

**AGENDA**  
**CITY OF NEW BERN PLANNING AND ZONING BOARD**

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Thursday, September 19, 2024 – 5:30 P.M.  
City Hall Courtroom, 2<sup>nd</sup> Floor  
300 Pollock Street, New Bern, NC 28560

- I.** CALL TO ORDER
- II.** PLEDGE OF ALLEGIANCE
- III.** ROLL CALL
- IV.** APPROVE AGENDA
- V.** CHAIRMAN’S REMARKS
- VI.** ACTION ITEMS

- A. Tyler Home on the Lake Ph 2 & 3, (General Plan - PUD) (SUBMAJ-002932-2024)**  
**Parcel Identification Numbers:** 8-223-003, 8-223-004, 8-223-25000 & 8-223-25001 **Acreage:** 20.78  
**Current Zoning:** Residential 10A (R-10A) **Proposed Lots:** 141  
**Location:** Lake Tyler Drive  
**Property Owners:** Stars & Stripes 4F, LLC  
**Applicant:** John G. Thomas, PE, Owner/Principal Engineer, Thomas Engineering, PA
- B. Without Limits Christian Center, Inc., Rezoning (REZ-002945-2024)**  
**Parcel Identification Numbers:** 8-216-005 **Acreage:** 7.25  
**Current Zoning:** Residential 8 (R-8) **Proposed Zoning:** Commercial 3 (C-3)  
**Location:** Neuse Boulevard & Kensington Park Drive  
**Property Owners:** Without Limits Christian Center Inc  
**Applicant:** Without Limits Christian Center, Inc / James McIver, Senior Pastor/President

- VII.** NEW BUSINESS
- VIII.** STAFF COMMENTS
- IX.** 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: Neuse Blvd 28562; PT Tract 1 Ira Davis Estate

At/Near Intersection of: Neuse Blvd & Kensington Park Drive, New Bern

Parcel ID Number(s): 8-216-005

Number of Parcel(s): 1 Total Parcel Size: 7.25 acres

Current Zoning District: R8 Proposed Zoning District: C3

Overlay District(s): N/A Effective Flood Zone(s): N/A

## APPLICANT INFORMATION

Name: Without Limits Christian Center, Inc / James McIver, Senior Pastor/President

Mailing Address: PO Box 15094  
New Bern, NC 28561

Telephone: 252-635-6673 Fax Number: 252-633-6859

Email Address: ellen@wlconline.com

Legal relationship of Applicant to Property Owner: 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: Without Limits Christian Center, Inc / James McIver, Senior Pastor/President

Mailing Address: PO Box 15094  
New Bern, NC 28561

Telephone: 252-635-6673 Fax Number: 252-633-6859

Email Address: ellen@wlconline.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. All of <sup>our</sup> other property is already zoned C3.

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 it will. Possible multi-purpose facility to have church and community events.

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

Yes. It's adjacent to our church, which in the same re-zoning category (C3).

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

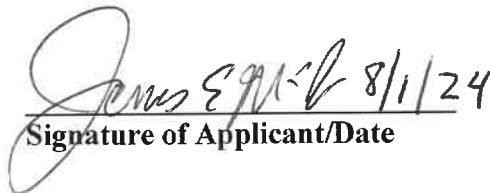
No.

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

Yes as far as we know.

\_\_\_\_\_  
Zoning Official's Signature/Date

\_\_\_\_\_  
Printed Name of Zoning Official

  
Signature of Applicant/Date

James E. McIver Jr 8/1/24  
Printed Name of Applicant/Date



To: Without Limits Christian Center, Inc / James Mclver, Senior Pastor/President

From: Kendrick Stanton, CZO, Zoning Administrator

RE: REZ-002945-2024, DRC Comments – Without Limits Christian Center, Inc. Rezoning

Date: 08/21/2024

The following comments were generated from DRC.

#### Planning/Zoning

- No comment.
- Contact information for questions: [Ph: 252-639-7582](tel:252-639-7582)

#### MPO

- No comment.
- Contact information for questions: [Ph: 252-639-7592](tel:252-639-7592)

#### Historic Preservation Administrator

- No comment.
- Contact information for questions: [Ph: 252-639-7583](tel:252-639-7583)

#### Police Department

- No comment provided.
- Contact Information for questions: [Ph: 252-672-4293](tel:252-672-4293)

#### Fire Marshal

- No comment.
- Contact information for questions: [Ph: 252-639-2961](tel:252-639-2961)

#### Building Inspector

- No comment.
- Contact information for questions: [Ph: 252-639-2945](tel:252-639-2945)

#### City of New Bern Electric Department

- No comment provided.
- Contact information for questions: [Ph: 252-639-2827](tel:252-639-2827)

#### Craven County Health Department

- No comment.
- Contact information for questions: [Ph: 252-636-4936](tel:252-636-4936)

#### Public Works

- No comment provided.
- Contact information for questions: [Ph: 252-639-7500](tel:252-639-7500)



## GIS

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

## NCDOT

- NCDOT has no comment.
- Contact information for questions: Ph: 252-649-6505

## City of New Bern Water Resources

- No comment provided.
- 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

September 6, 2024

Without Limits Christian Center Inc.  
PO Box 15094  
New Bern, NC 28561

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/near Neuse Boulevard, New Bern, NC. The tax identification number for your property is 8-216-005 (See attached map for reference). The property is under consideration for rezoning from Residential 8 (R-8) to Commercial 3 (C-3) and totals 7.25 + / - 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, September 19, 2024, at 5:30 pm in the 2<sup>nd</sup> 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@newbernc.gov](mailto:Stanton.Kendrick@newbernc.gov).

Sincerely,



Kendrick Stanton, CZO  
Zoning 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.*

September 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, September 19, 2024, in the 2<sup>nd</sup> 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 at/near Neuse Boulevard, New Bern, NC, and the parcel identification number is 8-216-005. The request is to rezone one parcel, totaling 7.25 +/- acres from the Residential 8 (R-8) 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](mailto:Stanton.Kendrick@newbernnc.gov).

