AGENDA

CITY OF NEW BERN PLANNING AND ZONING BOARD

NEW BERN

Tuesday, December 5, 2023 – 5:30 P.M. Development Services Conference Room 303 First Street, New Bern, NC 28563

- 1. CALL TO ORDER
- 2. CHAIRMAN'S REMARKS
- 3. ROLL CALL
- 4. APPROVAL OF MINUTES:
 - September 5, 2023, Meeting Minutes
- 5. ACTION ITEMS

A. 125 Hillmont Road Rezoning (MAPA-002808-2023)

Parcel Identification Numbers: 8-219-007Acreage: 0.452Location: 125 Hillmont RoadCurrent Zoning: R-20Property Owners: Hilliard ThompsonProposed Zoning: C-3Applicant: Hilliard Thompson

B. Craeberne Forest Phases 3 & 4 (SUBMAJ-002818-2023)

Parcel Identification Numbers: (See Below) Acreage: 267.10

Location: Savoy Drive Extension **Current Zoning:** R-10, R-10A, R-6

Property Owners: McCullough Farms LLC **Applicant:** BRD Land & Investment LP **Proposed Use:** Residential Subdivision, to include Multifamily Residence

Parcels to be included in phases 3 and 4

1.	8-210-23000	2.	8-210-13000
3.	8-210-13007	4.	8-210-28001
5.	8-210-11003	6.	8-210-13007
7.	8-210-13008	8.	8-210-21003
9.	8-210-21001	10.	8-210-21002
11.	8-210-21000	12.	8-210-11002
13.	8-210-21006	14.	8-210-21005

6. COMMENTS

- Board Member Comments

15. 8-210-13011

- Staff Comments
- 7. ADJOURNMENT

STAFF REPORT

DEVELOPMENT SERVICES

MAPA-002808-2023, 125 Hillmont Rezoning





Address/Location(s) 125 Hillmont Road, New Bern, NC 28562

Map Number(s) 8-219-007

Parcel Size 0.452 Total Acres

Current Use Vacant

Current Zoning
Residential 20 (R-20)

Proposed Zoning
Commercial 3 (C-3)

Summary of Proposal

Hilliard Thompson has submitted an application for a zoning map amendment to rezone 0.452 acres from Residential 20 (R-20) to Commercial 3 (C-3). The parcel is located at 125 Hillmont Road, New Bern, NC.

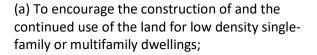
Synopsis of Site and Surrounding Area

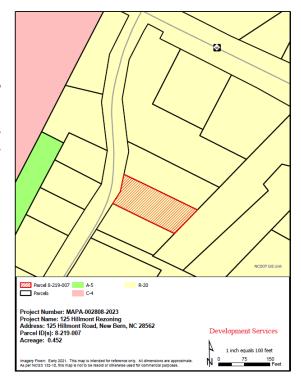
The parcel totals 0.452 acres and is located at 125 Hillmont Road, New Bern, NC.

Within a half mile of the site, there is a playground, businesses, single-family dwellings, and vacant lots.

Zoning District Summary

The R-20 rural residential district is designed to accommodate low-density single-family dwellings with 20,000 square feet minimum lots that may not be serviced with city sewer service or multifamily dwellings that are serviced with city sewer. For the R-20 residential district, in promoting the general purposes of this ordinance, the specific intent of this district is:





- (b) To encourage the preservation of the rural character of the land;
- (c) To prohibit commercial and industrial use of the land and to prohibit any other influx of uses likely to render it undesirable for low density development;
- (d) To discourage any use which, because of its character or size, would create requirements and cost for public services, such as police and fire protection, water supply and sewerage, substantially in excess of such requirements and cost if the district were developed solely for single-family dwellings;
- (e) To encourage the discontinuance of existing uses that would not be permitted as new uses in this district; and
- (f) To encourage development to take place in a manner that promotes a healthy environment.

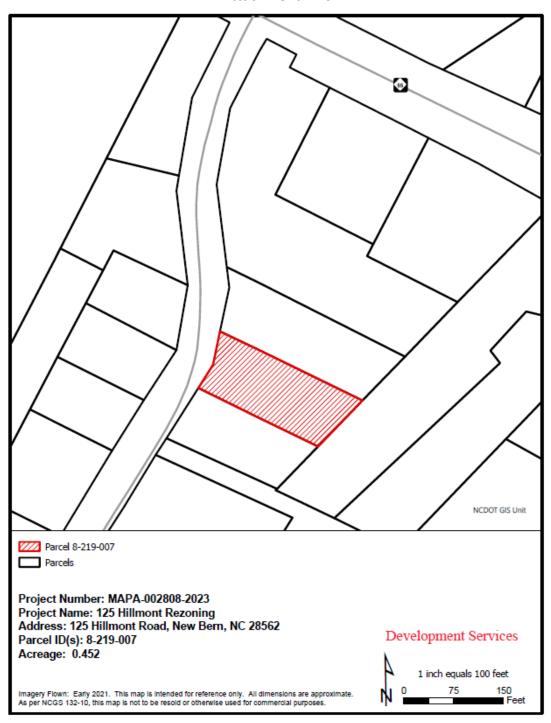
The C-3 commercial district is established as a district for offices, personal services, and the retailing of durable and convenience goods. This district will generally be located on the city's major radial roads. Because these districts will be located on high-volume traffic arteries and will be subject to the view not only of local residents but tourists and other non-local motorists, ample off-street parking, controlled traffic movement, and an appropriate appearance including suitable planting shall be provided.

Staff Evaluation

The proposed rezoning could be considered spot zoning based on the request to rezone a single property within a primarily residential neighborhood. David Owens from the UNC School of Government wrote that "In Zopfi v. City of Wilmington... the court ruled that illegal spot zoning arose "where a small area, usually a single lot or a few lots, surrounded by other property of similar nature, [was] placed arbitrarily in a different use zone from that to which the surrounding property [was] made subject."" Additionally, in Blades v. City of Raleigh, the court emphasized the need for a reasonable basis to justify spot zoning largely in terms of its effects on neighboring properties.

The subject property is surrounded by residentially zoned properties, and the recorded plat identifies this as a residential neighborhood. Staff has determined that this request is inconsistent with Planning best practices and is not in character with adjacent properties zoning or uses. Staff could not support a request that could be considered "spot zoning".

