

**Minutes of the  
City of New Bern Planning & Zoning Board  
February 1, 2022 – 5:30 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 City of New  
3 Bern Development Services Conference Room, 303 First St., on February 1, 2022 at 5:30 pm  
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5 **Members Present:** Anne Schout, Chair  
6 Travis Oakley, Vice Chair  
7 Raymond Layton  
8 Don Black  
9 Margie Dunn  
10 Sonny Aluzzo  
11

12 **Members Excused (E)/ Absent (A):** Marcus Simmons  
13 Pat Dougherty  
14

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

21 **1. Roll Call**  
22

23 Staff Member Nadia Abdul-Hadi delivered the roll call of all members and quorum declared with  
24 eight (6) members present.  
25

26 **2. Approval of Minutes**  
27

28 **a. December 7<sup>th</sup>, 2021**  
29

30 Chairman Schout asked the Board if they had reviewed the minutes and if there were any changes  
31 that members would like to address. **Mr. Aluzzo made a motion to approve the meeting minutes**  
32 **from December 7, 2021 as presented, the motion was seconded by Mr. Black. The motion**  
33 **passed unanimously (6-0).**  
34

35 **3. New Business**  
36

37 **Chairman Schout asked for a motion to swap item 3B and item 3A around due to a technical**  
38 **difficulty. Mr. Black made a motion to swap items 3B and 3A around on the agenda, the**  
39 **motion was seconded by Mr. Oakley. The motion passed unanimously (6-0).**  
40

41 **B. Consideration of a request from Development Services on behalf of the City of New**  
42 **Bern to amend “Section 15-80. Endorsements on major subdivision plats.”**

43 **Staff Comments:**

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45 Seth Laughlin presented the proposed changes to Section 15-80. “Endorsements on major  
46 subdivision plats” and confirmed that that they met all the requirements of the Land Use  
47 Ordinance, therefore staff recommended approval of the proposed text amendment as presented.  
48

49 **Board Discussion:**

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51 Chairman Schout asked the board if they had any questions for staff, hearing none Chair Schout  
52 proceeded to ask for a motion to be made. **Mr. Layton made a motion to recommend approval**  
53 **of the amendment to Section 15-80. “Endorsements on major subdivision plats”, the motion**  
54 **was seconded by Mr. Black. The motion passed unanimously (6-0).**  
55  
56

- 57 **A. New Market HDS LLC/McKim & Creed are requesting subdivision final plan**  
58 **approval for “Carolina Colours Medical Park” a proposed 3-lot major**  
59 **subdivision. This subdivision is located on a combined 7.81+/- acres in the C-3**  
60 **Commercial District. The site is located to the west of US Highway 70, and to the**  
61 **east of Waterscape Way (Ward 3).**  
62  
63

64 **Staff Comments:**

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66 Seth Laughlin presented the proposed 3-lot subdivision. Mr. Laughlin presented site-specific  
67 details and explained that city staff had analyzed the subdivision through site plan review on  
68 October 22<sup>nd</sup>, 2021, and the Planning and Zoning Board had approved the general plan at their  
69 December 7, 2021 regular meeting. Staff confirmed that the subdivision meets all the requirements  
70 of the Land Use Ordinance, therefore staff recommended approval of the proposed final plan  
71 contingent upon the receipt of a performance guarantee approved by the City Attorney’s office.  
72

73 **Board Discussion:**

74  
75 Ms. Dunn asked if staff had a map showing where this subdivision was in relation to the assisted  
76 living apartments in Carolina Colours. Mr. Laughlin stated that he did not have a map readily  
77 available but he could point out on the existing map where the assisted living apartments were in  
78 relation to the proposed 3-lot subdivision. Ms. Dunn asked staff about how the proposed 3-lots  
79 would be accessed, Mr. Laughlin stated that originally the plans showed access off the existing  
80 traffic circle but due to safety concerns, staff had worked with the developer to make other  
81 arrangements, this resulted in the proposed public right-of-way “Lathan Lane”. Chairman Schout  
82 asked if there was any further discussion, hearing none Chairman Schout stated that she would  
83 now entertain a motion for the item. **Mr. Black made a motion to approve the proposed final**  
84 **plan for “Carolina Colours Medical Park” as presented, the motion was seconded by Ms.**  
85 **Dunn. The motion passed unanimously (6-0).**  
86

87 **4. Board Member Comments**

89 Chairman Schout stated that she had a discussion with Seth Laughlin earlier that day and received  
90 great news; Chairman Schout asked Mr. Laughlin to share the news with the board. Mr. Laughlin  
91 stated that he had discussed the concerns regarding waterflow in the Bluewater Rise subdivision  
92 with Jordan Hughes, this prompted the water and sewer department, along with the fire department  
93 to conduct some flow testing in the area. Upon testing the water flows, it was discovered that an  
94 isolation valve had an obstruction in the valve box, which was not allowing the valve to be fully  
95 opened. Once this obstruction was cleared, the valve was fully opened and the hydrants  
96 downstream were retested which showed that water in the subdivision flowed between 850-  
97 1200gpm. Mr Aluzzo asked if there was a timeline on the "Southeast Water Loop" project, Mr.  
98 Laughlin stated that he did not have that information at this time. Mr. Black asked if the easement  
99 would be problematic since it would be going through national forest, staff stated that they did not  
100 have any further information on the issue. Mr. Oakley asked if staff could get an update on the  
101 "Southeast Water Loop", staff responded that they would work on getting an update. Chairman  
102 Schout asked if the public wanted to address the Planning and Zoning Board. Mr. and Mrs. Morphy  
103 of Bluewater Rise stated that they would like to address the Planning and Zoning Board with their  
104 concerns about the Bluewater Rise subdivision and the quality of work that was being completed.  
105 The Planning and Zoning Board listened to the concerns of Mr. and Mrs. Morphy, staff stated to  
106 Mr. and Mrs. Morphy that the city had not yet accepted the infrastructure in Bluewater Rise, to  
107 which Mr. and Mrs. Morphy exclaimed that they were glad. Staff stated that they would gather  
108 information regarding the concerns of Mr. and Mrs. Morphy. Mr. Oakley stated that Mr. and Mrs.  
109 Morphy should take their concerns to the Board of Alderman as the Planning and Zoning Board  
110 are limited to what actions they can take.

111

112 **Adjourn**

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114 **Mr. Aluzzo moved to adjourn, Ms. Schout seconded the motion. The motion passed**  
115 **unanimously (6-0).**

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117 The meeting was adjourned at 6:15pm.

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120 Date Approved: March 1, 2022

  
Anne Schout, Chair

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Attest:   
Seth Laughlin, Land and Community Development Administrator