

1 **Minutes of the New Bern Planning & Zoning Board**
2 **November 1, 2016**
3

4 The regular meeting of the New Bern Planning & Zoning Board was held in the City Hall
5 Courtroom, 300 Pollock Street, on Tuesday, November 1, 2016 at 6:00 PM.
6

7 **Members present:** Mr. Raymond Layton, Chair
8 Mr. Barry Evans, Vice-Chair
9 Mr. Willie Newkirk, Sr.
10 Mr. Sonny Aluzzo
11 Mr. Jimmy Dillahunt
12 Mr. Haron Beatty
13

14 **Members absent:** None
15

16 **Members excused:** Ms. Carole Williams
17

18 **Staff present:** Ms. Morgan Jethro, City Planner
19 Mr. Jeffrey Ruggieri, Director
20 Mr. Greg McCoy, Land & Community Dev. Admin.
21 Mr. Bradleigh Sceviour, Planner
22

23 Chair Layton called the meeting to order.
24

25 Roll call was taken and a quorum declared.
26

27 **Minutes:** The minutes from the September 2016 meeting were approved with a motion that
28 began with Mr. Evans and seconded by Mr. Aluzzo. The motion carried
29 unanimously.
30

31 Chairman Raymond Layton presented Certificates of Appreciation to outgoing Planning &
32 Zoning Board Members Kip Peregoy, Dorothea White, and Byron Walston.
33

34 **New Business:**

- 35 **A. Consideration of a final plat for “Rivertowne Square Lot 1”, submitted on behalf**
36 **of “C4 Rivertown Square, LLC”, by Robert Murphy, PLLC. The property is**
37 **located to the Southwest of US Highway 70 and to the South of Dr. Martin Luther**
38 **King, Jr. Boulevard. The property is further identified in Craven County Tax**
39 **Book as 8-208 -036. (Ward 2).**
40

41 **Staff Comments:** Staff Jethro gave the board a presentation regarding the final plat approval
42 request. She noted that the general plan was unanimously approved by the Board in August, and
43 this was the parcel where the Panera and Chipotle is located.
44

45 **Public Comments:** None.

46 **Board Comments:** Chairman Layton reminded the board that final plat approval is now the
47 responsibility of the Planning & Zoning Board after the Land Use Ordinance edits were

48 approved by the Board of Aldermen previously in the year. Mr. Dillahunt inquired on the
49 number of exits from the parcel. Staff Jethro commented that there were two exits currently on
50 the southern portions of the lot 1A. Mr. Beatty inquired on the existing easement, and Jethro
51 noted that there was an existing easement on the parcel. A motion to approve the final plat was
52 made by Mr. Aluzzo and seconded by Mr. Evans. The final plat was approved unanimously.
53

54 **B. Consideration of a Planned Unit Development General Plan "Southwind at Bluewater**
55 **Rise", submitted on behalf of "A. Sydes Construction Inc." by Thomas Engineering,**
56 **P.A. The property is located to the north of County Line Road and to the West of Old**
57 **Airport Road. The property is further identified in Craven County Tax Book as 7-106 -**
58 **001. (Ward 3).**
59

60 **Staff Comments:**

61 Staff Jethro gave a brief presentation on the proposed Planned Unit Development. She noted that
62 the applicant and staff have requested a continuance of this Planned Unit Development due to
63 concerns over the road widths.
64

65 **Public Comment:** Mr. John Thomas, representative for A. Sydes Construction, agreed to the
66 continuance.
67

68 **Board Discussion:** Chair Layton opened the public hearing, and continued the hearing until the
69 next meeting. A motion was made by Mr. Aluzzo and seconded by Mr. Evans to continue
70 hearing the Planned Unit Development for Bluewater Rise until the next meeting.
71

72 **Other Items:**

73
74 **Staff Comments:** Staff Jethro commented there were presently 3 vacancies on the board, and
75 she expects appointments to be made by the end of the month by the Board of Aldermen.
76

77 Staff Jethro gave the Board an update on the Historic Preservation Guidelines, and asked that
78 Board members familiarize themselves with the document, which is available on the
79 Development Services website. She noted is anticipated that the Board will hear and discuss the
80 draft Guidelines at their January meeting.
81

82 **Board Discussion:** Mr. Dillahunt inquired on the outcome of the rezoning request made by
83 "Tried by Fire" for the parcel at 823 Clark Avenue, and what information was provided to the
84 Board of Aldermen by staff prior to their decision. Staff Jethro stated that the draft minutes from
85 the Planning & Zoning Board and a staff recommendation not to approve the rezoning request
86 were provided to the Board of Aldermen. Mr. Dillahunt commented that a more colorful sign
87 depicting the public hearing date should be used. Chair Layton commented that the Planning &
88 Zoning board was an advisory board that makes recommendations to the Board of Aldermen,
89 with the exception of final plat approvals, which was recently changed in the Land Use
90 Ordinance earlier this year.
91

92 There being no further business, the meeting was adjourned with a motion made by Mr. Evans
93 and seconded by Mr. Beatty. The motion passed unanimously.
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Raymond Layton, Chair

Morgan Jethro, Clerk