Attachment Two



REZONING APPLICATION

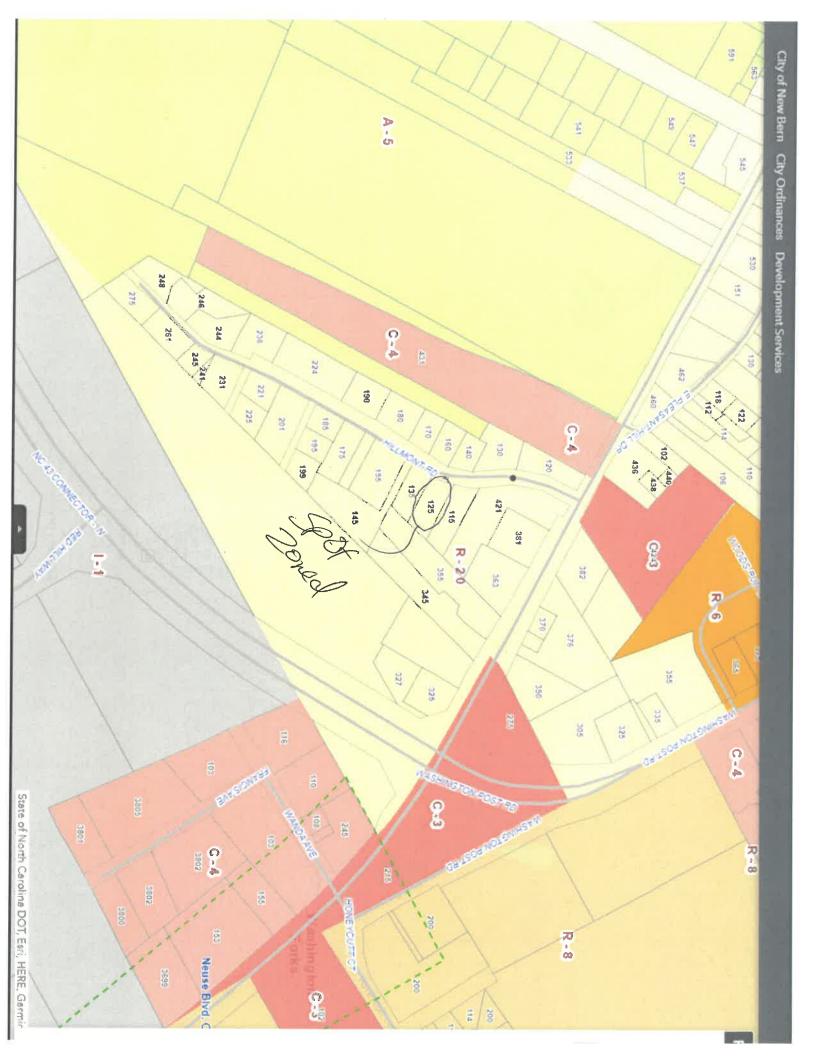


CITY OF NEW BERN - DEVELOPMENT SERVICES

SUBJECT PROPERTY INFORMATION
126 1/16
Property Address: 125 Hillmint Fol
At/Near Intersection of: High wall 55 West
Parcel ID Number(s): 8 - 2/9 - 007
Number of Parcel(s): Total Parcel Size: /
Current Zoning District: Los deptio Proposed Zoning District: Commercial
Future Land Use Class: Connection Effective Flood Zone(s): MA
Infrastructure:
Water Supply: City of Wes Bony /
Sewer Type: City of New Bell
APPLICANT INFORMATION
Name: Hilliard Vincent Thomas
Mailing Address: 1909 D South Filen burne Rd.
Not 32 Bissel N.C. 28572
Telephone: 25 671-5583 Fax Number:
Email Address: Thon Ison boy 10800 a wail Com
Legal relationship of Applicant to Property Owner: DWNEW
(If the application is not signed by the property owner, a written and signed statement by the property owner giving consent to the request must be submitted with the application.)
PROPERTY OWNER INFORMATION
Name: Hillywal Vincent Thanks
Mailing Address: 1909 D South Glen harring Rd.
Wew Sorw N.C. 18502
Telephone: 251/67/5533 Fax Number:
Final Address: 14 mg Now 1 10000 1 1000 1 1000 1 1000 1 1000 1 1000 1 1000 1 1000 1 1000 1 10
Email Address: Thompson boy 1080 a G Mail. Com
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The applicant must answer the following questions and provide adequate explanation and documentation for each. These questions are to be used as guidelines for the Planning & Zoning Board in determining its recommendation. You may attach additional sheets and/or maps.

anneanriata complementari ac	roperty similarly situated in the area in the same category, or in ategories? Explain. Govern of the SS - are zorld Commercial
the general public interest and	ises permitted under the proposed district classification be in I not merely in the interest of an individual or small group? I Solve ly Lryng to Properly according to My Head
3. Are all uses permitted under the included in the proposed chan A Mellei Je	
permitted in the proposed char	nborhood be materially or adversely affected by any use nge? Explain. If De an asset to the Commonty and the young to
adopted plan? Explain.	ord with the Comprehensive Plan and any other officially + Sure
Zoning Official's Signature/Date	Signature of Applicant/Date
Printed Name of Zoning Official	Printed Name of Applicant/Date





November 22, 2023

Hilliard Thompson 1909 S Glenburnie Road, Suite D New Bern, NC 28562

Mr. Thompson:

The City of New Bern is notifying all property owners subject to a proposed rezoning with mailed notice of request. According to Craven County tax records, your property is located within the Hillmont Subdivision, South of the intersection of US Highway 70 and Hillmont Road. The tax identification number for your property is 8-219-007. (See attached map for reference). The property is under consideration for rezoning from Residential 20 (R-20) to Commercial 3 (C-3) and is 0.452 + / - acres in size.

The Planning & Zoning Board of the City of New Bern will hold a public meeting to consider the proposed rezoning request at their regularly scheduled meeting on Tuesday, December 5, 2023, at 5:30 pm in the Development Services Conference Room, located at 303 First Street, New Bern, NC 28563.

A copy of the rezoning application is available for public review during normal business hours in the Development Services office, located at 303 First Street. For further information contact Kendrick Stanton, Land & Community Development Administrator at (252) 639-7582 or Stanton. Kendrick@newbernnc.gov.

Sincerely,

Kendrick Stanton, CZO

Land & Community Development Administrator

Phone: 252-639-7582

cc: File

Individuals with disabilities requiring special assistance should call (252)639-7501 no later than 3:00 p.m. the date of the meeting.



November 22, 2023

Dear Property Owner:

The City of New Bern is notifying all property owners within one hundred (100) feet of a proposed rezoning with mailed notice of a request (See attached map for reference). The Planning & Zoning Board of the City of New Bern will conduct a public meeting on Tuesday, December 5, 2023, in the Development Services Conference Room located at 303 First Street, New Bern, NC 28563, at 5:30 pm. The address for the subject property is 125 Hillmont Road, New Bern, NC and the parcel identification number is 8-219-007. The request is to rezone one (1) parcel, totaling 0.452 +/- acres from the Residential 20 (R-20) Zoning District to the Commercial 3 (C-3) Zoning District.

A copy of the rezoning application is available for public review during normal business hours in the Development Services office, located at 303 First Street. For further information contact Kendrick Stanton, Land & Community Development Administrator at (252) 639-7582 or stanton.kendrick@newbernnc.gov.

Sincerely,

Kendrick Stanton, CZO

Land & Community Development Administrator

Phone: 252-639-7582

cc: File

Individuals with disabilities requiring special assistance should call (252)639-7501 no later than 3:00 p.m. the date of the meeting.





Parcels

Project Number: MAPA-002808-2023 **Project Name: 125 Hillmont Rezoning**

Address: 125 Hillmont Road, New Bern, NC 28562

Parcel ID(s): 8-219-007

Acreage: 0.452

Imagery Flown: Early 2021. This map is intended for reference only. All dimensions are approximate. As per NCGS 132-10, this map is not to be resold or otherwise used for commercial purposes.



1 inch equals 100 feet

STAFF REPORT

DEVELOPMENT SERVICES

SUBMAJ-002817-2023, Craeberne Forest Phase 3 & 4





Address/Location(s)

Savoy Drive Extension

Map Number(s)

(See Attachment One for reference)

Parcel Size

267.10 Total Acres

Current Use

Vacant

Current Zoning

Residential 10 (R-10) Residential 10A (R-10A) Residential 6 (R-6)

Proposed Lot Count:

444 Single-family detached 165 Single-family attached (TBD lot count) Multi-family

Summary of Proposal

BRD Land & Investment LP has submitted an application for a General Plan Subdivision approval. The subject properties total 267.10 acres and are located along Savoy Drive Extension. The project proposes 444 Single-family detached lots, 165 Single-family attached lots, (TBD count) Multi-family residential lots, and 36.91 acres of open space (excluding wetlands, ponds, and amenities). The project will be served by the City of New Bern water and sewer.

