

43 made the structure more “accessory” in its design. Ms. Afflerbach also presented images of the
44 street to show existing scale and proportion of structures along Pollock.

45

46 **Public Comment:** Maria Cho, 614 Craven St. asked about public input and final approval for
47 completion of the project. No additional statements for or against the project were given. Staff
48 responded that Commission was responsible only for approving or denying a CoA for the design
49 and that the Board of Alderman would need also to approve the project before construction
50 would begin. Mr. Robinson encouraged Ms. Cho to speak with the Director of Development
51 Services or the City Manager for more information.

52

53 **Staff Recommendations:** Staff did not present recommendations on this application.

54

55 **Applicant Comment:** There was no additional comment from the applicant.

56

57 **Board Discussion:** Chair Thompson recommended that Commission use the guidelines “matrix”
58 worksheet to go over each element to make findings on the design of the project.

59

60 Site & Setting: Commissioner Morrison stated that despite commercial uses this block of Pollock
61 St. had residential development pattern and that the proposed structure was congruous with that.

62

63 Commissioner Griffith stated that the placement of the structure was dictated by the size of the
64 lot and that its placement was consistent with the majority of the structures on the street.

65

66 Staff, Kevin Robinson stated that based upon the Zoning Administrator’s recommendation that a
67 landscape buffer would be maintained along the eastern property.

68

69 Commissioner Cox asked about parking. Mr. Robinson stated that although none was required
70 on site there would be parking on the street and that there would be additional designated
71 handicapped spaces to the rear. Commissioner Cox asked about signage indicating the additional
72 parking to the rear. Mr. Robinson stated that could be done at a later time when signage is
73 approved.

74

75 Commissioner Cox asked about handicapped bathrooms and accessibility. Ms. Afflerbach
76 addressed the parking and bathrooms.

77

78 Mr. Griffith requested that the applicants change the dimensions of the parking to meet
79 accessibility standards for width.

80

81 Commissioner Morrison said the signage on the building could be addressed later

82

83 Design Attributes: Commissioner Griffith stated that the scale, mass and proportion of the
84 proposed structure were congruous with the size of the lot and the street. Similar details of the
85 previous approval were not found to be congruous.

86 Commissioner Morrison said the proposed roof form was congruous and was an improvement on
87 the previously proposed design.
88
89 Design Components: Staff, Kevin Robinson mentioned the additional window details which had
90 been provided as new information. Commission found the new information to be consistent with
91 what was in the application.
92
93 Commissioner Morrison said he believed the standing seam metal roof to be congruous.
94
95 Materials: Commissioner Morrison stated that hardi-plank is an allowed material in new
96 construction.
97
98 Commissioner Cox asked about the necessity of handrails for accessibility and life safety. Ms.
99 Afflerbach stated that code did not require handrails for the slope. Staff mentioned that there
100 would be rails inside the bathrooms.
101
102 **Motion:** Commissioner Morrison moved to find the application for certificate of
103 appropriateness not incongruous with New Bern's code of ordinance – sections 15-411 to 15-429
104 and New Bern's Historic District Guidelines, based on the following specific guidelines and
105 findings of fact:
106
107 New Construction and Additions:
108 Placement of Structures, page 58, guidelines 1-6; Building Scale and Proportion, page 59,
109 guidelines 1-4; Materials, page 61, guidelines 1,4; Details, page 62, guidelines 1-3,5; Form and
110 Rhythm, page 64, guidelines 1-3,5;
111
112 **Findings of Fact:** Commissioner Morrison read the guidelines that related to the findings of
113 Commission from the worksheet.
114
115 Commissioner Young asked about signage approval. Mr. Robinson stated that signage could be
116 done as a Minor CoA and approved administratively.
117
118 Commissioner Cox asked about the changes to striping for parking spaces. Mr. Robinson said it
119 was something that could be changed and new parking striping would be of adequate size to
120 meet accessibility standards.
121
122 Commissioner Griffith seconded the motion. Motion carried by unanimous vote.
123
124 **Motion:** Commissioner Griffith moved to issue the COA. Commissioner Morrison seconded.
125 Motion carried by unanimous vote.
126
127 Commissioner Morrison asked about when the Board of Aldermen would see the plans approved
128 by Commission. Staff, Kevin Robinson stated that the Board would probably hear the proposal in

129 a couple of months and recommended that Ms. Cho keep an eye out for upcoming Board
130 agendas.

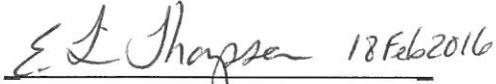
131
132 Chair Thompson closed the public hearing.

133
134 **General Public Comments:** None

135
136 **Administrative Updates and Discussion:** Staff Robinson updated the Board on recent Minor
137 works COA's issued:

- 138
139 305 Bern St. – Fence in tertiary AVC
140 417 F Broad St. – Fence in tertiary AVC
141 524 E Front St. – Dock and bulkhead replacement in the tertiary AVC

142
143 There being no further business the meeting was adjourned.

144
145  18 Feb 2016
146 _____
147 Tim Thompson, Chairman


147 _____
148 Kevin Robinson, AICP
City Planner