

**Minutes of the  
City of New Bern Planning & Zoning Board  
February 4, 2020 – 5:30 P.M.  
New Bern City Hall - 303 Pollock Street**

The regular meeting of the New Bern Planning and Zoning Board was held in the City Hall Courtroom, 300 Pollock Street, on February 4, 2020 at 5:30 pm

**Members Present:** Don Black, Chair  
Pat Dougherty, Vice Chair  
Marshall Ballard  
Raymond Layton  
Sonny Aluzzo  
Margie Dunn  
Anne Schout  
Travis Oakley

**Members Excused (E)/ Absent (A):** Haron Beatty (A)  
Marcus Simmons (A)

**Staff Present:** Jeffrey Ruggieri, Director of Development Services.  
Nadia Abdul-Hadi, Planner 1.

**1. Roll Call**

Staff Member Nadia Abdul-Hadi delivered the roll call of all members and quorum declared.

**2. New Business**

**A. Stars & Stripes 4F, LLC are requesting subdivision final plan approval for “Tyler, Home on the Lake Phase Nine”; a 46-lot residential planned unit development (PUD). This section of the multi-phase development is located on a combined 6.66 +/- acres in the R-10A Residential District. The site is located to the south of Gracie Farms Road and to the east of Washington Post Road. (Ward 5).**

**Staff Comments:**

Jeffrey Ruggieri stated that staff is recommending continuing the item to the next meeting of the Planning and Zoning Board due to issues with the bond. Staff requested time to consult further with public works and the city attorney.

**Board Discussion:**

**Mr. Aluzzo made a motion to recommend continuing Item 2A. to the next meeting of the Planning and Zoning Board, the motion was seconded by Ms. Schout. The motion passed unanimously (8-0). Upon hearing that the applicant wished to make comment, as a courtesy Chair**

Black invited the applicant to be heard. John Thomas stated that he disagreed with the City of New Bern Staff recommendation to continue the item to the next meeting. Chair Black explained that the motion to continue this item to the next meeting was a recommendation from the city attorney, and in considering the legal nature of issues surrounding the bonding of projects, the board wished to heed his recommendation. Mr. Thomas responded that he was not content with the time taken to review the bond as well as the lack of notice he received upon finding out that there were issues with the bond. Chair Black thanked Mr. Thomas for his comments.

**B. Belle Oaks II, LLC./Avolis Engineering, P.A are requesting subdivision general plan approval for “Belle Oaks Phases V, VI & VII”; a proposed 102-lot planned unit development (PUD). This section of the multi-phase development is located on a combined 33.38 +/- acres in the R-8 and R-10S Residential Districts. The site is located to the south of M L King Blvd and to the east of Greenleaf Cemetary Rd. (Ward 6).**

**Staff comments:**

Mr. Ruggieri introduced the proposed Belle Oaks subdivision as 102 single family residential lots, with an average lot size of 5475 sq. ft., Mr Ruggieri added that the new phases of the Belle Oaks Subdivision would provide 13.64 acres of open space, with all utilities provided by the City of New Bern. Current Zoning is a mix of R-8 and R-10S. Mr Ruggieri stated that the project had been through the City of New Bern Departmental Review Committee (DRC) on January 24, 2020, and staff were recommending approval of the proposed subdivision general plan as presented.

**Board Discussion:**

Chair Black asked the board if they had any questions for city staff. Mr. Layton asked if the applicant had addressed the comments that were presented during the DRC process, Mr. Ruggieri confirmed that all comments presented to the applicant had been addressed. Ms. Schout expressed her concerns surrounding adding 102 lots to a subdivision with one entrance and one egress, and asked staff if the Board of Aldermen could be alerted to the conceived dangers that this presents. Staff suggested that entrance and egress concerns in major subdivisions be discussed further, after Item 2B. has been heard. Chair Black invited the applicant to the stand to present the project.

