

City of New Bern
Redevelopment Commission Meeting
June 10, 2020- 6PM
Development Services Conference Room
303 First Street

Members Present: Chair Theresa Lee, Co-Chair Jaimee Bullock-Mosley, Steve Strickland, Maria Cho, Kip Peregoy, John Young, Tabari Wallace

Ex-Officio Members Present: Alderwoman Sabrina Bengel

Members Excused (E)/Absent (A): Beth Walker (A) Leander “Robbie” Morgan (A),

Staff Present: Jeff Ruggieri, Director of Development Services; Amanda Ohlensehlen, Community and Economic Development Manager; Alice Wilson, GIS Manager

1. Welcome and Call to Order

Chair Theresa Lee called the meeting to order at 6:00pm and Co-Chair Jaimee Bullock-Mosley delivered a roll call. Commissioners began reciting the Commission’s guiding principles.

2. Public Comment

No public comments were received.

3. Approval of Minutes

Commissioner Kip Peregoy made a motion to approve the minutes. This motion was seconded by Co-Chair Jaimee Bullock-Mosley.

4. Review draft Greater Five Points Redevelopment Overlay District Language

Jeff Ruggieri, director of Development Services, discussed how the Redevelopment Plan discusses how the language of the plan will be implemented and it was recommended to be done in an overlay. Mr. Ruggieri opened up with a section in the City’s Land Use Ordinance that specifically deals with overlays. Mr. Ruggieri stated that the language codifies zoning changes and it is simple and straightforward. Mr. Ruggieri told the Commission that it discusses lot size changes and prohibition of mobile homes, and off-street parking for single-family residential homes. The rezoning of Focus Area 3 is not in the overlay, as it dealt with the extension of 3rd Avenue.

Commissioner Peregoy began a discussion about lot sizes. Commissioner Peregoy stated that he conducted calculations and he did not feel the lot standards were good. Alderwoman Sabrina Bengel asked the Commission if there could be clarity in the language, so the community is not left confused about lot sizes and “maximum sizes” versus “minimum standards”. Commissioner Maria Cho asked if there could be clarity added upon what “minimum” actually means. Co-Chair explained that she feels it is important for people to understand that the intent was to open up the neighborhood for more people to have access to homeownership. Co-Chair Bullock stated that it may be good to add language that emphasizes that the standard set is a *minimum* standard and there will be room for flexibility. Regarding the prohibition of mobile homes, Co-Chair Bullock suggested that a footnote be added to describe a modular home. Co-Chair Bullock also expressed that she does not want current owners of mobile homes feeling that they will now be homeless.

5. Discussion on Redevelopment Action Plan Matrix

During this time, the Commission shifted their discussion toward an outline of action items for plan implementation. From this discussion, the Commission organized themselves into small committees that will each be responsible for tackling different components of the Redevelopment Plan. Chair Lee explained to the Commission that it is important to get engaged in the community and form committees that could be more effective in moving the Commission forward at a faster pace. The following committees were organized with the specific commissioners:

Neighborhood Committee: Leander ‘Robbie’ Morgan, Tabari Wallace, Co-Chair Jaimee Bullock-Mosley

Health and Wellness Committee: Maria Cho, John Young, Tharesa Lee

Housing Committee: Kip Peregoy, Steve Strickland, Beth Walker, and Tharesa Lee

Chair Lee told commissioners that each group would be expected to report at meetings what is taking place during their committee sessions. Mr. Ruggieri told the Commission that D’Aja Fulmore, Community Development Coordinator, would send out a poll to each committee to get everyone’s availability and organize meeting times. Chair Lee told the Commission that an option to call in would be made available. Chair Lee also explained that while City staff would be in attendance to meetings, it is the expectation for committee members to lead the discussion.

6. New Business

Mr. Ruggieri provided an update that the Board of Aldermen recently allocated approximately \$800,000 for the first phase of the Duffyfield Stormwater Project and the work will commence in July. Mr. Ruggieri explained that there will be 2-3 more phases to follow and he is processing potential ideas on how to expand the project in the future.

7. Adjourn

This meeting adjourned at 7:09pm.

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Date approved: 7/8/2020

Attest: 
D'Aja Bulmore, Recording Secretary


Theresa Lee, Chairman