



NEW BERN

NORTH CAROLINA

Development Services

303 First Street, P.O. Box 1129

New Bern, NC 28563-1129

(252)639-7581

October 29th, 2019

TO: City of New Bern Planning and Zoning Board

FROM: Jeff Ruggieri, Director of Development Services

RE: Regular Meeting of the Planning and Zoning Board

DATE & TIME: November 5, 2019 at 5:30 p.m.

PLACE: City Hall, 300 Pollock St., Second Floor Courtroom

REGULAR MEETING AMENDED AGENDA

1. Roll Call
2. New Business
 - A. ~~Belle Oaks II, LLC/Avolis Engineering, P.A., is requesting final subdivision plan approval for “Belle Oaks Phase V”; a proposed 57 Lot Planned Unit Development (PUD). This section of the multi-phase development is located on 14.59+/- acres in the R-8/R10S Residential Districts. The site is located to the south of M L King Blvd, and to the east of Greenleaf Cemetary Rd. (Ward 6).~~
 - B. Overlook Holdings, LLC., is requesting final subdivision plan approval for “Carolina Colours Verdant”; a proposed 44 lot major subdivision. This section of the multi-phase development is located on 30.91+/- acres in the R-8 Residential District. The site is located to the west of US HWY 70, and to the south of Waterscape Way. (Ward 3).
 - C. Discussion about Planning and Zoning Board rules and procedures.
 - D. Discussion about adoption of short-term rentals sub-committee.
 - E. Discussion about Vape Shops: definitions and zoning.
3. Board Member Comments.
4. Adjourn

***Individuals with disabilities requiring special assistance should call 639-7501
no later than 3:00 p.m. on the day of the meeting.***

Everything comes together here.

- ALL DISTANCES ARE GROUND HORIZONTAL U.S. SURVEY FEET.
- NO ORD MONUMENT FOUND WITHIN 2000' OF THIS SURVEY.
- THE SOURCE OF TITLE OF THIS PROPERTY IS DEED BOOK 3183, PAGE 671 AND PLAT CABINET 4, SLIDE 140-A.
- THIS PROPERTY LIES WITHIN ZONE X, NO BASE FLOOD ELEVATION AND ZONE AE, BASE FLOOD ELEVATION BETWEEN 120 FEET AND 125 FEET; CITY OF NEW BERN, COMMUNITY NUMBER 370074, PANEL 5498, SUFFIX J, MAP NUMBER 37205-49900, EFFECTIVE DATE JULY 02, 2004.
- WATER, ELECTRICAL AND SEWER UTILITIES PROVIDED BY THE CITY OF NEW BERN.
- ELECTRICITY, CABLE T.V., AND TELEPHONE SERVICE IS TO BE INSTALLED UNDERGROUND.
- BUILDING SETBACKS: FRONT = 25', SIDE = 5', REAR = 25' UNLESS OTHERWISE SHOWN ON THE FACE OF THIS PLAT OR IN THE PROTECTIVE COVENANTS OF CAROLINA COLOURS, IF GREATER.
- EASEMENTS: THERE IS A 10' DRAINAGE AND UTILITY EASEMENT CENTERED ALONG EACH SIDE LOT LINE. ADDITIONAL EASEMENTS MAY EXIST.
- DRIVEWAY PERMITS WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- ALL LOT CORNERS ON STREET INTERSECTIONS WILL MAINTAIN A MINIMUM SIGHT DISTANCE OF 70 FEET ALONG THE THROUGH STREET AND 40 FEET ALONG THE SIDE STREET. THE MINIMUM SIGHT TRIANGLE SHALL BE MAINTAINED. NO VEGETATION WILL BE ALLOWED MORE THAN 30 INCHES IN HEIGHT IN THIS TRIANGLE.
- ZONING CLASSIFICATION - CITY OF NEW BERN = R-8.

STATE OF NORTH CAROLINA
COUNTY OF CRAVEN

JOSEPH T. CHANCE, SURVEYOR
REGISTERED PROFESSIONAL LAND SURVEYOR
IS AFFIDAVIT UNDER THE SEAL OF HIS OFFICE FOR RECORDING.

REVIEW OFFICER _____

DATE _____

FILED FOR REGISTRATION AT _____ O'CLOCK _____ P.M.
THIS _____ DAY OF _____ 20____
IN PLAT CABINET _____ SLIDE _____

REGISTER OF DEEDS OF CRAVEN COUNTY

TOTAL AREA	30.81 ACRES
TOTAL NUMBER OF LOTS	44
AVERAGE LOT SIZE	24,940 SQ. FT.