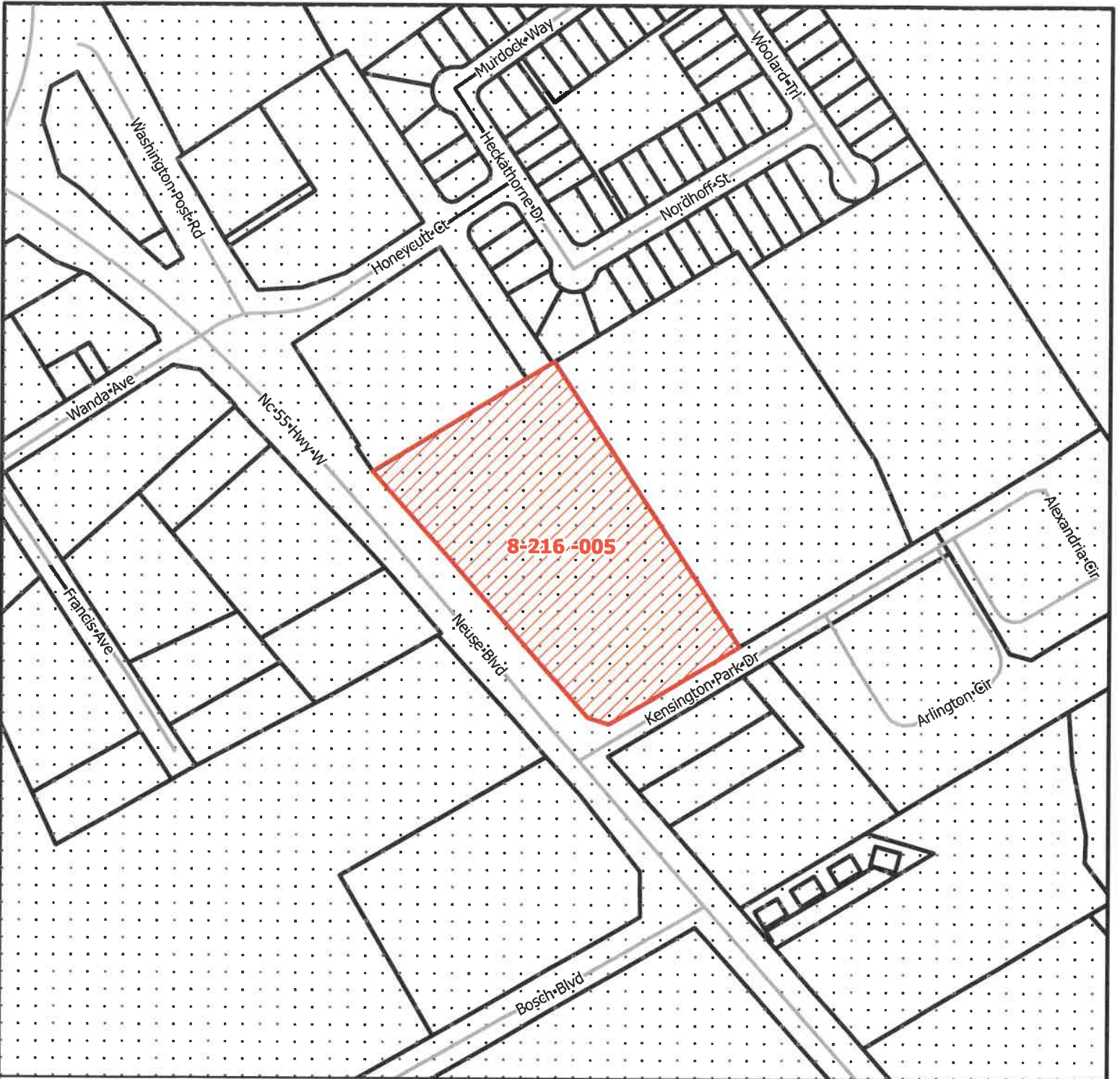
Sincerely,



Kendrick Stanton, CZO  
Zoning 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
-  Roads
-  ETJ
-  City Limits
-  Parcels
-  Parcel 8-216-005

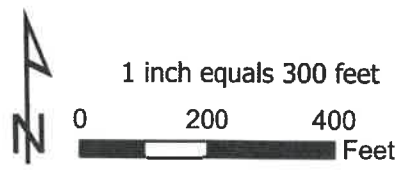


**NEW BERN**

CITY OF NEW BERN  
Development Services

**REZ-002945-2024, Without Limits Christian Center, Inc. Rezoning**  
**Parcel ID: 8-216-005**  
**Current Zoning District: R-8**  
**Proposed Zoning District: C-3**  
**Total Acres: 6.85 (According to tax record)**

Imagery Flown: Early 2021. Print Date: 8/28/2024  
 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.





# STAFF REPORT

DEVELOPMENT SERVICES

REZ-002945-2024, Without Limits Christian Center, Inc., Rezoning



**Address/Location(s)**  
Neuse Boulevard &  
Kensington Park Drive, New  
Bern, NC

**Map Number(s)**  
8-216-005

**Parcel Size**  
7.50 Total Acres

**Current Use**  
Vacant

**Current Zoning**  
Residential 8 (R-8)

**Proposed Zoning**  
Commercial 3 (C-3)

## Summary of Proposal

Without Limits Christian Center, Inc., has submitted an application for a zoning map amendment to rezone 7.50 total acres from Residential 8 (R-8) to Commercial 3 (C-3). The parcel is located at the corner of Neuse Boulevard and Kensington Park Drive, New Bern, NC.

## Synopsis of Site and Surrounding Area

The parcel totals 7.50 acres and is located at the corner of Neuse Boulevard and Kensington Park Drive, New Bern, NC.

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

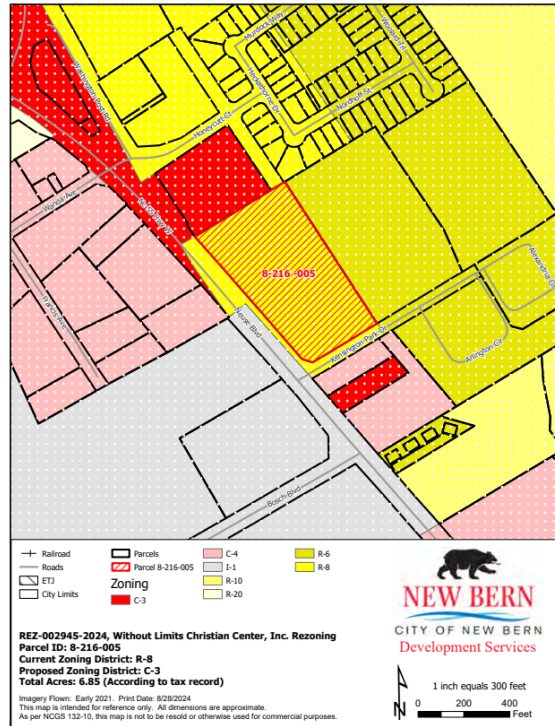
## R-8 Zoning District Summary

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 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 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.

## C-3 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.

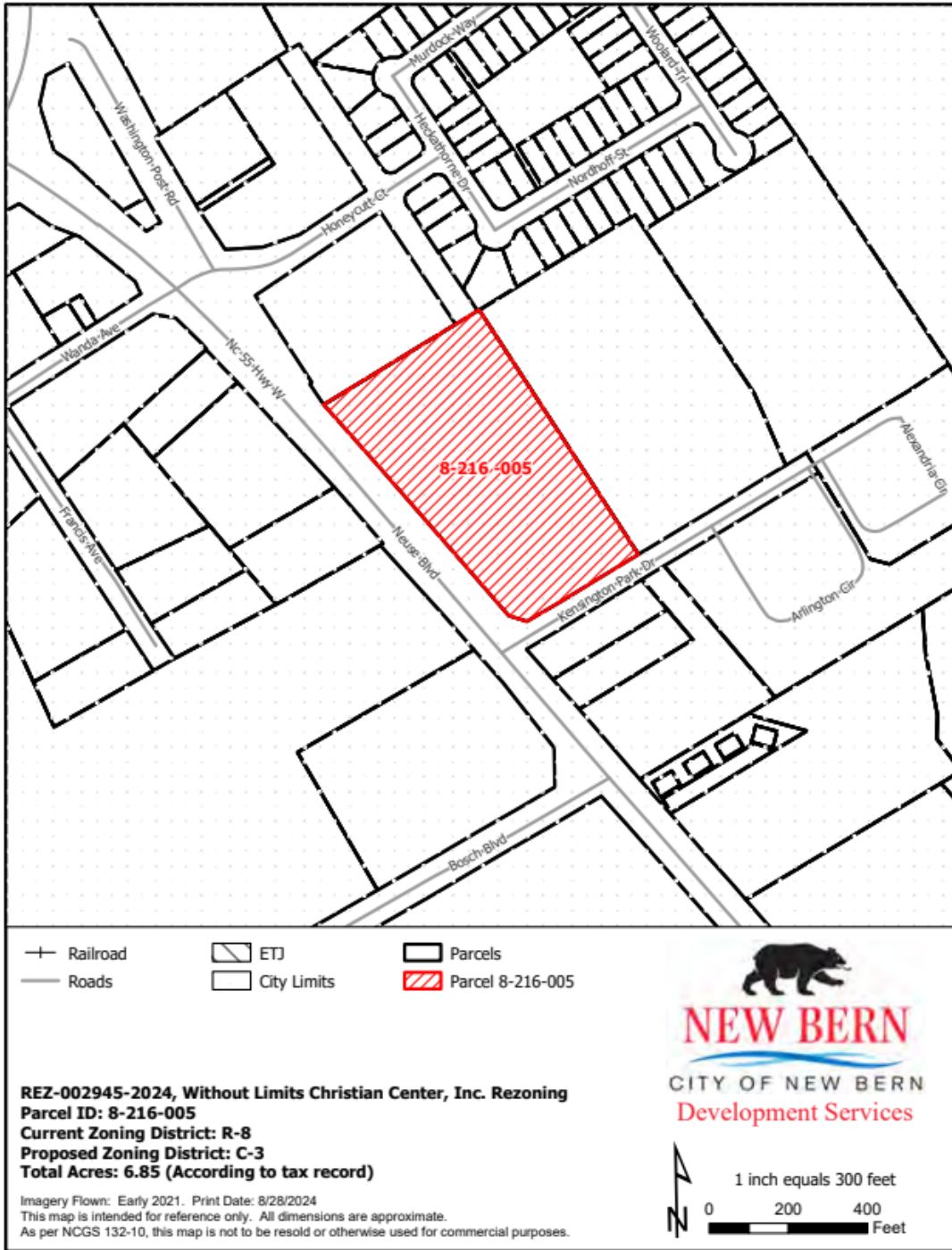


## Staff Evaluation

The property is abutting R-6 on the east side and C-3 to the north. The subject parcel is in close proximity to businesses and single-family homes. The request could be considered reasonable due to its proximity to existing commercially zoned properties.

