


To: Robert Gough, City of New Bern  
From: Chad Meadows, CodeWright   
Date: 5.19.24  
CC: Jess Rhue, Courtney Tanner, File  
RE: Re-New Bern  
Task 2, Code Assessment Trip Notes



## MESSAGE

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These are the meeting notes from the Re-New Bern LUO update project Task 2 Code Assessment trips conducted New Bern on July 22 and 23, and on August 14, 2024 (for the public forum). These notes document the activities conducted during the trip and summarize the discussion. Copies of presentation slides are also included.

The Re-New Bern project is an effort to update the City's LUO to make the City's development regulations more modern, user-friendly, predictable, and easy to administer. The project is also intended to implement the 2010 Regional CAMA plan, the 2022 Land Use Plan Update, and the 2022 Bicycle and Pedestrian Plan. The project will restructure and modernize the current LUO, clarify development review procedures, revise several of the zoning districts, add modern uses, and incorporate more graphics and illustrations.

Task 2 of Re-New Bern is the Code Assessment. The Code Assessment Task includes the following nine activities:

1. Project Team Meeting 2
2. Stormwater/Sedimentation/Flood Discussion
3. Steering Committee Meeting 2
4. Zoning Map Meeting
5. Meeting with Redevelopment Commission
6. Public Forum Planning Meeting
7. Office Hours 1
8. Code Assessment Presentation to Board of Aldermen
9. Public Forum on Code Assessment (conducted 8/14/24)

Additional detail about the status of each of these nine activities is listed, in order, on the following pages.

codeWright



## NEW BERN LAND USE POLICY SUMMARY

### Task 2 Code Assessment – Trip Notes

#### 1. PROJECT TEAM MEETING 2

The second Project Team meeting was conducted on July 22, 2024 with the key staff in the City's Development Services Department. Topics included discussion of the following:

- A recent text amendment proposed by staff to delegate review authority for preliminary plats to the staff-led technical review committee ("TRC"). The current subdivision process involves review and decision on a subdivision by the TRC, and then the Planning Board conducts a meeting on the same subdivision application. The rationale for this approach is unclear as is the potential outcome of the Planning Board seeking changes to the application or reaching a different conclusion about the application. The current process, if correctly understood by the consulting team, seems confusing, potentially legally challenging, and unnecessary. The draft LUO will recommend administrative review and decision on major subdivision preliminary plats (and associated construction drawings) by the TRC, with final plats being decided by the Development Services Director (or a designee). Decisions on minor subdivisions would also be made by the Development Services Director.
- Staff indicates that the new LUO needs more clear sidewalk standards.
- Staff indicated that the community has been challenged with the regulations for sandwich board signs for quite some time. Discussion led to the idea of changes to the sandwich board sign rules to permit 1 such sign per lot permitted to have a sandwich board sign; that the sign be located directly in front of the building/use it advertises; and that the sandwich board sign be brought indoors or out of view of the public realm when the use is closed. Additional discussion is necessary regarding the ability to have such signage within the public right-of-way.
- There was also discussion about other sign changes, like moving away from new pole signs towards ground-based monument signs.
- Staff indicated there is no appetite to revise the City's current short-term rental housing provisions.
- In terms of tree protection, the current tree protection provisions should be retained in the local historic overlay district (but should NOT be applied in the National Register District outside the local historic district). Explore incentives for tree retention as a part of residential development, maybe as part of non-residential development.
- The group also discussed the agenda for the Code Assessment trip, including the mechanics and protocols for the office hours meetings to be conducted on July 23 in the Development Services Department's conference room. The group also discussed the need for a quick check-in meeting with the City Manager to talk about ways to review the Annotated Outline (prepared in Task 3) with the Board of Aldermen. The consulting team wants an opportunity to overview the Outline with the Board of Aldermen to ensure they are aware of and support the direction(s) proposed before drafting of the new LUO commences.





## 2. STORMWATER/SEDIMENTATION/FLOOD DISCUSSION

The second meeting of Trip 2 was conducted with the Development Services Staff, members of the Public Works Department who deal with stormwater, and Hunter Freeman from McAdams.

City staff indicated that Chapter 26 of the City Code of Ordinance has recently been updated to comply with changes in State requirements. While the City's stormwater provisions were updated, the ordinance changes did not address the illicit discharge provisions. New Bern staff continues to rely on NCDEQ and the Sedimentation Commission to handle stormwater permitting for developments subject to those standards (one acre of disturbance for residential; one-half acre of disturbance for non-residential; and exemption for single-family detached residential). The City does not wish to become a delegated authority to administer its own stormwater controls.