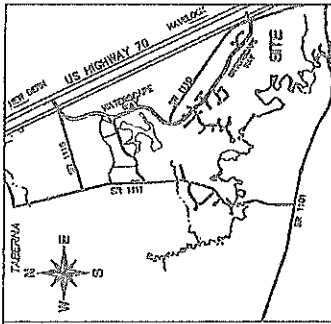
CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE PLAT OF THE CITY OF NEW BERN, THAT I HEREBY FREELY ACCEDE TO THE PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, CRAMON ELEMENTS, AND OTHER PUBLIC USES. I SHALL MAINTAIN ALL SUCH AREAS UNTIL THE ORDER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW UNLESS SUCH OTHER USE IS APPROVED BY THE BOARD OF ALDERMEN IN THE PUBLIC INTEREST.

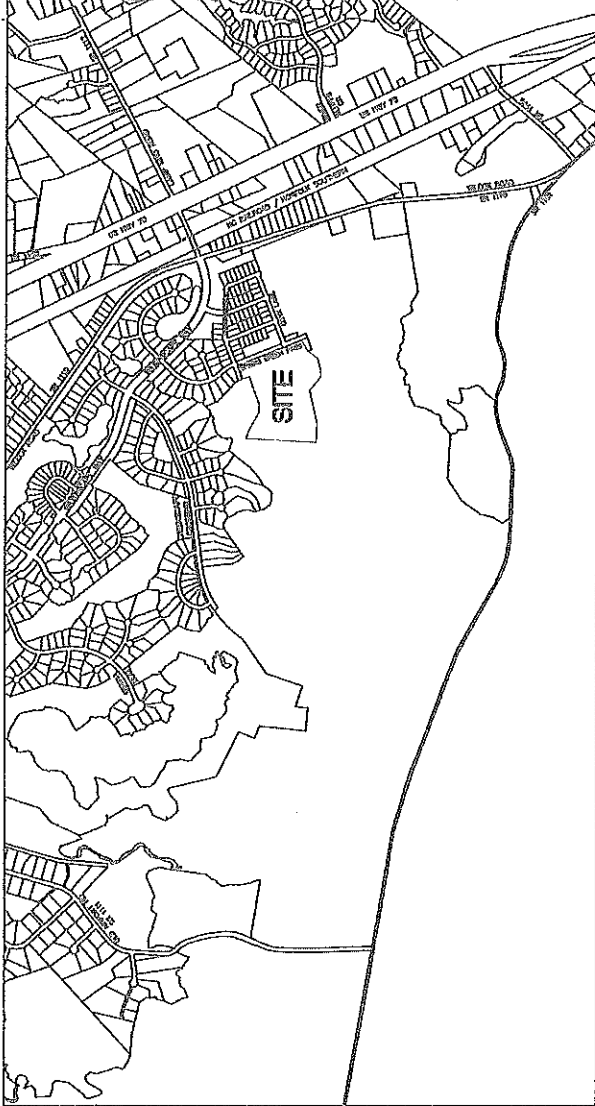
DATE _____

OWNER _____

NOTARIZED _____



VICINITY MAP - NOT TO SCALE



VICINITY SKETCH NOT TO SCALE

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF NEW BERN'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE OF THIS SURVEY) IS REQUIRED BY THE DESIGN SUBMISSION SHOWING BOARD OR OTHER CITY DEPARTMENT IN COMPLIANCE WITH THE LAWS AND REGULATIONS OF THE CITY OF NEW BERN, SUBJECT TO ITS BEING RECORDED IN THE REGISTER OF DEEDS OFFICE OF CRAVEN COUNTY WITHIN ONE YEAR OF THE DATE BELOW.

MANOR _____

DATE _____

CITY CLERK _____

THE ACTUAL LOCATION OF THE BOUNDARY OF ANY JURISDICTIONAL WETLAND UNDER UNITED STATES AND NORTH CAROLINA LAW MAY VARY FROM TIME TO TIME, DEPENDING ON APPLICABLE LAWS AND REGULATIONS. THE SITE AND CHANGE IN SHOWN ON THIS PLAT IS ACCURATE AS OF THE DATE OF THIS SURVEY, BUT NO WARRANTY IS GIVEN THAT SUCH LINE MAY NOT BE SUBJECT TO ADJUSTMENT IN ANY DIRECTION IN THE FUTURE. THIS SURVEY WAS APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS ON 05/13/2016.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

JOSEPH T. CHANCE
PROFESSIONAL LAND SURVEYOR L-3686

OWNER:
OVERLOOK HOLDINGS LLC
PO BOX 3557
CARY, NC 27518
(252) 636-3700

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THE DESCRIPTION RECORDED IN BOOK _____ PAGE _____ BEING BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH. THE INFORMATION FOUND IN BOOK _____ PAGE _____ IS 1:10,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE _____ DAY OF _____ A.D., 2019.

