

1 **NEW BERN BOARD OF ADJUSTMENT**  
2 **MINUTES**

3  
4 **May 24th, 2016**  
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6 The New Bern Board of Adjustment held a regular meeting on Monday, May 24, 2016 at 5:30  
7 pm in the City Hall Courtroom, 2nd floor, 300 Pollock Street.  
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9 **Members Present:** Ms. Beth Walker – Acting-Chair  
10 Mr. Benjamin Beasley  
11 Mr. Kenneth Brown  
12 Mr. Jeffrey Midgett  
13 Mr. John Murrell  
14 Mr. John Riggs  
15 Mr. Steve Strickland  
16 Mr. Richard Parsons  
17 Ms. Sarah Afflerbach  
18 Mr. Alfred Barfield  
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20 **Members Absent:** Ms. Lois Jamison  
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24 **Members Excused:**  
25 Mr. Peter Adolph  
26 Mr. PJ Walker  
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30 **Staff Present:** Mr. Greg McCoy, Land & Community Development Administrator  
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32 Vice-Chair Beth Walker called the meeting to order.  
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34 Roll call was taken and a quorum declared.  
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36 **Minutes:** There were no minutes to review.  
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38 Witnesses were sworn in.  
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40 **New Business:**  
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- 42 **1.** Consideration of Special Use Permit request to construct and operate a State and  
43 Employees Credit Union Branch on a 4.16 acre tract. The property is located at  
44 201 Howell Road and is further identified in Craven County Tax Book 7-001 as

lot 20000.

**Staff Comments:** Staff McCoy presented the request to the Board and stated this project went before Departmental Review on April 1, 2016. The applicant, Summit Engineering and Design is requesting a Special Use Permit (SUP) to operate a State Employees Credit Union on a 4.16 acre site. The property is located in the C-3 Commercial District and is because the site is greater than two acres, a SUP is required. The site was all adjacent property owners within 100 feet were notified, including the railroad and no comments were received

Mr. Strickland asked if the City's access and use of the City owned parcel across the back of the applicants parcel been addressed in Departmental Review. Mr. McCoy stated that it had been and that there is access along the rear of that parcel along the railroad tracks. He also stated that the NCDOT has reviewed the plans and it meets all of their requirements, even for future access.

**Applicant Comments:** The following representatives for the proposed project were present, Chad Evette, Land Development Manager for Summit Design Engineering, Aaron Hudgins, Project Engineer, and one of the Branch Managers who will be relocating to New Bern. The proposed building is approximately 8500 square feet and as stated by Mr. McCoy, sits on a 4.16 acre tract in the permitted zoning district. Mr. Evette stated that the proposed bank will be a new prototype and it will replace the existing State Employees Credit Union Bank in James City.

**Public Comment:** Vice Chair Walker opened the meeting for public comment.

**Board Discussion:** The Board reviewed the findings of fact.

Public comment period was closed.

**Findings of fact:**

1. The requested permit is within the Board of Adjustment's jurisdiction according to the table of permissible uses;  
**Motion J. Midgett; Second B. Beasley**
2. The application is complete;  
**Motion R. Parsons; Second A. Barfield**
3. If completed as proposed in the application and as presented tonight, the development will comply with all the requirements of this ordinance.  
**Motion A. Barfield; Second K. Brown**
4. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted;  
**Motion J. Midgett; Second R. Parsons**
5. The use will not substantially reduce the value of adjoining or abutting property, or

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**Motion R. Parsons; Second A. Barfield**

6. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the city;

**Motion K. Brown; Second J. Midgette**

**Motions passed by unanimous vote.**

**Condition(s):**

1. Provide ADA (American Disability Act) compliant sidewalks the length of the development adjacent to Howell Road.

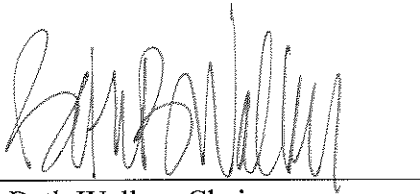
**Motion:** Mr. Parsons moved to include the conditions presented by the City. Mr. Brown seconded.

**Motion passed by unanimous vote.**

**Motion:** Mr. Adolph made a motion to **APPROVE** the Special Use Permit with conditions based on the findings of fact. Mr. Parsons seconded.

**Motion passed by unanimous vote.**

With no further discussion, meeting adjourned. The next regularly scheduled meeting is on Monday, June 27, 2015 at **5:30 pm** in the City Hall Courtroom, 2nd floor, 300 Pollock Street.



Beth Walker, Chair



Greg McCoy, Board Clerk