

1 **Minutes of the New Bern Planning & Zoning Board**
2 **March 1st, 2016**
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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, February 1st, 2016 at 6:00 PM.
6

7 **Members present:** Mr. Byron Walston, Vice Chair
8 Ms. Carrol Williams
9 Mr. Raymond Layton
10 Mr. Sonny Aluzzo
11 Mr. Willie Newkirk
12 Mr. Jimmy Dillahunt
13 Mr. Haron Beatty
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15 **Members absent:**

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17 **Members Excused:** Mr. Kip Peregoy, Chair
18 Ms. Dorothea White
19 Mr. Barry Evans
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23 **Staff present:** Mr. Bradleigh Sceviour, Planner
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27 Vice Chair Byron Walston called the meeting to order.
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29 Roll call was taken and a quorum declared.
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31

32 **New Business:**

33 **A. Consideration of a major subdivision for Pine Valley, a proposed 2 lot, 12.37+/- acre**
34 **subdivision. The proposed subdivision is located at 1000 Pinetree Drive and is further**
35 **identified in Craven County Tax Book as 08-212-009. (Ward 2)**
36

37 **Staff Comments:** Staff Sceviour presented the request as follows:
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39 The Planning and Zoning Board is requested by BREAM, LLC to consider a proposed
40 subdivision general plan at its regular meeting on March 1st, 2016. The general subdivision plan
41 is a proposed 12.37 acre, 2-lot major subdivision. All utilities and services will be provided by
42 the City of New Bern. This proposed subdivision is located on the north side of Pine Tree Drive
43 between Laura Lane and Lori Drive and across Pine Tree Drive from the Elks Lodge and
44 Knights of Columbus. The property is further identified in Craven County Tax Book as 8-212-
45 009. The proposed average lot size is 6.185 acres. The plan also proposes a 51' wide easement
46 running from the eastern portion of lot 1 down to Pine Tree Drive. On January 25, 2016, the
47 City's Departmental Subdivision Review Committee reviewed the proposed general plan for

48 Pine Valley Subdivision and determined the plan substantially meets the requirements for
49 approval.

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51 **Applicant Comments:** No comments the subdivision is straight forward subdividing 12 acres
52 into two lots.

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54 **Public Comments:**

55

56 None

57

58 **Board Comments:**

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60 Mr. Dillahunt inquired about the number of lots that the property would be subdivided to. The
61 applicant responded that it was just two and there were no current plans to subdivide further. Mr.
62 Dillahunt also asked about if the subdivision met city standards. Mr. Sceviour replied that after
63 going through departmental review the application substantially met the requirements of the
64 ordinance of the City of New Bern.

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66 **Motion:** Mr. Layton made a motion to recommend approval of the subdivision application as
67 presented. Mr. Aluzzo seconded. Motion was approved by a vote of 7-0.

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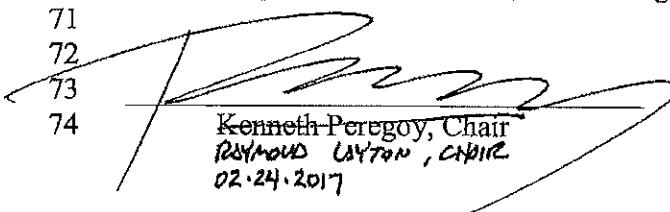
70 There being no further business, the meeting was adjourned.

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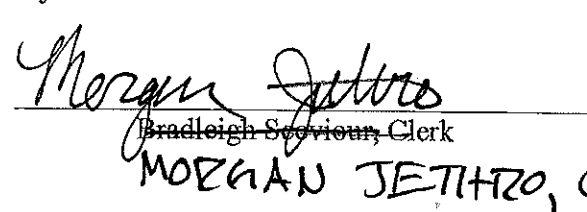
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Kenneth Peregoy, Chair
RAYMOND LAYTON, CHAIR
02.24.2017



Bradleigh Sceviour, Clerk

MORGAN JETHRO, CLERK