

1 **Minutes of the New Bern Planning & Zoning Board**
2 **February 7, 2017**
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, December 6, 2016 at 6:00 PM.
6

7 **Members present:** Mr. Raymond Layton, Chair
8 Mr. Willie Newkirk, Sr.
9 Mr. Sonny Aluzzo
10 Mr. Jeffrey Midgett
11 Mr. Jerry Walker
12 Mr. Haron Beatty
13

14 **Members absent:**

15
16 **Members excused:** Mr. Barry Evans, Vice-Chair
17 Ms. Carol Williams
18 Mr. Jimmy Dillahunt
19

20 **Staff present:** Ms. Morgan Jethro, City Planner
21 Mr. Greg McCoy, Land & Comm. Dev. Administrator
22 Mr. Bradleigh Sceviour, Planner
23 Michael Scott Davis, City Attorney
24
25

26 Chair Layton called the meeting to order.
27

28 Roll call was taken and a quorum declared.
29

30 **Minutes:** The minutes from the March, May, June & December 2016 meetings were
31 approved with a motion that began with Mr. Walker and seconded by Mr. Beatty.
32 The motion carried unanimously.
33

34 **New Business:**

35 **A. Consideration of a Planned Unit Development General Plan "Southwind at**
36 **Bluewater Rise", submitted on behalf of "A. Sydes Construction Inc." by**
37 **Thomas Engineering, P.A. The property is located to the north of County Line**
38 **Road and to the West of Old Airport Road. The property is further identified in**
39 **Craven County Tax Book as 7-106 -001. (Ward 3).**
40

41 **Staff Comments:**

42 Staff Jethro noted that the applicant and City staff have met since the December meeting and
43 have modified the General Plan to meet the requirements of the Land Use Ordinance.
44

45 Chair Layton opened the floor for public comment, and requested that those in the audience who
46 are present in favor of the project speak first.
47

48 **Public Comment:** John Thomas, of Thomas Engineering stated that the city and the applicant
49 have agreed to relocate the mail kiosk outside of the right of way.

50

51 Tim Tabak, 3512 Old Airport Road, stated his concerns over the traffic of Old Airport Road. He
52 stated he had inquired on the total number of lots approved for the road, but didn't receive an
53 immediate answer. He stated that the road is currently seeing in excess of 13,000 trips per day
54 and it is over capacity. He stated a desire for a long range plan for the road's future.

55

56 John Hardee of 2711 Old Airport Road stated he was concerned over the public safety. The
57 bridge was replaced years ago, however it was not elevated and during Hurricane Matthew the
58 bridge was under water. He also stated that Fire & Rescue should have a facility on site for
59 evacuations and that Creekside Elementary School was at capacity.

60

61 Chair Layton thanked them for their concerns, but stated they were outside of the purview of the
62 Planning & Zoning Board. Chair Layton closed the floor for public comment.

63

64 **Board Discussion:** Mr. Aluzzo asked how often the bridge floods. Staff Jethro noted to the
65 Board that NCDOT, Public Works, the City Engineer have reviewed the plans during
66 Department Review and no concerns were made relating to stormwater and traffic. Mr. Midgett
67 inquired what happens when there are concerns from the agencies involved in Department
68 Review. Jethro stated that City staff addresses the concerns in conjunction with the applicant
69 prior to Planning & Zoning Board review.

70

71 Mr. Davis commented that the Board of Aldermen is aware of the concerns on Old Airport Road,
72 but reminded the board and the public that this is a NC Department of Transportation road, not a
73 City of New Bern road, and that there are possible improvements in the future.

74

75 Staff Jethro recommended that the board review the condition noted by Attorney Davis in the
76 letter that was provided in their agenda packet, and to add them to their motion for approval, if
77 that was the pleasure of the board. The recommendations were 1) Fire Code requires a street
78 width of 26 feet directly in front of all fire hydrants for any street with a width of less than 26
79 feet; 2) any structure intended for human occupancy located on a street that is less than 26 feet
80 wide may not exceed 30 feet in height.