The 2022 Land Use Plan update identifies this as within the NC-43 focus area.

# Attachment One







To: John G Thomas, PE, Thomas Engineering, PA

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

RE: SUBMAJ-002932-2024, DRC Comments – Home On The Lake, Phases 2 & 3

Date: 07/24/2024

The following comments were generated from DRC.

#### Planning/Zoning

- Section 15-345 (c) 1, “No driveway for a residence shall exceed 18 feet in width nor be less than 12 feet in width at the outer or street edge of the driveway. 2 additional feet of width need to be added to the proposed 10’ driveways.
- Include parking space dimensions for amenity area.
- Contact information for questions: [Ph: 252-639-7582](tel:252-639-7582)

#### MPO

- Updated TIA completed to include this subdivision. NCDOT approved TIA recommended improvements must be incorporated before receiving a CO. Recommend discussing when improvements will be installed with DOT and the City considering two subdivisions have been submitted, which may or may not have similar timelines.
- Contact information for questions: [Ph: 252-639-7592](tel:252-639-7592)

#### Historic Preservation Administrator

- No comment provided.
- Contact information for questions: [Ph: 252-639-7583](tel:252-639-7583)

#### Police Department

- No comment.
- Contact Information for questions: [Ph: 252-672-4293](tel:252-672-4293)

#### Fire Marshal

- No comment.
- Contact information for questions: [Ph: 252-639-2961](tel:252-639-2961)

#### Building Inspector

- No comment provided (attended meeting).
- Contact information for questions: [Ph: 252-639-2945](tel:252-639-2945)

### City of New Bern Electric Department

- Will need a copy of electrical plans showing the connected load, voltage requirements, electrical riser diagrams of new construction, and final plat.
- Area lights can be provided if requested and a light contract is created.
- All conduit for road crossing to supply electric power to the site shall be installed by the contractor and provided by the City of New Bern Electric Department.
- An easement with the City of New Bern Electric Department will need to be signed for installation of the electric lines and use of the designated easement areas as indicated on the plan (if needed).
- Will need to contact the Electrical Department by email at [engineering@newbernnc.gov](mailto:engineering@newbernnc.gov) or by phone at 252-639-2827 or 252-639-2835 to meet on site once the project is ready to be scheduled.
- Service to the site is subject to material lead times as well as fees based upon the expected construction costs and load being connected.
- A Line Extension Agreement will need to be executed prior to the electric department ordering materials or beginning construction.
- City of New Bern Utilities customer account must be established prior to temporary electric service for construction.
- A Customer Choice form will need to be signed prior to department commitment to the project.
- Contact information for questions: Ph: 252-639-2827

### Craven County Health Department

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

### Public Works

- Streets
  - Considering layout, property ownership, and other factors related to city operations, the Department of Public Works does not intent to accept the roads in Ph. 2 & 3 of this development. These streets will remain privately owned.
- Trash
  - The lot layout and access will make tradition trash and large item pickup not feasible, dumpster pads will be needed.
- Contact information for questions: Ph: 252-639-7500

### GIS

- Verify addresses and street names with E911 GIS Technician/Addressing Coordinator (verbally stated).
- Contact Information for questions: Ph: 252-639-7588

### NCDOT

- TIA is currently being evaluated.
- Contact information for questions: Ph: 252-649-6505

### City of New Bern 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.
- No water or sewer construction shall take place prior to receiving a notice-to-proceed authorization letter from the City.
- 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**

### 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**

Please submit a response letter to these comments by electronic PDF. Additionally, please submit an electronic PDF file of the revised site plan (if applicable) to my email, [Stanton.Kendrick@NewBernNC.gov](mailto:Stanton.Kendrick@NewBernNC.gov) and two physical plan sets on 18" X 24" paper of the revised site plan by Friday, August 2, 2024. Failure to submit the revised plans or request an extension by the date indicated will constitute a denial of the plan, and a full resubmission would be required. If you have any questions, you may contact me.

September 6, 2024

Stars & Stripes 4F, LLC  
1031 Marietta Street NW, Suite A  
Atlanta, GA 30318

To whom it may concern:

The City of New Bern is notifying all property owners within one hundred (100) feet of your properties, parcels 8-223-003 (portion of), 8-223-004, 8-223-25000 & 8-223-25001 regarding the General Plan Subdivision submittal with mailed notice of the request. The subject properties are 20.78 + / - acres and are adjacent to NC 43 and Washington Post Road.

The Planning & Zoning Board of the City of New Bern will hold a public meeting to consider the proposed General Plan Subdivision request. The regularly scheduled meeting will be on Thursday, September 19, 2024, in the 2<sup>nd</sup> 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](mailto: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.*



September 6, 2024

Dear Property Owner:

The City of New Bern is notifying all property owners within one hundred (100) feet of parcels 8-223-003 (portion of), 8-223-004, 8-223-25000 & 8-223-25001 of a proposed General Plan Subdivision request with mailed notice (See attached map for reference). The subject properties are 20.78 + / - acres and are adjacent to NC 43 and Washington Post Road.

The Planning & Zoning Board of the City of New Bern will hold a public meeting to consider the proposed General Plan Subdivision request. The regularly scheduled meeting will be on Thursday, September 19, 2024, in the 2<sup>nd</sup> 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@newbernc.gov](mailto:Stanton.Kendrick@newbernc.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

- ▨ Parcels: Tyler Home on the Lake P2 & P3
- Parcels

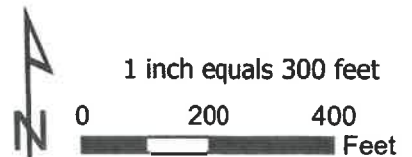


**NEW BERN**

CITY OF NEW BERN

Development Services

**SUBMAJ-002932-2024, Tyler, Home on the Lake Phase 2 & 3**  
**Parcel ID(s): 8-223-003, 8-223-004, 8-223-25000, 8-223-25001**  
**Type of Development: Planned Unit Development (PUD)**  
**Type of Subdivision Plan: General Plan**  
**Proposed Number of Lots: 141**  
**Total Acres: 20.78 +/-**  
**Zoning District: R-10A**



Imagery Flown: Early 2021. Print Date: 9/4/2024  
 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.







# SUBDIVISION APPLICATION

CITY OF NEW BERN - DEVELOPMENT SERVICES



## PROJECT AND PROPERTY INFORMATION

Date Submitted: 07/01/2024

Proposed Subdivision Name: Tyler - Home On The Lake

Proposed Phase/Section: Phases Two and Three

Property Address or Location: Adjacent to NC 43 / Washington Post Rd (NCSR 1401) & existing Lake Tyler

Parcel ID Number(s): 8-223-003 (Portion of) & 8-223-004

### 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: 20.78 Ac (Combined Tracts)

Existing Number of Lots: 2 Parcels

Proposed Number of Lots: 141 Units

Smallest Lot Size: 1,800 +/- SF

Average Lot Size: 2,156 +/- SF

Linear Feet in Streets: 2,956 +/- LF

Zoning District: R-10A

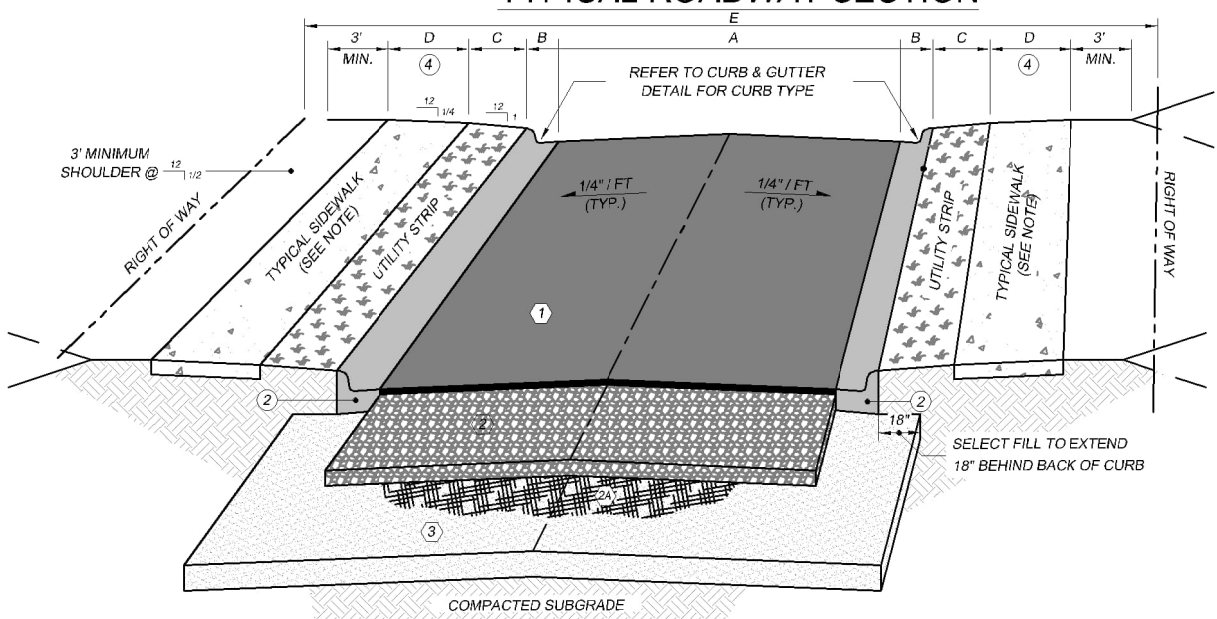
*Please continue to Page 2 of the City of New Bern Subdivision Application (Revised 6/24/2024)*



