

**Minutes of the  
City of New Bern Planning & Zoning Board  
June 7, 2022 – 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 June 7, 2022 at 5:30 pm

**Members Present:**

Don Black  
Travis Oakley (Vice Chair)  
Ann Shout (Chair)  
Margie Dunn  
Pat Dougherty  
Sonny Aluzzo

**Members Excused (E)/ Absent (A):**

Raymond Layton  
Marcus Simmons

**Staff & Counsel Present:**

Seth Laughlin, Land & Community Development  
Administrator.  
Matt Schelly, Acting Planner Director  
Jaimee Bullock-Mosely, Assistant City Attorney.  
Jordan Hughes, City Engineer  
Al Cablay, Public Works Director  
Foster Hughes, City Manager

**1. Roll Call**

Staff Member Seth Laughlin delivered the roll call of all members and a quorum was declared with 6 members present.

**2. New Business**

**2A. RAJDC NC properties is requesting final plan approval for a 2-lot subdivision located on 6.18 +/- acres. The site is located at the intersection of Red Robin Lane and Garden Center Way**

Staff member Laughlin introduced the application and presented the application materials.

Robert Chiles Engineering on behalf of RAJDC NC properties is requesting subdivision final plan approval for a two-lot subdivision of the property located at 1702 Red Robin Lane. This development is located on a combined 6.18 +/- acres in the I-1 Industrial District. The site is located at the intersection of Red Robin Lane and Garden Center Way.

The average lot size is 3.09 acres with no new public roads. Utilities and services will be provided by the City of New Bern.

On May 3, 2022, the City of New Bern Planning and Zoning Board granted General Plan approval for the two-lot subdivision of 1702 Red Robin Lane.

Staff has reviewed the proposed subdivision and finds that all technical and legal requirements for Final subdivision plan approval have been satisfied according to the City of New Bern Land Use Ordinance. Therefore, Final subdivision plan approval of the subdivision of 1702 Red Robin Lane is recommended.

**Board member Black made a motion to recommend approval of the application. Vice Chairman Oakley seconded the motion. A roll call vote was taken, and the motion passed unanimously (6-0).**

**2B. Two Farms, Inc. is requesting general plan approval for "Royal Farms", a proposed one-lot subdivision located on 2.867 +/- acres. The property is located along Dr. Martin Luther King, Jr. Boulevard directly across from the Marketplace shopping center.**

Staff member Laughlin introduced the application and presented the application materials. Two Farms, Inc. is requesting general plan approval for "Royal Farms", a proposed one-lot subdivision located on 2.867 +/- acres. The property is located along Dr. Martin Luther Kind, Jr. Boulevard directly across from the Marketplace shopping center.

Utilities and services will be provided by the City of New Bern.

On February 25, 2022 the City of New Bern Development Review Committee conditionally approved the Royal Farms subdivision plan.

Staff has reviewed the proposed subdivision and finds that all technical and legal requirements for general subdivision plan approval have been satisfied according to the City of New Bern Land Use Ordinance. Therefore, general subdivision plan approval of the Royal Farms subdivision is recommended.

**Chairman Shout asked for a motion. Board member Black made a motion to recommend approval of the application. Vice Chairman Oakley seconded the motion. A roll call vote was taken, and the motion passed unanimously (6-0).**

**2C. C. Two Farms, Inc. is requesting final plan approval for "Royal Farms", a proposed one-lot subdivision located on 2.867 +/- acres. The property is located along Dr. Martin Luther King, Jr. Boulevard directly across from the Marketplace shopping center.**

Staff member Laughlin introduced the application and presented the application materials. Two Farms, Inc. is requesting subdivision final plan approval for "Royal Farms", a proposed general plan for a one lot located on 2.867 +/- acres. The property is located along Dr. Martin Luther Kind, Jr. Boulevard directly across from the Marketplace shopping center.

89  
90 Utilities and services will be provided by the City of New Bern.  
91

92 On June 7, 2022 the City of New Bern Planning and Zoning Board granted general plan approval  
93 for the Royal Farms subdivision.  
94

95 Staff has reviewed the proposed subdivision and finds that all technical and legal requirements for  
96 final subdivision plan approval have been satisfied according to the City of New Bern Land Use  
97 Ordinance. Therefore, final subdivision plan approval of the Royal Farms subdivision is  
98 recommended.  
99

100 **Chairman Shout asked for a motion. Board member Black made a motion to recommend**  
101 **approval of the application. Vice Chairman Oakley seconded the motion. A roll call vote**  
102 **was taken, and the motion passed unanimously (6-0).**  
103

104 **2D. A. Sydes Construction, Inc. is requesting general plan approval for “Atlas Valley at**  
105 **Bluewater Rise”, Phases 1-4, a proposed 209-lot Planned Unit Development on 85.14 +/-**  
106 **acres. The property is located to the north of County Line Road and to the west of Grouper**  
107 **Run in the Bluewater Rise development.**  
108

109 Staff member Laughlin introduced the application and presented the application materials.  
110

111 A. Sydes Construction, Inc. is requesting subdivision general plan approval for “Atlas Valley at  
112 Bluewater Rise”, Phases 1-4, a proposed general plan for a 209-lot Planned Unit Development.  
113 This section of the multi-phase development is located on 85.14 +/- acres. The property is  
114 located to the north of County Line Road and to the west of Grouper Run in the Bluewater Rise  
115 development. The average lot size is 10,874 square feet with 8,699 LF of new public roads. The  
116 total open area between the four phases is 20.34 Acres. Utilities and services will be provided by  
117 the City of New Bern.  
118

