



Board of Commissioners Meeting Agenda Item Submittal

Item To Be Considered: **Ward Farm Village Preliminary Plat Modification**

Board Meeting Date: **January 13, 2026**

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

Overview: Ward Farm, LLC is requesting an amendment to the preliminary plat that was previously approved for Ward Farm Village Subdivision, located on Deer Island Road located within Swansboro town limits and zoned R-8 SF.

The original preliminary plat was approved on September 18, 2012, with 43 lots on 13.83 acres. Of the 43 lots, 20 have been recorded and sold by way of the Phase I and Phased II final plats, developed in accordance with the Residential Cluster Development Regulations. These developed phases include original lot numbers 1-12, 14-18, and 27-29. The amendment is in relation to Phase III, asking to include the addition of lots 42-47 to the northeast side of Ward Road where no lots were previously requested. This request has already been updated on the state issued Stormwater Permit and is consistent with current zoning and future land use designations. Please see attachments for further details. The plat amendment was recommended for approval to the BOC by the Planning Board at their December 2, 2025, regular meeting.

Background Attachment(s):

1. Application submittal (narrative and plat)
2. Original approved agenda package from 2012
3. Updated Stormwater Permit

Recommended Action: Motion to approve or deny the Ward Farm Subdivision Preliminary Plat Modification.

Action: _____