Synopsis of Site and Surrounding Area

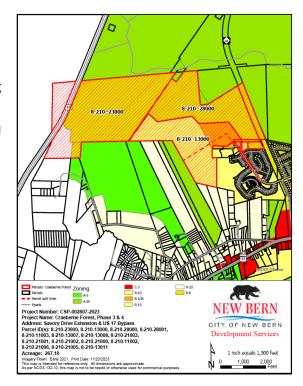
The parcels total 267.10 acres and are located along Savoy Drive, New Bern, NC.

Within a half mile of the site, there are residential constructed homes, townhomes, and vacant lots.

Zoning District Summary

The R-6 residential district is designed to accommodate single-, two-, and multifamily dwellings with 6,000 square feet minimum lots for one dwelling unit and 2,000 square feet required for each additional unit. For the R-6 residential district, in promoting the general purposes of this ordinance, the specific intent of this district is:

(a) To encourage continued use of the land for residential purposes and certain compatible nonresidential uses;



- (b) To prohibit commercial and industrial use of the land; to prohibit any other use which would substantially interfere with the development or continuation of residential structures in the district;
- (c) To encourage the discontinuance of existing uses that would not be permitted as new uses in the district; and
- (d) To discourage any use which because of its character or size would generate traffic or require municipal services substantially in excess of traffic and services that would exist if the district were developed solely for residential uses.

The R-10 residential district is designed to accommodate single- and two-family homes with 10,000 square feet lots required for one-family dwellings and an additional 5,000 square feet required for each additional unit. For the R-10 residential district, in promoting the general purposes of this ordinance, the specific intent of this district is:

- (a)To encourage the continued use of the land for residential purposes;
- (b) To prohibit commercial and industrial use of the land and to prohibit any other use which would substantially interfere with development or continuation of single- and two-family dwellings in the district;
- (c) To encourage the discontinuance of existing uses that would not be permitted as new uses in this district;

- (d) To discourage any use which would generate traffic on minor streets other than normal traffic to serve residences on those streets; and
- (e) To discourage any use which because of its character and size would create requirements and costs for public services, such as police and fire protection, water supply and sewerage, substantially in excess of such requirements and costs if the district were developed solely for residential purposes.

The R-10A residential district is designed to accommodate single-, two-, and multifamily dwellings with the same lot sizes and density as allowed in the R-10 residential district. In promoting the general purposes of this ordinance, the general intent of this district is the same as the R-10 residential district.

Staff Evaluation

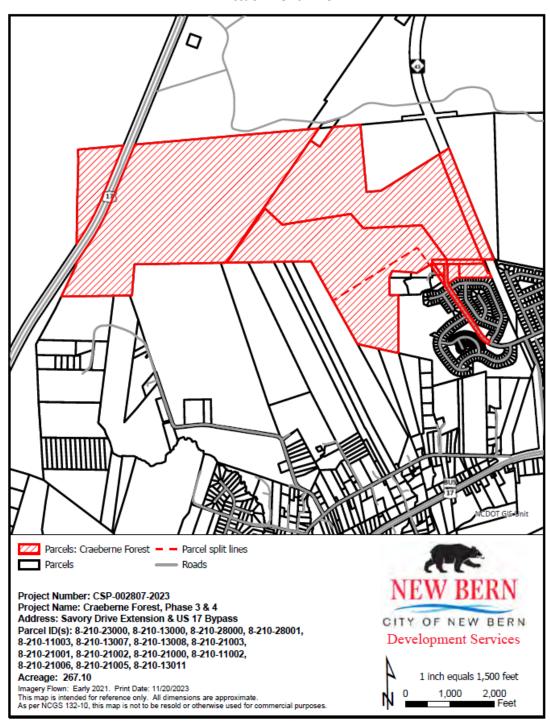
The proposed subdivision meets all requirements set forth in the City of New Bern's Land Use Ordinance. All comments from the Development Review Committee have been addressed.

Attachment One

Parcels to be included in phases 3 and 4

1.	8-210-23000	2.	8-210-13000
3.	8-210-13007	4.	8-210-28001
5.	8-210-11003	6.	8-210-13007
7.	8-210-13008	8.	8-210-21003
9.	8-210-21001	10.	8-210-21002
11.	8-210-21000	12.	8-210-11002
13.	8-210-21006	14.	8-210-21005
15.	8-210-13011		

Attachment Two



CRAEBERNE CROSSING

CRAEBERNE FOREST PHASE 3 & 4 SAVOY DRIVE EXTENSION NEW BERN, NORTH CAROLINA

GENERAL SUBDIVISION SITE PLAN NOVEMBER 2023

APPLICANT:

BRD LAND & INVESTMENT LP 725 CHERRY ROAD, SUITE 323 ROCK HILL, SC 29732

VICINITY MAR

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTRACTORS SHALL CONTACT OVERHEAD ELECTRIC PROVIDER TO COMPLY WITH FEDERAL OSHA 1910.333 MINIMUM APPROACH DISTANCE TO ENERGIZED POWERLINES AND OSH 29 CFR 1926.1407-1411 MUST BE FOLLOWED.

CONTRACTOR SHALL CONTACT AT&T PRIOR TO ANY DEMOLITION TO ALLOW FOR AT&T TO DISCONNECT COMMUNICATIONS CABLES COMING INTO THE SITE.

CONTACT THESE UTILITIES

CITY OF NEW BERN DEVELOPMENT SERVICES

CITY OF NEW BERN UTILITY (WATER & SEWER)

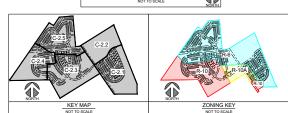
CITY OF NEW BERN ELECTRIC UTILITY

ATTN: STEVE DAYVAULT PH: 910-341-7664

TIME WARNER CARLE



PIEDMONT NATURAL GAS



CRAEBERNE CROSSING GENERAL SUBDIVISION SITE PLAN

PROJECT # 23172.PE

PROPERTY OWNER:

MCCULLOUGH FARMS, LLC; P&J OF NEW BERN, LLC

BRD LAND & INVESTMENT LP 725 CHERRY Road, Suite 323 Rock Hill, SC 29732

PROJECT CONSULTANTS

ENGINEER/ LAND PLANNER/ LANDSCAPE ARCHITECT

PARAMOUNTE ENGINEERING, INC. 122 CINEMA DRIVE WILMINGTON, NC 28403 JOSH TAYLOR, PLS (910-791-6707) PARAMIQUINTE ENGINEERING, INC.
122 CNEMAD RIVE
WILLIMIGTON, INC. 28403
CIVIL: TIM CLINKSCALES, PE (910-791-6707)
LANDSCAPE ARCHITECT: ALLISON ENGEBRETSON, RLA (910-791-6707)

