

**Minutes of the  
City of New Bern Planning & Zoning Board  
November 01, 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 November 1, 2022 at 5:30 pm

**Members Present:** Travis Oakley, Chairman  
Brad Jefferson  
Raymond Layton, Vice Chair  
Pat Dougherty  
Marshall Ballard  
Margie Dunn  
Kyle Dearing

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

**Staff & Counsel Present:** Seth Laughlin, Land & Community Development  
Administrator.  
Jaimee Bullock-Mosely, Assistant City Attorney.

**1. Roll Call**

Staff Member Seth Laughlin delivered the roll call of all members and quorum declared with 7 members present.

**2. Approval of Minutes**

Board member Jefferson made a motion to approve the minutes 9-6-22 as written. Vice Chairman Layton seconded the motion. **Chairman Oakley called for a roll call vote. The vote was unanimous (7-0).**

**3 New Business,**

**A. Weyerhaeuser Real Estate Development Company is requesting subdivision final plan approval for “West New Bern, Phase 2-A”, a proposed final plan for 38 lots located on 10.52 +/- acres.**

**Staff Comments:**

Staff member Laughlin introduced the application and went on give his staff presentation to the Board:

Weyerhaeuser Real Estate Development Company is requesting subdivision final plan approval for “West New Bern Ph. 2-A” a proposed 38-lot Planned Unit Development. This subdivision is located on 10.52 +/- total acres in the R-6 Residential District (the area of the lots themselves is 5.49). The site is located along Ella Bengel Drive in the West New Bern community.

Bloomfield Street is classified as a "local access street", according to NCDOT's Functional Classification.

Environment:

According to the 2022 Land Use Plan Update, the subject properties have high suitability for development. There are no known environmental hazards on this property.

According to the North Carolina Floodplain Mapping Program, the properties are located within the unregulated 500- year floodplain, having a 0.2% annual chance of a flooding event. Properties within this zone are not required to elevate structures or carry flood insurance.

Staff Comments:

The proposal to rezone the subject properties to C-4 Commercial District is consistent with the character of the adjacent land uses and zoning classifications. Staff has found the proposed rezoning to be in the public interest and consistent with City Land Use and Transportation Plans. Staff recommends approval of the requested rezoning.

**Chairman Oakley asked if there was a motion. Board member Dougherty made motion to approve the application and Board member Jefferson seconded the motion. A roll call was taken, and the motion passed unanimously (7-0).**

**3 C. New Business**

**Chapter 160D revisions to the Land Use Ordinance**

**Staff Comments:** Jaimee Bullock-Mosely, Assistant City Attorney explained that this agenda item will be the first of two installments of updated ordinance language as required by the NC General Statutes for 160D. The updated language does not need to be read for content but please let staff know of any typographical errors noticed. Board member Dunn stated that she had forwarded comments to staff member Laughlin.

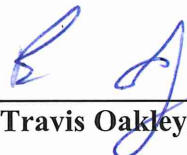
**Chairman Oakley asked if there was a motion. Vice Chairman Layton made motion to approve the proposed changes to the Land Use Ordinance. Board member Dunn seconded the motion. A roll call was taken, and the motion passed unanimously (7-0).**

**Hearing no further discussion amongst the Board, Chair Oakley entertained a motion to adjourn. Board member Jefferson moved to adjourn. Vice Chairman Layton seconded the motion. A roll call was taken, and the motion passed (7-0).**

**4. Adjourn**

**Meeting time 19:56 (approximately 5:50 pm).**

**Date Approved:** 1/10/2023

  
\_\_\_\_\_  
Travis Oakley, Chair

**Attest:**   
\_\_\_\_\_  
Seth Laughlin, Land & Community Development Administrator.