

1 **Minutes of the New Bern Planning & Zoning Board**
2 **October 6th, 2015**

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4 The regular meeting of the New Bern Planning & Zoning Board was held in the City Hall
5 Courtroom, 300 Pollock Street, on Tuesday, October 6th, 2015 at 5:30 PM.
6

7 **Members present:** Mr. Kenneth Peregoy, Chair
8 Mr. Barry Evans
9 Mr. Haron Beatty
10 Mr. Raymond Layton
11 Ms. Dorothea White
12 Mr. Sonny Aluzzo
13 Mr. Willie Newkirk
14

15 **Members absent:** Mr. Jimmy Dillahunt
16 Mr. Byron Walston
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18 **Members Excused:**
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22 **Staff present:** Mr. Bradleigh Sceviour, Planner
23 Mr. Kevin Robinson, AICP, City Planner
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25

26 Chair Peregoy called the meeting to order.
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28 Roll call was taken and a quorum declared.
29

30 **Minutes:** Minutes from the September 1st, 2015 meeting were presented.
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32 **Motion:** Mr. Evans made a motion to approve the minutes. Mr. Aluzzo seconded.
33 Motion carried by unanimous vote.
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36 **New Business:**

37 **A. Consideration of a request by Columbia Development Group, LLC to rezone six parcels**
38 **totaling 3.34+/- acres from R-10 Residential District to C-3 Commercial District. The**
39 **properties are located at 3612, 3700, 3702, 3704, 3706 and 3708 Trent Road and further**
40 **identified in Craven County Tax Book as Township 8 Map Number 208 lots 003, 004,**
41 **005, 007, 008 and 009.**
42

43 **Staff Comments:** Staff Sceviour presented the request as follows:

44 **Applicant:** Columbia Development Group, LLC
45

46 **Requested Change:**

Existing: R-10 Residential District
Proposed: C-3 Commercial District

Location:

The properties are located at 3612 3700, 3702, 3704, 3706, and 3708 Trent Road. They are situated on the north side of Trent Road west of S. Glenburnie and across from Oakdale and Friendly Avenue. The properties are in the Trent Road Corridor Overlay.

Size:

The area encompasses 6 contiguous lots with a total size of approximately 3.34 acres.

Reason for Change:

The six (6) residential properties for which rezoning are being requested are currently surrounded by commercial properties with the C-3 Commercial District classification. This rezoning will ensure that the properties are consistently zoned for future proposed uses, which are compatible with City plans and should not adversely affect adjacent properties.

History/Background:

This area consists of a mixture of residential and commercial uses. The land was previously owned by Pepsi and was developed into a residential subdivision in the 1960s.

Present Land Use:

Single family residential dwellings.

Surrounding Land Uses and Zoning:

North: Vacant (C-3 Commercial District).

South: Bounded by Trent Road residential/commercial uses (C-3 Commercial District).

East: Vacant (C-3 Commercial District).

West: Storage facility (C-3 Commercial District).

City Provided Utilities and Services:

All city provided utilities and services are available to the general area.

Comprehensive Plan:

2010 CAMA Regional Land Use Plan

The area is classified as "Developed" which generally includes land that is being used for urban purposes. The developed areas primarily include the vast majority of land that is currently within the corporate limits of the City. Municipal services are readily available to this area.

1993 Thoroughfare Plan/Traffic:

Trent Road is part of SR 1278 which is a major thoroughfare. Major thoroughfares are the principle traffic carriers of the urban area.

93 **Environment:**

94 According to the Regional Land Use Plan, the subject area is highly suitable for
95 development. According to the North Carolina Floodplain Mapping Program a portion of
96 the land is within the 500 year flood zone. There is less than 4 ft. elevation
97 difference between the elevation of the flood prone portion and the non-flood prone
98 portion of the property. The 500 year flood plain does not require flood insurance or
99 building flood proofing/elevation.

100
101 **Staff Comments:**

102 The proposal to rezone the subject properties to C-3 Commercial District is consistent
103 with the character of the adjacent land uses and zoning classifications. Staff has found the
104 proposed rezoning to be in the public interest and not inconsistent with the Land use Plan
105 and Transportation plan. Staff recommends approval of the requested rezoning.
106

107 **Applicant Comments:** The applicant stated that they are working on big plans in the area and
108 that this residential portion had long outlived its residential priority and the area was truly
109 commercial. He stated that they put together 17 parcels for a project. He said that they couldn't
110 yet disclose who they were bringing to the area because arrangements weren't finalized. They
111 would be national retail brands that weren't yet in the area who were now looking to get in to the
112 area. Chair Peregoy asked about the road with no ownership running along the side of the
113 property. The applicant stated that after discussion with the city attorney they would revert the
114 road after the project was put together. The applicant stated that the city attorney had been good
115 to work with and very responsive. Mr. Aluzzo inquired about traffic along Trent Road. The
116 applicant stated they were doing a traffic impact analysis and that those concerns would be
117 addressed properly.

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119 **Public Comments:** There were no public comments.

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121 Public comment period was closed.
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123 **Board Comments:** Mr. Beatty inquired about where the entrance to the development would be,
124 if it would be on MLK or Trent Road. Chair Peregoy replied that we don't have a site plan yet.
125 The applicant stated that Trent Road would be the back of the development and that Martin
126 Luther King would be the front of the development.
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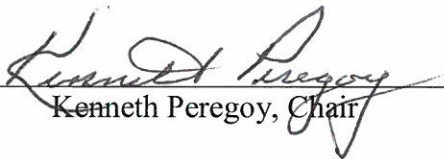
128 **Motion:** Mr. Aluzzo made a motion to recommend the re-zoning from R-10 Residential to C-3
129 Commercial District as requested. Mr. Beatty seconded. Motion was approved by unanimous
130 vote.
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132 **Other Business:**

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134 Chair Peregoy discussed the ordinance edits that had been presented to the board in the previous
135 month. Due to the scope and the importance of the changes he proposed to form a working group
136 of three board members who could solicit comment from stakeholders who would be impacted
137 by the changes. This would ensure that feedback reflects both board member comments and
138 from community stakeholders. Chair Peregoy stated that Mr. Evans and Mr. Dillahunt had

139 already agreed to help him with this because between them they have contacts across a wide
140 range of development and construction related businesses. Mr. Aluzzo asked if the feedback
141 would be incorporated prior to the next meeting. Chair Peregoy said that he hoped so. Ms.
142 White asked if the group would take it section by section. Chair Peregoy stated that they would
143 take the document as it currently exists and they will send it to stakeholders who will comment
144 on the sections relevant to them. For example the conditional use permit changes don't really
145 impact the public but the sidewalk changes are the sort of thing that would require stakeholder
146 feedback. The hope was that after the working group was done that the board could feel
147 comfortable that stakeholders had been properly involved. Mr. Beatty asked if they would put
148 together a document. Chair Peregoy stated that development services would incorporate the
149 feedback as appropriate. He went on to say that he was going to move forward with the working
150 group.

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152 There being no further business, the meeting was adjourned.

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155 
156 Kenneth Peregoy, Chair


Bradleigh Sceviour, Clerk