

1 **Minutes of the New Bern Planning & Zoning Board**  
2 **April 13, 2015**  
3

4 At its regularly scheduled meeting on April 7<sup>th</sup>, 2015 Planning and Zoning Board's Chair called  
5 for a Special Called Meeting on Monday April 13<sup>th</sup> at 6:30 to consider the zoning of tax parcel  
6 07-044-004 to C-5 Office and Institutional. The reason for this being there was no quorum  
7 present to hear this item.  
8

9 **Members present:** Mr. Kenneth Peregoy, Chair  
10 Mr. Patrick McCullough, Vice-Chair  
11 Mr. Haron Beatty  
12 Mr. Jimmy Dillahunt  
13 Ms. Tiffany Dove  
14 Mr. Bill Stamm  
15 Mr. Byron Walston  
16 Ms. Dorothea White  
17

18 **Members absent:** Mr. Willie Newkirk  
19

20 **Members Excused:** Mr. Raymond Layton  
21

22 **Staff present:** Mr. Kevin Robinson, AICP, City Planner  
23 Mr. Bradleigh Sceviour, Planner  
24

25 Chairman Peregoy called the meeting to order and read the Agenda item.  
26

27 Roll call was taken and a quorum declared.  
28

29 **New Business**  
30

31 **A. Consideration of a request by the City of New Bern to zone a 1.8 acre parcel**  
32 **to C-5 Office and Institutional District. The property is located at 4603 Old**  
33 **Cherry Point Road and is further identified in Craven County Tax Book as**  
34 **07-044-004.**  
35

36 **Staff Comments:** Staff Robinson presented the item as follows:  
37

38 **Requested Zoning Change:**

39 **Existing:** Unzoned (Craven County Parcel)

40 **Proposed:** C-5 Office and Institutional District  
41

42 **Location:** The subject property is located at 4603 Old Cherry Point Rd and is currently  
43 in an un-zoned area of Craven County between Hwy 70 Old Cherry Point Rd. It is in  
44 close proximity to the intersection of Rivershore Dr.  
45

46 **Size:** Property to be zoned is an approximately 1.73 acres parcel.

47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92

**Reason for Change:** To allow the property to be zoned following annexation and developed for a professional office type facility.

**History/Background:**  
The property has not been developed.

**Present Land Use:**  
Property is undeveloped and sits adjacent to a mix of un-zoned properties with residential and small business uses.

**Surrounding Land Uses and Zoning:**  
**North:** Vacant  
(Unzoned)  
**South:** Residential/Commercial  
(Unzoned)  
**East:** Residential  
(Unzoned)  
**West:** Vacant/Highway 70  
(Unzoned)

**City Provided Utilities and Services:**  
City provided sewer and other services are available on site.

**Comprehensive Plan:**  
**2011 Regional Land Use Plan** – This parcel is included in the “study area” however it was not given a future land use designation.  
**2009 Craven County Land Use Plan** –Designates this property for commercial.

**2000 Thoroughfare Plan/Traffic**  
There is no thoroughfare plan for this property. It is located next to Highway 70, however there is no direct access. All access will occur from the 2 lane Old Cherry Point Rd., with the closest access to Hwy 70 approximately .20 miles from the property.

**Environment:**  
There are wetlands delineated on site plans for the property, however not substantial enough to hinder its development.

**Staff Comments:**  
This property is proposed to be annexed by the Board of Aldermen and will require zoning at that time. Staff has been unable to locate any City plans for this property, which is common for properties to be annexed that are not currently within an ETJ. Craven County land use plans designate this property for future commercial development, however Staff is confident that the C-5 zoning district is more compatible with the proposed use for this property as well as the surrounding area. This property is not highly suitable for future single family residential with its proximity to the Highway 70,

93 however it has no direct access to the highway either. With activity on this and adjacent  
94 properties focusing around a largely residential portion of Old Cherry Point Rd. it is  
95 advisable that less intense uses than those allowed in the C-3 district be allowed for this  
96 site. The C-5 zoning district would allow all residential types as well as office and  
97 institutional and some commercial, while restricting the highest impact retail uses.  
98 Furthermore, the property owners are amenable to this designation as it will permit their  
99 preferred use of the property.

100  
101 **Recommendation**

102 Staff recommends for approval of the requested zoning of the 1.73 acre parcel (7-044-  
103 004) to C-5 Office and Institutional District. Please contact me at 639-7583 prior to the  
104 meeting should you have questions or need additional information.

105  
106 **Board Discussion:** Mr. Dillahunt asked why surrounding properties couldn't be zoned at this  
107 time as well. Mr. Robinson explained that the surrounding properties are not in the City limits or  
108 the ETJ.

109  
110 **Public Comment:** Mr. Joe Avolis, Engineer for the property stated that they tried this project  
111 about 5 or 6 years ago, however the moratorium on sewer prevented them. They are now ready  
112 to move forward.

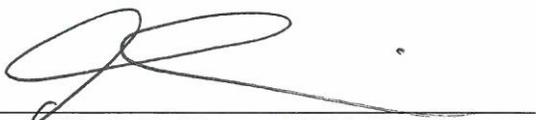
113  
114 There were no more public comments. Public comment period was closed.

115  
116 **Motion:** Mr. Dillahunt made a motion to approve the initial zoning to C-5. Mr. Walston  
117 seconded. Motion carried by unanimous vote.

118  
119 **Other Business:**

120  
121 There being no further business, the meeting was adjourned.

122  
123  
124  
125  
126   
Kenneth Peregoy, Chairman

  
Kevin Robinson, AICP, Secretary