



Zoning Committee

REQUEST

Current Zoning: I-1 (light industrial)
Proposed Zoning: TOD-M (transit oriented development – mixed-use)

LOCATION

Approximately 0.17 acres located on the north side of Fairwood Avenue, east of South Tryon Street.
(Council District 3 - Mayfield)

PETITIONER

Lischerong Enterprises & Holdings

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be 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 transit supportive uses.

Therefore we find this petition 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 auto sales and repair to convert to transit supportive land uses; and
- Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations consistent with the form and intensity of transit supportive development; and
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

Motion/Second: Spencer / Nelson
Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

Planner

Solomon Fortune (704) 336-8326