

AGENDA

CITY OF NEW BERN PLANNING AND ZONING BOARD

Thursday, May 16, 2024 – 5:30 P.M.
City Hall Courtroom, 2nd Floor
300 Pollock Street, New Bern, NC 28560



I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. CHAIRMAN'S REMARKS

- Rules and Procedures

V. ACTION ITEMS

A. Carolina Colours, Bayberry Park, Phase 4 (General Plan) (SUBMAJ-002872-2024)

Parcel Identification Numbers: 7-104-14008

Acreage: 107.97

Current Zoning: Residential 8 (R-8)

Proposed Lots: 140

Location: At/near Onyx Lane and Spring Green Pass, New Bern, NC

Property Owners: Overlook Holdings, LLC

Applicant: Thomas Engineering, PA (John G Thomas)

B. City Stormwater Text Amendment

Article Section: Article XXVI. Stormwater Management

Applicant: City of New Bern

Synopsis: The State has mandated that all local governments within the Neuse watershed modify their local stormwater ordinances to implement the Neuse Stormwater Rules. The updated stormwater ordinance is consistent with the model developed by the North Carolina Department of Environmental Quality (DEQ), and has been reviewed and approved by the Environmental Management Commission, and the Division of Water Resources (as required by state regulations).

VI. COMMENTS

- Public Comment

VII. ADJOURNMENT

SUBDIVISION APPLICATION

CITY OF NEW BERN - DEVELOPMENT SERVICES



PROJECT AND PROPERTY INFORMATION

Date Submitted: April 1, 2024

Proposed Subdivision Name: Carolina Colours - Bayberry Park

Proposed Phase/Section: Phase 4

Property Address or Location: Not addressed. Within Carolina Colours near intx of Onyx Ln & Spring Green Pass

Parcel ID Number(s): 7-104-14008

Type of Development:

- ☒ Single-family
- ☐ Planned Unit Development (PUD)
- ☐ Multi-family (Townhomes, Duplexes)
- ☐ Mixed Use
- ☐ Commercial

Type of Subdivision Plan:

- ☐ Exempt Subdivision
- ☒ General Plan
- ☐ Final Plat

Site Data:

Total Acreage: 107.97

Existing Number of Lots: 0

Proposed Number of Lots: 140

Smallest Lot Size: 6050

Average Lot Size: 17171

Linear Feet in Streets: 6387

Zoning District: R-8

Please continue to Page 2 of the City of New Bern Subdivision Application

SUBDIVISION CONTACT INFORMATION

Please list the primary point of contact for the subdivision application as the applicant.

APPLICANT INFORMATION

Name: Thomas Engineering, PA (John G. Thomas)
Mailing Address: PO Box 1309
New Bern, NC 28563
Telephone: 252.637.2727 Alternate Number: 252.671.5855
Email Address: johnthomas@thomasengineeringpa.com

PROPERTY OWNER INFORMATION

Name: Overlook Holdings, LLC
Mailing Address: 100 Matrix Drive 8000
Cary, NC 27513
Telephone: 252.229.9025 Alternate Number: _____
Email Address: kperegoy@carolinacolours.com

DEVELOPER INFORMATION

Name: Overlook Holdings, LLC
Mailing Address: 100 Matrix Drive 8000
Cary, NC 27513
Telephone: 252.229.9025 Alternate Number: _____
Email Address: kperegoy@carolinacolours.com

SURVEYOR/ENGINEER INFORMATION

Name: Thomas Engineering, PA
Mailing Address: PO Box 1309
New Bern, NC 28563
Telephone: 252.637.2727 Alternate Number: 252.671.5855
Email Address: johnthomas@thomasengineeringpa.com

D.J. Hilt-Miller v. Pres. 3/29/24
Property Owner's Signature/Date

Overlook Holdings, LLC by Kip Peregoy
Printed Name of Property Owner

SUBDIVISION APPLICATION

Signature of Applicant/Date

Thomas Engineering, PA by John Thomas
Printed Name of Applicant



Emailed

April 25, 2024

To: City of New Bern
Department of Development Services
303 First Street
New Bern, NC 28560

Attn: Kendrick Stanton
CZO – Land and Community Development Administrator

Re: Carolina Colours Bayberry Park Phase 4
General Plan Comments Acknowledgement

Dear Kendrick,

Per your April 25, 2024 comment letter as generated from the April DRC meeting, please find below acknowledgement of comments received. I will respond to comments received below in **BLUE** text:

Planning/Zoning

- Upon further review, all requirements have been met per Section 15-190 – Cluster Subdivisions. **Acknowledged.**
- Contact information for questions: Ph: 252-639-7582. **Acknowledged.**

MPO

- “Assuming subdivision was included in Carolina Colours TIA. If so, no comments from MPO.” **Acknowledged.**
- Contact information for questions: Ph: 252-639-7592. **Acknowledged.**

Historic Preservation Administrator

- No comment provided. **Acknowledged.**
- Contact information for questions: Ph: 252-639-7583. **Acknowledged.**

Police Department

- No comment provided. **Acknowledged.**
- Contact Information for questions: Ph: 252-672-4293. **Acknowledged.**

Fire Marshal

- FD has no comment. **Acknowledged.**
- Contact information for questions: Ph: 252-639-2961. **Acknowledged.**

Building Inspector

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

Department of Public Utilities

- No comment provided. **Acknowledged.**
- Contact information for questions: Ph: 252-639-2827. **Acknowledged.**

Craven County Health Department

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

Public Works

- Stormwater : Contact New Bern Stormwater Supervisor, Avery Smith, 252-639-7524, about possible stormwater permit. **Acknowledged. Stormwater permit to be applied for after General Plan approval.**
- Streets: If there is to be any on-street parking accommodations parking areas will need to be clearly identified on the drawings. **Acknowledged. There are no planned on-street parking areas.**
- Contact information for questions: Ph: 252-639-7500. **Acknowledged.**

GIS

- No comment (verbally stated at meeting). **Acknowledged.**
- Contact Information for questions: Ph: 252-639-7588. **Acknowledged.**

NCDOT

- No comment. **Acknowledged.**
- Contact information for questions: Ph: 252-649-6505. **Acknowledged.**

Water Resources

- Water and sewer service for the proposed project will be provided by the City of New Bern. **Acknowledged.**
- 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. **Acknowledged. Plans will be submitted after General Plan approval.**
- 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. **Acknowledged. Extension permit applications to be submitted with the full plans, after General Plan approval.**
- 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 Garriss (252) 639-7596 can provide a

quote of the applicable system development and connection fees for the proposed project. [Acknowledged.](#)

- 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. [Acknowledged.](#)
- All water and sewer system construction and connection installation shall be in compliance with the "City of New Bern Water & Sewer Design Standards". [Acknowledged.](#)
- Contact information for questions: Ph: 252-639-7523. [Acknowledged.](#)

North Carolina Railroad Company

- No comment provided. [Acknowledged.](#)
- Contact information for questions: Ph: 919-534-0416. [Acknowledged.](#)

E911 GIS Technician/Addressing Coordinator

- No comment provided. [Acknowledged.](#)
- Contact information for questions: Ph: 252-672-4107. [Acknowledged.](#)

Parks & Recreation

- No comment provided. [Acknowledged.](#)
- Contact information for questions: Ph: 252-639-2902. [Acknowledged.](#)

It is our understanding that the General Plan as previously submitted is acceptable and no further copies are needed.