JOSEPH T. CHANCE
PROFESSIONAL LAND SURVEYOR L-3686

Chance & Associates Inc.
Professional Land Surveying

Joseph T. Chance, PLS
1009 Basil Drive
New Bern, NC 28562

Phone: (252) 656-9540
joseph@chanceplanning.com
Firm License No. C-3662



CAROLINA COLOURS

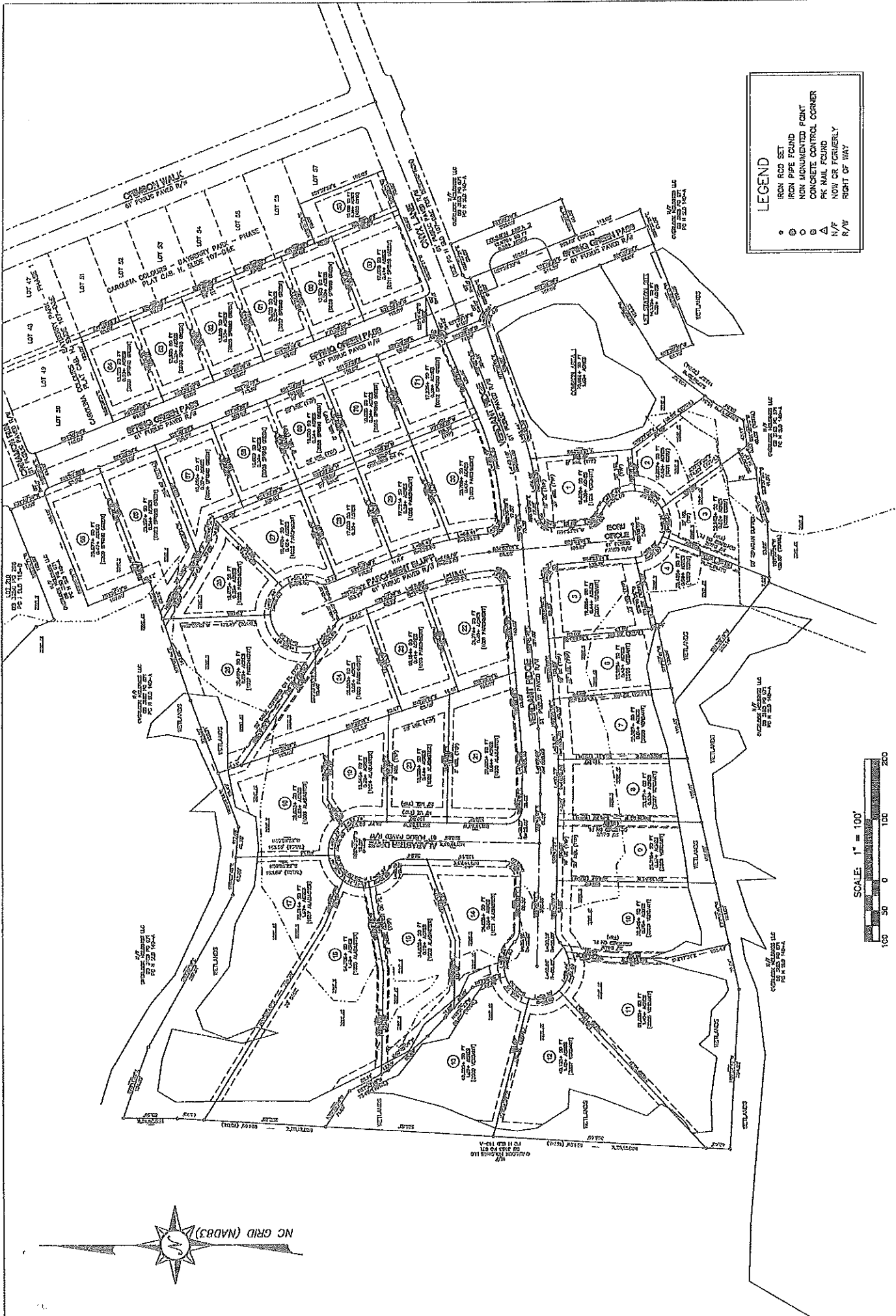
A COMMUNITY DESIGNED FOR THE ART OF LIVING