**Applicant Presentation:**

Joe Avolis of Avolis Engineering and Belle Oaks II, LLC., took to the stand to first discuss the history of the Belle Oaks Subdivision. Presenting an image of the original 2002 plans for the Belle Oaks Subdivision, Mr. Avolis explained that originally Phase V comprised of 60 single family residential lots. Phases VI & VII were originally proposed to be apartment complexes with an estimated 160 living unites combined. Mr. Avolis noted that in the original plans two entrances/egresses were proposed by the developers, however in 2002 when the plan went before the Planning Board citizen input resulted in the removal of the second entrance/egress. Mr. Avolis presented the current plans as they stand today stating that they are proposing a Planned Unit Development (PUD) where the lot sizes can be smaller in exchange for more common space. All

102 presented lots would house single family detached homes, Mr. Avolis states that in all three phases presented the minimum density requirements are exceeded. Mr. Avolis continued to show images of where the proposed phases would be situated describing the open space that would be created and any existing forest that would remain as a buffer to any abutting developments. Mr. Avolis presents the drainage maps for the proposed developments showing the flow of water and any storm-water ponds. Mr. Avolis discusses the roadways in the subdivision and traffic calming devices implemented such as the traffic circle splitting traffic into three directions upon entry to Belle Oaks. Mr. Avolis adds that the developer conducted a traffic study during peak traffic flow on January 24, 2020, between the hours of 6-8am and 4-6pm; the traffic study showed that in the morning there was one vehicle entering/exiting Belle Oaks every 1 minute and 25 seconds, in the afternoon this rate picked up to one vehicle every 48 seconds. Mr. Avolis stated that outside of peak hours traffic was even lighter partially due to Belle Oaks being a dead-end neighbourhood, he elaborated to explain that there is no commercial traffic travelling through the neighbourhood due to there being no through-roads. Mr. Avolis compares Belle Oaks to Cypress Shores, a nearby subdivision with a total 189 lots where there is similarly only one entrance/egress but without a traffic circle, he states that even without this traffic calming device there are no issues with traffic – Mr. Avolis states he knows this as his office is located within Cypress Shores. Mr. Avolis states that it is in his own best interests as a developer to keep properties values high as he will be looking to sell the 102 completed homes, he states he will do this by going above the bare minimum. Mr. Avolis states he would be happy to answer any questions from the board.

#### **Board Discussion:**

Ms. Dunn states that although there is a traffic count of existing traffic she worries what the 102 additional lots will do to these numbers. Ms. Dunn asks Mr. Avolis why the lot sizes will be so much smaller than in the existing phases. Mr. Avolis responds that the smaller lot sizes allow for more common area. He adds that he could extend the lot sizes but this would eat in to common area. Ms. Dunn states that Belle Oaks is a very pretty subdivision but she worries these new phases will change the appearance. Mr. Avolis responds that while the new homes will look different, nothing will be done that changes the appearance of the existing homes. Ms. Dunn asks for the average square-footage of the new homes, Mr. Avolis states they will be in the 2000 sq. ft. range. Mr. Avolis adds that in order to make this a viable project from a financial standpoint the homes will have to look appealing. Ms. Dunn asks Mr. Avolis to clarify the flood elevation, Mr. Avolis states it is 9.8 ft. Ms. Dunn asks if the new streets will be the same width as the existing streets, Mr. Avolis confirms that they will. Mr. Layton asks if Morris Branch is a primary floodway, Mr. Avolis states that Morris Branch is a primary floodway. Mr. Layton asks if the new phases will be in the 500-year floodplain, Mr. Avolis confirms that they will not. Mr. Layton asks if all the new streets will have curb and gutter, Mr. Avolis states that they will. Mr. Travis Oakley states that during Hurricane Florence the entrance road to Belle Oaks washed out. Mr. Avolis asks for clarification as to whether the whole road washed out. Mr. Oakley states that half of the road washed out. Mr. Layton points out that the road is a City of New Bern maintained road, Mr. Avolis confirms. Mr. Sonny Aluzzo ask Mr. Avolis how much more traffic these proposed lots would add. Mr. Oakley states that assuming each house has two vehicles there would be 204 more vehicles present in the subdivision. Ms. Schout asks how many trips those 204 vehicles would be making. Mr. Avolis states that making an educated guess he would say that at peak traffic flow that would be one car every 15-20 seconds. Mr. Avolis the traffic circle at the entrance of Belle