**GENERAL NOTES AND SITE DATA**

- BOUNDARY INFORMATION SHOWN IS AS PROVIDED ON THE "BOUNDARY SURVEY FOR TITLER HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 12, 2023.
- DEED REFERENCE: DEED BOOK 5470, PAGE 210.
- MAP REFERENCE: PLAT "CRAVENVILLE" PL. SDC 12-12.
- RANGE: OF 2223-000, 2223-001, 2223-002, & 2223-003.
- TOTAL COMBINED TRACTS ACRES: 20.73 ACRES ±.
- CURRENT PROPERTY ZONING IS R-10A.
- AERIAL IMAGES AS SHOWN ARE FOR CONCEPTUAL AND INFORMATIONAL PURPOSES ONLY AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS.
- UNIT ADDRESSES ARE AS SHOWN AND AS ASSIGNED BY THE CITY OF NEW BERN.
- THE EXISTING SITE IS CURRENTLY A COMBINATION OF WOODLANDS AND CLEARED FIELDS BY THE CITY OF NEW BERN.
- ALL COMMON AREAS AND OPEN SPACES SHOWN ARE TO BE DEDICATED TO AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- ELEVATIONS ARE BASED ON NAVD 83.
- ALL DISTANCES ARE TO BE MARKED WITH IRON PIPES, UNLESS OTHERWISE NOTED.
- THE ABOVE IDENTIFIED FEMA.
- EXISTING CONTOUR INTERVALS SHOWN ARE AT ONE FOOT. TOPOGRAPHY IS AS COORDINATED BY THE ENGINEER.
- STREET SIZES ARE TO BE ADDED TO THE STREETS UPON SITE WORK COMPLETION.
- WATER MAIN SIZES AS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON WATER HYDRAULIC MODELING AND CORRESPONDENCE WITH THE CITY OF NEW BERN ENGINEERING DEPARTMENT.
- SITE TABULATION:
- LOT SIZES: 7.43 ACRES ±, 8.96 ACRES ±, 4.60 ACRES ±, 20.73 ACRES ±.
- COMMON AREA / OPEN SPACE: 20.73 ACRES ±.
- TOTALS: 7.43 ACRES ±, 8.96 ACRES ±, 4.60 ACRES ±, 20.73 ACRES ±.
- THIS SUBDIVISION IS IN A ZONE CONTROLLED BY ZONING REGULATIONS.
- ALL PROPOSED CORNERS ARE TO BE MARKED WITH IRON PIPES, UNLESS OTHERWISE SHOWN.
- TREES ALONG STREETS SHALL COMPLY WITH SECTION 15-362 OF THE CITY OF NEW BERN LAND USE ORDINANCE. SUGGESTED TREE TYPE: PIN OAK, WHITE OAK, SHIMMO OAK, HICKORY OAK, MAI. TREES SHALL BE SPACES SUCH THAT THERE ARE LESS THAN 3 TREES PER 100' OF ROAD FRONTAGE.
- THE COMMUNITY POA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL OFF-RIGHT-OF-WAY STORMWATER, DRAINAGE, ACCESS, AND UTILITY EASEMENTS.
- THE COMMUNITY POA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL BACKYARD DRAINAGE STRUCTURES AND PIPING.
- REQUIRED MINIMUM CURB SETBACKS ARE AS FOLLOWS:
  - A. 20 FOOT FRONT SETBACKS.
  - B. 5 FOOT CURB SETBACKS.
  - C. 5 FOOT REAR SETBACKS.
- PERIMETER 20' SETBACKS ARE PROVIDED FOR THE MULTIFAMILY TRACTS, PER DISCUSSIONS WITH CITY OF NEW BERN. SETBACKS TO BE DETERMINED BASED ON SOIL TESTING. TYPICAL RESIDENTIAL DRIVEWAY WIDTH SHALL BE A MINIMUM OF 12' AND A MAXIMUM OF 18'.

**TYPICAL ROADWAY SECTION**



LEVEL	DESCRIPTION	MATERIALS	DEPTH	WIDTH
A	FACE OF CURB TO FACE OF CURB	24"	VARIES	24"
B	CURB AND GUTTER	24"	VARIES	24"
C	UTILITY STRIP	5"	VARIES	5"
D	SIDEWALK	5"	VARIES	5"
E	RIGHT OF WAY (TOTAL)	5'18"	VARIES	5'18"

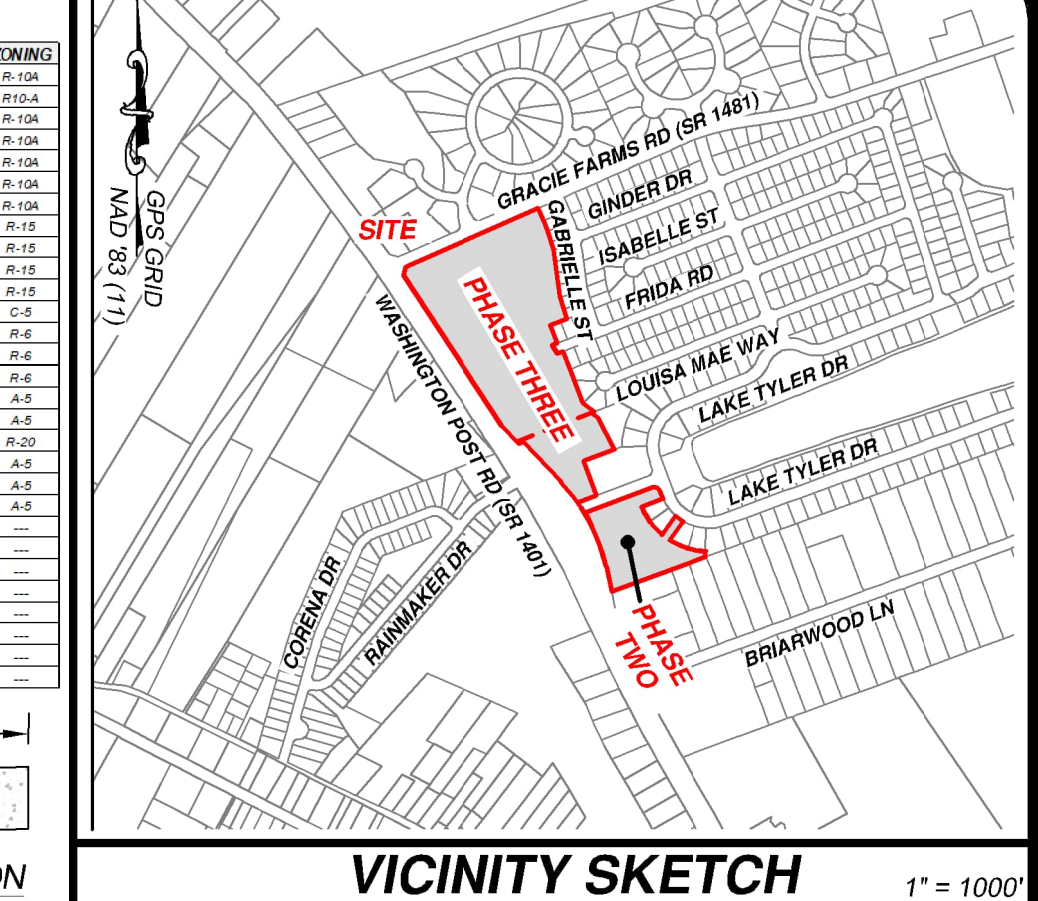
**NOTES:**

- PAVEMENT WIDTHS, RIGHT OF WAY DIMENSIONS, AND PAVEMENT DESIGNS SHALL BE AS SHOWN HEREIN UNLESS OTHERWISE SPECIFIED. WHERE DISCREPANCIES OCCUR, IF ANY, CONTACT THE ENGINEER FOR CLARIFICATION.
- SEE CURB AND GUTTER DETAIL FOR CURB DIMENSIONS AND TYPE. CURB AS SHOWN HEREIN IS AS TYPICAL. REFER TO THE PLAN FOR SIDEWALK LOCATIONS. SIDEWALKS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
- ALL SUBGRADE SHALL BE FIELD COMPACTED, PROOFROLLED, AND/OR TESTED FOR DENSITY AS PROVIDED IN THE SPECIFICATIONS FROM THE PAVEMENT SECTION MATERIALS OR CURB AND GUTTER. TYPICAL SIDEWALK WIDTH IS 5' UNLESS OTHERWISE SPECIFIED.

