

1 **Minutes of the New Bern Planning & Zoning Board**
2 **June 7, 2016**
3

4 The regular meeting of the New Bern Planning & Zoning Board was held in the City Hall
5 Courtroom, 300 Pollock Street, on Tuesday, June 7th, 2016 at 6:00 PM.
6

7 **Members present:** Mr. Kenneth Peregoy, Chair
8 Mr. Barry Evans
9 Ms. Carrol Williams
10 Mr. Raymond Layton
11 Ms. Dorothea White
12 Mr. Sonny Aluzzo
13 Mr. Jimmy Dillahunt
14 Mr. Haron Beatty
15

16 **Members absent:**

17
18 **Members Excused:** Mr. Byron Alston
19 Mr. Willie Newkirk
20

21
22 **Staff present:** Mr. Bradleigh Sceviour, Planner
23 Mr. Jeffrey Ruggieri, Director of Development Services
24 Mr. Greg McCoy, Land & Community Dev. Admin.
25

26 Chair Peregoy stated this meeting is a continuation from May 17th and called the meeting to
27 order.
28

29 Roll call was taken and a quorum declared.
30

31 **New Business:**

- 32 A. Consideration of a major subdivision for Fenwick Isle at Bluewater Rise, the proposed 40
33 lot planned unit development is located on the western side of Old Airport Road at
34 its southern most extremity. The property is further identified in Craven County Tax
35 Book as 7-106-001. (Ward 3) (Item continued from May 17 Special Called Meeting)
36

37 **Applicant Comments:** Mr. John Thomas of Thomas Engineering presented the proposed
38 project. This 40 lot planned unit development (Phase 1) is part of a 540+ acre piece of property
39 and located at the very end of Old Airport Road. The Developer is A. Sydes Construction.
40 Currently there are plans to pave a portion of the road from the bridge. The width of the road has
41 not yet been determined. From Old Airport road they plan to include turn lanes when they pave.
42 Mail kiosks are part of the plan for a central mail location for the community. He reviewed the
43 site plan and explained being in compliance with various code requirements including Fire &
44 Stormwater. The stormwater plan has been submitted to the City.
45

46 **Public Comments:** Chair Peregoy opened the meeting for public comment and requested
47 comments from anyone who would like to speak favorably for this project. No one had
48 comments. Public comments were opened for anyone opposed to the project.
49

50 *Pat Shaible, 106 Lancy Lane* – Stated that she is neither for or against the project, but that she
51 has questions. She stated Old Airport road is already a problem in that it is not wide enough and
52 not able to handle heavy loads. The width of the road on the other side of the bridge should be
53 determined. She would like questions regarding the agreement with the City and who is
54 responsible for which parts answered.
55

56 *Tim Tabak, 3512 Old Airport Road* – Agreed with Ms. Shaible and further stated his concern
57 regarding a 10”-12” diameter gas line running the length of the project and would like to know if
58 that is under the buffer, if there is a buffer and if not can there be one. He stated his concern with
59 the dirt road and no speed limit and the possibility that high speed traffic will cause problems
60 with leaving windows open in homes near the road.
61

62 *Katie Shorter, 113 Waldon Road* – Stated her strong concern for the roadways to access the
63 development. She supports the development, but not the current roadways.
64

65 *John Klecker, 109 Stonewall Circle* – Echoed previous comments regarding the road.
66

67 *Steve Dimvicki - 102 Stonewall Circle* – Same safety concerns regarding old airport road being
68 too narrow as previous comments.
69

70 Public comment period was closed.
71

72 **Board Comments:** Chair Peregoy stated that it was clear the overall concern was with offsite
73 safety regarding roadways. He asked Mr. Brad Sceviour to give staff comments and state why
74 we are here this evening. Mr. Sceviour stated the reason for meeting was strictly to consider the
75 subdivision and that offsite improvements were not allowed to be a requirement in this process.
76 The Mayor and City manager have, with staff, been looking at ways to improve Old Airport
77 Road in the future, but consideration for the project should not include the width of Old Airport
78 Road. It is not relevant to the voting of the proposed project.
79

80 Jeff Ruggieri, Director of Development Services stated that Brad was correct in his statement
81 and the purpose of this meeting was to review preliminary plans for the subdivision. The City is
82 actively working with several developers and DOT to make improvements to Old Airport Road.
83 We are still in negotiations and actively working on this problem.
84

85 There was a lengthy discussion regarding the future plans and negotiations for Old Airport Road
86 between the Board & Staff.
87

88 Mr. Thomas clarified that the wetlands shown on the current plan are what the Army Corps of
89 Engineers approved. It is expected that there will be an additional point of ingress and egress in
90 the future. He explained questions about future roads in the subdivision and showed/explained
91 that the current plans addressed comments made during technical, departmental site plan review.
92

93 **Motion:** Mr. Beatty made a motion to accept the subdivision plan with the following conditions:

1. Approval on the basis of the mail kiosk road with an encroachment agreement;

94 2. The turn lanes be shown on the final plat as dedicated public right of way, and
95 3. The second point of access be completed within the first four phases of the development.
96 Mr. Layton seconded. Motion carried by unanimous vote.
97

98 **Motion:** Ms. White moved to recommend the Board of Alderman have a traffic study done by a
99 reputable engineering firm in the Old Airport Road area. Mr. Aluzzo seconded.
100 Mr. Evans requested to add to the motion that at the conclusion of the study the stakeholders be
101 included in the meeting. All agreed to the amended motion. Motion carried by unanimous vote.
102

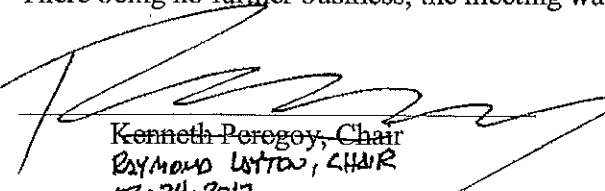
103 **Other Business:**


104
105 A. Introductory Presentation on Land Use Ordinance edits.
106

107 **Staff Comments:** Mr. Brad Sceviour gave a presentation outlining the introduction to the Land
108 Use Ordinance Edits. He answered a few questions clarifying some of the proposed changes to
109 the ordinance.
110

111 **Staff Comments:** Chair Peregoy explained that some board members terms will be expiring and
112 new members will need to be elected at the next meeting. Mr. Aluzzo agreed to chair the
113 nominating committee. Mr. Evans and Mr. Dillahunt agreed to be on the committee as well.
114

115 There being no further business, the meeting was adjourned.
116

117
118
119 
Kenneth Peregoy, Chair
Raymond Latta, Chair
02-24-2017


~~Bradleigh Sceviour, Clerk~~
MORGAN JETHRO, Clerk