

**Minutes of the  
City of New Bern Planning & Zoning Board  
May 03, 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 May 3, 2022 at 5:30 pm

**Members Present:** Travis Oakley, Vice Chair  
Raymond Layton  
Don Black  
Sonny Aluzzo  
Pat Dougherty  
Margie Dunn  
Marcus Simmons

**Members Excused (E)/ Absent (A):** Ann Shout, Chairman

**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 7 members present.

Attorney Mosely stated that staff recommends adding an update on the Land Use Plan process as “Item 3A” on the agenda.

**Board member Layton made a motion to add “Staff update on the Land Use Plan process” as agenda item 3A; Board member Dougherty seconded the motion. A roll call was taken, and the motion passed (7-0).**

**2A. New Business,**  
**Weyerhaeuser NR Company (c/o McKim & Creed) are requesting final subdivision plan approval for “Thales Academy at West New Bern”. This property is located on approximately 8.86 +/- acres in the C-3 Commercial District. The site is located north of US HWY 70.**

**Staff Comments:**

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

Weyerhaeuser NR Company (c/o McKim & Creed) are requesting final 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. Thales Academy at West New Bern proposes 205 linear feet of new public right of way. Utilities and services will be provided by the City of New Bern.

Thales Academy at West New Bern received General Plan approval of New Bern Planning and Zoning Board at their April 5, 2022, regular meeting. 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 Thales Academy at West New Bern is recommended. The performance bond has been accepted by the City Attorney.

**Board member Black made a motion to approve the request; Board member Layton seconded the motion. A roll call was taken, and the motion passed (7-0).**

## **2B. New Business**

**B. Kip Peregoy is requesting general subdivision plan approval for “Aston Subdivision at Carolina Colours”, a 127-lot subdivision. This multi-phase development is located on 48.54 +/- acres in the R8 Residential District. The site is located off Landscape Drive.**

Kip Peregoy is requesting subdivision general plan approval for “Aston Subdivision at Carolina Colours” a proposed 127-lot cluster subdivision. This section of the multi-phase development is located on a combined 48.54 +/- acres in the R-8 Residential District. The site is located to the east of Old Airport Road and to the west of Waterscape Way.

The average lot size is 9,739 square feet with 5,790 LF of new public roads. The total open area between the three phases is 12.15 Acres. Utilities and services will be provided by the City of New Bern.

On March 25, 2022 the City of New Bern Development Review Committee conditionally approved Aston Subdivision at Carolina Colours with only minor changes being required.

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 Aston Subdivision at Carolina Colours is recommended.

**Board member Layton made a motion to approve the request; Board member Black seconded the motion. A roll call was taken, and the motion passed (7-0).**

## **2C. New Business**

**Robert Chiles Engineering on behalf of RAJDC NC properties is requesting general subdivision plan approval for a 2-lot subdivision located on 6.18 +/- acres in the I-1 Industrial District. The site is located at the intersection of Red Robin Lane and Garden Center Way.**

Robert Chiles Engineering on behalf of RAJDC NC properties is requesting subdivision general 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 April 22, 2022, the City of New Bern Development Review Committee conditionally approved the two-lot subdivision of 1702 Red Robin Lane with only minor changes being required.

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 subdivision of 1702 Red Robin Lane is recommended.

**Board member Black made a motion to approve the request; Board member Dougherty seconded the motion. A roll call was taken, and the motion passed (7-0).**

## **2D. New Business**

**Boa Nguyen has requested consideration of an application to rezone one parcel of land totaling 0.76 +/- acres from C4 neighborhood business and R-6 residential districts (split zoning) to C3 commercial district. The parcel is located on Neuse Boulevard at its intersection with Midyette Avenue. The property is further identified as PID # 8-243-16000.**

### **Requested Change:**

Existing: (split zoning) C-4/R6

Proposed: C-3

### **Location:**

The properties are located at 3601 Neuse Blvd.