Please review and let me know if you have any questions, comments, or require additional information.

Thank you,

Bobby Billingsley

Bobby Billingsley, PE
BobbyBillingsley@ThomasEngineeringPA.com

Attachments

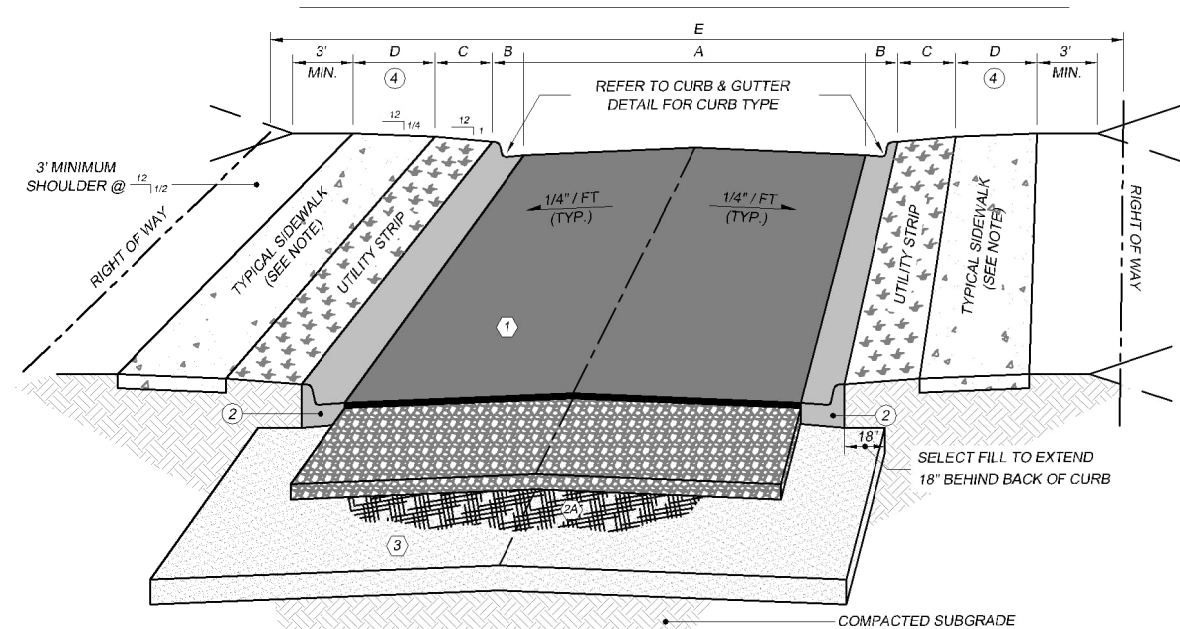
*GENERAL PLAN for
CAROLINA COLOURS
BAYBERRY PARK PHASE 4
"A PROPOSED CLUSTER DEVELOPMENT"
NEW BERN - CRAVEN COUNTY - NORTH CAROLINA*

"A" to "B" Along Chapel Branch			"A" to "B" Along Chapel Branch			"A" to "B" Along Chapel Branch		
#	Distance	Direction	#	Distance	Direction	#	Distance	Direction
B1	25.72	N67° 32' W	B2	25.72	N67° 32' W	B31	25.72	N67° 32' W
B2	35.75	N67° 55' W	B3	35.75	N67° 55' W	B32	28.50	S42° 03' W
B3	25.88	N50° 00' W	B4	25.88	N50° 00' W	B33	33.51	N50° 33' W
B4	28.92	N71° 12' W	B5	28.92	N71° 12' W	B34	30.63	S75° 26' W
B5	14.61	N61° 00' W	B6	14.61	N61° 00' W	B35	44.19	N61° 14' W
B6	26.01	N60° 59' W	B7	26.01	N60° 59' W	B36	29.20	S22° 02' W
B7	20.31	N40° 55' W	B8	20.31	N40° 55' W	B37	30.57	S27° 13' W
B8	52.04	N61° 45' W	B9	52.04	N61° 45' W	B38	27.69	N57° 14' W
B9	34.75	S74° 42' W	B10	34.75	S74° 42' W	B39	33.08	N58° 17' W
B10	24.81	S68° 00' W	B11	24.81	S68° 00' W	B40	21.02	N62° 11' W
B11	39.04	N64° 59' W	B12	39.04	N64° 59' W	B41	67.10	S71° 11' W
B12	102.46	N20° 59' W	B13	29.81	S78° 25' W	B42	34.69	S44° 16' W
B13	32.44	N17° 19' W	B14	32.44	N17° 19' W	B43	27.04	N58° 15' W
B14	20.52	N40° 59' W	B15	20.52	N40° 59' W	B44	25.95	S58° 45' W
B15	31.81	S61° 31' W	B16	31.81	S61° 31' W	B45	34.00	S42° 02' W
B16	14.52	N60° 33' W	B17	14.52	N60° 33' W	B46	37.20	S71° 49' W
B17	31.36	S77° 30' W	B18	31.36	S77° 30' W	B47	32.29	S78° 08' W
B18	16.78	S22° 54' W	B19	21.19	N41° 58' W	B48	16.43	S38° 08' W
B19	20.50	S23° 51' W	B20	20.50	S23° 51' W	B49	17.71	S37° 42' W
B20	17.52	N41° 42' W	B21	17.52	N41° 42' W	B50	14.24	S42° 08' W
B21	23.25	S88° 48' W	B22	33.62	S88° 48' W	B51	40.15	S27° 26' W
B22	23.81	N20° 12' W	B23	35.81	S73° 32' W	B52	73.78	S16° 50' W
B23	15.19	S57° 19' W	B24	23.64	S65° 22' W	B53	39.72	S73° 39' W
B24	16.18	S61° 00' W	B25	23.64	S65° 22' W	B54	39.72	S73° 39' W
B25	14.28	S87° 52' W	B26	25.04	S22° 47' W	B55	166.87	S47° 26' W

GENERAL NOTES AND SITE DATA

- [illegible]