**ADJACENT PROPERTY OWNER TABULATION**

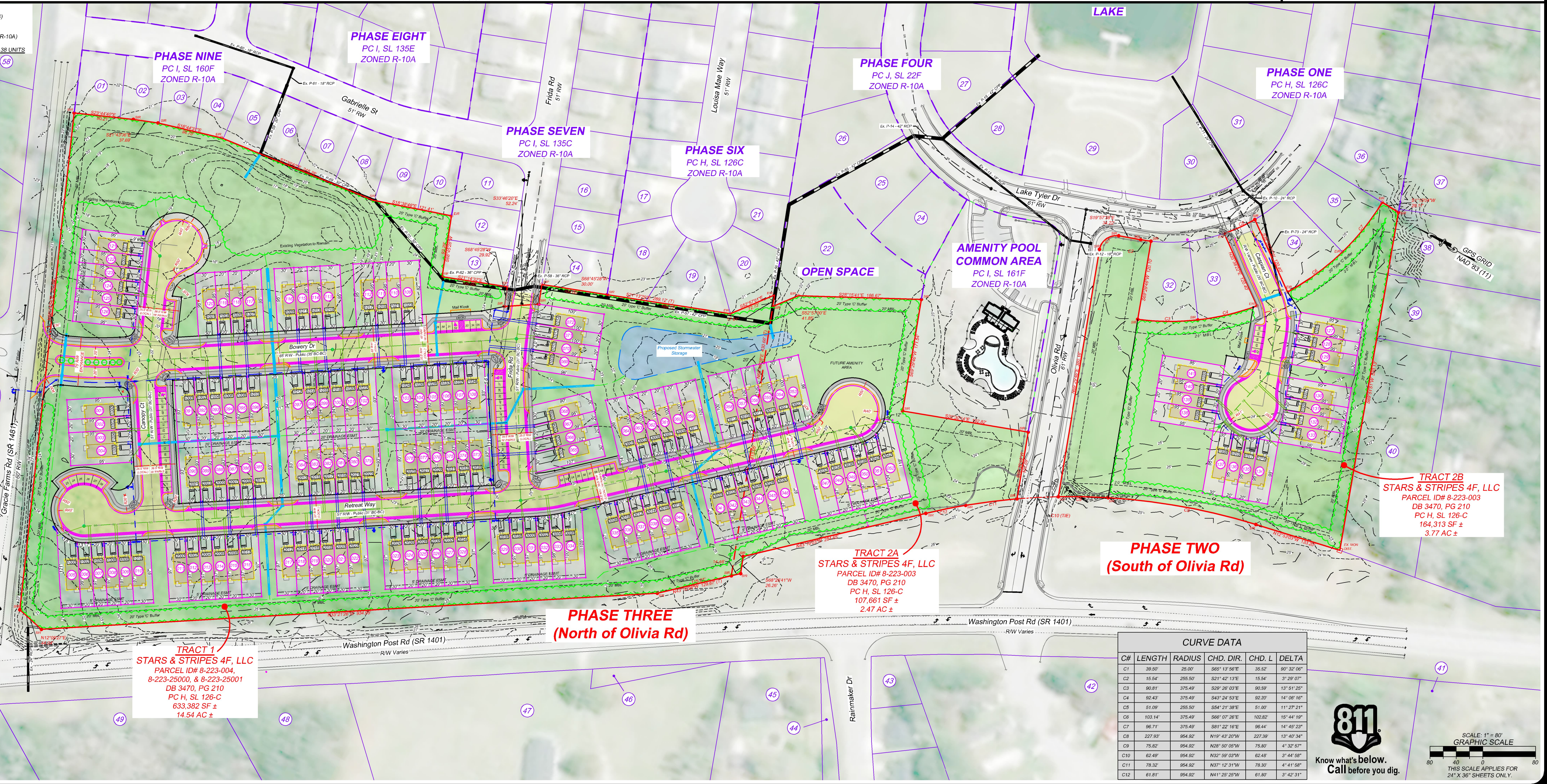
TRACT	PARCEL ID	OWNER (NOW OR FORMERLY)	ADDRESS	DB	PG	PC	SLIDE	ZONING
01	8-223-001	MICHAEL E. & CAMILLE S. BLACK	206 BARBELLE ST	3670	270	H	160F	R-10A
02	8-223-002	JUSTIN B. & ANDREW W. REDWICK	206 BARBELLE ST	3778	866	F	160F	R-10A
03	8-223-003	CURTIS J. POLK	206 BARBELLE ST	3671	489	F	160F	R-10A
04	8-223-004	JAMES L. & HELEN C. COSPOLDO	206 BARBELLE ST	3674	711	F	160F	R-10A
05	8-223-005	ADRIANNE D. & HARTWELL B.	206 BARBELLE ST	3671	489	F	160F	R-10A
06	8-223-006	CATHY LANE & MICHAEL LANE, JR. & D.S.	206 BARBELLE ST	3679	38	F	160F	R-10A
07	8-223-007	MATTHEW E. & WILLIAM C. STROCHER	214 BARBELLE ST	3674	1080	F	160F	R-10A
08	8-223-008	CYRIL P. & LOUIS A. COWARD-HURRELL	214 BARBELLE ST	3671	1080	F	160F	R-10A
09	8-223-009	LATOYA S. WILLIAMS	214 BARBELLE ST	3662	1424	F	160F	R-10A
10	8-223-010	WENNY THOMAS AVILES ET AL	214 BARBELLE ST	3680	2007	F	160F	R-10A
11	8-223-011	CHRISTOPHER S. & FRANCESCA WARD	511 FRIDA RD	3627	1880	F	115C	R-10A
12	8-223-012	ALEXANDER & DEBRA CAMPION	209 FRIDA RD	3628	102	F	115C	R-10A
13	8-223-013	ONELIS RICHIEBY & JUDITH BRIDGEMAN	209 FRIDA RD	3627	879	F	115C	R-10A
14	8-223-014	EDWARD W. GRANT	209 FRIDA RD	3628	204	F	115C	R-10A
15	8-223-015	JOHN R. & MARIONA GALEY III	209 FRIDA RD	3627	1059	F	115C	R-10A
16	8-223-016	BARBARA & MICHAEL A. VANDER	511 FRIDA RD	3628	552	F	115C	R-10A
17	8-223-017	MARCO J. & JULIA BURNHART	305 LOUISA WAY	3649	845	F	126C	R-10A
18	8-223-018	JOHN R. & MARIONA GALEY III	209 FRIDA RD	3627	1059	F	115C	R-10A
19	8-223-019	MICHAEL A. MYERS	305 LOUISA WAY	3651	723	H	126C	R-10A
20	8-223-020	CLARENCE W. BRIDGEMAN III & LISA W. JAMES	305 LOUISA WAY	3651	1041	H	126C	R-10A
21	8-223-021	ADAM & SARANTINOS SCHOON	305 LOUISA WAY	3678	484	H	126C	R-10A
22	8-223-022	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	A	126C	R-10A
23	8-223-023	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	F	126C	R-10A
24	8-223-024	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	F	126C	R-10A
25	8-223-025	STARS & STRIPES II LLC	408 LAKE TYLER DR	3470	210	F	22F	R-10A
26	8-223-026	STARS & STRIPES II LLC	407 LAKE TYLER DR	3470	210	F	22F	R-10A
27	8-223-027	STARS & STRIPES II LLC	406 LAKE TYLER DR	3470	210	F	22F	R-10A
28	8-223-028	STARS & STRIPES II LLC	405 LAKE TYLER DR	3470	210	F	22F	R-10A
29	8-223-029	STARS & STRIPES II LLC	404 LAKE TYLER DR	3470	210	F	22F	R-10A
30	8-223-030	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	A	126C	R-10A

