

<b>REQUEST</b>	Current Zoning: I-2 (general industrial) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
<b>LOCATION</b>	Approximately 1.5 acres located on the west side of Griffith Street between Poindexter Drive and Youngblood Street. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all transit supportive uses per conventional TOD-M (transit oriented development – mixed-use) zoning for a 1.5 acre site that is within a 1/2 mile walk of the New Bern Transit Station on the LYNX Blue Line. Uses allowed in the TOD-M (transit oriented development – mixed-use) district include office, residential, retail, and civic uses.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	James A. and Norva Fagan & Sterling Development Company Triple C Brewing Company, LLC Jeff Brown & Keith MacVean/ Moore & Van Allen, PLLC
<b>COMMUNITY MEETING</b>	Meeting is not required.

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>New Bern Transit Station Area Plan</i> recommendation for mixed-use transit supportive development.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The subject site is within a 1/2 mile walk of the New Bern Transit Station on the LYNX Blue Line.</li> <li>• The proposal allows a site previously used for industrial/office to convert to transit supportive land uses.</li> <li>• Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.</li> <li>• TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.</li> </ul>
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**PLANNING STAFF REVIEW**

- **Proposed Request Details**
  - This is a conventional rezoning petition, which applies all the standards, regulations and uses in the TOD-M (transit oriented development – mixed-use) zoning district. Uses allowed in the TOD-M district include office, residential, retail, and civic uses.
- **Existing Zoning and Land Use**
  - The subject property is currently developed with a brewery and industrial /office building and is zoned I-2 (general industrial).
  - Properties to the north, east and west, and abutting the site, are zoned TOD-M (transit oriented development - mixed-use) and TOD-MO (transit oriented development - mixed-use, optional) and are vacant or developed with residential, office and retail uses.
  - Properties to the south are zoned I-2 (heavy industrial) and are developed with office, retail and warehouse uses.
  - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
  - Since the construction of the LYNX Blue Line and the light rail station at the East/West Station, there have been a number of rezonings to conventional TOD-M (transit oriented development – mixed-use) in the area where this site is located. These rezonings have supported the transition of the area from an industrial district to a walkable transit supportive district.

- **Public Plans and Policies**

- The *New Bern Transit Station Area Plan* (2008) recommends transit supportive uses for the subject site and surrounding properties.
- The petition supports the *General Development Policies-Environment* by redeveloping an infill site, thereby minimizing further environmental impacts while accommodating growth.

- **TRANSPORTATION CONSIDERATIONS**

- CDOT supports intensification around light rail transit stations. This site is in close proximity to the New Bern light rail transit station. This site will be required to install sidewalks along its property frontage; however, there will be gaps in the sidewalk system between this site and the light rail platform until additional redevelopment occurs. CDOT does not have any concerns or outstanding issues with this petition.
- **Vehicle Trip Generation:**  
Current Zoning: 230 trips per day (based on 29,500 square feet of industrial uses.)  
Proposed Zoning: Allows for a wide variety of uses.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** See Advisory Comments, Note 1.
- **Engineering and Property Management:** See Advisory Comments, Note 2.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

**ADVISORY COMMENTS**

1. The site has water availability via an existing 12 and 6-inch water mains located along Griffith Street and 2-inch water main located along Fairwood Avenue and sewer system availability via an [8-inch main](#) located along Griffith Street and Fairwood Avenue.
2. Site shall comply with the City of Charlotte Tree Ordinance.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Locator Map
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Neighborhood & Business Services Review
  - Charlotte-Mecklenburg Storm Water Services Review
  - Charlotte Water Review
  - Engineering and Property Management Review
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** Solomon Fortune (704) 336-8326