

AGENDA
CITY OF NEW BERN BOARD OF ADJUSTMENT



Thursday, June 27, 2024 – 5:30 P.M.
City Hall Courtroom, 2nd Floor
300 Pollock Street, New Bern, NC 28560

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. CHAIRMAN’S REMARKS

V. DECISION(S)

A. Caviness & Cates Multifamily Residence **SUP-002846-2024**

Parcel Identification: 8-216-7004	Acreage: 29.01 Acres
Location: Washington Post Road (NC Hwy 43)	Current Zoning: R-8
Applicant: Neuse Landings, LLC	Proposed Use: Multifamily Residence
Property Owner: Timberlands East, LLC	Unit Count: 288 Residential Units

VI. SPECIAL USE APPLICATION(S)

A. Chick-Fil-A Parking Lot **SUP-002901-2024**

Parcel Identification: 8-212-19001	Acreage: 0.26 Acres
Location: 2900 M L King Jr. Boulevard	Current Zoning: C-3
Property Owner: HS New Bern Outparcels, LLC	Applicant: Kim Rickman
Proposed Use: Automobile parking garages or parking lots not located on a lot on which there is another principal use to which the parking is related	

B. 2309 Oaks Road School **SUP-002903-2024**

Parcel Identification: 8-019-015	Acreage: 0.34 Acres
Location: 2309 Oaks Road	Current Zoning: C-5
Property Owner(s): Norman & Mary Ann Morris	Applicant: Sonya Simmons
Proposed Use: Schools; Elementary and secondary (including associated grounds and athletic and other facilities)	

VII. ADJOURNMENT

City of New Bern Planning Department

Departmental Site Plan Review Application



Date Submitted: April 30, 2024 Date of Review: _____

Development Name: Chick-fil-A #0766

Address: 2900 M.L. King Jr., Blvd., New Bern, NC 28562 Phone: 407-310-2495

Email: krickman@interplanllc.com Fax: 407-629-9124

Applicant Name (Please Print): Kim Rickman - Applicant

- Site plan review is required for all commercial development projects involving the construction, exterior alteration, relocation, occupancy, or change in use of any building.
- The Departmental Review Committee is composed of Planning, Building Inspections, Fire, Public Works, Engineering, Police, and Public Utilities, working together to render decisions on applications as a single decision-making body.

REQUIREMENTS

- Applications shall be submitted at least eleven (11) calendar days prior to the regularly scheduled meeting and must include 3 sets of folded site plans and one electronic copy of the submittal package.
- The site plan review process must be completed prior to submitting applications for consideration by the Board of Adjustment.
- Site plans shall be prepared by a registered professional surveyor, landscape architect, architect or engineer.
- Drawing Scale: 1" = 100' or larger, Drawing Sheet Size: 18" x 24" or larger for mylar.
- Site Plan checklist. The site plan must clearly illustrate distances from property lines for existing structures and proposed structures and include the following:

- NR 1. Survey prepared by Registered Surveyor.
- NR 2. Name of project, clearly delineated boundaries, north arrow, scale, square footage or acreage of entire tract, as well as any proposed structures, and a site plan with vicinity map, including surrounding street system, existing uses and zoning classifications.
- NR 3. Name and address owner, developer and seal of architect or similar professional, if applicable.
- NR 4. Name of development, **plus all addresses supplied by E-911**, must be shown in order for application to be considered.
- NR 5. Plans for proposed utilities, including water, gas, sanitary sewer, storm drainage, electric, cable, telephone, etc.
- NR 6. Names and addresses of all abutting property owners.
- NR 7. All existing and proposed lot lines, easement and rights-of-way.

303 First Street New Bern, NC 28562

Phone: 252-639-7582

Email: LaughlinS@newbernnc.gov

- NR 8. Location of all existing building and structures.
- NR 9. Site plan of existing conditions including wooded areas, marshes, wetlands, etc.
- NR 10. Other proposed rights-of-way and easements.
- NR 11. Proposed lot lines, lot numbers, building envelopes in the case of PUD's, and approximate dimensions.
- NR 12. Contour map-one foot intervals based on sea level data.
- NR 13. Proposed plantings, mini-parks, school sites, public open space, if applicable.
- NR 14. Provisions for the maintenance of open space and parks including draft of conversation easement, if applicable
- NR 15. Profiles showing grade of streets, sewers, water lines, etc.
- NR 16. Plans for proposed utilities, including water, gas, sanitary sewer, storm drainage, electric, telephone, cable, etc.
- N/A 17. Proposed planting plan, including type and details of required screening.
- NR 18. Postal enumeration of each lot in subdivision.
- NR 19. Verification of submission of stormwater management and sedimentation erosion control plans, if applicable.
- NR 20. Statement by developer that wetlands are not present on site or that appropriate permits are being sought
- NR 21. Site data chart containing: a) acreage in tract; b) acreage in open space, parks or schools; c) average lot size; d) total number of lots; and e) linear feet in streets

Signature of Applicant/Date

Printed Name of Applicant

Additional information may be required based on the results of staff plan review as set forth in section [15-49](#) of the New Bern Land Use Ordinance. If you have questions, please call 252-639-7582 or email: drc@newbernnc.gov

For landscaping information please refer to the New Bern Land Use Ordinance [Appendix E. - Guide for Landscaping](#)

PLEASE NOTE: This application excludes utility planning and/or approval nor does it create any right to utility service; electric, water, wastewater, natural gas, telecommunications and/or cable service.

May 30, 2024

City of New Bern
Kendrick Stanton
303 First Street
New Bern, NC 28563

Reference: Chick-fil-A, 3000 Dr. Martin Luther King Jr. Blvd., New Bern, NC
IP #2022.0106
DRC and SUP #SUP-002901-2024
Response to DRC Parking Comments

Please accept the following in response to comments dated May 21, 2024:

Mr. Stanton,

Planning and Zoning: Kendrick Stanton – Stanton.Kendrick@NewBernNC.gov:

1. Comment: Section 15-389. Compliance with planting requirements.

For every ten spaces provided, one planting area of not less than nine by 18 feet shall be required. This area shall either be spaced between each ten parking spaces or otherwise randomly combined or spaced within the parking area to provide a planting area which shall be planted consistent with good design standards as provided in this article and appendix E [following this article].

The section and Appendix E are attached. One tree is required to be established per island. See **Section 15-389 (d) (2)**. Each Section has been highlighted for reference that pertains to the requirement.

Response: Plans revised to add plantings in required island on sheet L-101.



CFA, New Bern, NC

May 30, 2024

Page 2 of 2

Please submit a response letter to these comments by electronic PDF. Additionally, please submit an electronic PDF file of the revised site plan to my email, Stanton.Kendrick@NewBernNC.gov and one (1) physical plan on 18" X 24" paper of the revised site plan by **Friday, May 31, 2024**. Failure to submit the revised plans or request an extension by the date indicated will constitute a denial of the plan, and a full resubmission would be required. If you have any questions, you may contact me.

Please feel free to contact me at 407-310-2495 or via email at krickman@interplanllc.com if you have any questions or require additional information. If I am not available, Richard Scott is the Project Manager and can be contacted at 407-645-5008 or via email at rscott@interplanllc.com and will be able to answer your questions.

Sincerely,
INTERPLAN LLC

Kim Rickman
Site Development/Permit Lead

Attachments

cc: R. Scott, S. Day, IP File



To: Kim Rickman

From: Kendrick Stanton, CZO, Land and Community Development Administrator

RE: SUP-002901-2024, DRC Comments – Chick-Fil-A Parking Lot

Date: 05/21/2024

The following comments were generated from DRC.

Planning/Zoning

- **Section 15-389. Compliance with planting requirements.**
 1. For every ten spaces provided, one planting area of not less than nine by 18 feet shall be required. This area shall either be spaced between each ten parking spaces or otherwise randomly combined or spaced within the parking area to provide a planting area which shall be planted consistent with good design standards as provided in this article and appendix E [following this article].
 2. The section and Appendix E are attached. One tree is required to be established per island. See **Section 15-389 (d)(2)**. Each Section has been highlighted for reference that pertains to the requirement.
- Contact information for questions: **Ph: 252-639-7582**

MPO

- No comment.
- Contact information for questions: **Ph: 252-639-7592**

Historic Preservation Administrator

- No comment provided.
- Contact information for questions: **Ph: 252-639-7583**

Police Department

- No comment.
- Contact Information for questions: **Ph: 252-672-4293**

Fire Marshal

- No comment.
- Contact information for questions: **Ph: 252-639-2961**

Building Inspector

- No comment.
- Contact information for questions: **Ph: 252-639-2945**

Department of Public Utilities

- No comment provided.
- Contact information for questions: Ph: 252-639-2827

Craven County Health Department

- No comment.
- Contact information for questions: Ph: 252-636-4936

Public Works

- No comment.
- Contact information for questions: Ph: 252-639-7500

GIS

- No Comment (verbally stated at meeting).
- Contact Information for questions: Ph: 252-639-7588

NCDOT

- No comment provided.
- Contact information for questions: Ph: 252-649-6505

Water Resources

- No Comment.
- Contact information for questions: Ph: 252-639-7523

North Carolina Railroad Company

- No comment provided.
- Contact information for questions: Ph: 919-534-0416

E911 GIS Technician/Addressing Coordinator

- No comment provided.
- Contact information for questions: Ph: 252-672-4107

Parks & Recreation

- No comment provided.
- Contact information for questions: Ph: 252-639-2902

Please submit a response letter to these comments by electronic PDF. Additionally, please submit an electronic PDF file of the revised site plan to my email, Stanton.Kendrick@NewBernNC.gov and one (1) physical plan on 18" X 24" paper of the revised site plan by Friday, May 31, 2024. Failure to submit the revised plans or request an extension by the date indicated will constitute a denial of the plan, and a full resubmission would be required. If you have any questions, you may contact me.



June 6, 2024

HS New Bern Outparcels LLC
1190 Interstate Pkwy
Augusta, GA 30909

To whom it may concern:

According to the City of New Bern's tax records, your property, tax parcel 8-212-19001, is located at 2900 M.L. King Jr. Boulevard, New Bern, NC (see attached map for reference). An application to obtain a Special Use Permit to establish the "Automobile parking garages or parking lots not located on a lot on which there is another principal use to which the parking is related" use on 0.26 total acres has been submitted.

The City of New Bern Zoning Board of Adjustment will hold a quasi-judicial public hearing on Thursday, June 27, 2024. The meeting will be held at 5:30 p.m. in the City Hall Courtroom on the 2nd floor, 300 Pollock Street. The Board will hear testimony from citizens with standing on the proposed Special Use application. **Please be aware that the Board of Adjustment is required to only consider expert opinion or factual evidence on topics such as traffic, property value, and safety. The Board can listen to testimony provided by the public in relation to imposing conditions pending an approval of the Special Use Permit.**

The Board shall consider the application and comments at the public hearing and may grant or deny the Special Use Permit. The Board shall issue a Special Use Permit only when the Board makes an affirmative finding for each of the following general findings:

- (1) The requested permit is within its jurisdiction according to the table of permissible uses;
- (2) The application is complete;
- (3) If completed as proposed in the application, the development will comply with all of the requirements of this ordinance;
- (4) The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted;
- (5) The use will not substantially reduce the value of adjoining or abutting property, or that the use is a public necessity; and
- (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.

In granting the Special Use Permit:

(A) The Board of Adjustment may attach additional conditions if the development in question presents circumstances that justify the variation from the specified requirements.

(B) Without limiting the foregoing, the Board of Adjustment may attach to a permit a condition limiting the permit to a specified duration.

(C) All additional conditions or requirements shall be entered on the permit.

(D) All additional conditions or requirements authorized by this section are enforceable in the same manner and to the same extent as any other applicable requirement of this ordinance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kendrick Stanton", with a stylized flourish at the end.