Hunter Freeman discussed the possibility of taking a hybrid approach to stormwater permitting where the City could continue to rely on the State for basic stormwater permitting and review, but the City could impose more restrictive standards on certain stormwater-related aspects of development – for example, adding requirements for more LID-based stormwater control measures for certain forms of development or for all developments in certain locations that disturb 10,000 square feet of land area. Or, new stormwater requirements could be applied to the construction of a single-family detached dwelling that including the placement of fill on the lot (such review would be focused on ensuring the new lot includes protections against accelerated stormwater quantities or velocities taking place on adjacent lots that would be “downhill” from the newly-filled lot).

City staff did not seem that interested in a hybrid approach at this point, though they are taking the idea under advisement. Staff expressed the sentiment that more stormwater retention provisions are likely needed, but questions remain about how that can be accomplished without taking property value or creating additional unmanageable staff workload.

City staff did have some thoughts about stormwater aspects that could/should be addressed during the LUO update, including:

- Bringing stormwater retention ponds into the front yard, as a means of easing maintenance and promoting landowners to take better care of/maintain these facilities since they would be more visible to the public;
- Allowing required landscaping areas to function as stormwater control measures;
- Removing obstacles to stormwater control measures, like bio-retention, that provide better habitat and aquifer recharge than traditional stormwater control measures;
- Supplementing the HOA provisions with more details about the stormwater control measure standards and maintenance requirements, including the new requirements for HOA escrow funds for stormwater control measure maintenance (see LUO Sect. 15-521);
- New basic standards for silt fencing;





## NEW BERN LAND USE POLICY SUMMARY

### Task 2 Code Assessment – Trip Notes

- Some new basic standards for managing stormwater as a part of construction access (see Laurel Park, NC stds.);
- Add new requirements for trash fences, or trash enclosures on construction sites;
- Consider adding limits or mitigation requirements for filling lots to a level higher than adjacent lots to be reviewed as part of a sketch plan or pre-application conference;
- Adding property maintenance requirements for existing developed lands where grades are changed (as part of a new pool, retaining, wall, fence, or other construction that sheds more water onto adjoining lots or streets); and
- Consider adding a signature line to a building permit or zoning permit application that states that the applicant will not take action that puts an increased amount of stormwater runoff onto an adjacent lot or right-of-way.

The CodeWright team will check back with the stormwater staff in late August or early September to further discuss the desire for updated stormwater provisions.

### 3. STEERING COMMITTEE MEETING 2

The project Steering Committee is a group of City staff and appointed officials formed to provide high-level guidance to the consulting team as work products are prepared. The Steering Committee provided “first-blush” reactions to ideas and work products and also helps identify issues for further consideration.

The Steering Committee for Re-New Bern is comprised of the following persons:

- Brad Jefferson, Chairman of Planning & Zoning Board
- Deanna Trebil, New Bern MPO Administrator
- Jessica Rhue, Development Services Director
- Robert Gough, Assistant Director, Development Services Department
- Kendrick Stanton, Zoning Administrator
- Tripp Eure, Board Member of Historic Preservation Commission

The Steering Committee is expected to meet at least 6 times prior to the commencement of the adoption portion of the project. The initial meeting of the Committee was held to introduce the consulting team, the project scope and schedule, explain the role of the Committee, and collect initial thoughts about the project. The second meeting of the Steering Committee focused on overviewing the Code Assessment and discussion about the summary table of development review procedures being prepared in Task 3.

The first portion of the presentation dealt with the 8 key themes for improvement in the Code Assessment, and the primary recommendations under each key theme. The image on the following page summarizes the 8 key themes and the main recommendations under each theme (note that the image on the following page is taken from the July 22, 2024, version of the Code Assessment. This page and other text in the Code Assessment has been updated as of 8/3/24).