FINAL PLAT
of
CAROLINA COLOURS
VERDANT

OVERLOOK HOLDINGS, LLC

CITY OF NEW BERN - No. 7 TOWNSHIP - CRAVEN COUNTY - NORTH CAROLINA
OCTOBER 8, 2019 SCALE: AS NOTED

JCS NUMBER 077
DWS NUMBER 074
SHEET NUMBER 1 of 8
PROJECT SURVEYOR JTC
SURVEYED BY JTC
DRAWN BY JTC
FIELD BOOK 077
COMPUTER FILE Vertical PL.dwg



LEGEND

- IRON ROD SET
- ⊙ IRON PIPE FOUND
- ⊙ NON MONUMENTED POINT
- ⊙ CONCRETE CONTROL CORNER
- ⊙ PK NAIL FOUND
- NOW OR FORMERLY
- R/W
- RIGHT OF WAY

JOB NUMBER	07
DWG NUMBER	074
SHEET NUMBER	2 OF 6
PROJECT SURVEYOR	JTC
SURVEYED BY	JTC
DRAWN BY	JTC
FIELD BOOK	047
COMPUTER FILE	Verdant Plats.dwg

FINAL PLAT
of
**CAROLINA COLOURS
VERDANT**
OVERLOOK HOLDINGS, LLC
CITY OF NEW BERN - No. 7 TOWNSHIP - CRAVEN COUNTY - NORTH CAROLINA
OCTOBER 8, 2019
SCALE: 1" = 100'

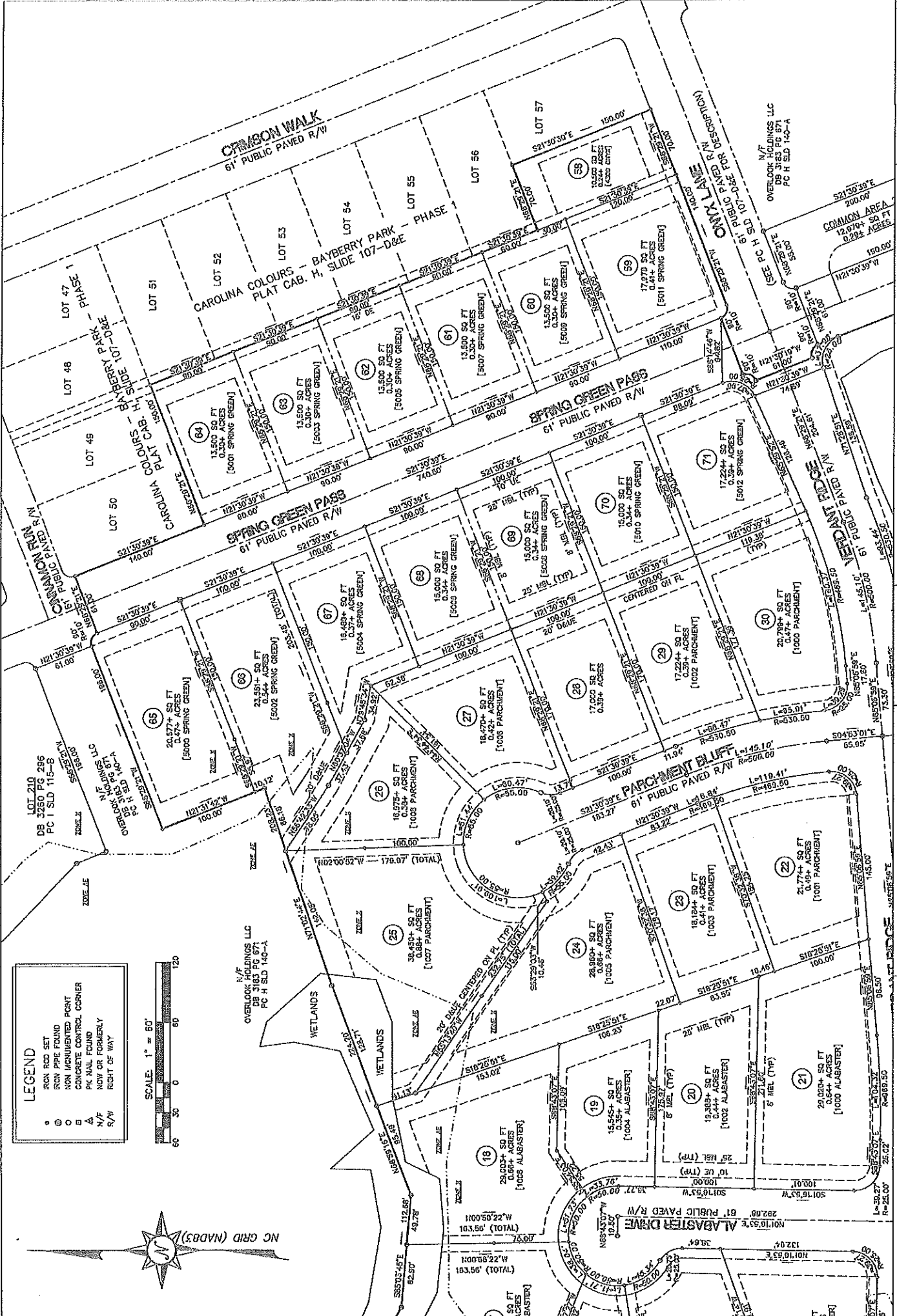
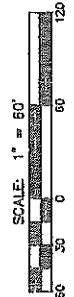
Chance & Associates Inc.
Professional Land Surveying
Joseph T. Chance, PLS
1009 Basil Drive
New Bern, NC 28562
Phone: (252) 636-9540
joseph.t.chance@casgem.com
Firm License No. C-3662