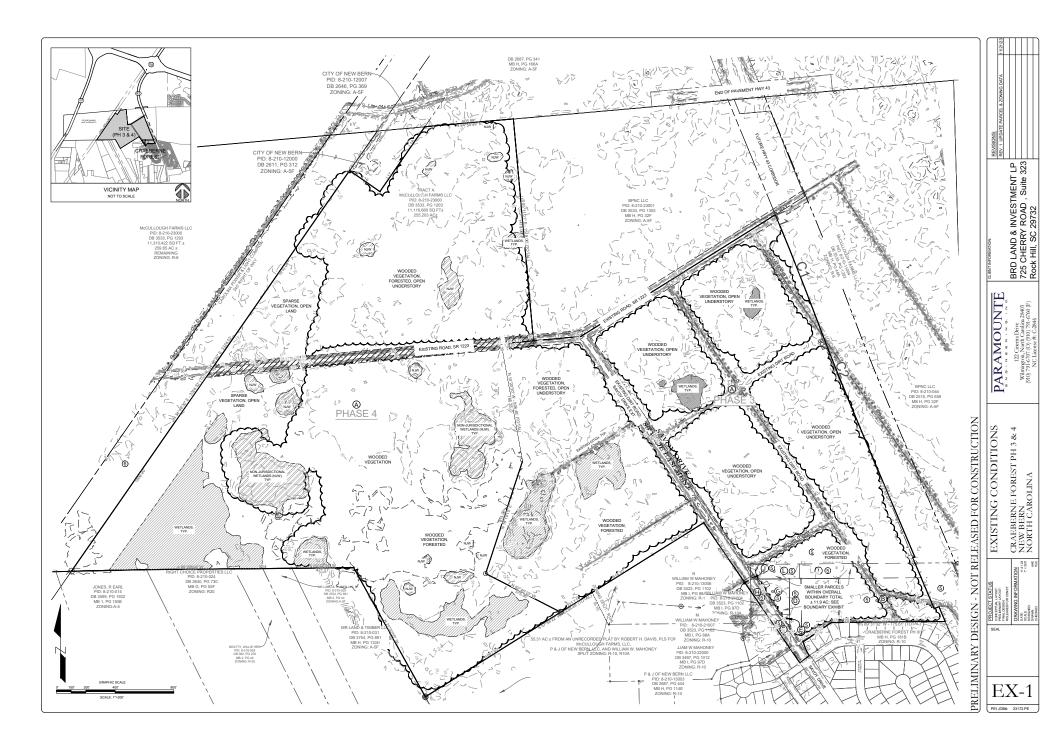
SHEET INDEX

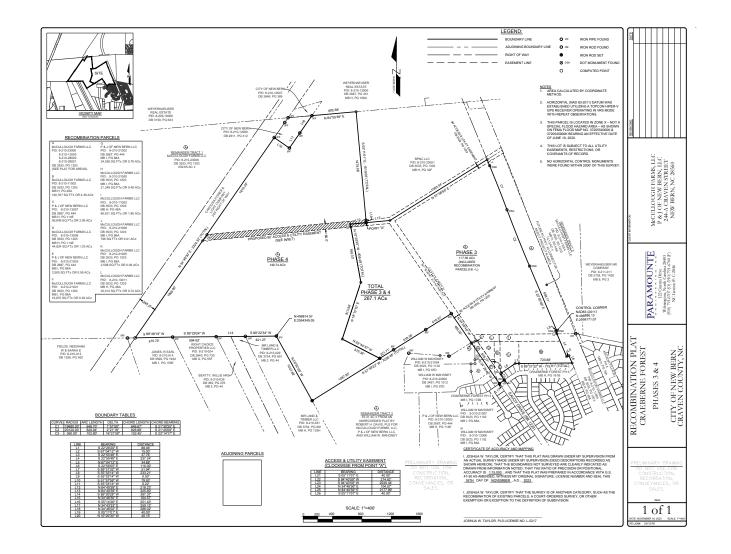
SHEET NUMBER	SHEET TITLE	
C-0.0	COVER SHEET	
EX-1	EXISTING CONDITIONS SURVEY	
SHEET 1 OF 1	BOUNDARY EXHIBIT	
C-2.0 - C-2.5	GENERAL SUBDIVISION SITE PLAN	
L-2.0 - L-2.2	LANDSCAPE BUFFER PLAN	

