

1 **Minutes of the New Bern Planning & Zoning Board**  
2 **January 8, 2019**  
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4 A special called meeting of the New Bern Planning & Zoning Board was held in the  
5 Development Services Conference Room, 303 First St., on Tuesday, January 8 at 5:30 PM.  
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7 **Members present:** Mr. Raymond Layton, Chair  
8 Mr. Sonny Aluzzo, Vice Chair  
9 Mr. Haron Beatty  
10 Mr. Jerry Walker  
11 Mr. Don Black  
12 Mr. Pat Dougherty  
13 Mr. Jerry Walker  
14 Mr. Marshall Ballard  
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16 **Members absent:** Mr. Willie Newkirk, Sr  
17 Ms. Carol Williams  
18 Mr. Jeffrey Midgett  
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20 **Members excused:**

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22 **Staff present:** Ms. Morgan Potts, City Planner  
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24 Chair Layton called the meeting to order.  
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26 Roll call was taken and a quorum declared. There were no minutes to approve.  
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28 **New Business:**  
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- 30 A. Consideration of a Planned Unit Development General Plan for John Thomas  
31 Engineering/Nolan Commercial Contractors Inc., "Hardee Farms Phase 2", a proposed  
32 116 lot Planned Unit Development located to the south of Bettye Gresham Road. The  
33 properties are further identified in Craven County Parcel Identification Numbers 7-105-  
34 17001, 7-105-15000, 7-105-15001. (Ward 3)  
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36 **Staff Comments:** City staff presented the proposed Planned Unit Development General Plan.  
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38 **Public Comment:** John Thomas the applicant stepped forward and announced that he would be  
39 available to answer any questions presented by the public. Tim Tabak of 3512 Old Airport Rd.,  
40 stepped forward to discuss concerns with the additional traffic that would potentially be  
41 generated on Old Airport Rd.  
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43 **Board Discussion:** A motion was made to recommend approval by Mr. Black and seconded by  
44 Mr. Walker. The motion passed unanimously (6-0).  
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B. Consideration of a request to rezone 2.4+/- acres from R-20 Residential District to C-3 Commercial District by Moffett Enterprises LLC/John Thomas Engineering, located at 4526 US Highway 17 South. The property is further identified in Craven County Parcel Identification Numbers 8-206-079. (Extra Territorial Jurisdiction)

**Board Discussion:** Mr. Beatty raised concerns that he would need to recuse himself as he is an abutting property owner. A motion was made to recommend recusal of Mr. Beatty by Mr. Walker and seconded by Mr. Aluzzo. The motion passed unanimously (7-0).

**Staff Comments:** City staff presented the proposed rezoning request.

**Board Discussion:** Mr. Black asked what the intended use was for the property once it is rezoned. Ms. Potts asked the applicant (John Thomas) to step forward and answer any questions.

**Public Comment:** Mr. Haron Beatty of 407 Rocky Run Rd. stepped forward to express his concerns about more commercial property in the area.

**Board Discussion:** A motion was made to recommend tabling the rezoning of 4526 US Highway 17 South by Mr. Black, the motion was not seconded and therefore did not pass. A motion was made to recommend approval of the rezoning by Mr. Walker, the motion was not seconded and therefore did not pass. Chair Layton asked for another motion to be made, this did not occur. Staff stated that some form of a motion must be made. A motion was made to recommend tabling the rezoning of 4526 US Highway 17 South by Mr. Black, and was seconded by Mr. Aluzzo. Chair Layton suggested that a roll call be taken for the vote in order to make sure that the motion was clear and understood. Ms. Potts took a roll call for the vote. The motion passed (4-2), in favor of tabling the item until further research could be conducted by staff.

**Staff Comments:** Ms. Potts announced that there was one final item that did not appear on the agenda; this was the approval of the draft schedule for 2019.

**Board Discussion:** Mr. Aluzzo raised a conflict with the proposed August meeting date, this was resolved by moving it back 2 days until Thursday August 8<sup>th</sup>, 2019. A motion was made to approve the draft 2019 schedule with the aforementioned change in August by Mr. Black, seconded by Mr. Walker. The motion passed unanimously (6-0). A motion was made to bring Mr. Beatty back from his earlier recusal by Mr. Aluzzo, seconded by Mr. Dougherty. The motion passed unanimously (6-0).

**Adjourn:** Mr. Black made a motion to adjourn the meeting, seconded by Mr. Beatty. The motion passed unanimously (7-0). Meeting adjourned.

  
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Don Black, Chair

  
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Jeff Ruggieri, Board Clerk