Kendrick Stanton, CZO
Land and Community Development Administrator



June 6, 2024

Dear Property Owner:

According to the City of New Bern's tax records, your property is within 100 feet of tax parcel 8-212-19001, located at 2900 M.L. King Jr. Boulevard, New Bern, NC (see attached map). An application to obtain a Special Use Permit to establish the "Automobile parking garages or parking lots not located on a lot on which there is another principal use to which the parking is related" use on 0.26 total acres has been submitted.

The City of New Bern Zoning Board of Adjustment will hold a quasi-judicial public hearing on Thursday, June 27, 2024. The meeting will be held at 5:30 p.m. in the City Hall Courtroom on the 2nd floor, 300 Pollock Street. The Board will hear testimony from citizens with standing on the proposed Special Use application. As a neighboring property owner, the Zoning Ordinance requires that you be notified of the hearing date so that you may attend the meeting and address the Board with any questions or concerns you may have regarding the proposed development. **Please be aware that the Board of Adjustment is required to only consider expert opinion or factual evidence on topics such as traffic, property value, and safety. The Board can listen to testimony provided by the public in relation to imposing conditions pending an approval of the Special Use Permit.**

The Board shall consider the application and comments at the public hearing and may grant or deny the Special Use Permit. The Board shall issue a Special Use Permit only when the Board makes an affirmative finding for each of the following general findings:

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- (4) The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted;
- (5) The use will not substantially reduce the value of adjoining or abutting property, or that the use is a public necessity; and
- (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.

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(B) Without limiting the foregoing, the Board of Adjustment may attach to a permit a condition limiting the permit to a specified duration.

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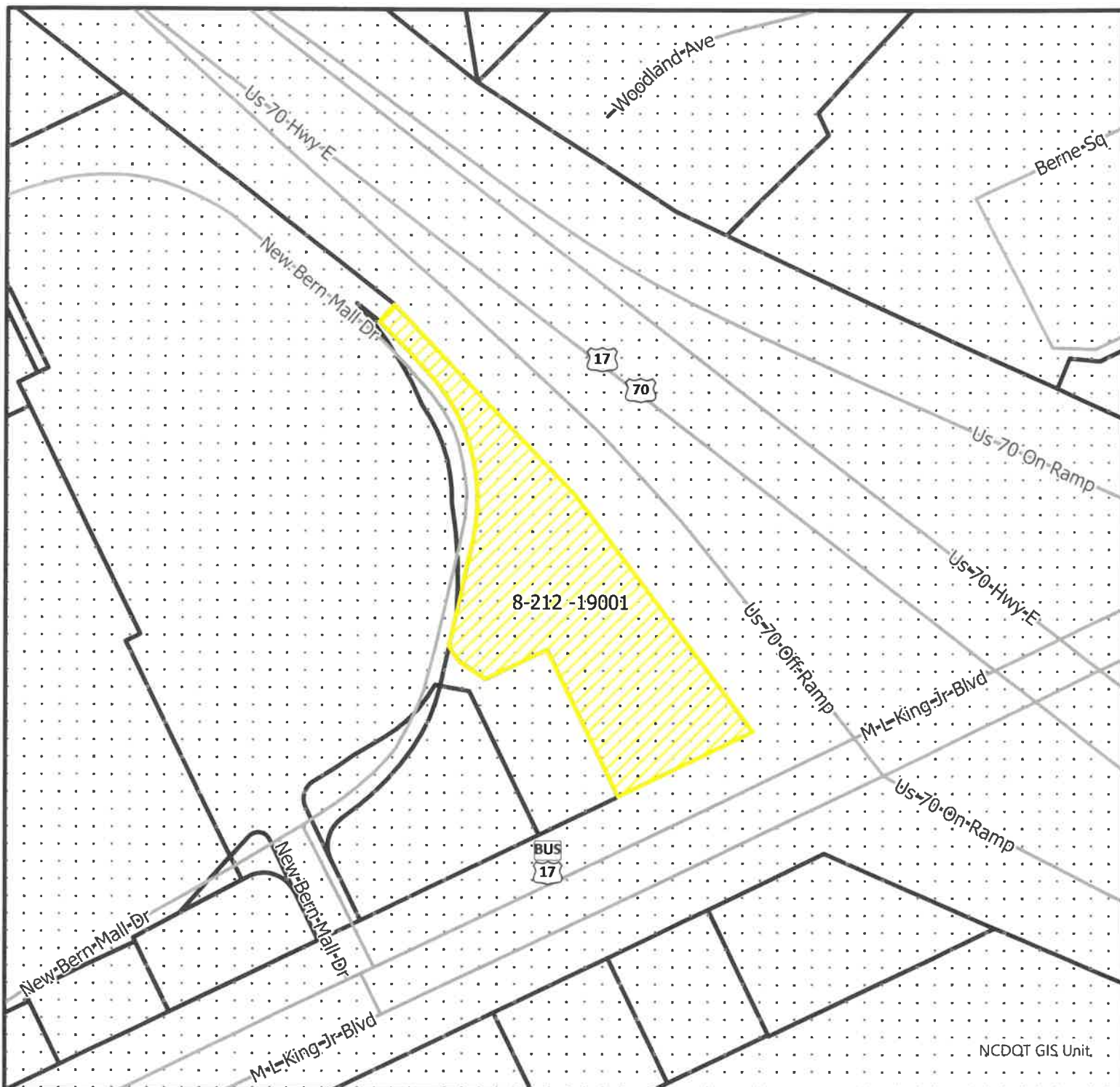
(D) All additional conditions or requirements authorized by this section are enforceable in the same manner and to the same extent as any other applicable requirement of this ordinance.

Sincerely,

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Kendrick Stanton, CZO

Land and Community Development Administrator



- | | |
|--------------|--------------------|
| —+— Railroad | City Limits |
| — Roads | Parcels |
| ▨ ETJ | Parcel 8-212-19001 |

SUP-002901-2024, Chick-Fil-A Parking Lot

Parcel ID: 8-212-19001

Current Zoning District: C-3

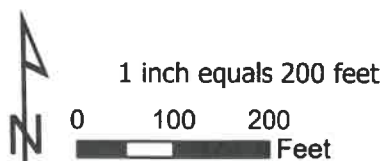
Proposed Use: Storage and Parking; Automobile parking garages or parking lots not located on a lot on which there is another principal use to which the parking is related

Total Acres: 0.26

Imagery Flown: Early 2021. Print Date: 5/22/2024

This map is intended for reference only. All dimensions are approximate.

As per NCGS 132-10, this map is not to be resold or otherwise used for commercial purposes.



PLANT SCHEDULE					
Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
⊙	1	Lagerstroemia indica 'Natchez'	Natchez Crepe Myrtle	8'-10' Hgt. x 5'-6" Spr.	Multi-trunked, 3/4" per cane, 3 canes min Single straight leader
	4	Quercus phellos	Willow Oak	3" Cal; 12' Hgt	
		Shrubs			
⊙	20	Ilex cornuta 'Needlepoint'	Needlepoint Holly	3 Gal	
		Groundcovers			
	1,778	Cynodon dactylon	Hybrid Bermuda Grass	SF; Sod	See general landscape notes & accessories specifications.
		Other			

LANDSCAPE REQUIREMENTS

A. SITE LANDSCAPE

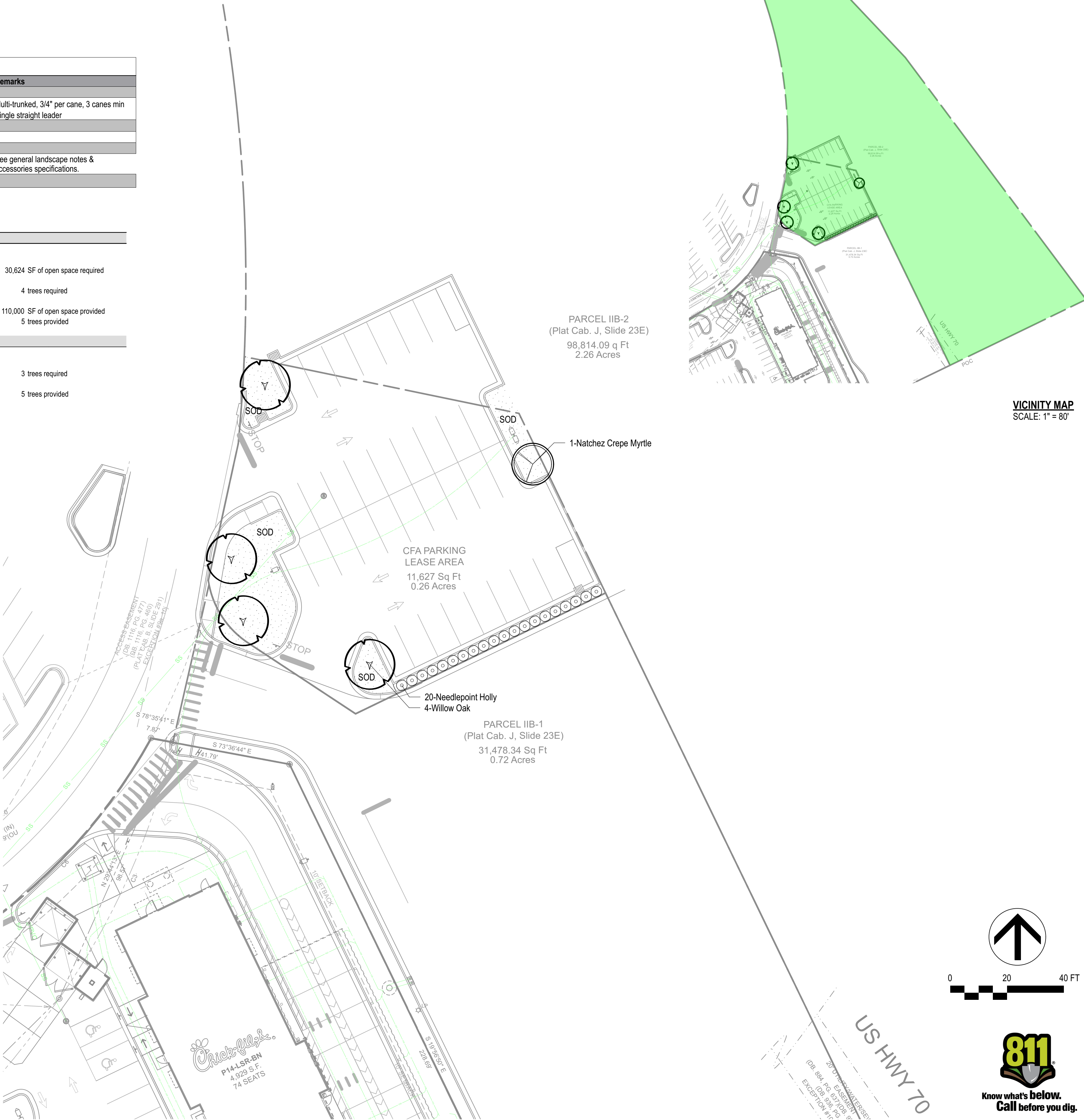
REQUIRED	1.	25% of the total lot area shall be required open space See Vicinity Map this sheet for site area in green 122,495 SF x 25%	=	30,624 SF of open space required
	2.	15 trees per acre; 2" Cal minimum 0.26 acre x 15 trees	=	4 trees required
PROVIDED	1.	Open space	=	110,000 SF of open space provided
	2.	1 crepe myrtle, 4 willow oak	=	5 trees provided

B. PARKING LOT

REQUIRED	1.	(1) landscape island per (10) parking spaces (1) 2"-Cal tree is required in each landscape island 34 parking spaces / 10 parking spaces	=	3 trees required
PROVIDED	1.	1 crepe myrtle, 4 willow oak	=	5 trees provided

ATLANTIC LANDSCAPE NOTES

- Landscape Contractor to read and understand the Landscape Specifications prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
- Contractor is responsible for locating and protecting all underground utilities prior to digging.
- Contractor is responsible for protecting existing trees from damage during construction.
- All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
- All tree protection areas to be protected from sedimentation.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- No parking, storage or other construction activities are to occur within tree protection areas.
- All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
- General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
- Remove debris, gravel, rock, and media not suitable for planting from all parking lot islands. Fracture/loosen subgrade to a min. 24" depth and ensure proper drainage is achieved; complete water perk test. Add planting mix to achieve desired soil elevation; refer to landscape specifications and landscape island detail.
- Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
- Any deviations from the approved set of plans are to be approved by the Landscape Architect.
- Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
- Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
- Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
- Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
- All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch (mulch type to be: double shredded hardwood mulch).
- Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
- Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched, or metal edging shall be installed if rock mulch is used; see Landscape Details.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
- Water thoroughly twice in first 24 hours and apply mulch immediately.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
- Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
- Site to be 100% irrigated in all planting beds and grass area by an automatic underground irrigation system. Irrigation as-built shall be provided to the owners rep within 24 hours of irrigation install completion.
- Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- Remove stakes and guying from all trees after one year from planting.

