

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

3
4 **July 30, 2018**

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6 The New Bern Board of Adjustment held a regular meeting on Monday, July 30, 2018 at 5:30
7 pm in the City Hall Courtroom, 2nd floor, 300 Pollock Street.

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9 **Members Present:** Mr. Kenneth Peregoy - Chair
10 Mrs. Dorethea White
11 Mr. Tripp Eure
12 Mr. John Murrell
13 Mr. John Riggs
14 Mr. Steve Strickland
15 Mr. Richard Parsons
16 Mr. Edward Bellis
17 Mr. Ross Beebe
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20 **Members Excused:** Mr. Alfred Barfield
21 Ms. Lois Jamison
22 Mr. Kenneth Brown
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26 **Staff Present:** Mr. Greg McCoy, Land & Community Development Administrator
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28 Chair Kenneth Peregoy called the meeting to order.
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30 Roll call taken and a quorum declared.
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32 **Minutes:** Reading of the minutes from the previous meeting was waived by unanimous
33 consent. Minutes from the June 25, 2018 meetings approved.
34

35 Witnesses sworn in. Ms. Sarah Afflerbach
36 Ms. Melinda Robinson
37 Mr. Jerry Cormier
38

39 **New Business:**

40 Consideration of a Special Use Permit request to operate a Bed and Breakfast at 406 Hancock.
41 The property is further identified as Craven County Identification Number 8-002-D-083.
42

43 **Staff Comments:** Staff McCoy presented the request to the Board stating the applicant is
44 seeking to operate a Bed and Breakfast at 406 Hancock. The property is further identified as
45 Craven County Identification Number 8-002-D-083.

46 This project went before Departmental Review on June 15, 2018 and all requirements were met.
47 Staff cited Section 15-146 of the Land Use Ordinance, a Special Use Permit is required to
48 operate a Bed and Breakfast C-1 Central Business District.
49

50 **Comments:**

51 Ms. Afflerbach stated that she proposes to operate a bed and breakfast at her site. She presented a
52 survey of her property stating that the site has room for three parking spaces.

53 Mrs. White asked if there are any plans to add to the current location. Ms. Afflerbach stated no.
54

55 **Public Comment:** Chair Peregoy opened the meeting for public comment.
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57 Ms. Robinson who resides across the street from Ms. Afflerbach stated that her home used to be
58 a bed and breakfast and is in support of the request for a bed and breakfast.
59

60 Mr. Cormier who resides across the street from Ms. Afflerbach stated that he is in support of the
61 request for a bed and breakfast.
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63 **Public comment period was closed.**
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65 **Findings of fact:**
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67 1. The requested permit is within the Board of Adjustment's jurisdiction according to
68 the table of permissible uses;
69 **Motion S. Strickland; Second J. Riggs**
70 **Motion passed-unanimous**
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72 2. The application is complete;
73 **Motion D. White ; Second R. Beebe**
74 **Motion passed-unanimous**
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76 2. The use will not materially endanger the public health or safety if located where
77 proposed and developed according to the plan as submitted;
78 **Motion D. White; Second R. Parsons**
79 **Motion passed-unanimous**
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81 3. The use will not substantially reduce the value of adjoining or abutting property, or
82 that the use is a public necessity;
83 **Motion S. Strickland; Second R. Parsons**
84 **Motion passed-unanimous**
85

86 4. The location and character of the use, if developed according to the plan as submitted
87 and approved, will be in harmony with the area in which it is to be located and in
88 general conformity with the plan of development of the city;
89 **Motion R. Parsons; Second T. Eure**
90 **Motion passed-unanimous**

91 5. If completed as proposed in the application and as presented tonight, the development
92 will comply with all the requirements of this ordinance.

93 **Motion S. Strickland; Second R. Parsons**

94 **Motion passed-unanimous**

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96 **All Motions passed by unanimous vote.**

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98 **Motion: Mr. Richard Parsons moved to approve the Special Use Permit.**

99 **Mr. Steve Strickland Seconded.**

100 **Motion passed by unanimous vote.**

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103 **CONDITION**

104 **The applicant shall provide onsite or satellite parking for each room rented.**

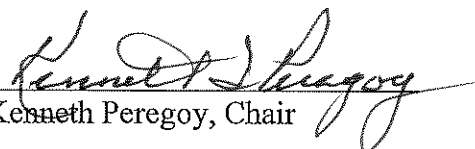
105 **Motion to APPROVE Steve Strickland Second J. Murrell**


106 **This motion was unanimous**

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109 **Motion to close the meeting Ross Beebe, Mr. Steve Strickland Seconded**

110 **All were in favor, none opposed.**

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114 **With no further discussion, the meeting was adjourned. The next regularly scheduled meeting is**
115 **on Monday, August 27, 2018 at 5:30 pm in the City Hall Courtroom, 2nd floor, 300 Pollock**
116 **Street.**

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Kenneth Peregoy, Chair


Greg McCoy, Board Clerk