TYPICAL ROADWAY SECTION

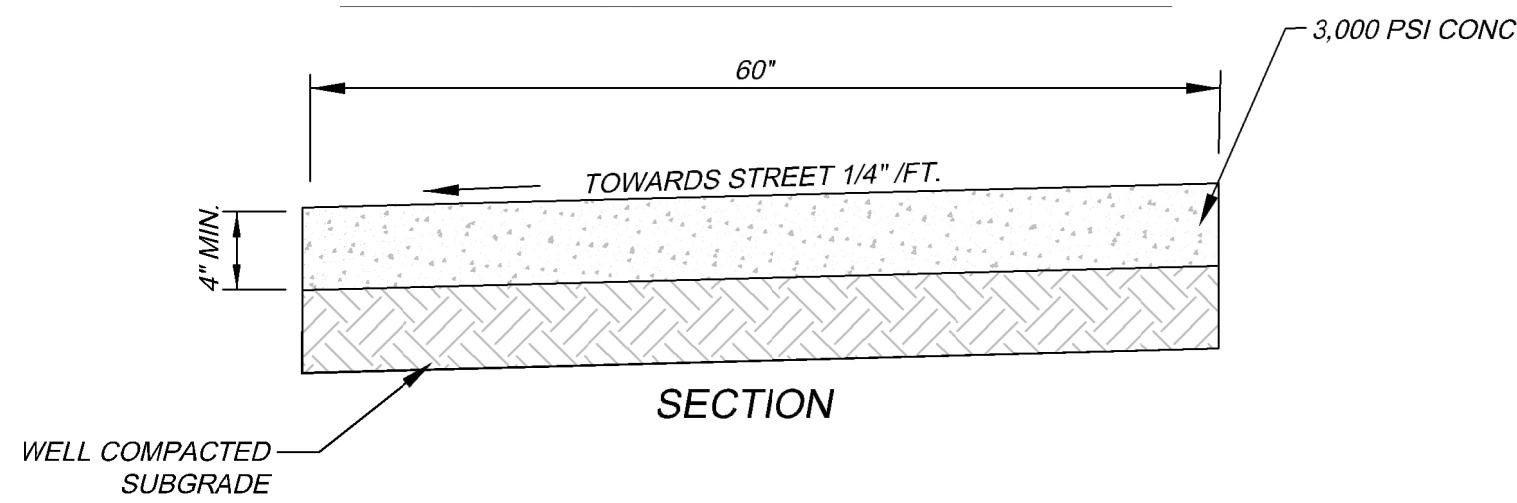


MATERIALS			
LABEL	DESCRIPTION	DEPTH	WIDTH
(1)	5.5 IN ASPHALT SURFACE COURSE	2"	27'
(2)	CRUSHED AGGREGATE BASE COURSE	7.80"	27'
(3)	SELECT BACKFILL	18"	34'

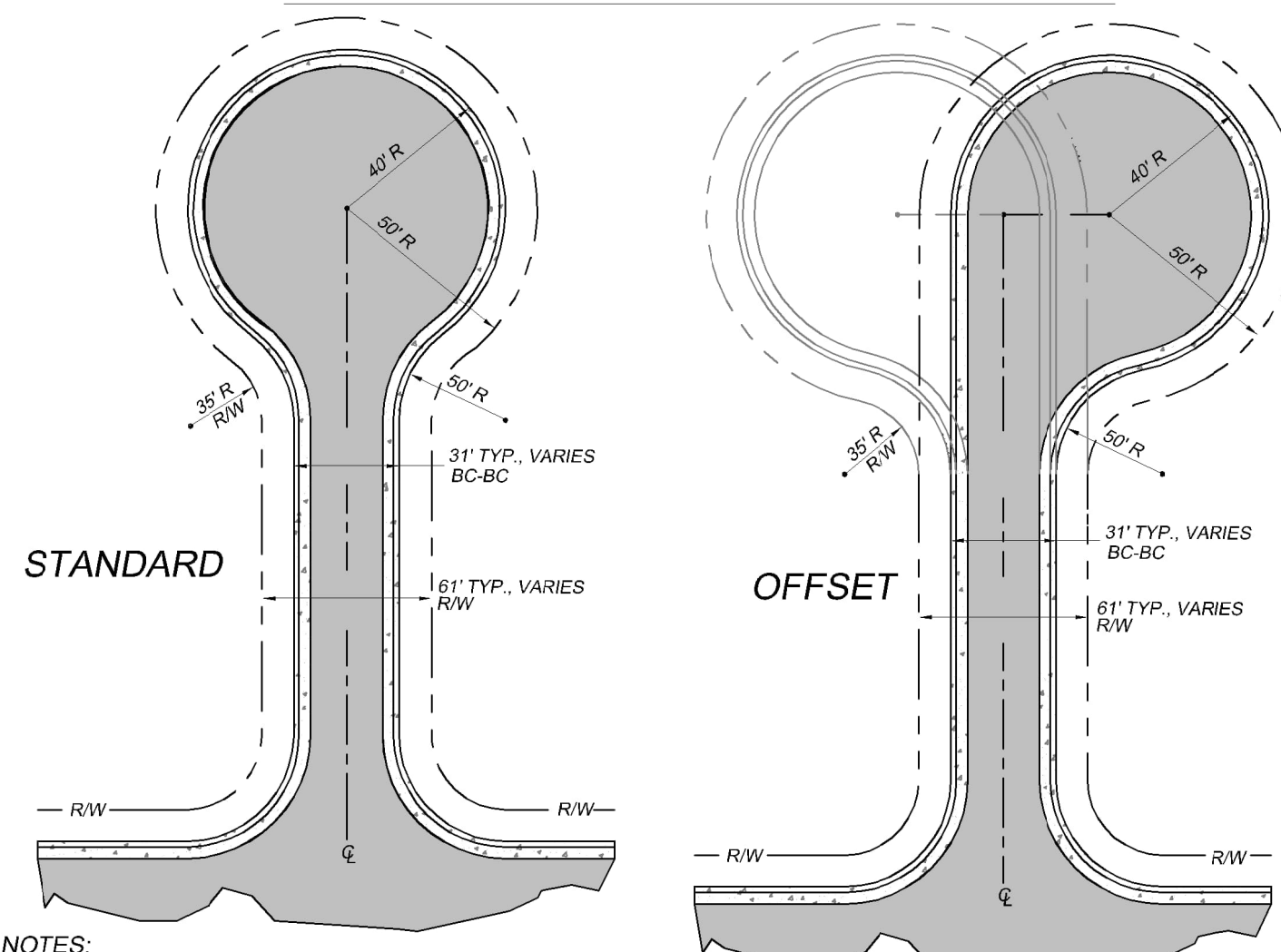
NOTES:
 *CABC TO BE 8" OR 6", DEPENDING ON FINAL ROADWAY DESIGN AND
 TO BE SUBMITTED TO CITY OF NEW BERN PUBLIC WORKS.