Oaks is designed to split traffic three directions. Mr. Oakley asks Mr. Avolis for further explanation of the open space. Mr. Avolis explains that they are required to leave a 20 foot landscape buffer to been the PUD requirements, he states that where possible he would aim to leave trees where they are. Mr Avolis. Adds that it will primarily be a mix of trees and grass with the exception of a retention pond. Mr. Avolis states that ultimately it will be the decision of the HOA and how they choose to maintain the open space. Ms. Margie Dunn stated that if the open space is not useable open space then it is of no use to the residents, Mr. Avolis reiterates that it is ultimately up to the HOA and how they choose to maintain the area. Chair Black asks about the possibility of reducing the number of lots to 100 instead of 102. Mr. Avolis states that with the amount of money spent upfront in developing the lots, the extra two lots are important in ensuring the development is profitable in the end. Mr. Avolis adds that they could have created more lots than the 102 proposed when considering the density calculations, but they opted to go for 102. Chair Black opened up the floor for public comment, limited to 4 minutes per speaker.

#### **Public Comments:**

Chair Black asked for all the public in favour of the project to step up to the podium and state their name and address for the record and present their comments. Hearing none, Chair Black asked those in opposition to the project to step up to the podium and state their name and address for the record and present their comments.

##### **1) Bobby West – 206 Fishing Creek Drive.**

Mr. West stated that while he understands that growth and change are inevitable, he believes the proposed additions to the Belle Oaks subdivision will change Belle Oaks forever. Mr. West asked that the original plans for Belle Oaks be honored with larger lots and large houses. Mr. West states that the plans as they are proposed are a safety concern and a strain on the City's resources. Mr. West explains that himself and his wife chose to buy a lot and build a house in the Belle Oaks subdivision due to how quiet the subdivision was while still being close enough to enjoy the amenities New Bern has to offer. Mr. West states that had he known how many lots would be added in the future he would have elected to live in the county. Mr. West states that all of the Belle Oaks subdivision feel the same way, they are glad that children can walk to their friends homes without fear of harm, as well as the streets not being full of traffic. Mr. West states that there are currently 65 homes in the community with 15 more empty lots – he describes this as reasonable growth. Mr. West states that while he understands that this is an opportunity for the developers to increase their profit margins and for the city to increase their tax base, he states that the one way in/one way out design of Belle Oaks as it stands is a safety concern. Mr. West states that the construction traffic that would be generated is also a concern as he explains that even with the existing 15 lots that are being built upon there has been issues with pedestrians almost being struck, as well as an increase in trash issues and drug related activities. Mr. West states that it is in the best interests of the city to prevent this expansion of the neighborhood as there will need to be a greater provision of police, firemen, and EMS personnel, as well as more work in maintaining the streets. Mr. West states that the original plans for Belle Oaks should be honored and a professional impact study should be performed to gather a greater understanding of how the community will be affected with the additional 102 lots – this should include a traffic study and an impact study.

182  
183 2) Sara Oglesby – 313 Belle Oaks Drive.

184 Ms. Oglesby states that although growth is inevitable, she thinks it should be done right.  
185 With regards to the common area Ms. Oglesby states that the map presented showing open  
186 space is very misleading as most of the open space shown is not useable or accessible. Ms.  
187 Oglesby states when she moved into the community 14 years ago with her family they were  
188 promised open space and a play park for children but none of that ever happened. Ms.  
189 Oglesby states that all of the open space referenced by Mr. Avolis is overgrown, and the  
190 20ft buffer behind the homes is a drainage ditch in which her children cannot play ball. Ms.  
191 Oglesby states that children playing in close proximity to open water is a concern in  
192 consideration of the retention pond which Mr. Avolis presented earlier in the meeting. Ms.  
193 Oglesby states that she is not opposed to growth, she has seen growth in the 14 years that  
194 she has lived there, she just hopes that the growth will be well thought out on the front end.  
195

196 3) Anthony Montero – 403 Kinnakeet Lane.