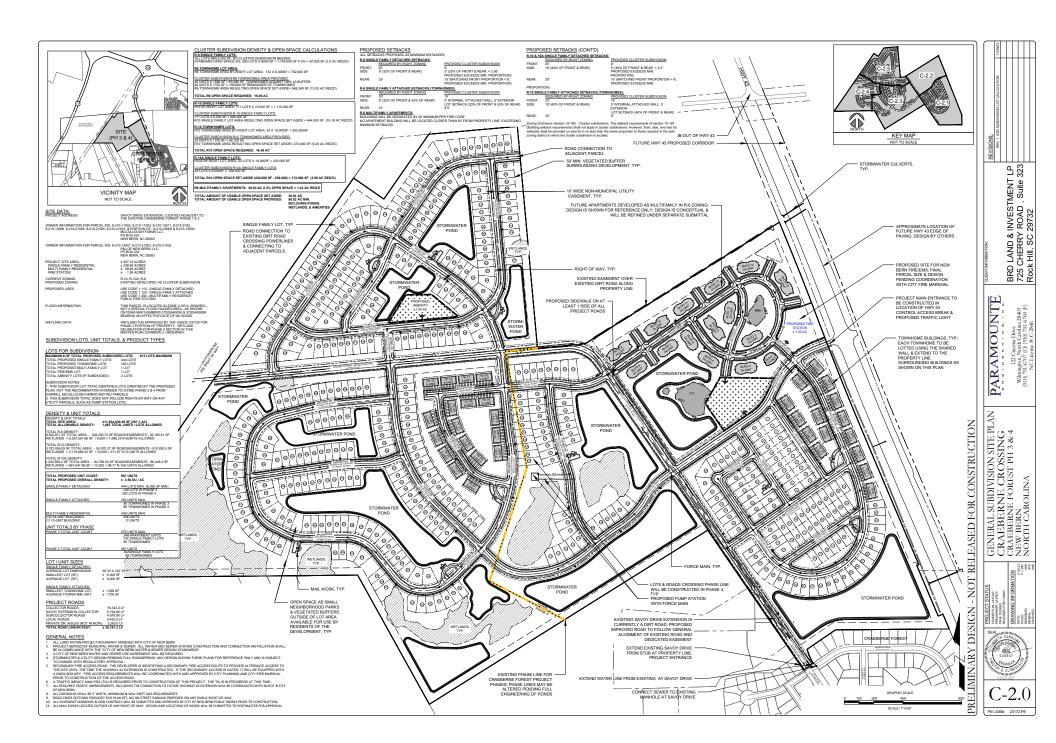
PRELIMINARY DESIGN

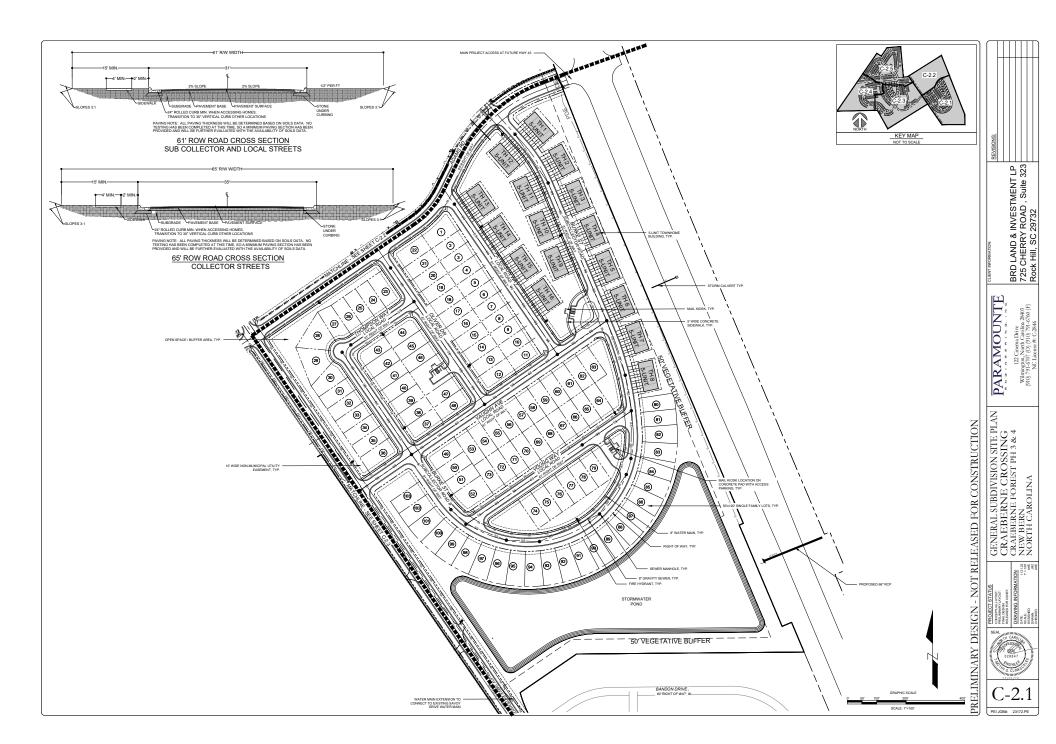


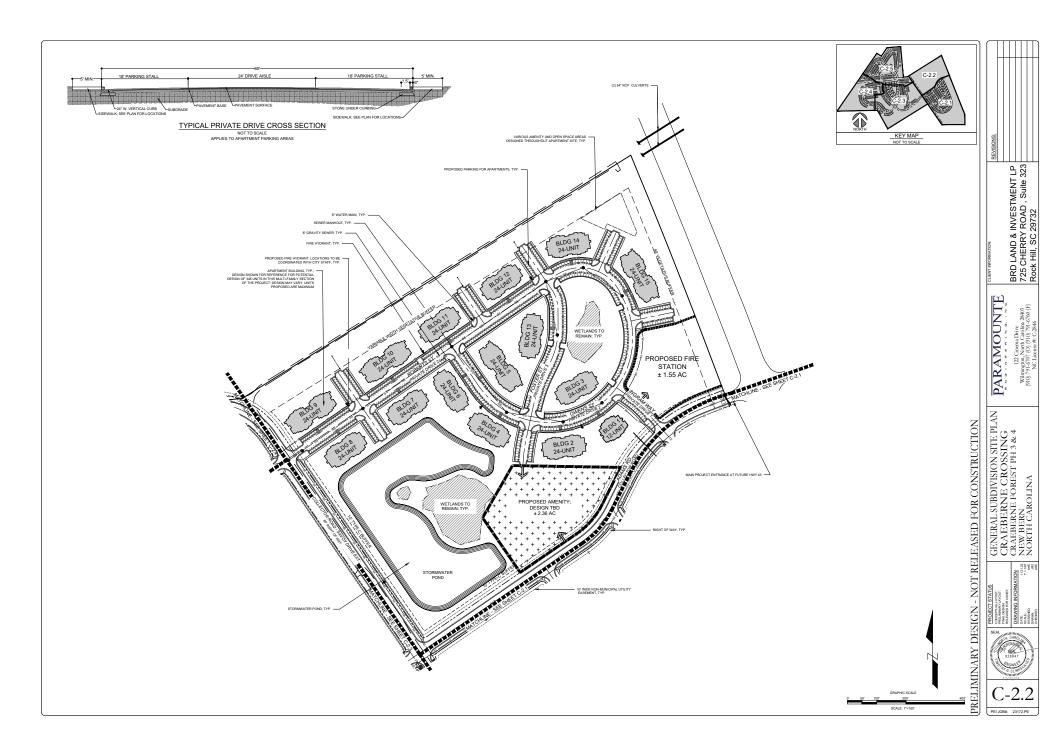


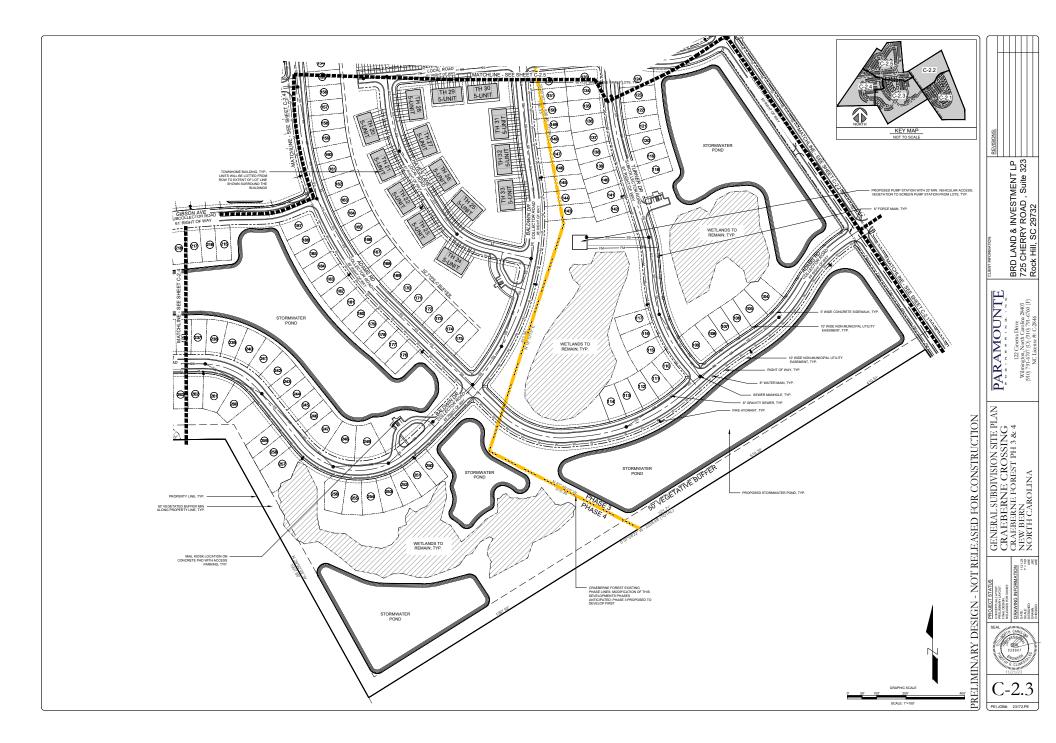


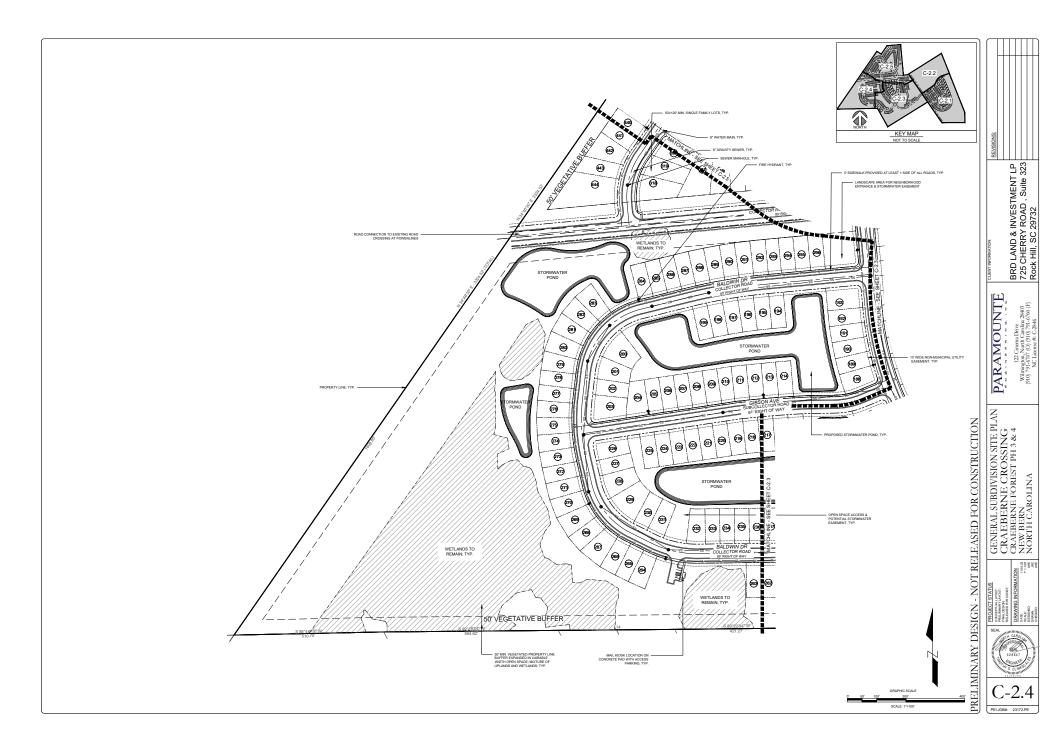


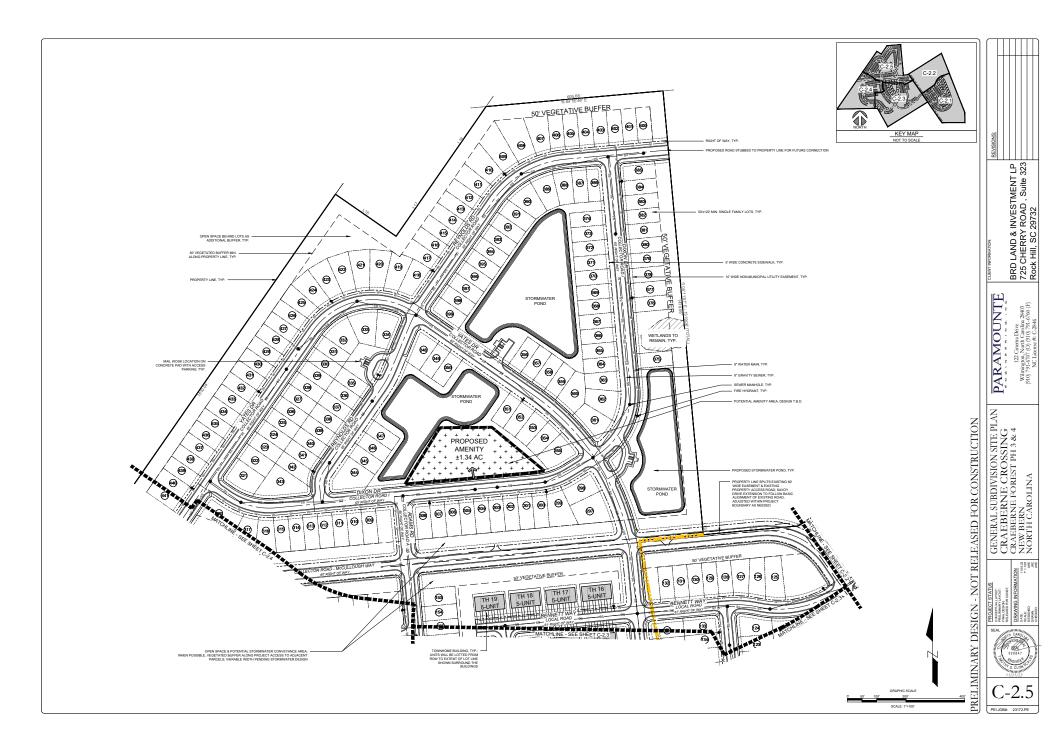


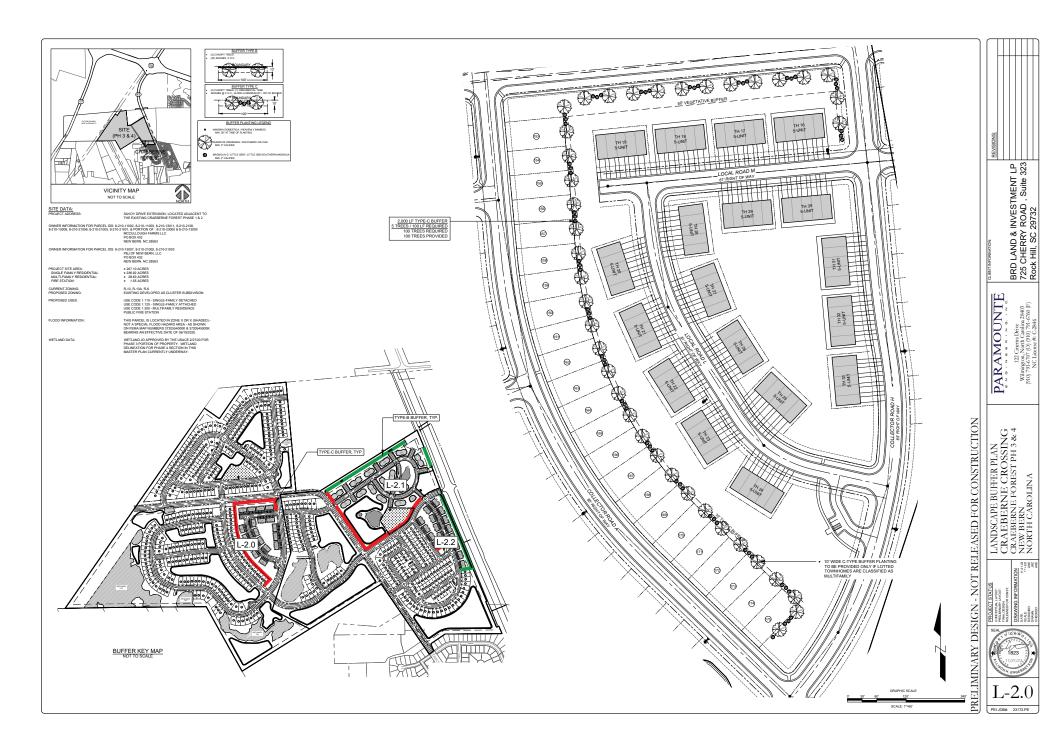


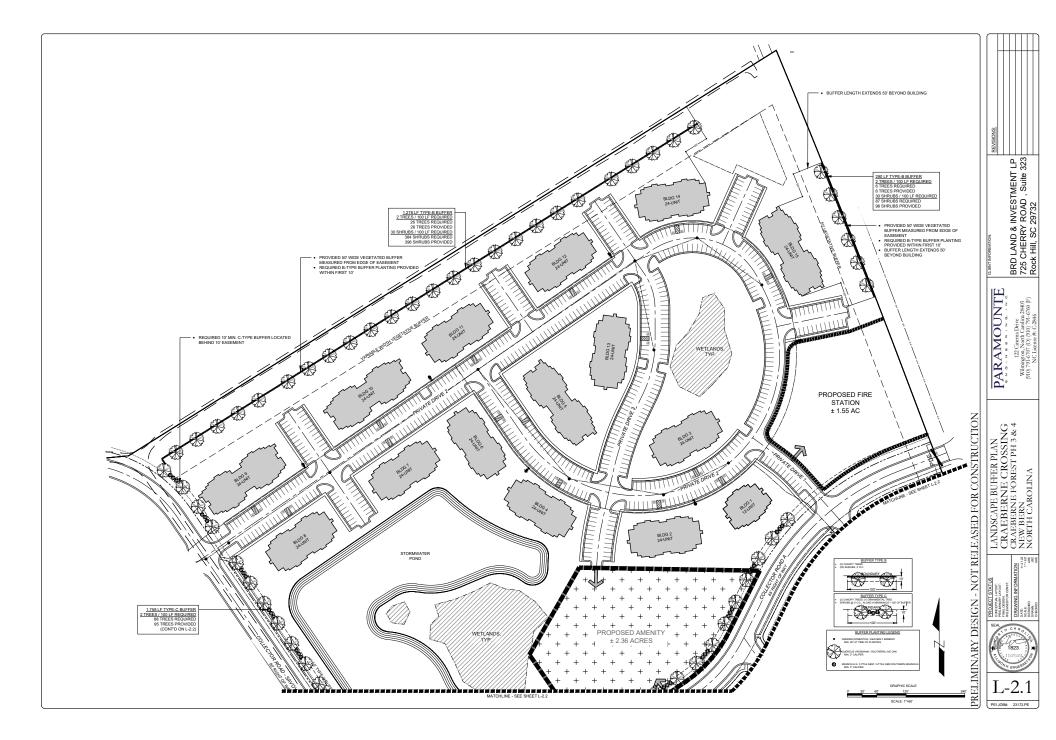


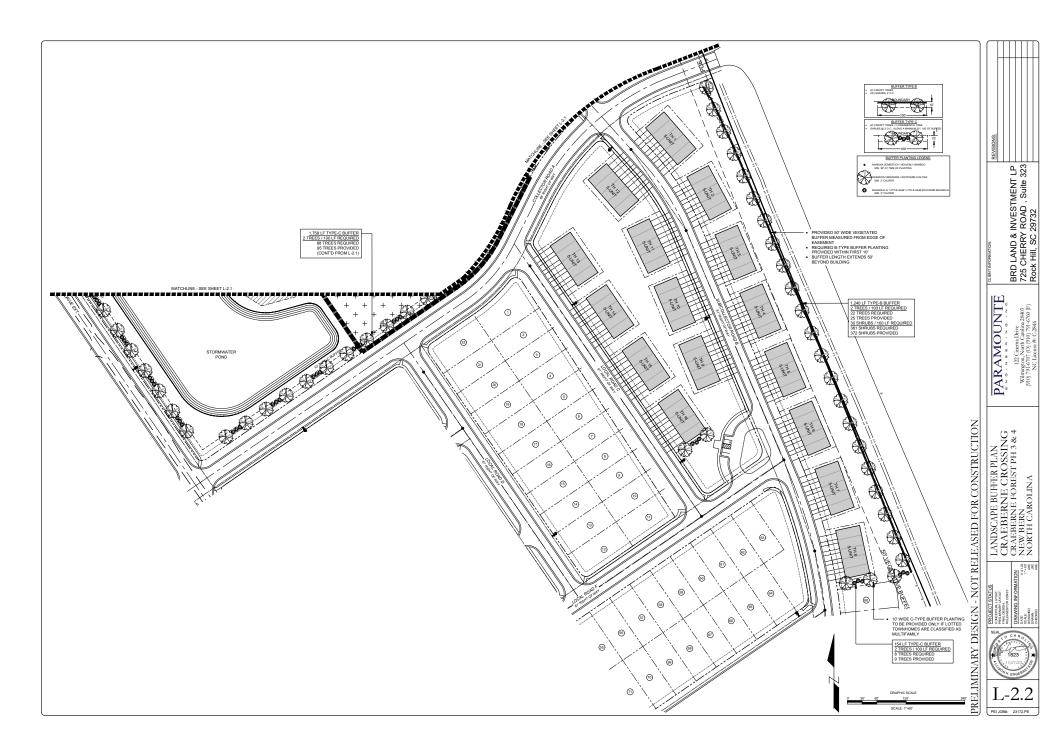














To: BRD Land & Investment LP

From: Kendrick Stanton, CZO, Land and Community Development Administrator

RE: DRC Comments – Craeberne Forest Phase 3 & 4

Date: 11/17/2023

The following comments were generated from DRC.

Planning/Zoning

- Provide adjacent/abutting properties Zoning District classification.
- Buffer information included (see attachments). Please provide calculation per standards within the ordinance.
- Regarding the cluster subdivision questions, please provide your proportional setbacks for each Zoning District.
- Provide a calculation that indicates the total square footage for the entire development. Subtract any unusable space such as roads and parking, dividing this number by the normal minimum lot size for the Zoning District to then determine how many lots can be created.