<u>ADDITIONALS</u>		
LABEL	DESCRIPTION	WIDTH
A	FACE OF CURB TO FACE OF CURBS	2'
B	CURB AND GUTTER (ROLLED-TYPE)	2'
C	UTILITY STRIP	2'
D	SIDEWALK	5'
E	RIGHT OF WAY (TOTAL)	61'

TYPICAL CONCRETE SIDEWALK



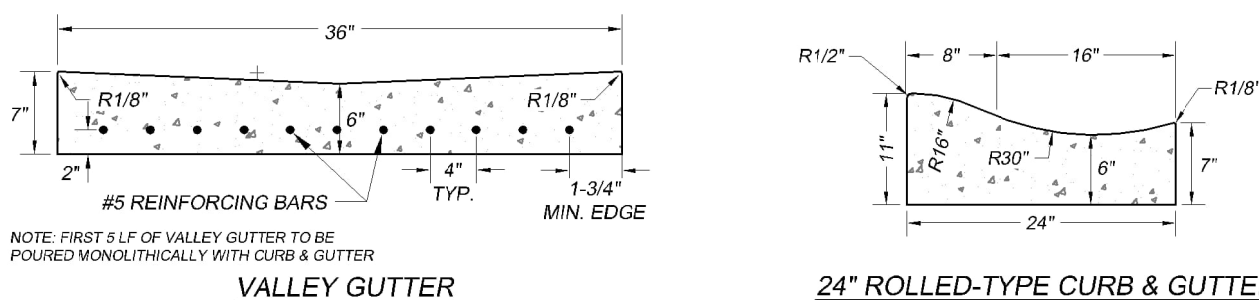
TYPICAL CUL DE SAC DIMENSIONS



NOTES:

1. THIS DETAIL IS FOR ROADWAY DIMENSION PURPOSES ONLY.
2. REFER TO TYPICAL SECTIONS AND CURB & GUTTER DETAILS FOR ROADWAY DETAILS.

VALLEY GUTTER



LEGEND

	Property Boundaries		Proposed 2", 6", and 8" Water Lines		Proposed Curb & Gutter
	Lot Lines & Corner Nodes		Proposed Water Valve & Box		Proposed Storm Pipe Location
	Centerlines		Proposed Reducer		Proposed Catch Basin or Area Drain Location
	Setback Lines		Proposed End of Line Blowoff		Proposed Attenuation Basin Location
	404 Wetlands		Proposed Fire Hydrant Assembly		Proposed Ditch or Swale
	Edge Stream MHW Line		Proposed Water Service		Proposed Lot Addresses
	Blue-Line Stream Riparian Buffers		Proposed Sewer Manhole		Proposed Wheelchair Ramp
	Flood Hazard Lines (100-yr)		Proposed Gravity Sanitary Sewer Main		Proposed Approximate Cleared Woodline
	Existing Ground Topography		Proposed Sewer Service		

SCHEDULE OF DRAWINGS

	Property Boundaries		Proposed 2", 6", and 8" Water Lines		Proposed Curb & Gutter
	Lot Lines & Corner Nodes		Proposed Water Valve & Box		Proposed Storm Pipe Location
	Centerlines		Proposed Reducer		Proposed Catch Basin or Area Drain Location
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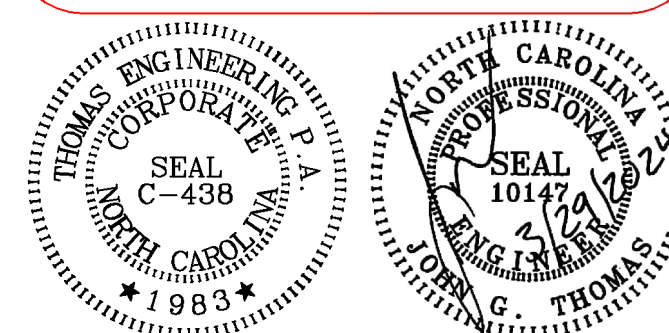
PROJECT REVISIONS

[illegible]

OWNER / DEVELOPER
OVERLOOK HOLDINGS, LLC
100 MATRIX DRIVE 8000
CARY, NC 27513
OFFICE: 919.531.3400

CONSULTING ENGINEER / SURVEYOR
THOMAS ENGINEERING, P.A.
P.O. BOX 1309 - 1316-B COMMERCE DRIVE
NEW BERN, NORTH CAROLINA 28563
OFFICE: 252.637.2727 FAX: 252.636.2448

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES



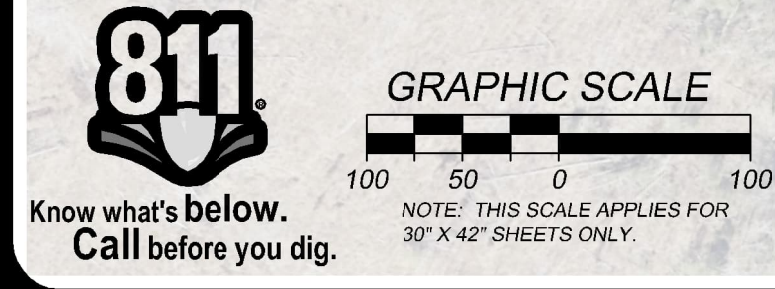
COVER & VICINITY

**CAROLINA COLOURS
BAYBERRY PARK
PHASE 4**

"A PROPOSED CLUSTER DEVELOPMENT"

NEW BERN - CRAVEN COUNTY - NORTH CAROLINA

SCALE: AS SHOWN	DATE: 03.29.24
PROJECT #: 2024-006	SHEET: 01 of 02



LEGEND			
	Property Boundaries		Proposed 2", 6", and 8" Water Lines
	Lot Lines & Corner Nodes		Proposed Water Valve & Box
	Centerlines		Proposed Reducer
	Setback Lines		Proposed End of Line Blowoff
	404 Wetlands		Proposed Fire Hydrant Assembly
	Edge Stream MHW Line		Proposed Water Service
	Blue-Line Stream Riparian Buffers		Proposed Sewer Manhole
	Flood Hazard Lines (100-yr)		Proposed Gravity Sanitary Sewer Main
	Existing Ground Topography		Proposed Sewer Service
	Proposed Curb & Gutter		Proposed Storm Pipe Location
	Proposed Catch Basin or Area Drain Location		Proposed Ditch or Swale
	Proposed Attenuation Basin Location		Proposed Lot Addresses
	Proposed Wheelchair Ramp		Proposed Approximate Cleared Woodline

