

**Minutes of the
City of New Bern Planning & Zoning Board
December 7, 2021 – 5:30 P.M.
Development Services Conference Room - 303 First Street**

1
2 The regular meeting of the New Bern Planning and Zoning Board was held in the City of New
3 Bern Development Services Conference Room, 303 First St., on December 7, 2021 at 5:30 pm
4

5 **Members Present:** Don Black, Chair
6 Travis Oakley, Vice Chair
7 Raymond Layton
8 Anne Schout
9 Margie Dunn
10 Marcus Simmons
11 Pat Dougherty,
12 Sonny Aluzzo
13

14 **Members Excused (E)/ Absent (A):** None
15

16 **Staff Present:** Seth Laughlin, Land and Community Development
17 Administrator.
18 Nadia Abdul-Hadi, Planner II.
19 Jaimee Bullock-Mosely, Assistant City Attorney
20
21

22 **1. Roll Call**
23

24 Staff Member Nadia Abdul-Hadi delivered the roll call of all members and quorum declared with
25 eight (8) members present.
26

27 **2. Approval of Minutes**
28

29 **a. November 2nd, 2021**
30

31 Chairman Black asked the Board if they had reviewed the minutes and if there were any changes
32 that members would like to address. Hearing none he asked for a motion to approve: **Mr. Aluzzo**
33 **made a motion to approve the meeting minutes from November 2, 2021 as presented, the**
34 **motion was seconded by Ms. Schout. A roll call was taken, and the motion passed**
35 **unanimously (8-0).**
36

37 **3. New Business**
38

39 **A. New Market HDS LLC/McKim & Creed are requesting subdivision general plan**
40 **approval for “Carolina Colours Medical Park” a proposed 3-lot major subdivision.**
41 **This subdivision is located on a combined 7.81+/- acres in the C-3 Commercial**

42 **District. The site is located to the west of US Highway 70, and to the east of**
43 **Waterscape Way (Ward 3).**

44
45 **Staff Comments:**

46
47 Seth Laughlin presented the proposed 3-lot subdivision. Mr. Laughlin presented site-specific
48 details and explained that city staff had analyzed the subdivision through site plan review on
49 October 22nd, 2021, and confirmed that it meets all the requirements of the Land Use Ordinance,
50 therefore staff recommended approval of the proposed general plan as presented.

51
52 **Board Discussion:**

53
54 Chairman Black asked the board if they had any questions for staff, hearing none Chair Black
55 proceeded to ask for a motion to be made. **Ms. Dunn made a motion to approve the application**
56 **for general plan approval of “Carolina Colours Medical Park” the motion was seconded by**
57 **Mr. Dougherty. The motion passed unanimously (8-0).**

58
59
60 **B. Consideration of a request from the City of New Bern Planning and Zoning Board to**
61 **recommend the addition of language regarding residential connectivity standards to**
62 **the City of New Bern Code of Ordinances.**

63
64
65 **Staff Comments:**

66
67 Mr. Laughlin presented the proposed amendment to the City of New Bern Land Use Ordinance.

68
69 **Board Discussion:**

70
71 Chairman Black asked Ms. Bullock-Mosely if she had the time to review the proposed language.
72 Ms. Bullock-Mosely responded that she did have the chance to review the proposed language and
73 stated that the city attorney’s office did not see any obvious faux-pas. Ms. Bullock-Mosely added
74 that the city attorney’s office stance was that the language as it already stands in the Land Use
75 Ordinance is sufficient without the proposed amendment. Chair Black asked if Mr. Scott Davis
76 was in agreeance that the current code language is sufficient, Ms. Bullock-Mosely confirmed that
77 Mr. Davis was in agreeance. Chairman Black stated that he would now entertain a motion for the
78 item. **Mr. Layton made a motion to recommend that the Board of Alderman consider a**
79 **request for the addition of language regarding residential connectivity standards to the City**
80 **of New Bern Code of Ordinances, the motion was seconded by Mr. Oakley. The motion**
81 **passed unanimously (8-0).**

82
83 **C. 2022 Planning and Zoning Board officer elections.**

84
85 **Board Discussion:**

87 Chairman Black stated that he would like to handle the position of Vice Chairman first, **Chairman**
88 **Black stated he would like to make a motion to nominate Travis Oakley to be Vice Chairman**
89 **for the Planning and Zoning Board for the year of 2022, Ms. Dunn seconded the motion.** Mr.
90 Dougherty stated that he wanted to nominate Travis Oakley for the Chairman position, and asked
91 how to proceed. Ms. Bullock-Mosely Stated that the current motion would need to be withdrawn.
92 **Chairman Black stated he would like withdraw his motion to nominate Travis Oakley for**
93 **Vice Chairman, Ms. Dunn withdrew the second to the motion. Chairman Black stated he**
94 **would like to make a motion to nominate Anne Schout to be Chairman for the Planning and**
95 **Zoning Board for the year of 2022, Ms. Dunn seconded the motion.** Chairman Black asked the
96 board if there were any other nominations. **Pat Dougherty stated he would like to make a motion**
97 **to nominate Travis Oakley to be Chairman for the Planning and Zoning Board for the year**
98 **of 2022, Mr. Layton seconded the motion.** Chairman Black asked Ms. Bullock-Mosely if at this
99 point the nominations would need to be closed, Ms. Bullock-Mosely confirmed that they did. **Pat**
100 **Dougherty stated he would like to make a motion close the nominations for Chairman, Mr.**
101 **Layton seconded the motion. Chairman Black asked staff for a roll-call for the first nominee**
102 **for Chairman Ms. Anne Schout. The motion passed (5-3). Ms. Anne Schout was elected to**
103 **the role of Chairman for the year 2022 for the City of New Bern Planning and Zoning Board.**
104 **Chairman Black made a motion to elect Travis Oakley to be Vice Chairman for the Planning**
105 **and Zoning Board for the year of 2022, Mr. Aluzzo seconded the Motion.** Chairman Black
106 asked the board if there were any other nominations. **Sonny Aluzzo made a motion close the**
107 **nominations for Vice Chairman, Mr. Layton seconded the motion The motion passed**
108 **unanimously (8-0).**

109
110 **4. Board Member Comments**

111
112 Chairman Black thanked the Planning and Zoning Board for their support in his time as Chairman.

113
114 **Adjourn**

115
116 Hearing no further discussion amongst the Board, Chairman Black entertained a motion to adjourn.
117 **Ms. Schout moved to adjourn, Mr. Layton seconded the motion. The motion passed**
118 **unanimously (8-0).**

119
120 The meeting was adjourned at 5:50pm.

121
122
123 Date Approved: 2/1/2022


Anne Schout, Chair

124
125
126 Attest: 
127 Seth Laughlin, Land and Community Development Administrator