**VICINITY SKETCH**



**DENSITY TABULATION**

TOTAL SITE AREA	906,356 SF (20.78 ACRES)
FIRST UNIT	10,000 SF
REMAINDER	896,356 SF
895,389 5,000 SF	179 UNITS ALLOWABLE (R-10A)
UNITS PROPOSED	141 UNITS
UNIT DIFFERENTIAL	179 UNITS - 141 UNITS = 38 UNITS



**CURVE DATA**

CH	LENGTH	RADIUS	CHD. DIR.	CHD. L.	DELTA
C1	38.50'	25.00'	88°13'36"	35.52'	90°32'08"
C2	15.54'	255.50'	50°14'13"	15.54'	3°29'00"
C3	80.91'	376.49'	50°09'03"	80.91'	3°29'00"
C4	92.49'	376.49'	50°14'13"	92.49'	1°17'27"
C5	113.14'	255.50'	55°41'38"	51.00'	1°17'27"
C6	11.09'	376.49'	50°09'03"	102.82'	1°41'19"
C7	96.71'	376.49'	50°14'13"	96.44'	1°41'23"
C8	227.93'	954.82'	11°16'43'20"	227.39'	13°40'34"
C9	75.82'	954.82'	102°50'00"	75.80'	4°32'57"
C10	62.48'	954.82'	102°50'00"	62.48'	3°44'26"
C11	78.32'	954.82'	103°12'31"	78.30'	4°41'08"
C12	61.81'	954.82'	101°22'20"	61.80'	3°42'31"

**TYPICAL ELEMENT SYMBOLOGY**

Property Boundary Lines	Proposed 8", 6", & 2" Water Line	Proposed Channel or Swale
Minimum Building Lines	Proposed Water Valve & Box	Existing & Proposed Contours
Centerlines	Proposed Reducer	Lot Addresses
Proposed Easement Lines	Proposed End of Line Blowoff	Proposed Pavement
Lot Boundaries & Corner Nodes	Proposed Fire Hydrant Assembly	Proposed Concrete Pads for Trash Roll-outs
404 Wetlands	Proposed Water Service	Proposed Townhouse Units
Woods Lines/Proposed Buffers	Proposed Storm Pipe	Proposed Open Space
Proposed Gravity Sewer Manhole/Mains	Proposed Catch Basin	Proposed Curb
Proposed Sewer Service	Proposed Pipe Flared End or Outlet Protection	Proposed Sidewalk & Wheelchair Ramp

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**PROJECT REVISIONS**

NO.	DESCRIPTION	BY	DATE
1	NEW BERN DRC COMMENTS	JGT	07.24.24
2	NB DEV. SERVICES - SETBACKS	JGT	08.15.24
3	PARCEL ID ADDITIONS PER NB	JGT	08.30.24
4	PARKING PADS/SATELLITE SPOTS	JGT	09.04.24

**OWNER / DEVELOPER**  
 STARS & STRIPES 4F, LLC  
 1031 MARIETTA STREET NW, SUITE A  
 ATLANTA, GA 30318

**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 DRAWINGS**  
 Released for permits only,  
 not released for construction.

**GENERAL PLAN**  
 TYLER - HOME ON THE LAKE  
 PHASES TWO & THREE

"A PLANNED UNIT DEVELOPMENT"

TWSP NO. 8 - CRAVEN CO. - NEW BERN - NORTH CAROLINA

SCALE: 1" = 80'  
 DATE: 06.25.24  
 PROJECT #: 2023-007  
 SHEET: 01 of 02



GENERAL NOTES AND SITE DATA

- BOUNDARY INFORMATION SHOWN IS AS PROVIDED ON THE "BOUNDARY SURVEY FOR TYLER HOME ON THE LAKE OUTPARCELS"...

TYPICAL ROADWAY SECTION

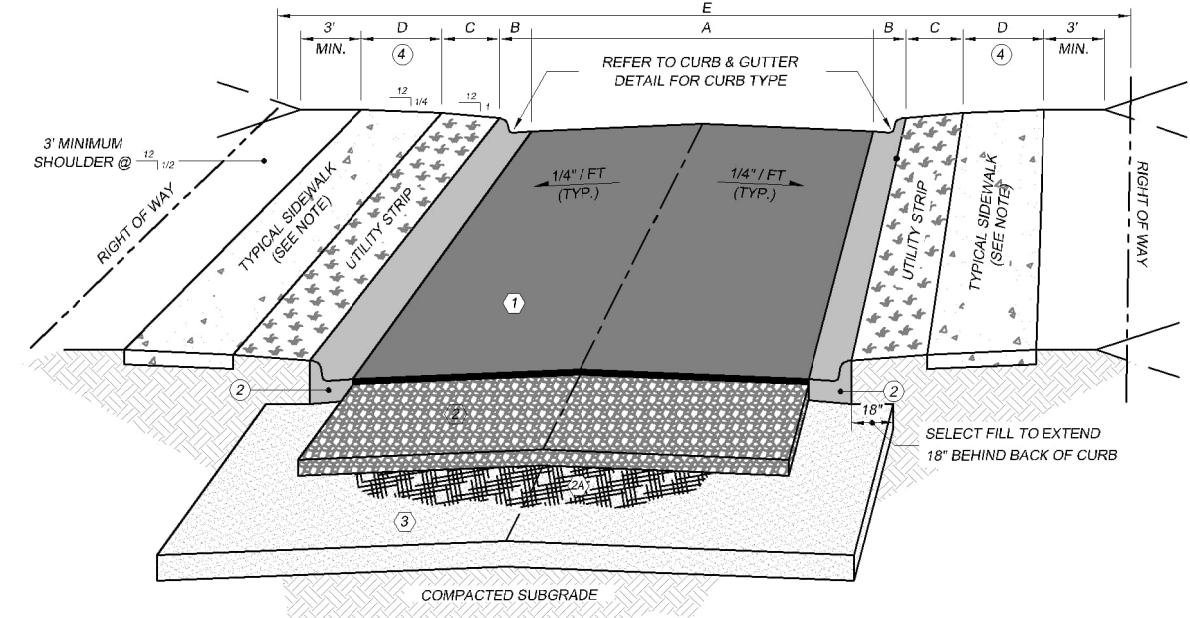
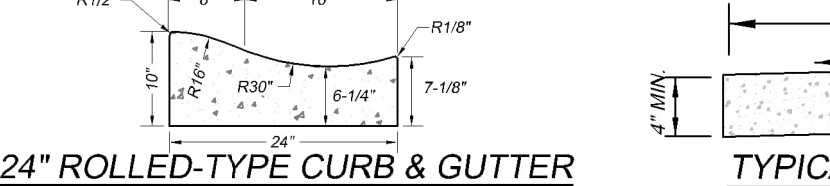
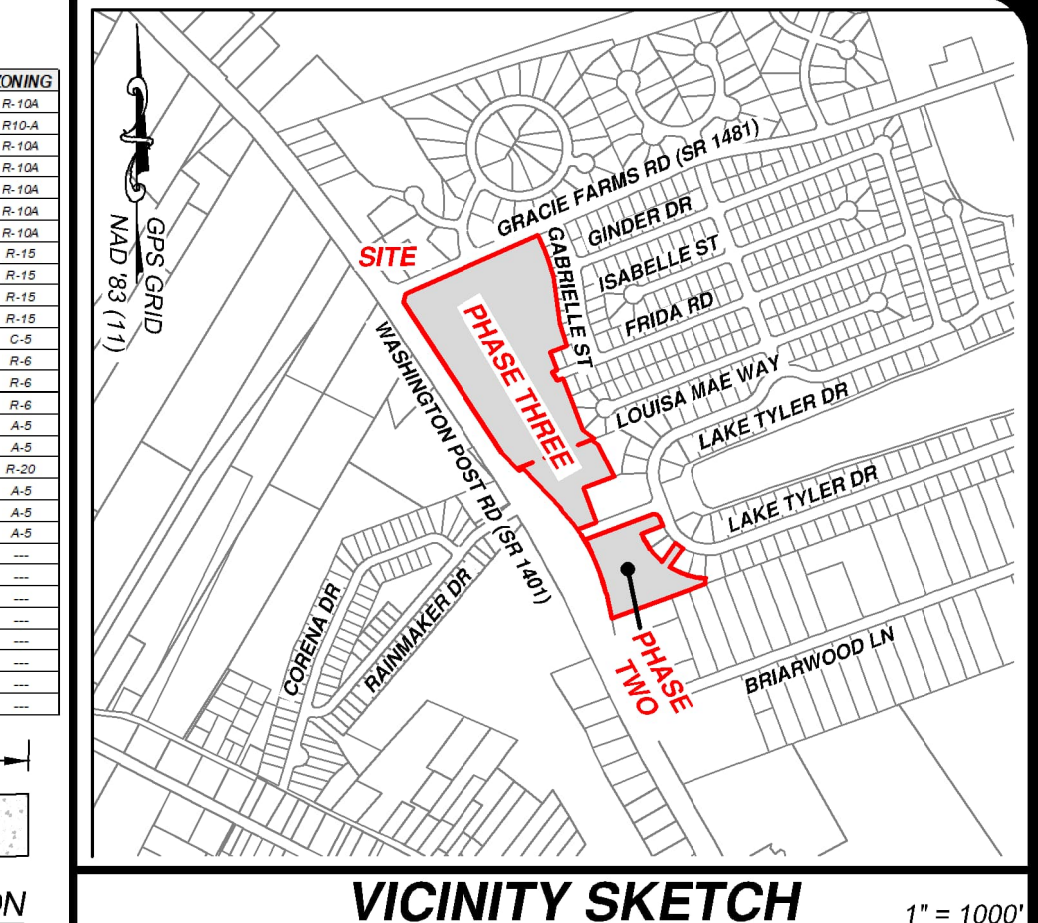


