

# New Bern Sun Journal Newspaper

## Planning Board OKs shopping center for Carolina Colours

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New Bern's Planning and Zoning Board gave its blessing Tuesday night to a shopping center planned for Carolina Colours that will have Harris Teeter as its anchor store.

The plan has long been in place to have the grocery retailer serve the large-scale subdivision between New Bern and Havelock, which has about 2,000 residences. The commercial piece of the subdivision was presented two and a half years ago when Carolina Colours was in its early stages of development.

To make it a reality, the city board first had to change the zoning classification Tuesday of about an acre on Waterscape Way near West Thurman Road. That land will become commercial instead of residential property and will be the site of the grocery store.

"We think the plan is compatible with the commercial zoning classification and the adjacent property," said Bernard George, the city's zoning administrator.

The Planning and Zoning Board also approved a plan that shows four other adjacent parcels on Waterscape Way as commercial property. Those will become shopping-center stores whose retailers have not been identified.

"The developer wants to create outparcels that will probably be sold independently," George said.

The grocery stores and the retailers will be collectively called the Carolina Colours Shopping Center.

The plans presented Tuesday passed unanimously and with little discussion.

Board members did have questions about what kinds of buffers would be created around the property.

There will be fences or vegetation, depending on which area of the property is being buffered, said Eric Frank, a project manager with an engineering firm.

Frank, who works for McKim and Creed, spoke on behalf of New Market HDS LLC, the company that developed Carolina Colours.

There are 50 more acres on the other side of the shopping center property that are already zoned as commercial property.

"Whether it remains (commercial) or reverts to residential remains to be seen," said Carolina Colours developer Kip Peregoy.

"But this (plan) is the first," Peregoy said. "And it should hold us for a while."