family Housing**
 - *Many residents expressed fear and concern over apartments, but when it was explained they were market-rate, some were relieved. Not everyone wanted apartments in their community.*
 - *Because the apartments are market rate, the exact rental rates are not known at this time but will likely average approximately \$1,500 a month. The site has been designed with stormwater facilities in the rear resulting in increased setbacks for the multi-family buildings. The multi-family building closest to an existing residential lot is setback approximately 90 feet from the project boundary. This will allow for additional buffering to be preserved along the boundary. The multi-family housing is also required to obtain a Special Use Permit which is considered by the Board of Commissioners at a separate public hearing.*
- **School Impact**
 - *Many residents were concerned about the impact of the development on area schools.*
 - *The proposed multi-family housing will consist of approximately 50% 2-bedroom units, 40% 1-bedroom units, and 10% 3-bedroom units. While school children are expected to live within the development, the proposed unit sizes would typically result in smaller household sizes and less school age children than a typical single-family development of the same size. In addition, one target demographic for the apartments would be government workers, such as entry-level teachers. The proposed development will also increase the tax base providing more funds that could be made available to the school system.*
- **Tax Base / Municipal Funding**
 - *Several residents had concerns about the development utilizing Town services and their overall funding.*
 - *While it cannot be a condition of the rezoning and is subject to the property owner's request and Town approval, it is the intention of the owner to petition for annexation into the Town. Doing so will provide additional tax revenue to the town to help pay for needed services.*
- **Timeline**
 - *If the rezoning is approved, it is anticipated that construction would begin in 2026.*

- Concerns with existing Infrastructure
 - *Several residents had concerns that existing infrastructure is not adequate to support the proposed development.*
 - *It is the intention of the property owner/developer to annex the site which will increase the tax base and revenue for the Town. The developer also must make roadway improvements in accordance with the approved TIA. Water and sewer services will be provided to the site in accordance with applicable regulations.*
- Concerns with Affordability
 - *This development, while not subsidized housing, will provide needed housing for residents who are not ready to buy a home. Exact rental rates will be reflective of the market conditions of the Town. This development will also provide for a housing option that is not readily available in the Town.*
- Current Zoning / Proposed Amendment
 - *The current zoning of the site RA (Residential / Agricultural). The request is to rezone the site to a Conditional B1 district. The proposal also seeks to amend the Future Land Use Map, which concerned residents. The Land Use Plan includes policies that support the requested Future Land Use Map amendment. The site's location on the NC 24 corridor make it more suitable for a mixed-use development.*