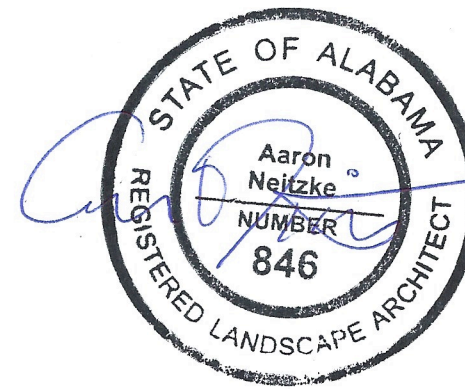


Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



MLD STUDIO
Landscape Architecture

51 old canton street
alpha retta, ga 30009
770.442.8171



CHICK-FIL-A

NEW BERN
3000 DR MLK JR BLVD
NEW BERN, NC 28652

FSU# 00766

REVISION SCHEDULE			
NO.	DATE	BY	DESCRIPTION
1	6/10/24	1	LANDSCAPE COMMENTS

MLD PROJECT #	2024112
PRINTED FOR	PERMIT
DATE	5/3/24
DRAWN BY	KCN

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET

Landscape Plan

SHEET NUMBER

L-101

UTILITY NOTES

PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES INCLUDING VERTICAL ALIGNMENT, DEPTH, LOCATION, MATERIAL, WATER, SANITARY SEWER, AND SERVICE UTILITIES. THE ENGINEER AND OWNER ASSUME NO LIABILITY FOR ACCURACY AND COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND TO HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK.

A. GENERAL

1. THE LOCATION OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO LIABILITY FOR ACCURACY AND COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND TO HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK.

2. DUE TO GRAPHIC LIMITATIONS OF THE DRAWING SCALE, ALL STORM SEWER, DRAINAGE, WATER AND SANITARY SEWER MAINS, SERVICES, LATERALS, CONNECTIONS, AND APPURTENANCES DEPICTED HEREIN - UNLESS OTHERWISE LOCATED BY DIMENSIONS - REFLECT SCHEMATIC LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LOCATIONS IN ACTUAL CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, INCLUDING ANY REQUIRED COORDINATION WITH THE RESPECTIVE GOVERNING AGENCY/UTILITY PROVIDER.

3. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF NEW BERN AND THE NORTH CAROLINA, RESPECTIVELY, AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

4. CONTRACTOR SHALL BURY PIPING AND MATERIALS BEFORE INSTALLATION TO DETECT FUTURE DEFECTS. MAKE DETECTABLE SIGNALS WITH WHITE PAINT AND PROMINENT REMOVE FROM SITE.

5. LAY SEWER PIPING BEGINNING AT LOW POINT OF SYSTEM CONNECTION TO OFF SITE SYSTEM OR PUMP STATION, THEN TO GRADES AND AUGMENTED BODIES WITH UNBURNED CONTINUITY OF INVERTS. PLACE MIN. END OF GROOVE ENDS OF PIPING FACING UPRIMAR.

6. CLEAR INTERIOR OF PIPE OF DIRT AND OTHER SUPERFLUOUS MATERIAL AS WORK PROGRESSES. MAINTAIN SHAFT OR CHASE IN THE WALL PAST EACH JOINT AS IT IS COMPLETED. PLACE PLUGS IN ENDS OF UNCOMPLETED CHASE WHENEVER WORK STOPS.

7. MAINTAIN 36" COVER OVER MAINS, AND 36" OVER SERVICES/LATERALS.

8. WHEN PROPOSED CONSTRUCTION OCCURS AT EXISTING MANHOLES, INLETS, VAULTS, AND OTHER STRUCTURES, THE CONTRACTOR SHALL ADJUST THE STRUCTURES, FRAMES, AND COATS TO MEET THE PROPOSED GRADES UNLESS OTHERWISE DIRECTED.

9. INSTALL CONTINUOUS LOCATOR TAPES/ABLE LOCATED DIRECTLY OVER PORTABLE WATER MAINS AND SANITARY SEWER MAINS AT 4" TO 8" ABOVE PIPE.

10. WHERE APPLICABLE, UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACK FILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH A.A.P.T.O. 7-11.

11. CONTRACTOR SHALL PROVIDE SURVEY FOR BRIGATION LINES UNDER PAVEMENT. COORDINATE WITH GENERAL CONTRACTOR.

12. ALL BRANCHES EXCAVATED FOR THE PURPOSES OF UTILITY/STORM INSTALLATION SHALL BE LEFT DRY FOR THE DURATION OF UTILITY/STORM CONSTRUCTION. DEWATERING OF UTILITY/STORM BRANCHES MAY BE REQUIRED TO PREVENT ACIDATION OF UTILITY/STORM PIPES DURING INSTALLATION.

13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONSTRUCTION IS COMPLETED FOR WATER, WASTEWATER AND STORMWATER SYSTEMS. THREE CERTIFICATIONS MUST BE SUBMITTED: SATELLITE/ACCESSION/COORDINATE, TEST RESULTS, PRESSURE TEST RESULTS, AND AN AS-BUILT SURVEY SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.

14. SUFFICIENT COUPLINGS COMPLYING WITH ASHA SPECIFICATIONS ARE REQUIRED FOR JOINING EXISTING MATERIALS.

15. DETECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE. TESTING REQUIREMENTS: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 28% USING A 300 LB. OR 500 LB. OF WEIGHT FOR THE DETECTION TEST WITH A DRAINAGE HOLE LESS THAN 10% OF THE BASE NEEDED DIAMETER OR AN ADVANCED NEEDED DIAMETER OF THE PIPE; 2) PERFORMING THE TEST WITHOUT MECHANICAL PULPING DEVICES.

B. MATERIALS/PLANTS

1. SERVICE PIPE SHALL BE 2" POLYETHYLENE (PE).

2. WATER MAINS SHALL BE PVC AT A MIN. 18" WITH INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM C1373 AND GASKETS PER ASTM A477.

3. DUCTILE IRON PIPE (DIP) IF REQUIRED, SHALL CONFORM TO ANSI/AWWA A21.10/15, CLASS 30 (40K) PIPE FOR ALL SIZES.

4. CONSTRUCTION STOPS SHALL BE 11/17" BELL, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH SERVICE PIPE. TRENCHES IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C900. CURB STOPS SHALL BE SIZED TO MATCH THE METEY SIZE AND CONFORM WITH AWWA C900 AND AWWA C901.

5. FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH AWWA C900 AND AWWA C901, WITH COMPATIBLE PIPE CONNECTIONS.

6. SERVICE SADDLES SHALL BE USED FOR ALL SERVICE LINE TAPS. SERVICE SADDLES SHALL BE DOUBLE STRAP, ANCHORED BY A MINIMUM FOUR (4) BOLT PATTERN ON A DUCTILE IRON SADDLE BODY. FOR PIPES, SADDLES SHALL BE CORROSION RESISTANT ALLOY STEEL, BORED EXACTLY TO THE PIPE OUTSIDE DIAMETER. SEALING GASKETS SHALL BE RUBBER IN NUMBER.

7. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLORED USING BLUE AS A PREDOMINANT COLOR.

C. MATERIALS/PLANTS

1. ALL GRAVITY SEWER PIPE AND FITTINGS SHALL BE HIGH PRESSURE POLYETHYLENE CHLORIDE PIPE (HPVC) CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-IN RUBBER GASKET JOINTS.

2. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR PRO-APPROVED EQUAL.

3. RECORDS AND RETAIL BACKFILL OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1/4" DIAMETER.

GENERAL NOTES

A. GENERAL
1. THE PROPOSED CONSTRUCTION AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

2. SEE LOCATION 2900 M.L. KING JR. BLVD., NEW BERN, NC 28562.

3. THE SITE IS IN FLOOD ZONE X-1 (FIRM PANEL 37084P1900L, DATED 04/11/2008).

4. BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY BY NEP & ASSOCIATES LAND SURVEY, INC. 101 E. HUNTER DR., GREENVILLE, SC 29615, DATED 04/16/2022.

5. BENCHMARK - REFER TO TOPOGRAPHIC SURVEY BY NEP & ASSOCIATES LAND SURVEY, INC. DATED 04/16/2022, SEE NOTE 4 ABOVE.

6. LEGAL DESCRIPTION SHOWN HEREIN IS FURNISHED BY SURVEYOR, AND IS INCLUDED FOR PRESENTING AND APPROVAL PURPOSES, AND AS A COURTESY FOR THE CONTRACTOR. INTERPLAN P.L.L.C. ASSUMES NO LIABILITY FOR ITS ACCURACY OR COMPLETENESS.

7. SITE GEOTECHNICAL INVESTIGATION PERFORMED BY TRIMCO CONSULTANTS, INC. INTERPLAN P.L.L.C. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY, AND COMPLETENESS OF THEIR WORK. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEER'S REPORT FOR THE SITE AND COMPLY WITH RECOMMENDATIONS CONTAINED THEREIN. IF ADDITIONAL SERVICES ARE REQUIRED, THE CONTRACTOR SHALL MAKE A REQUEST TO THE OWNER.

8. CONTRACTOR SHALL PROVIDE AND INSTALL EROSION CONTROL DEVICES (SEE PRICE OR OTHER METHOD) AT LIMITS OF CONSTRUCTION AND AROUND EACH STORM MAIN PRIOR TO CONSTRUCTION, AND SHALL MAINTAIN SAID EROSION CONTROL DEVICES DURING CONSTRUCTION, ALL IN CONFORMANCE WITH CURRENT LOCAL, COUNTY AND STATE CRITERIA.

9. THE SITE SHALL BE CLEARED AS MAY BE NOTED ON THE PLANS, OF ALL OBSTRUCTIONS AND OBSTRUCTED MATERIAL, SUCH AS FENCES, WALLS, FOUNDATIONS, LOGS, DRUMS, BRUSH, WEEDS, OTHER VEGETATION, AND ACCUMULATION OF RUBBER OR WASTEWATER. OFF SITE DISPOSAL, INCLUDING ANY HAZARDOUS MATERIALS, ENCOUNTERED, SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

10. THE CONTRACTOR SHALL MAINTAIN A 10' HORIZONTAL P.L.C. OF ANY DISCONTINUITIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.

11. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR ANY DESIGN CHANGES WHICH HE MAY INCORPORATE INTO THE PLANS WITHOUT PRIOR WRITTEN CONSENT AND/OR APPROVAL FROM THE OWNER AND THE ENGINEER.

12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EACH EXISTING RIGHT OF WAY WITHIN THE CITY OF NEW BERN AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

13. SEE SITES IN: Urban Land, 8th - Gregg Sells, 8 to 8.5 Steps.

14. STORMWATER MANAGEMENT IS PROVIDED BY MATTHEW DEAN.

15. THE CONTRACTOR SHALL REMOVE OFF SITE AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION EXISTING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

16. ALL EXISTING AREAS SHALL BE SODDED.

17. AT LEAST 30 DAYS PRIOR TO ANTICIPATED COMPLETION OF SITE CONSTRUCTION, THE FINAL CERTIFICATION PROCESS WILL BEGIN. THE CONTRACTOR SHALL PROVIDE DOCUMENTS AND INFORMATION IN A TIMELY MANNER, TO ENGINEER, INCLUDING: 1. SURVEYED AS-BUILT PER AS-BUILT SURVEY SCOPE IN SPEC MANUAL. 2. COMPLETION AND QUALITY TEST RESULTS. 3. PRESSURE TESTING AND BACTERIOLOGICAL TESTING RESULTS, AS REQUIRED, FOR WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TREATMENT SYSTEMS.

