

1 **Minutes of the New Bern Planning & Zoning Board**  
2 **September 3<sup>rd</sup>, 2019**  
3

4 The regular meeting of the New Bern Planning & Zoning Board was held in the City Hall  
5 Courtroom, 300 Pollock St., on Tuesday, September 3<sup>rd</sup> at 5:30 PM.  
6

7 **Members present:** Ms. Anne Schout  
8 Mr. Raymond Layton  
9 Mr. Haron Beatty  
10 Mr. Don Black, Chair  
11 Mr. Sonny Aluzzo  
12  
13  
14

15 **Members absent:** Mr. Pat Dougherty, Vice Chair  
16 Mr. Marshall Ballard  
17 Mr. Jeffrey Midgett  
18

19 **Staff present:** Mr. Jeff Ruggieri, Director of Development Services  
20 Nadia Abdul-Hadi, Planner 1  
21

22 Chair Black called the meeting to order.

23  
24 Roll call was taken and a quorum declared. There were no minutes to approve.  
25

26 Staff asked to recess for five minutes as there were some technical difficulties.  
27

28 **2. New Business:**  
29

- 30 A. Weyerhaeuser NR Company/McKim & Creed, is requesting final subdivision plan  
31 approval for "West New Bern Phase 1-1"; a proposed 3-lot major subdivision. This  
32 section of the multi-phase development is located on 57.53+/- acres in the C-3  
33 Commercial District. The site is located on West New Bern Parkway, to the southeast of  
34 NC HWY 43. (Ward 4)  
35

36 **Staff Comments:** Mr. Black asked staff for their review of the item. Mr. Ruggieri stated that the  
37 proposed final subdivision plan was consistent with the previously approved General Plan that  
38 came before the board on February 5<sup>th</sup> 2019. Mr. Ruggieri continued to state that the subdivision  
39 would fit within existing roadways that had been amended slightly to accommodate the project.  
40 Ultimately, staff recommended approval of the proposed final subdivision plan.  
41

42 **Board Discussion:** Chair Black asked the board if they had any question to present to staff at  
43 this time, with none heard he proceeded to ask the applicant if they had anything they would like  
44 to add.

45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68

**Public Comment:** Tara Murphy with McKim & Creed Engineers stepped forward on behalf of Weyerhaeuser, and thanked staff for their cooperation with the proposed project. No further comment.

**Board Discussion:** Hearing no questions from the board, Chair Black asked the board to prepare a motion for the item. A motion was made to approve the proposed final plan by Mr. Beatty and seconded by Mr. Layton. The motion passed unanimously (5-0).

**3. Board Member Comments**

Mr. Black introduced the board member comments section of the meeting to the board, describing it as an opportunity for the board to ask any questions. Mr. Black continued to ask if any of the board members had any questions pertaining to the Land Use Ordinance as it is currently written. With no questions asked Mr. Black added that staff would continue to work on an audit of existing services and utilities within the City of New Bern when staff was replenished.

**Adjourn:** Chair Black asked for a motion to adjourn, this motion to adjourn was made by Mr. Layton and seconded by Mr. Beatty. The motion passed unanimously (5-0).

  
\_\_\_\_\_  
Don Black, Chair

  
\_\_\_\_\_  
Jeff Ruggieri, Board Clerk