

AGENDA

CITY OF NEW BERN PLANNING AND ZONING BOARD

Thursday, June 20, 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

V. ACTION ITEMS

A. <u>REZ-002870-2024, Trent Road Rezoning</u>	Rezoning
Parcel Identification Numbers: 8-045-035 & 8-045-3000	Acreage: 1.89
Current Zoning: C-3 & C-4 (Split Zoned)	Proposed Zoning: C-3
Location: 3402 & 3402A Trent Road, New Bern, NC	
Property Owners: Tyson & Hines Investments, LLC	
Applicant: Tarheel Building Systems Inc.	

B. <u>REZ-002900-2024, 201 South Glenburnie Road Rezoning</u>	Rezoning
Parcel Identification Numbers: 8-240-4001	Acreage: 0.85
Current Zoning: C-4	Proposed Zoning: I-1
Location: 201 South Glenburnie Road, New Bern, NC	
Property Owners/Applicant: Sean Corcoran	

C. <u>Subdivision Text Amendment</u>
Article Section: Section 15-28 of Article III and Part II of Article IV "Major and Minor Subdivisions"
Applicant: City of New Bern
Synopsis: The proposal recommended by staff modifies the Land Use Ordinance to give final review and approval authority to the Zoning Administrator. This procedural change was planned for the new Land Use Ordinance; however, we are requesting to accelerate this procedural change to eliminate unnecessary time delays and add efficiencies for the staff processing the plans. North Carolina General Statute Chapter 160D-803(c) gives authority to a local government to designate final decisions of subdivision plats to either a Planning Board or to City staff members.

VI. COMMENTS

- Public Comment

VII. ADJOURNMENT

*Individuals with disabilities requiring special assistance should call 639-7501
no later than 3:00 p.m. on the day of the meeting.*

REZONING APPLICATION

CITY OF NEW BERN - DEVELOPMENT SERVICES



SUBJECT PROPERTY INFORMATION

Property Address: 3402 / 3402A Trent Rd.
At/Near Intersection of: Red Robin Lane / Trent Rd.
Parcel ID Number(s): 8-045-035 / 8-045-3000
Number of Parcel(s): (2) Total Parcel Size: 1.89 acres
Current Zoning District: C-3 / C-4 Proposed Zoning District: C-3
Overlay District(s): Trent Road Corridor Effective Flood Zone(s): N/A

APPLICANT INFORMATION

Name: Tarheel Building Systems Inc.
Mailing Address: P.O. Box 12666
New Bern, NC 28561
Telephone: 252-633-3633 Fax Number: 252-633-6453
Email Address: bud@tarheelbuilding.com
Legal relationship of Applicant to Property Owner: Agent / GC

(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: Tyson & Hines Investments, LCC
Mailing Address: P.O. Box 626
New Bern, NC 28563
Telephone: 252-633-5766 Fax Number: N/A
Email Address: chucktyson@tysonand[REDACTED]realty.com
hooks

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.

1. Will this proposal place all property similarly situated in the area in the same category, or in appropriate complementary categories? Explain.

It will place all in the same category. These parcels, are currently cross zoned.

2. Under this proposal, will all uses permitted under the proposed district classification be in the general public interest and not merely in the interest of an individual or small group? Explain.

Yes. The general public will be able to access conditioned mini storage rental without having to access highway. Conditioned units do not generate heavy daily traffic or create dust or noise.

3. Are all uses permitted under the proposed new district classification appropriate for the area included in the proposed change? Explain.

Yes. This parcel is near residential neighborhoods that have a need for the intended rental units.

4. Will the character of the neighborhood be materially or adversely affected by any use permitted in the proposed change? Explain.

No. The street scape is primarily commercial.

5. Is the proposed change in accord with the City of New Bern Land Use Plan and any other officially adopted plan? Explain.

Yes. This project will not affect public water and sewer capacity. It is not in an environmentally sensitive area. It is not in a flood zone. It will not affect traffic patterns or drainage. It is on a local corridor that is, or is converting to; commercial usage.

Zoning Official's Signature/Date

Printed Name of Zoning Official

REZONING APPLICATION

Signature of Applicant/Date

Printed Name of Applicant/Date

3/26/2024

3/26/2024

Managing partner for
Tyson & Harris Investments, LLC
Henry St. Ikey Jr.,
TARHEEL BUILDING SYSTEMS INC.