18. ALL EXISTING CONTROL DEVICES, EQUIPMENT AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE CITY OF NEW BERN AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

19. PARKING SHALL CONFORM WITH LOCAL CODE. ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL FURTHER CONFORM WITH CURRENT ADA REQUIREMENTS.

20. HANDICAP PARKING SPACES AND SIGNAGE SHALL CONFORM WITH CURRENT ADA REQUIREMENTS AND LOCAL ORDINANCE.

21. LANDSCAPE SHALL BE THIN TO ENSURE SIGHT VISIBILITY OF TRAFFIC CONTROL DEVICES.

22. ALL PAVEMENT IS DIMENSIONED TO FACE OF CURB.

23. ALL BUILDING DIMENSIONS AND TIES ARE TO OUTSIDE FACE. SEE ARCHITECTURAL PLANS.

24. ALL CURB BETWEEN ADA AREAS IS UNLESS NOTED.

25. BUILDING AND SITE IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO SOUTH PROPERTY LINE.

26. THE CONTRACTOR IS TO BE RESPONSIBLE TO PROTECT AND/OR REPLACE ALL SURVEY MONUMENTATION WITHIN THE PROJECT LIMITS BY A STATE LICENSED SURVEYOR.

REVISION ISSUE LOG

REV #	ISSUE DATE	DESCRIPTION	AFFECTED SHEET(S)	BY
1	06/29/2024	CITY COMMENTS	C-1.0, C-1.1, C-1.2, C-2.0, C-3.0, C-3.1, L-101	MR

SITE CONSTRUCTION PLANS



2900 M.L. KING JR. BLVD,
NEW BERN, NC 28562
STORE # 00766

UTILITY CONTACTS

WATER
CITY OF NEW BERN WATER RESOURCES -
DEPARTMENT OF PUBLIC UTILITIES
ADDRESS: 357 MC HIGHWAY 15 WEST
NEW BERN, NC 28562
CONTACT: JORDAN HUGHES
PHONE: 252.437.1527
FAX: 252.437.1527
EMAIL: JHUGHES@NEWBERN.GOV

WATER
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EMAIL: JHUGHES@NEWBERN.GOV

CONTACTS

OWNER/LEASEE
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
CONTACT: CHAD ROSS
PHONE: (404) 745-8000
FAX: (404) 745-8000
EMAIL: CHAD.ROSS@CHICKFILACORP.COM

ENGINEER/APPLICANT
INTERPLAN P.L.L.C.
200 E. CENTRAL PARKWAY, SUITE 4000
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CONTACT: JONATHAN PRETTA
PHONE: (770) 445-5028
FAX: (770) 445-5028
EMAIL: JPRETTA@INTERPLANLLC.COM

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SITE DATA

LEASE AREA
PROPOSED PAVEMENT AREA
PROPOSED GREEN AREA
PROPOSED IMPERVIOUS AREA
PROPOSED PERVIOUS (OPEN SPACE) AREA
EXISTING IMPERVIOUS AREA
EXISTING PERVIOUS (OPEN SPACE) AREA

11,427 SF
7,528 SF
2,102 SF
1,528 SF
2,105 SF
11,427 SF

81.9 %
18.1 %
81.9 %
18.1 %
100 %
100 %

PARKING PROVIDED
REGULAR
34 SPACES

VICINITY MAP



34 SPACES

34 SPACES

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
C-1.0	COVER SHEET
C-1.1	BOUNDARY AND TOPOGRAPHIC SURVEY (Page 1-3)
C-1.2	DEMOLITION PLAN
C-2.0	SITE PLAN
C-3.0	GRADING, DRAINAGE & UTILITY PLAN
C-3.1	EROSION CONTROL PLAN
C-4.0	CONSTRUCTION DETAILS
ES-1.0	ELECTRICAL SITE LIGHTING PLAN/PHOTOMETRICS
ES-2.0	ELECTRICAL SITE LIGHTING PLAN/C/F SHEETS
L-101	LANDSCAPE PLAN



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

INTERPLAN
P.L.L.C.

ARCHITECT
ENGINEERING
PLANNING

201 Chalk Creek Dr. #200
Atlanta, Georgia 30328
404.455.0000

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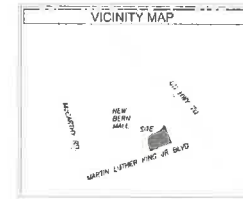
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Chick-fil-A
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Atlanta, Georgia 30349-2998



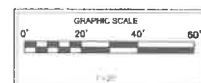
CHICK-FIL-A
NEW BERN FSU
CITY: NEW BERN
COUNTY: CRAVEN
STATE: NORTH CAROLINA

FSU# 00766

REVISION SCHEDULE
1st GATE 11/04/2014

PRINTED FOR
DATE 6/1/2004
DRAWING: MJP

C-010



LANDSCAPE NOTE:
SEE SHEET L-100 FOR PROPOSED LANDSCAPE PLAN
AND ADDITIONAL LANDSCAPING DETAILS.

NOTICE PEDESTRIAN SAFETY:

THE CONTRACTOR SHALL TAKE NECESSARY MEASURES TO SEPARATE EACH WORK AREA FROM PEDESTRIAN TRAFFIC AND TO INSURE SAFE PEDESTRIAN PASSAGE. AT ALL TIMES THE CONTRACTOR SHALL ALSO UPGRADE SAFE WARNING SIGNS, BARRICADES AND OTHER RELATED MEASURES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE PLETHORICALLY WITH THE PROJECT MANAGER TO REVIEW SAFETY CONCERNS AND ADVISE OF ACTIVE WORK AREAS.

EROSION CONTROL NOTE

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE
INSTALLATION OF EROSION CONTROL MEASURES & PRACTICES PRIOR TO
START OF CONSTRUCTION
SEE SHEET C31 FOR EROSION CONTROL PRACTICES

NOTES:

1. CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPING AND IRRIGATION VENDOR TO REMOVE EXISTING IRRIGATION AND LANDSCAPING TO CONSTRUCT THE PROPOSED PROJECT.
2. CONTRACTOR SHALL VERIFY THE EXISTING SEE PLAN LOCATION AND DEPTH OF THE UTILITY LINES ON SITE AND PROVIDE THE AS-BUILT INFORMATION TO THE ENGINEER IF DISCREPANCIES EXIST SO THAT THE PLANS CAN BE REVISED ACCORDINGLY.

DEMOLITION NOTES

- [illegible]

DEMOLITION KEY NOTES

- | | | |
|---|---|---|
| 1 | SAWCUT AND REMOVE EXISTING CONCRETE CURB AND CUTTER | |
| 2 | LANDSCAPE AREA TO BE REMOVED |  |
| 3 | EXISTING STEPPING TO BE REMOVED |  |
| 4 | EXISTING SIGN TO BE RELOCATED | |

N/F Beik's Department Store Inc
NEW BERN MALL
10.43 Acres
C-3 ZONING
3036 M.L. King Jr. Blvd
8-212-035

N/F New Bern Parcel L'
PARCEL IIB-2
88.814.09 SF
2.26 Acres
C-3 ZONING
2800 M.L. King
8-212-184

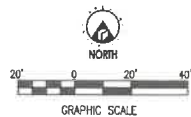
NIF ASPEN LLC
PARCEL IIB-1
31.478 34 SF
0.72 Acres
G-3 ZONING
2900 M.L. King Jr. Blvd
8-212-24000

NF New Bern Parcels LLC
PARCEL 11A
51.534.8 SF
1.18 Acres
C-3 ZONING
200 M.L. King Jr. Bk
212-071

North Carolina 811
www.nc811.org

BURIAD UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT NORTH CAROLINA 811 @ 1-800-632-4646 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.



DEMOLITION PLAN

Chick-fil-A
Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

ARCHITECTURE
ENGINEERING
PLANNING

4701 CENTRA POINTS DR.
A TAJAONTI CREDIT P. 327C
807 443 5708

SEAL:



CHICK-FIL-A
NEW BERN
3000 M.L.K. Jr Blvd,
New Bern, NC 28562

FSR#00766

Blm (b)(6) 1-99, (b)(7) F-14 (Blm L.A. 100)
 NY, PA 00 V0 02 04

PERMIT

REVISION SCHEDULE

Model	Sample	Researcher(s) and year	Findings
1	100	1998	...
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61 0000024 0175 COMMENTS

CIVIL ENGINEERING PROJECT 8 2007/2008

GATE 03/197024

DRAWN BY: CSM
 DATE: 1/1/80

Intermittent treatment at the dosing rate of 0.1 mg/kg

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DEMOLITION PLAN

2011-11-11

C-1.2

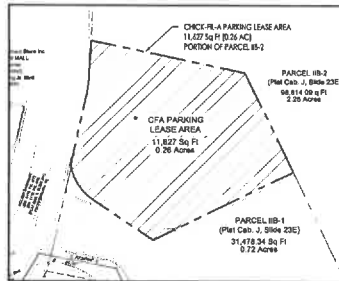
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LEGEND

- 7 PARKING SPACE TOTALS
- 8 DETAIL NUMBER
- 9 SHEET NUMBER
- 10 TRAFFIC DIRECTIONAL ARROW
- 11 CONCRETE PAVEMENT
- 12 ASPHALT PAVEMENT
- 13 OVERHEAD CANOPY

SURVEY LEGEND

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- 2.00 CHICK-FIL-A
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NF Belk's Department Store Inc
NEW BERN MALL
10.43 Acres
C-3 ZONING
3036 M.L. King Jr. Blvd
8-212-0335

NF New Bern Parks LLC
10.43 Acres
C-3 ZONING
3036 M.L. King Jr. Blvd
8-212-0335

CHICK-FIL-A
PARCEL 1B-1
31,478.34 SF
C-3 ZONING
3036 M.L. King Jr. Blvd
8-212-0335

NF ASPEN LLC
PARCEL 1B-2
31,478.34 SF
C-3 ZONING
3036 M.L. King Jr. Blvd
8-212-0335

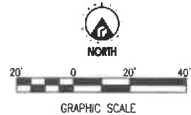
NF New Bern Parks LLC
PARCEL 1B-2
31,478.34 SF
C-3 ZONING
3036 M.L. King Jr. Blvd
8-212-0335

STRIPE NOTE:
CONTRACTOR SHALL REPLICATE EXISTING STRIPING WITH EITHER SAND
BLASTING OR WATER PRESSURE THEY SEAL EXISTING ASPHALT BEFORE APPLYING
NEW STRIPING. OR USE DOUBLE YELLOW LINES OVER EXISTING STRIPING.

SITE PLAN DESIGN NOTES & KEY PLAN

- 1 DIRECTIONAL ARROW
- 2 TOP LINE GRAPHIC
- 3 STANDARD PARKING SPACE
- 4 TOP SIGN
- 5 TYPICAL IMAC (ASPHALT) PAVEMENT SECTION
- 6 MIT JOINT (EX. ASPHALT TO NEW)
- 7 3" CONCRETE CURB AND GUTTER
- 8 STANDARD CURB & GUTTER
- 9 PAINTED DIAGONAL / CHEVRON STRIPING
- 10 TYPICAL LIGHT POLE BASE (REFER TO SHEET ES-1.0)
- 11 DIMENSIONS & LOCATION OF EXISTING STRUCTURE IS APPROXIMATE
- 12 DISTANCE TO PROPERTY LINE IS APPROXIMATE
- 13 CONCRETE SIDEWALK
- 14 SIDEWALK ACCESSIBLE RAMP
- 15 CROSSWALK MARKINGS (CONTINENTAL TYP.)

