

**Minutes of the
City of New Bern Planning & Zoning Board
March 2, 2021 – 5:30 P.M.
Development Services Conference Room – 303 First Street.**

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2 The regular meeting of the New Bern Planning and Zoning Board was held in the Development
3 Services Conference Room, 303 First Street, on March 2, 2021 at 5:30 pm

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5 **Members Present:** Don Black, Chair
6 Pat Dougherty
7 Haron Beatty
8 Raymond Layton
9 Anne Schout
10 Marshall Ballard
11 Travis Oakley, Vice Chair
12 Sonny Aluzzo
13

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15 **Members Excused (E)/ Absent (A):** Marcus Simmons (A)
16 Margie Dunn (A)
17

18
19 **Staff Present:** Jeffrey Ruggieri, Director of Development Services.
20 Nadia Abdul-Hadi, Planner 1.
21

22 **1. Roll Call**

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24 Staff Member Nadia Abdul-Hadi delivered the roll call of all members and quorum declared.
25

26 **2. New Business**

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28 **A. William F. Ward III, is requesting final subdivision plan approval for**
29 **“William F. Ward, Jr. Testamentary Trust Division”; a proposed 2-lot subdivision.**
30 **This development is located on a combined 5.31 +/- acres in the C-3 Commercial**
31 **District/R-15 Residential District. The site is located to the east of Trent Creek Rd.**
32 **and to the south of US HWY 17 BR. (Ward 6).**
33

34 **Staff Comments:**

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36 Jeffrey Ruggieri presented the proposed 2-lot subdivision. Mr. Ruggieri explained that typically a
37 subdivision such as the one being presented would be considered a minor, however due to the
38 platting of public utility easements across the front of the property it is being considered as a major
39 subdivision. Mr. Ruggieri explained that staff have analyzed the subdivision through site plan
40 review and can confirm that it meets all the requirements of the Land Use Ordinance, therefore
41 staff are recommending approval.
42

43 **Board Discussion:**

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45 Chair Black asked the applicant if he would like to add any further details. The applicant, Mr.
46 William F. Ward III, stated that he had nothing to add unless the board had any questions for him.
47 Chair Black asked the board if they had any questions for the applicant, hearing none, Chair Black
48 proceeded to ask if any members of the public would like to make comment, hearing no public
49 comment, Chair Black closed public comment to return to board discussion. Hearing no board
50 discussion, **Mr. Layton made a motion to approve the proposed final subdivision plan**
51 **“William F. Ward, Jr. Testamentary Trust Division” as presented, the motion was seconded**
52 **by Mr. Oakley. A roll call was taken and the motion passed unanimously (8-0).**

53

54 **B. Sydes Construction, Inc., are requesting subdivision final plan approval for**
55 **“Bendigo Bay Phase Two Section B at Bluewater Rise, A Planned Unit**
56 **Development” a 34-lot residential planned unit development (PUD). This section of**
57 **the multi-phase development is located on a combined 19.45 +/- acres in the R-8**
58 **Residential District. The site is located to the north of County Line Road and to the**
59 **west of Old Airport Road. (Ward 3).**

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61 **Staff Comments:**

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63 Mr. Ruggieri presented the proposed 34-lot final subdivision plan. Mr. Ruggieri stated that the
64 proposed subdivision received preliminary approval in December 2017. Staff recommended
65 approval of the proposed final subdivision plans in accordance with section 15-79 of the Land Use
66 Ordinance.

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68 **Board Discussion:**

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70 Chair Black asked the applicant if he would like to add any further details. The applicant, Mr. John
71 Thomas on behalf of Sydes Construction, Inc., stated that he had nothing to add unless the board
72 had any questions for him. Chair Black asked the board if they had any questions for the applicant,
73 hearing none, Chair Black proceeded to ask if any members of the public would like to make
74 comment, hearing no public comment, Chair Black closed public comment to return to board
75 discussion. Hearing no board discussion, **Mr. Dougherty made a motion to approve the**
76 **proposed final subdivision plan “Bendigo Bay Phase Two Section B at Bluewater Rise, A**
77 **Planned Unit Development” as presented, the motion was seconded by Mr. Oakley. A roll**
78 **call was taken and the motion passed unanimously (8-0).**

79

80 **C. Stars & Stripes 4F, LLC are requesting subdivision final plan approval for**
81 **“Tyler, Home on the Lake Phases Ten & Fourteen” a 61-lot residential planned unit**
82 **development (PUD). These sections of the multi-phase development are located on a**
83 **combined 9.13 +/- acres in the R-10A Residential District. The site is located to the**
84 **south of Gracie Farms Road and to the east of Washington Post Road. (Ward 5)**

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86 **Staff Comments:**

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88 Mr. Ruggieri presented the proposed 61-lot final subdivision plan. Mr. Ruggieri stated that the
89 proposed subdivision received preliminary approval in January 2008. Staff recommended approval
90 of the proposed final subdivision plans in accordance with section 15-79 of the Land Use
91 Ordinance.

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93 **Board Discussion:**
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95 Chair Black asked the applicant if he would like to add any further details. The applicant, Mr. John
96 Thomas on behalf of Stars & Stripes 4F, LLC., stated that the performance bond was finalized
97 today in California. Mr. Thomas stated that the bond would be sent to Atlanta for signatures and
98 then would be passed on to city staff once it arrives in New Bern. Mr. Ruggieri added that the bond
99 had already been approved by the city attorney but would not be passed on for signature by the
100 mayor until we have the signed bond in our hands. Chair Black asked the board if they had any
101 questions for the applicant, hearing none, Chair Black proceeded to ask if any members of the
102 public would like to make comment, hearing no public comment, Chair Black closed public
103 comment. **Mr. Beatty made a motion to approve the proposed final subdivision plan "Tyler,
104 Home on the Lake Phases Ten & Fourteen" as presented, the motion was seconded by Mr.
105 Dougherty. A roll call was taken and the motion passed unanimously (8-0).**
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108 **3. Board Member Comments**

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110 No comments heard.
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112 **4. Adjourn**

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114 Hearing no further discussion amongst the Board, Chair Black entertained a motion to adjourn.
115 **Mr. Beatty moved to adjourn, Ms. Anne Schout seconded the motion. A roll call was taken
116 and the motion passed unanimously (8-0).**
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119 The meeting was adjourned at 5.45pm.
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122 Date Approved: 04-06-21



Don Black, Chair

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124
125 Attest: 
126 Jeff Ruggieri, Director of Development Services