CAROLINA COLOURS
A COMMUNITY DESIGNED FOR THE ART OF LIVING

DATE:

LEGEND

- IRON ROD SET
- IRON PIPE FOUND
- IRON INCREMENTED POINT
- △ CONCRETE CONTROL CORNER
- △ PK NAIL FOUND
- NEW OR FORMERLY
- R/W RIGHT OF WAY

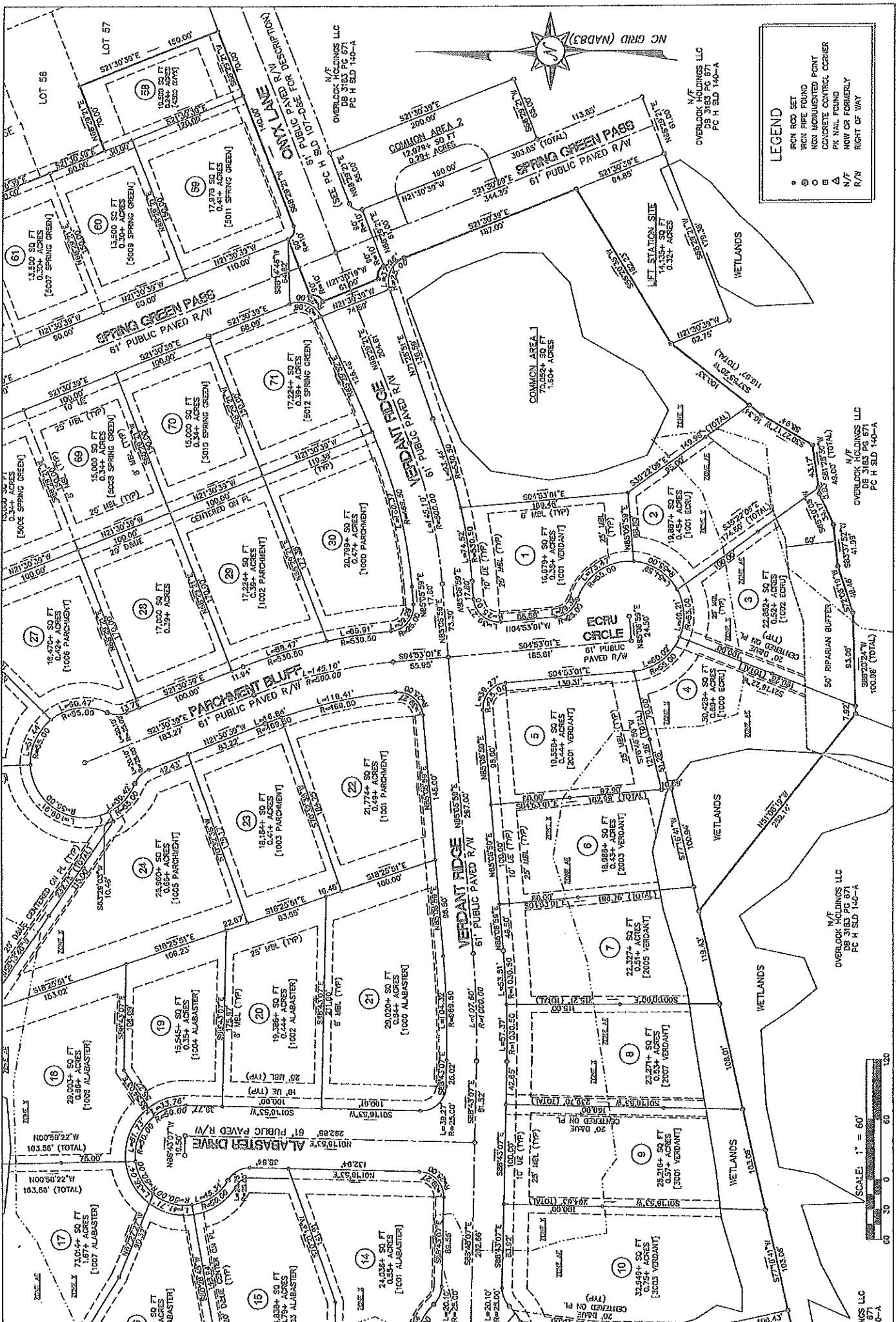


JCS NUMBER	07
DWG NUMBER	074
SHEET NUMBER	3 of 6
PROJECT SURVEYOR	JC
SURVEYED BY	JC
DRAWN BY	JC
FIELD BOOK	077
COMPUTER FILE	Verdant_FL09

FINAL PLAN
of
**CAROLINA COLOURS
VERDANT**
OVERLOOK HOLDINGS, LLC
CITY OF NEW BERN - No. 7 TOWNSHIP - NORTH CAROLINA
OCTOBER 8, 2019
SCALE: 1" = 60'

Chance & Associates Inc.
Professional Land Surveying
Joseph T. Chance, PLS
1009 Bash Drive
New Bern, NC 28562
Phone: (252) 836-9540
Josephchance@raegan.com
Firm License No. C-3662