- 1 C-1
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Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



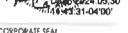
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PLANNING
ENGINEERING



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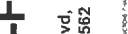
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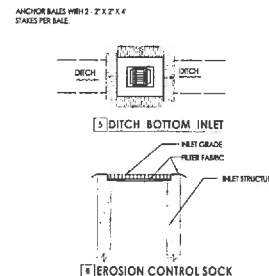
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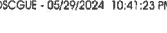
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PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



• IMPERVIOUS • PERVIOUS • DISTURBED





Chick-fil-A
Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

INTERPLAN

PROJECT: A-1-C

DATE: 5/22/24

APPROVED FOR THE PROJECT

2024.1 CHICK-FIL-A, INC. 100%
ALL RIGHTS RESERVED. 2024.1

SEAL

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FACILITY MANAGER
DATE: 05/24/2024
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CHICK-FIL-A
NEW BERN
3000 M.L.K. Jr Blvd,
New Bern, NC 28562

FSR#00766

DATE: 05/22/24

BY: J. L. BERN

PERMIT

REVISIONS

NO. DATE DESCRIPTION

1. 05/22/24

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PLANT SCHEDULE

Symbol	Qty	Botanical Name	Common Name	Specified Size	Remarks
①	1	Thru			
②	4	Lagotisornis nola Natchez?	Natchez Grape Myrtle	8-10' Hgt. x 5-6' Spc.	Multi-trunked, 3/4" per cane, 3 canes min
		Quercus phellos	Willow Oak	7' Cal, 12' Hgt	Single upright leader
③	20	Brylaba	Headpoint Holly	3 Gal	
		Red cornus Headpoint?			
	1,778	Cynodon dactylon	Hybrid Bermuda Grass	SP, Sod	See general landscape notes & accessories specifications.
		Other			

LANDSCAPE REQUIREMENTS

A. SITE LANDSCAPE

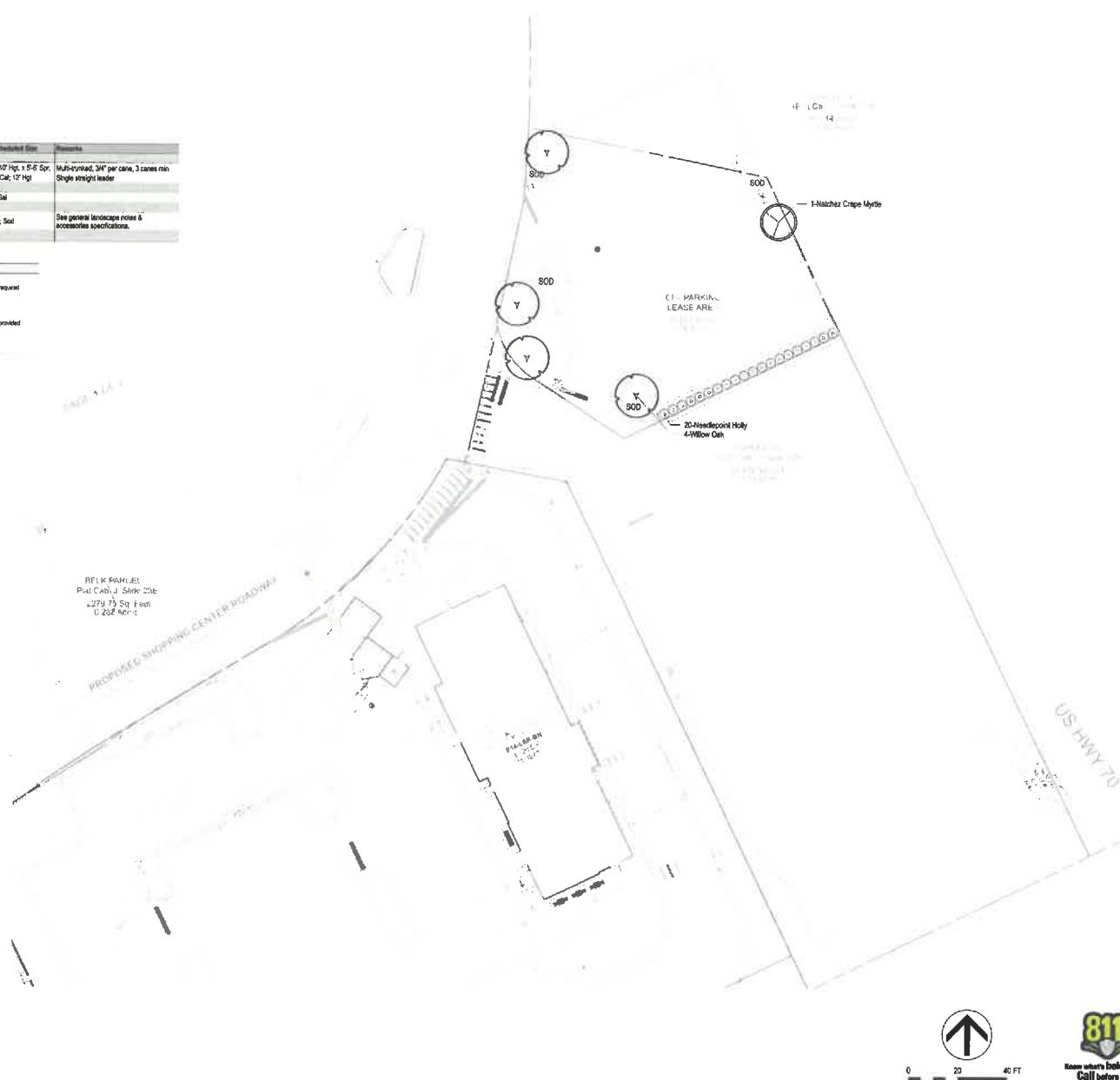
REQUIRED	1	25% of the total lot area shall be required open space	2,907 SF of open space required
	2	1,607 SF x 25%	
	3	15 trees per acre, 2" Cal minimum	4 trees required
	4	0.25 acre x 15 trees	
PROVIDED	1	Open space	1,907 SF of open space provided
	2	1 crane myrtle, 4 yellow oak	5 trees provided

B. PARKING LOT

REQUIRED	1	(1) landscape island per (10) parking spaces	
		(2) 2" Cal tree is required in each landscape island	3 trees required
		34 parking spaces / 10 parking spaces	
PROVIDED	1	1 crane myrtle, 4 yellow oak	5 trees provided

ATLANTIC LANDSCAPE NOTES

- Landscape Contractor to read and understand the Landscape Specifications prior to bidding. The Landscape Specifications shall be adhered to throughout the construction process.
- Contractor is responsible for locating and protecting all underground utilities prior to digging.
- Contractor is responsible for protecting existing trees from damage during construction.
- All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
- All tree protection stakes to be protected from vandalism.
- All tree protection fencing to be replaced daily, and repaired or replaced as needed.
- No parking, storage or other construction activities are to occur within tree protection areas.
- All planting areas shall be cleared of construction debris (i.e. concrete, rock, rubble, building materials, etc) prior to loading and spreading of the topsoil.
- General Contractor is responsible for adding a min of 4" clean Mobile Topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for forest depth. See Landscape Specifications for required topsoil characteristics.
- Remove debris, gravel, rock, and make not suitable for planting from all parking lot islands. Fractured/loose subgrade to a min. 24" depth and ensure proper drainage is achieved; complete major park test. Add planting mix to achieve desired soil elevation; refer to landscape specifications and landscape island detail.
- Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, negotiate, approve, amend, and/or modify the Landscape Specifications and ensure the site conditions under which the work is to be done, notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
- Any deviations from the approved set of plans are to be approved by the Landscape Architect.
- Landscape shall be installed in accordance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
- Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting plants.
- Sod to be installed to determine fertilizer and lime requirements prior to laying sod.
- Annual and perennial beds: add min. 4 inch layer of organic material and fill to a min. depth of 12 inches. Match annual and perennial beds with 2-3 inch depth of mulch.
- All shrub beds (existing and new) to be mulched with a min. 3 inch layer of mulch (mulch type to be double shredded hardwood mulch).
- Planting holes to be dug a minimum of twice the width of the root ball, for both annual and tree. Set plant material 2" above final grade. Backfill planting pit with topsoil and water thoroughly.
- Sod to be delivered (but less than 24 hours prior to laying on site), laid immediately, watered, and rolled thoroughly immediately after planting. Edge of sod at planting beds are to be "Y" shaped, or metal edging shall be installed if rock mulch is used; see Landscape Details.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tree marks and stumps to be removed.
- Water thoroughly twice in first 24 hours and keep moist immediately.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of installation by the owner. All plants shall be alive and in a vigorous state of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty recommendations.
- Any plant that is determined dead, in an unhealthy growing condition, lost to shock due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/specifications.
- Sod to be 100% irrigated at all planting beds and grass area by an automatic underground irrigation system. Irrigation system shall be provided to the owner no later than 24 hours of irrigation material completion.
- State all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- Remove stakes and piping from all trees after one year from planting.



CHICK-FIL-A
NEW BERN
3000 DR MLK JR BLVD
NEW BERN, NC 28652

FSU# 00766

REVISIONS
NO. DATE BY DESCRIPTION
1 5/29/21 LANDSCAPE COMMENTS

MLD PROJECT # 2020112
PREPARED BY PER6047
DATE 5/25/21
DRAWN BY RCM

PERMIT
SHEET NUMBER L-101
Landscape Plan

STAFF REPORT

DEVELOPMENT SERVICES



SUP-002901-2024, Chick-Fil-A Parking Lot
Automobile parking garages or parking lots not located on a lot
on which there is another principal use to which the parking is related



Address/Location

2900 M L King Jr. Boulevard,
New Bern, NC

Map Number

8-212-19001

Parcel Size

0.26 Total Acres

Current Use

Vacant

Proposed Use

To establish the use of
Automobile parking garages
or parking lots not located on
a lot on which there is
another principal use to which
the parking is related

Zoning

Commercial 3 (C-3)

Summary of Proposal

Kim Rickman, with the owner's consent, has submitted an application for a Special Use Permit to establish the use of Automobile parking garages or parking lots not located on a lot on which there is another principal use to which the parking is related, on 0.26 acres for Tax Parcel 8-212-19001. The proposed development will be located to the north of M L King Jr. Boulevard.

Basis for Special Use Application

Pursuant to Article X, Permissible Uses., Appendix A, Land Use Table of Permissible Uses, the City of New Bern's Land Use Ordinance requires a Special Use Permit to establish the use of "Automobile parking garages or parking lots not located on a lot on which there is another principal use to which the parking is related." This is proposed to be located within the Commercial 3 (C-3) zoning district.

Synopsis of Site and Surrounding Area

The parcel is 0.26 total acres and is located at 2900 M L King Jr. Boulevard, New Bern, NC.

Within a half mile of the site, there are residential single-family dwellings, and multiple businesses.

Zoning District Summary

The C-3 commercial district is established as a district for offices, personal services, and the retailing of durable and convenience goods. This district will generally be located on the city's major radial roads. Because these districts will be located on high-volume traffic arteries and will be subject to the view not only of local residents but tourists and other non-local motorists, ample off-street parking, controlled traffic movement, and an appropriate appearance including suitable planting shall be provided.



