

**Minutes of the
City of New Bern Planning & Zoning Board
September 10, 2020 – 3:00 P.M.
Development Services Conference Room – 303 First Street.**

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2 The regular meeting of the New Bern Planning and Zoning Board was held in the Development
3 Services Conference Room, 303 First Street, on September 10, 2020, at 3:00 pm.
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5 **Members Present:** Don Black, Chair
6 Marshall Ballard
7 Haron Beatty
8 Margie Dunn
9 Pat Dougherty
10 Travis Oakley
11 Sonny Aluzzo
12

13 **Members Excused (E)/Absent (A):** None
14

15 **Staff & Counsel Present:** Jeff Ruggieri, Planning Director
16 Nadia Abdul-Hadi, Planner 2
17

18 **1. Roll Call**
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20 Staff Member Nadia Abdul-Hadi delivered the roll call, and a quorum was declared with 7
21 members present.
22

23 **2 A. Sydes Construction, Inc./Thomas Engineering, PA are requesting final**
24 **subdivision plan approval for “Bendigo Bay, Phase Two, Section A, at Bluewater**
25 **Rise;” a proposed 27-lot planned unit development (PUD). This section of the multiphase**
26 **development is located on a combined 16.49 +/- acres in the R-8 Residential**
27 **District. The site is located to the north of County Line Rd. and to the west of Old**
28 **Airport Rd. (Ward 3).**
29

30 Director Ruggieri presented the proposed development background. Sydes Construction,
31 Inc./Thomas Engineering, PA are requesting final subdivision plan approval for “Bendigo Bay,
32 Phase Two, Section A, at Bluewater Rise;” a proposed 27-lot planned unit development (PUD).
33 This section of the multi-phase development is located on a combined 16.49 +/- acres in the R-8
34 Residential District. The site is located to the north of County Line Rd. and to the west of Old
35 Airport Rd. (Ward 3). The average lot size is 10,517 square feet. The total length of streets is 3,105
36 LF. Utilities and services will be provided by the City of New Bern. Bendigo Bay at Bluewater
37 Rise received preliminary subdivision approval on December 5th, 2017. Staff has reviewed the
38 proposed subdivision plan and finds that all technical and legal requirements for final subdivision
39 plan approval have been satisfied. Therefore, final subdivision plan approval of Bendigo Bay,
40 Phase Two, Section A, at Bluewater Rise is recommended, contingent upon the receipt of a
41 performance bond accepted by the City Attorney.

42 **Board member Dunn made a motion to approve Bendigo Bay Phase Two Section A at**
43 **Bluewater Rise.” The motion was seconded by Mr. Oakley. A roll call was taken, and the**
44 **motion passed unanimously (7-0).**

45
46 **2 B. Consideration of a request to amend Section 15-79. “Major subdivision approval**
47 **process.” of the City of New Bern Code of Ordinances.**

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49 Director Ruggieri presented the draft language to the Board. Staff is proposing changes to the
50 major subdivision approval process, to include:

- 51
52 • The submittal of three 18” by 24” copies and one digital copy of final plats to the Development
53 Services Department.
54 • The requirement that complete applications be submitted to Development Services three weeks
55 prior to the next regularly scheduled meeting of the Planning and Zoning Board.
56 • The requirement that all estimates for performance guarantees be submitted at the time of
57 application three weeks prior to the next regularly scheduled meeting of the Planning and
58 Zoning Board.
59

60 Staff is requesting that the Planning and Zoning Board make a recommendation to the City of New
61 Bern Board of Aldermen regarding the changes to Section 15-79. “Major subdivision approval
62 process.” of the City of New Bern Code of Ordinances.
63

64 **Mr. Ballard made a motion to recommend approval to the Board of Alderman to amend**
65 **Section 15-79: “Major subdivision approval process” of the City of New Bern Code of**
66 **Ordinances. The motion was seconded by Mr. Beatty. A roll call was taken, and the motion**
67 **passed unanimously (7-0).**

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69 **3. Board Member Comments**

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71 Director Ruggieri gave the Board updates on future development plans for the West New Bern
72 area and for the Redevelopment Area.
73

74 **4. Adjourn**

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76 **Hearing no further discussion amongst the Board, Ms. Dunn made a motion to adjourn. Mr.**
77 **Beatty seconded the motion. A verbal vote was taken, and the motion passed (7-0).**

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79 Meeting duration: 37 minutes, 25 seconds.
80

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82 Date Approved: 8/3/23



Brad Jefferson, Chair

83
84
85 Attest: 
86 Matt Schelly, Interim Land and Community Development Administrator