# NEW BERN LAND USE POLICY SUMMARY

## Task 2 Code Assessment – Trip Notes

Page from 7/22/24 version of Code Assessment



### KEY THEMES FOR LUO IMPROVEMENT

1

#### MAKE THE REGULATIONS MORE USER-FRIENDLY

Self-codify the new LUO; Create an intuitive document structure; Provide description and context; Include navigational aids; Replace prose with numbered statements; Standardize language and document voice; Consolidate information into summary tables; and Include clear, measurable decision criteria

2

#### ENHANCE GRAPHIC COMMUNICATION

Create a new LUO page layout; Supplement with more graphics; Include procedural flow charts; Communicate rules of measurement with images; Illustrate dimensional standards; Provide precedent imagery for zoning districts; Illustrate design standards; Provide details for parking, landscaping, sign, and fence requirements

3

#### ENSURE EFFICIENT AND PREDICTABLE DEVELOPMENT REVIEW

Establish a uniform procedural structure; Add missing procedures; Supplement intent statements; Provide more clarity on exemptions; Incorporate comprehensive conflict standards; Institute pre-application conferences; Clarify approval expiration and vesting rules; Reduce reliance on special use permits; Provide more detail on phasing and sequencing; and add a new Procedures Manual

4

#### ADD INCENTIVES AND FLEXIBILITY

Add an Administrative Adjustment; Adopt a tiered approach to conditional zoning; Broaden fee-in-lieu; Allow density bonuses for residential development; Incorporate menu-based design standards; Allow conservation subdivisions; Soften compliance for redevelopment; and Include alternative minimum compliance options for parking, landscaping, and lighting

5

#### RAISE THE BAR FOR DEVELOPMENT & DESIGN QUALITY

Add residential design guidelines; Add non-residential, mixed-use, and multi-family design standards; Include use-specific standards for most principal and all secondary (accessory) uses; Add new access and circulation requirements; Include new exterior lighting provisions; Incorporate new pedestrian facility standards; Review and update signage standards

6

#### PROMOTE SUSTAINABLE DEVELOPMENT PATTERNS

Incorporate native plants and species diversity requirements in landscaping; Require more open space set-aside of all uses; Add incentives for tree preservation and requirements for reforestation; Include disincentives for mass grading; Make low impact development practices mandatory in large parking lots; Mandate or incentivize green stormwater infrastructure; and promote fire-wise (or similar) development practices

7

#### PROVIDE MORE HOUSING OPTIONS

Allow a wider range of by-right housing; Permit small house/small lot options (pocket neighborhoods, bungalow courts, etc.); Expand allowance for accessory dwelling units; Ease multi-family and single-family detached rental use types; Promote mixed-uses; Establish short term rental rules; Promote live/work units; and Add incentives for provision of 'attainable' housing

8

#### MODERNIZE THE USES AND THE ZONING MAP

Rename zoning districts; Consolidate similar residential and non-residential districts; Add a by-right mixed-use district (to incorporate the Riverstation Mixed-Use Overlay); add a new Redevelopment district (to incorporate Greater 5 Points); Replace planned development with a two-tier conditional district; Convert the historic overlay into a base district; Convert several overlay districts into basic development standards (Commercial Entranceway, Waterfront); and Consolidate conservation overlays into a single overlay



RE-NEW BERN



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DRAFT CODE  
ASSESSMENT



Following discussion of the key themes for improvement, the Sterring Committee and the consulting team reviewed the draft development review procedures summary table to discuss the ways in which it needed further revision. The table is reproduced on the following page







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## Task 2 Code Assessment – Trip Notes

(note that this table has been updated since its initial discussion with the Steering Committee on 7/22/24):



### RE-NEW BERN Review Procedures Table



**TABLE <>: APPLICATION SUMMARY TABLE**

Type of Action: C = Comment; R = Recommendation; D = Decision; A = Appeal; • = Not Applicable  
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Type of Public Hearing: ( ) = Legislative; | | = Evidentiary  
[#] = Table Notes (included at bottom of table)