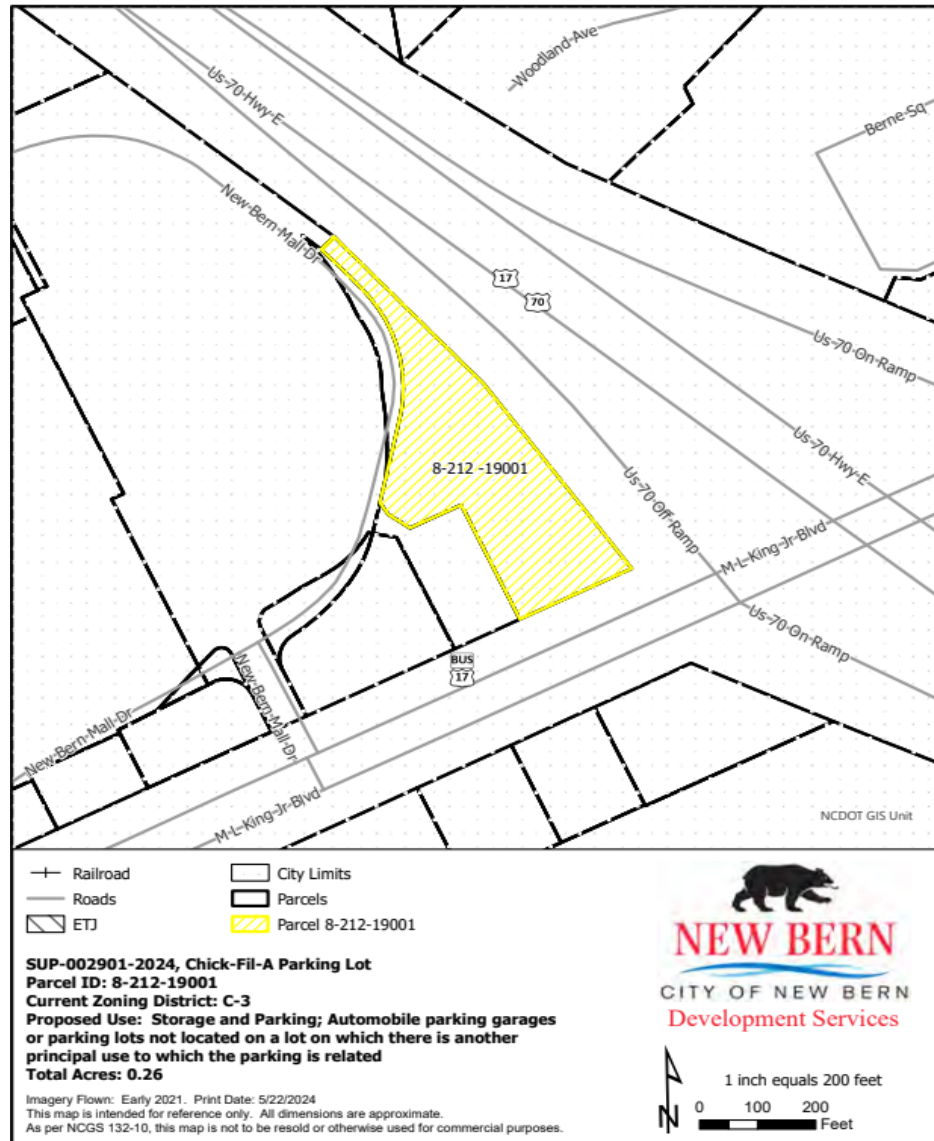
Staff Analysis

The revised site plan addresses all DRC comments, and the application appears to be compliant with the standards set forth within the Land Use Ordinance. Additionally, the application was deemed complete.

Access/Traffic Conditions

No traffic information has been provided by the applicant.

Attachment One



City of New Bern Development Services

Special use permit



SUBJECT PROPERTY INFORMATION

Project name (if applicable): Chick-fil-A #0766

Proposed land use (per table of uses): Parking Lot

Property address: 2900 M.L. King Jr., Blvd, New Bern, NC 28562

Tax map number(s): 8-212-19001 Total parcel size: .26 Acres

Current zoning district: C-3 Commercial District Future land use class: C-3 Commercial District

Existing buildings: N/A Total floor areas of existing buildings: N/A

Proposed buildings: N/A Total floor area of proposed buildings: N/A

APPLICANT INFORMATION

Name: Kim Rickman - Applicant

Address: 220 E. Central Parkway, Suite 4000, Altamonte Springs, FL 32701

Phone: 407-310-2495 Email: krickman@interplanllc.com

Legal relationship of applicant to property: Agent

Purpose of application: Special use for parking without principal building, section of existing lot to be leased and dedicated for CFA use

PROPERTY OWNER INFORMATION

Name: HS New Bern Outparcels LLC

Address: 1190 Interstate Parkway, Augusta, GA 30909

Phone: _____ Email: _____

Signature of Applicant/Date

Kim Rickman - Applicant

Printed Name of Applicant

303 First Street New Bern, NC 28562

Phone: 252-639-7582

Email: bdadj@newbernnc.gov

Purpose of Special Use:

Special use for parking without principal building, section of existing lot to be leased and dedicated for CFA use

Although the application may be found to comply with all the provisions of the Ordinance, the Board may still deny the Special Use Permit if it concludes, that if approved as proposed, the development:

- a. Will materially endanger the public health or safety;
- b. Will substantially reduce the value of adjoining or abutting property;
- c. Will not be in harmony with the character of the particular neighborhood or area in which it is to be located;
- d. Will not be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plan officially adopted by the City of New Bern; or

Please respond to the following questions. Answers should be supported by facts when possible. At the hearing, the Board will determine whether the applicant has submitted competent, material, and substantial evidence showing that the requirements of each part have been met.

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

Yes, acknowledged. The use will still support commercial use as proposed with the zoning.

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

No, the use of the parking area will not endanger the public health or safety if located where proposed and developed according to the plan as submitted.

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

The area is already a parking area, a small area is just being parceled out to be leased for CFA use

4. 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.

Yes, the location and character of the use, is 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.

I, the undersigned, do certify that all the information presented in this application is accurate and complete to the best of my knowledge, information, and belief.

Signature

05/03/24

Date

FOR OFFICE USE ONLY:

Date application was received: _____

Staff comments: _____

Departmental Review Date: _____

Staff comments: _____

Public Hearing Date: _____

Staff comments: _____

Disposition: _____

Zoning Administrator: _____

SPECIAL USE SUBMITTAL POLICY

Pre-application Meeting

The applicant must schedule a pre-submittal meeting with staff to discuss the proposed use, preliminary assessments regarding the proposed use and the adopted ordinance and plans, and process.

Application Submittal

A complete application is to be submitted before 5pm on the submittal date (21 days prior to the Board of Adjustment meeting, which are held on the last Monday of each month).

An application is considered complete only if it includes **ALL** of the following:

- Completed Special Use Permit Application form;
- Application Fee;
- List all required site plans, specifications and documents included as exhibits to this application;
- Three (3) copies of the site plan and an electronic copy via thumb drive or emailed to bdadj@newbernnc.gov

Notarized written permission authorizing the request shall be provided if the applicant is not the owner of the property (the form is attached).

Please make checks payable to City of New Bern. All checks must include a physical address and a phone number. **Personal checks must include driver's license or social security number. **Business checks** must have a North Carolina address.*

City of New Bern Planning Department

Departmental Site Plan Review Application



Date Submitted: 5/6/2024 Date of Review: _____
Development Name: PAWZ 4 Learning Foundation
Address: 2309 Oaks Road Phone: 252-671-5459
Email: blessbless252@gmail.com Fax: _____
Applicant Name (Please Print): Sonya Simmons

- Site plan review is required for all commercial development projects involving the construction, exterior alteration, relocation, occupancy, or change in use of any building.
- The Departmental Review Committee is composed of Planning, Building Inspections, Fire, Public Works, Engineering, Police, and Public Utilities, working together to render decisions on applications as a single decision-making body.

REQUIREMENTS

- Applications shall be submitted at least eleven (11) calendar days prior to the regularly scheduled meeting and must include 3 sets of folded site plans and one electronic copy of the submittal package.
- The site plan review process must be completed prior to submitting applications for consideration by the Board of Adjustment.
- Site plans shall be prepared by a registered professional surveyor, landscape architect, architect or engineer.
- Drawing Scale: 1" = 100' or larger, Drawing Sheet Size: 18" x 24" or larger for mylar.
- Site Plan checklist. The site plan must clearly illustrate distances from property lines for existing structures and proposed structures and include the following:

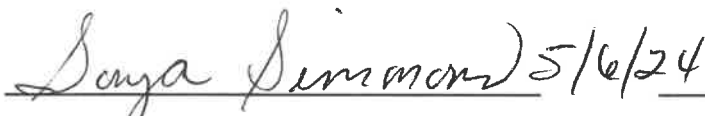
- ☒ 1. Survey prepared by Registered Surveyor.
- _____ 2. Name of project, clearly delineated boundaries, north arrow, scale, square footage or acreage of entire tract, as well as any proposed structures, and a site plan with vicinity map, including surrounding street system, existing uses and zoning classifications.
- _____ 3. Name and address owner, developer and seal of architect or similar professional, if applicable.
- _____ 4. Name of development, **plus all addresses supplied by E-911**, must be shown in order for application to be considered.
- _____ 5. Plans for proposed utilities, including water, gas, sanitary sewer, storm drainage, electric, cable, telephone, etc.
- _____ 6. Names and addresses of all abutting property owners.
- _____ 7. All existing and proposed lot lines, easement and rights-of-way.

303 First Street New Bern, NC 28562

Phone: 252-639-7582

Email: LaughlinS@newbernnc.gov

- _____ 8. Location of all existing building and structures.
- _____ 9. Site plan of existing conditions including wooded areas, marshes, wetlands, etc.
- _____ 10. Other proposed rights-of-way and easements.
- _____ 11. Proposed lot lines, lot numbers, building envelopes in the case of PUD's, and approximate dimensions.
- _____ 12. Contour map-one foot intervals based on sea level data.
- _____ 13. Proposed plantings, mini-parks, school sites, public open space, if applicable.
- _____ 14. Provisions for the maintenance of open space and parks including draft of conversation easement, if applicable
- _____ 15. Profiles showing grade of streets, sewers, water lines, etc.
- _____ 16. Plans for proposed utilities, including water, gas, sanitary sewer, storm drainage, electric, telephone, cable, etc.
- _____ 17. Proposed planting plan, including type and details of required screening.
- _____ 18. Postal enumeration of each lot in subdivision.
- _____ 19. Verification of submission of stormwater management and sedimentation erosion control plans, if applicable.
- _____ 20. Statement by developer that wetlands are not present on site or that appropriate permits are being sought
- _____ 21. Site data chart containing: a) acreage in tract; b) acreage in open space, parks or schools; c) average lot size; d) total number of lots; and e) linear feet in streets

 5/6/24

Signature of Applicant/Date



Printed Name of Applicant

Additional information may be required based on the results of staff plan review as set forth in section [15-49](#) of the New Bern Land Use Ordinance. If you have questions, please call 252-639-7582 or email:

drc@newbernnc.gov

For landscaping information please refer to the New Bern Land Use Ordinance [Appendix E. - Guide for Landscaping](#)

PLEASE NOTE: This application excludes utility planning and/or approval nor does it create any right to utility service; electric, water, wastewater, natural gas, telecommunications and/or cable service.

303 First Street New Bern, NC 28562

Phone: 252-639-7582

Email: LaughlinS@newbernnc.gov



To: Sonya Simmons

From: Kendrick Stanton, CZO, Land and Community Development Administrator

RE: SUP-002903-2024, DRC Comments – 2309 Oaks Road School (5.110)

Date: 05/21/2024

The following comments were generated from DRC.

