



Zoning Committee

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-MO (transit oriented development – mixed-use, optional)

LOCATION

Approximately 0.97 acres located at the intersection of Dunavant Street and Distribution Street, east of South Tryon Street.
(Council District 3 - Mayfield)

PETITIONER

2301 Distribution, LLC

**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 mixed use transit supportive uses for the subject site and surrounding properties.

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 industrial/office purposes to be reused or redeveloped with a transit supportive project; and
- The proposal allows for all uses in the TOD-M (transit oriented development – mixed-use) district which includes office, residential, retail, and civic uses; and
- The proposed change will support the transition of the area from an industrial district to a walkable transit supportive district.

Motion/Second: Gussman / McClung

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

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.

A Commissioner asked if the parking in front of the building would go away if the building was rebuilt. Staff responded that this rezoning applied to reuse of the current building only. If the building is torn down, they would have to come back for a new rezoning or site plan amendment.

One Commissioner asked if the site is consistent with the proposed Transit Orientated District language. Staff responded that the site plan provided open space, screened parking, streetscape improvements which is consistent with the new language.

There was no further discussion of this petition.

PLANNER

Solomon Fortune (704) 336-8326