

1 **Minutes of the New Bern Planning & Zoning Board**
2 **June 6, 2017**

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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, June 6, 2017 at 6:00 PM.
6

7 **Members present:** Mr. Raymond Layton, Chair
8 Mr. Haron Beatty
9 Ms. Carol Williams
10 Mr. Willie Newkirk, Sr.
11 Mr. Jimmy Dillahunt
12 Mr. Jerry Walker
13 Mr. Jeffrey Midgett
14 Mr. Don Black

15 **Members absent:**

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17 **Members excused:** Mr. Sonny Aluzzo
18 Mr. Barry Evans, Vice-Chair
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21 **Staff present:** Ms. Morgan Potts, City Planner
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23

24 Chair Layton called the meeting to order. Mr. Beatty opened the meeting with a prayer.
25

26 Roll call was taken and a quorum declared. Chair Layton opened the floor to revision or
27 corrections.
28

29 **Minutes:** The minutes from the Special Called May 2017 meeting was approved with a
30 motion that began with Mr. Walker and seconded by Mr. Newkirk Sr. The motion
31 carried unanimously.
32

33 **New Business:**

- 34 **A. Consideration of a request by Overlook Holdings, LLC, for a General Plan for**
35 **“Watercrest Subdivision”, an 18 lot subdivision located on Landscape Drive.**
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37 **Staff Comments:**

38 Staff Potts gave a briefing on the Planning and Zoning Board request to review a general
39 subdivision plan submitted by Overlook Holdings, LLC, for Carolina Colours Watercrest
40 subdivision. The proposed 18 lot subdivision is located on the southern side of Landscape Drive.
41 The subdivision went through the departmental review process and it meets the requirements of
42 the ordinance. If approval is granted, by the Planning and Zoning Board, on the proposed
43 subdivision, owner will have the right to develop the site for subdivision development but no
44 sales of lots can occur until the final plan has been approved.
45

46 **Applicant Comment:** Mr. Kip Peregoy was present to represent Overlook Holdings LLC, and
47 answer any questions regarding the site project. He stated they exceed all lot sized dimensions

48 required in the zoning district significantly. His average lot size is over 16,000 square feet and
49 14% of the 8.74 acres are in common space and they will continue a vegetative buffer along
50 Landscape Drive. That buffer is similar to the buffer at the Waterleaf development which is
51 adjacent to the lot. As well as a minor vegetated buffer through Waterleaf neighborhood and
52 Watercrest to provide privacy to those neighborhoods. He noted that all permits have been
53 applied for, including a Storm Water permit.

54

55 **Board Discussion:** Chair Layton open the floor for public comment. There was none. Chair
56 Layton closed the floor for public comment. Mr. Midgett commented about the waterway nearby
57 the development and questioned if it was manmade. Chair Layton clarified it was the lake that
58 handles storm waters for majority of the developments in that area. Mr. Willie Newkirk, Sr.
59 asked about the cities recommendations and Staff Potts responded the City's recommendations
60 are to approve the plans. Chair Layton commented if the board approved tonight it allows the
61 developer to start the process of moving dirt. Once final plates are completed Overlook
62 Holdings, LLC, will meet with the board again to approve it and if it is approval it will allow for
63 them to complete several lots. Chair Layton clarified for Mr. Willie Newkirk, Sr. because it is a
64 site plan approval the final plan has to be approved before the Planning and Zoning prior to the
65 developer setting up those lots. A motion to approve the General Plan was made by Mr.
66 Dillahunt and was seconded by Mr. Beatty. The motion passed unanimously.

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68 **B. Consideration of a request by Weyerhaeuser Real to rezone a 388.7-acre portion**
69 **out of an existing 499.3-acre tract. The request consists of rezoning**
70 **approximately 236.7 acers from I-1 Industrial District to R-6 Residential**
71 **District, rezoning approximately 152.0 acres from R-10A Residential District to**
72 **C-3 Commercial and R-6 Residential Districts. The properties are further**
73 **identified as Craven County identification numbers 8-209-13001, 17000, 17001,**
74 **17002, and 17003.**

75

76 **Staff Comments:**

77 Staff Potts gave a briefing on the rezoning request from Weyerhaeuser, to rezone a 388.7-acre
78 portion out of an existing 499.3-acre tract. The request consists of rezoning approximately 236.7
79 acres from I-1 Industrial District to R-6 Residential District, rezoning approximately 152.0 acres
80 from R-10A Residential District to C-3 Commercial and R-6 Residential Districts. The
81 properties are further identified as Craven County identification numbers 8-209-13001, 17000,
82 17001, 17002, and 17003.

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84 **Applicant Comment:** Kelly Hawkins was present to represent Weyerhaeuser and answer any
85 questions regarding the project. She stated in the last quarter of this past year Weyerhaeuser
86 conducted a new market study to get a better understanding of what the area is in need of and
87 what should be developed. The study recommended developing a master plan community to
88 provide additional residential neighborhoods, retail, and office use due to the size of this project.
89 The plan is to use it as an intergraded urban development with significant open space and a
90 multitude of community amenities to provide new and exciting opportunities for current and
91 future residents. It will increase the tax base for the City of New Bern, the property will be
92 developed as a new community with a number of mixed uses, and also allow urban development
93 on this property which will provide an increase in access to goods and services to existing
94 residents. The industrial zone I-1 will then change it to an R-6 zone.

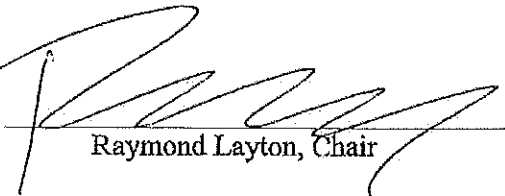
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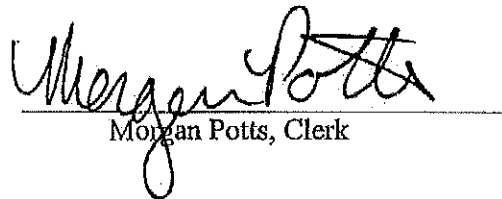
96 **Board Discussion:** Chair Layton opened the floor for public comment. There was none. Mr.
97 Beatty wanted further information of what new amenities she sees for the future. Ms. Hawkins
98 mentioned adding walking trails to improve an active lifestyle, entertainment opportunities for
99 the City of New Bern, but they are current still in drawing phase for all future amenities. Mr.
100 Black commented for more consideration of future amenities due to the fact the project is far
101 from New Bern's public amenities such as a swimming pool. Mr. Midgett agreed there is much
102 potential for improved quality of life. A motion to approve the rezoning was made by
103

104 **Motion:** Mr. Midgett made a motion to approve the project as present. Mr. Dillahunt seconded
105 the motion. The motion passed unanimously (8-0).
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107 Mr. Dillahunt stated that the Board of Aldermen disregards what the Planning & Zoning board
108 recommends, and that money should not be a factor in decision making. Staff Potts thanked Mr.
109 Dillahunt for his years of service on the Planning & Zoning Board, whereas his term has expired
110 and an appointment needs to be made by the County.
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112 With no further business to discuss, the meeting was adjourned with a motion made by Mr.
113 Beatty and seconded by Mr. Black.
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Raymond Layton, Chair


Morgan Potts, Clerk