Planning/Zoning

- Add the parking requirement as a note to the plan.
 - 1.75 spaces per classroom in elementary schools; in high schools, 1 space for each administrative staff person, plus 1 space for every 15 students for which the building was designed to accommodate.
 - Add a note for the grade to be taught.
 - Add a note for the administrative staff count.
 - Add a note for how many students will attend.
- Contact information for questions: **Ph: 252-639-7582**

MPO

- No comment.
- Contact information for questions: **Ph: 252-639-7592**

Historic Preservation Administrator

- No comment provided.
- Contact information for questions: **Ph: 252-639-7583**

Police Department

- No comment.
- Contact Information for questions: **Ph: 252-672-4293**

Fire Marshal

- Must meet NC Fire Prevention Code fire alarm requirements.
- Contact information for questions: **Ph: 252-639-2961**

Building Inspector

- No comment.
- Contact information for questions: **Ph: 252-639-2945**

Department of Public Utilities

- No comment provided.
- Contact information for questions: **Ph: 252-639-2827**

Craven County Health Department

- No comment.
- Contact information for questions: Ph: 252-636-4936

Public Works

- No comment.
- Contact information for questions: Ph: 252-639-7500

GIS

- No comment (verbally stated at meeting).
- Contact Information for questions: Ph: 252-639-7588

NCDOT

- No comment provided.
- Contact information for questions: Ph: 252-649-6505

Water Resources

- No Comment.
- Contact information for questions: Ph: 252-639-7523

North Carolina Railroad Company

- No comment provided.
- Contact information for questions: Ph: 919-534-0416

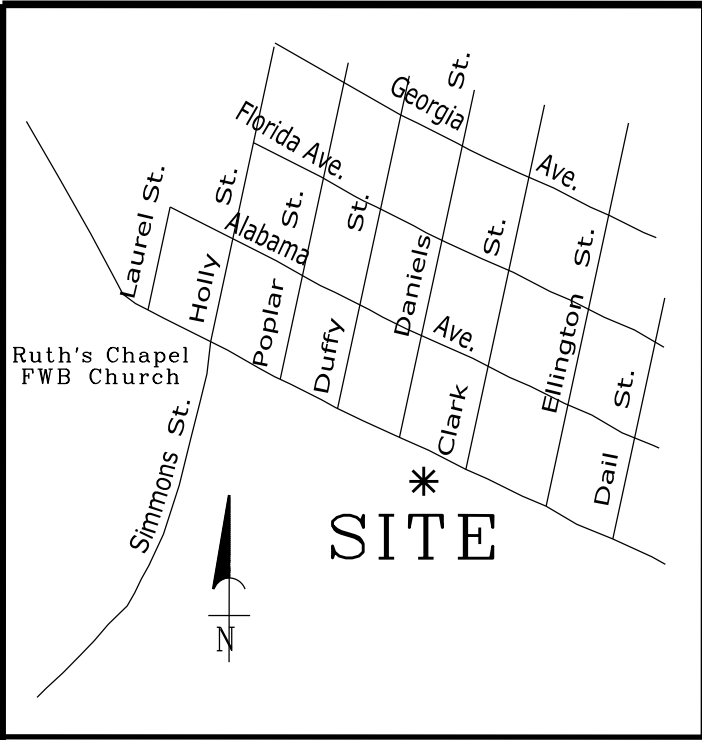
E911 GIS Technician/Addressing Coordinator

- No comment provided.
- Contact information for questions: Ph: 252-672-4107

Parks & Recreation

- No comment provided.
- Contact information for questions: Ph: 252-639-2902

Please submit a response letter to these comments by electronic PDF. Additionally, please submit an electronic PDF file of the revised site plan to my email, Stanton.Kendrick@NewBernNC.gov and one (1) physical plan on 18" X 24" paper of the revised site plan by Friday, May 31, 2024. Failure to submit the revised plans or request an extension by the date indicated will constitute a denial of the plan, and a full resubmission would be required. If you have any questions, you may contact me.



- LEGEND:
- EIP • EXISTING IRON PIN
 - SIP • SET IRON PIN
 - WATER METER
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - SEWER VENT
 - LP GAS TANK
 - POWER POLE W/LIGHT
 - POWER POLE

NOTES:

Parking Requirements:
1.75 spaces per classroom in elementary schools; in high schools, 1 space for each administrative staff, plus 1 space for every 15 students for which the building was designed to accommodate.

Grade to be taught: K-6th

Administrative staff count: 4

Number of attending students: less than 25

This property is located in a flood hazard area, Zone "AE" (EL+9.0') per FIRM Map 3720558000K, dated June 19, 2020.

The area was obtained by coordinate method.

Property is Zoned C-5.

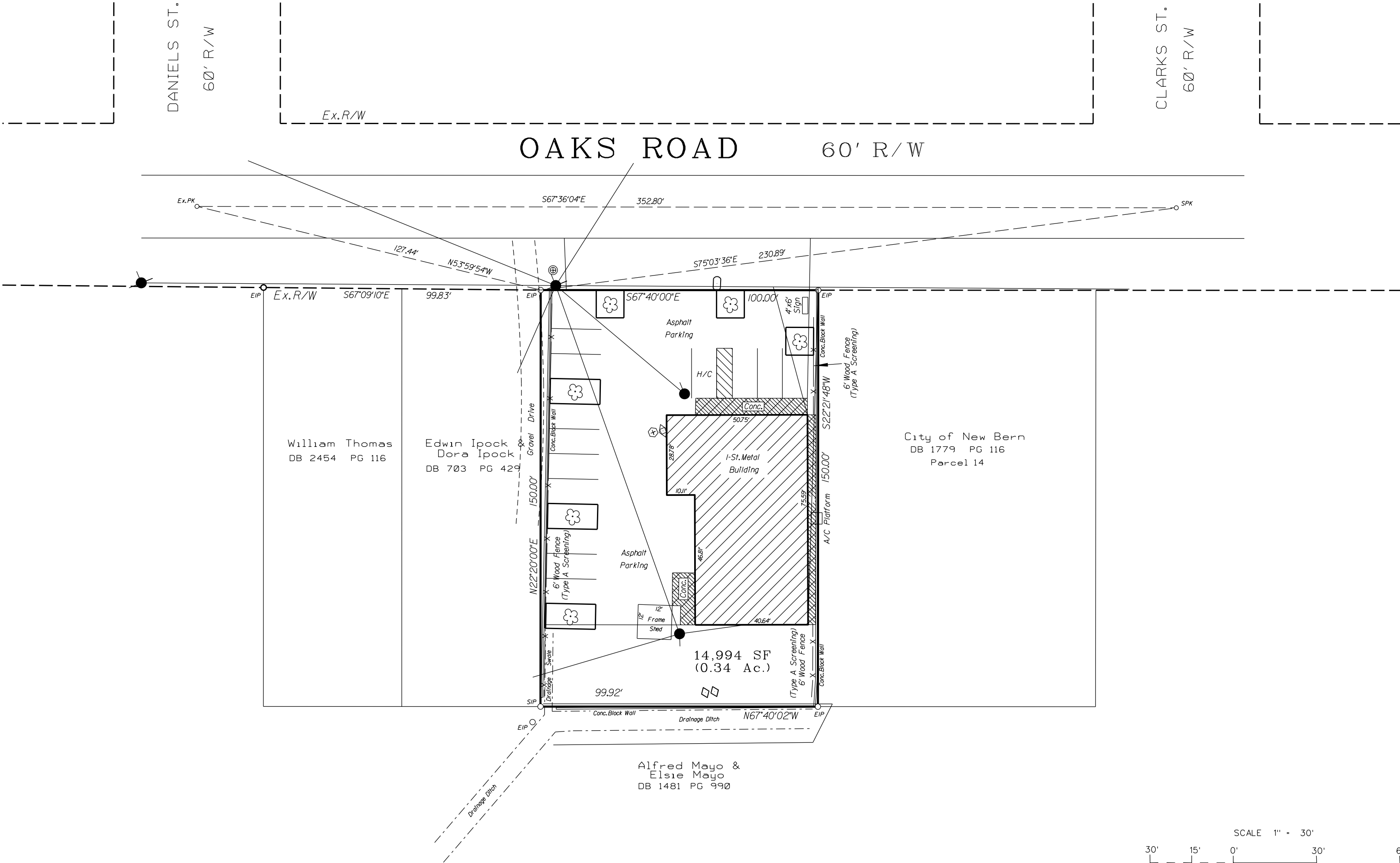
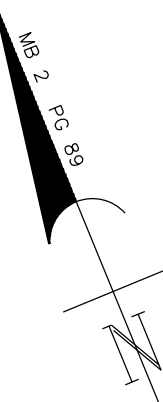
Total of 12 parking spaces.

Type A screening with a 6' wood fence to be used.

PLANTING TABLE

Type	Number	Caliper
Crepe Myrtle	6	2"

Tree can be no more than 3-stem with 2" caliper 6" above grade



NORTH CAROLINA
CRAVEN COUNTY

I, Terry Wheeler, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2383 page 292, or other reference source MB 2 Page 89); that the boundaries not surveyed are clearly indicated as drawn from information found in Book , page ; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 3rd day of June, AD, 2024.

This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.



Professional Land Surveyor

L - 3733
License Number

NORTH CAROLINA
CRAVEN COUNTY

I, _____, Review Officer of Craven County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date

Review Officer

REGISTER OF DEEDS

STATE OF NORTH CAROLINA
COUNTY OF CRAVEN

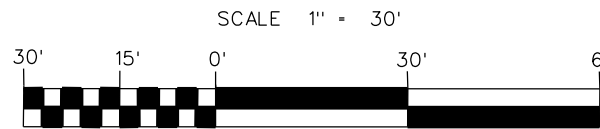
Filed for Registration at _____ AM/PM o'clock

This _____ day of _____ 2024.

Plat Cabinet _____ Slide _____

MICHELLE L. TOTH

Register of Deeds/ Assistant/ Deputy



OWNERS: Norman Morris
Mary Ann Morris
2270 Nelson Road
Grifton, NC 28530
(252)571-2394

WHEELER LAND SURVEYING, PLLC
Firm No. P-2819
PO BOX 15422
NEW BERN, NC 28561
(252)229-1735

SURVEY AND
DESIGN FOR
NORMAN MORRIS
AND WIFE
MARY ANN MORRIS

2309 OAKS ROAD
LOTS 9 & 10 A.C. I.A.M.M.'S
ADDITION TO WOODROW PLACE
TOWNSHIP NO. 3 CRAVEN COUNTY
NEW BERN, NORTH CAROLINA
July 9, 2016

Tax ID No.: 8-019-015

STAFF REPORT

DEVELOPMENT SERVICES



SUP-002903-2024, 2309 Oaks Road School
Schools; Elementary and secondary schools (including associated
grounds and athletic and other facilities)



Address/Location

2309 Oaks Road, New Bern,
NC

Map Number

8-019-015

Parcel Size

0.34 Total Acres

Current Use

Vacated

Proposed Use

To establish the use of a
School; Elementary and
Secondary schools (including
associated grounds and
athletic and other facilities)

Zoning

Commercial 5 (C-5)

Summary of Proposal

Neuse Landings, LLC, has submitted an application for a Special Use Permit to establish the “School; Elementary and secondary schools (including associated grounds and athletic and other facilities)” use on 0.34 acres for Tax Parcel 8-019-015. The proposed development will be located to the South of Oaks Road.

Basis for Special Use Application

Pursuant to Article X, Permissible Uses., Appendix A, Land Use Table of Permissible Uses, the City of New Bern's Land Use Ordinance requires a Special Use Permit to establish the "Schools; Elementary and secondary (including associated grounds and athletic and other facilities)" use. This is proposed to be located within the Commercial 5 (C-5) zoning district.

Synopsis of Site and Surrounding Area

The parcel is 0.34 total acres and is located at 2309 Oaks Road, New Bern, NC.

Within a half mile of the site, there are residential single-family dwellings, and vacant lots.

Zoning District Summary

The C-5 office and institutional district is established as the district in which the principal use of the land is for residences, certain limited business and professional offices, and some institutional type uses, such as hospitals, medical offices and clinics. In establishing this zoning classification, the specific intent of this district is:

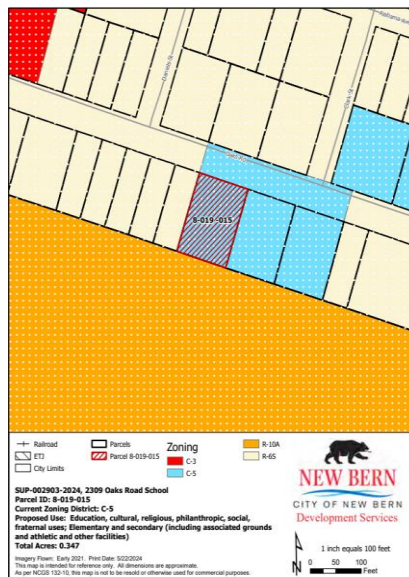
- (a) To encourage use of land for institutional and office purposes;
- (b) To prohibit commercial and industrial uses of land which would generate large volumes of traffic, or would interfere with the use of land for residential, office, and institutional purposes;
- (c) To encourage the discontinuance of existing uses that would not be permitted as new uses in this district;
- (d) To encourage the development of areas which will serve as a transition zone between the more intensive business districts and less intensive residential districts provided for in this ordinance.

