



47 **Staff Comments:** Mr. Robinson stated the case and noted that the applicant included 510 2<sup>nd</sup>  
48 Ave., which he does not currently own at this time. Applicant has withdrawn the request for that  
49 property at this time leaving only 509 2<sup>nd</sup> Ave and 506 3<sup>rd</sup> Ave. for consideration to rezone. Both  
50 properties are immediately to the rear of the Applicants property on Broad Ave. and are adjacent  
51 to each other. The approximate combined area of the properties is .16 acres; about 3500 sq. ft.  
52 each. Applicant would like to expand his business, parking area and create a landscape buffer  
53 between his properties and residential properties in the area. Both properties have previously  
54 been used as single family residential. One property has been cleared and a house in disrepair  
55 remains on the other property. The properties are surrounded by single family residential to the  
56 North and East, to the West is vacant land and to the South is Mr. Delahunt's commercial  
57 property. The Land Use Plan classifies the property as developed which includes its' being used  
58 for Urban purposes. Municipal services are readily available in the area, including sewer and  
59 water; C-3 district is compatible within the developed destination.

60  
61 The thoroughfare plan; while traffic on Broad street has decreased significantly, it does remain a  
62 community scale and commercial corridor in New Bern. The properties have close access to  
63 Highway 70 and are immediately adjacent to the Broad Street/Queen Street corridor. There are  
64 no known environmental issues. There should be no increase in traffic issues.

65  
66 It is advisable to expand the Broad St./Queen St. commercial overlay to include these properties  
67 to ensure they remain consistent with surrounding residential properties as well as to adequately  
68 buffer them.

69  
70 Staff recommends approval for 509 2<sup>nd</sup> Ave and 506 3<sup>rd</sup> Ave. rezoning from R-6 Residential  
71 District to C-3 Commercial District with the condition that the Broad St./Queen St. commercial  
72 corridor be expanded to include them at the time the zoning map is amended.

73  
74 **Board Discussion:** Vice Chair Peregoy asked if buffering requirements would apply to these  
75 properties if the board includes the condition to include them in the Broad St./Queen St.  
76 commercial corridor. Mr. Robinson stated that if the property was developed it would be subject  
77 to buffering requirements. A parking lot is considered development.

78  
79 **Public Comment:** None

80  
81 **Applicant Comments:** Mr. Dillahunt stated that he plans to do just as Mr. Robinson outlined  
82 with the property. He intends to reconfigure a parking lot to make it more beautiful.

83  
84 Ms. Whitfield clarified the location of the properties in proximity to the applicants existing  
85 commercial property.

86  
87 **Motion:** Mr. Vice-Chair Peregoy made a motion to approve the request by Jimmy E.  
88 Dillahunt to rezone 509 2<sup>nd</sup> Ave. and 506 3<sup>rd</sup> Ave. from R-6 Residential District to C-3  
89 Commercial District with the condition that the Broad St./Queen St. commercial overlay  
90 be expanded to include these properties at the time the zoning map is amended. Mr.  
91 Walston seconded. Motion carried by unanimous vote.

92

93 **Other Business:**

94

95 **A. Nomination Committee Report and Election of Planning and Zoning Board Officers**

96

97 Ms. Bennet stated that the nomination committee met and decided to nominate Mr. Kenneth  
98 Peregoy for Chairman and Mr. Patrick McCullough for Vice Chairman. Nomination passed by  
99 unanimous vote.

100

101 Chair Tabak introduced Ms. Monica Simmons who is interested in being nominated to fill Ms.  
102 Whitfield's seat on the Board. Chair Tabak and Mr. Robinson thanked Ms. Whitfield for her  
103 service and time as Board member.

104

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

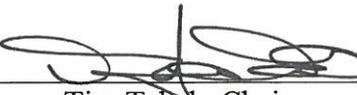
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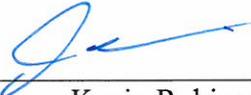
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Tim Tabak, Chairman



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Kevin Robinson, AICP, Secretary