PAGE 2

March 25, 2024

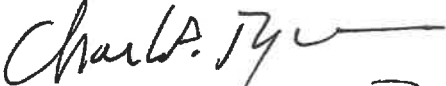
City of New Bern
Development Services / Planning
303 First St.
New Bern, NC 28560

RE: Rezoning Application

Dear To Whom It May Concern:

I hereby give my express permission for Tarheel Building Systems of New Bern, Inc. to request a rezoning at 3402, 3402A, Trent Road, New Bern, N.C. 28562.

Tyson & Hines Investment, LLC


Managing Partner

Enclosure

STAFF REPORT

DEVELOPMENT SERVICES

REZ-002870-2024, 3402 and 3402 A, Trent Road Rezoning



Address/Location(s)
3402 and 3402 A Trent Road,
New Bern, NC

Map Number(s)
8-045-035 and 8-045-3000

Parcel Size
1.89 Total Acres

Current Use
Commercial

Current Zoning
Commercial 3 and 4 (C-3 and
C-4, Split Zoned)

Proposed Zoning
Commercial 3 (C-3)

Summary of Proposal

Tarheel Building Systems Inc., with owner approval, has submitted an application for a zoning map amendment to rezone 1.89 total acres from Commercial 3 and 4 (C-3 and C-4, Split Zoned) to Commercial 3 (C-3). These parcels are located at 3402 and 3402 A Trent Road, New Bern, NC.

Synopsis of Site and Surrounding Area

The parcels total 1.89 acres and are located at 3402 and 3402 A Trent Road, New Bern, NC.

Within a half mile of the sites, there are businesses, single-family residences, and vacant lots.

Zoning District Summary

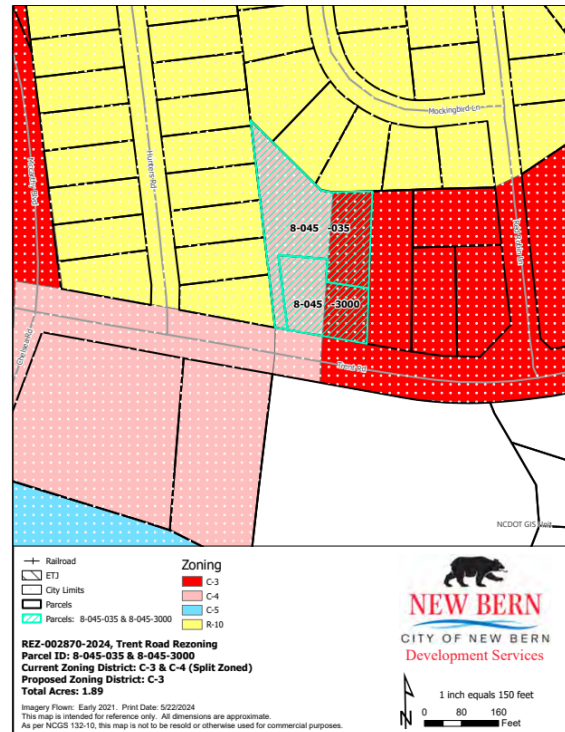
The C-3 commercial district is established as a district for offices, personal services, and the retailing of durable and convenience goods. This district will generally be located on the city's major radial roads. Because these districts will be located on high-volume traffic arteries and will be subject 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.

The C-4 neighborhood business district is established as a district in which the principal use of land is to provide for the retailing of goods and services to the nearby residential neighborhoods. The regulations of this district are designed to limit the businesses which may be established therein in order to protect the abutting residential areas.

Staff Evaluation

The property is currently split zoned with Commercial 3 (C-3) and Commercial 4 (C-4). The property is abutting both Residential 10 (R-10) and C-3, additionally, the property is adjacent to C-4 and county owned properties. The subject parcels are surrounded by both residential and commercial uses. This could be considered reasonable due to its proximity to existing commercially zoned properties, and it would uniformly zone the properties as one zoning district.

The 2022 Land Use Plan update identifies these properties as being within the developed category. They are not within an identified focus area.



Attachment One





To: Tarheel Building Systems Inc.

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

RE: REZ-002870-2024, DRC Comments – Trent Road Rezoning

Date: 04/25/2024

The following comments were generated from DRC.