Table with columns: LABEL, DESCRIPTION, MATERIALS, DEPTH, WIDTH. Includes notes on curbs and gutter.

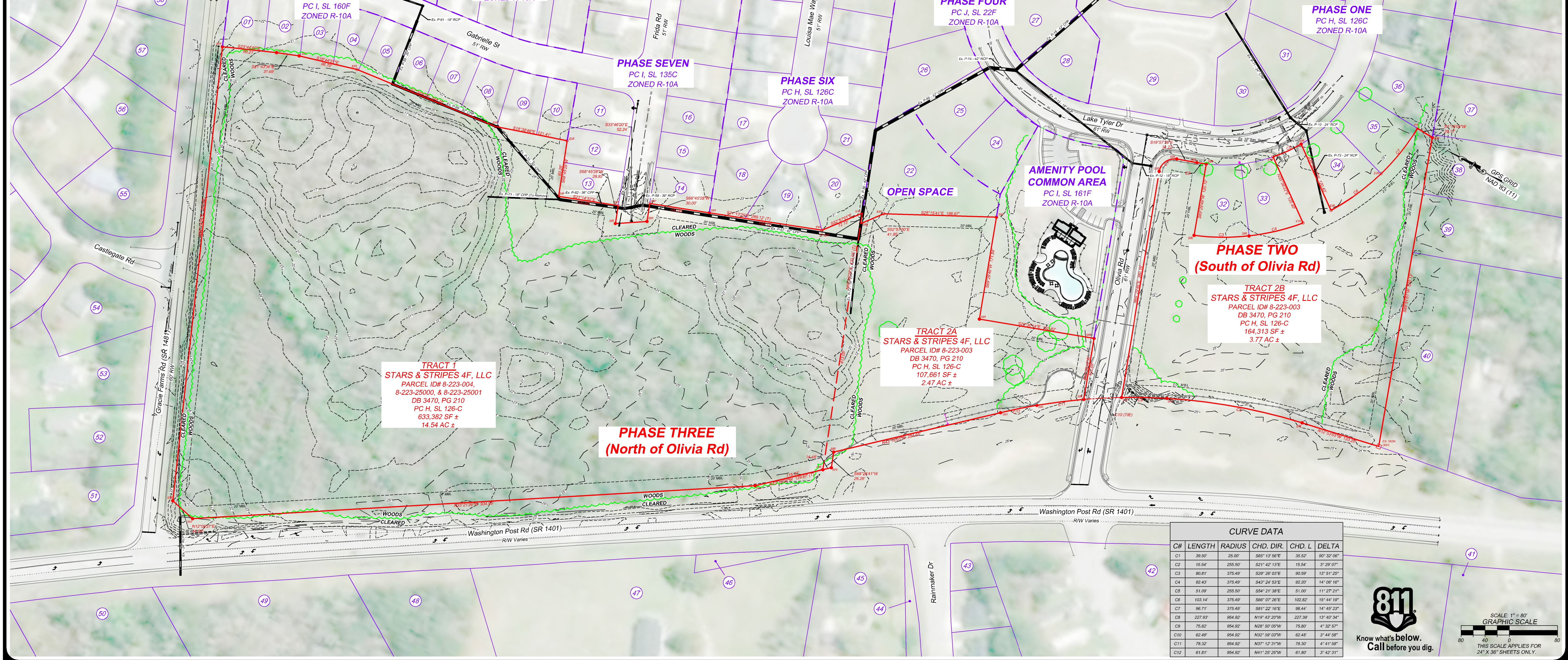
ADJACENT PROPERTY OWNER TABULATION

Table listing adjacent property owners with columns: TAG, PARCEL ID, OWNER (NOW OR FORMERLY), ADDRESS, DB, PG, PC, SLIDE, ZONING.



DENSITY TABULATION

Table with columns: Category, Density (Units/Acre), Total Units. Includes rows for Total Site Area, First Unit, Remainder, etc.



CURVE DATA table with columns: C# (Curve #), LENGTH, RADIUS, CHD. DIR., CHD. L., DELTA.

TYPICAL ELEMENT SYMOLOGY table listing symbols for Property Boundary Lines, Minimum Building Lines, Centerlines, etc.

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PROJECT REVISIONS table with columns: NO., DESCRIPTION, BY, DATE. Lists three revisions.

OWNER / DEVELOPER: STARS & STRIPES 4F, LLC. CONSULTING ENGINEER / SURVEYOR: THOMAS ENGINEERING, P.A.

PRELIMINARY DRAWINGS stamp and seal area with text: Released for permits only, not released for construction.

EXISTING SITE information: TYLER - HOME ON THE LAKE PHASES TWO & THREE. Includes scale and date.



# STAFF REPORT

DEVELOPMENT SERVICES



## SUBMAJ-002932-2024 (General Plan) Home on the Lake, Phases 2 & 3



**Address/Location(s)**

Adjacent to NC 43 and Washington Post Road, New Bern, NC

**Map Number(s)**

8-223-003, 8-223-004, 8-223-25000 & 8-223-25001

**Parcel Size**

20.78 Total Acres

**Current Zoning**

Residential 10A (R-10A)

**Current Use**

Vacant

**Proposed Lot Count/Use:**

141 Units, Townhomes

## Summary of Proposal

Thomas Engineering, PA (John G Thomas) on behalf of Stars & Stripes 4F, LLC, has submitted an application for a General Plan Subdivision approval. The subject properties total 20.78 acres and are adjacent to NC 43 and Washington Post Road. The project proposes a Planned Unit Development of 141 townhome units, and 8.96 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 20.78 acres and are adjacent to NC 43 and Washington Post Road, New Bern, NC.