PROCEDURE	LUO SECTION	PRE-APP. CONFERENCE	TECH. REVIEW COMMITTEE	CITY STAFF [1]					PLANNING BOARD	HISTORIC PRES. COMMISSION	BOARD OF ALDERMAN	BOARD OF ADJUSTMENT	SUPERIOR COURT
				CHIEF BUILDING INSPECTOR	STORMWATER SUPERINTENDENT	HPC ADMINISTRATOR	DIRECTOR OF PUBLIC WORKS	DIRECTOR OF DEVELOPMENT SERVICES					
Administrative Adjustment	<>	O	•	D [2]	D	•	D [3]	D [4]	•	•	•	A	•
Annexation	<>	O	C	•	•	•	•	R	•	•	(D)	•	A
Appeal	<>	O	•	•	•	•	•	•	•	•	•	D	A
Building Permit	<>	O	•	D	•	C [5]	•	•	•	•	•	[6]	•
Certificate of Occupancy [7]	<>	O	•	D	•	•	•	•	•	•	•	[6]	•
Conditional Rezoning [8]	<>	M	C	•	•	•	•	R	R	•	(D)	•	A
Conservation Subdivision [9]	<>	M	C	•	•	•	•	D	•	•	•	A	•
Construction Drawings	<>	O	C	•	D	•	•	•	•	•	•	A	•
Conventional Rezoning	<>	O	•	•	•	•	•	R	R	•	(D)	•	A
Determination	<>	O	•	•	D [10]	•	D [11]	D [12]	•	•	•	A	•
Development Agreement	<>	M	C	•	•	•	•	R	R	•	(D)	•	A
Driveway Permit	<>	N/A	•	•	D [13]	•	•	•	•	•	•	A	•
Exempt Subdivision	<>	O	•	•	•	•	•	D	•	•	•	A	•
Fee-in-Lieu [14]	<>	N/A	C	•	•	•	•	D	•	•	•	A	•
Final Plat	<>	N/A	C	•	•	•	•	D	•	•	•	A	•
Floodplain Permit	<>	O	•	D	•	•	•	•	•	•	•	A	•
Land Disturbance Permit	<>	M	•	•	•	•	D	•	•	•	•	A	•
Limited Subdivision	<>	O	•	•	•	•	•	D	•	•	•	A	•
Major Certificate of Appropriateness	<>	M	C	•	•	R	•	•	•	D	•	•	A
Minor Certificate of Appropriateness	<>	O	•	•	•	D	•	•	•	•	•	A	•





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Performance Guarantee [15]	<>	N/A	*	*	D	*	*	D	*	*	*	A	*
Preliminary Plat	<>	M	C	*	*	*	*	D	*	*	*	A	*
Riparian Buffer Permit	<>	O	*	*	*	*	*	D	*	*	*	[16]	*
Sign Permit	<>	O	*	*	*	*	*	D	*	*	*	A	*
Site Plan	<>	M <sup>1</sup>	C	*	*	*	*	D	*	*	*	A	*
Special Use Permit [17]	<>	M	C	*	*	*	*	*	*	*	D	*	A
Stormwater Permit	<>	O	*	*	*	*	D	*	*	*	*	A	*
Street Closure	<>	O	*	*	*	*	*	R	*	*	(D)	*	A
Street Renaming	<>	O	*	*	*	*	*	R	*	*	D	A	*
Temporary Use Permit	<>	O	C	*	*	*	*	D	*	*	*	A	*
Text Amendment	<>	N/A	*	*	*	*	*	R	R	*	(D)	*	A
Transportation Impact Analysis	<>	M	C	*	D	*	*	*	*	*	*	A	*
Tree Clearing Certificate	<>	O	*	*	*	*	*	D	*	*	*	A	*
Variance [18]	<>	O	*	*	*	*	*	*	*	*	*	D	A
Vested Rights Certificate	<>	O	*	*	*	*	*	R	*	*	D	A	*
Watershed Permit	<>	O	*	*	*	*	*	D	*	*	*	A	*
Zoning Compliance Permit	<>	O	*	*	*	*	*	D	*	*	*	A	*

<sup>1</sup> NOTE TO STAFF: This was changed to mandatory.





# NEW BERN LAND USE POLICY SUMMARY

## Task 2 Code Assessment – Trip Notes



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**NOTES:**

- [1] Decision-making authority may be delegated in accordance with Section <>, Delegation of Authority.
- [2] The Chief Building Inspector decides administrative adjustment requests related to flood damage prevention.
- [3] The Director of Public Works decides administrative adjustment requests related to infrastructure and erosion control.
- [4] The Director of Development Services decides all administrative adjustment requests not issued by the Chief Building Inspector or the Director of Public Works.
- [5] Only reviews building permits in the Historic District<sup>2</sup>.
- [6] Appeals of decisions on non-residential, mixed-use, and multi-family development are filed with the North Carolina Commissioner of Insurance; appeals of decisions on residential development are made to the Residential Building Code Council.
- [7] Includes temporary certificates of occupancy.
- [8] In cases where a conditional rezoning application includes a concept plan, the TRC shall review the plan prior to consideration by the Planning Board. In cases where a concept plan is approved by Board of Aldermen, the applicant shall still be required to submit a site plan application to be reviewed by City staff.
- [9] Approval of a conservation subdivision requires subsequent approval of a preliminary subdivision application.
- [10] The Director of Public Works shall make determinations on matters pertaining to erosion control, and infrastructure requirements.
- [11] The Stormwater Superintendent shall make determinations on matters pertaining to stormwater.
- [12] The Director of Development Services shall make determinations on all matters except stormwater, erosion control, and infrastructure.
- [13] NCDOT decides driveway permits for driveways accessing State-owned or maintained roadways.
- [14] In cases where a fee-in-lieu request is associated with another development application, the review authority responsible for making the decision on the associated development application shall also be responsible for making the decision on a fee-in-lieu request.
- [15] The Director of Public Works is responsible for making the decision on a public infrastructure improvement performance guarantee request and the Director of Development Services is responsible for making the decision on all other performance guarantee requests.
- [16] Appeals of decisions on a riparian buffer permit are filed with the Director of the North Carolina Division of Water Resources.
- [17] The TRC shall review a concept plan or a site plan prior to consideration by the Board of Aldermen. In cases where a concept plan is approved by Board of Aldermen, the applicant shall still be required to submit a site plan application to be reviewed by City staff.
- [18] The Board of Adjustment decides minor variance applications from the watersupply watershed regulations. The Environmental Management Commission decides major variances from the watersupply watershed regulations.