Planning/Zoning

- No Comment.
- Contact information for questions: **Ph: 252-639-7582**

MPO

- No comment.
- Contact information for questions: **Ph: 252-639-7592**

Historic Preservation Administrator

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

Police Department

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

Fire Marshal

- No comment.
- Contact information for questions: **Ph: 252-639-2961**

Building Inspector

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

Department of Public Utilities

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

Craven County Health Department

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

Public Works

- No comment.
- Contact information for questions: **Ph: 252-639-7500**

GIS

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

NCDOT

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

Water Resources

- No Comment.
- Contact information for questions: Ph: 252-639-7523

North Carolina Railroad Company

- No comment provided.
- Contact information for questions: Ph: 919-534-0416

E911 GIS Technician/Addressing Coordinator

- No comment provided.
- Contact information for questions: Ph: 252-672-4107

Parks & Recreation

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

June 6, 2024

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 request (See attached map for reference). The Planning & Zoning Board of the City of New Bern will conduct a public meeting on Thursday, June 20, 2024, in the 2nd floor courtroom at the City Hall building located at 300 Pollock Street, New Bern, NC 28560, at 5:30 pm. The addresses for the properties are 3402 Trent Road and 3402 A Trent Road, New Bern, NC, and the parcel identification numbers are 8-045-035 & 8-045-3000. The request is to rezone two (2) parcels, totaling 1.89 +/- acres from the Commercial 3 and 4 (C-3 and C-4, split zoned) zoning districts 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.

June 6, 2024

Tyson & Hines Investments LLC
P.O. Box 626
New Bern, NC 28563

To whom it may concern:

The City of New Bern Land Use Ordinance requires that all property owners subject to a proposed rezoning be mailed notice of the request. According to Craven County tax records, your properties are located at 3402 Trent Road and 3402 A Trent Road, New Bern, NC. The tax identification numbers for your properties are 8-045-035 & 8-045-3000. (See attached map for reference). The properties are under consideration for rezoning from Commercial 3 and 4 (C-3 and C-4, split zoned) to Commercial 3 (C-3) and total 1.89 + / - 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 Thursday, June 20, 2024, at 5:30 pm in the 2nd floor courtroom at the City Hall building, located at 300 Pollock Street, New Bern, NC 28560.

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.



NCDOT GIS Unit

- +— Railroad
- ▨ ETJ
- ▭ City Limits

- ▭ Parcels
- ▨ Parcels: 8-045-035 & 8-045-3000



NEW BERN

CITY OF NEW BERN

Development Services

REZ-002870-2024, Trent Road Rezoning
Parcel ID: 8-045-035 & 8-045-3000
Current Zoning District: C-3 & C-4 (Split Zoned)
Proposed Zoning District: C-3
Total Acres: 1.89

Imagery Flown: Early 2021. Print Date: 5/22/2024

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.



1 inch equals 150 feet

0 80 160
Feet



NEW BERN

CITY OF NEW BERN

REZONING APPLICATION

CITY OF NEW BERN - DEVELOPMENT SERVICES

SUBJECT PROPERTY INFORMATION

Property Address: 201 S. Glenburnie Rd.
At/Near Intersection of: Glenburnie Rd + Oaks Rd.
Parcel ID Number(s): 8-240-4001
Number of Parcel(s): 1 Total Parcel Size: 0.85
Current Zoning District: C-4 Proposed Zoning District: I-1
Overlay District(s): N/A Effective Flood Zone(s): AE Coastal LiMWA

APPLICANT INFORMATION

Name: SEAN CORCORAN
Mailing Address: PO Box 672
New Bern NC 28563
Telephone: 252-637-6667 Fax Number: N/A
Email Address: SEAN@carolinafoundationrepairs.com
Legal relationship of Applicant to Property Owner: property owner

(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: SEAN CORCORAN
Mailing Address: PO Box 672
New Bern NC 28563
Telephone: 252-637-6667 Fax Number: N/A
Email Address: SEAN@carolinafoundationrepairs.com

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.

1. Will this proposal place all property similarly situated in the area in the same category, or in appropriate complementary categories? Explain.

Yes, the adjoining lot is already I-1 as well as a majority of the lots around it.

2. Under this proposal, will all uses permitted under the proposed district classification be in the general public interest and not merely in the interest of an individual or small group? Explain.

Yes, The proposed use would be open outdoor storage of RV's, boats, trailers, & equipment. I think it will be a good location and even with the apartments across the street would be a safer location to store things.