197 Mr. Montero states that construction has been a big issue for his household, and on the day  
198 the traffic study was conducted he states that it was a quiet day in terms of construction  
199 traffic. Mr. Montero states that while there are 4 homes being developed next to his house  
200 currently, on the day the traffic study was conducted there was nobody working on the  
201 homes even though it was not a holiday, Mr. Montero states this may have been an attempt  
202 by the developer to make it look as though there is less traffic in the subdivision. Mr.  
203 Montero states that the traffic study should be looked at in great detail as well as the amount  
204 of construction traffic in the area. Mr. Montero states that he feels as though this is a bait  
205 and switch, he adds that they expected future development to be in line with what already  
206 they purchased and invested their livelihoods into, instead this seems like the developer is  
207 trying to make lots as small as possible in order to make profits as large as possible. Mr.  
208 Montero states that the new developments come at the expense of the residents that already  
209 live in Belle Oaks.  
210

211 4) John Lynch – 300 Fishing Creek Drive.

212 Mr. Lynch states that Belle Oaks was hit hard during Hurricane Florence, he states the  
213 entrance road was flooded to the point that residents were trapped in their homes for 1.5  
214 days. Mr. Lynch states that builders are now building on lots that were flooded during the  
215 event, he states he knows this as he walked through the neighborhood to see if any of  
216 neighbors were in need of anything. Mr. Lynch states that the developers have run the HOA  
217 for the last 16 years telling homeowners what kind of fences they were allowed, and that  
218 residents were not allowed boats in their driveways, but that they did not include any  
219 guidelines about any future developments. Mr. Lynch states that all of the homes in the  
220 first phase of the Belle Oaks Development were built on crawl spaces and had a minimum  
221 .25 acre lot, but new homes are being built on slabs which can produce an issue for water  
222 run-off for surrounding homes. Mr. Lynch states that this is a bait and switch and that he  
223 questions the ethics of the developer. Mr. Lynch asks that the Planning and Zoning Board  
224 takes a deep dive into the proposed phases of the Belle Oaks Subdivision in order to  
225 maintain 0.25 acre lot sizes. Mr. Lynch adds that the open space that is proposed by the  
226 developer includes a basketball sized swamp with water moccasins and snapping turtles.  
227

228 5) Kelly Michaud – 303 Belle Oaks Drive.

229 Ms. Michaud thanks the board for their attention to detail in considering the proposed  
230 phases. Ms. Michaud states that she is not against future development, she states that this  
231 is inevitable, Ms. Michaud states that she wants to maintain the sense of community and  
232 family that exists currently in Belle Oaks phases 1-4 .Ms. Michaud states that the existing  
233 Belle Oaks phases have lot sizes between .25 and .35 acres, Ms. Michaud adds that the new  
234 phases proposes lot sizes of 0.13 acres, Ms. Michaud states this is a huge difference in size.  
235 Ms. Michaud asks the board to help maintain Belle Oaks to the integrity and community  
236 that it currently is. Ms. Michaud asks the board to consider parking as she feels with the  
237 lot sizes that are being proposed there will not be enough room for 2-car driveways, forcing  
238 cars to be parked on the streets. Ms. Michaud states that the demographic is mixed from  
239 retirees to young families, she asks that the new development does not change the  
240 community that already exists, instead the development changes to fit the existing  
241 community. Ms. Michaud states that she is concerned with the construction traffic in the  
242 community as there are a number of families with young children.  
243

244 6) Katie Mock – 300 Fishing Creek Drive.