Staff Analysis

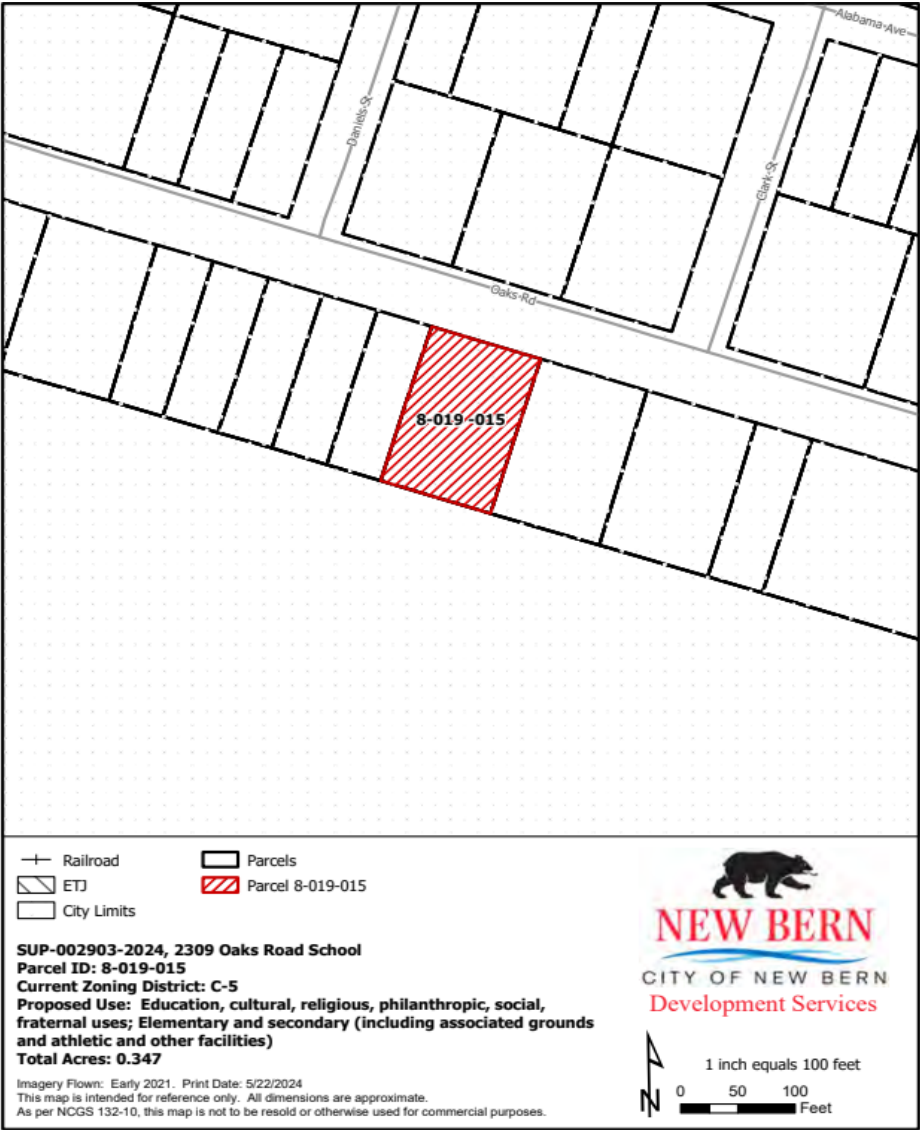
The revised site plan addresses all DRC comments, and the application appears to be compliant with the standards set forth within the Land Use Ordinance. Additionally, the application was deemed complete.

Access/Traffic Conditions

No traffic information has been provided by the applicant.



Attachment One



City of New Bern Development Services

Special use permit



SUBJECT PROPERTY INFORMATION

Project name (if applicable): Sonya Simmons
Proposed land use (per table of uses): After school Program
Property address: 2309 Oaks Road New Bern, NC 28560
Tax map number(s): 8-019-015 Total parcel size: 0.347
Current zoning district: _____ Future land use class: C-5
Existing buildings: General Total floor areas of existing buildings: 3,330 ^{Floor} 420
Proposed buildings: After school Total floor area of proposed buildings: Same _(No Floor)
= 3,750

APPLICANT INFORMATION

Name: Sonya Simmons
Address: 592 NC Hwy 55W New Bern, NC 28562
Phone: 252-671-5459 Email: blesssbles252@gmail.com
Legal relationship of applicant to property: Tenant
Purpose of application: To be able to have an after school
program for children 5-18 years of age
still in school specialty: Literacy and math.

PROPERTY OWNER INFORMATION

Name: Mr. Norman Morris
Address: 2270 Nelson Road
Phone: Grifton, NC 28530 Email: _____

Sonya Simmons 5/6/24 Sonya Simmons
Signature of Applicant/Date Printed Name of Applicant

Purpose of Special Use:

To use the building for an afterschool program
for ages 5-18.

Although the application may be found to comply with all the provisions of the Ordinance, the Board may still deny the Special Use Permit if it concludes, that if approved as proposed, the development:

- a. Will materially endanger the public health or safety;
- b. Will substantially reduce the value of adjoining or abutting property;
- c. Will not be in harmony with the character of the particular neighborhood or area in which it is to be located;
- d. Will not be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plan officially adopted by the City of New Bern; or

Please respond to the following questions. Answers should be supported by facts when possible.

At the hearing, the Board will determine whether the applicant has submitted competent, material, and substantial evidence showing that the requirements of each part have been met.

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

yes

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

NO

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

NO

4. 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.

yes

I, the undersigned, do certify that all the information presented in this application is accurate and complete to the best of my knowledge, information, and belief.

Sanya Simmon
Signature

5/6/24
Date

FOR OFFICE USE ONLY:

Date application was received: _____

Staff comments: _____

Departmental Review Date: _____

Staff comments: _____

Public Hearing Date: _____

Staff comments: _____

Disposition: _____

Zoning Administrator: _____

Petitioners requesting Board of Adjustment action on property not owned by them must have this form completed by the owner of the property.

OWNERS AUTHORIZATION

Dear Sir or Madame:

I am the owner of the property located at: 2309 Oaks Road
New Bern, NC 28560

I hereby authorize Sonya M. Simmons to appear with my consent, before the New Bern Board of Adjustment in order to ask for a Special Use Permit to

after school Program

at this location. I understand that the Special Use Permit, if granted, is permanent and runs with the land.

I authorize you to advertise and present this matter in my name as the owner of the property.

If there are any questions, please contact me at the following address:

Phone: _____

Respectfully yours,

Norman Morris

Owner signature

Sworn to and subscribed before me this 6th day of May, 2024.

Beverly W. Drake
Notary Public

My commission expires:

March 3, 2029



303 First Street New Bern, NC 28562

Phone: 252-639-7582

Email: bdad1@newbernnc.gov



June 6, 2024

Norman & Mary Ann Morris
2270 Nelson Road
Grifton, NC 28530

To whom it may concern:

According to the City of New Bern's tax records, your property, tax parcel 8-019-015, is located at 2309 Oaks Road, New Bern, NC (see attached map for reference). An application to obtain a Special Use Permit to establish the use "Schools; Elementary and secondary (including associated grounds and athletic and other facilities)", on 0.34 total acres has been submitted.

The City of New Bern Zoning Board of Adjustment will hold a quasi-judicial public hearing on Thursday, June 27, 2024. The meeting will be held at 5:30 p.m. in the City Hall Courtroom on the 2nd floor, 300 Pollock Street. The Board will hear testimony from citizens with standing on the proposed Special Use application. **Please be aware that the Board of Adjustment is required to only consider expert opinion or factual evidence on topics such as traffic, property value, and safety. The Board can listen to testimony provided by the public in relation to imposing conditions pending an approval of the Special Use Permit.**

The Board shall consider the application and comments at the public hearing and may grant or deny the Special Use Permit. The Board shall issue a Special Use Permit only when the Board makes an affirmative finding for each of the following general findings:

- (1) The requested permit is within its jurisdiction according to the table of permissible uses;
- (2) The application is complete;
- (3) If completed as proposed in the application, the development will comply with all of the requirements of this ordinance;
- (4) The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted;
- (5) The use will not substantially reduce the value of adjoining or abutting property, or that the use is a public necessity; and
- (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.

In granting the Special Use Permit:

(A) The Board of Adjustment may attach additional conditions if the development in question presents circumstances that justify the variation from the specified requirements.

(B) Without limiting the foregoing, the Board of Adjustment may attach to a permit a condition limiting the permit to a specified duration.

(C) All additional conditions or requirements shall be entered on the permit.

(D) All additional conditions or requirements authorized by this section are enforceable in the same manner and to the same extent as any other applicable requirement of this ordinance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kendrick Stanton", followed by a stylized flourish or set of initials.

Kendrick Stanton, CZO
Land and Community Development Administrator



June 6, 2024

Dear Property Owner:

According to the City of New Bern's tax records, your property is within 100 feet of tax parcel 8-019-015, located at 2309 Oaks Road, New Bern, NC (see attached map). An application to obtain a Special Use Permit to establish the use "Schools; Elementary and secondary (including associated grounds and athletic and other facilities)", on 0.34 total acres has been submitted.

The City of New Bern Zoning Board of Adjustment will hold a quasi-judicial public hearing on Thursday, June 27, 2024. The meeting will be held at 5:30 p.m. in the City Hall Courtroom on the 2nd floor, 300 Pollock Street. The Board will hear testimony from citizens with standing on the proposed Special Use application. As a neighboring property owner, the Zoning Ordinance requires that you be notified of the hearing date so that you may attend the meeting and address the Board with any questions or concerns you may have regarding the proposed development. **Please be aware that the Board of Adjustment is required to only consider expert opinion or factual evidence on topics such as traffic, property value, and safety. The Board can listen to testimony provided by the public in relation to imposing conditions pending an approval of the Special Use Permit.**

The Board shall consider the application and comments at the public hearing and may grant or deny the Special Use Permit. The Board shall issue a Special Use Permit only when the Board makes an affirmative finding for each of the following general findings:

- (1) The requested permit is within its jurisdiction according to the table of permissible uses;
- (2) The application is complete;
- (3) If completed as proposed in the application, the development will comply with all of the requirements of this ordinance;
- (4) The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted;
- (5) The use will not substantially reduce the value of adjoining or abutting property, or that the use is a public necessity; and
- (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.

In granting the Special Use Permit:

(A) The Board of Adjustment may attach additional conditions if the development in question presents circumstances that justify the variation from the specified requirements.

(B) Without limiting the foregoing, the Board of Adjustment may attach to a permit a condition limiting the permit to a specified duration.

(C) All additional conditions or requirements shall be entered on the permit.

(D) All additional conditions or requirements authorized by this section are enforceable in the same manner and to the same extent as any other applicable requirement of this ordinance.

Sincerely,



Kendrick Stanton, CZO
Land and Community Development Administrator



—+— Railroad

▭ Parcels

▨ ETJ

▨ Parcel 8-019-015

⋯ City Limits

SUP-002903-2024, 2309 Oaks Road School

Parcel ID: 8-019-015

Current Zoning District: C-5

Proposed Use: Education, cultural, religious, philanthropic, social, fraternal uses; Elementary and secondary (including associated grounds and athletic and other facilities)

Total Acres: 0.347

Imagery Flown: Early 2021. Print Date: 5/22/2024

This map is intended for reference only. All dimensions are approximate.

As per NCGS 132-10, this map is not to be resold or otherwise used for commercial purposes.



NEW BERN

CITY OF NEW BERN

Development Services



1 inch equals 100 feet

0 50 100
Feet