3. Are all uses permitted under the proposed new district classification appropriate for the area included in the proposed change? Explain.

Yes, Again with the apartments across the street would be beneficial but also with water access nearby would be ideal to store a boat.

4. Will the character of the neighborhood be materially or adversely affected by any use permitted in the proposed change? Explain.

No, It would be something that would benefit the local & surrounding population and it would be well maintained & kept to a higher standard.

5. Is the proposed change in accord with the City of New Bern Land Use Plan and any other officially adopted plan? Explain.

Yes, After meeting with city inspection as well as Land & Community Development Administrator & going over other options felt this would be the best use.

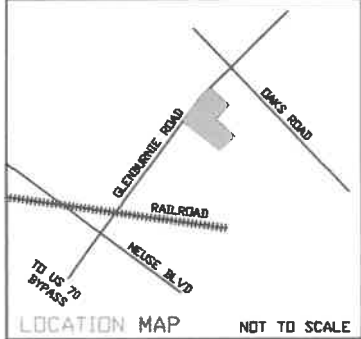
Zoning Official's Signature/Date

Signature of Applicant/Date

Printed Name of Zoning Official

SEAN CORCORAN

Printed Name of Applicant/Date



VERTICAL CONTROL
NCRTKN-VRS GPS
ELEVATIONS ARE IN FEET
REFERENCE TO MEAN SEA LEVEL
VERTICAL DATUM NAVD 88

NOW OR FORMERLY
NASR ALGARADI
DB: 3577 PG. 1874

GAS STATION

ASPHALT

CORCORAN RENTALS
DB. 3503 PG. 433

THIS IS NOT A
BOUNDARY SURVEY

NOW OR FORMERLY
SHERALD SAWYER
DB. 1829 PG. 254

8-240-009
CORCORAN RENTALS
DB. 2730 PG. 700 x 8.1

THIS IS NOT A
BOUNDARY SURVEY

NEW OR FORMERLY
**ALCOKE
HOLDINGS**
DB, 2499 PG. 89

NOW OR FORMERLY
ALCOKE HOLDINGS
 DB. 2499 PG. 891

NOW OR FORMERLY
STATE OF NC
DB 1469 PG 467
PC F SL 178-G

FLOOD CERTIFICATION

THESE PARCELS SCALE IN FLOOD ZONE AE
PER FIRM PANEL # 3720557100 K AND
372055700 K, EFFECTIVE JUNE 19, 2020
INDEX DATED JUNE 15, 2022

ADDITIONALLY THESE PROPERTIES ARE WATERWARD
OF THE LIMWA LINE, MAKING THIS A COASTAL AE
ZONE WHICH IS TREATED AS A VE ZONE.
BASE FLOOD ELEVATION = 9.0' MEASURED PA
TO THE LOWEST HORIZONTAL MEMBER
SUCH AS THE BOTTOM OF A FOOTING.

