

**Minutes of the  
City of New Bern Planning & Zoning Board  
July 5, 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 Development  
3 Services Conference Room, 303 First Street, on July 5, 2022 at 5:30 pm  
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5 **Members Present:** Margie Dunn  
6 Raymond Layton  
7 Pat Dougherty  
8 Kyle Dearing  
9 Sonny Aluzzo  
10

11 **Members Excused (E)/ Absent (A):** Travis Oakley  
12 Brad Jefferson  
13  
14

15 **Staff & Counsel Present:**

16 Seth Laughlin, Land & Community Development  
17 Administrator.  
18 Jaimee Bullock-Mosely, Assistant City Attorney.  
19

20 **1. Roll Call**  
21

22 Staff Member Seth Laughlin delivered the roll call of all members and quorum declared with 5  
23 members present. With the chair absent, staff opened the meeting and asked for any nominations  
24 for an acting chair for the night's meeting.  
25

26 **Board member Aluzzo made a motion to recommend Raymond Layton to act as Chair for**  
27 **the 7/5/22 meeting. Board member Dougherty seconded the motion. The members present**  
28 **voted unanimously to approve Raymond Layton as the acting Chair.**  
29

30 **2. Old Business**  
31

32 **2A. A. Sydes Construction, Inc. is requesting general plan approval for “Atlas Valley at**  
33 **Bluewater Rise”, Phases 1-4, a proposed 209-lot Planned Unit Development on 85.14 +/-**  
34 **acres. The property is located to the north of County Line Road and to the west of Grouper**  
35 **Run in the Bluewater Rise development.**  
36

37 Staff member Laughlin introduced the application and presented the application materials.  
38

39 A. Sydes Construction, Inc. is requesting subdivision general plan approval for “Atlas Valley at  
40 Bluewater Rise”, Phases 1-4, a proposed general plan for a 209-lot Planned Unit Development.  
41 This section of the multi-phase development is located on 85.14 +/- acres. The property is  
42 located to the north of County Line Road and to the west of Grouper Run in the Bluewater Rise

87 Acting Chairman Layton asked for a motion. Board member Dougherty made a motion to  
88 recommend approval of the application. Board member Dunn seconded the motion. A roll  
89 call vote was taken, and the motion passed unanimously (5-0)

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91 **3. Adjourn**

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93 Acting Chairman Layton asked for a motion to adjourn. Board member Aluzzo made a  
94 motion to adjourn. Board member Dunn seconded the motion. A vote was taken, and the  
95 motion passed unanimously (5-0)

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97 Meeting time 12.43 (approximately 5:43 pm).

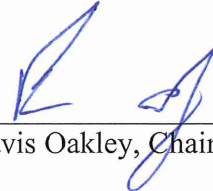
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100 Date Approved: 1/10/2023

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Travis Oakley, Chair

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Attest:   
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Seth Laughlin, Land & Community Development Administrator.