CAROLINA COLOURS
A COMMUNITY DESIGNED FOR THE ART OF LIVING



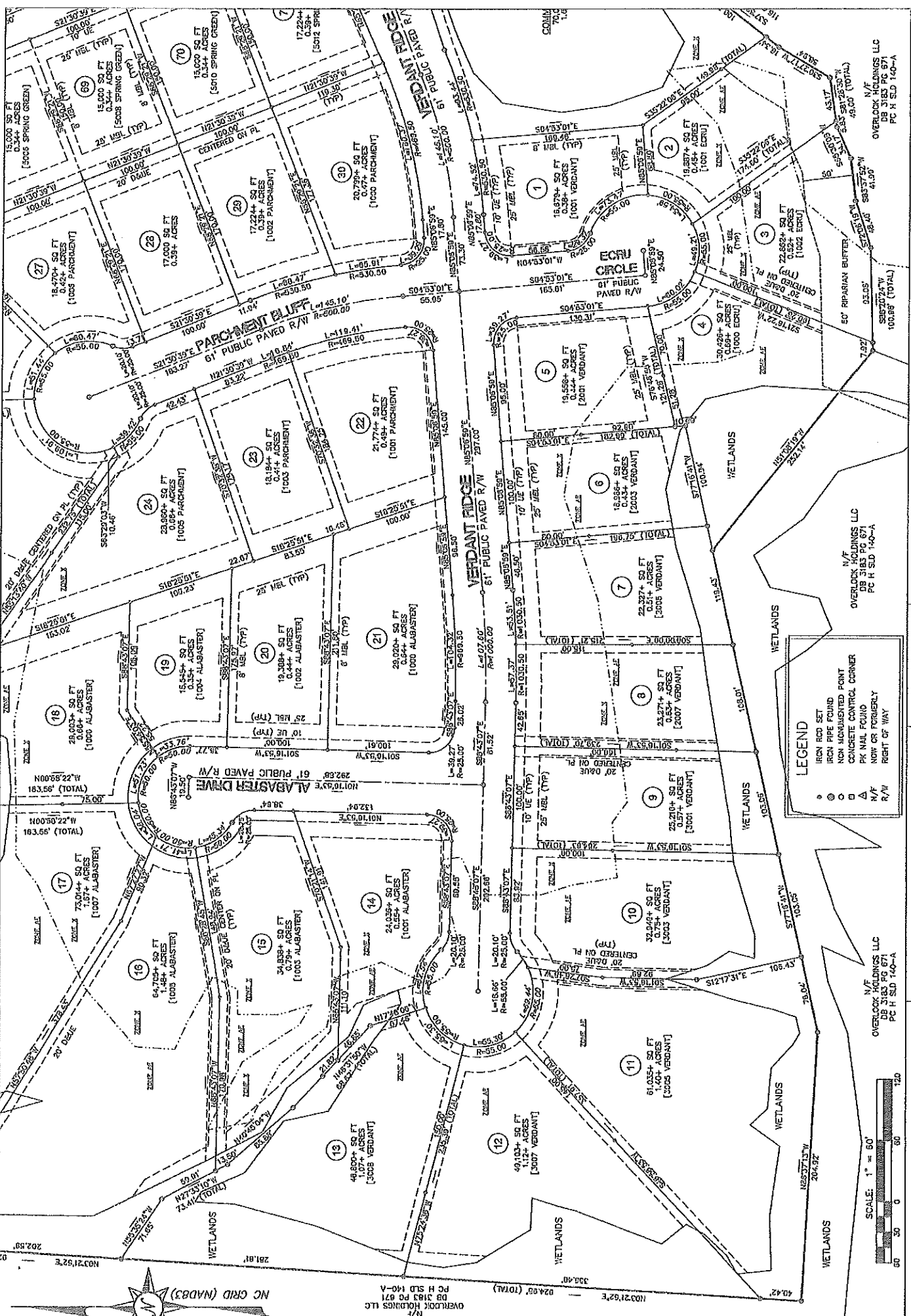
FINAL PLAT
 of
CAROLINA COLOURS
VERDANT

OVERLOOK HOLDINGS, LLC
 CITY OF NEW BERN - No. 7 TOWNSHIP - CRAVEN COUNTY - NORTH CAROLINA
 OCTOBER 8, 2019 SCALE: 1" = 60'

Chance & Associates Inc.
 Professional Land Surveying
 Joseph T. Chance, PLS
 1009 Basil Drive
 New Bern, NC 28562
 Phone: (252) 656-9540
 josephchance@reacon.com
 Firm License No. C-5662

DATE: _____

CAROLINA COLOURS
 A COMPANY DESIGNED FOR THE ART OF LIVING



JOB NUMBER	017
DWG NUMBER	014
SHEET NUMBER	5 of 6
PROJECT SURVEYOR	JTC
SURVEYED BY	JTC
DRAWN BY	JTC
FIELD BOOK	
COMPUTER FILE	Verdant Pl.dwg

FINAL PLAT
of
CAROLINA COLOURS
VERDANT
OVERLOOK HOLDINGS, LLC
CITY OF NEW BERN - No. 7 TOWNSHIP - CRAVEN COUNTY - NORTH CAROLINA
OCTOBER 8, 2019
SCALE: 1" = 60'