- Contact information for questions: Ph: 252-639-7582

MPO

- A Traffic Impact Analysis must be completed for this development. The applicant is currently working on this TIA. No further comments from the MPO on the site plan.
- Contact information for questions: Ph: 252-639-7592

Fire Marshal

- Secondary fire department access road remote from Savory Dr/Trent Creek Rd is required.
 - FM Gaskins discussed possible locations with Mr. Clinkscales in August.
 - Emergency-only access would be allowed but must meet the requirements of the code. If gated, it must be able to open with the Knox Box key.
- Must meet the fire flow and hydrant distribution requirements of NC Fire Code Section 507 and Appendices B & C.
- Contact information for questions: Ph: 252-639-2961

Police Department

- No Comment.
- Contact Information for questions: 252-672-4293

Chief Building Inspector

- No comment.
- Contact information for questions: Ph: 252-639-2945

Department of Public Utilities

- No comment provided. I advise contacting the department to inquire about possible comments.
- Contact information for questions: Ph: 252-639-2827

Craven County Health Department

- No comment.
- Contact information for questions: Ph: 252-636-4936

Public Works

- NCDEQ Stormwater ESC Permits will be required.
- The City of New Bern Stormwater Permit will be required as stated in City of New Bern Ordinance 15-516.
- Due to performance issues, roll up curb will only be allowed in driveway aprons.
- Mail Kiosk and all associated parking shall be outside of the platted public right of way. Provide written approval from area Postmaster regarding proposed kiosk.
- Submit a pavement marking plan and traffic control signage plan with final drawing submittal.
- If on-street parking is requested indicate the locations on drawings, thermoplastic pavement marks shall be used on all City owned streets.
- All proposed sidewalks shall be 5' in width and meet ADA requirements.
- All tie-ins to NC 43 will need to be coordinated with NCDOT.
- Forward a complete set of final plans and copies of any State or Federal Permits to the City of New Bern Public Works Department.
- Contact information for questions: Ph: 252-639-7500

GIS

- Need addresses and new road names confirmed and approved by 2911 Coordinator.
- Contact Information for questions: Ph: 252-639-7588

NCDOT

- NCDOT Street and Driveway Access Permit will be required. Waiting on TIA.
- Contact information for questions: Ph: 252-649-6505