ADDITIONALLY CITY OF NEW BERN HAS A 2.0' FREEBOARD
FOR A TOTAL OF 11.0' TO LOWEST HORIZONTAL MEMBER

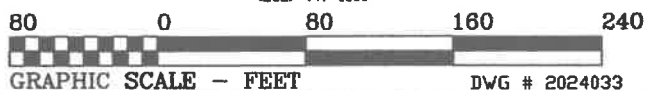
PRELIMINARY
PLANNING MAP FOR

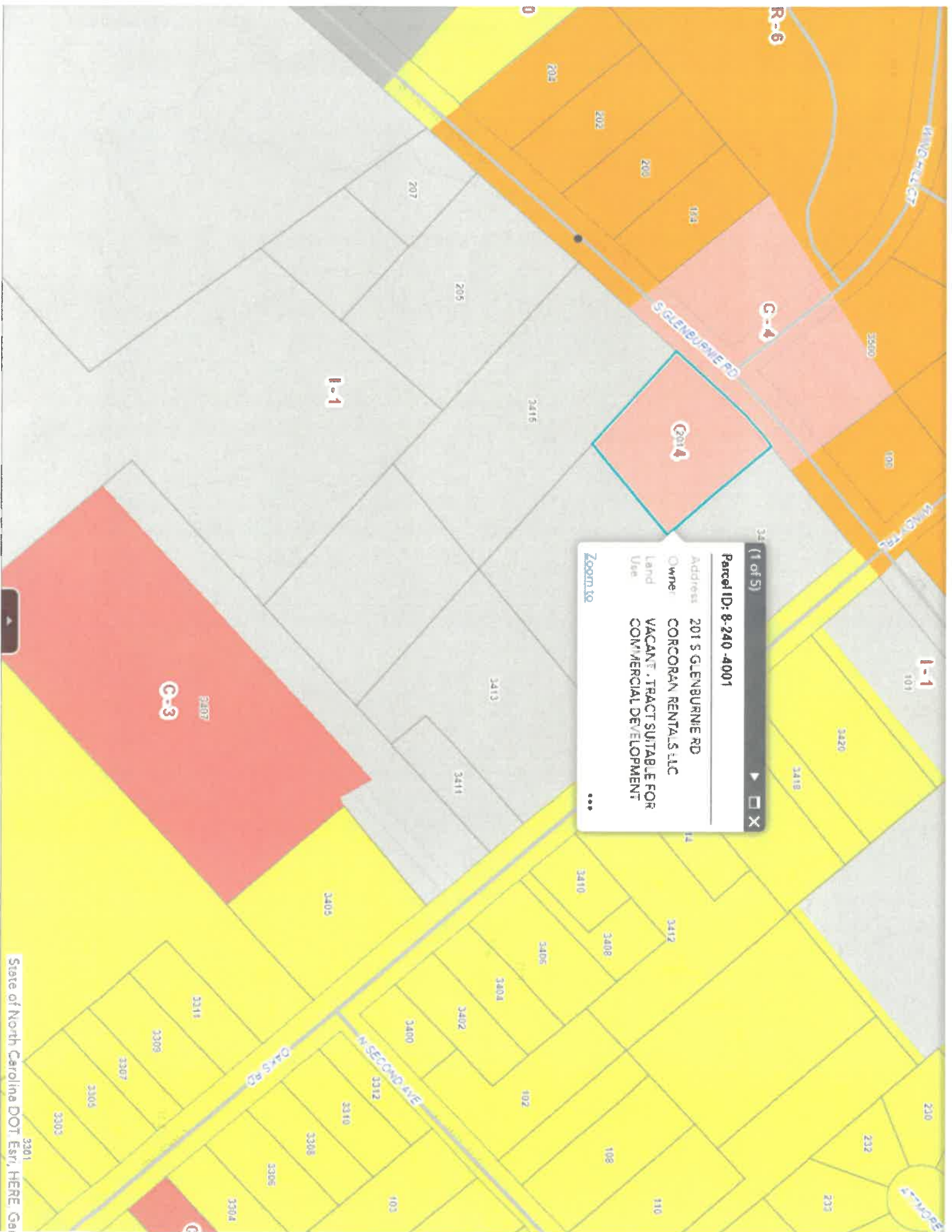
CORCORAN RENTALS

NO. 8 TWP - CRAVEN CO. - NEW BERN, NC
PARCELS DESCRIBED IN DB. 2730 PG. 700 AND DB. 3503 PG. 433
MARCH 27, 2024 SCALE 1" = 80'

JAMES C. SIMMONS, JR. PLS # L-3992
JAMES C. SIMMONS AND ASSOCIATES, FIRM # F-0288
PROFESSIONAL LAND SURVEYORS
603 WEBB BOULEVARD
HAVELOCK, NC 28532
(252) 447-1509

PRELIMINARY PLAT
NOT FOR RECORDING
SALES OR CONVEYANCES





Parcel ID: 8-240-4001

Address: 201 S GLENBURNIE RD

Owner: CORCORAN RENTALS LLC

Land Use: VACANT - TRACT SUITABLE FOR COMMERCIAL DEVELOPMENT

Zoom to

...

STAFF REPORT

DEVELOPMENT SERVICES

REZ-002900-2024, 201 South Glenburnie Road Rezoning



Address/Location(s)
201 South Glenburnie Road,
New Bern, NC

Map Number(s)
8-240-4001

Parcel Size
0.85 Total Acres

Current Use
Vacant

Current Zoning
Commercial 4 (C-4)

Proposed Zoning
Industrial 1 (I-1)

Summary of Proposal

Sean Corcoran has submitted an application for a zoning map amendment to rezone 0.85 total acres from Commercial 4 (C-4) to Industrial 1 (I-1). The parcel is located at 201 South Glenburnie Road, New Bern, NC.