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SCHEDULE OF DRAWINGS	
SHEET	NAME
1	COVER & VICINITY
2	GENERAL PLAN

PROJECT REVISIONS		
NO.	DESCRIPTION	BY DATE

OWNER / DEVELOPER
OVERLOOK HOLDINGS, LLC
100 MATRIX DRIVE 5000
CARY, NC 27513
OFFICE: 919.531.3400

CONSULTING ENGINEER / SURVEYOR
THOMAS ENGINEERING, P.A.
P.O. BOX 1309 - 1316-B COMMERCE DRIVE
NEW BERN, NORTH CAROLINA 28563
OFFICE: 252.637.2727 FAX: 252.636.2448

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

THOMAS ENGINEERING, P.A.
SEAL
C-438
10/24/24
1983

NEW BERN COUNTY
SEAL
10/24/24
1983

GENERAL PLAN
CAROLINA COLOURS
BAYBERRY PARK
PHASE 4

"A PROPOSED CLUSTER DEVELOPMENT"

NEW BERN - CRAVEN COUNTY - NORTH CAROLINA

SCALE: 1" = 100' DATE: 03.29.24

PROJECT #: 2024-006 SHEET: 02 of 02

May 3, 2024

Overlook Holdings LLC
PO BOX 3557
Cary, NC 27519

To whom it may concern:

The City of New Bern is notifying all property owners within one hundred (100) feet of your property, parcel 7-104-14008, regarding the General Subdivision plan submittal with mailed notice of the request. The assessed acreage for the proposed phase is 107.97 + / - acres total and is located at/near Onyx Lane and Spring Green Pass.

The Planning & Zoning Board of the City of New Bern will hold a public meeting to consider the proposed General Subdivision plan request. The regularly scheduled meeting will be on Thursday, May 16, 2024, in the 2nd floor courtroom of the City Hall building, located at 300 Pollock Street, New Bern, NC 28560, at 5:30 pm.

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.

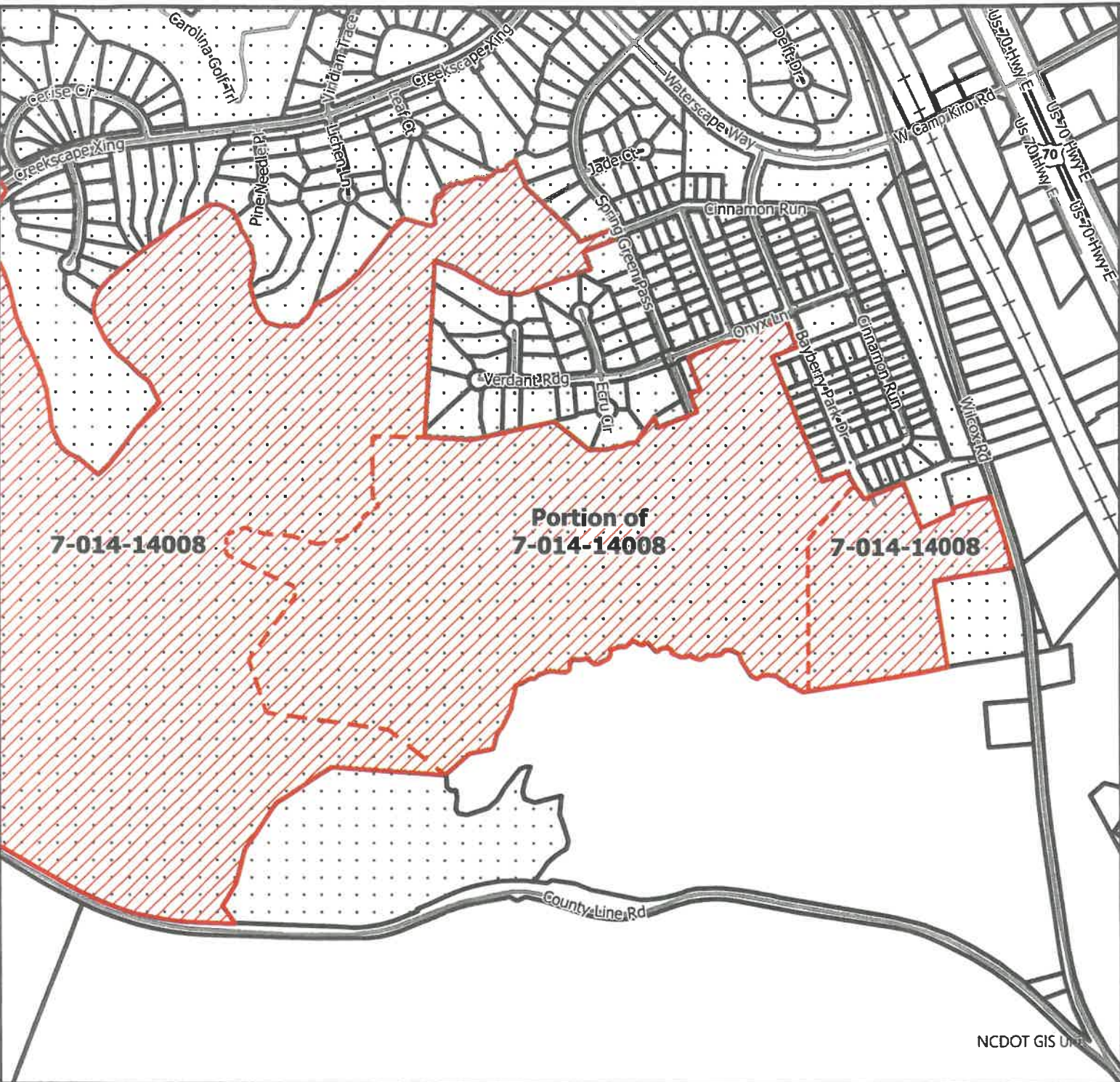
Sincerely,



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.



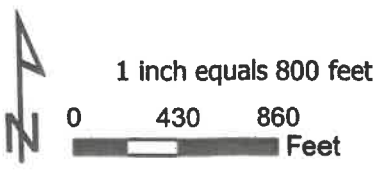
- +— Railroad
- ▨ ETJ
- ▭ City Limits
- - - Parcel split lines
- ▨ Parcel 7-104-14008
- ▭ Parcels