<sup>2</sup> This the proposed name of the zoning district was pulled from the DRAFT Zoning District Translation table and is subject to change.







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#### 4. ZONING MAP MEETING

Day Two of the Code Assessment trip started with a meeting about the Official Zoning Map (which will be updated as part of the LUO update). Attendees included Alice Wilson from the City's GIS department, Kim Whaley of Tidewater Associates (the GIS contractor on the consulting team) and Development Services staff.

GIS files have already been handed off to the consulting team, but the City may wish to make some further revisions to the Zoning Map beyond those considered as a basic "translation" from one district designation to another. These changes include:

- Removing bifurcation (multiple zoning district designation on a single lot) on some lots;
- Reversion of some zoning districts that were established as part of a speculative rezoning;
- Addressing the mosaic of zoning districts and overlays in downtown;
- Repair to lot or feature boundaries; and
- Adjustments to zoning district boundaries that either do or do not follow roadway centerlines (changes would be provided to make this consistent citywide).

The group agreed that we need more discussion about how to handle boat slips, marinas, and the zoning district designation (if any) of submerged lands. City staff confirmed that, at least in some cases, zoning covers the water. All agreed on the need for more discussion about how to address density, setbacks, and dimensional compliance on lots adjacent to water since the land/water boundary is likely to change over time. One option is to use the CAMA line as the zoning demarcation line even though the CAMA line may not follow the property line.

The team discussed how staff may work with larger parcel owners to proactively rezone existing lands as part of this process (similar to what occurred in Onslow County).

The team also discussed several larger zoning map-related issues, like:

- The relationship between the current Five Points Redevelopment Overlay boundary and the boundary of the Local Historic Overlay District (is there overlap);
- Can the Riverstation Mixed-Use Overlay district be translated into a new base district without creating situations where more than one base zoning district designation would apply;
- Abolishing the New Bern Waterfront Overlay and converting setback and height provisions in the overlay into basic dimensional requirements applied in all zoning districts, and applying the standards to lots abutting the Trent River in addition to the Neuse - City staff indicated they are okay with distance standard from water to address building height;
- Consolidation of the four current Neighborhood Conservation Overlays into a single overlay district, and removal of any design standards prohibited by State law;
- Clarification that current Planned Unit Developments (slated to become legacy districts) are not currently shown on the Zoning Map and that City staff wants to create a layer to





## NEW BERN LAND USE POLICY SUMMARY

### Task 2 Code Assessment – Trip Notes

be turned on/off, and does not intend to show Planned Unit developments on the zoning map;

- That there are no conditional, condition use, or special use parcels zoned in New Bern; that CodeWright is proposing a new Conditional District (with either a Limited or Unlimited caveat), and that City staff did not have objection to this approach; and
- The current Sign Overlay District can be removed from the zoning map and incorporated as development standards in the LUO.

There was discussion about the need to involve elected officials who represent the downtown/local historic district now given the potential for change and confusion in this part of New Bern.

All phone calls associated with this process would be fielded by City staff, not CodeWright.

City staff will begin working on a list of parcels (excel) that include current zoning and proposed zoning for In the next few months. This will be used to develop a draft map.

CodeWright will prepare a color convention table for City staff review and approval as part of developing the updated Zoning Map.

## 5. MEETING WITH THE REDEVELOPMENT COMMISSION



A meeting was conducted with Zeb Hough of the Redevelopment Commission to discuss some of the proposed changes in base and zoning district overlays being considered for the City's core.

