

**Minutes of the
City of New Bern Planning & Zoning Board
April 05, 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 April 5, 2022 at 5:30 pm

Members Present: Travis Oakley, Vice Chair
Raymond Layton
Sonny Aluzzo
Pat Dougherty
Margie Dunn

Members Excused (E)/ Absent (A): Ann Shout, Chairman
Don Black
Marcus Simmons

Staff & Counsel Present: Matt Schelly, Acting Development Services Director
Seth Laughlin, Zoning 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 5 members present.

2A. New Business

Weyerhaeuser Real Estate Development Company are requesting subdivision general plan approval for “West New Bern Ph. 2” a proposed 140-lot Planned Unit Development. This subdivision is located on a combined 41.10+/- acres in the R-6 Residential District. The site is located to the north of US HWY 70 and to the east of NC 43.

Staff Comments:

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

Weyerhaeuser Real Estate Development Company are requesting subdivision general plan approval for “West New Bern Ph. 2” a proposed 140-lot Planned Unit Development. This subdivision is located on a combined 41.10+/- acres in the R-6 Residential District. The site is located to the north of US HWY 70 and to the east of NC 43. The property is further identified as a portion of Craven County Parcel Identification #8-209-17000.

West New Bern Ph. 2 proposes 9.06+/- acres of open space, as well as 6,958 +/- LF in proposed streets. Utilities and services will be provided by the City of New Bern.

Recommendation

West New Bern Ph. 2 went before the City of New Bern Departmental Review Committee on December 10, 2021. 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 West New Bern Ph. – 2 is recommended.

Board member Layton made a motion to approve the request; Board member Aluzzo seconded the motion. A roll call was taken, and the motion passed (5-0).

2B. New Business

Weyerhaeuser NR Company (c/o McKim & Creed) are requesting general subdivision plan approval for “Thales Academy at West New Bern”. This section of the multi-phase development is located on approximately 8.86 +/- acres in the C-3 Commercial District. The site is located to the north of US HWY 70.

Staff Comments:

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

Weyerhaeuser NR Company (c/o McKim & Creed) are requesting general subdivision plan approval for “Thales Academy at West New Bern”. This section of the multi-phase development is located on approximately 8.86 +/- acres in the C-3 Commercial District. This project proposes 205 linear feet of new public right-of-way.

City departmental staff reviewed the proposed subdivision at the DRC meeting on February 25, 2022 and finds that all technical and legal requirements for general subdivision plan approval have been satisfied. Therefore, general subdivision plan approval of Thales academy at WNB is recommended.

Board member Dougherty made a motion to approve the request; Board member Aluzzo seconded the motion. A roll call was taken, and the motion passed (5-0).

2C. New Business

McKim & Creed are requesting subdivision general plan approval for “Chambray at Carolina Colours” a proposed 27-lot major subdivision. This development is located on a combined 21.06 +/- acres in the R-8 Residential District. The site is located to the west of US HWY 70.

Staff Comments:

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

McKim & Creed are requesting subdivision general plan approval for “Chambray at Carolina Colours” a proposed 27-lot major subdivision. This development is located on a combined 21.06 +/- acres in the R-8 Residential District. The site is located to the west of US HWY 70. The average lot size is 26,136 square feet with 1011 LF of new public streets. Chambray at

Carolina Colours proposes 3.20 +/- acres of open space. Utilities and services will be provided by the City of New Bern.

Staff has reviewed the proposed planned unit development at the departmental review meeting on February 25, 2022 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 Chambray at Carolina Colours is recommended.

Board member Dunn made a motion to approve the request; Board member Aluzzo seconded the motion. A roll call was taken, and the motion passed (5-0).

2D. New Business

A. Sydes Construction, Inc., are requesting subdivision final plan approval for “Hutton Pointe Phase One at Bluewater Rise, A Planned Unit Development” a 57-lot residential planned unit development (PUD). This section of the multi-phase development is located on a combined 41.15 +/- acres in the R-8 Residential District. The site is located to the north of County Line Road and to the west of Old Airport Road

Staff Comments:

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

A. Sydes Construction, Inc., are requesting subdivision final plan approval for “Hutton Pointe Phase One at Bluewater Rise, A Planned Unit Development” a 57-lot residential planned unit development (PUD). This section of the multi-phase development is located on a combined 41.15 +/- acres in the R-8 Residential District. The site is located to the north of County Line Road and to the west of Old Airport Road.

