



Zoning Committee

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<b>REQUEST</b>	Current Zoning: B-2 (general business) Proposed Zoning: TOD-M (transit oriented development – mixed-use)
<b>LOCATION</b>	Approximately 1.4 acres located on the east side of South Boulevard, north of Ideal Way and south of Atherton Street. Council District 1 - Egleston
<b>PETITIONER</b>	South 48, LLC

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<b>ZONING COMMITTEE ACTION VOTE</b>	The Zoning Committee vote 6-0 to recommend APPROVAL of this petition. Motion/Second: Nelson / Majeed Yeas: Fryday, Majeed, McClung, Nelson, Spencer and Sullivan Nays: None Absent: McMillan Recused: None
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**ZONING COMMITTEE DISCUSSION** Staff provided a summary of the petition and noted that it is consistent with the *New Bern Transit Station Area Plan*.  
There was no further discussion of this petition.

**ZONING COMMITTEE STATEMENT OF CONSISTENCY** The Zoning Committee voted 6-0 (motion by Nelson Seconded by McClung) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *New Bern Transit Station Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use transit supportive development.

Therefore this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The subject site is within a 1/2 mile walk of the New Bern Transit Station on the LYNX Blue Line; and
- The proposal allows a site previously used for industrial/office to convert to more intensive transit supportive land uses; and
- 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; and

- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

**Planner**

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