Synopsis of Site and Surrounding Area

The parcel totals 0.85 acres and is located at 201 South Glenburnie Road, New Bern, NC.

Within a half mile of the sites, there are businesses, single-family residences, and vacant lots.

Zoning District Summary

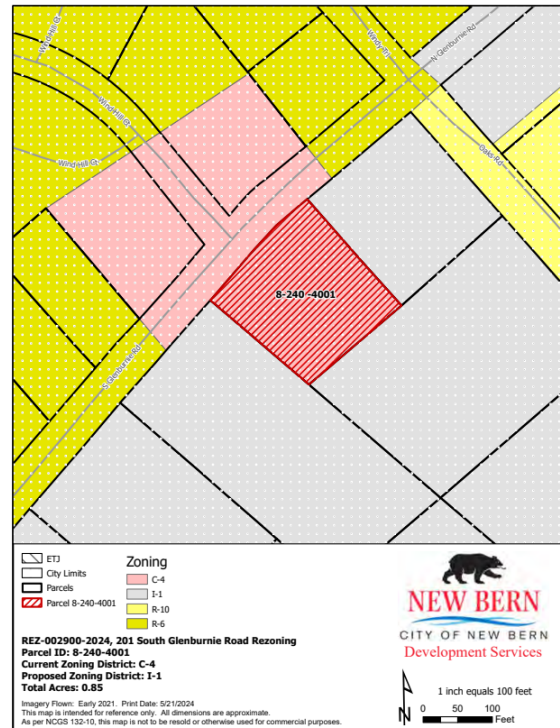
The C-4 neighborhood business district is established as a district in which the principal use of land is to provide for the retailing of goods and services to the nearby residential neighborhoods. The regulations of this district are designed to limit the businesses which may be established therein in order to protect the abutting residential areas.

The I-1 industrial district is established as a district in which the principal use of land is for industries which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential or business districts; warehousing and wholesaling activities with limited contact with the general public; and for certain outdoor amusement facilities which generate large volumes of automobile traffic. The regulations are designed to prohibit the use of land for heavy industry which should be properly segregated and to prohibit any other use which would substantially interfere with the development of industrial and wholesaling establishments in the district. Residential uses in this district are permitted only upon the issuance of a special use permit.

