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**NEW BERN BOARD OF ADJUSTMENT
MINUTES**

May 21, 2018

The New Bern Board of Adjustment held a regular meeting on Monday, May 21, 2018 at 5:30 pm in the City Hall Courtroom, 2nd floor, 300 Pollock Street.

Members Present: Mr. Steve Strickland – Acting Chair
Mrs. Dorethea White
Mr. Benjamin Beasley
Mr. Kenneth Brown
Mr. John Murrell
Mr. John Riggs
Mr. Ross Bebe
Mr. Richard Parsons
Ms. Lois Jamison

Members Excused: Mr. Alfred Barfield
Mr. Kenneth Peregoy
Mr. Edward Bellis

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

Chair Steve Strickland called the meeting to order.

Roll call was taken and a quorum declared.

Minutes: Reading of the minutes from the previous meeting was waived by unanimous consent. Minutes from the November 27th, 2016 meeting were approved.

Witnesses were sworn in.

New Business:

1. Consideration of a Special Use Permit request to operate a church and a school at 1909 Trent Boulevard. The property is further identified as Craven County Identification Number 8-025-181.

Staff Comments: Staff McCoy presented the request to the Board stating the applicant is seeking to operate a church and school in the C-5 office and institutional district at 1909 Trent Blvd and is further identified in Craven County Tax Book as 8-025-181. This project went before Departmental Review on April 13th, 2018 and all requirements were met. Staff McCoy cited Section 15-146 of the Land Use Ordinance because a Special Use Permit is required to

46 operate a church and school in the C-5 district.

47
48 **Applicant Comments:** Anthony Gibson from Peletah Ministries gave a background on the
49 Ministry and their congregation.

50
51 **Public Comment:** Chair Strickland opened the meeting for public comment.

52
53 Patricia Nolan has a concern with traffic. Will Johnson has concerns with traffic and
54 when/where children's recess would be. Anthony Gibson replied that the recess would be at the
55 YMCA.

56
57 Public comment period was closed.

58
59 **Findings of fact:**

60
61 1. The requested permit is within the Board of Adjustment's jurisdiction according to the
62 table of permissible uses;

63 **Motion R. Parsons; Second L. Jamison**

64
65 2. The application is complete;

66 **Motion K. Brown; Second J. Murrell**

67
68 3. The use will not materially endanger the public health or safety if located where
69 proposed and developed according to the plan as submitted;

70 **Motion R. Parsons; Second K. Brown**

71
72 4. The use will not substantially reduce the value of adjoining or abutting property, or
73 that the use is a public necessity;

74 **Motion R. Parsons; Second L. Jamison**

75
76 5. The location and character of the use, if developed according to the plan as submitted
77 and approved, will be in harmony with the area in which it is to be located and in general
78 conformity with the plan of development of the city;

79 **Motion R. Parsons; Second K. Brown**

80
81 6. If completed as proposed in the application and as presented tonight, the development
82 will comply with all the requirements of this ordinance.

83 **Motion L. Jamison; Second B. Beasley**

84
85 **Motions passed by unanimous vote.**

86
87 **Condition:** Install a Type "A" screen (fence) along the rear of the property.

88
89 **Motion:** Mr. Richard Parsons moved to approve the Special Use Permit. Mr Kenneth Brown
90 seconded. Motion passed by unanimous vote.

91
92 1. Consideration of Special Use Permit request to allow the storage of recreational
93 vehicles, boats, and use a portion of the property for a dog park at 513 Waterscape
94 Way and is further identified in Craven County Tax Book 7-104-9004.
95

96 **Staff Comments:** Staff Greg McCoy presented the request stating that the project is zoned C-3,
97 rezoned according to Section 15-146 of table of permissible use. The property is located at 513
98 Waterscape Way and is further identified in Craven County Tax Book 7-104-9004. The property
99 sits on 5.61 acres, appropriately screened. Department Reviewed on April 13th, 2018. Adjacent
100 property owners within 100 feet were notified and the property was posted according to the Land
101 Use Ordinance.
102

103 **Applicant Comments:** John Thomas agreed to answer any questions that come up.
104

105 **Board Comments:** The staff suggested condition was discussed. The findings of facts were
106 discussed.
107

108 **Public Comment:** Chair Strickland opened the meeting for public comment.
109

110 No public comments. Public comment period was closed.
111

112 **Findings of fact:**
113

114 1. The requested permit is within the Board of Adjustment's jurisdiction according to the
115 table of permissible uses;

116 **Motion R. Bebe; Second R. Parsons**
117

118 2. The application is complete;

119 **Motion L. Jamison; Second K. Brown**
120

121 3. The use will not materially endanger the public health or safety if located where
122 proposed and developed according to the plan as submitted;

123 **Motion K. Brown; Second R. Parsons**
124

125 4. The use will not substantially reduce the value of adjoining or abutting property, or
126 that the use is a public necessity;

127 **Motion R. Parsons; Second L. Jamison**
128

129 5. The location and character of the use, if developed according to the plan as submitted
130 and approved, will be in harmony with the area in which it is to be located and in general
131 conformity with the plan of development of the city;

132 **Motion R. Bebe; Second R. Parsons**
133

134 6. If completed as proposed in the application and as presented tonight, the development
135 will comply with all the requirements of this ordinance.

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Motion L.Jamison; Second K. Brown

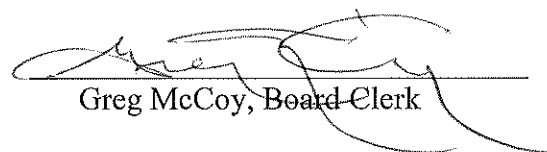
Motions passed by unanimous vote.

Condition: Must maintain a Type "A" screen adjacent to any residential district.

Motion: Ms. Dorethea White moved to approve the Special Use Permit. Ms. Lois Jamison seconded. Motion passed by unanimous vote.

With no further discussion, meeting adjourned. The next regularly scheduled meeting is on Monday, June 25, 2018 at **5:30 pm** in the City Hall Courtroom, 2nd floor, 300 Pollock Street.


Steve Strickland, Chair


Greg McCoy, Board Clerk