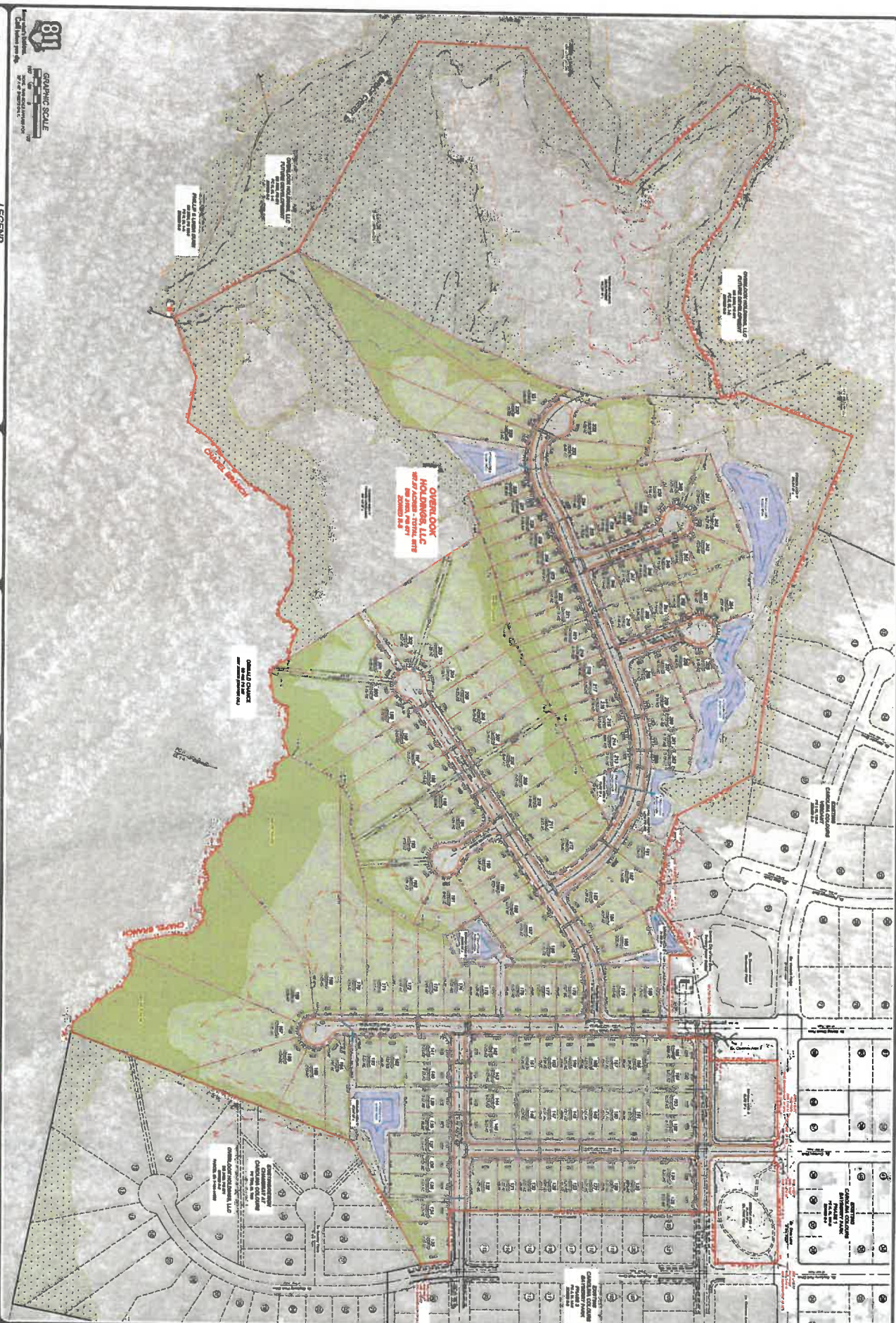
SUBMAJ-002872-2024, Carolina Colours, Bayberry Park, Phase 4
Parcel ID: 7-104-14008
Type of Development: Cluster Development
Type of Subdivision Plan: General Plan
Proposed Number of Lots: 140
Total Acres: 107.97
Zoning District: R-8

Imagery Flown: Early 2021. Print Date: 5/2/2024
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.



NEW BERN
CITY OF NEW BERN
Development Services





GRAPHIC SCALE
 1" = 100' (Horizontal)
 1" = 50' (Vertical)

LEGEND

Symbol	Description	Symbol	Description
[Red Line]	Proposed Boundary	[Blue Line]	Proposed Right of Way
[Green Area]	Proposed Planting Area	[Blue Area]	Proposed Water Features
[Yellow Area]	Proposed Paved Area	[Blue Area]	Proposed Stormwater Management
[Red Area]	Proposed Roadway	[Blue Area]	Proposed Stormwater Management
[Green Area]	Proposed Planting Area	[Blue Area]	Proposed Stormwater Management
[Yellow Area]	Proposed Paved Area	[Blue Area]	Proposed Stormwater Management
[Red Area]	Proposed Roadway	[Blue Area]	Proposed Stormwater Management
[Green Area]	Proposed Planting Area	[Blue Area]	Proposed Stormwater Management
[Yellow Area]	Proposed Paved Area	[Blue Area]	Proposed Stormwater Management
[Red Area]	Proposed Roadway	[Blue Area]	Proposed Stormwater Management

OWNER'S NOTE: ALL INFORMATION ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE INFORMATION TO BE REASONABLY ACCURATE. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT VERIFIED THE INFORMATION. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT VERIFIED THE INFORMATION.

SCHEDULE OF DRAWINGS

NO.	DESCRIPTION	DATE
1	GENERAL PLAN	01/15/2010
2	PHASE 1	01/15/2010
3	PHASE 2	01/15/2010
4	PHASE 3	01/15/2010
5	PHASE 4	01/15/2010
6	PHASE 5	01/15/2010
7	PHASE 6	01/15/2010
8	PHASE 7	01/15/2010
9	PHASE 8	01/15/2010
10	PHASE 9	01/15/2010
11	PHASE 10	01/15/2010
12	PHASE 11	01/15/2010
13	PHASE 12	01/15/2010
14	PHASE 13	01/15/2010
15	PHASE 14	01/15/2010
16	PHASE 15	01/15/2010
17	PHASE 16	01/15/2010
18	PHASE 17	01/15/2010
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93	PHASE 92	01/15/2010
94	PHASE 93	01/15/2010
95	PHASE 94	01/15/2010
96	PHASE 95	01/15/2010
97	PHASE 96	01/15/2010
98	PHASE 97	01/15/2010
99	PHASE 98	01/15/2010
100	PHASE 99	01/15/2010
101	PHASE 100	01/15/2010

OWNER'S NOTE: ALL INFORMATION ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE INFORMATION TO BE REASONABLY ACCURATE. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT VERIFIED THE INFORMATION. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT VERIFIED THE INFORMATION.