245 Ms. Mock states that she lives in the first house upon entering Belle Oaks and she has  
246 experienced firsthand all of the construction traffic that has been present in the construction  
247 of six homes. Ms. Mock states that while there is a traffic circle to ease traffic the  
248 construction traffic does not adhere to the one-way rules. Ms. Mock states that with an  
249 infant of her own she is concerned with the lack of rule-following that the construction  
250 crews are presenting, she adds that the community follows all of the rules of the community  
251 down to the litter laws. Ms. Mock states that she is not opposed to the growth of the  
252 community, however she hopes that this happens in the right way.  
253

254 7) Tanya Cedars – 203 Belle Oaks Drive.

255 Ms. Cedars states that she lives in one of the first homes built in the Belle Oaks subdivision  
256 and has lived there for 17 years. Ms. Cedars states that she was able to raise her daughter  
257 in the subdivision, which was always safe, and if her daughter ever felt unsafe she was able  
258 to go to any neighbors home with ease, she states that is something you don't find very  
259 often, and is something she would like to see maintained in the growth of the subdivision.  
260 Ms. Cedars states that while the proposed plans might meet the guidelines it does not mean  
261 they are right, or the right thing for their neighborhood or the families in the neighborhood.  
262 Ms. Cedars states that she has a son who is in a wheelchair and until now the community  
263 has been able to cater for his needs, Ms. Cedars states that she wants to be able to ensure  
264 that any emergency vehicles that her son may need in order to save his life, have access to  
265 the subdivision without traffic concerns. Ms. Cedars states that her son and his friends  
266 should have the opportunities to play outside that other children had that have grown up in  
267 the subdivision. Ms. Cedars states that the proposed developments will not allow the  
268 current quality of life in the subdivision to continue as it is, and no amount of profit or  
269 money should undermine that. Ms. Cedars states that Belle Oaks as it stands is a picture-  
270 perfect example of what New Bern is about and growth should be planned in a way that  
271 maintains that.  
272

273 8) Diane Bunn - 106 Belles Way.

Ms. Bunn states that she did not plan on speaking tonight but she wanted to show her support for the Belle Oaks Community. Ms. Bunn states that regarding flooding, her back yard flooded during Hurricane Florence. Ms. Bunn states that Hurricane Florence was the second time her back yard has flooded and she has had to have it torn out. Ms Bunn shares her concerns with the new development and how the construction will affect the roads and any standing water that should arise from flooding events. Ms. Bunn states that on trash days there is not enough room for cars to maneuver around the roads if there are two cars going in opposite directions, she states with the additional developments traffic is only going to make this worse.

9) Bill Long – 5009 Lakeshore Drive.

Mr. Long states that in 2016 his health got bad and he had to move to a house to be closer to his son, so he bought a house on Lakeshore Drive where it has been peaceful. Mr. Long states that New Bern has a reputation of preserving and protecting what it has, and now he asks that it protects him. Mr. Long states that the drainage ditch between his yard and Belle Oaks is full of downed trees, and he has concerns that this will cause problems in future flood/rain events. Mr. Long asks that the city sits down with the developer and helps ensure they can make their money while preserving the Belle Oaks Community. Mr. Long states that there are a lot of widows in the community who are scared of what is to come, so he asks the city to make sure that they can find a solution that works in all parties' best interests.

10) Nellie Thalmann – 5001 Lakeshore Drive.

Ms. Thalmann states that she lives on the lake and several years ago a young boy died, Ms. Thalmann adds that her children measured the depth of the lake and it measures at about 30 feet deep. Ms. Thalmann states that she loves New Bern and she has great respect for the board giving up their free time to serve their community. Ms. Thalmann states she was concerned with the initial development of the Belle Oaks Subdivision, but she has learnt that they are a great group of people. Ms. Thalmann states that she already thinks the subdivision is unsafe with the lake and she worries about the additional lots being built and the potential for children looking for places to play.

11) Ms. Jane Gordon – Lawfirm Kirk and Whitford in Morehead City.

