

1 **Minutes of the New Bern Planning & Zoning Board**
2 **January 6, 2015**
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4 The regularly scheduled meeting of the New Bern Planning & Zoning Board was held in the City
5 Hall Courtroom, 300 Pollock Street, on Tuesday, January 6, 2015 at 6:30 PM.
6

7 **Members present:** Mr. Kenneth Peregoy, Chair
8 Mr. Haron Beatty
9 Mr. Jimmy Dillahunt
10 Ms. Tiffany Dove
11 Mr. Raymond Layton
12 Mr. Bill Stamm
13 Mr. Byron Walston
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15 Members absent:

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17 Members Excused: Mr. Patrick McCullough, Vice-Chair
18 Ms. Dorothea White
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20
21 Staff present: Mr. Kevin Robinson, AICP, City Planner
22 Mr. Bradleigh Sceviour, Planner
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25 Chairman Peregoy called the meeting to order.
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27 **Prayer:** A prayer for guidance was given by Mr. Walston.
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29 Roll call was taken and a quorum declared. Staff Kevin Robinson introduced new staff member,
30 Bradleigh Sceviour to the Board.
31

32 **Minutes:** Minutes from the August 5th, 2014 meeting were presented. Reading of the
33 minutes was waived.
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35 **Motion:** Mr. Beatty made a motion for approval as presented. Motion was
36 seconded by Mr. Walston. Motion carried by unanimous vote.
37

38 **New Business**
39

40 **A. Meeting to solicit public comment on sections of City Ordinance regarding building**
41 **height.**
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43 **Public Comment:** Chair Peregoy opened the meeting for public comments.
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45 **Mr. Joe Mansfield - 315 George Street,** stated that there are currently 3 different ways in which
46 to measure height and he recommends that all measurements be taken from mean sea level to

47 eliminate confusion and discrepancies. He requested that staff develop a standardized means of
48 measuring from mean sea level.

49
50 *Ms. Lauraleigh – 511 Metcalf*, stated that there needs to be some standardization and that the
51 building height should be measured from mean sea level.

52
53 *Mr. Jerry Hobbins – 229 New St.*, stated his support to establish height from sea level and put
54 on a ballot to be voted on.

55
56 There were no more public comments. Public comment period was closed.

57
58 Chair Peregoy thanked everyone for their input and explained that if there is a recommendation
59 to change the ordinance, it would come to the planning and zoning board first. From there it
60 would be forwarded with a recommendation for approval or denial to the Board of Alderman to
61 decide.

62
63 **B. Consideration of a request by the City of New Bern to amend the City of New Bern**
64 **Land Use Ordinance sections: 15-411 through 15-435. The purpose of the**
65 **amendments are to adopt new statutory requirements for the composition, role and**
66 **process of New Bern's Historic Preservation Commission and to otherwise re-**
67 **organize said sections.**

68
69 **Staff Comments:** Mr. Robinson & City Attorney Scott Davis presented the proposed
70 amendments. He stated that after looking carefully at the changes approved by P&Z in summer
71 of 2014, Attorney Scott Davis noticed there were additional sections that need to be added and
72 reworked in addition to many clerical items that were previously omitted. These proposed
73 amendments to sections of the Land Use Ordinance related to Historic Preservation should be
74 considered an entire overhaul of the old as they have been largely re-organized and amended to
75 address changes to state statute, definitions and procedural items of the historic preservation
76 commission over the past couple decades.

77
78 **Staff Recommendations:** Since P&Z last recommended approval of the HPC related ordinance
79 amendments, staff worked for 6 months with an HPC ordinance review committee and City
80 Attorney Scott Davis and had numerous discussions with interested citizens. Additionally, state
81 experts in historic preservation and law were consulted for advice. It is Staff's opinion that the
82 following amendments represent a well thought out and much needed update to the previous
83 ordinance sections. The HPC recommended for approval of the amendments on December 17th.

84
85 Staff recommends that P&Z vote to recommend approval of the ordinance amendments.

86
87
88 **Board Discussion:** At Chair Peregoy's request, Mr. Robinson stated who is on the HPC
89 ordinance review committee: Mr. Robinson, Commissioner Morrison, Commissioner Mickey
90 Miller, and Chair Tim Thompson. There was also a resident committee that was formed and
91 headed by Ms. Nancy Hollows, several meetings of the two committees occurred to clarify edits

92 to the ordinance. The HPC recommended approval of the amendments on December 17th and a
93 public hearing was held during that meeting.

94
95 **Public Comment:**

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97 **Mr. Jim Morrison - 302 Meridian Court**, Member of the HPC and part of the HPC ordinance
98 committee, commended Mr. Scott Davis for his work on the amendments. Recommends
99 approval and clarified that none of the proposed amendments give the HPC any more power than
100 they currently have.

101
102 Mr. Beatty asked Mr. Davis to clarify his understanding that the edits to the ordinance have taken
103 information that was scattered information that might cross reference another subject and unified
104 it under the appropriate chapters in the ordinance and/or the guidelines. He also asked Mr.
105 Morrison if he was in agreement with Mr. Davis and both agreed.

106
107 **Nancy Hollows – 4438 Rivershore Drive**, Stated that she is neither for or against the proposed
108 amendments, that she appreciates the work to make the ordinance and guidelines, but requests
109 more time before recommending approval.

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111 **Lorelei Shaffhausen – 511 Metcalf Street**, Is against pulling things out of ordinances and
112 adding them to guidelines. She would prefer that they all be ordinances and not subjective
113 guidelines.

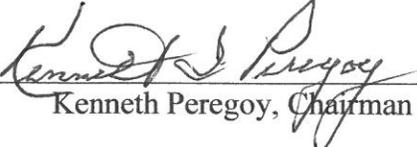
114
115 Public Comment period was closed.

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117 Mr. Beatty stated that the changes were well written, more concise and well organized.

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119 **Motion:** Mr. Beatty made a motion to accept the re-written statement as received. Ms. Dove
120 seconded. Motion carries by unanimous vote.

121
122 **Other Business:**

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124 There being no further business, the meeting was adjourned.

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128 _____
129 Kenneth Peregoy, Chairman

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129 Kevin Robinson, AICP, Secretary