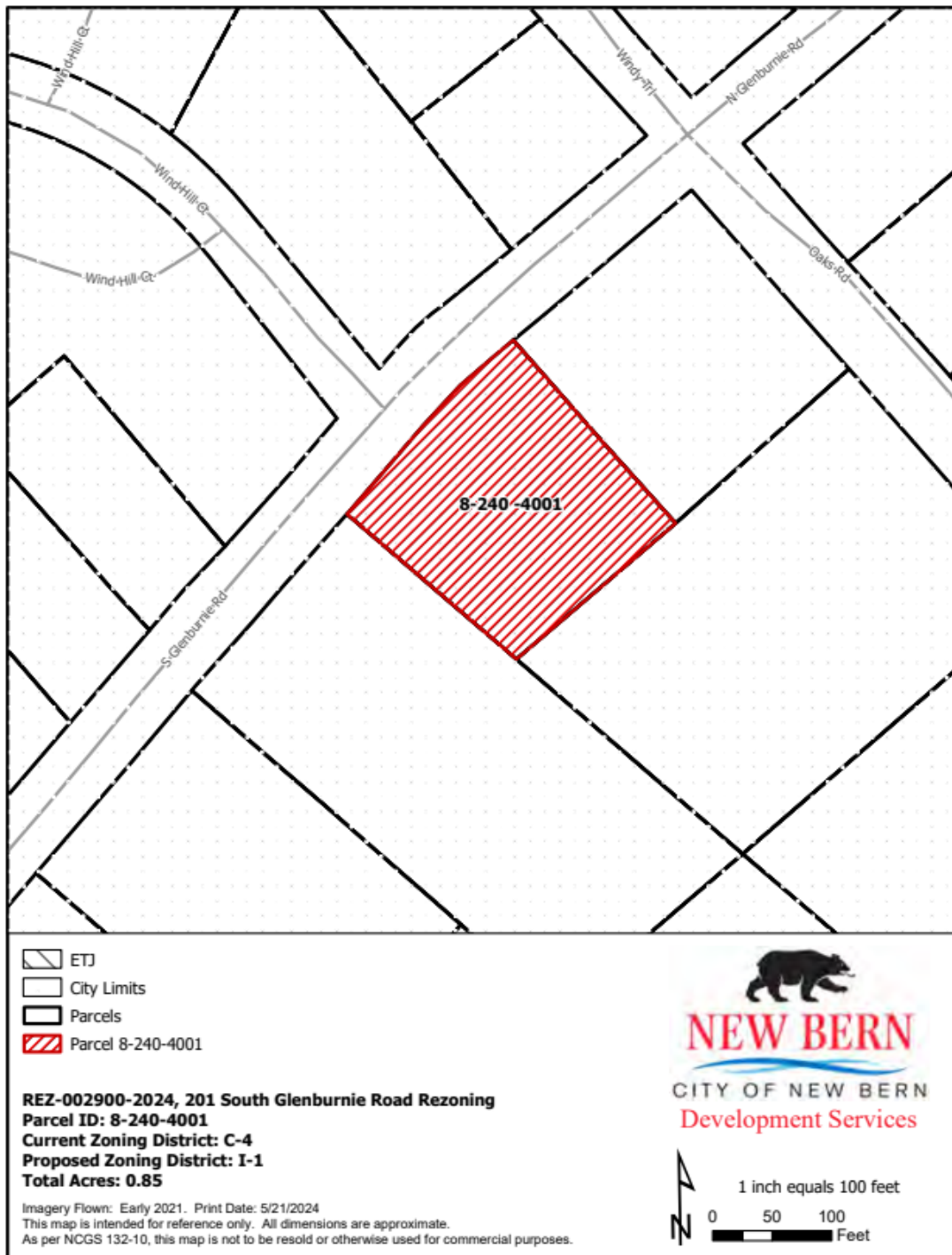
Staff Evaluation

The property is abutting (I-1) on its east and west side. Additionally, the property is adjacent to C-4 and Residential 6 (R-6). The subject parcel is surrounded by industrial uses. This could be considered reasonable due to its proximity to existing industrially zoned properties.

The 2022 Land Use Plan update identifies this as within the developed category. It is not within a designated focus area.



Attachment One





To: Sean Corcoran

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

RE: REZ-002900-2024, DRC Comments – 201 South Glenburnie Road Rezoning

Date: 05/21/2024

The following comments were generated from DRC.

Planning/Zoning

- No Comment.
- Contact information for questions: **Ph: 252-639-7582**

MPO

- No comment.
- Contact information for questions: **Ph: 252-639-7592**

Historic Preservation Administrator

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

Police Department

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

Fire Marshal

- No comment.
- Contact information for questions: **Ph: 252-639-2961**

Building Inspector

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

Department of Public Utilities

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

Craven County Health Department

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

Public Works

- No comment.
- Contact information for questions: **Ph: 252-639-7500**

GIS

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

NCDOT

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

Water Resources

- No Comment.
- Contact information for questions: Ph: 252-639-7523

North Carolina Railroad Company

- No comment provided.
- Contact information for questions: Ph: 919-534-0416

E911 GIS Technician/Addressing Coordinator

- No comment provided.
- Contact information for questions: Ph: 252-672-4107

Parks & Recreation

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

June 6, 2024

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 request (See attached map for reference). The Planning & Zoning Board of the City of New Bern will conduct a public meeting on Thursday, June 20, 2024, in the 2nd floor courtroom at the City Hall building located at 300 Pollock Street, New Bern, NC 28560, at 5:30 pm. The address for the property is 201 South Glenburnie Road, New Bern, NC, and the parcel identification number is 8-240-4001. The request is to rezone one parcel, totaling 0.85 +/- acres from the Commercial 4 (C-4) zoning district to the Industrial 1 (I-1) 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.

June 6, 2024

Corcoran Rentals LLC
P.O. Box 672
New Bern, NC 28563

To whom it may concern:

The City of New Bern Land Use Ordinance requires that all property owners subject to a proposed rezoning be mailed notice of the request. According to Craven County tax records, your property is located at 201 South Glenburnie Road, New Bern, NC. The tax identification number for your property is 8-240-4001 (See attached map for reference). The property is under consideration for rezoning from Commercial 4 (C-4) to Industrial 1 (I-1) and totals 0.85 + / - 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 Thursday, June 20, 2024, at 5:30 pm in the 2nd floor courtroom at the City Hall building, located at 300 Pollock Street, New Bern, NC 28560.