Ms. Gordon states she is speaking on behalf of the Belle Oaks homeowners. Ms. Gordon states that what she heard from the developer is that they have found a way to technically meet the requirements but the reality is that the proposed plan would dramatically change the characteristics of the neighborhood. Ms. Gordon states that the developer did not answer any of the questions that the Board had asked, instead he told them that he wanted to fit in as many lots as he could in order to make as much money as possible. Ms. Gordon asks the board to think about how the proposed 102 lots would affect drainage in the area. Ms. Gordon also calls for the board to ask the developer to conduct a more formal traffic study that does not involve his administrative assistant counting cars, she states that cannot be called a traffic study. Ms. Gordon states that the differences in houses in the new phases would not compliment what is existing. Ms. Gordon urges the board to deny this proposal and suggest that the developer go back to the drawing board to address the community concerns.

320  
321 **Board Discussion:**  
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323 Chair Black asks Mr. Ruggieri how many homes are already built in the Belle Oaks Subdivision,  
324 Mr. Ruggieri directs the question to Mr. Oakley who responds that there are currently 80 homes  
325 in Belle Oaks. Chair Black suggests that by almost doubling the number of homes the traffic will  
326 also be doubled. Ms. Dunn states that in reference to traffic and entrances/egresses, most  
327 subdivisions only have one entrance/egress, such as Fairfield Harbor. Ms Dunn asks Mr.  
328 Ruggieri for the zoning classification of the existing homes, Mr. Ruggieri responds that the  
329 existing homes are zoned R-10S. Mr. Dougherty asks if R-10S means that the lots have a  
330 minimum lot size of 10,000 sq. ft., Mr. Layton confirms and adds that the “S” in R-10S means  
331 single family detached. Mr. Dougherty states that earlier he heard that some of the lots would be  
332 as small as 0.13 acres, he adds that there are homes in the Greenbriar subdivision that are the  
333 same size. Mr. Dougherty also states that the Greenbriar subdivision has over 600 homes and  
334 they have two entrance/egresses, one of which is shared with Craven Community College, and  
335 they don’t have issues with traffic there. Chair Black states that it is his understanding that  
336 despite flood maps showing the area is not in a flood zone, many of the residents had reported  
337 that Belle Oaks is subject to flooding, which he states is of concern to him, Chair Black asks Mr.  
338 Layton what his view is on flooding in the subdivision. Mr. Layton, states that as a design  
339 professional what they have to go by is the flood maps, which is what flood insurance is based  
340 on. Mr Layton adds that the reason he asked about whether Belle Oaks is in the 500-year  
341 floodplain, was because there is no base flood elevation for that and no flood insurance required  
342 for that. Mr Layton states that while he understands that a lot of residents were reporting  
343 flooding during Hurricane Florence, many areas including his own neighbourhood flooded  
344 during Hurricane Florence. He states the reason he brought up flooding earlier in the meeting  
345 was so he could find out if any of the homes in the new phases proposed was in the 500-year  
346 floodplain under the new mapping that was about to be adopted, to which Mr. Avolis responded  
347 that no they were not, their elevations were significantly higher. Chair Black adds that he also  
348 heard from residents that the only entrance to the subdivision was washed out during Hurricane  
349 Florence, to which Mr. Layton agrees that he heard that too. Mr. Aluzzo states that regarding  
350 amenities such as schools, he would like to get the community impact committee back up and  
351 running, Chair Black states that he agrees with Mr. Aluzzo. Mr. Aluzzo states that he believes  
352 the common area and open space are two different things, he asks Mr. Ruggieri what the  
353 requirements are, Mr. Ruggieri states that any single family residential development in the City  
354 is required to provide 5% useable open space, which he describes as space that is maintained. Mr.  
355 Aluzzo asks if this space could be forest, Mr. Ruggieri responds that it can not be forest. Mr.  
356 Ruggieri states that if this project is about 13 acres, then that would require just under an acre of  
357 open space, Ms. Dunn states that it is not useable, Mr. Ruggieri responds that the requirement  
358 speaks specifically to usable open space such as grass, not wetlands. Mr. Aluzzo asks if the lake  
359 is considered usable open space, Mr. Ruggieri replies that it can only be considered useable open  
360 space if the developer were to provide amenities such as a dock. Hearing no further discussion,  
361 Chair Black stated at this time he would like to entertain a motion. Mr. Oakley presented a  
362 motion to deny the request for subdivision general plan approval for “Belle Oaks Phases V, VI &  
363 VII”; a proposed 102-lot planned unit development (PUD), hearing no second Mr. Ruggieri read  
364 a section of the City of New Bern Land Use Ordinance – “if the Planning and Board should  
365 disapprove the general plan the reasons for such action shall be noted in the minutes and