Water Resources

- Water and sewer service for the proposed project will be provided by the City of New Bern.
- Two complete sets of utility construction plans shall be submitted to the Department of Public Utilities (Water Resources Administration) for a complete review of the water & sewer systems.
- This project will involve an extension of the City's water and sanitary sewer systems and each extension will need to be permitted through the appropriate state agencies. Permit applications can be submitted for review along with the plans and specifications.
- Water and Sewer System Development and Connection Fees will be required for the project. All
 System Development and connection fees shall be paid prior to receiving a building permit for the
 project and Mrs. Melissa Garris (252) 639-7596 can provide a quote of the applicable system
 development and connection fees for the proposed project.
- The City's Water Resources Project Coordinator, Mr. David Tennant shall be contacted at (252) 639-7523, at least 24 hours in advance of making any connection to the existing New Bern water and/or sewer systems.
- All water and sewer system construction and connection installation shall be in compliance with the "City of New Bern Water & Sewer Design Standards".
- A City of New Bern Water and Sewer Use Agreement will be required for the project.
- Contact information for questions: Ph: 252-639-7523

Parks & Recreation

- No comment provided.
- Contact information for questions: Ph: 252-639-2902

Please submit an electronic PDF file of the revised plan to my email address. Additionally, one (1) physical plan of the revised site plan to our office by Tuesday, November 21, 2023, on 18" X 24" paper no later than the close of business (5PM). Failure to submit the revised plans will cause the project to not be added to the December 5, 2023, agenda for the Planning and Zoning Board Meeting. If you have any questions, you may contact us.

PLANNING & ZONING BOARD GENERAL SUBDIVISION PLAN APPLICATION



Date Submitted: 11/21/23 Planning & Zoning Meeting Date: 12/5/23

Applicant Name BRD Land & Investment LP

Development Name: Craeberne Forest Ph 3 & 4

Address: along Savoy Drive Extension, adjacent to existing Craeberne Forest Ph 1 & 2 neighborhood

Phone Number: 910.791.6707 (consultant); Email: aengebretson@paramounte-eng.com (consultant)

REQUIREMENTS

- Submit 3 <u>approved</u> sets of folded plans and an electronic copy of submittal package no later than twenty one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board.
- Proposed General Plans must receive Departmental Subdivision Plan Review and approval prior to submission for Planning & Zoning Board consideration.
- An application fee must be submitted with plans.
- Drawing scale: 1" = 100' or longer
- Drawing sheet size: 18" x 24" or larger

The general plan shall contain the following information:

x1.	Title, date, north point and graphic scale
x2.	Name of owner, surveyor and/or planner
x3.	Sketch vicinity plan including surrounding street system
x4.	Boundaries of tract to be subdivided showing bearings and distances
x5.	Zoning classifications of tract to be subdivided and adjoining properties
x6.	Names of all adjoining property owners
x7.	Proposed minimum setback lines
x8.	Existing and platted property lines, streets, buildings, watercourses, sewers, water mains (existing and proposed), transmission lines, bridges, culverts and easements (both public and private)
_x9.	Plans for proposed utilities, including water, gas, sanitary sewer, storm drainage, electric, telephone, cable, etc. General utility information provided with this general plan;

303 First Street New Bern, NC 28562 Phone: 252-639-7582 Email: pandz@newbernnc.gov

Full utility design will be provided with fully engineered plans

x10.	Site plan of existing conditions including wooded areas, marshes, wetlands, etc.		
x11.	Other proposed rights-of-way easements		
x12.	Proposed lot lines, lot numbers, building envelopes in the case of PUD's and approximate		
x13.	Contour map—one foot intervals based on sea level data		
n/a14.	Proposed plantings mini-parks, school sites, public open space, if applicable		
n/a_15.	Provisions for the maintenance of open space and parks including draft of conservation easement, if applicable		
16.	Profiles showing grade of streets, sewers, water lines, etc. general plan only; full plans will include		
17.	on fully engineered plans general subdivision plans Plans for proposed utilities, including water, gas, sanitary sewer, storm drainage, electric, tele phone, cable, etc. see note #9, 16		
x18.	Proposed planting plan, including type and details of required screening		
19.	Postal enumeration of each lot in subdivision not at this time; general plan only		
n/a_20.	Verification of submission of stormwater management and sedimentation erosion control plans, if applicable		
x21.	Statement by developer that wetlands are not present on site or that appropriate permits are being sought		
x22.	Site data chart containing:		
	a. Acreage in tract;		
	b. Acreage in open space, parks or schools;		
	c. Average lot size;		
	d. Total number of lots, and		
	e. Linear feet in streets.		

Additional information may be required based on the results of staff plan review as set forth in Section $\underline{15-49}$ of the New Bern Land Use Ordinance.

For landscaping information, please refer to Appendix E. - Guide for Landscaping

Please note: This application excludes utility planning and/or approval nor does it create any right to utility service; electric, water, wastewater, natural gas, telecommunications, and/or cable service.



November 22, 2023

McCullough Farms, LLC 244-A Craven Street New Bern, NC 28560

To whom it may concern:

The City of New Bern is notifying all property owners within one hundred (100) feet of your properties regarding the General Subdivision plan submittal with mailed notice of the request. According to Craven County Geographic Information System (GIS), the properties associated with phases 3 and 4 are located along Savoy Drive Extension. This is adjacent to the existing Craeberne Forest phase 1 and 2 neighborhood. The site area total is shown to be 267.10 + / - acres. The corresponding Parcel ID numbers are shown below (See attached map for reference):

Parcels to be included in phases 3 and 4

1.	8-210-23000	2.	8-210-13000
3.	8-210-13007	4.	8-210-28001
5.	8-210-11003	6.	8-210-13007
7.	8-210-13008	8.	8-210-21003
9.	8-210-21001	10.	8-210-21002
11.	8-210-21000	12.	8-210-11002
13.	8-210-21006	14.	8-210-21005
15.	8-210-13011		

The Planning & Zoning Board of the City of New Bern will hold a public meeting to consider the proposed General Subdivision plan request at their regularly scheduled meeting on Tuesday, December 5, 2023, at 5:30 pm in the Development Services Conference Room, located at 303 First Street, New Bern, NC 28563.

A copy of the application is available for public review during normal business hours in the Development Services office, located at 303 First Street. For further information contact Kendrick Stanton, Land & Community Development Administrator at (252) 639-7582 or stanton.kendrick@newbernnc.gov.

Sincerely,

Kendrick Stanton, CZO

Land & Community Development Administrator

Phone: 252-639-7582

cc: File

Individuals with disabilities requiring special assistance should call (252)639-7501 no later than 3:00 p.m. the date of the meeting.



November 22, 2023

Dear Property Owner:

The City of New Bern is notifying all property owners within 100 feet of a proposed General Subdivision Plan request with mailed notice (See attached map for reference). The Planning & Zoning Board of the City of New Bern will conduct a public meeting on Tuesday, December 5, 2023, in the Development Services Conference Room located at 303 First Street, New Bern, NC 28563, at 5:30 pm. The properties to be included in phases 3 and 4 total 267.10 + / - acres. The corresponding Parcel ID numbers are shown below:

Parcels to be included in phases 3 and 4

1.	8-210-23000	2.	8-210-13000
3.	8-210-13007	4.	8-210-28001
5.	8-210-11003	6.	8-210-13007
7.	8-210-13008	8.	8-210-21003
9.	8-210-21001	10.	8-210-21002
11.	8-210-21000	12.	8-210-11002
13.	8-210-21000	14.	8-210-21005
15.	8-210-13011		

A copy of the application is available for public review during normal business hours in the Development Services office, located at 303 First Street. For further information contact Kendrick Stanton, Land & Community Development Administrator at (252) 639-7582 or Stanton.Kendrick@newbernnc.gov.

Sincerely,

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