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.

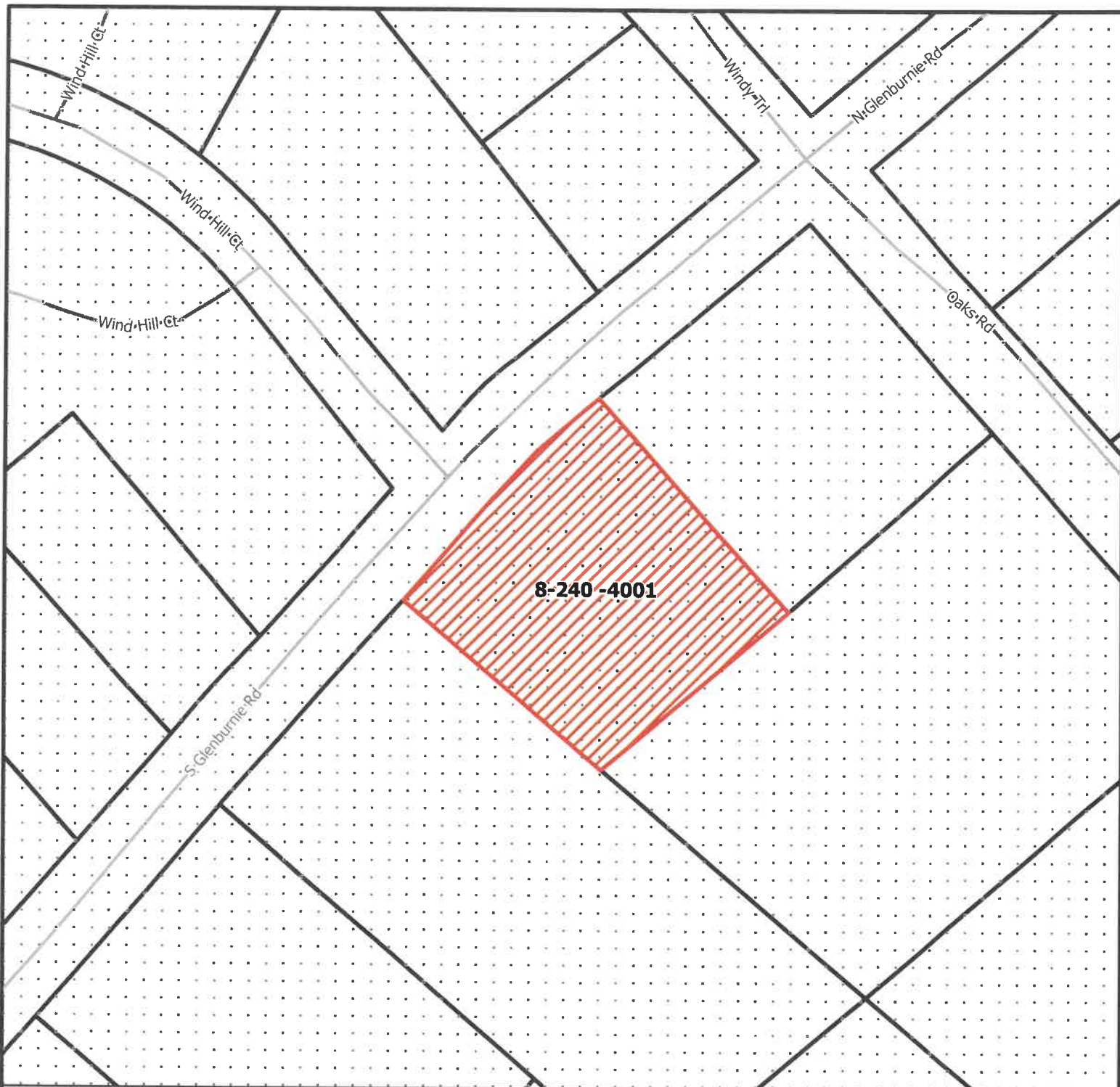
Sincerely,







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.



-  ETJ
-  City Limits
-  Parcels
-  Parcel 8-240-4001

REZ-002900-2024, 201 South Glenburnie Road Rezoning
Parcel ID: 8-240-4001
Current Zoning District: C-4
Proposed Zoning District: I-1
Total Acres: 0.85

Imagery Flown: Early 2021. Print Date: 5/21/2024
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.