recommendations made on the basis of which the proposed subdivision could be approved". Upon hearing Mr. Ruggieri's reading of the ordinance, Chair Black asked the board if everyone was comfortable with the traffic study that was conducted by the developer. Mr. Oakley responded that he was not. Chair Black suggested that the board ask the developer to conduct a professional traffic study, Chair Black added that he was not happy with the amount of flooding issues reported by residents in Belle Oaks despite flood maps showing otherwise, Ms. Schout agreed. Ms. Schout stated that she has issues with the one entrance/egress considering that the roads bottleneck quickly in Belle Oaks, which separates it from other subdivisions such as Greebrair and Fairfield Harbor. Ms. Schout adds that this is something that the Board of Aldermen needs to look at. Mr. Layton states that there is still a motion on the floor from Mr. Oakley and Mr. Oakley should be given the opportunity to revise his motion citing some of the stipulations had been discussed. Mr. Oakley makes a motion to table the request for subdivision general plan approval for "Belle Oaks Phases V, VI & VII"; a proposed 102-lot planned unit development (PUD), until a professional traffic study has been conducted, Mr. Aluzzo seconded the motion. Mr. Layton reminds that board that if this motion passes the board only has 60 days to revisit the project, or it receives an automatic approval, Mr. Layton voices his concern that there may not be enough time to conduct a traffic study before the next meeting. **Mr. Oakley makes a motion to table the request for subdivision general plan approval for "Belle Oaks Phases V, VI & VII"; a proposed 102-lot planned unit development (PUD), until a professional traffic study has been conducted, Mr. Aluzzo seconded the motion. The motion failed (3-5). Mr. Aluzzo makes a motion to deny the request for subdivision general plan approval for "Belle Oaks Phases V, VI & VII"; a proposed 102-lot planned unit development (PUD), with the request that the developer reduces the number of lots due to traffic concerns, Mr. Oakley seconded the motion, the motion passes (6-2).**

#### **Board Member Comments:**

Mr. Ruggieri states that to his recollection the city has only ever mandated a developer to conduct a traffic study once before, and the city was responsible for paying for the traffic study. Mr. Ruggieri adds that he does not think the board can ask the developers to arrange their own traffic study. Chair Black thanks Mr. Layton for all his work and research that he has conducted during the Short-Term Rentals meetings. Chair Black thanks Ms. Schout for her leadership conducting the Short-Term Rentals meetings. Mr. Aluzzo asks Mr. Ruggieri if we can resume the Community Impact meetings, Mr. Ruggieri states that it is possible.

#### **3. Adjourn**

Hearing no further discussion amongst the Board, Chair Black entertained a motion to adjourn. **Mr. Aluzzo moved to adjourn, Ms. Schout seconded the motion. The motion passed unanimously (8-0).**

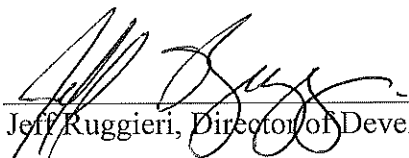
The meeting was adjourned at 7.25pm.

Date Approved: May 5, 2020

  
\_\_\_\_\_  
Don Black, Chair

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Attest:

A handwritten signature in black ink, appearing to read 'Jeff Ruggieri', is written over a horizontal line.

Jeff Ruggieri, Director of Development Services