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

## Zoning District Summary

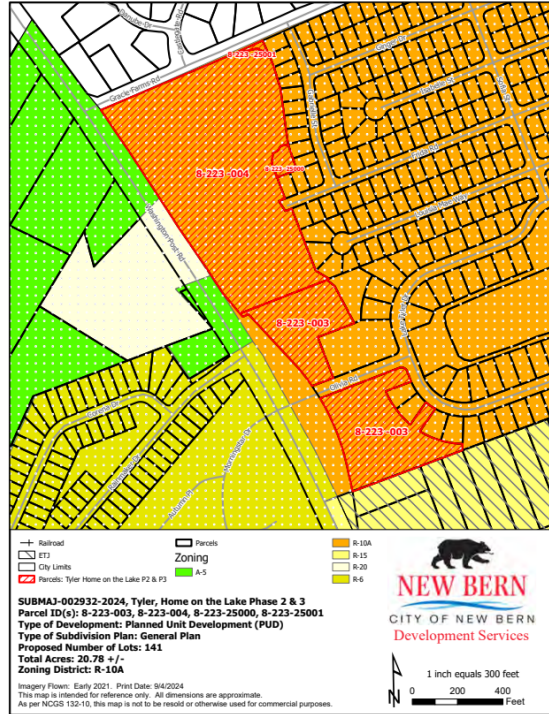
The R-10 residential district is designed to accommodate single- and two-family homes with 10,000 square feet lots required for one-family dwellings and an additional 5,000 square feet required for each additional unit. For the R-10 residential district, in promoting the general purposes of this ordinance,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

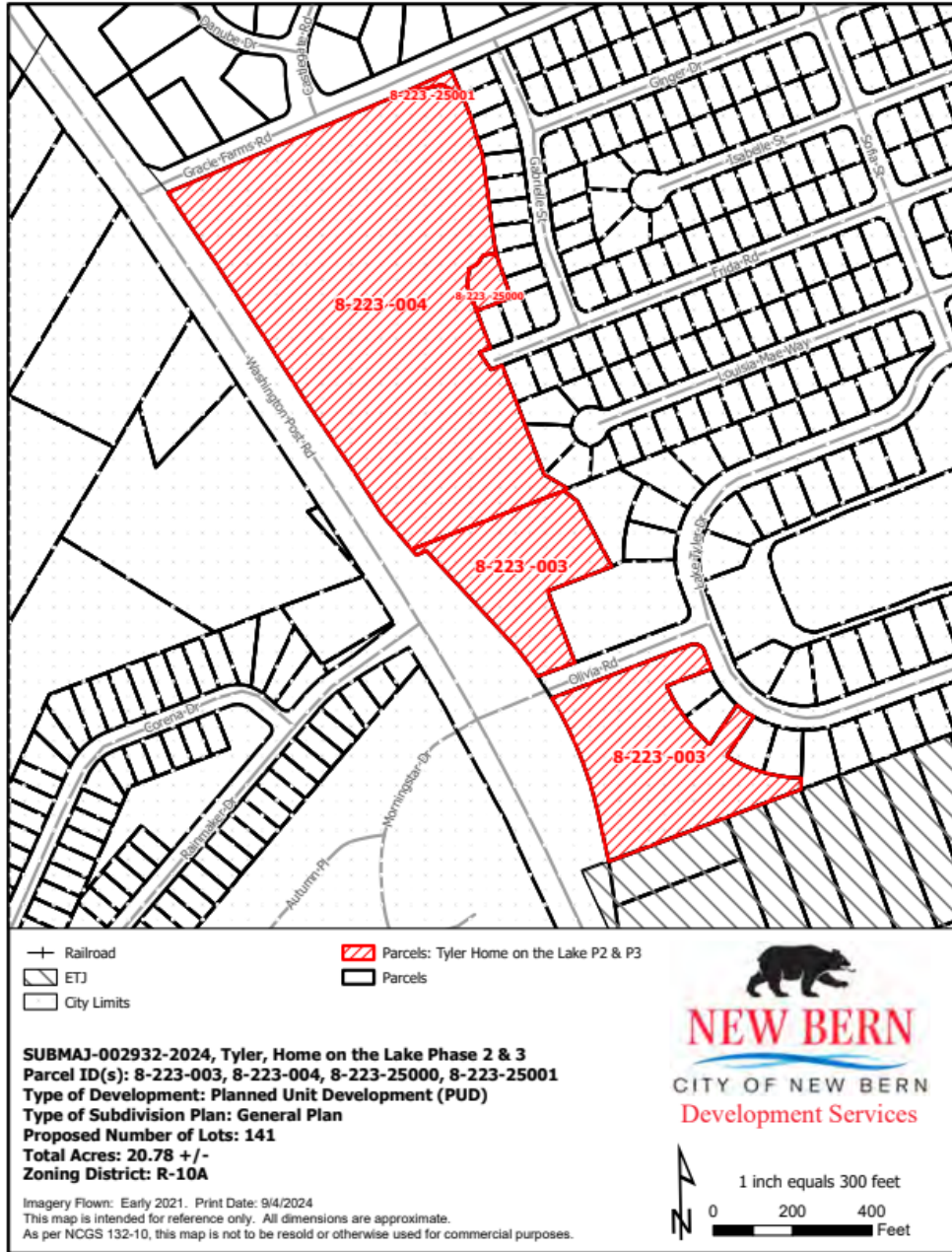
## Staff Evaluation

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 that were necessary.

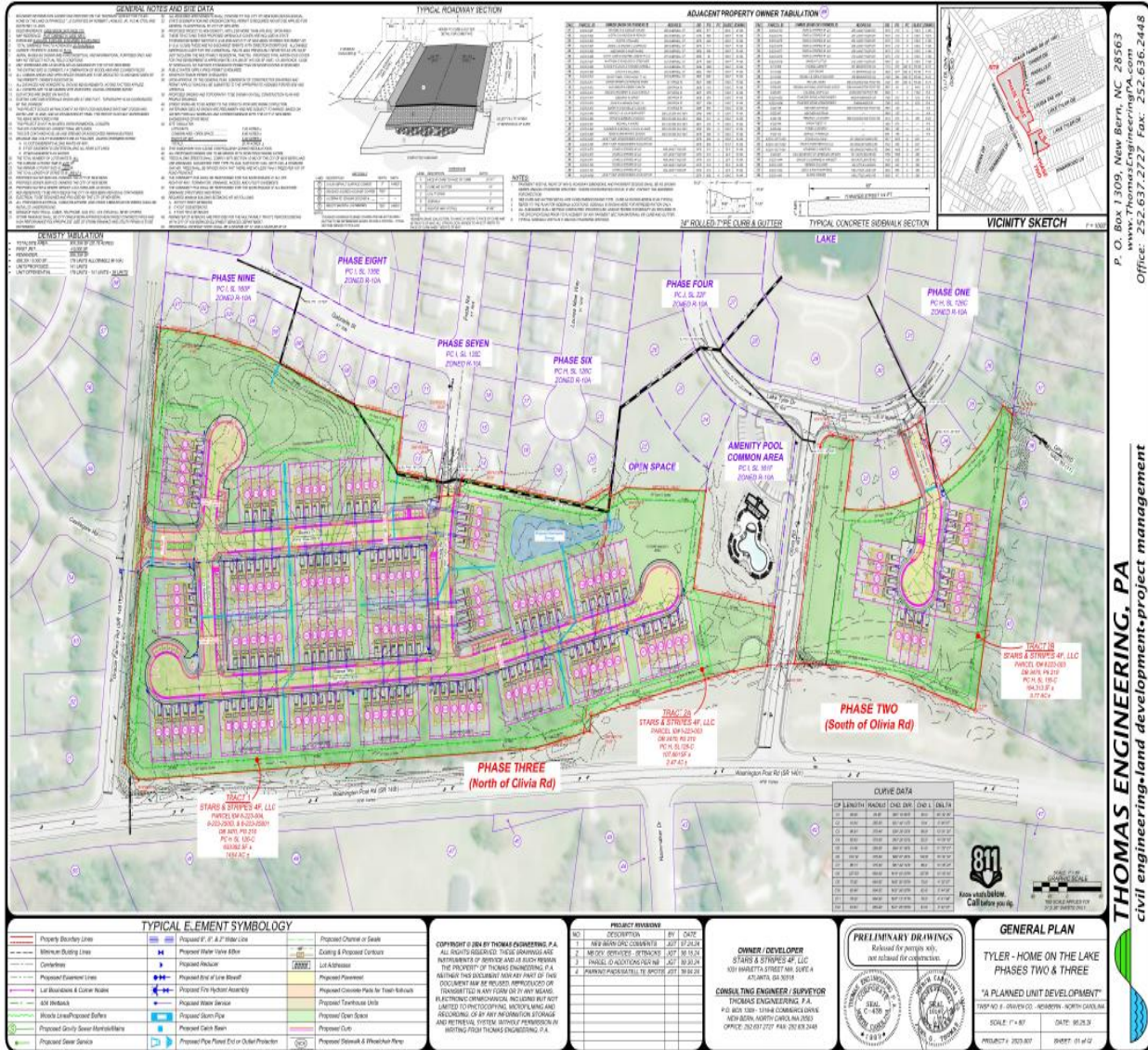




# Attachment One



# Attachment Two (Phase 2 & 3)



P. O. Box 1309, New Bern, NC 28563  
Office: 252.637.2727 Fax: 252.636.2448

**THOMAS ENGINEERING, P.A.**  
civil engineering-land development-project management