

**Minutes of the
City of New Bern Planning & Zoning Board
May 4, 2021 – 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 4, 2021 at 5:30 pm

Members Present:

Don Black, Chair
Haron Beatty
Marshall Ballard
Raymond Layton
Anne Schout
Margie Dunn
Pat Dougherty
Travis Oakley
Sonny Aluzzo

Members Excused (E)/ Absent (A):

Marcus Simmons

Staff & Counsel Present:

Nadia Abdul-Hadi, Planner 2
Seth Laughlin, Land & Community Development
Administrator

1. Roll Call

Staff Member Nadia Abdul-Hadi delivered the roll call of all members and quorum declared with 9 members present.

2A. Weyerhaeuser NR Company c/o McKim & Creed is requesting subdivision final plan approval for “New Bern Aesthetic Center”. This section of the multi-phase development is located on approximately 6.9 +/- acres in the C-3 Commercial District. The site is located to the north of US HWY 70.

Staff Member Nadia Abdul-Hadi gave her staff presentation. Weyerhaeuser NR Company c/o McKim & Creed is requesting subdivision final plan approval for “New Bern Aesthetic Center”. This section of the multi-phase development is located on approximately 6.9 +/- acres in the C-3 Commercial District. The site is located to the north of US HWY 70.

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 New Bern Aesthetic Center is recommended, contingent upon the receipt of a performance bond accepted by the City Attorney.

Mr. Dougherty made a motion to approve Weyerhaeuser NR Company c/o McKim & Creed is requesting subdivision final plan approval for "New Bern Aesthetic Center" as presented, the motion was seconded by Ms. Dunn. A roll call was taken, and the motion passed unanimously (9-0).

2B. Weyerhaeuser Real Estate Development Company is requesting subdivision final plan approval for "West New Bern – Phase 1 – Section 1" a 63-lot residential planned unit development (PUD). This section of the multi-phase development is located on a combined 11.59 +/- acres in the C-3 Commercial District. The site is located to the north of US HWY 70 and to the east of NC HWY 43.

Staff Member Nadia Abdul-Hadi gave her staff presentation. Weyerhaeuser Real Estate Development Company is requesting subdivision final plan approval for "West New Bern – Phase 1 – Section 1" a 63-lot residential planned unit development (PUD). This section of the multi-phase development is located on a combined 11.59 +/- acres in the C-3 Commercial District. The site is located to the north of US HWY 70 and to the east of NC HWY 43.

The average lot size in West New Bern – Phase 1 – Section 1 is 6,055 square feet, there is 2,484 linear feet 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 West New Bern – Phase 1 – Section 1, is recommended, contingent upon the receipt of a performance bond accepted by the City Attorney.

Mr. Beatty made a motion to approve Weyerhaeuser Real Estate Development Company's subdivision final plan approval for "West New Bern – Phase 1 – Section 1" as presented. The motion was seconded by Mr. Dougherty. A roll call was taken, and the motion passed unanimously (9-0).

2C. Weyerhaeuser NR Company c/o Ward & Smith are requesting to amend the land use ordinance to allow use 5.110 elementary and secondary schools (including associated grounds and athletic and other facilities) in the C-3 Commercial zoning district.

Staff Comments:

Staff Member Nadia Abdul-Hadi gave her staff presentation. Weyerhaeuser NR Company c/o Ward & Smith are requesting the following amendment to the City of New Bern Land Use Ordinance, Appendix A Article X. Section 15-146. – Table of permissible uses:

To allow use 5.110 elementary and secondary schools (including associated grounds and athletic and other facilities) in the C-3 Commercial zoning district as permissible use (designation "Z").

Mr. Layton made a motion to recommend the application submitted by Weyerhaeuser NR Company c/o Ward & Smith requesting to amend the land use ordinance to allow use 5.110 elementary and secondary schools in the C-3 Commercial zoning district as a special use in

leu of permitted by right. The motion was seconded by Mr. Beatty. A roll call was taken, and the motion passed unanimously (9-0).

2D. The City of New Bern Historic Preservation Commission (HPC) is requesting an amendment to the Historic District Guidelines regarding the elevation of structures in the Historic District.

Staff member Matt Schelly presented as staff to the Historic Preservation Commission.

Mr. Layton made a motion to recommend the Board of Alderman to approve the additional guidelines as requested by the Historic Preservation Commission. The motion was seconded by Ms. Dunn. A roll call was taken, and the motion passed unanimously (9-0).

3. Board Member Comments


Board members discussed items including city services availability for new residential developments, future meeting venue for the P&Z Board (to stay in the Development Services conference room), and an introduction to Jaimee Bullock-Mosley, Assistant City Attorney who will be providing council during the meetings.

4. Adjourn

Hearing no further discussion amongst the Board, Chair Black entertained a motion to adjourn. Mr. Layton moved to adjourn; Mrs. Shout seconded the motion. A roll call was taken, and the motion passed (9-0).

The meeting was adjourned at 6:14 p.m.

Date Approved: 7-5-23



Brad Jefferson, Chair

Attest: Seth Laughlin

Seth Laughlin, Land and Community Development Administrator