The average lot size in “Hutton Pointe Phase One at Bluewater Rise, A Planned Unit Development” is 20,626 square feet, there is 3,567 LF of new streets. Utilities and services will be provided by the City of New Bern.

Staff has reviewed the proposed subdivision plan and finds that all technical and legal requirements for final subdivision plan approval have been satisfied. Therefore, final subdivision plan approval of “Hutton Pointe Phase One at Bluewater Rise, A Planned Unit Development” is recommended, contingent upon the receipt of a performance bond being accepted by the City Attorney.

Board member Layton made a motion approve the request; Board member Dougherty seconded the motion. A roll call was taken, and the motion passed (5-0).

2E. New Business

Quality Oil Company, LLC. has requested consideration of an application to rezone one parcel totaling 0.95 +/- acres, from C-4 neighborhood business district to C-3 commercial district. The parcel is located south of US HWY 55, and to the east of S. Glenburnie Rd. The parcel is further identified as Craven County Parcel ID # 8-240-

100.

Staff Comments:

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

Applicant: Quality Oil Company LLC

Requested Change:

Existing: C-4 neighborhood business district

Proposed: C-3 commercial district

Location:

The parcel is located south of US HWY 55, and to the east of S. Glenburnie Rd

Size:

The property covers an area of approximately 0.95 +/- acres.

Reason for Change:

The purpose of the proposed re-zoning request is to develop the property to the highest and best use, in a consistent way to other surrounding developments that are zoned C-3.

The applicant intends to construct a gas station.

History/Background:

Historically parcel has been developed.

Present Land Use:

Office space (Ion Media of Greenville, INC.).

Surrounding Land Uses and Zoning:

North: Commercial (C-4 Neighborhood business district).

South: Commercial/Residential (C-5 office and institutional district/ R-6 residential district).

East: Residential (R-6 residential district).

West: Commercial (C-4 neighborhood business district).

City Provided Utilities and Services:

All city provided utilities and services are available to the general area.

Comprehensive Plan:

2010 CAMA Regional Land Use Plan

The area is classified as "Commercial"

1993 Thoroughfare Plan/Traffic:

S. Glenburnie Rd is classified as a Major Thoroughfare, according to NCDOT's Functional Classification.

Environment:

According to the Regional Land Use Plan, the subject property has high suitability for development. There are no known environmental hazards on this property.

According to the North Carolina Floodplain Mapping Program the property is located outside of the 100 year and 500 year floodplain, and is considered zone "X – Minimal Flood Risk" on the Flood Risk Information System.

Staff Comments:

The proposal to rezone the subject property to C-3 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.

Board member Layton made a motion to recommend that the Board of Alderman approve the zoning change from C-4 neighborhood business district to C-3 commercial district; Board member Dunn seconded the motion. A roll call was taken, and the motion passed (5-0).

2F. New Business

Development Services are requesting consideration of two initial zoning designations for two parcels, that underwent annexation to the City of New Bern. Development Services are requesting an initial zoning designation of R-8 residential district for 3412 Old Airport Rd and 3436 Old Airport Rd

Staff Comments:

Attorney Mosley stated that the subject properties had been annexed recently but that no zoning designation had been adopted during those processes. This item was initially processed by a staff member who no longer works for the city. We asked that this item be tabled until the May 2022 meeting, to give the new staff member time to be sure that this item is properly prepared for presentation.

Board member Layton made a motion to table Item 2 F. until the May 3, 2022 meeting. Board member Aluzzo seconded the motion. A roll call vote was taken, and the motion passed (5-0).

2G. New Business: 2022 Land Use Plan Update

Acting Planning Director Shelly made a brief presentation about the 2022 LUP update.

3. Board member comments

Staff presentation on the Land Use Plan Update process

Staff member Schelly gave an update on the 2022 LUP process.

227 4. Adjourn
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229 Board member Aluzzo made a motion to adjourn the meeting; Board member Dunn
230 seconded the motion. A roll call was taken, and the motion passed (5-0).
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232 Meeting time 42:14 minutes (approximately 6:12 pm).
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235 Date Approved: 3-7-23



Travis Oakley, Chair

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237
238 Attest:  _____
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Seth Laughlin, Land & Community Development Administrator.