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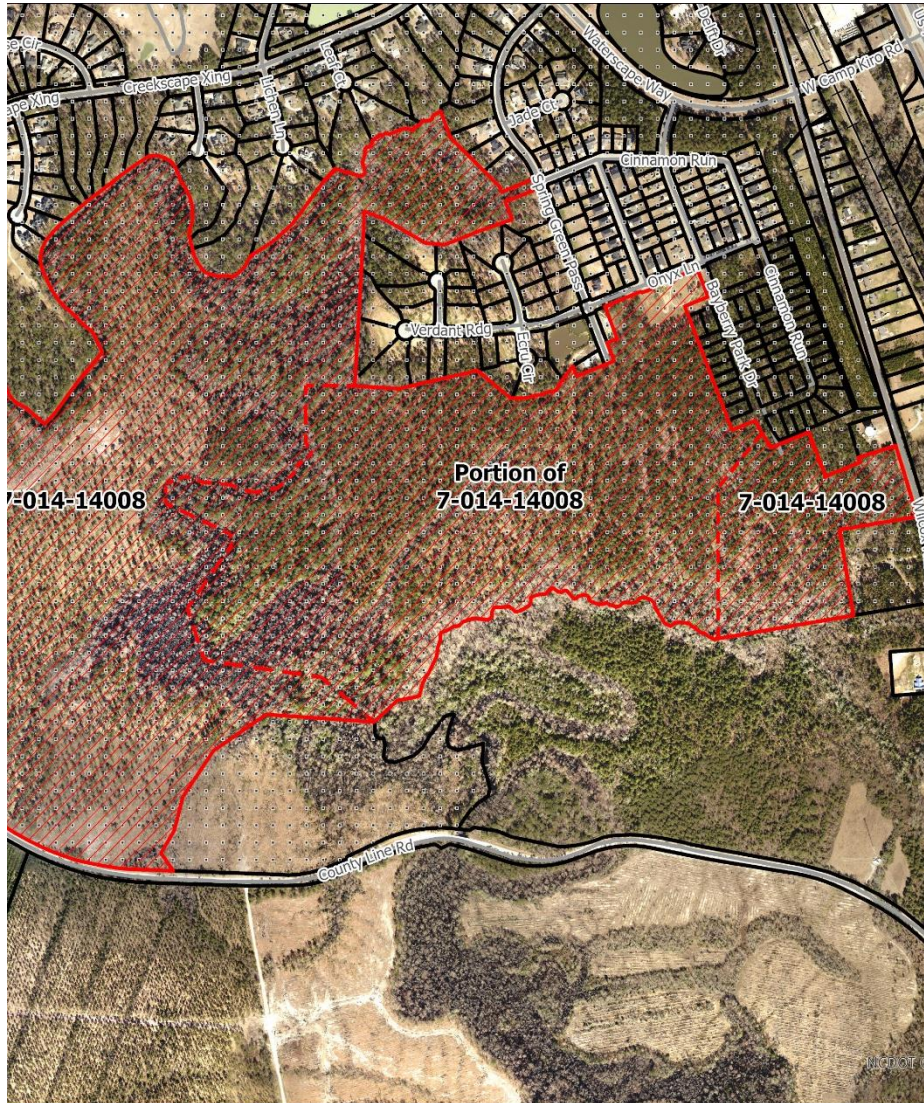
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STAFF REPORT

DEVELOPMENT SERVICES



SUBMAJ-002872-2024 (General Plan) Carolina Colours,
Bayberry Park, Phase 4

**Address/Location(s)**

At/near Onyx Lane and Spring
Green Pass, New Bern, NC

Map Number(s)

7-104-14008

Parcel Size

107.97 Acres

Current Zoning

Residential 8 (R-8)

Current Use

Vacant

Proposed Lot Count/Use:

140 Lots, Single Family
Detached Homes

Summary of Proposal

Thomas Engineering, PA (John G Thomas) on behalf of Overlook Holdings, LLC, has submitted an application for a General Plan Subdivision approval. The subject property totals 107.97 acres and is located at/near Onyx Lane and Spring Green Pass. The project proposes a cluster development of 140 Single-family detached lots, and 23.62 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 parcel totals 107.97 acres and is located at/near Onyx Lane and Spring Green Pass, New Bern, NC.

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

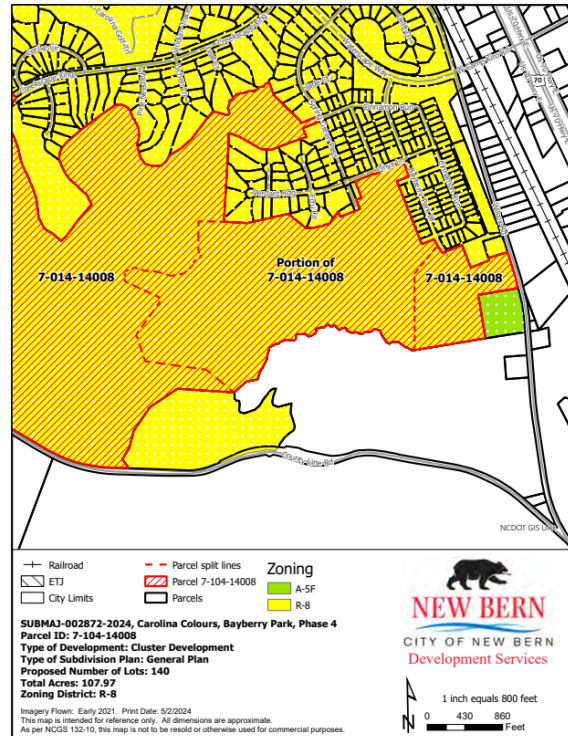
Zoning District Summary

The R-8 residential district is designed to accommodate single-, two-, and multifamily dwellings with a minimum 8,000 square feet lot for one unit and 4,000 square feet for each additional unit; multifamily density maximum is approximately 10.6 units per acre (based on a five-acre tract). For the R-8 residential district, in promoting the general purposes of this ordinance, the specific intent of this district is:

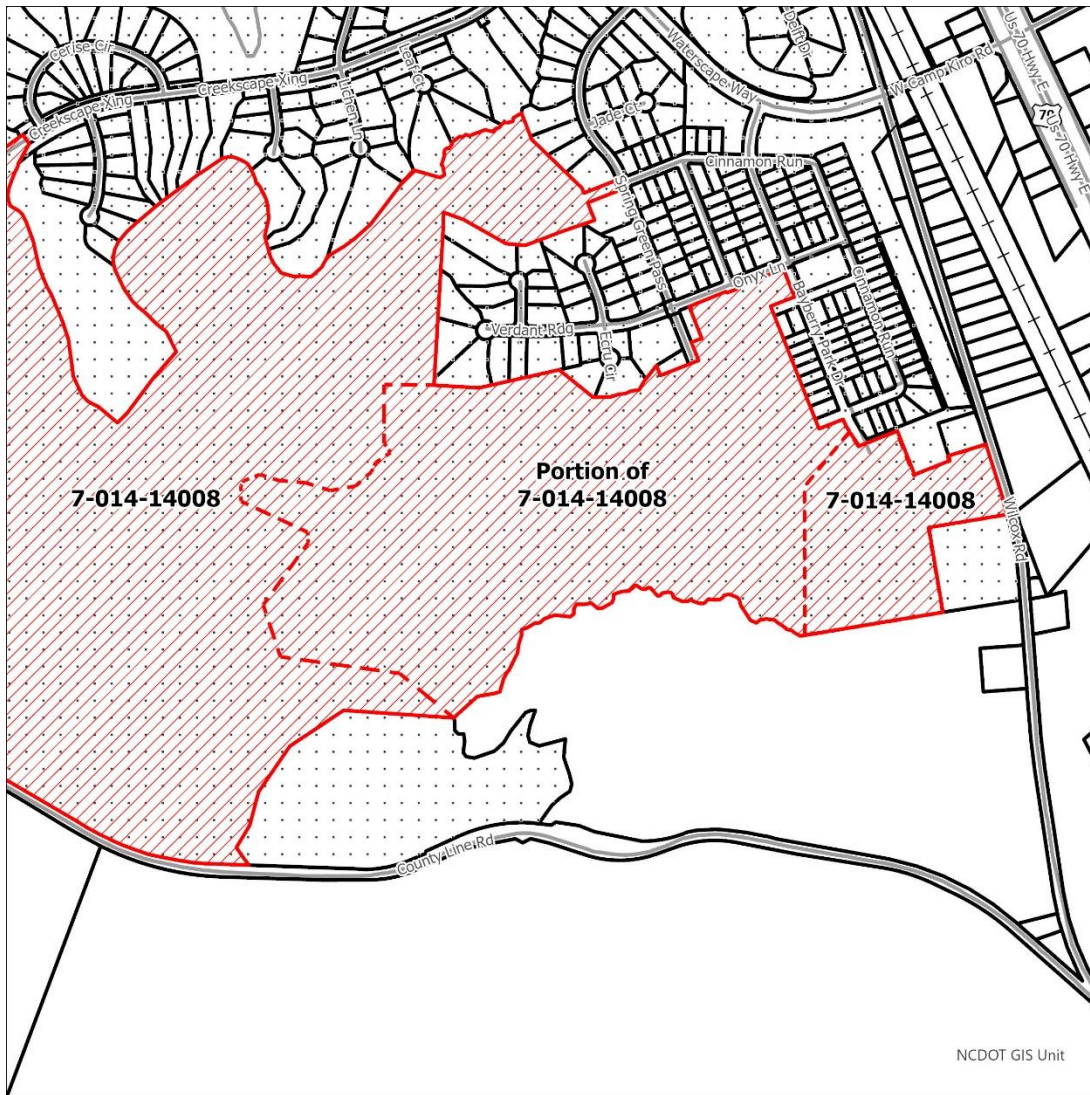
- (a) To encourage the continued use of the land for residential purposes;
- (b) To prohibit commercial and industrial use of the land and to prohibit any other use which would substantially interfere with development or continuation of residential uses in the district;
- (c) To encourage the discontinuance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

Staff Evaluation

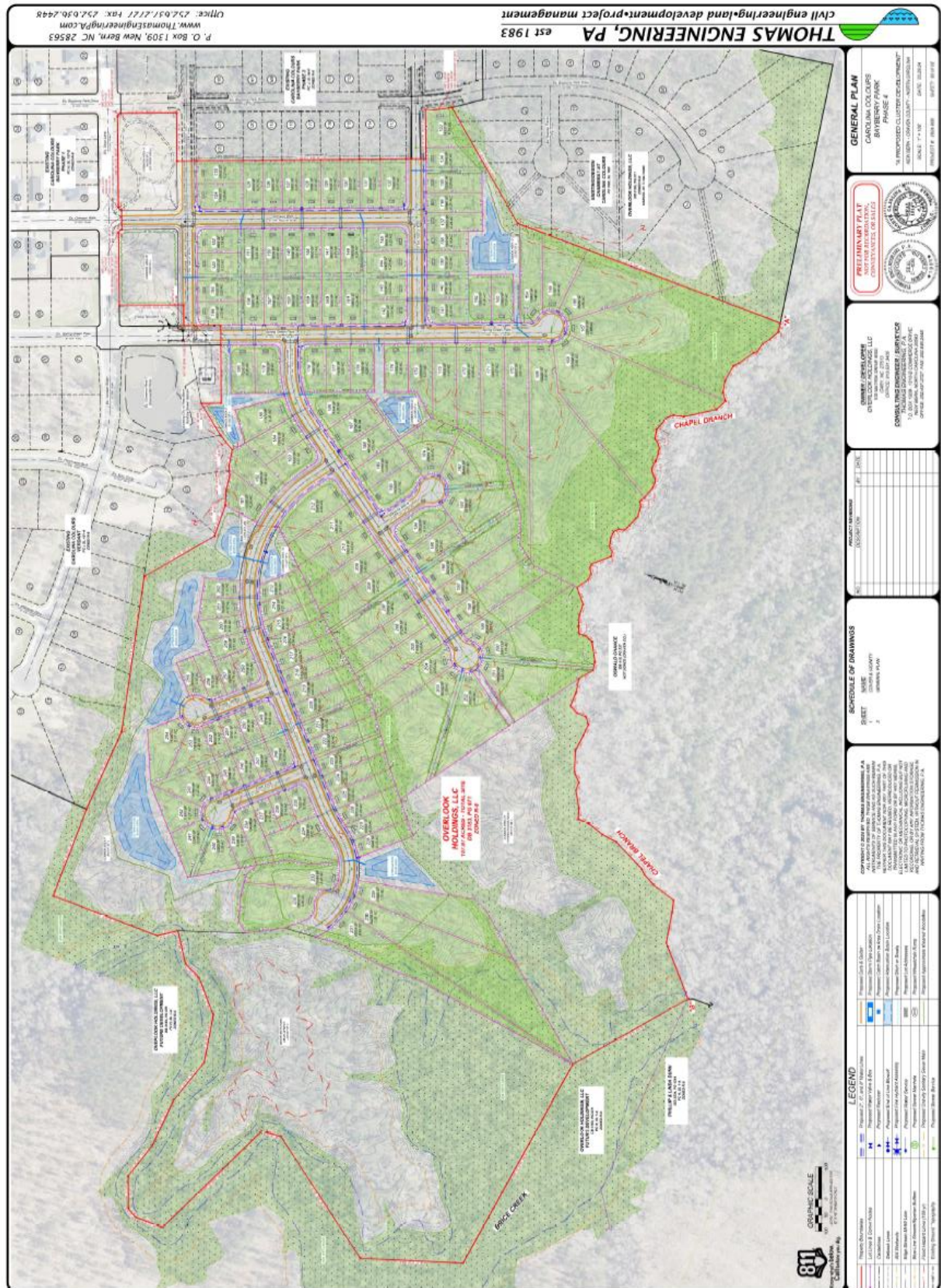
The proposed subdivision meets all requirements set forth in the City of New Bern's Land Use Ordinance. All comments from the Development Review Committee have been addressed.



Attachment One



Attachment Two



SUBMAJ-002872-2024 (General Plan), Carolina Colours, Bayberry Park, Phase 4