



New Bern Board of Adjustment Minutes

February 24, 2020 Meeting

**1) Call to Order**

**2) Roll Call**

**Members Present:** Richard Parsons  
Dorothea White  
Peter Dillon  
Jim Morrison  
John Murrell  
Kenneth (Kip) Peregoy  
Barbara Sampson

**Members Absent:** Alfred Barfield  
John Riggs

**Members Excused:**

**3) Draft BOA 2020 Meetings Schedule**

**Motion to approve:** Jim Morrison  
**Second:** Richard Parsons  
**Vote:** 7-0

**4) Election of Officers**

**Chair:** Kip Peregoy  
**Motion to elect Kip as Chair:** Jim Morrison  
**Second:** Peter Dillon  
**Vote:** 7-0

**Vic-Chair:** Jim Morrison  
**Motion to elect Jim Morrison as Vice-Chair:** Richard Parson  
**Second:** Peter Dillon  
**Vote:** 7-0

## 5) New Business

**Consideration of a Special Use Permit request for a Boarding House. The property is located at 524 Roundtree Street and is further identified as Craven County Parcel Identification Number 8-008-047.**

Bonita Simmons (owner) has requested the Board of Adjustment hold a public hearing at its regular meeting on February 24th, 2020 to consider a *Special Use Permit* application to allow a Boardinghouse use at 524 Roundtree Street (Craven County PID# 8-008-047). The .142-acre tract is currently a Single-Family Residential use. The proposed project was conditionally approved by the City's Departmental Site Plan Review Committee on 10/18/2019. The property was rezoned from R-6 to C-5 at the February 11, 2020 meeting of the New Bern Planning and Zoning Commission. With an existing City of New Bern bus stop adjacent to this site along with limited acreage, Development Services staff recommends that the Board of Adjustment reduce the amount of off-street parking required from 3 spaces per 5 bedrooms to 1 space per City Code Sections 15-343 and 15-350.

### A. Testimony

1. The requested permit is within the BOA's jurisdiction according to the table of permissible uses:  
**Comment:** *The applicant, Mrs. Bonita Simmons answered, "Yes, and that all the information on the first page of the application is correct."*
2. The application is complete:  
**Comment:** *The applicant, Mrs. Bonita Simmons answered, "Yes, the application is complete"*
3. If completed as proposed in the application, the development will comply with all the requirements of this ordinance:  
**Comment:** *"The applicant, Mrs. Bonita Simmons answered, "Yes, all the requirements of the city's ordinance will be met"*
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:** *"The applicant, Mrs. Bonita Simmons explained that she is working closely with law enforcement, staffing an on-site house manager, and a security system in the house."*
5. The use will not substantially reduce the value of adjoining or abutting property, or that the use is a public necessity:  
**Comment:** *"The applicant, Mrs. Bonita Simmons answered that by investing over \$100,000, the value of the home will only increase and possibly raise adjacent homes' values as well."*
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:** *"The applicant, Mrs. Bonita Simmons directed the board to a photo of the property's current condition. The property doesn't look good now but was given to her non-profit in hopes of a brighter future for the home and will be "the talk of the corner" as people will remember what it used to look like. Architect, Matt O'Brien (consultant for the applicant) added that redevelopment such as this can "kickstart" additional investment in the community. Mike Williams, Executive Director of the local Habitat for Humanity is planning on revitalizing the entire community over time. He referred to several projects in the neighborhood."*

**Vote to close Public Comment Period**

**Motion to close:** Richard Parsons

**Second:** Dorothea White

**Vote:** 7-0

**B. Vote**

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

**Motion:** Richard Parsons

**Second:** Peter Dillon

**Vote:** 7-0

2. **The application is complete:**

**Motion:** Jim Morrison

**Second:** Richard Parsons

**Vote:** 7-0

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

**Motion:** Jim Morrison

**Second:** Richard Parsons

**Vote:** 7-0

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:** Peter Dillon

**Second:** Richard Parsons

**Vote:** 7-0

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

Motion: Jim Morrison  
Second: Barbara Sampson  
Vote: 7-0

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: Peter Dillon  
Second: Jim Morrison  
Vote: 7-0

6) Issuance of Permit

Motion: Dorothea White  
Second: Peter Dillon  
Vote: 7-0

- 7) Special Conditions: The Board of Adjustment shall reduce the off-street parking requirement from 3 spaces per 5 bedrooms to 1 off-street parking space per City Code Sections 15-343 and 15-350.

Motion: Jim Morrison  
Second: Peter Dillon  
Vote: 7-0

**MOTION TO ADJURN**

Motion: Dorothea White  
Second: Richard Parsons  
Vote: 7-0

Meeting time: 56:11

Date Approved: 5-18-20

  
Kip Peregoy, Chair

Attest: 

Seth Laughlin, Recording Secretary

\*\*\*Video of tonight's meeting can be viewed on the link below. CD's of the meeting are available by request. Video Link: [https://www.newbernnnc.gov/how do i \(faq\)/watch city 3 tv/index.php](https://www.newbernnnc.gov/how_do_i_(faq)/watch_city_3_tv/index.php)