

1 City of New Bern
2 Redevelopment Commission Meeting
3 November 28, 2018 – 6:00 P.M.
4 Development Services Conference Room
5 303 First Street
6

7 **Members Present:** Tharesa Lee, Kip Peregoy, John Young, Maria Cho, Steve Strickland, and
8 Leander “Robbie” Morgan (arrived at approximately 6:15pm)
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10 **Ex-Officio Members Present:** Alderman Sabrina Bengel
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12 **Members Absent:** Tabari Wallace, Jaimee Bullock, Beth Walker (all excused)
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14 **Staff Present:** Jeff Ruggieri, Development Services Director; Bradleigh Sceviour, Planner II;
15 Jennifer Mayo, Administrative Assistant
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17 **Others Present:** none
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19 **Agenda**

20 **1. Call to Order**
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22 Chair Tharesa Lee called the meeting to order at approximately 6:02 p.m.
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24 **2. Approval of Minutes**
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26 Two sets of minutes were proposed for acceptance.
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28 The October 17, 2018 minutes were amended following the last meeting and Commissioner Kip
29 Peregoy made a motion to accept the October 17, 2018 minutes as amended. Commissioner
30 Steve Strickland seconded the motion. The motion carried unanimously.
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32 Commissioner Peregoy made a motion to accept the November 14, 2018 minutes.
33 Commissioner John Young seconded the motion. The motion carried unanimously.
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35 **3. Swearing in of Redevelopment Commission of New Bern Board Members**
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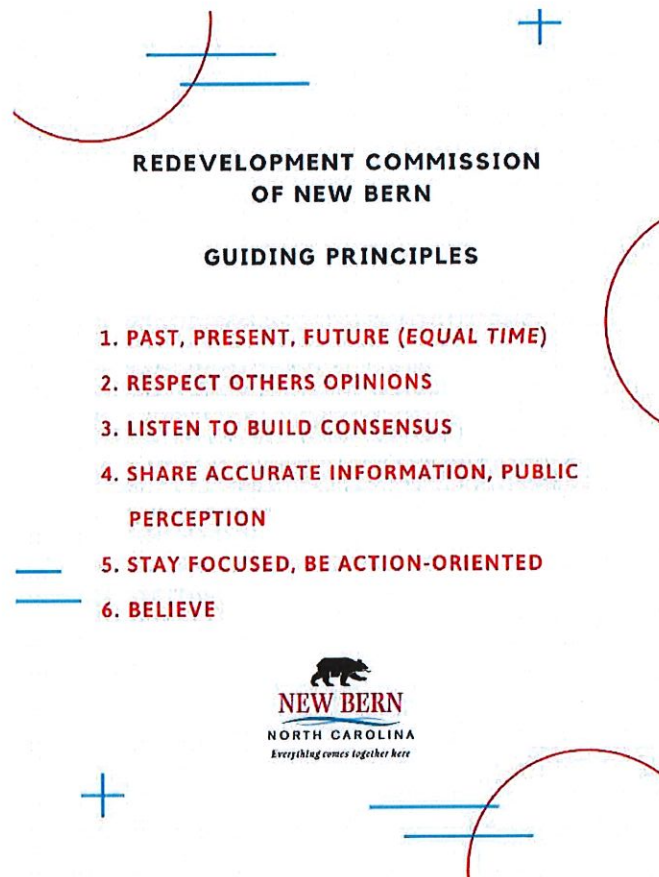
37 Staff member, Jennifer Mayo was on hand to swear in the commission members. Those in
38 attendance included Tharesa Lee, Kip Peregoy, John Young, Maria Cho, and Steve Strickland.
39 Those in attendance swore the following oath:
40

41 I, _____, do solemnly swear (or affirm) that I will support and maintain the

Constitution and laws of the United States, and the Constitution and laws of North Carolina, not inconsistent therewith, and that I will faithfully discharge the duties of my office as a member of the Redevelopment Commission of the City of New Bern, so help me God.

4. Board Exercise

Chairman Tharesa Lee led the board in an exercise. Using the "Guiding Principles" that were agreed upon, Chairman Lee introduced an exercise that encouraged the members to work together.



Chairman Lee laid out multiple puzzles with pieces scattered and set rules that nobody could talk to accomplish the goal. She stated that the exercise may seem elementary, but it is all for a purpose and asked that all members be willing to participate. The exercise demonstrated how to move passion to consensus and when pieces are missing the group has to draw on each other's strengths.

Chairman Lee asked for four volunteers for the next meeting for another exercise. Jeff Ruggieri, Commissioner Steve Strickland, Commissioner Robbie Morgan and Commissioner Kip Peregoy all agreed volunteered to participate.

5. Zoning Presentation

Development Services staff member Brad Sceviour provided the commission a brief about zoning and how it relates to proposed redevelopment area. Zoning is the way governments control the physical development of land and the kinds of uses to which each individual property may be put and is accomplished by breaking the city into different districts.

Staff discussed the details of the PowerPoint Presentation below. Staff also brought up the city website to demonstrate interactive zoning maps and flood hazard area maps for the proposed redevelopment area. Existing FEMA lots were requested to be highlighted for the board at a future meeting.

Comments from the commission included thinking about overlays that could be created for residential and commercial areas. It was discussed that there are many nonconforming areas and how custom zoning could help ease that burden. The focus could be on reducing nonconformities and having the goal to bring more into compliance through thoughtful planning.

Ultimately, the board decided that regular meetings with stakeholders would be necessary to review the zoning rules and to update and change existing rules based on best practices. The goals can also try to improve drainage and other issues that are prevalent in the community.