119 On May 13, 2022 the City of New Bern Development Review Committee conditionally  
120 approved Atlas Valley at Bluewater Rise, Phases 1-4.  
121

122 Staff has reviewed the proposed subdivision and finds that all technical and legal requirements  
123 for general subdivision plan approval have been satisfied according to the City of New Bern  
124 Land Use Ordinance. Therefore, general subdivision plan approval of Atlas Valley at Bluewater  
125 Rise, Phases 1-4 is recommended.  
126

127 Board member Black asked for an update on the water line extension project that will help to serve  
128 the Bluewater Rise community. City Engineer, Jordan Hughes explained the scope of the project  
129 and the expected milestone dates.  
130

131 Board member Dunn asked the progress of Bluewater Rise development as a whole. Engineer  
132 John Thomas representing the applicant explained the current status of the individual phases and  
133 the anticipated start dates of the future phases.  
134



There was continued discussion between board members and staff regarding the waterline project. **Board member Black made a motion to table the application until the next regular meeting awaiting the outcome of the bidding process for the new waterline upgrade that will effect the subject development. Board member Aluzzo seconded the motion. A roll call vote was taken, and the motion passed unanimously (6-0).**

**2E. A. Sydes Construction, Inc. is requesting general plan approval for “Olympic Harbour at Blue Water Rise”, Phases 1-4, a proposed 203-lot Planned Unit Development on 71.59 +/- acres. The property is located to the north of County Line Road and to the west of Grouper Run in the Bluewater Rise development.**

Staff member Laughlin introduced the application and presented the application materials.

A. Sydes Construction, Inc. is requesting subdivision general plan approval for “Olympic Harbour at Blue Water Rise”, Phases 1-4, a proposed general plan for a 203-lot Planned Unit Development. This multi-phase development is located on 71.59 +/- acres. The property is located to the north of County Line Road and to the west of Grouper Run in the Bluewater Rise development. The average lot size is 9,539 square feet with 8,419 LF of new public roads. The total open area between the four phases is 15.23 Acres. Utilities and services will be provided by the City of New Bern.

On May 13, 2022, the City of New Bern Development Review Committee conditionally approved Olympic Harbour at Blue Water Rise, Phases 1-4.

Staff has reviewed the proposed subdivision and finds that all technical and legal requirements for general subdivision plan approval have been satisfied according to the City of New Bern Land Use Ordinance. Therefore, general subdivision plan approval of Olympic Harbour at Blue Water Rise, Phases 1-4 is recommended.

**Board member Black made a motion to table the application until the regular July 2022 meeting awaiting answers on the water look construction that will serve subject development. Vice Chairman Oakley seconded the motion. A roll call vote was taken, and the motion passed unanimously (6-0).**

Chairman Shout recognized that there are many citizens attending the meeting tonight from the Bluewater Rise Subdivision. She asked that those here from Bluewater Rise raise their hands. The majority did raise their hands. Chairman Shout stated that the public are welcome to attend open meetings, but the Board would have to grant the crowd approval to speak, which she intended to do for a total of 20 minutes. A citizen stated that a number of residents from the Evans Mill neighborhood were also in attendance. Chairman Shout stated that she would like to give up to 4 minutes per person, so up to 5 people can speak.

The citizens stated concerns related to volume of traffic that would be focused on Old Airport Road, possible strain on the school system, existing issues with the roads and drainage within Bluewater Rise, need for County Line Road to be paved, and difficulty leaving the area during

severe weather flooding events. Attorney Mosely explained the scope of the Planning and Zoning Boards responsibility per General Statutes.

Alderman Aster stood and thanked the citizens for coming to the meeting. He went on to state that County Line Road would not be paved any time soon in his opinion. The New Bern Board of Alderman have done all they can do to encourage the paving of the road to no avail. He advised the citizens present to call city staff with any concerns they have with services such as water and building inspections. He went on to add that the only way folks can work towards County Line Road being paved is to contact their state representatives because only they (state representatives) can pressure NC DOT to prioritize the paving project.

### 3. Old Business

#### 3A. Discussion of Land Use Plan (LUP) update

Acting Planning Director Schelly discussed the draft LUP document and timeline until adoption of the final version by the Board of Alderman.

**Board member Black made a motion to hold a special meeting of the Planning and Zoning Board at 10 A.M. on June 17, 2022, to vote to recommend approval of the final draft Land Use Plan Update to the Board of Alderman. Vice Chairman Oakley seconded the motion. A roll call vote was taken, and the motion passed unanimously (6-0).**

Board Member Don Black announced that this was his last meeting with the board as his term had expired. He thanked those in attendance and wished everyone well.

**Board member Black made a motion to adjourn. Board member Aluzzo seconded the motion. A roll call vote was taken, and the motion passed unanimously (6-0).**

**Meeting time 1:19:50 (approximately 6:50 pm).**

Date Approved: 1/10/2023

  
Travis Oakley, Chair

Attest: 

Seth Laughlin, Land & Community Development Administrator.