

**Petition 2018-130 by 2301 Distribution, LLC**

**To Approve:**

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 the 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.

**To Deny:**

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.

([However, we find](#)) this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

**Motion:**  
**Approve or Deny**  
**Maker:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**