81

82 **Motion:** Mr. Jerry Walker made a motion for approval with the conditions of Fire Code requires
83 a street width of 26 feet directly in front of all fire hydrants for any street with a width of less
84 than 26 feet; 2) any structure intended for human occupancy located on a street that is less than
85 26 feet wide may not exceed 30 feet in height, and the relocation of the mail kiosk outside of the
86 City of New Bern right of way. Mr. Beatty seconded the motion. Staff Jethro did a roll call vote.
87 The final vote was 6-0, all in favor of the motion to approve the general plan with conditions.

88

89

90 **B. Consideration of an initial zoning request submitted by "Scheper & Associates,**
91 **Inc." to initially zone a property totaling 6.1+/- acres to R-10 Residential District**
92 **to R-20 Rural Residential District. The property is located at 624 West Thurman**
93 **Road. The property is further identified by Craven County as Tax Parcel**
94 **Identification #7-109-15000.**

95

96 **Staff Comments:** Staff Jethro gave an introduction on the proposed initial rezoning case. She
97 stated that the property is proposed to be annexed into the City of New Bern by the Board of
98 Aldermen at their February 14, 2017 meeting. Staff recommended approval of the requested
99 initial zoning request.

100

101 **Board Comments:** Chair Layton opened the floor for public comment.

102

103 **Public Comments:** John Hardee of 2711 Old Airport Road inquired where the city intended to
104 tap onto water and sewer. Chair Layton commented that they were unaware of the tap on plans at
105 this time.

106

107 **Applicant Comments:** Rich Scheper commented that the intention of the parcel is to have one
108 single family dwelling on the parcel with stables. He thanked the board for their consideration.

109

110 **Board Comments:** Chair Layton closed the floor for public comment.

111

112 **Board Discussion:** Brief discussion of the request followed. A motion to recommend approval
113 of the initial zoning to R-20 was made by Mr. Aluzzo and seconded by Mr. Newkirk. The board
114 voted unanimously (6-0) to recommend approval of the R-20 initial zoning to the Board of
115 Alderman.

116

117 **New Business:**

118 **C. Public Hearing: Historic District Guidelines.**

119

120 **Staff Comments:** Staff Jethro stated that the Historic Preservation Commission and the Planning
121 & Zoning Board held a joint work session to review and discuss the Guidelines prior to the
122 Public Hearing. She noted that HPC Vice Chair Tripp Eure was present to give the Planning &
123 Zoning Board an overview of the Guidelines.

124

125 HPC Vice Chair Eure gave the board a briefing on the Guidelines update, and noted the purpose
126 and reasoning behind the reorganization of the Guidelines. He mentioned that the HPC has held
127 3 Open House sessions to discuss the changes with the public, and also briefed the Board of
128 Aldermen at one of their work sessions.

129

130 **Board Comments:** Chair Layton opened the floor for public comment the regarding the public
131 hearing. There being none, Mr. Walker made a motion to close the floor for public comment and
132 the public hearing, and the motion was seconded by Mr. Aluzzo.

133

134 Chair Layton mentioned that the Planning & Zoning Board and the Historic Preservation
135 Commission held a joint work session in February, and found the meeting to be beneficial for
136 both parties.

137

138 **Motion:** A motion to recommend approval of the Guidelines to the Board of Aldermen was
139 made by Mr. Aluzzo and seconded by Mr. Beatty. The motion passed unanimously (6-0).

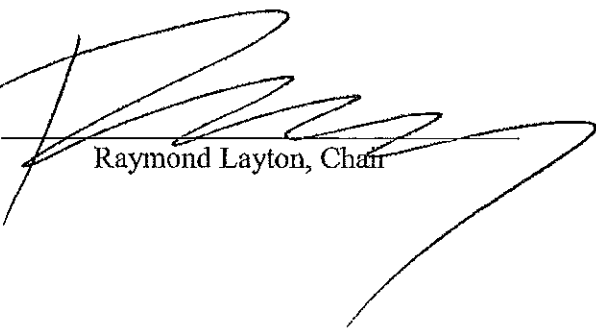
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141 With no further business to discuss, the meeting was adjourned

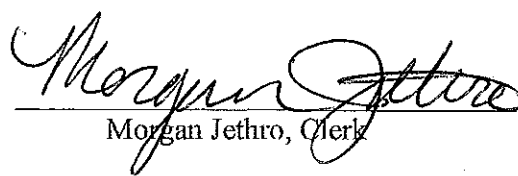
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Raymond Layton, Chair



Morgan Jethro, Clerk

