

**Minutes of the  
City of New Bern Planning & Zoning Board  
March 07, 2023 – 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 March 7, 2023 at 5:30 pm  
4

5 **Members Present:** Travis Oakley, Chair  
6 Kyle Dearing  
7 Marshall Ballard  
8 Brad Jefferson  
9 Sonny Aluzzo  
10 Pat Dougherty  
11 Margie Dunn  
12

13 **Members Excused (E)/ Absent (A):** Raymond Layton, Vice Chair  
14

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16 **Staff & Counsel Present:** Seth Laughlin, Zoning Administrator  
17 Jaimee Bullock-Mosely, Assistant City Attorney.  
18

19 **1. Roll Call**  
20

21 Staff Member Seth Laughlin delivered the roll call of all members and quorum declared with 7  
22 members present.  
23

24 **2. Approval of Minutes**

25 **Board member Aluzzo made a motion to approve the minutes from 2-7-23, 5-3-22, & 4-5-22**  
26 **as written. Board member Jefferson seconded the motion. Chairman Oakley called for a**  
27 **roll call vote. The vote was unanimous (7-0).**  
28

29 **3A. New Business,**

30 **Weyerhaeuser Real Estate Development Company is requesting subdivision final**  
31 **plan approval for “West New Bern, Phase 2-D”, a proposed PUD for 46 lots**  
32 **located on 10.39 +/- acres. The property is located along Minnette Circle in the West**  
33 **New Bern community.**  
34

35 Staff member Laughlin presented the item. Weyerhaeuser Real Estate Development Company is  
36 requesting subdivision final plan approval for “West New Bern Ph. 2-D” a proposed 46-lot Planned  
37 Unit Development. This subdivision is located on 10.39 +/- acres in the R-6 Residential District.  
38 The property is located along Minnette Circle in the West New Bern community. The property is  
39 further identified as a portion of Craven County Parcel Identification #8-209-17000.  
40

41 West New Bern Ph. 2 (140 lots on 41.10 acres) received general plan approval from the City of  
42 New Bern Planning & Zoning Board on April 5th, 2022. Staff has reviewed the proposed

43 subdivision and finds that all technical and legal requirements for final subdivision plan approval  
44 have been satisfied according to the City of New Bern Land Use Ordinance. Therefore, final  
45 subdivision plan approval of West New Bern Ph. 2-D is recommended, contingent upon the receipt  
46 of a performance bond accepted by the City Attorney. The bond was reviewed and approved by  
47 the City Attorney's office.

48

49 **Board member Dunn made a motion to approve the application. Board member Dougherty**  
50 **seconded the motion. Chairman Oakley called for a roll call vote. The vote was unanimous**  
51 **(7-0).**

52

53 **4. Adjourn**

54

55 **Board member Dunn made a motion to adjourn the meeting; Board member Jefferson**  
56 **seconded the motion. A roll call was taken, and the motion passed (7-0).**

57

58 **Meeting time 4 minutes, 14 seconds (approximately 5:35 pm).**

59

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61 **Date Approved:** 02-MAY-2023

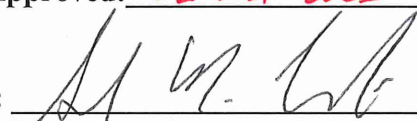
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Attest:



Seth Laughlin, Land & Community Development Administrator.

  
Dennis E. Wray, Jr., Chair