City of New Bern Zoning & The Redevelopment Commission

What is Zoning?

- Zoning is the way the governments control the physical development of land and the kinds of uses to which each individual property may be put.
- Zoning is accomplished by breaking down the city into different districts that allow different specific uses. For instance one district may allow only single family housing. Another may allow only allow commercial activities. Some districts will allow a wide variety of uses to take place.

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Zoning Intensity

- A good rule of thumb when looking at our zoning districts is that the lower the number next to a zoning district the more intense (dense + permissive) development can be.
 - For instance in an R-10 development you can have approximately 4 lots per acre vs an R-6 development with 7 lots per acre. Density almost doubles and the lower number gives you the clue.
 - This applies also to commercial districts, while lot sizes aren't that variable a C-3 district will be substantially more permissive in terms of use than C-4 or C-5. For example a C-3 district will allow a car dealership or a nightclub. On the other hand a C-4 district will be oriented towards more neighborhood type activities such as social clubs or retail establishments.

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Zoning in New Bern

- In New Bern we have 19 zoning districts. (§15-136)
- In the Redevelopment Commission Boundary 8 of those districts are represented.

They are as follows:

Residential	Commercial	Industrial
– R-10	– C-5A	– I-2
– R-10A	– C-4	
– R-8	– C-3	
– R-6		

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Residential Zones in the RC Boundary

- There are currently four residential zones in the RC Boundary (§15-136)
 - R-10A: A large lot size multifamily district.
 - R-10: A large lot size single family district.
 - R-8: A mid-sized mixed single/multifamily district
 - R-6: A small lot size mixed district. Also allows mobile homes
- The lot size requirement is indicated by the number i.e. R-10 requires 10,000 sqft lots, R-8 8,000 etc.
- All of these zones allow the construction of single family houses, duplexes and townhouses. R-10 prohibits multifamily apartment buildings.

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Commercial & Industrial Zones in the RC Boundary

- There are currently three commercial and one industrial zones in the boundary area. (§15-137/138)
 - C-5A: This zone is limited to designated historic districts. It is predominantly residential with some business types such as professional offices.
 - C-4: A neighborhood business zone designed to encourage retail and services that cater to a surrounding neighborhood
 - C-3: An intense commercial zone that is highly permissive. It is generally to be found on high traffic volume streets and away from residential neighborhoods.
 - I-2: This zone is intended to accommodate heavy industrial uses and be otherwise very highly restrictive.

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Overlays

- In addition to zoning districts the city also maintains various zoning overlays.
- There are 6 overlays found within the boundaries of the Redevelopment Commission and they have varying functions.
- These overlays supersede the underlying zoning districts and can alter anything from permissible uses to dimensional requirements and even design requirements.

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Overlays

- The overlays in the RDCB are as follows:
 - The First Street Corridor (§15-467)
 - The Downtown Historic District (§15-411)
 - The Broad/Queen Street Corridor (§15-465)
 - The Waterfront Overlay (§15-472)
 - The Lawson Creek Neighborhood Conservation Overlay (§15-493)
 - The Dryborough Neighborhood Conservation Overlay (§15-494)

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6. Board Discussion on Public Comment

Chairman Lee addressed the discussion about public comment and re-introduced the concept that the Board is subject to Public Meetings Law and must adhere to the open meetings laws. The meetings are published and the agendas posted prior to the meetings to meet all requirements. During the first meeting of the year, the Commission will adopt the 2019 meeting schedule and that will be published. The Commission discussed the desire to remain transparent in their activities. All meetings are recorded and minutes are taken for the public body.

The commission discussed how to handle public comments during the meeting. It was proposed to all of public comment period during each meeting. This will allow the general public to share thoughts to be heard and read into the minutes. The commission wants to build trust amongst the community. The Commission agreed that each public comment would not be addressed at that time, but would be addressed at a future date. There was general consensus to adopt a quarterly listening session meeting in the community. The Commission will continue to meet twice per month and discuss the 2019 schedule at the December meeting.

It was proposed to have a Commission to periodically hold meetings in the community to have a listening session. After much discussion it was determined that it should be a controlled process, rotated to different venues to hear public comments. This will allow the Commission to

be responsive to the community. The commission mentioned potentially controversial topics that arise and how to address those concerns in a constructive manner.

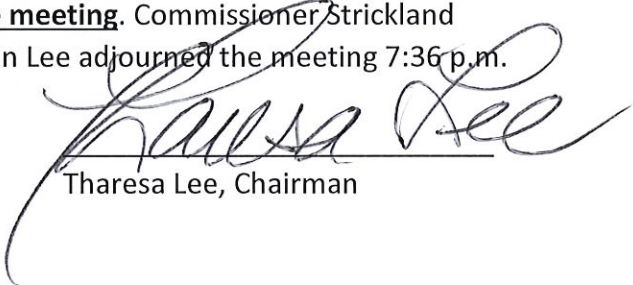
After much discussion, the board consensus was to follow the basic outline that the Board of Aldermen use for public comment period. Commissioner Strickland made a motion to set a public comment period at the beginning of each meeting for 4 minutes each person. The public comment period will be set on every agenda. Commissioner Morgan seconded the motion. It carried unanimously.

7. Adjournment

Chairman Lee announced that the next meeting will be on December 19, 2018 at 6 p.m. wa

Commissioner Peregoy made a motion to adjourn the meeting. Commissioner Strickland seconded the motion. It passed unanimously. Chairman Lee adjourned the meeting 7:36 p.m.

Date approved: 1/9/19


Theresa Lee, Chairman

Attest: 
Amanda Ohlensehlen, Recording Secretary