

**ZONING COMMITTEE
RECOMMENDATION
December 19, 2007**

Rezoning Petition No. 2007-150

Property Owner: Kenneth Harris Jr., Gary Wheeler, Gary B. Berry

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Approximately 1.64 acres located on the west side of South Boulevard between Remount Road and Atherton Street.

Center, Corridor or Wedge: Corridor

Request: I-2, general industrial to TOD-M, transit oriented development mixed use

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Vote:

Yeas:	Howard, Johnson, Lipton, Loflin, Randolph, and Rosenburgh
Nays:	None
Absent:	Sheild
Recused:	None

Summary of Petition

This request proposes to rezone 1.64 acres from I-2 to TOD-M to allow transit oriented development along the south rail corridor.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed this request and noted that it is consistent with the *General Development Policies – Transit Station Area Principles* and draft *New Bern Transit Station Area Plan* and appropriate for approval.

Statement of Consistency

Upon a motion made by Commissioner Randolph and seconded by Commissioner Johnson the Zoning Committee unanimously found this petition to be consistent with the *General Development Policies – Transit Station Area Principles* and draft *New Bern Transit Station Area Plan* and reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Lipton and seconded by Commissioner Randolph the Zoning Committee voted unanimously to recommend APPROVAL of this petition.

Staff Opinion

Staff agrees with the recommendations of the Zoning Committee.