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**NEW BERN BOARD OF ADJUSTMENT
MINUTES**

March 27, 2017

The New Bern Board of Adjustment held a regular meeting on Monday, March 27, 2017 at 5:30 pm in the City Hall Courtroom, 2nd floor, 300 Pollock Street.

Members Present Mr. Alfred Barfield
 Mr. Benjamin Beasley
 Mr. Kenneth Brown
 Mr. John Riggs
 Mr. Kenneth Peregoy
 Mr. John Murrell
 Mr. PJ Walker
 Mr. Steve Strickland
 Mr. Richard Parsons

Members Absent: Ms. Lois Jamison

Members Excused: Ms. Sarah Afflerbach-Chair
 Ms. Beth Walker
 Mr. Peter Adolph

Staff Present: Mr. Greg McCoy, Land & Community Development Administrator
 Mr. Bradley Sceviour, Planner

Acting Chair board member Kenneth Peregoy called the meeting to order.

Roll call was taken and a quorum declared.

Minutes: Minutes were reviewed and passed.

Witnesses were sworn in.

New Business: The purpose of this public hearing is to consider a Special Use Permit Application submitted by Mr. Edward McGovern to allow an existing two-story structure to be used as a boardinghouse. The property is located at 702 Second Avenue and further identified as Craven County parcel identification number 8-012-191. According to Section 15-146 (use 1.420) of the Land Use Ordinance, a Special Use Permit is required to operate a boardinghouse in the R-6 Residential District.

46 **Staff Comments:** Staff had concerns with parking spaces provided in the site plan. Kenneth
47 Peregoy wanted conformation that the handicap parking would be open to a person with a non-
48 handicap parking permit without consequences.

49
50 **Public Comment:** Active Chair Kenneth Pergoy opened the meeting for public comment.

51
52 **Board Discussion:** The Board reviewed the findings of fact.

53
54 Public comment period was closed.

55
56 **Findings of fact:**

57
58 **The requested permit is within the jurisdiction according to the table of permissible**
59 **uses;**

60 **Motion; Kenneth Brown Second; Richard Parsons**

61 **Motion passed-unanimous**

62
63 **The application is complete;**

64 **Motion; Steve Strickland Second; Kenneth Brown**

65 **Motion passed-unanimous**

66
67 **If completed as proposed in the application, the development will comply with all of the**
68 **requirements of this ordinance.**

69 **Motion; Richard Parsons Second; John Murrell**

70 **Motion passed-unanimous**

71
72 **4. The use will not materially endanger the public health or safety if located where**
73 **proposed and developed according to the plan as submitted**

74 **Motion; Richard Parsons Second; Steve Strickland**

75 **Motion failed-3 yes/6 no**

76
77 **5. The use will not substantially reduce the value of adjoining or abutting property, or**
78 **that the use is a public necessity;**

79 **Motion; Kenneth Brown Second; P. J. Walker**

80 **Motion passed-unanimous**

81
82 **6. The location and character of the use, if developed according to the plan as submitted**
83 **and approved, will be in harmony with the area in which it is to be located and in**
84 **general conformity with the plan of development of the city;**

85 **Motion; Kenneth Brown Second; Alfred Barfield**

86 **Motion passed-7 yes/2 no**

87
88 **Variance was denied**

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90 With no further discussion, meeting adjourned. The next regularly scheduled meeting is on

91 Monday, April 24, 2017 at 5:30 pm in the City Hall Courtroom, 2nd floor, 300 Pollock Street.

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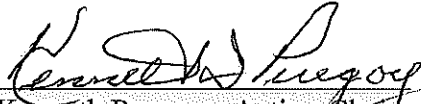
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Kenneth Perego, Acting Chair


Greg McCoy, Board Clerk

