

1 **Minutes of the New Bern Planning & Zoning Board**
2 **March 7, 2017**
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4 The regular meeting of the New Bern Planning & Zoning Board was held in the City Hall
5 Courtroom, 300 Pollock Street, on Tuesday, March 7, 2017 at 6:00 PM.
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7 **Members present:** Mr. Raymond Layton, Chair
8 Mr. Barry Evans, Vice-Chair
9 Ms. Carol Williams
10 Mr. Willie Newkirk, Sr.
11 Mr. Sonny Aluzzo
12 Mr. Jeffrey Midgett
13 Mr. Jerry Walker
14 Mr. Haron Beatty
15 Mr. Don Black
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17 **Members absent:** Mr. Jimmy Dillahunt
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19 **Members excused:**
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21 **Staff present:** Ms. Morgan Jethro, City Planner
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23 Chair Layton called the meeting to order.
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25 Roll call was taken and a quorum declared. Chair Layton welcomed Mr. Don Black as a new
26 Planning & Zoning Board member, and stated that he was appointed by Craven County as their
27 representative.
28

29 **Minutes:** The minutes from the February 2017 meeting was approved with a motion that
30 began with Mr. Evans and seconded by Mr. Newkirk. The motion carried
31 unanimously.
32

33 **New Business:**

- 34 **A. Consideration of a Final Plan “Craeberne Forest, Phase 2 Section 4” a 15 lot**
35 **Planned Unit Development, submitted on behalf of “P&J of New Bern, LLC.” by**
36 **Patrick McCullough. The property is located to the west of Shadow Brook Drive**
37 **and to the south of Bungalow Drive. The property is further identified in Craven**
38 **County as Tax Parcel Identification Number 8-210-13003 (Ward 6).**
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40 **Staff Comments:**

41 Staff Jethro gave a briefing on the proposed Final Plan. She reminded the Board that they have
42 the authority to approve Final Plans; and that Final Plans must be approved before recordation
43 and the sale of lots may occur. She stated that the applicant, Pat McCullough of P&J of New
44 Bern was present that evening.
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46 Chair Layton gave Mr. McCullough the floor to make a presentation. He stated that the General
47 Plan was approved in 2008, and this was the eighth phase, with a total of 274 lots in total.

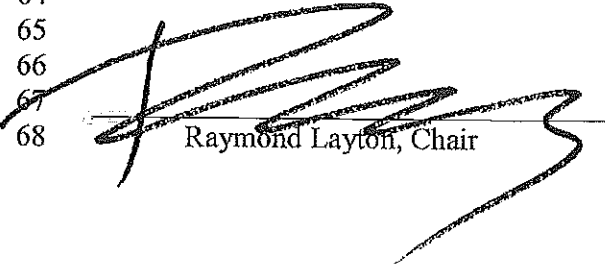
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Chair Layton opened the floor for public comment. There was none. Chair Layton closed the floor for public comment.

Board Discussion: Mr. Beatty asked staff to describe what Urban Sprawl was. She stated that the idea of urban sprawl is relocation from the centralized urban area into suburban areas outside of a city, and that ideally, infill development would occur prior to more sprawl, but often that is not the case. Mr. Beatty stated that he believed the City has a policy against Urban Sprawl. With no other discussion, Chair Layton called for a vote.

Motion: Mr. Sonny Aluzzo made a motion to approve the Final Plan for “Craeberne Forest, Phase 2 Section 4”. Mr. Beatty seconded the motion, and the motion was approved unanimously (9-0).

With no further business to discuss, the meeting was adjourned with a motion made by Mr. Evans and seconded by Mr. Aluzzo.


Raymond Layton, Chair


Morgan Jethro, Clerk