The group noted that there are locations in the City where the Five Points Redevelopment Area Overlay and the Local Historic District Overlay overlap one another. Since both of these overlay districts are anticipated to become base zoning districts, something needs to be done about this overlapping area (see image to the left – the area within the blue line is the local historic district – the area within the red line is the redevelopment overlay).

The part of the overlapping area includes Trent Court. Zeb noted that the Redevelopment Commission ("RDC") may own property within the



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Redevelopment Overlay districts, and that the RDC can divest itself from the historic district designation if it chooses. However, based on previous Historic Preservation Commission conversations, there is not an appetite to remove local historic district from the Five Points Redevelopment Overlay boundary. Further, it is “complicated” to change boundary controlled by the RDC.

Zeb felt the redevelopment boundary was likely too big and they talked about difficulties of building housing affordability in a flood zone. About 20% of the land is residentially habitable.

Zeb further clarified that the Redevelopment Overlay has different minimum lot size, setbacks, and prohibits manufactured housing.

After discussion between the consultant team, the Development Services staff, and the Redevelopment Commission staff, the following proposal was developed:

1. Both the Local Historic District Overlay and the Five Points Redevelopment Overlay will both be turned into base zoning districts;
2. The Local Historic District Overlay boundary will be maintained as the boundary for the new Historic District base zoning district;
3. The Five Points Redevelopment Overlay district will be carried forward, but is only applied on lands designated with the Historic District base zoning district.

Matt Shelly, the HPC Administrator, reminded the group that is his estimation, a single Historic District will not be supported as the area has portions which are residential in character and portions which are non-residential or mixed-use in character, and that the Historic District should likely be comprised of two different subdistricts, one for residential and one for mixed-use.

All agreed will need to meet with select elected officials and HPC to explain these proposals in simplistic terms.

## 6. PUBLIC FORUM PLANNING MEETING

The consulting team, the Development Services Department planners and Colleen Roberts (the City’s PIO) met to discuss the upcoming public forum being conducted to discuss the Code Assessment.

The following aspects were decided:

- The Code Assessment Public Forum will take place on the 14th of August at 6:30p to 8p in the Development Services Department’s conference room
- The City will advertise and CodeWright will provide the text of the advertisement;
- CodeWright will film public forum and give video to Colleen to disseminate;
- The City with attempt to get press coverage before the event takes place;
- The City will place notice about the forum in the Aug. 1st public newsletter, and the New Bern alert center will be utilized;





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- The updated Code Assessment document will be published on the website by August 1<sup>st</sup>;
- CodeWright will announce the public forum at the Board of Alderman meeting this evening (7/23/24);
- Planning staff wants all questions, even disruptive, asked in the meeting so that they can be recorded;
- CodeWright will have office hours at 8pm if necessary. This will allow CodeWright to park disruptive questions to the end of the meeting; and
- CodeWright staff will handle any questions and comments from disruptive attendees (if necessary) in the hall outside the conference room so as to avoid interruption of the meeting.

#### 7. OFFICE HOURS 1

The CodeWright team will make themselves available for office hours during each of the trips for Tasks 2 through Task 8 of the Re-New Bern project. Office hours are an opportunity for anyone who makes a prior appointment with City staff to meet with members of the consulting team for 15 to 45 minutes, one-on-one, to ask questions or get clarification. In some cases, the consulting team could also make itself available during office hours to make a presentation to a civic or interest group (provided such presentation is authorized by the City).

The first round of office hours were conducted from 2P until 4P on Tuesday, July 23. A total of six persons attended the first round of office hours. Questions focused on the project, anticipated outcomes for specific properties, and more details on the rationale behind the project.

#### 8. CODE ASSESSMENT PRESENTATION TO THE BOARD OF ALDERMEN

The consulting team made a brief presentation to the Board of Aldermen on Tuesday, July 23, 2024, to overview the Code Assessment and provide additional detail about the subsequent public forum being planned for August 14, 2024. The slide presentation given to the Board is reprinted on the following pages:





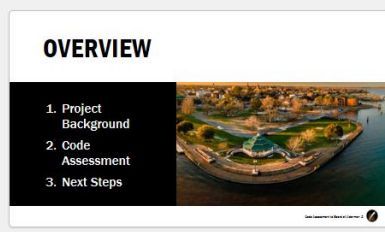


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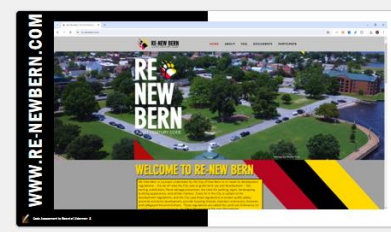
## Task 2 Code Assessment – Trip Notes