### **Size:**

The property covers an area of approximately 0.76 acres.

### **Reason for Change:**

The purpose of the proposed re-zoning request is the construction of storage units.

### **History/Background:**

A portion of the parcel is former mobile home park.

### **Present Land Use:**

Vacant

### **Surrounding Land Uses and Zoning:**

North: Commercial (C-4 Commercial District).

South: Midyette Ave, Residential (R-15).

East: Neuse Blvd, Vacant land (C-4)

West: Mobile home park (R-6)

City Provided Utilities and Services:

City water and sewer services are available to this site.

City electric service is available to this site.

Comprehensive Plan:

2010 CAMA Regional Land Use Plan

The area is classified as “Developed”.

1993 Thoroughfare Plan/Traffic:

Neuse Blvd is classified as “Principal Arterial” and Midyette Ave is classified as a “local Street” according to NCDOT’s Functional Classification.

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

According to the North Carolina Floodplain Mapping Program the property is not located within the 100-year or 500-year floodplain.

The proposal to rezone the subject property to C-3 Commercial District is consistent with the character of the adjacent land use to the north (existing outdoor tire storage and service center: a C-3 permitted use) and commercial zoning classifications to the north and east across Neuse Blvd. The site is separated from adjacent residential to the south by Midyette Avenue public street. The adjacent mobile home park to the west will be screened by an opaque buffer in any commercial development scenario through the site plan process required by the zoning ordinance. Staff has found the proposed rezoning to be in the public interest and consistent with City Land Use and Transportation Plans, due to the parcel being split zoned currently and moderately suited for residential development. Staff has no objection to approval of the requested rezoning.

**Board member Black made a motion to recommend that the Board of Alderman approve the rezoning request; Board member Dougherty seconded the motion. A roll call was taken, and the motion passed (6-1). Board member Dunn voted against the application.**

**2E. New Business**

**Development Services is requesting consideration of two initial zoning designations for individual parcels that underwent annexation into the City of New Bern. Development Services is requesting the zoning designation of R-8 residential district for 3412 and 3436 Old Airport Road.**

Initial zoning designations for: Parcel ID# 7-105-017 & Parcel ID# 7-105-020

Development Services are requesting consideration of two initial zoning designations for two parcels that underwent annexation to the City of New Bern. Development Services is requesting an initial zoning designation of R-8 residential district for:

1) A parcel totaling 1.289 +/- acres. The parcel is located at 3412 Old Airport Rd. and is further identified as Craven County Parcel ID Parcel ID #7-105-017.  
2) A parcel totaling 1.015 +/- acres. The parcel is located at 3436 W Old Airport Rd. and is further identified as Craven County Parcel ID Parcel ID #7-105-020.

R-8 Residential district has been identified as an initial zoning designation as it is consistent with the character of the adjacent land uses and zoning classifications.  
Both property owners have been contacted and are requesting R-8 zoning as well.

**Board member Layton made a motion to recommend that the Board of Alderman approve the initial zoning designation of R-8 for both parcels; Board member Dunn seconded the motion. A roll call was taken, and the motion passed (7-0).**

### **3A. Old Business**

#### **Staff presentation on the Land Use Plan Update process**

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

### **4. Adjourn**

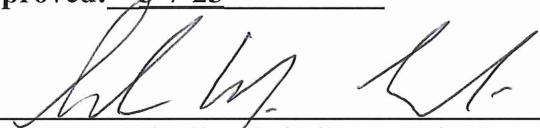
**Board member Layton made a motion to adjourn the meeting; Board member Aluzzo seconded the motion. A roll call was taken, and the motion passed (7-0).**

**Meeting time 41:16 minutes (approximately 6:10 pm).**

**Date Approved: 3-7-23**

  
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Travis Oakley, Chair

**Attest:**

  
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**Seth Laughlin, Land & Community Development Administrator.**