

**Minutes of the
City of New Bern Planning & Zoning Board
June 4, 2019 – 5:30 P.M.
New Bern City Hall - 303 Pollock Street**

1
2 The regular meeting of the New Bern Planning and Zoning Board was held in the City Hall
3 Courtroom, 300 Pollock Street, on June 4, 2019 at 5:30 pm
4

5 **Members Present:**

6 Raymond Layton, Chair
7 Haron Beatty
8 Don Black
9 Carol Williams
10 Pat Dougherty
11 Jerry Walker
12

13 **Members Excused (E)/ Absent (A):**

14 Sonny Aluzzo, Vice Chair
15 Willie Newkirk Sr.
16 Jeffrey Midgett
17 Marshall Ballard
18
19

20 **Staff Present:**

21 Morgan Potts, City Planner.
22 Bradleigh Sceviour, Land and Community
23 Development Administrator.
24 Nadia Abdul-Hadi, Planner 1.

25 **1. Roll Call**

26
27 Staff Member Morgan Potts delivered the roll call of all members and quorum declared.
28
29

30 **2. Approval of Minutes**

31
32 None.
33
34

35 **3. Officer Elections June 2019-June 2020**

36
37 Deferred to next meeting.
38
39

40 **4. Presentations of Certificates of Appreciation to Outgoing Board Members.**

41
42 Deferred to next meeting.

43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89

5. New Business

A. Consideration of a request from the City of New Bern to rezone 294 +/- acres from I-1/I2 Industrial District to R-10 Residential District. The properties are further identified as Craven County Parcel Identification Numbers 8-244-033, 8-242-096, 8-244-4000, 8- 242-9000, 8-244-2000 & 8-244-021. (Ward 5).

Staff Comments:

Morgan Potts, described the parcels as a former rock quarry explaining why they were zoned industrial in the past. Ms. Potts explained that the quarrying activities had since ceased and the land was donated to the city by Martin Marietta. The City intends to use the parcels to establish Martin Marietta Park.

Board Discussion:

Mr. Walker asked staff if the land was not rezoned would this allow Martin Marietta to resume quarrying activities, staff clarified that the land had already been donated to the City so that would not be a possibility. Mr. Black asked if there was any other zoning district that would allow for the establishment of a park and all activities associated as opposed to R-10, Bradleigh Sceviour stated that parks are permitted in most residential zones around the city. Mr. Black asked if there was a specific zone in the City that was specifically dedicated to parks, Mr. Sceviour stated there was not. Mr. Black asked if this land could be used for housing if it was not being used for a park, Mr. Sceviour answered that with the parcels' history as a quarry, the only appropriate use considering the terrain would be a park. Mr. Walker suggested that most of the land in that area flooded, Ms. Potts confirmed adding that almost 80% of the land is in a 100-year flood plain.

Public Comments:

Chair Layton invited any members of the public in support of the plans to speak. Foster Hughes, Director of Parks and Recreation for the City of New Bern took to the stand to discuss the phases of the park stating that it would take a number of years for the park to be completed. Hearing no further comment in support of the plans, Chair Layton asked for any comments in opposition to the plans, with none heard Chair Layton closed the public comment period. Chair Layton reopened the public comment period as a member of the public stated that they were neither for nor against the rezoning, they just had a question. Tina Metts, 1011 S. Glenburnie Rd., asked how this rezoning would affect her property zoned R-6. Chair Layton responded that this rezoning would not affect Ms. Metts' property, he added that if anything this rezoning of parcels from industrial to residential would make zoning in the area more consistent. Ms. Metts added that her farther also had property in close proximity to the parcels being rezoned, his property is zoned commercial, and she wanted to know how this would affect his property, Chair Layton reiterated that this rezoning would not affect any other parcels than those being rezoned. Ms. Metts asked if the rezoning would affect herself or her father financially, Ms. Potts responded that if anything the rezoning and establishment of a park would increase her property values. Chair Layton asked if there was any further public comment, Ms. Laurie Bowles of 3707 Dovefield Ct., took to the stand

90 to ask if all the construction and movement of land would cause any increase in water levels in the
91 event of a hurricane, as Ms. Bowles stated that water came up into her neighbors yard during
92 Hurricane Florence. Chair Layton stated that there are many state regulations in place that would
93 prevent the City from undertaking projects that would put surrounding properties at an elevated
94 flood risk, he also added that this is what he would call a low impact development. Staff member
95 Bradleigh Sceviour added that projects such as this would have to go through site plan review and
96 any concerns regarding issues such as flooding would be addressed and resolved in that process
97 before any development can take place. Hearing no further comments Chair Layton closed the
98 public comment period and returned the discussion back to the board.
99

100 **Board Discussion:**

101
102 Mr Black asked Mr. Dougherty for his professional opinion on how this project would impact
103 property values as Mr. Dougherty works in real estate. Mr Dougherty said that he was impressed
104 by the project and believed it would do nothing other than increase property values in the area.
105 Hearing no further board discussion Chair Layton stated he would entertain a motion. **Mr. Black**
106 **made a motion to recommend approval of the request to rezone 294 +/- acres from I-1/I2**
107 **Industrial District to R-10 Residential District. Craven County Parcel Identification**
108 **Numbers 8-244-033, 8-242-096, 8-244-4000, 8- 242-9000, 8-244-2000 & 8-244-021, Mr.**
109 **Dougherty seconded the motion. The motioned passed unanimously (6-0).**
110

111 112 113 **6. Community Impact Statement Update by Planning & Zoning Board Member Don** 114 **Black**

115
116 Mr. Black conveyed to the board that staff had agreed to send the board their packets 10 days
117 prior to the meeting when a major subdivision was on the docket in order to give board
118 members two full weekends to review the information presented. Mr. Black continued to state
119 that the community impact ad-hoc committee were still in the early stages of deciding what
120 the ad-hoc committee will be addressing.
121

122 123 **7. Adjourn**

124
125 Hearing no further discussion amongst the Board, Chair Layton entertained a motion to adjourn.
126 **Mr. Black moved to adjourn, Mr. Beatty seconded the motion. The motion passed**
127 **unanimously (6-0).**
128
129

130 The meeting was adjourned at 5.50pm.

131

132

133 Date Approved: May 5, 2020


134

135

136

137

Attest:



Jeff Ruggieri, Director of Development Services



Don Black, Chair