1



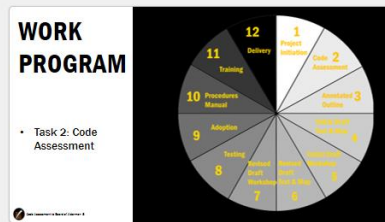
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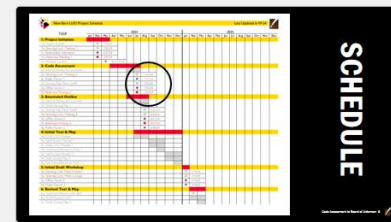
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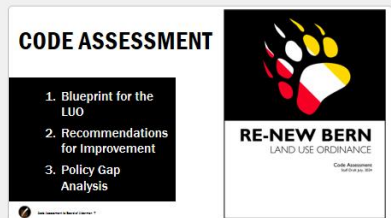
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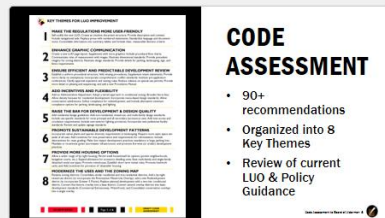
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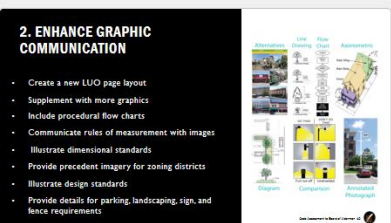
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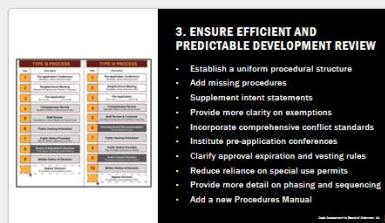
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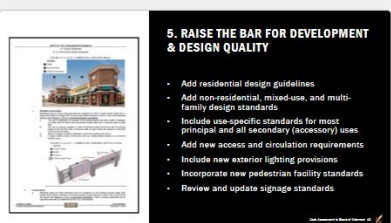
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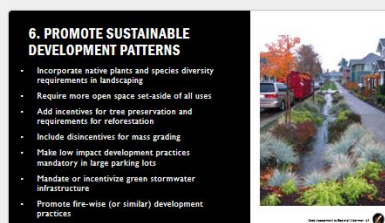
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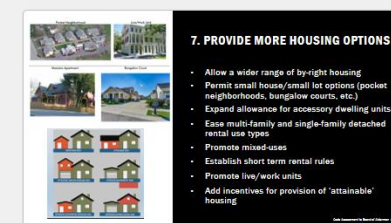
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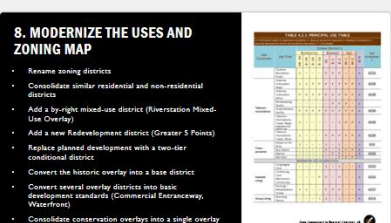
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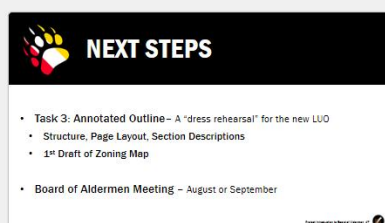
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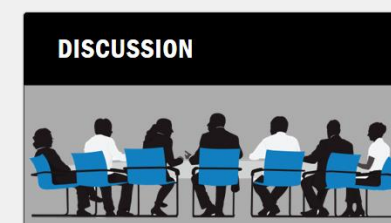
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## NEW BERN LAND USE POLICY SUMMARY

### Task 2 Code Assessment – Trip Notes

#### 9. PUBLIC FORUM ON THE CODE ASSESSMENT

On Wednesday, August 14, 2024, the consulting team partnered with the New Bern Development Services Department to conduct a public forum to overview the Code Assessment. The Code Assessment is the initial work product of the Re-New Bern effort, and it does three basic things:

1. It provides a series of around 90 recommendations on potential changes to the City's current LUO (organized into eight key themes) designed to make the City's LUO easier to use and understand, as well as more effective.
2. It also provides a detailed review of the City's land use policy guidance and how the LUO might be amended to better implement the applicable policy guide.
3. It provides a thorough review of all sections of the current LUO along with recommendations for disposition of the current language and how supplemental provisions could be integrated.

