

**Minutes of the
City of New Bern Planning & Zoning Board
April 6, 2021 – 5:30 P.M.
Development Services Conference Room – 303 First Street.**

The regular meeting of the New Bern Planning and Zoning Board was held in the Development Services Conference Room, 303 First Street, on April 6, 2021, at 5:30 pm.

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

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

Staff & Counsel Present: Jeff Ruggieri, Planning Director
Jaimee Bullock-Mosley, Asst City Attorney
Nadia Abdul-Hadi, Planner 2

1. Roll Call

Staff Member Nadia Abdul-Hadi delivered the roll call of all members and quorum declared with 7 members present.

2. Approval of meeting minutes:
A. 2-23-2021, 3-02-23

Mr. Oakley made a motion to approve the minutes as read, the motion was seconded by Mr. Aluzzo. A roll call was taken, and the motion passed unanimously (7-0).

3A. Sydes Construction, Inc./Thomas Engineering, PA, are requesting subdivision final plan approval for “South Wind Phase Two Section B at Bluewater Rise, A Planned Unit Development” a 33-lot residential planned unit development (PUD). This section of the multi-phase development is located on a combined 22.36 +/- acres in the R-8 Residential District. The site is located to the north of County Line Road and to the west of Old Airport Road. (Ward 3).

Director Ruggieri gave his staff presentation. A. Sydes Construction, Inc./Thomas Engineering, PA, are requesting subdivision final plan approval for “South Wind Phase Two Section B at Bluewater Rise, A Planned Unit Development” a 33-lot residential planned unit development (PUD). This section of the multi-phase development is located on a combined 22.36 +/- acres in

the R-8 Residential District. The site is located to the north of County Line Road and to the west of Old Airport Road.

The average lot size in South Wind Phase Two Section B at Bluewater Rise, A Planned Unit Development is 25,534 square feet, there is 1,633 LF of new streets. Utilities and services will be provided by the City of New Bern.

Staff has reviewed the proposed subdivision plan and finds that all technical and legal requirements for final subdivision plan approval have been satisfied. Therefore, final subdivision plan approval of South Wind Phase Two Section B at Bluewater Rise, A Planned Unit Development is recommended, contingent upon the receipt of a performance bond accepted by the City Attorney.

Ms. Dunn made a motion to approve South Wind Phase Two Section B at Bluewater Rise, A Planned Unit Development as presented, the motion was seconded by Mr. Aluzzo. A roll call was taken, and the motion passed unanimously (7-0).

3B. The City of New Bern – Parks and Recreation co/Foster Hughes has requested consideration of an application to rezone one parcel, totaling 7.43 +/- acres, from R-20 residential district/A-5 agriculture district to C-4 neighborhood business district. The parcel is located at 431 NC Hwy 55 W., on the southern side of NC Hwy 55 W., and to the west of Hillmont Road, the property can be further identified as PID# 8-218-039 (Ward 5).

Director Ruggieri presented the application materials. The City of New Bern – Parks and Recreation co/Foster Hughes has requested consideration of an application to rezone one parcel, totaling 7.43 +/- acres, from R-20 residential district/A-5 agriculture district to C-4 neighborhood business district. The parcel is located at 431 NC Hwy 55 W., on the southern side of NC Hwy 55 W., and to the west of Hillmont Road, the property can be further identified as PID# 8-218-039

City staff advises the Planning & Zoning Board recommend approval of the rezoning request to the Board of Aldermen.

Mr. Dougherty made a motion to recommend approval to the Board of Alderman to rezone 431 NC Hwy 55W from R-20 residential district/A-5 agriculture district to C-4 neighborhood business district. The motion was seconded by Mr. Oakley. A roll call was taken, and the motion passed unanimously (7-0).

3C. Michelle Lynn has requested consideration of an application to rezone one parcel, totaling 0.76 +/- acres, from C-4 neighborhood business district to C-3 commercial district. The parcel is located on the northern side of Neuse Boulevard, to the east of Kensington Park Drive and can be further identified as Craven County Parcel ID # 8-216-011 (Ward 5).

Director Ruggieri presented the application materials Michelle Lynn has requested consideration of an application to rezone one parcel, totaling 0.76 +/- acres, from C-4 neighborhood business district to C-3 commercial district. The parcel is located on the northern side of Neuse Boulevard, to the east of Kensington Park Drive and can be further identified as Craven County Parcel ID # 8-216-011.

City staff advises the Planning & Zoning Board recommend approval of the rezoning request to the Board of Aldermen.

Mr. Oakley made a motion to recommend the approval to the Board of Alderman for the rezoning of the property identified as PIN # 8-216-011 totaling 0.76 +/- acres, from C-4 neighborhood business district to C-3 commercial district. The motion was seconded by Mr. Dougherty. A roll call was taken, and the motion passed unanimously (7-0).

4. Board member comments


Chairman Black asked if staff had any new developments in West New Bern to discuss. Staff discussed recent development applications and projects in the area.

5. Adjourn

Hearing no further discussion amongst the Board, Chair Black entertained a motion to adjourn. Ms. Dunn moved to adjourn; Mr. Aluzzo seconded the motion. A roll call was taken, and the motion passed (7-0).

The meeting was adjourned at 5:53 p.m.

Date Approved: 7-5-23


Brad Jefferson, Chair

Attest: 
Seth Laughlin, Land and Community Development Administrator