



City of New Bern

Board of Adjustment

August 29, 2022 Meeting

**1. Call to Order: 5:30 pm**

**2. Roll Call**

**Members Present:** Peter Dillon  
Kip Peregoy  
Jim Morrison  
Ross Beebe  
Barbara Sampson

**Members Absent:** Jonathon Foster

**Members Excused:** John Murrell, John Riggs

**3. New Business**

**4. Addition to the agenda: Approval of meeting minutes from May 23, 2022**

**Motion:** Ross Beebe

**Second:** Peter Dillon

**Vote:** 4-0

**5. Approval of meeting minutes from May 23, 2022**

**Motion to approve as submitted:** Ross Beebe

**Second:** Peter Dillon

**Vote:** 4-0

**6. Consideration of a Special Use Permit request for a hotel use (Use Code 1.510) located at 301 Middle Street. The property is further identified as Craven County parcel identification number 8-002-C-064.**

Staff Member Seth Laughlin presented the request for the Board of Adjustment to consider a Special Use Permit application to allow a hotel use the Property located at 301 Middle Street. The property is further identified as Craven County parcel identification number 8-002-C-064.

Chairman Peregoy asked if anyone was in attendance and planning to speak, if so they would need to be sworn in. Staff member Seth Laughlin swore in the applicant's agent, Christian Sottile, AIA.

Mr. Sottile spoke in support of the application as the owner's authorized agent.

Chairman Peregoy went through the testimony and findings process.

**A. Testimony**

1. The requested permit is within the BOA's jurisdiction according to the table of permissible uses:

**Comment:** *Mr. Sottile said that it is.*

2. The application is complete:

**Comment:** *Mr. Sottile said that it is.*

*-Mike Duffy, 121 Morning Dove Tr. In New Bern, spoke in favor of the application.*

3. If completed as proposed in the application, the development will comply with all the requirements of this ordinance:

**Comment:** *Mr. Sottile said that it will.*

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

**Comment:** *Mr. Sottile said that it will not, rather it will further stabilize a historic structure.*

5. The use will not substantially reduce the value of adjoining or abutting property, or that the use is a public necessity:

**Comment:** *Mr. Sottile said that it will not, rather it will enhance values.*

- *Mr. Peter Buffet spoke in a complimentary fashion of the applicant's sister hotel in Charlotte, NC. If the New Bern location is as nice as the Grand Bohemian in Charlotte, it will be an asset to the city.*

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

**Comment:** *Mr. Sottile said that it will.*

**Comment:** Mr. Mike Duffy, spoke to the current application, is the most likely opportunity for the subject building to be renovated.

**Motion to close public comment:** Barbara Sampson

**Second:** Peter Dillon

**Vote:** 4-0

**B. Vote – Findings of Fact**

1. The requested permit is within the BOA's jurisdiction according to the table of permissible uses:

**Motion:** Peter Dillon

**Second:** Barbara Sampson

**Vote:** 4-0

2. The application is complete:

**Motion:** Ross Beebee

**Second:** Barbara Sampson

**Vote:** 4-0

3. If completed as proposed in the application, the development will comply with all the requirements of this ordinance:

**Motion:** Peter Dillon

**Second:** Barbara Sampson

**Vote:** 4-0

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

**Motion:** Ross Beebee

**Second:** Peter Dillon

**Vote:** 4-0

5. The use will not substantially reduce the value of adjoining or abutting property; or that the use is a public necessity:

**5 A) Motion:** Ross Beebee **5) B Motion:** Ross Beebee

**Second:** Peter Dillon

**Second:** Peter Dillon

**Vote:** 4-0

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

**Motion: Ross Beebe**

**Second: Barbara Sampson**

**Vote: 4-0**

Approve or Deny issuance of the Special Use Permit

**Motion to Approve: Peter Dillon**

**Second: Barbara Sampson**

**Vote: 4-0**

**Chairman Peregoy** asked if there were any conditions to be proposed by the Board.

Staff recommended the following condition: A loading/unloading zone encumbering existing on-street parking must be approved by the Board of Alderman prior to issuance of a Certificate of Occupancy.

**Motion: Ross Beebe**

**Second: Barbara Sampson**

**Vote: 4-0**

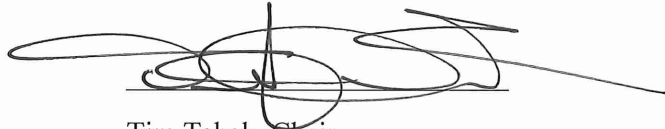
**Motion to Adjourn: Ross Beebe**

**Second: Barbara Sampson**

**Vote: 4-0**

**Meeting time 48.25**

Date Approved: 5-30-2023



Tim Tabak, Chair

Attest: 

Seth Laughlin, Recording Secretary