The Code Assessment may be viewed or downloaded from the project website ([www.re-newbern.com](http://www.re-newbern.com)).

The public forum conducted on August 14 was an opportunity for the consulting team to share some of the key recommendations in the document as well as to answer questions about the project for forum attendees. Fourteen people, including elected and appointed City officials, attended the public forum. A video of the presentation may be viewed at [https://youtu.be/l8R\\_grHdm2s](https://youtu.be/l8R_grHdm2s)

The following pages include copies of the slide presentation:



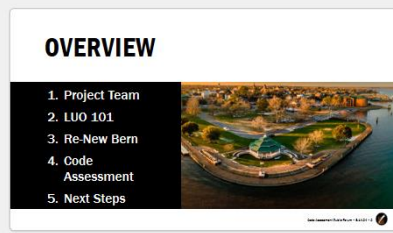


# NEW BERN LAND USE POLICY SUMMARY

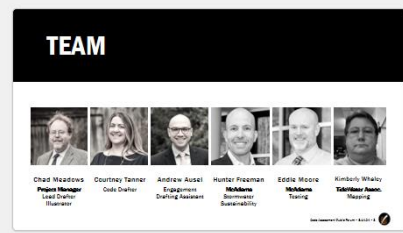
## Task 2 Code Assessment – Trip Notes



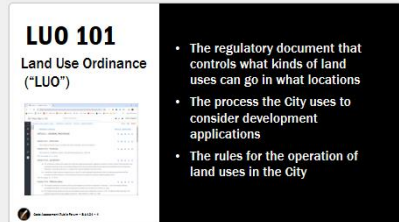
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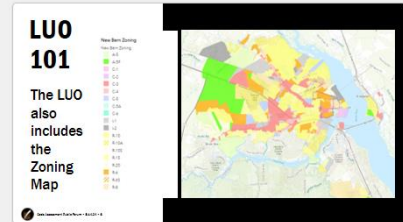
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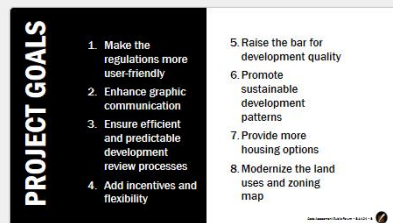
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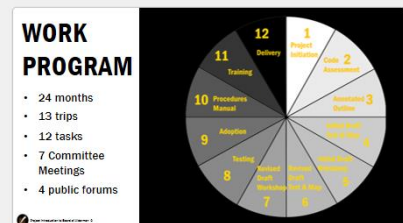
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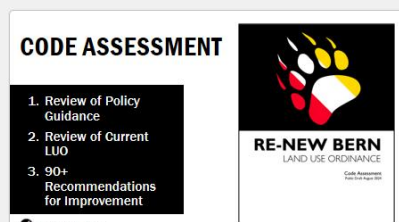
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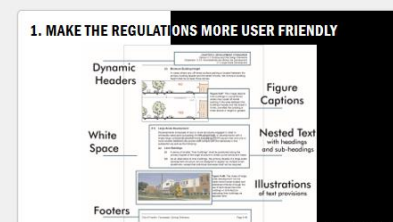
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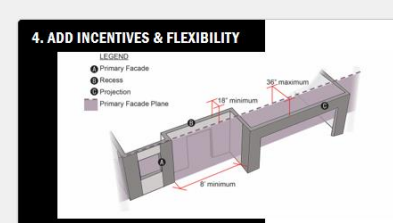
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# NEW BERN LAND USE POLICY SUMMARY

## Task 2 Code Assessment – Trip Notes




### NEXT STEPS

- Task 3: Annotated Outline– A “dress rehearsal” for the new LUO
- Structure, Page Layout, Section Descriptions
- 1<sup>st</sup> Draft of Zoning Map
- The Consulting Team will be in New Bern on September 10 & 11 to talk about key aspects of the Annotated Outline

We are conducting a work session with the Board of Aldermen and a meeting with the project Steering Committee

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### NEXT STEPS

- Office Hours available between 2P & 5P on Wednesday, September 11


Please contact Development Services staff at (252) 839-7555 or on [www.re-newbern.com](http://www.re-newbern.com) to schedule your meeting.

- We will be scheduling and conducting roundtable meetings for interested groups during our November visit to New Bern

We will provide more information on the details of these meetings on the project webpage after the September visit.

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### THANK YOU FOR JOINING US!



RE NEW BERN

WELCOME TO RE-NEW BERN

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END OF REPORT