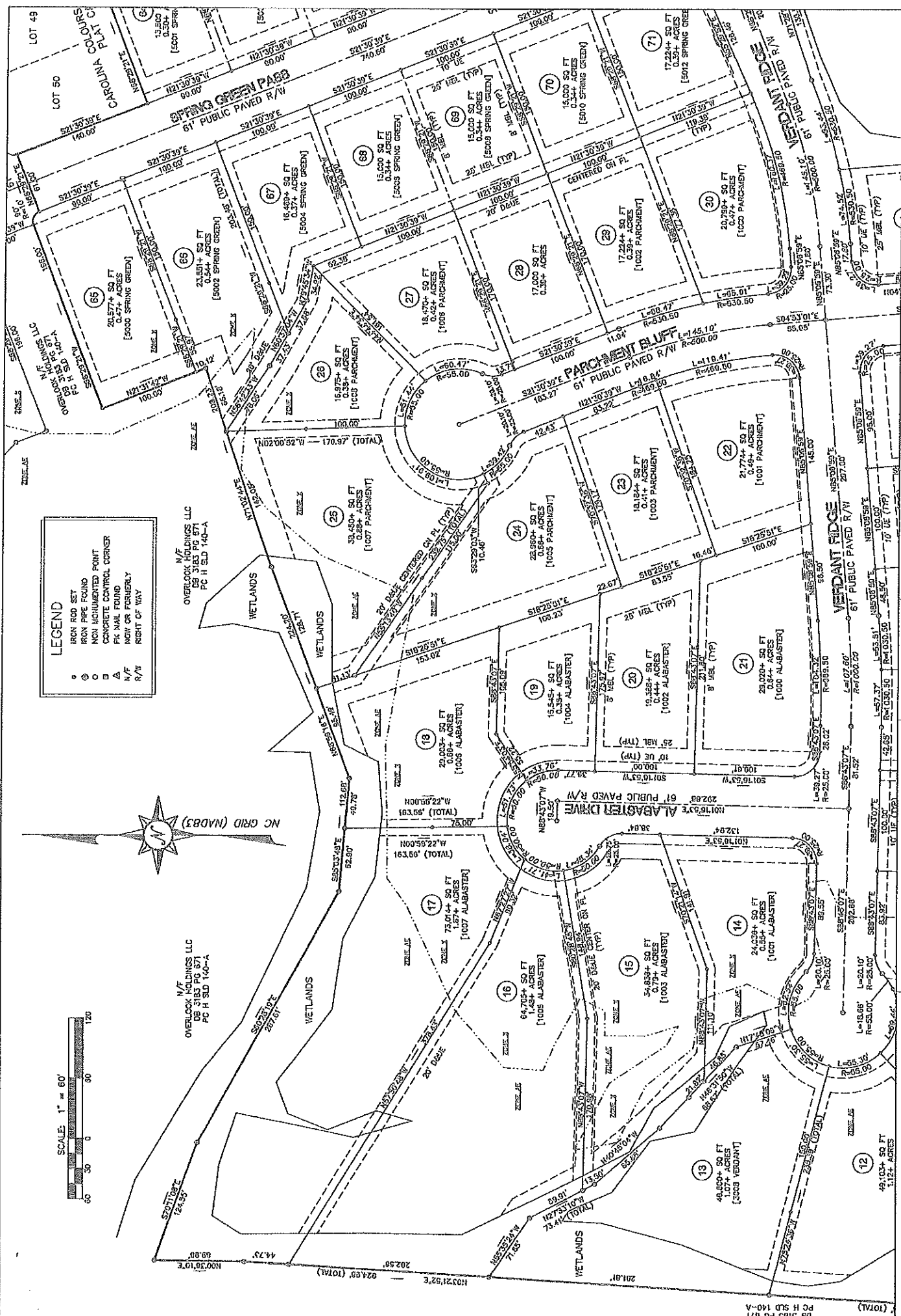
LEGEND

●	IRON ROD SET
○	IRON PIPE FOUND
□	NON MONUMENTED POINT
○	CONCRETE CONTROL CORNER
△	PK NAIL FOUND
▲	N/O OR FORMERLY
R/W	RIGHT OF WAY

Chance & Associates Inc.
Professional Land Surveying
Joseph T. Chance, PLS
1009 Basil Drive
New Bern, NC 28562
Phone: (252) 636-9560
joseph.t.chance@regan.com
Firm License No. C-3662

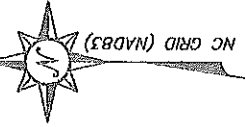
CAROLINA COLOURS
A COMMUNITY DESIGNED FOR THE ART OF LIVING

OVERLOOK HOLDINGS LLC
DB 3183 PG 871
PC H SLD 140-A



LEGEND

- IRON ROD SET
- IRON PIPE FOUND
- NON INSTRUMENTED POINT
- △ CONCRETE CONTROL CORNER
- PK NAIL FOUND
- NOW OR FORMERLY
- RIGHT OF WAY
- N/F
- R/W



JOB NUMBER	017
DWG NUMBER	014
SHEET NUMBER	2 OF 6
PROJECT SURVEYOR/JIC	JIC
SURVEYED BY	JIC
DRAWN BY	JIC
FIELD BOOK	
COMPUTER FILE	Verdant Plot2.dwg

FINAL PLAT
of
**CAROLINA COLOURS
VERDANT**
OVERLOOK HOLDINGS, LLC
CITY OF NEW BERN - No. 7 TOWNSHIP - NORTH CAROLINA
OCTOBER 8, 2019
SCALE: 1" = 60'

Chance & Associates Inc.
Professional Land Surveying
Joseph T. Chance, PLS
1009 Basil Drive
New Bern, NC 28562
Phone: (252) 636-9540
josephchance@regan.com
Firm License No. C-3662

CAROLINA COLOURS
A COMMUNITY DESIGNED FOR THE ART OF LIVING

N/F
OVERLOOK HOLDINGS LLC
DB 3183 PG 871
PC H SLD 140-A

N/F
OVERLOOK HOLDINGS LLC
DB 3183 PG 871
PC H SLD 140-A

OVERLOOK HOLDINGS LLC
DB 3183 PG 871
PC H SLD 140-A